



# **Attachment 1**

## **Consultation report - Consideration of Submissions on the New Noosa Plan**



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# 1. Executive Summary

This document outlines the process of public notification and community engagement on the draft planning scheme (the New Noosa Plan) during 2019, as well as analysis of all properly made submissions on the draft.

Public notice has been given in accordance with the Planning Act and the tailored process specified by the Chief Executive, as provided for in the Minister's Guidelines and Rules.

Consultation on the draft planning scheme first occurred from February to May 2019, during which approximately 943 submissions were received.

As a result of those submissions, and new or evolving planning information various changes were considered necessary. Some of these changes were considered significant in nature and further consultation was warranted. Consequently the amended portions of the draft scheme were re-notified in mid September and a subsequent consultation period ran until mid November 2019.

During this further consultation period approximately just over 600 submissions were received, around 440 of which related to short term accommodation.

In both consultation periods the dominant issue of interest to submitters was the use of private residential dwellings for short-term holiday letting and Council's proposed approach to regulating and managing the growth of this land use.

## 2. Introduction & Background

### 2.1 Statutory Framework

The *Planning Act 2016* and *Planning Regulation 2017* form the primary legislation for planning within Queensland.

Part 3 of the Planning Act addresses Local Planning Instruments. It states that a planning scheme must identify strategic outcomes for the local government area; include measures that facilitate the achievement of the strategic outcomes; and coordinate and integrate the matters dealt with by the planning scheme, including State and regional aspects of the matters.

Section 18 of the Planning Act provides for a tailored approach to plan making through the *Minister's Guidelines and Rules* (MGR), a statutory instrument given effect through the Planning Regulation that contains guidelines and rules about plan making. According to Section 18 of the Act, the process Council must follow in preparing its planning scheme is established by a notice issued by the Chief Executive, Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP). This process is discussed further in Section 0 below.

### 2.2 Council decisions

Council formally proposed to prepare a new planning scheme for the whole of Noosa Shire on 15 September 2016. This decision was made and acted upon pursuant to the Sustainable Planning Act 2009. However, with the introduction of the Planning Act 2016, Council decided in November 2017 to discontinue preparation of the New Noosa Plan under the Sustainable Planning Act and move to comply with the Planning Act.

The process to prepare a New Noosa Plan commenced with preparation of a Discussion Paper that expressed numerous policy ideas addressing seven themes and also the localities in Noosa Shire. While not a mandatory component this exercise was seen as a valuable way of sourcing drafting instructions from the community. The Discussion Paper was released for community feedback between October and December 2016 resulting in approximately 500 suggestions.

Drafting of the New Noosa Plan took into account a large range of inputs, including the current Noosa Plan; State Interests and State Planning Policy guidance material; the South East Queensland Regional Plan 2017; community feedback on the Discussion Paper; feedback from various stakeholder groups; Council's endorsed plans, strategies and principles and additional background studies.

At its meeting of 29 May 2018 Council endorsed the proposed new planning scheme for the purpose of State Interest Review. The draft scheme was forwarded to the Chief Executive, DSDMIP for the first of two mandatory State Interest Reviews and over a period of several months Council staff worked with State agencies to refine the scheme, addressing matters of state interest. On 21 January 2019, Council was advised that the proposed planning scheme appropriately integrated the relevant state interests for the Noosa Shire and that public consultation on the scheme could commence.

On 14 February 2019 Council endorsed the draft planning scheme, for the purpose of public consultation.

On 12 September 2019 Council endorsed changes to the draft planning scheme considered significant and undertook a further round of consultation on those changes.

## 2.3 Tailored Process

The tailored process for Council to follow in preparation of the planning scheme was provided by the Chief Executive DSDMIP in March 2018. Of particular relevance to this report are steps 9 through 14 which commence following the first State Interest Review. These steps can be summarised as follows:

|         |   |   |
|---------|---|---|
| Step 9  | Council commences public consultation on the proposed planning scheme through public notice. (Initial Consultation)   | Public notification was given Friday 15 February and the draft Plan was available online from that day. Submissions could be lodged by 5:00pm 20 May, although late submissions were also accepted. This met the required 40 business day consultation period.  |
| Step 10 | The Council considers properly made submissions   | Through a series of workshops Council reviewed the content of submissions and considered the matters raised. Given the content of submissions it was apparent some changes would be appropriate.  |
| Step 11 | Council makes changes to the proposed planning scheme, including changes resulting from submissions, amending drafting errors or addressing new or changed planning circumstances or information. | At its meeting of 12 September Council endorsed proposed changes to the draft New Noosa Plan considered significant. In considering the proposed changes and what effect they have on land use outcomes and assessment requirements on certain types of development, it was considered that readvertising was necessary for various changes such as: <ul style="list-style-type: none"><li>- the removal of maps from the draft plan, or addition of new maps</li><li>- a change in zone</li><li>- an increase in level of assessment or whether a use is made consistent or inconsistent</li><li>- a policy change or a change where a significant area of the Shire is covered.</li></ul> |
| Step 12 | Council restarts or repeats consultation due to significant scheme changes. (Further Consultation)  | The consultation period met the required least 40 business days but allowed, was limited to only those aspects of the proposed planning scheme that have significantly changed.<br><br>Public notification was given Friday 13 September. Submissions on the significant changes closed 5:00pm Monday 11 November although submissions lodged a few days late were also accepted.   |
| Step 13 | Council considers all submissions received during consultation, including both the original and repeated consultation periods, and prepares a consultation report.                                | Council must consider submissions and prepare a consultation report about how it has dealt with properly made submissions. This report is to be: <ul style="list-style-type: none"><li>- provided to each person who made a properly made submission;</li><li>- available to view and download on Council's website; or</li><li>- available to inspect and purchase in Council's offices.</li></ul>   |
| Step 14 | Council makes further changes to the proposed planning scheme, including changes resulting from submissions.  | Council must ensure any changes made to the proposed scheme continue to appropriately integrate and address relevant state interests, including those identified in the State Interest Review.  |

## 3. Initial Consultation Process

### 3.1 Initial Public Notification & Engagement

Consultation on the draft Plan formally commenced Monday 18 February 2019, however public notification was given Friday 15 February in the Noosa News and the draft Plan was available online from that day. The formal public notice was mounted in Pelican Place Council building in Tewantin, as well as the main reception and at the Level 2 Planning counter of Noosa Council at 9 Pelican St Tewantin.

The consultation period in which submissions could be lodged officially ended on 20 May 2019, comprising 3 months or 40 business days. It included the Easter holidays when many absent owners were visiting Noosa.

Quite a number of submissions came in after that closing date and were still considered.

The draft Plan was accessible electronically through the Your Say Noosa website. Hard copies of the draft Plan were also on display at Pelican Place and at both the Cooroy and Noosaville libraries for the duration of the consultation period.

### 3.2 Direct Correspondence

From Friday 15 February letters were sent directly to the following:

- owners of 1,603 properties proposed to have a zone change other than the direct transition of zones (e.g. Detached Housing to Low Density Residential)
- 7,877 absentee owners, i.e. property owners with a service address away from Noosa Shire
- 50 consultants in the planning, design or development industry
- 20 community groups
- 14 local business network groups
- Adjoining Councils and local members

Correspondence advised of the draft Plan, where to get further information and how to make a submission. Letters to owners directly affected by a zone change were told of the zone change proposed and owners were encouraged to contact Council for further information and/or to discuss.

### 3.3 Advertising & Media Releases

Extensive media advertising occurred through the consultation period. This included:

- Local television and radio news coverage
- Multiple media releases which lead to articles and editorials
- Paid feature ads in Noosa News, Noosa Today, Cooroy Rag and Cooroora Connect
- Television commercials through Channel 7 Sunshine Coast

Stories around short-term letting of holiday homes particularly received attention with multiple articles in local newspapers as well as Sunshine Coast Daily and the Brisbane Times.

Various letters to the editor during the consultation period also occurred regularly.



### 3.4 Website and Your Say Noosa

The draft Noosa Plan was available for viewing on Council's website via the Your Say Noosa website. This page also provided over 20 fact sheets on key topics in the Noosa Plan including:

- The various towns and villages addressed in Local Plans
- Rural and Rural Residential areas
- Centre Zones
- Industry Zones
- Dwelling Houses
- Working from Home
- Use of Residential Properties for small scale visitor accommodation
- Tourist Accommodation
- Food and Beverage businesses
- Biodiversity, Waterways and Wetlands Overlay
- Flooding, Coastal Hazards and Climate Change
- Overlays and Subdivision
- The Local Government Infrastructure Plan (LGIP)

A series of short video clips were also developed on the following topics:

- Starting new businesses
- Housing choice
- Rural Areas

These clips were used in social media posts, available on Council's website and formed part of the TV ad campaign.

### 3.5 Social Media

During the course of the consultation period regular posts were put on Council's Facebook page highlighting changes in the draft Plan and promoting "pop-up" sessions. Statistics indicate Facebook ads reached 34,048 people and 16,763 people watched at least 75% of the video.

Individual Councillors used their own pages to raise awareness of the plan. The draft Plan also received substantial attention on other social media sites such as the Noosa Community Notice Board and lead to at least one community of interest page dedicated to the draft Plan.

### 3.6 Dedicated Customer Service Office

The permanent display for the draft Plan was housed in Pelican Place, 3 Pelican Street Tewantin (two doors down from Council's Chambers). The display was staffed 8:30am to 5:00pm Monday to Friday for the duration of the public notification period. Note that the display was not open during the four public holidays that fell during that period, nor did those days contribute to the calculation of the consultation period.

High numbers of people came to ask questions of staff with 775 walk-in enquiries recorded. A further 625 phone enquiries were received and 120 email enquiries. Staff showed customers how to navigate the site, read the electronic scheme, find their property on the mapping platform and download fact sheets on places and issues. The main display at Pelican Place Tewantin had a dedicated customer computer available to use for this purpose.

### 3.7 Talk to a Planner “pop-ups”

Strategic Planning staff, accompanied by Councillors, attended “pop-up” information sessions where people could come and talk to a Planner about the draft Plan and receive more information on how it may affect them, their neighbourhood or their property. These were widely advertised and attendance varied from 13 at Kin Kin to 120 at the Noosaville library.

| <b>Date</b>               | <b>Location</b>                            | <b>Time</b>   |
|---------------------------|--|---------------|
| Tuesday 26 February 2019  | Digital Hub, Peregian Beach                | 10am-1pm      |
| Thursday 28 February 2019 | Community Hall, Kin Kin                    | 10am-1pm      |
| Tuesday 5 March 2019      | Library, Cooroy                            | 9am-12pm      |
| Thursday 7 March 2019     | The J, Noosa Heads                         | 3.30pm-6.30pm |
| Tuesday 12 March 2019     | Lake Cootharaba Sailing Club, Boreen Point | 9am-12pm      |
| Thursday 14 March 2019    | Memorial Hall, Cooran                      | 10am-1pm      |
| Tuesday 19 March 2019     | Community House, Pomona                    | 3pm-6pm       |
| Thursday 21 March 2019    | Library, Noosaville                        | 3pm-5.30pm    |

### 3.8 Additional Information / Q&A Sessions

As well as the general community pop-ups, targeted briefings and information sessions were held with special interest groups. These included:

- Environment groups
- Social service providers
- Business Associations and Tourism Noosa
- Planning & Development Consultants
- Real Estate Visitor Accommodation Managers
- Kabi Kabi

Staff attended some other community meetings where possible upon request.

### 3.9 Opportunities to “Have your say”

There were various ways people could have a say on the draft Plan:

- by writing a letter or sending an email to Council;
- by making a submissions electronically through the Your Say Noosa website; or
- by filling out hard copy submission forms and dropping them in a box at any of the permanent or roaming scheme displays.

## 4. Further Consultation Process

### 4.1 Significant Changes

As a result of the content of submissions received during the February – May 2019 consultation period, it became evident that changes to the draft planning scheme would be necessary. Some changes were considered significantly different to the draft scheme earlier advertised and therefore re-notification was necessary. However as provided for in the Minister guidelines, consultation was limited to those aspects of the proposed scheme that were being changed.

### 4.2 Public Notification

Consultation on significant changes formally commenced Monday 16 September, however public notification was given 13 September 2019 in the Noosa News and changes were available online from that day. The formal public notice was mounted in Pelican Place Council building in Tewantin, as well as the main reception of Noosa Council at 9 Pelican St Tewantin, and at the Level 2 Planning counter.

The consultation period in which submissions could be lodged officially ended at 5:00pm on Monday 11 November 2019, comprising 40 business days or approximately 3 months. Quite a number of submissions came in just after that closing date and were still considered.

Changes to the draft plan, shown in a track change format were accessible electronically through the Your Say Noosa website. These were supported by fact sheets that summarised the changes. Hard copies and PDFs of material were provided on request. Changes to the maps were also available through the Your Say Noosa website.

### 4.3 Direct Correspondence

From Monday 16 September direct correspondence regarding significant changes was sent to the following those submitters where the issues raised in their submissions resulted in changes to the scheme including:

- owners of properties proposed to have a change in zoning from that earlier advertised (for many of these it was a result of their own submission but for some it was not);
- people who had made a submission on the Venture Drive Enterprise Precinct
- owners of properties on the southern side of Bottlebrush Avenue in the Major Centre Zone, advised of changes
- owners of properties within the new Gateway West Makers Precinct
- anybody who had made a submission on Coastal Protection overlay
- anybody who had already made a submission regarding short-term accommodation

Correspondence advised of the proposed change, where to get further information and how to make a submission. In relation to short-term accommodation three fact sheets were attached to the correspondence.

## 4.4 Advertising, Media Releases and Social Media

Extensive media advertising and coverage occurred through the consultation period. This included:

- Radio coverage
- Multiple media releases which lead to articles and editorials
- Paid feature ads in Noosa News
- Social Media posts

Further stories around short-term letting of holiday homes and bed & breakfast accommodation particularly received attention with multiple articles in local, state and national newspapers, radio and television.

Various letters to the editor during the consultation period addressed the scheme as did a significant number of social media posts.

# 5. Reporting on Submissions

## 5.1 Summary of Initial Submissions

Through the initial consultation period, Council received approximately 940 submissions on the draft planning scheme. The vast majority were from individuals with relatively few from groups or organisations.

Nearly all submissions were either emailed or submitted electronically through the Your Say Noosa website. Only a small number were received in hard copy.

The issue most frequently addressed by submitters was short-term accommodation and specifically the ability to let a residential property, be it your home or an investment property, to short-term guests. Property investors and businesses reliant on this income stream made up the bulk of these submissions but there were also a large number from residents already affected by short-term rentals in their neighbourhood and objected to any encouragement or legitimising of this trend.

Application of the Tourist Accommodation Zone also resulted in many submissions with some property owners objecting to the zone, and some resort operators requesting the zone. The neighbours of one resort site were quite opposed to this zone applied to vacant land in their street.

Coastal Protection and the coastal building line were of interest to many submissions and there were a large number of pro-forma submissions relating to the Peregrine Beach Surf Club and its future.

## 5.2 Summary of Subsequent Submissions

Through the subsequent consultation period, Council received approximately just over 600 submissions, approximately three quarters of which addressed short-term accommodation. Of the submissions relating to short stay approximately 50% of these were based on one of various templates/proformas circulating widely amongst residents, property owners and business owners.

Some 90 submissions were received objecting to the application of the Medium Density Residential Zone in Pomona. This was not a significant change but had been in the draft scheme since first advertised in February, and indeed reflects the current (2006) planning scheme. Most of these came in as a printed form letter with the name and addresses of submitters filled in.

A number of submissions were also not specifically related to significant changes but were either reinstatements of initial submissions or matters not previously raised at all.

A small number of submissions were received in response to changes made in centres such as Noosa Junction and Shire Business Centre.

A number of submissions were related to specific sites.

## 5.3 Reviewing and reporting on submissions

Staff have read and reviewed all submissions and attempted to sort them into areas or themes. Workshops with Councillors occurred through August to provide Councillors with the background to what initial submitters were concerned about and what might be done to alleviate concerns. Some changes were made before releasing an amended scheme for subsequent consultation. A further workshop was held with Council on issues from second round submissions in November. This report seeks to evaluate both original and subsequent submissions and make recommendations for the finalisation of the scheme.

## 6. Strategic Framework & General Submissions

| Submitter  | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
|--|---|---|--|
| 21002814   | The title of the draft Planning Scheme makes no reference to other areas in Noosa Councils geographical shire due to its misnomer New Noosa Plan. If it was called the New Noosa Shire Plan or New Noosa Council Plan more residents outside the actual Noosa area may have become aware of its relevance to them.  | <p>The "New Noosa Plan" as per the current "Noosa Plan" dating back to 2006 relates to the whole of Noosa Shire. Noosa Council has conventionally dropped the "Shire" from much of the naming protocols and uses the phrase "Noosa" wherever it means the Shire of Noosa. "Noosa" does not mean Noosa Heads or Noosaville or any other coastal destination within the Shire. This naming convention has been in place for many years.</p> <p>The draft planning scheme contains detailed plans for every town and village in the Shire and considerable local media has gone into alerting the community to a new planning scheme over the last couple of years. Staff and Councillors have attended various "pop-up" information sessions throughout the hinterland to discuss the scheme with local residents.</p>  | That no change to the New Noosa Plan be made as a result of this submission.   |
| 20868221<br>20868813<br>20868649<br>20868221<br>20868813<br>20868822<br>20868181 | <p>The Noosa Business Centre should maintain its primacy within the centres hierarchy and reflect its role as a MRAC under the regional Plan by maintaining its current Major Centre Zoning across the entire site and proposing a single mixed use precinct across the site that supports a mix of uses including large format retail within a 'Marketplace' setting.</p> <p>Elevation of Noosa Junction to Major Centre Zone conflicts with ShapingSEQ 2017 Centre Hierarchy. The NBC is identified as major regional Activity Centre which is intended to service sub-regional needs of the Noosa community. The New Noosa Plan identifies NBC and Noosa Junction as Major Centre Zones and the highest order of centres for the Noosa region. This is contrary to ShapingSEQ and should be changed. It is suggested that the zoning of NBC should be changed to Principal Centre Zone or the Noosa Junction zoning be reduced to District Centre.</p> <p>Provide greater clarity as to the roles and functions of the NBC and Noosa junction. It is contended that Noosa Junction should not be elevated to the status of major centre zone if it comprises the primacy of the NBC, noting that overall intensity and diversity of uses is what differentiates them and that competition exists and is to be encouraged.</p> <p>Greater clarity as to the roles and functions of the NBC and Noosa Junction should be included in the new planning scheme. This can be done by elevating the NBC to a Principal Centre Zone to maintain its primacy within the centre's hierarchy and reflect its role as a major Regional Activity Centre under the ShapingSEQ regional plan.</p> <p>Include in the strategic intent for Noosa Junction a reference to retail uses as well as a variety of food and entertainment venues and creative industries and knowledge based industries as the preferred emerging industries.</p> <p>The existing and New Noosa Plan recognize the role Maroochydore plays within the regional activity centre network as the highest order centre – being a Principal Regional Activity Centre (PRAC). It has been identified that there is a growing community need for additional facilities at NBC and it is not economically viable or environmentally sustainable for residents to travel more than 30k to Maroochydore or Gympie. Therefore it is considered appropriate that NBC to provide for some higher order services and facilities to the Noosa residents without compromising the Maroochydore PRAC.</p> <p>Support for Noosa Junction to be a Major Centre and support for the Centres Hierarchy.</p> | <p>Review and provide further clarity in regard to the distinctions between Noosa Junction and the Noosa Business Centre (NBC) in terms of roles, function and uses. This includes strengthening the wording around the role of NBC as a Regional Activity Centre in the SEQ Regional Plan as well as providing for longer term economic growth and employment into the future.</p> <p>The Noosa Plan acknowledges the Principal Regional Activity Centre at Maroochydore as part of the Centres Hierarchy. Principal Activity Centres are key focal points for employment and services and provide a secondary administrative function to the capital city, accommodating Government offices and service centres of regional significance. The Principal Centre Zone has a similar purpose, therefore given the role and purpose of a Principal Centre Zone, it is not considered appropriate for NBC to be escalated to this type of activity centre. Its role and function are more aligned to a Major Regional Activity Centre and Major Centre Zone.</p> <p>Noosa Junction plays a key role as a major centre for the Noosa Heads and Coastal Communities localities in the Noosa Shire. Although not recognised as a Regional Activity Centre in the SEQ Regional Plan it still fulfils the role and function of a Major Centre within the Noosa Shire with the provision of retail, commercial and entertainment activities at a level equivalent to a major Centre.</p> | <p>That:</p> <ul style="list-style-type: none"> <li>the Strategic Framework provide further clarity in the roles and functions of the Major Centres including recognising the predominant role NBC has in providing for long term economic growth and employment options as well as its designation as a Major Activity Centre in the SEQ Regional Plan.</li> <li>the NBC retain its zoning as Major Centre Zone.</li> <li>Noosa junction retain its zoning as Major Centre Zone.</li> </ul>   |
| 20867675   | <p>Support the proposed centres hierarchy of commercial and retail centres and identification of Peregrin Beach as a Local Centre. Welcome all visitors to Peregrin Beach, however they need to respect the local community's preference for facilities and policy positions in the draft plan for Peregrin Beach. Happy to drive to District and Major Centres for higher order needs and services.</p> <p>Strategic Framework needs to accurately reflect the aspirations and policy intent for Peregrin Beach and Marcus Beach. The descriptions for Coastal communities in the Strategic Framework is too high a level and request that the details in the Coastal Communities Local Plan Code be repeated in the Strategic Framework.</p> <p>Supports the economic framework, in particular the broadening of the economic base and strategies to faster innovative and technical organisations to bring their businesses to the Shire.</p>  | <p>The strategic framework is a high level strategic statement and it is appropriate that the more detailed policy positions be included in Local Plan and Zone Codes as these will be used regularly in code assessment applications. Consideration can be given to reviewing and strengthening the Strategic Framework in relation to the key longer term aspirations for the coastal communities local plan area.</p>  | That the strategic framework include an additional statement regarding settlement in the coastal communities currently limits urban development within the Coastal Protection and Scenic Amenity Overlay area and development is designed and sited to not compromise coastal environmental features and key landscape elements. That the strategic framework further clarifies that higher order needs are provided in the Shire's Major centre zones.  |
| 20844901<br>20868820<br>20851053<br>20856881<br>20868818<br>20867016             | <p>Strategic Frameworks map should clearly define the land use categories for Noosa North Shore to recognise residential dwelling rights.</p> <p>Object to Ecological Linkages mapping over urban zoned properties.</p> <p>Need statements in strategic framework that confirm existence of low density housing and rural residential footprints on Noosa North Shore.</p>  | <p>Agreed. The Strategic Framework Settlement Map needs to show the Urban Area categories.</p> <p>Changes can also be made to the Strategic Framework Environment and Biodiversity (Ecological Linkages and Connecting Habitat mapping) to reflect other updates to the Biodiversity Overlay mapping on Noosa North Shore.</p> <p>Wording can be strengthened in the Strategic Framework to express environmental values and character elements of Noosa North Shore and recognise the discrete urban and rural residential areas. There is various wording across the planning scheme in this regard.</p>  | <p>That further wording be included in the Strategic Framework for Noosa North Shore as follows;</p> <p>The balance of the population live in the hinterland, mostly within the existing towns and villages of Cooroy, Pomona, Cooran, Kin Kin, Boreen Point and their surrounding settlements, as well as Noosa North Shore.</p> <p>The small community of Teewah provides an area of permanent and holiday homes at an urban density in a remote beachfront setting. For Teewah and the settlements on Noosa North Shore, their charm is their seclusion and small scale which comes at the expense of infrastructure or</p> |

| Submitter            | Submission and Grounds of Submission  | Planners' Response   | Recommendation   |
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| 20867732<br>20813801 |   |  | <p>services typically expected in a village. Buildings are small scale and set discretely within the surrounding vegetation.</p> <p>On Noosa North Shore, the natural features help define the communities and residents hold a close connection to the landscape and ecosystem values. Tourism is nature-based and only where it is low key and compatible with the protection of the natural environment.</p> <p>That the Strategic framework settlement map be amended to show the urban land use designations on Noosa North Shore.</p> <p>That the Ecological Linkages and Connecting Habitat mapping be amended to remove mapping over the cleared areas on properties where recommended by council's Ecologist.</p> |
| 20866273             | <p>Concern about the impact on sustainability of the mandatory growth targets - potential planning conflicts and infrastructure shortfalls should the region expand by the 6,400 projected new dwellings by 2041. 6,400 new dwellings will only lead to a population increase of 9,200 new residents.</p> <p>Council's efforts to accommodate most development within existing urban footprints are acknowledged however the impacts of these arbitrary growth targets exceed the provision of infrastructure and services, some of which are State controlled and to date unfunded.</p> <p>Pressure on the Shire's road network from our mandated growth will be exacerbated by gazetted, large scale development areas in the adjacent Sunshine Coast Council LGA.</p>  | <p>Growth targets are not considered excessive or arbitrary. Noosa's growth targets are in accordance with SEQ Regional Plan. Council can do little about the growth in neighbouring local government areas. People will continue to enjoy visiting Noosa Shire and Council can continue to work with Infrastructure providers to ensure there are means of getting to and around Noosa without reliance on private cars.</p>  | <p>That no change be made to the New Noosa Plan as a result of this submission</p>   |
| 20868178             | <p>Believes population growth projections are grossly underestimated and will lead to excessive pressure being placed on infrastructure, roads and services. It is also concerning the pressure Noosa's road network will come under given the massive development areas already approved by Sunshine Coast Council along our southern boundary.</p> <p>Also concerned Noosa's population/development cap is at risk considering</p> <ul style="list-style-type: none"> <li>Proposed changes to rural residential subdivision minimum lot sizes;</li> <li>Promotion of rural tourism development already exploited as cheap rental accommodation;</li> <li>Miscalculation of population density by ABS data;</li> <li>Exploitation of more residential property for Short-term accommodation (high guest rates)</li> <li>Current real estate trends which put Noosa at risk of fast-tracked growth once the plan approved.</li> </ul>   | <p>Growth targets are not considered to be excessive. Noosa's growth target are in accordance with the SEQ Regional Plan. Council can do little about the growth in neighbouring local government areas. People will continue to enjoy visiting Noosa Shire and Council can continue to work with Infrastructure providers to ensure there are means of getting to and around Noosa without reliance on private cars.</p> <p>The planning scheme makes a clear statement that with the exception of one dwelling house, caretaker's accommodation or a community residence, any rural accommodation activity is limited to use by short-term guests or seasonal workers employed in a rural activity on the same site or on adjoining premises. It is not appropriate to establish unnecessary red tape and limit bonifide rural enterprise on the chance people will not comply with the planning scheme.</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission</p>   |
| 20867919             | <p>Overall it is positive to see the Strategic framework recognize extractive resource industries and the construction industry as key contributors to the local and regional economies and identifies the need to ensure continued availability of these resources and their protection from incompatible land uses.</p>   | <p>Comments noted.</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission</p>   |
| 20847571             | <p>The area is unsuited to further population growth, urbanisation or the addition of any more roundabouts</p>  | <p>Comments noted.</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission</p>   |
| 20825906             | <p>Planning scheme does not allow any new development in the area, with no new affordable housing for our new generation. Lots of people who work in the Noosa area cannot afford to buy or live here. Hence they have to drive an hour or so each way to come to work. This adds to the local congestion on our roads. Public transport is not worth considering unless you want to spend 2 hours or more to get to work each day. Trains are a joke with only 2 in and 2 out of Cooroy per day. So yet again more cars on the road to Nambour.</p> <p>The plan to increase the carrying capacity within the Urban Boundaries is like adding more sheep to an already overstocked paddock. The reason there is limited remaining rural residential zoned land is because council is buying up this land and they continue to stop any more development in the closer rural areas. Yet they continue to shove more of the population into the existing residential area causing overcrowding, not enough car parking, congested roads and more neighbourhood disputes. You think by having most of the population in these areas it will eliminate the cars and road traffic. It does not work like that when public transport is very poor and shopping choice in the local area is very poor.</p> <p>The plan does not allow our major shopping centre to grow, hence people still have to drive to Maroochydore to shop at certain stores. Hence our \$ end up down the road, our jobs end up down the road.</p> <p>There are plenty of bigger blocks in the rural areas that could be subdivided without causing problems and overcrowding in the town areas. Most rural people do not go to town everyday unless they work there. Good school buses help keep traffic off the road and cars at home.</p> <p>There is plenty of holiday accommodation in the Noosa area now. You should be stopping anymore large developments, that land could be used for smaller blocks with more affordable housing.</p> <p>If you let someone add a granny flat to their existing house, It needs to be for family only or a careworker if you are elderly. It is more likely to be rented out.</p> <p>Working from home should be encouraged, without the need for business hubs, smaller office spaces etc. To me these are unnecessary to many small businesses and just increase their overheads. A better idea is to have a show casing of the small businesses in the Noosa area once a year so we can all see what is available</p> | <p>Submission is noted however there is a deliberate intent for the scheme to protect the hinterland and open space by preventing urban expansion. There are areas within existing urban communities where further infill growth could occur. The scheme seeks to promote housing choice in areas well serviced by public transport. Specifically provisions have been added to facilitate smaller dwellings and social and affordable housing. Small Secondary dwellings are supported but it is a State requirement that a dwelling and secondary dwelling must be occupied by a single household; that is the resident of the secondary dwelling is a relative or close friend of the resident(s) of the balance of the house.</p> <p>Urban infill growth and broadening of housing choice should be achieved in a manner that is compatible with and complementary to the character of existing settlements.</p> <p>Subdivision of rural land is not sustainable and not allowed under the SEQ Regional Plan. The minimum lot size of 1.5ha in the Rural Residential zone allows for a small number of additional acreage lots where physical constraints are not significant. But these areas are harder to service and residents will inevitably be dependent on private vehicles.</p> <p>While meeting the growth targets required by State Plans it is unlikely the planning scheme could accommodate the number of people who would seek to live in the Shire. A certain amount of inward and outward travel for employment, education and services is inevitable and reflects the broader Centres Hierarchy of the Sunshine Coast Region.</p> <p>Home based businesses are facilitated in the various residential zones.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission</p>   |

| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation  |
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|           | on our doorstep and buy from the locals.   |  |   |
| 20835511  | <p>General support for the plan. Submitter appreciates the emphasis put on environmental protection and living with the environment rather than destroying it. Appreciates: -</p> <ul style="list-style-type: none"> <li>• avoidance of high rise development,</li> <li>• protection of parks and open space,</li> <li>• provision of pathways and bus services;</li> </ul>  | Comments noted.  | That no change be made to the New Noosa Plan as a result of this submission |
| 20871332  | <p>The strategic framework places an emphasis and focus within the development of new economies, a shift towards a smart economy with inadequate recognition and understanding of the significant economy which is tourism. This is not to say that the emergence of other sectors and economies will not occur but the importance and natural advantage that our tourism economy provides needs greater recognition and opportunity to enhance with the experiences required. It is suggested that economic strength that is gained from a strong tourism economy enables opportunities for growth into other economic sectors where council seeks growth.</p> <p>The strategic outcomes support the notion of sustainable, low impact tourism opportunities but within the scheme itself it presents low impact as being low scale and size requiring impact applications for any proposed use over 4 cabins. There needs a greater recognition of and provision for nature based tourism which provides for a scale and operation that achieves the tread lightly on the land principles but is of a size that enables operational viability.</p> | <p>The strategic framework acknowledges the importance of the Tourism industry as a key sector of the Noosa economy and encourages future opportunities in nature based tourism which is consistent with the Tourism Strategy Noosa 2017-2022.</p> <p>It also seeks to protect key resort sites for future product.</p> <p>Nature based tourism is encouraged in both the Rural and rural residential zones of the new Noosa Plan as consistent development. The Rural zone provides for criteria to enable a certain number and scale of development before elevating the level of assessment. . This allows for a diverse range of nature based tourism opportunities in the rural and hinterland areas to ensure viability.</p> | That no change be made to the New Noosa Plan as a result of this submission |
| 20868484  | <p>SCRC advises the general findings of their review are that the key planning directions that it sets out for Noosa Shire are generally compatible with the directions of the Sunshine Coast Council Planning Scheme 2014. The specific references to the role and function of the Maroochydore Regional Activity Centre and Sunshine Coast Airport within the New Noosa Plan is acknowledged.</p> <p>The submission then provides some commentary on a range of specific technical matters for noting and/or clarification and suggested changes including:</p> <ul style="list-style-type: none"> <li>• Consistency in mapping over council borders – waterways mapping, flood mapping, extractive source buffer, coastal hazards</li> <li>• Expansion of the Mary River Catchment area when compared to the current Noosa plan</li> </ul>  | Noted. Mapping has been reviewed over Council borders. Council will continue to work with Sunshine Coast Council to appropriately align mapping where needed.  | That no change be made to the New Noosa Plan as a result of this submission |



## 7. Local Government Infrastructure Plan

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
|-----------|---|---|--|
| 20867879  | Noosa Business Centre: Review LGIP and potentially include additional external pedestrian connections and minor reconfigurations of the existing Noosa Civic Centre that could be included as trunk infrastructure to improve connectivity and integration of the overall centre;   | <p>The road and pedestrian network identified as having a trunk function does not traverse the Noosa Business Centre. There is no intention at this stage that any trunk roads or trunk pedestrian pathways are required through the site. Any networks through the site will have a local function only servicing the needs of the development of the site to connect to the broader trunk network along Hoffman Road, Walter Hay Drive and Eenie Creek Road.</p> <p>The existing trunk pedestrian network is sufficient connecting the site to residential and industrial areas in Noosaville and beyond to Tewantin and residential areas in Sunshine Beach via Eenie Creek Road. Missing links in that network have been identified as future projects in the LGIP.</p> <p>Any internal integration and pedestrian movement should be the subject of the future development of the site consistent with the Local Framework Maps and is not identified as trunk infrastructure.</p>   | That no change be made to the New Noosa Plan as a result of this submission. |
| 20868181  | Noosa Junction: Review and consider the Open space area in Noosa Junction be considered as trunk and amend LGIP.  | <p>Open space planning for the LGIP did not identify a demand or need for additional open space trunk infrastructure in Noosa Junction. There is no shortfall in open space supply in Noosa Shire and current supply meets the demands of growth in the future. As a result, there is no intention to acquire additional land for trunk open space.</p> <p>The size and location of the draft open space and recreation zoned land on the former bowls club site serves a local purpose only as a result of development on that site.</p>   | That no change be made to the New Noosa Plan as a result of this submission. |
| 20822520  | <p>Discrepancy in population figures between LGIP and ABS and infrastructure planning for hinterland towns</p> <p>The population figures shown are based on information provided by Unitywater and, in turn, are derived from the number of water connections. This methodology disadvantages the people of the hinterland.</p> <p>In coastal areas of Noosa Shire, the water connection numbers used to estimate populations and the data published by the Australian Bureau of Statistics would be similar, as both data sets would reveal similar numbers of residents of all households contained within localities such as 'Sunshine Beach' or Tewantin'. The urban footprint of coastal suburbs and their ABS locality boundary would be the same.</p> <p>Not so in the hinterland, where the urban populations of towns such as Pomona, Cooroy, Cooran etc are recorded by Council in the table, but not those people who have an affinity with these towns and who live outside the urban boundaries.</p> <p>For instance, the ABS estimate of Cooroy's population is 3791, not 2680. Likewise, Noosa Council says Pomona's population at 2016 was 1188, while the ABS says it was 2910. That is a discrepancy of 1722.</p> <p>So the question must be asked: Is Noosa Council providing at Pomona facilities for a population of 1188, when those facilities will be accessed by 2910 people?</p> <p>And is Pomona missing out on facilities because the council deems its population is too small (1188) to warrant facilities of a certain size and standard?</p> <p>The unaccounted 1722 people (difference between 2910 and 1182) and many others are lumped into an amorphous group known as 'balance of rural' in the demographer's parlance. The inference is that Noosa Council is planning for facilities and amenities at Pomona (and similarly the other hinterland towns) for a population of 1188 and not 2910. The 2910 figure is the number of people that live within the Pomona locality as defined by the ABS, which is larger than the Pomona urban footprint. These people use facilities at Pomona because that is the town where they shop, bank, fill their car with petrol, visit the doctor and send their children to school.</p> <p>Furthermore, we know that there is an overlap of people across the region insofar as movement of people is concerned. A community survey conducted in 2015 revealed that 25 per cent of people in Pomona that day were from Cooran. The people of Cooran are used to travelling to Pomona to access facilities, including community facilities. (This is driving a call for a pedestrian and bicycle path linking both towns.)</p> <p>The population numbers used in the Noosa Plan assumes the people of Cooran should be allocated amenities there, whereas it might be better if those amenities were located at Pomona, from where they could serve a bigger population, including people from surrounding towns.</p> <p>This 'balance of rural' population is too big to ignore, or to exclude from the calculations used to determine the standard, size and location of amenities and facilities provided by Council. For instance, there are 1444 people living at Black Mountain according to the ABS and a further 307 people living at Ridgewood. These communities are not included in the table presumably because they do not have an 'urban' footprint. Yet, they access council services at Pomona and Cooroy nonetheless.</p> <p>In fact, if we group Pomona, Cooran and Kin Kin people as a 'community of interest' to be served by higher order services and facilities, the combined group population is 5298 (ABS statistics).</p> | <p>Preparation of the LGIP for the New Noosa Plan requires to strictly follow the "Minister's Guidelines and Rules July 2017 (Under the Planning Act 2016)" where the Population &amp; Dwelling Data is required to be shown for:</p> <ol style="list-style-type: none"> <li>the Priority Infrastructure Area/s (PIA) i.e. being the area that provides for urban development growth.</li> <li>balance area Outside the PIA i.e. non-urban (hinterland / rural areas).</li> </ol> <p>Council's population counts referred to by the submitter is the population within the Pomona Priority Infrastructure Area (PIA) only which includes the urban area of Pomona. This figure does not include the population in the Pomona hinterland / rural areas that are outside of the PIA boundary.</p> <p>The ABS data referred to by the submitter includes both the Pomona urban area and hinterland/ rural areas which accounts for the difference in population figures.</p> <p>The planning of facilities in Pomona and other hinterland towns is based on the population inside the urban PIA boundary and the hinterland / rural area outside of the PIA boundary. Therefore the total population of Pomona for example has been considered for infrastructure planning.</p> <p>Allocation of demand usage estimates of each trunk infrastructure is shown in the LGIP-SOW excel model where the Pomona "District" Parks includes the population demands of the Pomona &amp; Cooran PIA (urban areas) plus up to 16.5% or 33% of the Balance Outside PIA (total rural area).</p> <p>e.g.</p> <ul style="list-style-type: none"> <li>For "Chris Kenney Oval &amp; Straker Park &amp; Pony Club Grounds", the demand for this district sports park at 2031 Population demand = 1,379 (Pomona) + 847 (Cooran) + (33% x 15,348 allocation Outside PIA) = 7,290 persons;</li> <li>Likewise for shire wide sports parks the 2031 Population demand = 717 + 300 + 3,798 + 1,379 + 181 + 847 + 43,789 = 66,359 persons.</li> </ul> <p>Also the ABS is simply based on census data whereas the LGIP data is based on a more accurate lot by lot assessment though the Unitywater DMaTT model.</p> <p>Note Unitywater's DMaTT model is not based on water &amp; sewerage connections but instead includes every lot in Noosa Shire.</p> <p>Comments relating to the former Noosa Parks Strategy 2006 was based on a Desired Standards of Service that has been superseded by new reviews &amp; standards including affordability.</p> <p>The draft new Noosa Plan includes Part 4 – LGIP which clearly states that the Pomona proposed sports park is scheduled for 2021-2026. Therefore the new Noosa Plan does makes provision for this facility in its 20 year plan.</p> <p>The submission does not compare similar data and inputs regarding population counts and has incorrectly interpreted the LGIP data.</p> | That no change be made to the New Noosa Plan as a result of this submission. |

| Submitter            | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
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|                      | <p>Likewise, assuming that everyone living at Black Mountain travels to Cooroy for higher order services (not all do), the combined population is 5235 (ABS estimate).</p> <p>While the Queensland Government mandates that the Unitywater data be used in the Noosa Plan, some further filter/adjustment/analysis is required to assist council officers plan the scale and location of services and facilities based on the favoured town accessed by the urban residents of rural towns, as well as the 'balance of rural' cohort living nearby.</p>   |   |   |
| 20867296             | <p>It is questionable as to whether the total population targets for Noosa (specified within the DMaTT growth forecasts) will be realised, especially considering the ambitious small unit targets within existing centres. Many of the unit development sites close to the beaches, river and amenities are not achieving predicted residential yields because of the preference for larger houses and penthouse apartments. This is also affecting the residential cohesion of the existing Noosa communities and making for a more homogenous (less multi-cultural) and older (semi-retired) community. As a younger person (35) with three kids – I am the minority. However, we do need to provide for all key demographics – not just more aged care facilities – reinforcing the homogeneous trend.</p> <p>Support further initiatives to not build any additional accesses to Noosa Heads. Encourage contributions in lieu money to be used for free bus initiatives and better pedestrian and cycling and scooter facilities.</p>  | <p>Council is currently investigating a number of transport related initiatives within the coastal areas of the Shire and methods to promote greater walking and cycling and use of public transport.</p> <p>Development forecasts for the proposed New Noosa Plan have been staged over 5 year cohorts and then at ultimate capacity. The development outcomes result in a population forecast based on the highest level of development capable to ensure infrastructure planning supports the highest level of growth and development, so there is no shortfall in infrastructure. The New Noosa Plan allows for a range in housing types catering to a range of housing needs, including small dwellings for singles, small families and retired down sizers.</p>                 | That no change be made to the New Noosa Plan as a result of this submission     |
| 20866922<br>20867296 | <p>Petition of 86 signatures</p> <p>Boardwalk was originally proposed along the northern shores of Lake Doonella and removed from the proposed LGIP maps.</p> <p>The alignment was to be established by 2020 in the previous Noosa Plan PIP. Still a need to allow for a waterfront connection between Tewantin CBD and other community services and major residential population in Tewantin.</p> <p>Seeks to include a 260m pathway connecting Shields St to Doonella St within the existing Unitywater sewer alignment. The alignment is already compromised by existing infrastructure requiring regular vegetation slashing and maintenance.</p> <p>Alignment proposed is entirely within Council owned land and does not require clearing of any mangroves or protected vegetation.</p> <p>Cost would be minimal and could include a 3m wide gravel finish, boardwalk or concrete pathway. Council promotes the Lake Doonella Lake Ride and parkrun but there is limited connection to the lake on the northern side.</p> <p>Should not be disregarded on CPTED grounds – there are novel ways of lighting the pathway up at night time (like the LEDs in Noosa).</p> <p>Pathway connecting Shields St to Doonella St Tewantin needs to be included within the LGIP.</p> <p>Finalise the full pathway connection around Lake Doonella including the missing areas around the Noosaville Industry and Bushlands Drive connections. This should not be put off for another 5-10 years. This is an asset people would like to experience as a tourist and residential feature.</p> | <p>The previous Noosa Council Priority Infrastructure Plan included a pathway along the northern shores of Lake Doonella. On preparation of the current and draft new LGIP for the New Noosa Plan, the pathway was removed because it was not considered to have a trunk function.</p> <p>The suggested pathway has a recreation function, not a trunk function and is therefore not included in the LGIP. 2.5m wide pathways are provided along both sides of Poinciana Avenue that link to the Tewantin Primary School and Tewantin township.</p> <p>A pathway connection between Shield Street and Doonella Street as suggested by the submitter is not considered "Trunk" infrastructure as it provides a localised link between two relatively small residential catchments.</p> | That no change be made to the New Noosa Plan as a result of these 2 submissions |
| 20833649             | <p>Suggests new playground (such as flying fox, or maybe something like pirate park in Gympie Terrace) new barbecue, bicycle pathway in Cooribah because this one finish on McKinnon drive sadly.</p>   | <p>Noted. The LGIP doesn't provide for playgrounds and parks at a local level. The concerns raised will be passed onto Council's Infrastructure services department.</p>  | That no change be made to the New Noosa Plan as a result of this submission.    |

## 8. Short-term Accommodation

The land use definition for short-term accommodation covers accommodation of less than 3 consecutive months provided for tourists or travellers, which is not otherwise defined as a hotel, nature-based tourism, resort complex, tourist park or home based business. The definition of a dwelling or dwelling house by comparison states it is the residence of a single household with the intent of living together on a long-term basis. The Planning Act 2016 and Regulations now define short stay accommodation as a specific use. For this reason, the New Noosa Plan needs to address the short-term or holiday letting of a house or unit not otherwise in a resort complex. This matter received a considerable amount of feedback during initial consultation.

It is worth noting Council commissioned an Issues Paper on Short-term Accommodation online platforms and issues associated with this phenomenon in early 2019. This issues paper was reported to Council in February 2019, a separate piece of work to the New Noosa Plan. The Issues Paper sought to identify a range of issues, opportunities and challenges resulting from the huge rise and prevalence of short-term letting platforms and suggested a range of potential considerations and actions that Council may wish to consider in response. One of these potential responses was the use of the Planning system to regulate the land use.

The timing of the release of this paper was cause for some confusion about the topic, however the draft New Noosa Plan sought to address the land use issues only. Ultimately it served to raise the profile of the issue and provided some background to the short-term rental sector and the challenges and opportunities it presents for coastal and tourist regions. During the first round of consultation Council received 376 submissions relating to short term accommodation.

Because of the significant number of submissions made on this issue, the key issues raised in submission have been grouped and summarised.

### 8.1 Submissions from Initial Consultation (February to May 2019)

#### 8.1.1 Support for addressing short term accommodation

| Submitter  | Submission and Grounds of Submission   | Planners' response   | Recommendation   |
|--|--|--|--|
| 20867133<br>20867111<br>20868609<br>20868599<br>20867167<br>20866624<br>20864935<br>20867004<br>20867187<br>20868229<br>20867106 | <ul style="list-style-type: none"> <li>Agree with the proposals for the use of residential accommodation for Short-stay letting.</li> <li>Agree with the short-stay maps.</li> <li>Glad Council is formulating a plan.</li> <li>Congratulates Council on tackling the difficult problem of Airbnb type of accommodation</li> <li>Expresses support for Council's attempt to control the proliferation of visitor accommodation specifically Airbnb into traditional permanent residential. Uncontrolled Short-term accommodation is having a detrimental impact on our community in terms of noise, excessive vehicles, increased rubbish and unruly behaviour and loss of neighbourhood cohesion. It is also artificially inflating rent which reduces areas for permanent residents to live making Noosa an un-affordable place to live for residents, especially younger people.</li> <li>Support the draft Noosa Plan regarding Short-term Accommodation. Mixing short-term accommodation with permanent residents does not work. A code of conduct would be impossible to enforce. Would hate to be forced out of my permanent home because of an investor with short-term accommodation located next to me.</li> <li>Commend the Council for its efforts in trying to regulate Short-term rentals (STR) by absentee landlords, so as to protect the amenity of neighbours.</li> <li>Supports the approach to Short-term accommodation provisions and thinks it is an appropriate response to recent changes in the use of domestic housing.</li> <li>Submitter pleased Council is being proactive with Airbnb and commends the new short stay mapping on the plan. Sympathises with Hotel and Holiday accommodation suppliers in existing tourist locations who have put in the hard yards, investing locally, advertising, creating viable businesses that create employment and more and how they now have to compete with a huge number of Airbnb properties.</li> <li>Support the Noosa plan as my house in Noosa Heads is outside the short-stay maps and as rostered health workers feel that a whole house Short-term let must consider the aspect of the house and its consequential effect on neighbouring properties. Any permit issues must be subject to good behaviour with a non-compliance process. Short-term accommodation is run like a business and should be subject to requirements like any business.</li> <li>Congratulate Noosa Council for a comprehensive plan, commend the proposed zonings for Little Cove and Noosaville River Precincts and support the draft provisions to control short-term letting</li> <li>Pleased that properties such as duplexes in Sunshine Beach will continue to provide Short-term holiday accommodation for tourists under the new Noosa plan. Such accommodation adds to the vibrant community and holiday atmosphere that Sunshine Beach is known for.</li> </ul> | Comments in support for the new Noosa Plan dealing with short term accommodation is noted. | That a further review of the approach taken in the new Noosa Plan be undertaken in the context of other submissions, including those objecting to the approach be undertaken.<br><br>Refer to recommendation in section 8.1.3. |

## 8.1.2 Party House restriction area

| Submitter  | Submission and Grounds of Submission  | Planners' response  | Recommendation  |
|--|---|---|---|
| 20867675<br>20853403<br>20867895<br>20826507<br>20866546<br>20867108<br>20861332<br>20855273<br>20855270<br>20855265<br>20855266<br>20855271<br>20855263<br>20855269<br>20855264<br>20855272<br>20855262<br>20855260<br>20855261<br>20855268<br>20855267<br>20855259<br>20850324<br>20855331<br>20855355<br>20855353<br>20855328<br>20855322<br>20855325<br>20855345<br>20855327<br>20855392<br>20855323<br>20855326<br>20855329<br>20855346<br>20855347<br>20855348<br>20855350<br>20855349 | <ul style="list-style-type: none"> <li>• Sympathetic to the reported rise in 'party houses' with the increase in houses being available for Short-term letting</li> <li>• Strongly support no party houses in the Noosa Shire. Party houses should not be allowed.</li> <li>• The definition of 'party house' seems loose / vague / lacking in clear understanding. The definition is of little value given it does not need to be a formal party for holiday makers to make a lot of noise</li> <li>• A "party" is a social gathering of invited guests involving eating drinking and entertainment – this is what is occurring.</li> <li>• Outlawing "party houses" as defined by the Planning Act is one thing but by default 10 or more people getting together for a holiday is a party in terms of noise and disturbance, especially where the building design forms a natural amphitheatre and neighbours are significantly affected.</li> <li>• Regardless of "party house" definitions if there is a continual revolving door of ten plus excited holiday makers chatting, drinking, and playing music at all hours, you are no longer living next to a residence, you are living next to a pub.</li> <li>• Examples provided where wedding guests prepare for the wedding and have post wedding celebrations at the holiday house even though ceremony is held elsewhere</li> <li>• Party House Restriction Area must apply to whole Shire not only focus on hire houses in a particular location. Excessive and repetitive noise and amplified music is a social and environmental and [mental] health matter. EVERYONE in the Shire deserves the same peaceful neighbourhood.</li> <li>• I support Council's proposal to crackdown on anti-social behaviour by utilising the Queensland State Government's "party house laws" to ban parties and make the whole of Noosa Shire a "party house restriction area".</li> <li>• Acknowledges scheme can control "Party Houses" and this could be an existing pathway to manage most aspects of the perceived issues within our neighbourhoods.</li> <li>• I agree with your proposal to ban "Party Houses" however request that you further define "Party House" from the definition in the Planning Act in the Planning Scheme so that it does not only capture high level parties like Bucks, Hens and Weddings, but any use that is primarily for a large group (9 or more) getting together that increases the intensity of use at a property.</li> </ul> | <p>Noosa Shire is a party house restriction area.</p> <p>Section 276 of The Planning Act 2016 allows the Planning Scheme for a Local Government to identify all or part of the local government area as a party house restriction area. It states that the use of a residence as a party house, in a party house restriction area, is not, and has never been, a natural and ordinary consequence of a residential development. The Act defines a party house as premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if—</p> <p>(a) <i>guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and</i></p> <p>(b) <i>the accommodation or facilities are provided for a period of less than 10 days; and</i></p> <p>(c) <i>the owner of the premises does not occupy the premises during that period.</i></p> <p>It does not define a "party" but this is commonly accepted as a social gathering of invited guests typically involving eating, drinking and entertainment. Importantly it does not need to be bucks parties, hens parties, raves, or wedding receptions to qualify as a party.</p> <p>However, it is acknowledged that it can be very difficult to quantify 'a party house' however the regularity of the use of a particular premises for 'parties' will be a determining factor. It is also worth noting that many holiday rental properties specify "no parties" in their house rules.</p> | <p>Continue with the new Noosa Plan identifying the entire Noosa Shire as a party house restriction area.</p> |

| Submitter | Submission and Grounds of Submission | Planners' response | Recommendation |
|-----------|--------------------------------------|--------------------|----------------|
| 20855352  |                                      |                    |                |
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| 20855380  |                                      |                    |                |
| 20855354  |                                      |                    |                |
| 20855381  |                                      |                    |                |
| 20855324  |                                      |                    |                |
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| 20855379  |                                      |                    |                |
| 20855378  |                                      |                    |                |
| 20855330  |                                      |                    |                |
| 20865572  |                                      |                    |                |
| 20864487  |                                      |                    |                |
| 20864490  |                                      |                    |                |
| 20865941  |                                      |                    |                |
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| 20865948  |                                      |                    |                |
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| 20867018  |                                      |                    |                |
| 20867632  |                                      |                    |                |
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| 20867826  |                                      |                    |                |
| 20867828  |                                      |                    |                |
| 20867831  |                                      |                    |                |
| 20867851  |                                      |                    |                |

| Submitter | Submission and Grounds of Submission | Planners' response | Recommendation |
|-----------|--------------------------------------|--------------------|----------------|
| 20867852  |                                      |                    |                |
| 20867884  |                                      |                    |                |
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| 20867893  |                                      |                    |                |
| 20867918  |                                      |                    |                |
| 20867675  |                                      |                    |                |

### 8.1.3 Objection to the Short Stay Area Maps

| Submitter | Submission and Grounds of Submission   | Planners' response   | Recommendation  |
|-----------|--|--|---|
| 20825906  | <b>The map is inequitable, discriminatory arbitrary</b>  |  |   |
| 20825907  | <ul style="list-style-type: none"> <li>Understand the need to place controls on the issue of Short-term lets but creating these areas does not provide a level playing field for all residents.</li> </ul>   | <ul style="list-style-type: none"> <li>It is acknowledged the area included in the short stay area focussed on "prime" coastal / river front land which may result in two distinct residential areas. An area where residences within the short stay area can expect to have around them, or be allowed to operate, short term accommodation whilst properties outside the short stay area will be less impacted by short term accommodation and have an approvals process to undergo to operate one.</li> </ul> | <p>It is clear from the range of submissions that the short stay area map is not the right approach for addressing short term accommodation because:</p> <ul style="list-style-type: none"> <li>of the potential impacts to existing permanent residents within the map area that will occur because of the concentration of short term accommodation;</li> </ul> |
| 20826507  | <ul style="list-style-type: none"> <li>Fairer to have one rule for the whole shire</li> </ul>  |  | <ul style="list-style-type: none"> <li>the inequities across the Low Density Residential zone both for those wishing to short term let and those impacted by short term letting; and</li> </ul>   |
| 20826522  | <ul style="list-style-type: none"> <li>Would prefer a method of control that does not discriminate against properties based on location</li> </ul>   | <ul style="list-style-type: none"> <li>It is agreed that the short stay area maps will result in inequities within the Residential zones and impact the residential amenity enjoyed by permanent residents within those areas.</li> </ul>  | <ul style="list-style-type: none"> <li>the inequities associated with the approvals process across the Low Density Residential zone.</li> </ul>   |
| 20828688  | <ul style="list-style-type: none"> <li>This approach is discriminatory, unfair and promotes inequality, privileging some locations over others</li> </ul>  | <ul style="list-style-type: none"> <li>It is acknowledged there will be two different assessment processes for short term accommodation based on whether the property is in or out of the mapped area, to effectively deal with the same use.</li> </ul>   | <p>Therefore it is recommended that:</p>  |
| 20828690  | <ul style="list-style-type: none"> <li>The proposal creates division within the community, creating two distinct types of spatially segregated ownership of urban residential property</li> </ul>  | <ul style="list-style-type: none"> <li>The impacts of short term accommodation in residential communities is acknowledged and it is agreed that the concentration of short term accommodation into specific residential areas may result in a significant increase in short term accommodation in these areas with potential for negative impacts on the residential amenity, community well-being and social cohesion of these areas.</li> </ul>  | <ul style="list-style-type: none"> <li>in response to submissions regarding the short stay overlay map, the short stay overlay map be removed;</li> </ul>   |
| 20829764  | <ul style="list-style-type: none"> <li>The line is arbitrary and not well thought out</li> </ul>   | <ul style="list-style-type: none"> <li>The Low Density Residential zone and the relevant local plan codes seek to achieve a high level of residential amenity for residents. It is acknowledged that a concentration of short term accommodation within the mapped area may impact on the amenity and liveability of these neighbourhoods, contrary to the planning intent of the area and the zone.</li> </ul>  | <ul style="list-style-type: none"> <li>a local law be prepared to manage the day to day operations of short-term accommodation;</li> </ul>  |
| 20831256  | <ul style="list-style-type: none"> <li>Solution should be based on merit rather than arbitrary lines on a map.</li> </ul>  | <ul style="list-style-type: none"> <li>The protection of residential amenity and managing the impacts associated with short term accommodation is of high importance and a key planning outcome of the new Noosa Plan.</li> </ul>  | <ul style="list-style-type: none"> <li>the importance of residential amenity be valued within the Low Density Residential zone by making the levels of assessment for short term accommodation the same for all properties within the zone, regardless of location; and</li> </ul>  |
| 20831259  | <ul style="list-style-type: none"> <li>Why should the wealthy beachfront owners have this opportunity when regular folk in same suburb do not?</li> </ul>  | <ul style="list-style-type: none"> <li>To manage the day to day operations of short term accommodation a local law with an additional approvals process with requirements for a contact person to deal with complains and a code of conduct may be appropriate.</li> </ul>   | <ul style="list-style-type: none"> <li>short term accommodation be made consistent, impact assessable in the Low Density Residential zone.</li> </ul>   |
| 20831524  | <ul style="list-style-type: none"> <li>Everybody should have same right to rent out their house to short term guests, including when away on holidays or for work.</li> </ul>  | <ul style="list-style-type: none"> <li>Requests for certain areas to be excluded from being inside the Short stay are map is noted.</li> </ul>   |   |
| 20832970  | <ul style="list-style-type: none"> <li>The neighbourhoods within the Short Stay Area are already amongst the most expensive so this system favours the affluent.</li> </ul>  | <ul style="list-style-type: none"> <li>Issues of inequities and increased costs for planning applications for properties outside of the short stay area map who wish to short term let their property is noted.</li> </ul>   |   |
| 20833650  | <ul style="list-style-type: none"> <li>Many owners have holiday rental places outside of these new designated zones. How can you argue that a low density street near the sea is any more or less pertinent to Noosa's Short-term accommodation trade than the one next to it</li> </ul> | <ul style="list-style-type: none"> <li>Requests for additional areas to be included in the short stay area map to allow for short term accommodation to occur are noted.</li> </ul>  |   |
| 20834860  |  | <ul style="list-style-type: none"> <li>Comments raised by rural and rural residential properties being allowed the same opportunities for short term accommodation as those within the coastal area and specifically within the short stay area map are noted.</li> </ul>  |   |
| 20835496  |  |  |   |
| 20835498  |  |  |   |
| 20835502  | <b>Levels of assessment</b>  |  |   |
| 20837456  | <ul style="list-style-type: none"> <li>The framework that arrived with the Short-term mapping is unclear. The concept of having zones that define STA as accepted development and all other areas requiring impact assessment does not fit with our policy of fairness.</li> </ul>       |  |   |
| 20842435  | <ul style="list-style-type: none"> <li>Residents from within and outside the Short Stay area maps are unhappy about the policy as it is an unfair playing field. It creates an "Automatic Approval Zone" and "Automatic must apply zone".</li> </ul>                                     |  |   |
| 20850105  |  |  |   |
| 20853248  | <b>Impacts on residential amenity and community within permanent residential neighbourhoods</b>  |  |   |
| 20855266  | <ul style="list-style-type: none"> <li>The premise for the development of SSA mapping is such that it will now be condensed and those perceived impacts of noise, parking will now be put in areas where there are residential communities, not just tourism.</li> </ul>                 |  |   |
| 20855269  | <ul style="list-style-type: none"> <li>Amenity of residents within the Map areas is not protected.</li> </ul>  |  |   |
| 20855597  | <ul style="list-style-type: none"> <li>Houses within the SSA are amongst the biggest in suburbia so therefore attract larger groups</li> </ul>   |  |   |
| 20855604  | <ul style="list-style-type: none"> <li>Everyone in the Shire deserves the same right to a peaceful neighbourhood.</li> </ul>   |  |   |
| 20855607  | <ul style="list-style-type: none"> <li>We are not interested in whether inclusion in the SSA potentially raises our property value we are more concerned the amenity of their area be protected and have it remain the type of property we originally purchased.</li> </ul>              |  |   |
| 20857101  | <ul style="list-style-type: none"> <li>I appreciate all the hard work the council and community has done over the years to protect our environment, including flora and fauna, from commercialisation but the proposed Short Stay Map will</li> </ul>                                    |  |   |
| 20860774  |  |  |   |
| 20861488  |  |  |   |
| 20862006  |  |  |   |

| Submitter | Submission and Grounds of Submission  | Planners' response | Recommendation |
|-----------|---|--------------------|----------------|
| 20862009  | make the entire suburb of Sunshine Beach a Short-term stay precinct and destroy our entire community.   |                    |                |
| 20862010  |   |                    |                |
| 20862017  | <ul style="list-style-type: none"> <li>Completely disagrees that the entire suburb of Sunshine Beach should have the capacity to Short-term let. What is left of a local community there will be totally decimated should this go ahead and will add to lack of permanent rentals available.</li> </ul>   |                    |                |
| 20862018  |   |                    |                |
| 20862023  | <ul style="list-style-type: none"> <li>Opposes the creation of Short Stay areas such as at Sunshine Beach – they will further destroy this neighbourhood for permanent living and increase the negative impacts of lack of amenity and lifestyle for all existing residents. Whilst this area does have probably the lowest of number of residential houses this does not mean that these ratepayers are not significant nor should they be penalised. To isolate this area for short stays will only increase the current problems of properties being loudly groomed weekly where we are already struggling with lack of street parking and this is impacting the residences and clean away rubbish removal with the bins being behind all the cars.</li> </ul> |                    |                |
| 20862028  |   |                    |                |
| 20862473  |   |                    |                |
| 20863146  |   |                    |                |
| 20863349  | <ul style="list-style-type: none"> <li>Council's primary responsibility is to its residents and not visitors. Over tourism is having a significant impact on the amenity and lifestyle of residents and it is unclear how the proposal would fix these issues.</li> </ul>   |                    |                |
| 20863737  |   |                    |                |
| 20864430  | <ul style="list-style-type: none"> <li>While the impacts of short term accommodation can be lived with, it is the inference that the 'best areas'; of Noosa should be given over to tourists. The residents already suffer enough from the negative effects of tourism (particularly road closures). Residents came to Noosa for its attractions like the river and parkland. There is a social justice issue in further denying (or at least discouraging) residents' access to the reasons and attractions they came to live here for.</li> </ul>   |                    |                |
| 20864504  |   |                    |                |
| 20864838  |   |                    |                |
| 20865025  |   |                    |                |
| 20865572  | <b>Increased short term accommodation in residential area</b>   |                    |                |
| 20866057  | <ul style="list-style-type: none"> <li>This legitimises an already distressing situation for residents of Sunshine Beach, Sunrise Beach, Noosa Heads and Noosaville putting up with increasing instances of short-term letting within their neighbourhood and only encourages more of them</li> </ul>   |                    |                |
| 20866400  |   |                    |                |
| 20866539  | <ul style="list-style-type: none"> <li>Council is turning our area into one that will become a glorified tourist precinct with neighbouring properties allowed and even encouraged to provide Short-term tourist accommodation.</li> </ul>  |                    |                |
| 20866546  | <ul style="list-style-type: none"> <li>While Council offers an apparently caring regulatory protection to ensure amenity and privacy of neighbourhood residential premises, in reality, the proposed inclusion of our property in the Short Stay Map, creates a business platform for neighbouring properties to make available five bedrooms for ten guests (hotel/motel style) Short-term stays.</li> </ul>   |                    |                |
| 20866719  |   |                    |                |
| 20867015  |   |                    |                |
| 20867100  | <b>Contradicts local plan codes</b>   |                    |                |
| 20867101  | <ul style="list-style-type: none"> <li>Proposal seems to contradict the outcomes and purpose of the coastal Communities Local Plan Code and Low Density Residential Zone in relation to high levels of amenity.</li> </ul>  |                    |                |
| 20867102  |   |                    |                |
| 20867117  | <b>Not the solutions to fix problems</b>  |                    |                |
| 20867142  | <ul style="list-style-type: none"> <li>Designating large areas of prime real estate for unfettered expansion of Short-term accommodation does not fix or address the problem.</li> </ul>  |                    |                |
| 20867157  | <ul style="list-style-type: none"> <li>An exclusion area will not eliminate the issue but rather compound the issue in areas where Short-term letting can continue still offering no forms of governance.</li> </ul>  |                    |                |
| 20867162  | <ul style="list-style-type: none"> <li>Does nothing to regulate STA's except confine them to the most expensive and most desirable living areas of the shire. Over time this will exclude long term renters from beachside areas and lead to gentrification.</li> </ul>   |                    |                |
| 20867167  |   |                    |                |
| 20867195  |   |                    |                |
| 20867199  | <ul style="list-style-type: none"> <li>The maps are not useful or necessary as other options are available</li> </ul>   |                    |                |
| 20867675  | <b>Does not address impacts from short stay or help residents</b>   |                    |                |
| 20867696  | <ul style="list-style-type: none"> <li>Agree with council's views regarding, reduced residential liveability, private residential amenity and disruption to Sense of Community, so why is Council not being responsible in providing protection and controls for all ratepayers and but considering turning their residential area into one that will become a glorified tourist precinct with neighbouring properties allowed and even encouraged to provide Short-term tourist accommodation.</li> </ul>  |                    |                |
| 20867732  |   |                    |                |
| 20867753  |   |                    |                |
| 20867754  | <ul style="list-style-type: none"> <li>Neighbours within the SSA have no control over the situation unless proper planning assessment conducted</li> </ul>  |                    |                |
| 20867791  |   |                    |                |
| 20868174  | <ul style="list-style-type: none"> <li>Does nothing to provide assurance or help to residents affected by short-term accommodation in their neighbourhood but allows a free for all approach within coastal areas with no transparency or regulation</li> </ul>   |                    |                |
| 20868220  |   |                    |                |
| 20868346  | <ul style="list-style-type: none"> <li>Does nothing to increase Council's ability to identify STA's or to seek recompense for extra infrastructure</li> </ul>   |                    |                |
| 20868426  | <ul style="list-style-type: none"> <li>Designating large areas of prime real estate for unfettered expansion of Short-term accommodation does not fix or address the problem.</li> </ul>  |                    |                |
| 20868597  |   |                    |                |

| Submitter | Submission and Grounds of Submission   | Planners' response | Recommendation |
|-----------|--|--------------------|----------------|
| 20868611  | <ul style="list-style-type: none"> <li>Submitter concerned about their street being included within the Short Stay Area.</li> </ul>  |                    |                |
| 20868645  | <ul style="list-style-type: none"> <li>Objects to the Short Stay Area map including low density residential land at Marcus Beach as it gives neighbours no control over potential impacts of Short-term accommodation. This effectively gives a property owner carte blanche approval to change the use of their property from low density to a higher density use without further ado. Submitter chose Marcus Beach because of its low density qualities, peacefulness, serenity and bonus of knowing their neighbours and enjoying a sense of community.</li> </ul>  |                    |                |
| 20876508  | <p><b>Sacrificing areas to save others – requests for exclusions from short stay map</b></p> <ul style="list-style-type: none"> <li>The 'sacrificial zone' within the SSA has strong social equity and social justice implications. Residents within the SSA have to live with negative impacts of short term accommodation</li> <li>Residents of Noosaville object to inclusion in proposed Short Stay Area which will adversely impact on the private low density residential lifestyle they currently enjoy. This represents a radical zoning change and should short stay accommodation be allowed with 'no permit required' it will effectively turn our neighbourhood into a commercial rental zone.</li> <li>The proposed rezoning of Little Cove for small scale visitor accommodation is totally inappropriate as it will fundamentally change the nature and character of an area that has been established and recognised as a traditional residential zone for more than 50 years. Retain zoning in this area that encourages retention of the community characteristics for which the area has long been cherished and introduce regulations that specifically prohibit short-term rentals in this area. (Includes petition with 22 signatures)</li> <li>Request that short-term accommodation not be allowed on the Peregrin Esplanade without planning approval. There is a general transition in the esplanade towards more substantial homes whilst the older dwellings are being demolished or modernised. Also towards permanent accommodation for residents, rather than for holiday letting.</li> <li>No Short-term Visitor Accommodation in Mahogany Drive Keep the above out of traditional residential housing areas</li> <li>Chose to buy Sunshine Beach home 20 years ago because it was zoned for single dwelling residential homes with a low density residential character. Under the proposed New Noosa Plan, this residential character and amenity is completely jeopardised to allow for commercial activity.</li> </ul> <p><b>Penalises certain properties</b></p> <ul style="list-style-type: none"> <li>This penalising the less well-off who can't afford beach front property and makes them incur undefined costs of entry for those wanting to continue letting in the form of planning applications, (let alone the complications and subjectivity of granting planning for Short-term letting).</li> <li>Surely the people that can afford to rent these properties can afford to rent a hotel on Hastings Street. Also properties in the attractive areas of Noosa and Sunshine Beach, would be more likely to attract the types of people looking to party.</li> <li>Don't punish people who live off the beach strip, who more than likely have a mortgage, are working class with kids in school and just want to rent their property for a few weeks a year so that they can afford to take their young family on holiday.</li> <li>We all pay rates and contribute to the local economy and this is segregating and taking away our rights.</li> <li>There are other more equal ways to manage this. Allowing all home owners / rate payers the same choice is a better approach,</li> <li>You might consider what proportion of a street is reasonable for short-term accommodation.</li> <li>Properties in SSA will undoubtedly become more preferable and their prices will go up</li> </ul> <p><b>Suggest inclusion of other areas</b></p> <ul style="list-style-type: none"> <li>Houses back from the prime beachfront and tourist locations can offer a pet friendly and a much more affordable option for families.</li> <li>Some of the streets within the mapped are well removed from shops or services that would suggest a tourist precinct</li> <li>Our location is only a 10 minute walk to Noosa Junction, 20 minute walk to Hasting Street, to the Noosa Farmers market and also to Gympie Terrace. Many guests like the fact that the house is in a quiet area and also, more affordable. I question why our neighbourhood is not included in the zoning due to the very central proximity.</li> <li>Suggests all properties with 1km of shoreline should be treated the same way.</li> <li>The Noosa Entrance Waterfront Resort to the south of Gibson Road should be included in Short Stay Area Map</li> <li>Segregating by zones will only drive Short-term prices higher, due to less competition. This will mean again that Noosa becomes purely an expensive place to visit - which will no doubt have a negative</li> </ul> |                    |                |



| Submitter  | Submission and Grounds of Submission   | Planners' response   | Recommendation |
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|  | <p>impact on the local economy. If less people come to stay, this hurts local businesses as we saw during the recession when people were going overseas for cheaper holidays rather than coming to Noosa.</p> <ul style="list-style-type: none"> <li>Not fair that a line has been drawn, for instance using the David Low Way, where many residential properties to the West of this line are much closer to the beach than others to the East of David Low Way, yet are not considered to be in the beachside tourist zone.</li> </ul> <p><b>Management of short stay is the problem</b></p> <ul style="list-style-type: none"> <li>The problems caused are due to lack of management and can be dealt with either by a Code of Conduct or Local Laws rather than the big stick of a Planning Scheme.</li> <li>If Council is determined to maintain the SSA, and/or not prepared to put in place an effective complaints/sanction system, we request that, given the essentially residential nature of Sobraon Street, properties in our street seeking to run short stay rentals should be impact assessable.</li> </ul> <p><b>Rural communities should have the same rights as Coastal</b></p> <ul style="list-style-type: none"> <li>Objects to provision for short-term letting of a house not extending to rural or rural residential areas.</li> <li>Short-term accommodation in Rural Zone is a benefit to Noosa Shire, its tourism and its overall economy.</li> <li>Rural communities and townships including Tewantin should be afforded the same opportunities as the coastal strip. Tourism within the rural communities is a growing market and there are currently very limited accommodation opportunities. The same rules should apply to all residential and rural sites throughout the Noosa shire with respect to short stay opportunities.</li> <li>Rural residential and rural zonings have the right to provide short-term accommodation in fast growing and more affordable areas that already have established community facilities, such as Cooroy and have far less impact on the surrounding residents. These areas have far less impact and spread the economic benefit and tourism density.</li> <li>Some visitors do not wish to stay in the coastal fringe but rather reside in the Hinterland in a rural location and be able to easily visit the coast during their visit, and return to a rural setting of peace and serenity as they desire.</li> <li>The minimum lot size of 4ha for Short-term accommodation in the Rural Zone does not make logical sense and is detrimental to a broader tourist economy for the Noosa Shire.</li> <li>Why would a hinterland property with ample space be prohibited from leasing a short stay "farm stay" or Airbnb.</li> <li>People who are only in the area for a short while on work require short stay furnished accommodation and established community facilities that the hinterland towns provide. These areas such as Cooroy are also better serviced by public transport and at less cost than competing in the high density tourism areas. Additionally, the benefit for the hinterland towns, of these higher income short-term stays, is of great economic value.</li> </ul> |  |                |
| <p>20826927<br/>20831524<br/>20847572<br/>20862007<br/>20862012<br/>20865834<br/>20868610<br/>20866340<br/>20867032<br/>20866629</p> | <p><b>Noosa Waters object to being excluded from Short Stay area</b></p> <p>Specific objection to Noosa Waters not being included in the Short Stay Area because:</p> <ul style="list-style-type: none"> <li>Noosa Waters would be a ghost town without holiday letting and houses fall into disrepair. High maintenance homes need money spent to keep them looking good.</li> <li>It attract quality guests and not party goers</li> <li>Large single level houses suit guests with mobility constraints more so than holiday units</li> <li>This is not a city, permanent rental market for large houses is limited in an area full of retirees.</li> <li>This would reflect Tourism Noosa Strategy to focus on value over volume. Houses in Noosa Waters are high value and high yield and contribute to the economy of the area.</li> <li>Owners of long term holiday rentals have been paying the tourism levee for years.</li> </ul>  | <p>Objection to being excluded from short stay area map noted.</p> |                |
| <p>20833450<br/>20839063<br/>20847568<br/>20847569<br/>20855612<br/>20853247</p>   | <p><b>Boreen Point object to being excluded from Short Stay Area</b></p> <p>Specific objection to Boreen Point not being included in the Short Stay Area because:</p> <ul style="list-style-type: none"> <li>The New Noosa Plan does not adequately describe Boreen Point and has neglected to recognise the long history of holiday houses</li> <li>Boreen Point has a long history of short-stay holiday accommodation as a family holiday destination, providing accommodation for sailing regattas and more recently for eco-tourism.</li> <li>It has many Short-term stay properties located within the village providing accommodation to sailors, families and visitors.</li> </ul>   | <p>Objection to being excluded from short stay area map noted.</p> |                |

| Submitter  | Submission and Grounds of Submission  | Planners' response   | Recommendation |
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| 20855596<br>20868534<br>20868348<br>20867138<br>20867105<br>20867002<br>20866908<br>20867713<br>20867475<br>20864503<br>20864505<br>20866548<br>20867181<br>20867190<br>20867197<br>20867275<br>20867306<br>20867750<br>20867178<br>20868821<br>20866731<br>20868346 | <ul style="list-style-type: none"> <li>Many houses in Boreen Point have been purchased with the intention of making the property available for short stay rentals.</li> <li>Short-stay rental provides many benefits, including upkeep and maintenance of the property, including the yard and gardens and regular cleaning, ensuring that the property is well maintained and adds to the amenity of the Boreen Point township.</li> <li>Regular guests ensure that properties are lived in, providing protection against theft, squatting and vandalism during periods when owners are not at their properties.</li> <li>Omitting Boreen Point from Short Stay Area in the draft planning scheme would have a definite effect on the number of competitors at sailing club regattas and thus have a deleterious effect on the income of Lake Cootharaba Sailing Club and its ability to provide services to members, visitors and locals at the current prices. The club conducts 6 major regattas per year attracting in excess of 600 competitors through the years. Regattas are from 2 to 6 days long and sailors and their families need places to stay. There would be a flow on effect to the broader Noosa Shire with the loss of competitors and visitors.</li> <li>Regattas and the sailing club itself is at risk if competitors cannot access accommodation other than camping.</li> <li>There are local watercraft hire businesses, a property manager, cleaners and other businesses that rely on holiday letting in Boreen Point.</li> <li>There have been no problems arising from the existing mix of residents and visitors thus far.</li> <li>The ban on short-term accommodation would create havoc for local event organisers and businesses who rely on visitors to remain viable throughout the year.</li> <li>The nature of the low-key buildings and the lake and surrounding environment make the town particularly attractive to young families interested in simple, relaxing activities.</li> <li>For the whole of our time at Boreen Point, first as holidaymakers and now as permanent residents, we have appreciated the compatibility of locals and short stay visitors.</li> <li>For the sake of residents and people with rentals or running small-scale businesses, to reconsider the decision to exclude Boreen Point from the proposed Short Stay Area in the Draft Noosa Plan. Its inclusion is essential to maintaining the character and the future of the town</li> </ul> |  |                |
| 20864264<br>20860936<br>20865534<br>20865850<br>20866365<br>20867714<br>20898176<br>20866113<br>20868345<br>20866539<br>20867733<br>20864264<br>20860936<br>20865534<br>20865850<br>20866365<br>20867714<br>20898176<br>20866113<br>20868213                         | <p><b>Teewah object to being excluded from short stay area</b></p> <p>Specific Objection to Teewah and Noosa North Shore not being included in the Short Stay Area mapping for the following reasons:</p> <ul style="list-style-type: none"> <li>Noosa North Shore and most specifically Teewah Beach has a long history of holiday-let homes, many of which are also weekenders for owners and their families. Removing the existing right to holiday let houses would cause financial hardship to owners as well as the local cleaners and maintenance people who are employed in the sector.</li> <li>Many of these homes are professionally managed through real estate agents who ensure strict rules are adhered to.</li> <li>Properties used as a holiday rental does not burden local facilities or infrastructure, given there are no sealed roads, garbage collection or sewerage. Properties offer plenty of onsite parking for guests.</li> <li>Teewah owners as a whole generally work together through the local Landowners' Association to ensure that services such as pumping of septic tanks are co-ordinated to minimise impact on the local amenity.</li> <li>Availability of holiday homes reduces the impact on the nearby Teewah Beach Camping area.</li> <li>Properties at Teewah are typically not large party houses. Most guests are here for the recreational pursuits of walking, fishing, surfing or windsurfing.</li> <li>The ongoing use of Teewah or Noosa North Shore as a low-key holiday/Short-term stay destination will not affect the housing availability and or long-term rental availability in the Noosa area due to its location and access by beach and ferry only. It does not lend itself to permanent rentals.</li> <li>The general amenity of the Teewah / Noosa North Shore area will not be affected by its continuing use for holiday rental.</li> <li>The one size fits all approach as proposed is impractical in places like Teewah and significantly disadvantages those property owners who have historically relied upon the short-term accommodation for economic viability.</li> <li>Teewah is unique, has beach access only and has relied upon income from short-term accommodation for 40 years. It also has introduced accountability measures with owners by adopting Township rules to</li> </ul>   | <p>Objection to being excluded from short stay area map noted.</p> |                |

| Submitter | Submission and Grounds of Submission   | Planners' response | Recommendation |
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|           | <p>follow with booking conditions, contact information and clear communication between guests and owners.</p> <ul style="list-style-type: none"> <li>Township location doesn't lend itself to long term rental and Short-term accommodation has less environmental impacts than beach camping.</li> <li>No consultation has been undertaken and no rationale for the proposed approach has been provided.</li> </ul> |                    |                |

### 8.1.4 Objection to new Noosa Plan regulating short term accommodation

| Submitter | Submission and Grounds of Submission   | Planners' Response  | Recommendation   |
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| 20737159  | <b>Not a matter for the planning scheme</b>  | <b>Not a matter for the planning scheme</b>   | Short term accommodation is a defined use under the Planning Act and must be regulated by the new Noosa Plan. It is therefore recommended the new Noosa Plan continue to include appropriate provisions to regulate short term accommodation as outlined below.                    |
| 20823544  | <ul style="list-style-type: none"> <li>Suggest Planning Scheme is not the appropriate and most effective mechanism for managing (a perceived or real) issue of residential amenity and good neighbour relations.</li> </ul>  | <ul style="list-style-type: none"> <li>In Queensland, planning schemes must be prepared in accordance with the State's Planning Act 2016 and Planning Regulation 2017. Under this legislation a dwelling house is limited to a residence for a single household, being one or more individuals who live in the dwelling with the intent of living together on a long-term basis. By distinction short-term accommodation is a premises for providing accommodation of less than 3 consecutive months to tourists or travellers.</li> </ul>  | It is clear from the range of submissions that the short stay area map is not the right approach for addressing short term accommodation because:  |
| 20823651  | <ul style="list-style-type: none"> <li>Should be managed through a local law rather than in the planning scheme.</li> </ul>  | <ul style="list-style-type: none"> <li>Under the legislative definitions there is no "right" to automatically use a dwelling house for short-term accommodation and the new Noosa Plan must address these two uses as distinct and separate land uses.</li> </ul>   | <ul style="list-style-type: none"> <li>of the potential impacts to existing permanent residents within the map area that will occur because of the concentration of short term accommodation;</li> </ul>   |
| 20825897  | <ul style="list-style-type: none"> <li>This should not be a planning issue open to neighbour consultation - neighbours could unreasonably dictate whether application are acceptable just out of spite.</li> </ul>   | <ul style="list-style-type: none"> <li>Planning schemes are the legally binding documents which outline the land-use aspirations for the community and detail how development applications will be assessed. Planning schemes control land use and development, such as preventing or regulating businesses in residential neighbourhoods. Controlling which land uses can occur in each zone is a fundamental aspect of any planning scheme.</li> </ul>  | <ul style="list-style-type: none"> <li>the inequities across the Low Density Residential zone both for those wishing to short term let and those impacted by short term letting; and</li> </ul>  |
| 20825899  | <ul style="list-style-type: none"> <li>We would argue that by renting an existing house to another family/ group of individuals to occupy for a short period of time that there is no material change in land use (i.e. still a residential use and also no starting of a new use) and there is no material impact on amenity, the environment, services and infrastructure (i.e. same number of people occupying the house, same number of car movements, same draw on infrastructure and services etc).</li> </ul> | <ul style="list-style-type: none"> <li>To date the planning schemes for Noosa Shire have not regulated short-term letting of a detached house, however the new Noosa Plan must address how short-term accommodation be considered (either consistent or inconsistent) in each zone, whether it should be assessable and if so, what level of assessment should apply.</li> </ul>  | <ul style="list-style-type: none"> <li>the inequities associated with the approvals process across the Low Density Residential zone.</li> </ul>  |
| 20825900  | <ul style="list-style-type: none"> <li>Council will need to either monitor renting of properties (more compliance staff, establishment and maintenance of registers etc) or rely upon complaints from neighbours – if the latter comes into effect, then this will set 'neighbour against neighbour' and by the time the complaint is received and processed by Council, the Short-term accommodation period will likely have concluded.</li> </ul>  | <ul style="list-style-type: none"> <li>Code provisions should outline the expectations for the use and the expectations for each zone.</li> </ul>   | Therefore it is recommended that:  |
| 20825906  | <ul style="list-style-type: none"> <li>It should be the owners' decision how they utilise their own property.</li> </ul>   | <b>Short term accommodation is not a problem</b>  | <ul style="list-style-type: none"> <li>in response to submissions regarding the short stay overlay map, the short stay overlay map be removed;</li> </ul>  |
| 20825912  | <ul style="list-style-type: none"> <li>We all pay rates and contribute to the local economy and segregating and taking away our right to do so, is not just.</li> </ul>  | <ul style="list-style-type: none"> <li>To date Council has not regulated holiday letting of dwelling houses. Holiday letting of detached housing in particular, was not historically identified as a problem as they were limited in number and generally well managed.</li> </ul>  | <ul style="list-style-type: none"> <li>a local law be prepared to manage the day to day operations of short-term accommodation;</li> </ul>   |
| 20825912  | <ul style="list-style-type: none"> <li>Council has no right to dictate what a property owner can do with their property or who they let stay in it.</li> </ul>   | <ul style="list-style-type: none"> <li>Since the unregulated on-line booking platforms have commenced a significant growth in full time holiday letting of dwellings has occurred and spread from mostly waterfront areas and tourism focussed areas into permanent residential neighbourhoods.</li> </ul>  | <ul style="list-style-type: none"> <li>the importance of residential amenity be valued within the Low Density Residential zone by making the levels of assessment for short term accommodation the same for all properties within the zone, regardless of location; and</li> </ul> |
| 20825913  | <ul style="list-style-type: none"> <li>Impact and inconsistent for properties outside the mapped areas makes the likelihood of approval being granted remote and open to 3rd party appeal rights.</li> </ul>   | <ul style="list-style-type: none"> <li>Council has received ongoing complaints about the external impacts of holiday letting in residential areas but has had little ability to assist complainants.</li> </ul>   | <ul style="list-style-type: none"> <li>short term accommodation be made consistent, impact assessable in the Low Density Residential zone</li> </ul>   |
| 20825913  | <ul style="list-style-type: none"> <li>Administratively, implementing and enforcing these new requirements would be problematic, difficult and expensive for the Council.</li> </ul>   | <ul style="list-style-type: none"> <li>The new Noosa Plan is an opportunity to review this sector and allow for responsible home sharing where it can be done without detracting from residential amenity.</li> </ul>   | Allow principal places of residence to undertake short term accommodation for no more than 60 days for no more than 4 occurrences as accepted development with relevant provisions to be met.  |
| 20826522  | <ul style="list-style-type: none"> <li>Make Short-term accommodation accepted development in the Low Density Residential Zone subject to Acceptable Outcomes in the Low Density Residential Zone Code.</li> </ul>  | <ul style="list-style-type: none"> <li>This is a land use planning matter and other Councils in Queensland and elsewhere already regulate short-term rental of dwellings as distinct from the use of a dwelling house or multiple housing for permanent or long term residents.</li> </ul>  |  |
| 20826927  | <ul style="list-style-type: none"> <li>Good governance and an easy complaint pathway would be preferable to a blanket zone implementation</li> </ul>   | <b>Existing uses</b>  |  |
| 20828688  | <b>Short term accommodation is not a problem</b>   | <ul style="list-style-type: none"> <li>Houses that have a consistent history of holiday letting can continue to do so under Section 260 of the Planning Act 2016 which clearly states that existing uses are protected if lawful. Further a very large proportion of well-established units and town houses were approved as "multiple dwellings" under the superseded planning scheme. Duplexes or multiple dwellings approved prior to The Noosa Plan (3 February 2006) can be lawfully used for either permanent or short-term accommodation and have existing use rights. Existing use rights tie to the property and not the owner.</li> </ul> |  |
| 20828690  | <ul style="list-style-type: none"> <li>There is no problem.</li> </ul>   | <ul style="list-style-type: none"> <li>Collectively these houses, units and duplexes represent a very large number of properties offering this accommodation option for guests.</li> </ul>  |  |
| 20828690  | <ul style="list-style-type: none"> <li>Stories of party houses are unfounded.</li> </ul>   | <b>Not enough research, assessment or consultation has been done</b>  |  |
| 20829050  | <ul style="list-style-type: none"> <li>Holiday homes have existed for decades and cause no problem.</li> </ul>   | <ul style="list-style-type: none"> <li>Research into the way comparable destinations throughout Queensland, Australia and the world deal with short term accommodation has informed the drafting of the new Noosa Plan.</li> </ul>  |  |
| 20829050  | <ul style="list-style-type: none"> <li>Council can provide no evidence of there being problems with the current system other than suggestion of a few complaints.</li> </ul>   |   |  |
| 20829764  | <ul style="list-style-type: none"> <li>If there are any problems arising they should be dealt with through an industry code of conduct and not by the Council</li> </ul>   |   |  |
| 20829764  | <ul style="list-style-type: none"> <li>Suggest this is just a means of Council trying to raise revenue and overregulate</li> </ul>   |   |  |
| 20831256  | <ul style="list-style-type: none"> <li>Nowhere else in THE WORLD does the council dictate where you can Airbnb. It's anti-competitive.</li> </ul>  |   |  |
| 20831259  | <ul style="list-style-type: none"> <li>This proposal is backwards thinking in a world that is embracing the share economy</li> </ul>   |   |  |
| 20831524  | <ul style="list-style-type: none"> <li>Follow the lead of other cities around the world, which have embraced home sharing and are reaping the benefits it offers.</li> </ul>   |   |  |
| 20831524  | <ul style="list-style-type: none"> <li>The share economy is an environmentally responsible phenomenon. Underutilised resources like vacant houses are wasteful. Building more when there are so many going un-used is not responsible use of the worlds limited resources.</li> </ul>  |   |  |

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|-----------|--|---|----------------|
| 20835683  | <b>Existing uses</b>   | <ul style="list-style-type: none"> <li>Council has mechanisms to confirm/check data that is provided through such platforms as bnbguard.</li> </ul>   |                |
| 20837456  | <ul style="list-style-type: none"> <li>Local residents have made their home available for quality guest accommodation for some length of time without complaints from neighbours.</li> </ul>   | <p><b>Effect on property values</b></p> <ul style="list-style-type: none"> <li>Submitter' concerns are noted however protecting the values on which Noosa is underpinned such as the natural environment, the residential amenity and inclusive, connected communities is a key aspect of Noosa's history and planning schemes and in plan making must take precedence over property values.</li> </ul>   |                |
| 20842318  | <ul style="list-style-type: none"> <li>We have been short term letting our property for many years without any problems</li> </ul>   | <ul style="list-style-type: none"> <li>It is however, noted that changes to landuse as a result of a new planning scheme may affect landuse and development outcomes.</li> </ul>  |                |
| 20842435  | <ul style="list-style-type: none"> <li>It will be difficult to determine existing use rights.</li> </ul>   | <p><b>Financial and Social impost on owners if they can't rent their property short term</b></p> <ul style="list-style-type: none"> <li>The plan does not stop people short term letting their property, in fact it makes it easier to home host.</li> <li>In addition property owners who have a consistent history of short term letting their property can continue to do so and are likely to have existing use rights.</li> <li>Residents will retain the ability to host guests within their own home as a home based business. This is actually becoming easier in the new Noosa Plan.</li> </ul>  |                |
| 20847572  | <b>Not enough research, assessment or consultation has been done</b>   | <p><b>Flexibility of lifestyle</b></p> <ul style="list-style-type: none"> <li>Property owners who have a consistent history of short term letting their property will likely have existing use rights and can continue to do so.</li> <li>House swap opportunities also exist for residents wanting to travel and these would not be considered short-term accommodation.</li> <li>Where the dwelling is the owners principal place of residence, it is intended to make it easier to provided this occurs for a total of no more than 60 nights and 4 occurrences throughout the year.</li> </ul>  |                |
| 20848620  | <ul style="list-style-type: none"> <li>Proposed requirements for short-term accommodation in the draft Noosa Plan have been developed without complete understanding for the industry.</li> </ul>  | <p><b>Tourism and Economy</b></p> <ul style="list-style-type: none"> <li>It is agreed that Tourism is a significant part of Noosa's economy recognised by the Local Economic Plan and Council's current and draft new Noosa Plan.</li> <li>The new Noosa Plan provisions do not decrease the existing number of short term rentals. Dwelling houses currently being used for short term accommodation with a consistent history of short term letting are likely to have existing use rights and continue to operate.</li> <li>The New Noosa Plan continues to support tourism and visitor accommodation and a range of other short term accommodation opportunities including: <ul style="list-style-type: none"> <li>Extensive designated Tourist Accommodation zones with an increased number of existing sites in Noosaville and Noosa Heads now included in the zone form the current attached housing zone and 2 large sites earmarked for new high end or 5 star visitor accommodation;</li> <li>Short term accommodation opportunities in medium and high density housing zones</li> <li>Home hosted accommodation in all residential zones, including freeing up requirements for home hosting from the current scheme making it easier to do.</li> <li>Short term accommodation up to 60 nights per year in principal place of residence anywhere in the Shire</li> <li>Designated tourist parks and camp grounds</li> <li>New provisions supporting nature based tourism in the hinterland and rural areas.</li> </ul> </li> <li>There is no evidence that no further increase in dwellings in Low Density Residential Zones used for short term accommodation will impact on the existing tourism economy, as the new Plan does not propose any losses in existing tourist accommodation, but the contrary, it makes provision for more opportunities as outlined above.</li> <li>There are many well established purpose built visitor resorts, motels and serviced apartments throughout Noosa which are feeling the effect of increased competition of private holiday rental listings. There is concern that these will not remain viable long term if competing accommodation providers continue to increase in number and generally have lower operating costs.</li> <li>Within the medium and high density residential zones and the tourist accommodation zone – approximately 5500 properties currently have the capacity to operate short term accommodation if the owner chooses to short term let the property. A further 600 existing properties also have the option to apply for short term accommodation use within the medium and high density residential zones.</li> </ul> |                |
| 20850324  | <ul style="list-style-type: none"> <li>The reporting to date doesn't provide sufficient recognition and data on the economic benefits of the STA industry within Noosa.</li> </ul>   |   |                |
| 20853248  | <ul style="list-style-type: none"> <li>Application fees have not been provided.</li> </ul>   |   |                |
| 20853403  | <ul style="list-style-type: none"> <li>There is no study on the impact of holiday prices if people can't Airbnb</li> </ul>   |   |                |
| 20854989  | <ul style="list-style-type: none"> <li>Proposing these changes for short stay areas without socio-economic impact modelling, without genuine community engagement and at a time when many people have invested in or depend on income from providing this type of visitor accommodation is irresponsible, impractical and costly.</li> </ul>   |   |                |
| 20855259  | <ul style="list-style-type: none"> <li>Information in the Short-Term Accommodation - Online Platform Response Issues Paper is inaccurate and misleading.</li> </ul>  |   |                |
| 20855260  | <ul style="list-style-type: none"> <li>ATO obligations mentioned within the discussion paper are not council's concern. It is illegal to evade taxation obligations. There is no GST associated with rent derived from Short-term letting as the ATO recognises that occupiers are using short-term letting for residential use.</li> </ul>  |   |                |
| 20855261  | <ul style="list-style-type: none"> <li>The suggestion within the discussion paper for council to rely on information from "bnbguard" would mean relying on a subjective anti short-term letting platform with an obvious agenda void of relevant cross-reference data.</li> </ul>  |   |                |
| 20855262  | <ul style="list-style-type: none"> <li>Capture data to better regulate perceived issues particularly as technology and social habits change.</li> </ul>  |   |                |
| 20855263  | <ul style="list-style-type: none"> <li>Stayz is able to provide valuable insights into tourism and accommodation through our extensive data. Working directly with Stayz and other platforms will provide Council with more accurate sector data and greater insights into the dynamics of the short-term rental sector in the local area.</li> </ul>  |   |                |
| 20855264  |  |   |                |
| 20855265  |  |   |                |
| 20855266  |  |   |                |
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| 20855266  |  |   |                |
| 20855267  | <b>Effect on property values</b>   |   |                |
| 20855267  | <ul style="list-style-type: none"> <li>Plan will be detrimental to property values and council may be liable for any loss in value.</li> </ul>   |   |                |
| 20855268  | <ul style="list-style-type: none"> <li>Preservation of property values is vitally important to the financial well-being of Australian families and a cornerstone of the economy. A factor that influences property values in Noosa is the existence of a short stay accommodation market that enables existing owners and incoming buyers to consider the option of utilising a property to generate supplementary income, particularly as many properties are not owner-occupied full time. Removal of that type of buyer from the market will have an adverse impact on property values. There will be a distortion in the market where properties in the allowable short stay accommodation precincts will become more sought after and those outside less so.</li> </ul> |   |                |
| 20855269  |  |   |                |
| 20855269  |  |   |                |
| 20855270  |  |   |                |
| 20855271  | <ul style="list-style-type: none"> <li>To discourage the ability to buy one's own holiday home which is let out when not in use by the owner will negatively impact on property values.</li> </ul>   |   |                |
| 20855272  |  |   |                |
| 20855273  | <ul style="list-style-type: none"> <li>Long term local residents will be very dissatisfied that their house prices have been negatively affected by this major correction; and land values will have no basis to retain their current levels reducing the ability for the Noosa Council to maintain let alone increase rates. This will reduce the Council's income stream and reduce its capacity to support current infrastructure and other initiatives without raising and using debt.</li> </ul>  |   |                |
| 20855322  |  |   |                |
| 20855323  | <ul style="list-style-type: none"> <li>Submitters state property owners pay a premium over state and national median house prices to own in Noosa, which is a strong reflection of the desirability of the locality.</li> </ul>  |   |                |
| 20855324  | <ul style="list-style-type: none"> <li>A fair system will safeguard capital growth in properties across Noosa, not just in the tourist zones.</li> </ul>   |   |                |
| 20855325  | <ul style="list-style-type: none"> <li>The proposal to restrict short term accommodation to certain designated areas is not appropriate as it creates a preferential scheme for some owners and disadvantages others outside those zones. This proposal will not have a positive effect on the sense of community within the coastal and river areas of the shire. It exacerbates the unequal playing field already created by private owners having the same rights as commercial operators.</li> </ul>   |   |                |
| 20855326  |  |   |                |
| 20855327  |  |   |                |
| 20855328  |  |   |                |
| 20855329  |  |   |                |
| 20855330  | <b>Financial and Social impost on owners if they can't rent their property short term</b>  |   |                |
| 20855331  | <ul style="list-style-type: none"> <li>Reject any calls for a costly and onerous mandatory registration scheme.</li> </ul>   |   |                |
| 20855345  | <ul style="list-style-type: none"> <li>Some property owners have purchased a property (or designed and built a house) specifically to take advantage of short-term letting and have based their finances on this income stream.</li> </ul>   |   |                |
| 20855346  |  |   |                |

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| 20855347<br>20855348<br>20855349<br>20855350<br>20855351<br>20855352<br>20855353<br>20855354<br>20855355<br>20855378<br>20855379<br>20855380<br>20855381<br>20855381<br>20855382<br>20855383<br>20855385<br>20855386<br>20855387<br>20855387<br>20855388<br>20855390<br>20855391<br>20855392<br>20855393<br>20855395<br>20855396<br>20855397<br>20855398<br>20855399<br>20855596<br>20855604<br>20855606<br>20855607<br>20857994<br>20861202<br>20861332<br>20862012<br>20862016<br>20862019<br>20862020<br>20862021 | <ul style="list-style-type: none"> <li>Many people will have to sell their homes if they currently rely on Short-term holiday income.</li> <li>Residents have based investment and major life decisions on being able to access the short-term holiday rental market which is now in doubt. For examples, decisions on when to retire based dependent on an assumed short term rental income while the residents go travelling.</li> <li>Short term letting provides a subsidiary income to the resident household through sporadic letting. This is frequently essential and makes the difference between meeting expenses or not, taking holidays or not.</li> <li>The loss of additional income will have serious implications for local families, some of whom could not afford to live here otherwise.</li> <li>Many take their families camping and use the income from letting out their home to fund Christmas for their children. Not being able to do this would have a material impact on the lives of these families every year.</li> <li>There is a generation of younger families who entered the housing market later than other residents at a cost tremendously higher than that of their older neighbours. Consequently, many must leverage their homes as assets whenever they can.</li> <li>Families on a single income rely on this supplementary income of occasionally letting their home or letting out part of their home.</li> <li>For empty nesters, home sharing is important as it provides income and lifestyle flexibility. It enables us to pay the mortgage and the bills, substantially boosting our income. We love sharing our holiday home with families from around the world and they appreciate being able to stay in a home rather than a hotel.</li> <li>The people of Noosa have always had the opportunity to holiday let their homes and this right should not be taken away. Reconsider the rules you're proposing and keep it fair. Allow us the freedom we have always had</li> <li>Local work opportunities are limited at best. Many families survives on the tourism trade and is built on that foundation.</li> <li>Long term Noosa workers and business people have retired with little super and due to serious health problems will not survive adequately on the pension without Airbnb. Through the advent of the internet and the sharing economy they are able to be back in business again, this time working at our own pace and ability and actually bringing extra visitors into Noosa supporting all local businesses. Instead of being a burden on society we are a contributor and we too spend most of our earnings in the town.</li> <li>Airbnb has given me as a house wife a job and a passion to keep my home beautiful and a way of making an income. I can get out of bed and employ myself to have a way of making money to support myself and my young family. If fosters socialisation, meeting people and prevents depression</li> <li>Residents who moved to Noosa in our mid-fifties were not ready to retire, but not being able to find employment so decided to host guests in their spare room through Airbnb. We are now able to make a contribution to the community in which we live by recommending our guests eat out and enjoy beautiful Noosa. Our life has been enriched by meeting people from all over the world. If we can no longer able to be Airbnb hosts we would possibly have to consider selling our home.</li> <li>Noosa locals place our home available for short stay rentals in some school holiday periods throughout the year. This income is vital to us as entrepreneurs who desperately want to stay living in Noosa. We also have a vested interest in ensuring our home is not a "party house" for many reasons. We want to continue good relations with our neighbours and obviously we want people to care for our home so we vet our guests significantly prior to accepting a booking. Given the house is our principal place of residence, our home is never going to help solve the permanent rental problem. We believe that there are many people in similar situations to our own and that we should at least be able to offer our home to guests for say 10 weeks a year (covering off the school holiday periods).</li> <li>Cannot achieve the same income by permanently renting their home</li> </ul> <p><b>Flexibility of lifestyle</b></p> <ul style="list-style-type: none"> <li>Residents want flexibility to organise a house swap or have the opportunity to rent their house out for a couple of months to fund an overseas trip.</li> <li>It is a misconception that holiday rental returns are substantially more financially attractive than permanent rentals, in residential areas. The cost of furniture and fixtures, insurance, cleaning and linen combined with administration and 30% average occupancy (in residential areas) does not necessarily out preform net permanent rental income. Instead it is a lifestyle choice by absentee owners who along with their family and guests frequently use their STAs for regular residential purposes.</li> </ul> | <ul style="list-style-type: none"> <li>In addition, all existing lawful short term accommodation operating within the Low Density Residential zone can continue under the provisions of existing use rights, this is estimated at between 2-3000 properties.</li> <li>Together this constitutes approximately 40% of the coastal area's dwelling stock. <ul style="list-style-type: none"> <li>Together the full range of available and allowable tourist accommodation will continue to support any local businesses providing support services while they chose to operate.</li> </ul> </li> </ul> <p><b>Limitation on frequency of short term accommodation</b></p> <p>Consider an allowance for short term letting of principal places of residence for up to 60 days with no more than 4 occurrences as accepted development with relevant provisions to be met.</p> <p><b>Poorly managed properties and suggestions for management</b></p> <ul style="list-style-type: none"> <li>To manage the day to day operations of short term accommodation a local law with an additional approvals process with requirements for a contact person to deal with complains and a code of conduct addressing a range of matters deal with the day to day operations of short term accommodation will be developed.</li> <li>Suggestions on how management of properties may be dealt with will be further considered and addressed in the proposed local law for short stay letting incorporating the consideration of a code of conduct.</li> </ul> <p><b>Home hosted accommodation</b></p> <ul style="list-style-type: none"> <li>Comments with regard to ongoing support for home hosted accommodation is noted. The plan proposes to make it easier to home host and allows home hosting to occur as accepted development ( no permit required) subject to meeting criteria.</li> </ul> <p>Secondary dwelling / granny flats with self contained kitchen facilities cannot be separately let for short term accommodation. Any rooms let for home hosted short term accommodation cannot be self-contained. The State Planning Act sets the definitions for dwelling and secondary dwelling and State advice is</p> <p><i>The definition for a dwelling house, states that the dwelling is for a single household. A dwelling house can include a secondary dwelling. The definition of secondary dwelling states that it is used in conjunction with and subordinate to a dwelling house, on the same lot. Given this criteria, the occupants of a secondary dwelling are to be of the same household as the primary dwelling, and the secondary dwelling is used in conjunction with the primary dwelling.</i></p> <p><b>Impacts of permanent residents</b></p> <p>Comments with regard to impacts associated with some permanent residents is noted.</p> <p>Any issues of bad behaviour or noise in these circumstances is a police matter.</p> <p><b>Housing affordability</b></p> <ul style="list-style-type: none"> <li>It is acknowledged housing affordability has been a concern in Noosa Shire for some time, the New Noosa plan seeks to try and address these challenges in a number of ways, including the regulation of the increase in short term accommodation in dwelling houses, it also encourages new and smaller dwellings, provides for increased densities around centres and allocates a number of new sites to small dwellings. Housing affordability is a complex issue and the planning scheme is only one tool in addressing this challenge.</li> <li>The growth in dwelling houses moving out of permanent tenancy and into short term accommodation has removed a significant number of properties from the market. This has resulted in less supply of housing for rental or purchasing. It is well known that the return on investment is considerably higher for short term accommodation than permanent rental.</li> <li>There is a range in housing stock available including units, duplexes and traditional dwelling houses in locations spread mainly throughout the coastal urban area, Noosa heads, eastern beaches, specifically throughout residential zones. These zones offer a range in housing stock and levels of housing affordability both for purchase and rental. Loss of stock to short term accommodation reduces the overall level of supply of permanent residential stock, this has an impact on supply and demand.</li> <li>Therefore, a reduction in available housing stock resulting from properties moving to short term letting has a link to and affects housing availability and affordability.</li> </ul> <p><b>Carparking and traffic</b></p> <ul style="list-style-type: none"> <li>The Draft plan requires a house or unit over 100 square metres GFA to provide two spaces for up to three bedrooms, plus an additional space for each bedroom above three bedrooms where the property is used for short term accommodation</li> </ul> |                |

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| 20862024<br>20862026<br>20862027<br>20862028<br>20862029<br>20862030<br>20862224<br>20862272<br>20863737<br>20864264<br>20864430<br>20864487<br>20864490<br>20864838<br>20865025<br>20865026<br>20865034<br>20865534<br>20865534<br>20865572<br>20865586<br>20865834<br>20865850<br>20865853<br>20865941<br>20865943<br>20865944<br>20865945<br>20865947<br>20865948<br>20865949<br>20866057<br>20866065<br>20866286<br>20866298<br>20866340<br>20866539<br>20866629<br>20866719<br>20866730<br>20866730<br>20866845 | <ul style="list-style-type: none"> <li>For some property owners while Noosa is not their principal place of residence it is a place they have a strong emotional connection with through years or decades of visiting her. They are proud of their Noosa holiday home and if opportunity permits will move here one day. They would not afford a home in Noosa without short-term renting it.</li> <li>Some families reside in their Noosa homes for most of the year but travels a lot. When they go away for periods they like to generate some income from the property to cover their costs and also provide a nice house for families to stay in, rather than have the home sit empty.</li> <li>We like to reside in our home for most of the year and simply allow guests for periods we are away. I agree that owner's should not have full time holiday rentals, as these homes could be providing long term rental. Allowing a maximum period to do so (say 3-4 months) would be a fair and reasonable solution.</li> <li>High income earners from interstate buy properties at the top end of the market with the view to Short-term let and negative gear, use the property occasionally to get a feel for living here and build social networks with the view of retiring here.</li> <li>Owners like the flexibility to reside in their holiday homes throughout the year to enjoy them as well as maintain them. They have invested large amounts of money to comfortably furnish them. Long term tenancies are not an option. If they cannot short term let them they will just lock them up.</li> <li>If we were not allowed to rent or holiday home for short stays, we would not be able to afford to spend any money in town when we went there for holidays.</li> <li>This isn't any different to having relatives come and house-sit while residents are overseas. It ensures safety and security of an otherwise vacant property, especially around Christmas holidays when the most thefts occur when residents are on holidays. If friends and family can't house sit for you, Airbnb tenants are a more secure arrangement than a vacant house.</li> <li>Short-term letting allows owners the ability to pay off the property faster and spend time in Noosa themselves, reinforcing the decision to make Noosa their future home. By contrast a long-term lease arrangement would not facilitate this lifestyle and place owners under more financial pressure.</li> <li>Regardless of location, a genuine owner occupier should be able to holiday let a room, an onsite granny flat or even the whole home (Principal Places of Residence), for Short-term. This capacity does not affect the long term rental pool of stock and only enhances local jobs (cleaners, maintenance support etc).</li> <li>Due to lack of jobs and opportunities in Noosa and South East Queensland property owners have been forced to move away for work and rent out their house. While they would ideally like to move back and be able to work locally, being able to let the home out on a short-term basis would at least allow them to occupy it themselves during holidays.</li> </ul> <p><b>Tourism and economy</b></p> <ul style="list-style-type: none"> <li>Numerous Small to medium enterprises are established and receive significant revenue by providing the services required for these properties. i.e. gardeners, laundry services, maintenance and cleaning.</li> <li>The broader community benefits from the influx of tourists, particularly tourist operators, restaurants and shop keepers who enjoy the increased turnover</li> <li>Our guests shop locally and spend their holiday dollars with restaurants, cafes, supermarkets and retailers.</li> <li>Overall the total tourism income could be stifled if parts of Noosa are restricted from Short-term letting during peak periods. Tourists would instead travel to a place that has more capacity.</li> <li>If the proposed changes are implemented there is likely to be a reduction of people holidaying in Noosa which will impact the Noosa economy with less people eating at restaurants and enjoying the wonderful Noosa lifestyle.</li> <li>If less people come to stay, this hurts local businesses as we saw during the recession when people were going overseas for cheaper holidays rather than coming to Noosa.</li> <li>Hosts have partnered with local businesses to provide free coffee cards and cakes, promote our local restaurants and attractions.</li> <li>The notion of 'overtourism' seems flawed and is at odds with other initiatives to attract tourists such as marketing strategies and development of an international airport, etc.</li> <li>Each short-term rental home inject 10s of thousands into the local economy through employment for cleaners, gardeners and property maintenance staff and the tenants that stay go shopping, eat in restaurants, hire cars, rent watercraft, bikes and equipment, etc.</li> <li>There are a number of local businesses that have popped up as a result of Airbnb, the majority of which are owned or staffed by women. Restrictions on Short-term rentals will impact these businesses and their employees and their families. The Short-term rental market allows women</li> </ul> | <ul style="list-style-type: none"> <li>A house with a secondary dwelling is required to provide 3 carparking spaces.</li> <li>These do not have to constitute garages as such but designated hard standing space on the property available for guest parking at all times. Situations where the property owner has locked up the garage to store their own vehicle(s) or possessions and made no on-site parking available for guests are not appropriate.</li> <li>The concentration of existing short-term rentals correlates with beachside and riverside locations where on street parking is already under pressure. Likewise the topography of some of these neighbourhoods adds to the difficulties with on street parking.</li> </ul> |                |

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| 20866845  | flexible working and employment options which there are very few of in Noosa. Airbnb has allowed Noosa locals to benefit from Noosa's tourism   |                    |                |
| 20867015  |   |                    |                |
| 20867018  | <ul style="list-style-type: none"> <li>Neighbourhood shops have regular change in tenancies because of insufficient foot traffic to keep cash flow high enough to stay. My small part in bringing additional tourists to the area not only helps my family survive but injects money into other locals businesses to keep them afloat on the coast.</li> </ul>  |                    |                |
| 20867032  |   |                    |                |
| 20867099  | <ul style="list-style-type: none"> <li>Tourism is the main source of income in a region like ours and limiting numbers to come to our area does not help the locals, it hurts them. The answer is not less tourists, its better management.</li> </ul>  |                    |                |
| 20867101  |   |                    |                |
| 20867103  | <ul style="list-style-type: none"> <li>Noosa survives on Tourism, hospitality and real estate and the proposal for Short-term accommodation in the Draft Noosa plan will have a negative impact on all these industries.</li> </ul>   |                    |                |
| 20867108  | <ul style="list-style-type: none"> <li>The Airbnb host community share their holiday homes responsibly and respectfully with holidaymakers visiting Noosa and recommend favourite cafes, restaurants and shops so small businesses get a boost from local tourism.</li> </ul>   |                    |                |
| 20867110  |   |                    |                |
| 20867112  | <ul style="list-style-type: none"> <li>Airbnb guests are now a significant driver of the tourism economy, with a total contribution of \$331 million in Queensland, supporting 2,115 FTE jobs in addition to the activities of hosts - where \$160.2 million in value and 1,562 FTE jobs are outside the greater Brisbane region.</li> </ul>  |                    |                |
| 20867113  |   |                    |                |
| 20867117  | <ul style="list-style-type: none"> <li>The Noosa Tourism Report for 2017 states Noosa welcomed 2 million overnight and day trippers generating \$909 million in the local economy. Considering Noosa Tourism's marketing focus is on converting day trippers to overnight stays and to increase their spend in our local economy, this proposed new plan will have an adverse impact and compromise the capacity for Noosa and the greater region to accommodate and support the tourism economy which is our No. 1 economic driver.</li> </ul>   |                    |                |
| 20867118  |   |                    |                |
| 20867119  |   |                    |                |
| 20867121  |   |                    |                |
| 20867122  | <ul style="list-style-type: none"> <li>Some of our guests have enjoyed their time here so much they have purchased properties here from interstate.</li> </ul>  |                    |                |
| 20867124  | <ul style="list-style-type: none"> <li>Vacant locked up homes contribute nothing to the community or economy.</li> </ul>  |                    |                |
| 20867125  | <ul style="list-style-type: none"> <li>It is more efficient use of property resources than having a property sit vacant.</li> </ul>   |                    |                |
| 20867130  | <ul style="list-style-type: none"> <li>A property would be much safer having a guest family staying than being empty, this is a matter between the owner and their insurance company.</li> </ul>  |                    |                |
| 20867131  |   |                    |                |
| 20867134  | <ul style="list-style-type: none"> <li>Short-term accommodation does not increase the number of people who can live in a community. In fact it probably reduces the number of people because 100% occupancy would not be realistic across all listings. There is the same number of beds and tourists use less cars.</li> </ul>   |                    |                |
| 20867135  |   |                    |                |
| 20867137  | <ul style="list-style-type: none"> <li>Short-term residential letting has been referred to as a commercial activity based on its intention to be a money making exercise. If so, long term residential letting must be viewed the same as both are money making activities and therefore must be treated the same. Viewing Short-term rental as a commercial activity is not correct it is a residential letting activity and can be dealt with as such.</li> </ul>   |                    |                |
| 20867141  |   |                    |                |
| 20867142  | <ul style="list-style-type: none"> <li>There has been an increased vibrancy and broadening of the small businesses in Noosa since the onset of short stay accommodation. Cafés, restaurants, coffee shops, breweries, fashion boutiques and the like are more prevalent and more vibrant these days. There is also an increased number and range of household product suppliers and service providers, meaning that locals rarely have to travel to Maroochydore or Brisbane for such services as was the case 15 or 20 years ago. This has led to job creation and a broadening of the local economic base.</li> </ul> |                    |                |
| 20867143  |   |                    |                |
| 20867144  |   |                    |                |
| 20867150  |   |                    |                |
| 20867154  | <ul style="list-style-type: none"> <li>Noosa is promoted as a great family holiday destination and families appreciate home-like accommodation.</li> </ul>  |                    |                |
| 20867159  |   |                    |                |
| 20867162  | <ul style="list-style-type: none"> <li>90% of our guests are families, many of whom prefer to stay in a house that has room and is equipped with essentials to make the stay easier like toys, kids activities, high chairs, travel cots, etc rather than being in a small hotel room.</li> </ul>   |                    |                |
| 20867163  |   |                    |                |
| 20867165  | <ul style="list-style-type: none"> <li>Secure fenced houses offer a family and pet friendly product that motels cannot.</li> </ul>  |                    |                |
| 20867168  | <ul style="list-style-type: none"> <li>Whole house holiday rentals are more affordable for visiting families, and allow them to self-cater. Banning these would change the dynamic of who visit Noosa.</li> </ul>   |                    |                |
| 20867169  |   |                    |                |
| 20867173  | <ul style="list-style-type: none"> <li>Short stay accommodation provides a cost effective, often last-minute way for families and friends to meet in Noosa for a few nights or weeks.</li> </ul>  |                    |                |
| 20867174  |   |                    |                |
| 20867174  | <ul style="list-style-type: none"> <li>Fewer high-end properties available for both young families and extended families travelling with elderly grandparents outside of the busy Hastings Street precinct will deter these people that we wish to attract to holiday in the Noosa Shire. These guests support tourism in the area by supporting local shops, businesses, restaurants and local tourist attractions. They should be encouraged to continue returning to the Sunshine Coast and Noosa rather than being forced to consider other domestic and international destinations.</li> </ul>                     |                    |                |
| 20867176  |   |                    |                |
| 20867177  |   |                    |                |
| 20867181  |   |                    |                |
| 20867188  | <ul style="list-style-type: none"> <li>Families with 2 children and above are supposed to book multiple hotel rooms - this cost is prohibitive for most families and so providing a home is a nice alternative.</li> </ul>  |                    |                |
| 20867189  | <ul style="list-style-type: none"> <li>The local hotels and resorts are all full for a large part of the year.</li> </ul>   |                    |                |

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| 20867189<br>20867190<br>20867191<br>20867193<br>20867193<br>20867194<br>20867196<br>20867196<br>20867197<br>20867199<br>20867201<br>20867242<br>20867275<br>20867294<br>20867306<br>20867306<br>20867474<br>20867632<br>20867710<br>20867711<br>20867714<br>20867731<br>20867750<br>20867753<br>20867754<br>20867755<br>20867823<br>20867824<br>20867826<br>20867827<br>20867828<br>20867834<br>20867851<br>20867852<br>20867884<br>20867885<br>20867886<br>20867889<br>20867893<br>20867918<br>20867924<br>20868032 | <ul style="list-style-type: none"> <li>This town needs tourism, and rather see that dollar in the pockets of community members than resort chain corporations that ship the money overseas.</li> <li>If this new plan is implemented in its current intent and extent then it will contract our capacity to generate income from the tourist market; drive up room rates due to a shortage of legitimate supply putting accommodation out of the price range of most;</li> <li>Where do we accommodate the 5000 odd visitors who come for the Noosa Tri? If we are unable to offer these visitors and those of other events with affordable accommodation then we are likely to create more day trippers. Even more concerning is that we may discourage these visitors and compromise the success of our events calendar, further reducing the vibrancy of the Shire and our local economy's ability to provide employment opportunities and services for our community.</li> <li>Many units within Holiday Resorts have been purchased for permanent owner occupation, reducing the availability of holiday choices in resort style accommodation.</li> <li>By excluding some homes from the Short-term holiday pool this will prohibit some families from being able to afford to visit Noosa.</li> <li>Stayz/Home Away and Airbnb offer suggestions to their "hosts" for attracting quality guests and getting to know them before their stay and rejecting their bookings if necessary. Most holiday makers and families who choose Noosa and its environs for their vacations are decent, well behaved, community minded people who demonstrate a total respect for their temporary accommodation and their environment. Holiday accommodation in residential areas should only be used for holidays. Parties and Events in residential holiday homes must be not be tolerated</li> <li>Airbnb and Stayz recognise that families make up the biggest traveller segment of the holiday rental market and offer suggestions on how to create the perfect family experience. The proposed plan would put a stop to some families from being able to enjoy holidays in the area. Only the privileged would be catered to.</li> <li>Reducing day trippers by offering them a selection of overnight accommodation to suit their budget is a critical strategy to reduce the impact on the local environment, built and nature reserve whilst growing the disposable dollar going into the local economy. If we reduce the availability of a range in accommodation choices then we will increase the load in day trippers, all using their cars to access the shire; looking for parking; picnicking by the roadside or in public places; increasing the need to provide more waste and amenity services throughout public spaces etc. They put pressure on our environment and generally congest our infrastructure. Reducing the availability of a range of accommodation in type and cost will increase day trippers and put pressure on our resources and services.</li> <li>Traditional forms of tourist accommodation are often in short supply at peak times, restricting options for families and groups to visit.</li> </ul> <p><b>Limitations on frequency of short term accommodation</b></p> <ul style="list-style-type: none"> <li>It should be our right to rent out our home on at least 4 weeks per year - it allows us the ability to travel away from Noosa during the busiest times of the year.</li> <li>Residents and the community benefit from Short-term renting their own properties during peak times such as Christmas, Easter, Noosa Triathlon, where tourist accommodation is completely booked. I would like to see it capped at a maximum of 4 weeks per year noting that local residents are much more likely to ensure that their neighbours are not affected</li> <li>Limit 90 days short-term accommodation rental per year in residential areas.</li> <li>In line with Byron Bay, there should be a limit of 90 days per calendar year that a whole house can be holiday let.</li> <li>Suggests that residents renting out their home for only part of a year might pay a pro rata rate and be allowed to do it for up to a period no greater than the number of school holidays in a year.</li> <li>Owners should not have full time holiday rentals, as these homes could be providing long term rental. Allowing a maximum period to do so (say 3-4 months) would be a fair and reasonable solution.</li> <li>Allowing people to holiday rent for 3-4 months of the year, would allow equality across the shire, without unfair segregation, and also means these properties would not be available for long term rental anyway.</li> <li>Reject any calls for onerous caps on the number of days a property can be made available.</li> </ul> <p><b>Poorly managed properties are ruining it for well managed properties</b></p> <ul style="list-style-type: none"> <li>Proposed changes unfairly discriminate against those that are doing the right thing.</li> <li>A few owners who may have abused the system should not cause other responsible owners to be penalised.</li> </ul> |                    |                |



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| 20868035<br>20868150<br>20868152<br>20868154<br>20868174<br>20868177<br>20868179<br>20868216<br>20868217<br>20868229<br>20868346<br>20868405<br>20868418<br>20868428<br>20868595<br>20868596<br>20868597<br>20868600<br>20868601<br>20868608<br>20868610<br>20868615<br>20868616<br>20868617<br>20868619<br>20868620<br>20868621<br>20868622<br>20868623<br>20868659<br>20868663<br>20868787<br>20868796<br>20868812<br>20873177<br>20874655<br>20875006<br>20876508<br>20898176 | <ul style="list-style-type: none"> <li>• Our neighbours have direct access to the local letting agent in case they have any concerns regarding the tenants, however there have been no issues in our two years of letting.</li> <li>• Recognise ungoverned approach of Airbnb and similar self-service websites has probably catalysed this situation, however short-term letting using reputable and motivated agents leads to a different outcome.</li> <li>• This reaction from the council is as a result of irresponsible absentee home owners who care little of the impact that a 'party' house has on the community and doesn't take into account the benefits that a genuine 'locals' experience brings to the area.</li> <li>• Under draft plan the letting criteria will become even more stringent for professionally managed properties with reputable local holiday letting agent whilst there will continue to be no regulations for other alternative letting avenues such as Airbnb. They will continue to be "under the radar" and not have to comply with any new regulations.</li> <li>• Many Airbnb owners/managers "hosts" have earned "super-host" status which means that they have been recognised for their dedication and professionalism in the holiday rental industry. It would be a great miscarriage of justice and decency to punish these outstanding "hosts" who own or manage properties outside the proposed zone.</li> <li>• We have our property professionally managed and engage the services of cleaners, handymen, yard maintenance people, pool cleaners, on a weekly basis to prepare the property for visitors. This local employment would be lost if I could not short term let the property</li> <li>• Agrees the issues around Short-term letting in residential areas to be very real and warrants attention to maintain the quiet enjoyment of properties in these areas but this is a management issue, effectively dealt with via a combination of, licensing, education, implementation of local laws to include management requirements.</li> <li>• Property owners whom reside outside of Noosa must register their property with Council and adhere to running the management of the property in line with guidelines set by council OR transfer the management of their listing to a local Licenced Agent</li> <li>• Properties located in Low Density 'Residential' Zones who wish to holiday let must do so through a local Licenced Property Manager (No option to self- manage on Airbnb or the like)</li> <li>• Recommends any Short-term letting property that is managed through a registered Holiday Letting Agency should be exempt from any additional regulations while casual holiday lets through organisations such as Airbnb should be the primary focus of the draft plan and should have legislation in place to ensure they are also fairly contributing to maintaining the unique Noosa area lifestyle.</li> <li>• STA dwellings are benefiting from the Noosa brand and the significant promotion of it. Without any register or tracking, how can Council charge the Tourism levy and any other business related tariffs?</li> </ul> <p><b>Suggestions for management</b></p> <ul style="list-style-type: none"> <li>• Appreciates the importance of maintaining the integrity and peace within residential areas whilst allowing carefully planned tourism and holiday letting.</li> <li>• There are other more equal ways to manage this. Allowing all home owners / rate payers the same choice is a better approach, and this could still be either taxed as a tourism levy, or with a restriction on the amount of time one must reside in a property.</li> <li>• It seems the minority of residents and their interests are driving and compromising the overall viability of our local economy.</li> <li>• One size fits all approach does not suit as each property its locality, size, design and features requires individual consideration.</li> <li>• It should be mandatory for absentee owners to engage a professional licenced property manager if they want to short term let.</li> <li>• Don't believe you need a licensed real estate agent to rent your own property. As long as the owner complies with all relevant requirements as a short-term lessee. And I do think any Airbnb property should be required to take out a Landlord's Insurance Policy.</li> <li>• Understand that existing use rights may survive the change in the Noosa Plan however feel that its operation should be grandfathered from the time of the proposed change coming in. Those properties complying with the voluntary code of conduct should not have to pay application fees and the process be one of registration rather than approval. Any new property or change in ownership should be subject to a code application.</li> <li>• A compulsory registration scheme for Short-term renters with an enforceable code of conduct could be simple solution. This will also identify, for Council, properties which the Tourism Levy should be charged.</li> </ul> |                    |                |

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|           | <ul style="list-style-type: none"> <li>• Suggests that a code of conduct for hosts and guests along with a limited number of 'strikes and you're out' policy would be central to Queensland's response to short-term letting.</li> <li>• Industry hierarchy totally support registration of STAs, a Code of Conduct and an arbitration system. Take action against those who do not demonstrate a fair and reasonable community spirit and don't punish responsible people who create an enormous benefit to the community.</li> <li>• Council should publish a Code of Conduct applicable to each permit issued and a registration number sticker for each property registered to be located at the front of the dwelling. The registration number should be provided to the letting Agent and/or the online travel agent. These agents should be encouraged not to list the property without this registration.</li> <li>• All holiday rentals should have a sign at the front of the property and property managers commit to the code of conduct that has been drafted by a group of property managers last year.</li> <li>• Appropriate management requires rigorous screening guests.</li> <li>• Renters to be provided with plain English rules about all manner of expected conduct</li> <li>• Neighbours to be provided with a phone number to register complaints about noise, excessive numbers etc.</li> <li>• Keep track of problem owners.</li> <li>• Suggest Council implement fines to those who have guests who cause excessive noise or other issues on a regular basis.</li> <li>• Consider limiting the number of properties available for short stay in any one street.</li> <li>• Individual properties could be assessed by Council as fit for purpose and Council reserve the right to cancel the approval for short stay accommodation in the event of consistent complaints by residents.</li> <li>• A designated officer within council is available for residents to lodge complaints.</li> <li>• Complaints would need to be validated as could be the result of vexatious neighbours rather than real issues.</li> <li>• There is opportunity to raise the tourism levy to account for licencing/registration, policing, engagement of security personnel</li> <li>• Perhaps you could limit rentals in some other fashion? Nightly limits for all? Or person limits? Or a yearly allotments of nights for each residence</li> <li>• Council has not considered options for limited regulation that exist in many communities and countries throughout the world where tourists flock to and are welcomed by residents, businesses and communities with mostly positive outcomes.</li> <li>• Queenstown Lakes District Council has rules regarding noise and a 24/7 hotline to report incidences. Most of the complaints in Queenstown were from Airbnb Short-term lets. Perhaps Noosa Council could investigate implementing the same rules and 24/7 support for Noosa.</li> <li>• Look to the fair and innovative planning frameworks established in South Australia, Tasmania, and New South Wales which allow hosts to share their own homes and holiday homes without the need for development approval.</li> <li>• Work with the Queensland State Government, local hosts, and Airbnb to establish state-wide, modern and innovative home sharing rules which are clear, easy to understand and comply with, and also cost effective for hosts.</li> <li>• Develop a kind and fair framework for Short Stay Accommodation with help and insights from all stakeholders. We should:</li> <li>• Focus on the benefits of short term accommodation for the community such as flexible income generation for vulnerable women, single parents, people who are in-between employment etc</li> <li>• Protect against a total takeover of our suburbs that could potentially turn suburbs into 'tourism ghost towns' and make resident services such as schools, shops and doctors suffer - perhaps through a licensing system.</li> <li>• Grandfather out 'overuse' of suburbs by short term accommodation</li> <li>• Extend the Tourism Noosa ecocheck program with practical solutions to reduce impact on our infrastructure. Offering easy public transport on and off ramps, bikes, good resource recovery, award water savings as well as emission savings.</li> <li>• Seek to support the most vulnerable income earners of our tourism industry (cleaners and maintainers).</li> <li>• Support the development of public transport as well as active transport links to minimise traffic impact.</li> <li>• Seek to actively design walkable neighbourhoods with centres of interest – local suburban shops and social activities.</li> </ul> |                    |                |

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|           | <ul style="list-style-type: none"> <li>• Seek to actively support the development of experiences for visitors and residents such as tours and activities set in suburbia.</li> <li>• The definition of short stay within the Noosa Plan suggests a consecutive period of less than three months. However the reality is that many guests using Airbnb etc stay for much shorter periods. Council therefore needs to strike a distinction between very short stays such as 1-2 nights, 7-14 days and longer.</li> <li>• Under Sec 180 (3) of the Body Corporate Community Management Act Legislation provides that if a lot may be lawfully used for residential purposes, the scheme bylaws cannot restrict the type of residential use, including Short-term lettings. Most units within Noosa Shire are registered under Body Corporate Community Management Act Accommodation Module. The Accommodation Module is intended for schemes used for permanent residence and holiday letting. The BCCM Act was amended in 2003, 2007 and 2009 to encourage the tourism potential of community titles schemes without diminishing the rights and responsibilities of owners and intending buyers of lots in community title schemes. Council's proposed plan seems to conflict with state legislation.</li> <li>• Changes to strata legislation to empower owner's corporations to pass bylaws with a 75% majority banning short-term letting in their building, but not on properties which are owner occupied.</li> <li>• Short-term accommodation should be allowed as-of-right in medium and high density residential zones, where it will be controlled through body corporate laws</li> <li>• Body corporate holiday apartments should register and pay but should be allowed to holiday let apartments in all zones as a Body Corporate is able to regulate its owners.</li> <li>• There has been a plethora of court decisions and judgements where residential use has been determined as well as suggestions by the Queensland Judiciary that they have had trouble making sense of the Integrated Planning Act 1997. Based on these legal precedents it may be that Short-term letting is legal and does not require permission.</li> <li>• The Body Corporate and Community Management Act (BCCM) Act and standard by-laws clearly outlines the processes and outcomes regarding disruptive behaviour, parking congestion and negative impact on residential amenity. Local council do not have jurisdiction in these matters, nor should they.</li> <li>• Introduce a bed tax to derive some advantage from an existing resource</li> <li>• My professional management agency has provided Noosa Shire Council with a recommended management plan to assist owners who are short-term letting to do so with integrity and discipline so that their guests can also have an amazing experience and respect their neighbourhood and the environment. I believe the proposed Noosa Plan needs to take a responsible owner approach and work with us to establish best practices in our short-term letting to continue to grow our tourism industry, employment opportunities, property values and to preserve our natural environment. This will not be achieved by taking a restrictive and punitive approach, causing owners to reduce their income, sell down assets or undertake a laborious and costly application processes; and having to build a policing regime to enforce this plan. I trust that Council will use its business and social acumen to judiciously form and implement collaborative and business like solutions that gives choice and allows it to continue to put rate payers' resources into expanding our lifestyle and the vibrancy of the Noosa Shire.</li> <li>• Full cost recovery of regulation from the owners of these properties via Permit fee.</li> <li>• Proactive annual inspections for safety and number of disclosed beds.</li> <li>• Registration may be cancelled when: (a) Any material change occurs to the application details on the basis of which the certificate of registration was issued. (b) Council receives no less than three substantiated complaints concerning the activities taking place at the dwelling from residents located within the proximity of the dwelling over a rolling period of 12 months. (c) A substantiated complaint is of such severity that immediate cancellation is warranted.</li> <li>• Tourism Noosa supports all forms of compliant accommodation offerings that can meet the rising expectations of our valued Noosa visitors. It appreciates the current demand for self-managed STA offerings and supports that notion that the entire accommodation-providing industry should be regulated fairly and consistently.</li> <li>• The owner must provide Council with the contact details for a designated person(s) for the dwelling who can be contacted at any time, and that person must respond within 2 hours to any matter relating to the dwelling. Contact details must be provided on the property and to all adjoining neighbours (including those over the road)</li> <li>• For short-term holiday letting, the limit of 10 guests is understandable given the concerns around house parties, however impractical in its application particularly in situations of two families holidaying together, or extended families where grandparents accompany the family as appears to be occurring more frequently given the ageing population.</li> </ul> |                    |                |

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|           | <ul style="list-style-type: none"> <li>• Strict limit on the number of people who can stay in any one house that is located in a residential area in short-term stay residences no matter how large the house is.</li> <li>• Number of "guests" allowed to stay should be capped at 8 guests at all times (no visitors).</li> <li>• Set maximum residents to 8 (still larger than a normal house)</li> <li>• Suggests introducing a limit on the number of holidaymakers able to stay in the AirBnB and Stayz type holiday homes around town in quiet residential streets – 8 (e.g. two couples, 4 kids), no more.</li> <li>• I would like to see Noosa Council restrict holiday rental houses to a maximum of 2 people per bedroom, in addition to the maximum ceiling of 10 per house. The interior should also be sufficiently able to fit everyone indoors as required. Sites example of a 4 bed house, which sleeps 10 (with 2 on sofa bed in lounge) but lacks indoor space so nearly every booking spends 90% of their time on the back deck, overlooking the river.</li> <li>• Mandate a sign out front with a 24/7 mobile number on it that neighbours can call to get problems immediately resolved if things get out of control.</li> <li>• We have been exposed to adjoining and neighbouring properties being rented both in the long term and short stay accommodation markets. Generally, short stay accommodation users are respectful of residents in the neighbourhood. The noise levels experienced from neighbouring long-term tenants, occurring at any given time of any day of the week were noticeably more intrusive than that of the short stay accommodation occupants. The short stay accommodation properties are often unoccupied and remain quiet for most of the week. The short stay visitors were usually parked appropriately in the street, with no obvious difference to the neighbouring long term tenant. Further along the street another long-term tenants' parking habits were more erratic, in terms of street parking position and the number of cars.</li> <li>• We do agree that short stay accommodation providers should contribute to the use of public utilities and tourism promotion initiatives however self-regulation is potentially a more effective means of ensuring that standards are maintained and that owners of short stay accommodation properties align their interests with those of the rest of the property owners and community.</li> <li>• A genuine owner occupier should be able to let out part of their home for Short-term or all of it when they go away. This capacity does not affect the long term rental pool of stock and only enhances local jobs (cleaners, maintenance support etc).</li> <li>• Short-term accommodation should only be allowed without NSC approval in multi-unit areas.</li> <li>• Single residential areas should require an approval because of amenity impacts.</li> <li>• Whole of house Short-term rentals should only be allowed if owners live on site.</li> <li>• Despite numerous complaints Council has not been able to resolve this issue. Submits that Council has been negligent in protecting lifestyle, health (both mental and physical) and property value.</li> <li>• The range of measures taken in other parts of Australia and the world is wide. Some common themes have emerged:</li> <li>• All short stay rentals must be registered with local government and pay appropriate tourism accommodation taxes</li> <li>• The owners and managers of such properties must understand their responsibilities to their neighbours, especially regarding noise and parking. That understanding must be conveyed to the renters</li> <li>• If the on-line platforms refuse to provide such a number, Council should provide a noisy neighbour hotline, as is done at Byron Bay. The Palm Springs "Good Neighbor Brochure" states "a call from the neighbours will bring the Vacation Rental Compliance Officers to your door". If it proves necessary to employ such staff here, they could be paid for via tourism taxes, which could be higher for online platforms if they refuse to assist in managing complaints</li> <li>• There must be sanctions for noise and parking infringements. Perhaps a warning for the first infringement, then removal of Council approval to run a short stay rental for a subsequent infringement.</li> <li>• Regular neighbour surveys to monitor the impact</li> <li>• Council should apply very strict policy in which Holiday letting registrations are cancelled. Preferably where 3 written validated complaints are received then cancellation of the permit should occur.</li> <li>• Issue of annual permits, with powerful withdrawal powers and fines</li> <li>• Council to have the ability to evict even Short-term tenants</li> <li>• Notification to the Australian Tax Office that the owner is using the property for business purposes use and their full name(s)</li> <li>• Set an upper limit on the number of properties in any one area that can be Short-term rent.</li> </ul> |                    |                |

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|           | <ul style="list-style-type: none"> <li>• Short- term stay properties in residential areas cannot host parties.</li> <li>• Owners are responsible for the behaviour in their house so they screen potential renters properly and renters are aware of the arrangements. Infringement of unacceptable behaviour forfeits all money and they must leave.</li> <li>• Owners can lose the right to rent their property if there are regular complaints about the property. The criteria would need to be clear cut so easy to administer.</li> <li>• Clear noise parameters including information about pets visiting the house. No noise after midnight Friday and Saturday nights and 10pm on school/work nights.</li> <li>• All current short-term rental property owners need to apply to continue and understand new by-laws and penalties.</li> <li>• Council to collect revenue from STA to overview, regulate and police without charging other category of rate payers.</li> </ul> <p>Council should ensure people require public liability as insurer may avoid paying out if STA is carried out without proper approval.</p> <p><b>Home-hosted accommodation</b></p> <ul style="list-style-type: none"> <li>• Home hosting is good as long as there is no impact to surrounding residents.</li> <li>• Owner hosted accommodation not so bad because they are usually only catering to couples.</li> <li>• Have no objections to home-based business where hosts are present in the house, however objects to entire houses being used for short-term accommodation and should be treated as an inconsistent use in a residential zone (outside tourist accommodation precincts). This is considered a commercial activity and therefore be impact assessable across the entire shire.</li> <li>• Owner hosted accommodation not so bad because they are usually only catering to couples.</li> <li>• Requests that Noosa Shire residents be allowed to freely use part of their property for Short-term accommodation while entire home short stays be treated as a business.</li> <li>• Home-hosting residents share their clean, private home with visitors from all over the world and country who would otherwise find the cost of staying in the Noosa area prohibitive. They only allow couples and singles. There are no parties, festivals or disruptions. Some neighbours don't even know that there is an Airbnb here.</li> <li>• As a former police officer in Noosa I have seen first-hand the impact of the Noosa Sound rental epidemic to stag weekends and unruly families. I have never been called to a family home where hosts are present and responsible for their guests.</li> <li>• There is discrimination between hosted and un-hosted Short-term rentals. Both types of accommodation should be treated equally under any regulation. The amenity and community impacts of a hosted rental can be similar to an un-hosted.</li> <li>• The tourism levy can be avoided by Airbnb owners who are subletting their home whilst claiming any exemptions due to being a "primary place of residence".</li> <li>• Short-term Accommodation of the Airbnb style of hosted operation can provide the most valuable future asset to the tourist industry in Noosa going forward, and help achieve some of the Noosa Council and Tourism Noosa's own written goals. The proposed direction will certainly restrict and hinder this segment of the industry from making a beneficial contribution to Noosa Shire's future.</li> <li>• Objection to the fact you can't holiday rent a granny flat in a low residential area</li> <li>• Houses are quite large and should be allowed to have 2 kitchens. Current definition is very vague (Any room capable of being used to prepare food).</li> <li>• A secondary dwelling can have an additional kitchen so why is this different to a house having a second kitchen.</li> <li>• Support of the ability for owners to rent out self-contained granny flat style accommodation and that it has been classified as a home business in the proposed plan</li> </ul> <p><b>Impacts of permanent residents</b></p> <ul style="list-style-type: none"> <li>• Guests have probably been more quiet then our own family.</li> <li>• Have had more unpleasant experiences with permanent residents than with Short-term guests.</li> <li>• One is never guaranteed to have a better situation with long-term renters or permanent residents. It's harder to get rid of a long-term renter who doesn't improve behaviour can be removed within hours or days depending on the rules they agreed to.</li> <li>• Having a permanent noisy/unruly neighbour is worse than short-term renters who is at least gone soon.</li> </ul> |                    |                |

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|           | <ul style="list-style-type: none"> <li>The matter of problem tenants is grossly over stated. It would be a Police matter and not an area of Council responsibility.</li> <li>There needs to be a role for the police and the council is ensuring that all residents and visitors to Noosa alike are not being a nuisance to others, including noise pollution.</li> <li>Residents and long-term renters are also part of the problem. It is not only tourists and investors.</li> <li>We propose the Council consider an on-the-spot fine system that doesn't distinguish between residents and visitors.</li> <li>High turnover and prolonged periods of vacancy in the long-term rental properties and the tendency of owners to allow the properties to fall into an unsightly state of disrepair.</li> <li>The short stay accommodation owners fastidiously and diligently maintain their properties, obviously needing to maintain market appeal.</li> </ul> <p><b>Housing affordability</b></p> <ul style="list-style-type: none"> <li>Rental and Housing affordability is a complex problem affected by Supply and Demand. Noosa is a high demand area. Desirability combined with Noosa's Infamous Population Cap is the real major contribution to High Rental and Housing Affordably. The lack of significant new land releases over the past 3 years has pushed prices up, primary residents in and investors out, shortening rental stock. It is time to stop blaming short term accommodation.</li> <li>Housing affordability issues have always existed in Noosa and the approach in the draft plan will not change this. Should high end properties such as those at Noosa Waters be prevented from short term letting they are never going to add to the affordable housing pool.</li> <li>Short-term letting has no effect on housing prices and if it did that's to the benefit of the house sellers and other property owners all of whom are rate payers.</li> <li>The number of residential purchasers who have acquired their Permanent Place of Residence in Holiday Resorts and part time residents who do not holiday rent their properties, far outnumber the number of investors who have purchased in "pure" residential areas, solely for holiday rental gain.</li> </ul> <p><b>Cars and Car parking</b></p> <ul style="list-style-type: none"> <li>Excessive traffic &amp; parking problems are caused by day trippers/surfers who cannot find any day parking anywhere else and so use these streets for parking as they are very handy to the National Park, the beaches &amp; Hastings Street.</li> <li>Many of the parking issues come from the large multi-unit complexes of 5-10 plus units as only have one on-site car park hence there is often a large number of cars parked on the street illegally with no enforcement from Council.</li> <li>Limit on the number of cars that can be brought to short-term rental so the street isn't blocked up the numerous vehicles every week end and over holidays. Perhaps a maximum of 2 cars per property for short-term stays.</li> <li>Short stay accommodation should be located so people use public transport or ride sharing (taxi, Uber).</li> </ul> |                    |                |

### 8.1.5 Concern over properties used short-term accommodation within residential zones

| Submitter  | Submission and Grounds of Submission   | Planners' response  | Recommendation   |
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| 20737159<br>20825901<br>20830923<br>20831083<br>20832970<br>20832970<br>20833937<br>20834860<br>20835331<br>20835350<br>20835499 | <p><b>Low density housing zone for permanent residents and inappropriate in the zone</b></p> <ul style="list-style-type: none"> <li>The LDR zone is meant to be home to permanent residents with minimal impact from incompatible uses</li> <li>"Council seeks to protect traditional residential housing and neighbourhoods used for permanent living from the potential negative impacts of short-term visitor accommodation to maintain the amenity and lifestyle enjoyed by residents." We feel strongly that Council must act on its own promise to residents by retaining the status quo.</li> <li>Residents pay a high premium for land and rates to live here and don't appreciate their weekends being ruined by Short-term party house rentals.</li> <li>Short-term accommodation should be banned in the low density residential zone. If Council is not allowed to do this at least make it assessable. If it is assessable you can control the use, can collect infrastructure contributions, provide neighbours with the right to object to the application, rate the property according to use.</li> <li>The scheme is meant to separate residents from intrusive uses that would impact through loud noise etc, that is why residential zones are separated from business zones</li> </ul> | <p><b>Low density residential zone for permanent residents</b></p> <p>Residents are highly concerned by the impact short term letting is having in their neighbourhoods, or have seen the effects elsewhere and are threatened by inclusion within an area that promotes further short term letting. The vast majority of concerns are from residents within the Low Density Residential zone although there are also submissions from within Medium Density Residential environments.</p> <p>The first stated overall outcome for the Low Density Residential zone is that "Low density residential neighbourhoods are home to permanent residents with minimal impact of visitors". It is considered that protecting the residential amenity of low density residential neighbourhoods should take precedence over any other considerations for that zone.</p> <p>Therefore, further consideration should be given to the impact short term accommodation has on permanent residential areas, particularly those subject to the short stay area map.</p> <p><b>Eroding sense of community</b></p> <p>The cumulative effect of short term accommodation within a given street or neighbourhood is changing the social fabric of the neighbourhood and making residents feel particularly anxious and isolated. This is most evident in pockets of Sunshine Beach, Noosa Heads and Noosaville where in some cases, little</p> | <p>It is clear from the range of submissions that the short stay area map is not the right approach for addressing short term accommodation because:</p> <ul style="list-style-type: none"> <li>of the potential impacts to existing permanent residents within the map area that will occur because of the concentration of short term accommodation;</li> <li>the inequities across the Low Density Residential zone both for those wishing to short term let and those impacted by short term letting; and</li> <li>the inequities associated with the approvals process across the Low Density Residential zone.</li> </ul> <p>Therefore it is recommended that:</p> <ul style="list-style-type: none"> <li>in response to submissions regarding the short stay overlay map, the short stay overlay map be removed;</li> <li>a local law be prepared to manage the day to day operations of short-term accommodation;</li> </ul> |

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| 20835499<br>20835501<br>20835511<br>20841035<br>20842314<br>20842314<br>20842316<br>20846731<br>20846937<br>20848347<br>20850105<br>20850105<br>20853248<br>21004637<br>20853403<br>20854122<br>20854739<br>20857101<br>20860774<br>20862005<br>20862029<br>20862031<br>20862473<br>20863349<br>20863737<br>20864487<br>20864490<br>20864504<br>20864838<br>20864935<br>20865941<br>20865943<br>20865944<br>20865945<br>20865947<br>20865948<br>20865949<br>20866272<br>20866273<br>20866400<br>20866546<br>20866730 | <ul style="list-style-type: none"> <li>The residential areas are for people who live here - the people who make up the fabric of the area, the ones that vote, volunteer, do the beach clean ups, care for others.</li> <li>Residents are considerate of neighbours and let them know if there is going to be an occasional disruptive party.</li> <li>While anybody is entitled to the occasional party the revolving door of holiday makers means most guests are in party spirits most of the time.</li> <li>It's normal to hear your neighbours have an occasional party (such as birthdays, but now it's incessant and unbearable and like living next door to the pub but without the security staff!</li> <li>How is it that one can't put tourist units in a residential zone but the impacts of a 5-6 bedroom house for the same purpose is allowed without any planning approval.</li> <li>Since the advent of online platforms like Airbnb and Stayz, conversion of homes to unregulated short-term year-round on-line letting has occurred, detracting from the area's residential appeal and amenity with traffic increase, parking stress, overflowing rubbish bins and partying</li> </ul> <p><b>Eroding sense of community</b></p> <ul style="list-style-type: none"> <li>The proliferation of holiday homes is eroding the Sense of Community within neighbourhoods already</li> <li>Short term accommodation has had a negative impact on the way residents feel safe and secure and can enjoy their home and garden. This has to be changed or controlled.</li> <li>Residents who take pride in their properties, streetscapes and waterways are constantly upset to see transient visitors staying for 2 nights partying day and night then leaving, often with rubbish left on the beach in front of their house and bins overflowing on the footpath.</li> <li>Noosa should not be compromised over a minority of owners or real estate agents who benefit financially at the cost of local residents and Noosa Tourism / Accommodation</li> </ul> <p><b>Community and environment over short term accommodation</b></p> <ul style="list-style-type: none"> <li>Why should the long term policy of low density detached housing now be eroded in this way when Noosa Council has a strong history of deciding in favour of community, environment and sustainability, rather than development.</li> <li>Understand that Noosa is a holiday destination and many areas have had rental homes available for a long time. This worked reasonably well when letting was controlled through established local agents but generally the Airbnb type letting allows no avenue to lodge immediate complaints other than the Police who are generally busy on more important issues.</li> <li>Something needs to be done to rein in the rapid advance of the 'disruption' model of the new players in the short stay market place. Doesn't want Noosa to descend into being "A nice place to visit, but I wouldn't want to live there."</li> <li>Submitters were virtually forced out of their last home on Noosa Sound after 14 years by the ever increasing number of rented homes around them and have grave fears of the same thing spreading to other areas such as Noosa Waters.</li> </ul> <p><b>Short term accommodation is a business</b></p> <ul style="list-style-type: none"> <li>The use of short-term accommodation is a business and should be regulated as per any other business</li> <li>Prohibit the rental of entire properties in the residential areas of Noosa Shire and allow only room rentals as was the case when Airbnb was first created.</li> <li>Offering short-term accommodation while the owner is present is classed as a business. Why isn't short-term accommodation in whole houses without a host defined as a business?</li> <li>Any other business would have to address impacts through a planning application.</li> <li>The property owners running accommodation businesses are not invested in the community and show blatant disregard for residents.</li> <li>The problem is not a household letting a room or the family letting their principle place of residence for an occasional week. It's the properties set up as business to provide short-term lets continually.</li> </ul> <p><b>Permanent housing availability</b></p> <ul style="list-style-type: none"> <li>Long term investment properties taken out of the permanent rental pool are having a massive impact on the availability of cost effective permanent rentals - this is not just Airbnb but any 'holiday let' property.</li> <li>Noosa is regarded as one of the top tourism sites in Australia, yet there are an unpoliced / unlicensed operators who will destroy our reputation and standard that licenced operators are trying to protect.</li> <li>The homes in this street were designed and built to house a family.</li> </ul> | <p>sense of community remains in some streets. Other neighbourhoods have not necessarily been as affected.</p> <p>It is also acknowledged that within unit complexes some residents are feeling concerned that short term guests are affecting their sense of security.</p> <p>It is considered that the concentration of short stay accommodation in designated in locations within the short stay area map will be detrimental to local communities.</p> <p><b>Community and environment over short term accommodation</b></p> <p>Whilst the importance of tourism to Noosa's economy is recognised, short term accommodation and catering for tourism should be considered carefully in the context of impacts on the resident community. Particularly within traditional permanent residential communities.</p> <p><b>Short term accommodation is a business</b></p> <p>It is agreed that short term accommodation is a commercial operation as there is a finance exchange and commercial gain from its operation.</p> <p>Therefore, short term accommodation should be regarded as such in determining its appropriateness and levels of assessment for external impacts in residential zones.</p> <p><b>Permanent housing availability</b></p> <p>It is acknowledged that the conversion of permanent housing to short term accommodation has an impact on the available housing stock for both purchase and rental. It is also acknowledged that detached housing in traditional residential neighbourhoods were not designed for short term accommodation and tourists.</p> <p><b>Change in tenancy status from permanent to short stay will change community</b></p> <p>It is acknowledged that an increase in short term accommodation and further intrusion into traditionally permanent residential neighbourhoods will ultimately change the community profile, from a permanent to a more transient community.</p> <p><b>Ample tourist accommodation – protect permanent housing</b></p> <p>The current Noosa Plan and the draft new Noosa Plan make considerable provision for a range of tourist accommodation opportunities.</p> <p>Further consideration of the extent of tourist accommodation and its appropriateness in traditional residential areas is warranted.</p> <p><b>Impacts of short term accommodation</b></p> <p>It is acknowledged there a range of impacts associated with the operation of short term accommodation on permanent residential communities.</p> <p>An appropriate level of assessment for future short term accommodation in residential areas to thoroughly assess the associated impacts is warranted.</p> <p><b>Occupancy is high for short term accommodation</b></p> <p>It is acknowledged that the higher level of occupancy in short term accommodation, generally there is a higher potential level of impact.</p> <p>Submissions show that some short-term rentals are having a significant impact on the residential amenity within their setting, particularly those that accommodate larger numbers of guests (i.e. over 8 people) and particularly, but not exclusively, those that are remotely managed, without a local person responsible for the property or the action of guests.</p> <p>There does however seem a general acceptance of people hosting small numbers of guests within their home while they remain in residence. Likewise there is some support for residents to occasionally let out their whole home.</p> <p><b>Short term accommodation not managed and day to day regulation required</b></p> <p>It is acknowledged there are a number of issues regarding the external impacts associated with operation of short term accommodation.</p> <p>Therefore, to manage the day to day operations of short term accommodation a local law with an additional approvals process with requirements for a contact person to deal with complains and a code of conduct addressing a range of matters deal with the day to day operations of short term accommodation will be developed.</p> | <ul style="list-style-type: none"> <li>the importance of residential amenity be valued within the Low Density Residential zone by making the levels of assessment for short term accommodation the same for all properties within the zone, regardless of location; and</li> <li>short term accommodation be made consistent, impact assessable in the Low Density Residential zone.</li> </ul> |

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| 20866731<br>20867001<br>20867018<br>20867100<br>20867102<br>20867109<br>20867115<br>20867129<br>20867130<br>20867136<br>20867146<br>20867153<br>20867157<br>20867160<br>20867161<br>20867166<br>20867198<br>20867201<br>20867296<br>20867632<br>20867675<br>20867709<br>20867791<br>20867824<br>20867825<br>20867826<br>20867827<br>20867828<br>20867831<br>20867833<br>20867851<br>20867852<br>20867884<br>20867885<br>20867886<br>20867887<br>20867889<br>20867893<br>20867895<br>20868220<br>20868426<br>20868864 | <ul style="list-style-type: none"> <li>The World Travel and Tourism Council has recently acknowledged that travellers are driving locals out in global hotspots and a backlash to over tourism in those neighbourhoods is underway. The Airbnb revolution is already warping house prices in globally affected areas and this is beginning to be mirrored here in our own real estate pages, with an advertised added potential for Airbnb income.</li> <li>Most commercial interests in Noosa would likely welcome increased tourism and the revenue it brings, however this needs to be achieved in a sustainable way that does not adversely impact on traditional residential housing. A departure from our current zoning status to one that creates short stay accommodation is not a viable solution to Noosa's growing popularity and threatens a sustainable balance.</li> </ul> <p><b>Change in tenancy status from permanent to short stay will change community</b></p> <ul style="list-style-type: none"> <li>The high financial returns for landlords to Short-term letting, \$2000.00 per night is not unusual, is encouraging investment buyers rather than residential occupants, altering the nature and amenity of the environment to the detriment of existing residents.</li> <li>Units now zoned medium density residential, included in the short stay area will convert to short term letting without a planning approval or regulation.</li> <li>Allowing Short-term accommodation in low density Little Cove will fundamentally change an area considered for more than 50 years to be among Noosa's most desirable for its location and qualities as a quiet and traditional residential neighbourhood. It is incompatible with the zone objectives and there is simply not the capacity for more people and more cars.</li> <li>Cause a net loss of permanent community residential accommodation in Noosa.</li> <li>Permanent residents have given way to Short-term tourist stays. This is detrimental to the ethos of Noosa.</li> <li>.Airbnb impacting all around the world and Noosa needs to act before the situation gets worse.</li> </ul> <p><b>Ample tourist accommodation – protect permanent housing</b></p> <ul style="list-style-type: none"> <li>There is already plenty of areas which are zoned to accommodate tourists in Noosaville and there is no need to destroy a well-functioning community of permanent residents live.</li> <li>Why should tourists get access to the best areas of Noosa and residents forced to leave and live in less convenient locations?</li> <li>Within a small complex of units permanent residents have "strangers" wandering around the property and are concerned for their safety.</li> <li>Unless a majority of unit holders are happy to have Short-term letting it should not be allowed. Body Corporate should be able to have a legal say in this.</li> <li>Within one complex of 4 units, one owner has converted their garage into a small flat (complete with toilet) in which they live approx. 200 days per year while they make their unit available to short-term guests with frequent turnover.</li> <li>Restrict Airbnb and other home-sharing platforms, as they have driven up home prices, disrupted the quiet residential areas and don't contribute to Council levies.</li> <li>Council has a responsibility to not only protect certain areas but rather to provide protection and controls for all ratepayers. All ratepayers have an equal right to have their residential amenity protected.</li> <li>Concern Council is now considering turning their area into one that will become a glorified tourist precinct with neighbouring properties allowed and even encouraged to provide Short-term tourist accommodation.</li> <li>Submitters are not interested in whether this plan potentially raises their property value they are more concerned the amenity of their area be protected and have it remain the type of property they originally purchased.</li> <li>Just because these online platforms exist and are easy to use by anyone with a bed to rent, doesn't mean they should be able to disrupt our lives. Noosa Council is in a position to protect its residents from this new disruptive commercial activity and all the issues that come with it.</li> <li>Surrounded by short term rental properties purchased recently by owners living in Brisbane and using AirBnB as an opportunity to gain wealth. This wasn't an afterthought but an integral part of their strategy to pay for this investment property.</li> <li>Our street was once filled with friendly neighbours chatting, kids out playing together and Christmas street parties. We no longer have neighbours looking out for one another. Tourism gentrification means a displacement of residents and our once residential street is now transformed into a commercial space for entertainment and consumption.</li> <li>Tourism Noosa's goal of spreading the benefits and reducing the impacts of seasonality with a greater dispersity of visitor expenditure across the destination has increased off-peak and mid-week</li> </ul> | <p>The matters raised in submission regarding the impacts of short term accommodation will be considered further in the development of a local law.</p> <p><b>Carparking impacts of short term accommodation</b></p> <p>It is acknowledged that short term accommodation can result in an increased number of cars requiring parking. The new Noosa Plan has minimum onsite carparking requirements, however the management of parking should be further dealt with through a short stay local law to deal with the day to day management of carparking.</p> <p><b>Short term accommodation paying their way</b></p> <p>Short term accommodation providers will be required to pay the Tourism levy as part of their rates. In addition, a local law to regulate the operations of the use would be appropriate including a requirement for an annual approval and fee payment.</p> <p><b>Resources</b></p> <p>It is acknowledged that additional resources will be required to address the assessment and regulations of short term.</p> <p><b>Registration</b></p> <p>It is agreed that further consideration of registration of short term accommodation through a local law framework should be given.</p> |                |



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| 20871462  | <p>visitation. This is having a massive effect on residents living near Short-term rental accommodation. Residents once had to contend with the busy holiday season with the influx of visitors and holiday makers at Easter, Christmas and a few weeks of school holidays, knowing to avoid busy precincts such as Hastings Street at peak times. With tourists visiting all year round and now Short-term letting in our residential streets, there is no escaping and no respite from the incessant revolving door of fresh party goers and holiday cheer.</p> <ul style="list-style-type: none"> <li>The Sunshine Coast Airport's new expansion project brings the potential to attract up to 2 million passengers to the Sunshine Coast annually. Over-tourism is already evidenced through strained local amenities and infrastructure (overflowing bins filled with all the wrong rubbish, rubbish in streets, extra garbage collections, road traffic and parking congestion making it difficult for residents and service vehicles to access the street</li> <li>Property owners and holiday makers display no social responsibility (with regards to noise, parking, waste disposal, recycling, energy use, etc)</li> <li>Submitter spent significant money on gaining the right approvals to construct and operate a "rural holiday accommodation" took a number of years and many thousands of dollars paid to experts in fields such as environment, hydrology, town planning and the like. Outlays such as road contribution in excess of \$40,000; waste water treatment plant of a commercial standard costing \$50,000 and higher building costs to meet commercial building standards were all part of the financial burden of seeking approval. Our business has been a long time member of Tourism Noosa and has supported marketing campaigns, promotions and the like contributing we believe to building the Noosa brand. Owners of units in our letting pool pay the annual tourism levy. By comparison owners listing their properties on Airbnb have not contributed to building the Noosa brand and do not pay a tourism levy. There is a lack of governance and fairness.</li> </ul> <p><b>Impacts of short term accommodation</b></p> <ul style="list-style-type: none"> <li>There are no safeguards to ensure buildings are safe for large numbers of people to occupy.</li> <li>Most commercial resorts or motels will have rules about restricting use of pools or outdoor drinking beyond a certain time of night but there are no such rules in a holiday house</li> <li>Excessive and repetitive noise nuisance and sleep deprivation is having an effect on people's physical and mental health and their ability to get up and function each day at work and school.</li> <li>Neighbours have encountered aggressive and anti-social behaviour if they do ask guests to keep the noise down and it makes them feel very intimidated and insecure</li> <li>Even the dogs are barking more because of constant big groups of strangers walking down the street.</li> <li>Some holiday rentals are pet friendly but dogs are barking because they are left alone in a strange environment.</li> <li>The maintenance regime of leaf blowing etc. for holiday homes is noisy compared to permanent residents</li> <li>Don't support arguments property values will drop with regulations on short term accommodation. There is significant value in not being an Airbnb area in terms of community cohesion from knowing your neighbours.</li> <li>Private residential houses taking holiday bookings greatly impacts revenue loss for accommodation resorts, hotels and apartments along the river, beach and tourist precinct.</li> <li>Private residential houses can and do accommodate 8 people plus kids - thereby sharing accommodation costs while staying in a luxury home next to a supermarket and bottle outlet with no need to go out and spend money in restaurants and bars. This does not add value for Noosa's economy but it does add traffic congestion along Noosa Parade when these guests drive down to Main Beach for an ice cream</li> <li>Individual owners who cannot afford to maintain or service a large "luxury" residential house in Noosa have a choice to permanently rent it out or sell</li> </ul> <p><b>Occupancy is high in short term accommodation</b></p> <ul style="list-style-type: none"> <li>The number of people staying in the holiday rental (quite frequently in excess of 8 persons) is incomparable to the prevailing occupancy rate for Noosa Shire neighbourhoods (closer to 2 persons)</li> <li>The number of adults occupying holiday rentals is out of sync with typical LDR housing. Permanent tenants are unlikely to live in a house with 8 adults but guests are happy to do it for a short break.</li> <li>Houses that used to have 3 - 4 people in them now have 6 to 8 (or up to 15). This creates overcrowding which makes this destination less attractive to main clientele</li> <li>Although a property may only have 2 bedrooms, there can be 6 to 8 guests staying as there are sofa beds, trundles, etc to provide extra beds.</li> <li>No residential house has 13 people living in it but some holiday homes are advertised as such.</li> </ul> |                    |                |

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|           | <ul style="list-style-type: none"> <li>• By default 10 or more people getting together for a holiday is a party in terms of noise and disturbance, especially where the building design forms a natural amphitheatre and neighbours are significantly affected.</li> <li>• Groups book out two adjoining houses and the party doubles in size and spills out into the street.</li> <li>• Where large groups of people are staying noise from conversations is louder than typical background noise let alone when people are drinking, listening to music, playing in the pool, socialising in outdoor living areas etc.</li> </ul> <p><b>Short term accommodation not managed</b></p> <ul style="list-style-type: none"> <li>• Airbnb is an unpoliced nightmare and guests have caused police involvement and personal abuse because they are not managed onsite and know that their host is not around.</li> <li>• Operators are dependent on good reviews from their guests and repeat business, the comfort of neighbours are of little consequence and many property investors live elsewhere with no particular personal investment in the community in which their house is located.</li> <li>• The guests staying have paid a large price for their accommodation and expect to enjoy it to its full. They are not going to pay any attention to the pleas of neighbours to keep the noise down.</li> </ul> <p><b>Day to day regulation required</b></p> <ul style="list-style-type: none"> <li>• As per rental accommodation in general, noise curfews need to be stringently enforced and fines given to owners and agents if they do not act on complaints made within the high density accommodation areas and proof of communications of noise complaint is made.</li> <li>• Would like to see a mechanism for complaints when guests are in "party mode", so the owners face penalties for not controlling their guests.</li> <li>• We do not agree with relying on Qld Police for enforcement. The Noosa Police advise that all incidents reported to them are prioritised with the most important done first and noise complaints are a low priority. It is a futile exercise trying to regulate the patrons because they are constantly being churned.</li> <li>• I have personally evicted on 4 occasions neighbouring tenants trespassing on my property or having a fish off my jetty or having a swim in my pool because they thought I was away.</li> <li>• One Short-term tenant had 22 crab pots in the canal at the front of their premises.</li> <li>• Noosa already has a huge number of resorts operating at below 70% occupancy</li> <li>• Older or rundown investment houses are rented as a budget alternative. Offering high density accommodation (10 people+) at affordable prices.</li> <li>• The drastic increase in online listings means an oversaturation of market and therefore a decrease in the cost-per-night of these properties. This means these properties are now attracting low-yielding visitors, particularly from Brisbane, rather than the historic high-yielding visitors from interstate and international markets. They share the cost of the house between 10, bring their cars full of booze and food, set up camp and party.</li> <li>• Guests have no care whatsoever for residents in a residential area, or for the environment. Their behaviour simply would not be tolerated in a registered, managed holiday resort or other accommodation</li> <li>• Even when absentee owners are lovely people and real estate agents have all the right policies in place behaviour of the guests can be appalling</li> <li>• Place the onus on the STR operator to ensure their guests behave appropriately. This needs to be backed up with fines and cancelling the entitlement for the property to operate as a STR. Also we would like to add that there needs to be significant fines for STR operators who choose to operate in breach of the Town Plan. When considering at what level to set the fines, it should be noted that some houses rent for many thousands of dollars per week and so a fine of a few hundred dollars would not be an effective deterrence.</li> <li>• If you are going to bring in a 10 guests per house rule, this should be recalibrated to a maximum of 2 per bedroom on average, up to 10 maximum, to prevent smaller houses from being overloaded and thus spilling out of doors and spreading their noise further.</li> <li>• Guests are drawn outside to congregate on the deck all hours of the night even in the middle of winter.</li> <li>• Noosa's beautiful climate has meant homes have been designed for indoor/outdoor living with lightweight building materials. Excess noise is not typically a consideration at construction stage. Thin walls, lots of louvres &amp; large opening sliding doors onto expansive outdoor living areas. Any attempt to request noise be taken inside has no effect when all the doors and windows are left open!</li> </ul> |                    |                |

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|           | <ul style="list-style-type: none"> <li>Requests for the volume to be turned down are either ignored or result in aggression. Police are called and never respond as they have better things to do. Owners or agents are informed and apologise but it continues.</li> <li>The owners of each residence in each street within the high density accommodation area should be sent a communication to sign up to a "Street control covenant" whereby they commit to being good landlords; considerate of the neighbourhood and environment and in doing so receive some sort of incentive for participating - this reward cost would negate the costs that exist now with bad behaviour.</li> <li>In regard to applications for material change of use that could affect amenity, we would like to see neighbours notified that an application has been made and invite them to comment if they wish. At present, neighbours are kept in the dark about these issues, which creates ill-will and distrust. It is their amenity that is affected and they should be at least consulted before and decision is considered. We see another advantage in that when a proponent knows neighbours will be able to comment, it will encourage the proponent to consult the neighbourhood and discourage some types of "gaming the system".</li> </ul> <p>If Short-term Stay via Airbnb and others are allowed into our Medium Density residential</p> <ul style="list-style-type: none"> <li>Our street is in trouble.</li> <li>All surrounding properties around us are currently used for Short-term accommodation and majority of issues arise from an excessive number of people in the space such as noise, rubbish, car parking and lack of concern or regard for neighbours.</li> <li>Humans need deep uninterrupted sleep to stay healthy and function properly but it is impossible to become used to the type of sleep disturbance cause by a holiday house full of people.</li> <li>Cites an example that is advertised as sleeping 16 people and will have at least half that many again as guests.</li> <li>All alfresco outside lighting and fountains should be switched off at 8pm.</li> <li>Neighbour complaints should be dealt with immediately. As Noosa is geographically compact, this should be within 30 minutes. A special independent policeman should be on call, and be paid for using the tourist levy. It is unconstitutional and unjust to zone and protect some residents of the Noosa Shire from the noise and impact of whole house holiday letting, while we who suffer the most are left without any protection by your Noosa Plan. (Those near the river and beaches).</li> <li>Rental properties let to permanent residents come under the Residential Tenancy Act but holiday houses where tourists stay just a few days are not controlled through this Act. Property owners insist they have a right to remotely run a "hotel" in residential areas. Tourists enjoy all the rights of residents and neighbours have no right to stop them. Neighbours' properties lose their re-sale value.</li> <li>Houses are now purposely built to accommodate large numbers of tourists (eg 5 or 6 bedrooms each with ensuets, 2 large kitchens, garaging for 1 car only).</li> <li>These properties need to be registered and subject to rules with compliance or have permits revoked.</li> <li>Residents must have access to responsible persons 24/7 who can respond in emergencies.</li> <li>Suggests: a curfew on noise levels; levies to support infrastructure; requiring business registration of owners of short-term rentals, including tax requirements; visible notice of responsible manager and 24/7 contact details</li> <li>Require an assessable DA required for any further development of whole house short-term accommodation anywhere in the shire</li> <li>Consider a rating differential for properties used for short-term accommodation, not just the tourism levy</li> <li>In the Medium Density Residential Zone it should also be necessary for body corporate approval to accompany an application to Council.</li> </ul> <p><b>Carparking impacts of short term accommodation</b></p> <ul style="list-style-type: none"> <li>The number of cars guests bring with them (in addition to those of their day visitors) significantly exceeds on-site car parking available given a house is only required to provide 1 car parking space and sometimes the garaging on site is unavailable to guests because the owner has their own car or possessions in it. This particularly problematic in cul-de-sacs, narrow streets, where there's a cumulative impact of multiple holiday homes, and where it is close enough to the Beach and visitor centres that parking is already at a premium (e.g. Little Cove, Sunshine Beach, Noosa Sound)</li> <li>There are more cars parked on the roads in front of houses while there are perfectly good garages on the site. Some holiday lets have converted their garaging into bedrooms to accommodate even more guests and further exacerbate the parking problem</li> <li>It makes it generally harder for residents to get around because of parking congestion.</li> </ul> |                    |                |

| Submitter | Submission and Grounds of Submission  | Planners' response | Recommendation |
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|           | <ul style="list-style-type: none"> <li>Short-term rental properties require many services. With every changeover of short-term rental comes a linen service truck, cleaning vans, garden maintenance utes (and their leaf blowers), extra garbage trucks to those who pay, maintenance vehicles (the renters always seem to damage something!), property managers, pool cleaners, this list goes on. These additional workers and their service vehicles are adding to the congestion and noise in the street. There are half a dozen service vehicles servicing half a dozen properties every week in a once quiet residential street.</li> <li>There is nowhere for visitors, tradespeople or even emergency vehicles to access residential homes and at times the waste collection trucks cannot access the bins to empty them.</li> <li>It is difficult to mow the verge because of all the cars parked on it, however the grass is destroyed and doesn't grow anyway.</li> <li>In addition to guest cars, parking has increased greatly due to cleaners, pool maintenance, property maintenance, frequent taxis, uber drivers and uber eats, and airport transport vans. Most of whom are not familiar with the narrow street.</li> <li>All houses being used for short-term holiday rentals should have at least four off street car parking spaces or one off street car parking space per double bedroom available.</li> <li>There should be one onsite car park available for every double bedroom available.</li> <li>All domestic houses should have at least two off street car parking and all houses being holiday rented short stay should have at least four off street car parking.</li> <li>There are extra early morning garbage collections waking up residents</li> <li>Airbnb needs to be closely monitored or banned completely to 1) make it fair to other accommodation providers and 2) ease the load on the infrastructure provided by Council &amp; Unitywater etc.</li> <li>The provisions of the Residential Tenancy Act do not apply to short-term accommodation.</li> </ul> <p><b>Short term accommodation paying their way</b></p> <ul style="list-style-type: none"> <li>Property Investors who have invested in designated resorts pay hefty body corporate levies, substantial rates and tourist levies in the up keep of Noosa's rivers, beaches and parks whilst private residential holiday houses do not pay these additional levies, nor do they contribute to topping up the sand at great cost for the tourists to enjoy!</li> <li>Short-term accommodation is of course financially rewarding to the landlord, the tenant and the controlling agent (Airbnb and the likes). They have no regard for the local community or environment. Somebody purchasing a property for the purpose of Airbnb is an investor and should be subject to business use regulations just like anybody else running a business.</li> </ul> <p><b>Resources to enforce requirement</b></p> <ul style="list-style-type: none"> <li>Should Council intend to issue permits to allow Short-term accommodation it will not have adequate resources to 'police' infringements of these permits, once issued.</li> </ul> <p><b>Local law registration</b></p> <ul style="list-style-type: none"> <li>Council should make it mandatory to register with Council for permission for use of their property for Short-term letting with payment of a fee applicable; be required to produce satisfactory evidence of adequate public liability insurance; meet safety standards applicable to approved operators; adhere to a code of conduct and contribute to the Tourism levy. Encouragement to join Tourism Noosa and participate in training facilitated by Tourism Noosa. Funds raised through this process could be applied to enforcing registration and compliance.</li> </ul> |                    |                |

## 8.2 Changes proposed as a result of initial submissions

At its Special Meeting of 12 September 2019, Council considered a report on key issues arising from public notification of the draft new Noosa Plan. Specifically, they considered the range of issues on how the draft new Noosa Plan was addressing short term accommodation, particularly the use of the short stay area map. The Council report recommended removal of the short stay area map, and instead taking a more streamlined and consistent approach to short term accommodation across zones, rather than areas/parts of localities which was the approach taken with the short stay area map.

The 'significant changes' proposed for the purposes of further consultation that short term accommodation be a consistent use across the Low Density Residential zone with an impact assessment planning application required for the use.

Council ultimately decided to make short term accommodation an inconsistent use across the Low Density Residential zone in line with the purpose of the zone, with any future planning applications requiring impact assessment. This meant the use is considered inconsistent in this zone, however an impact assessable application can still be made.

Therefore, the draft new Noosa Plan was altered for the purpose of re-notification to the public, to:

- Remove the Short Stay Area maps and all reference to it within the scheme
- Change the Tables of Development in relation to short-term accommodation for the following zones:

| Zone                            | Level of Assessment  |
|---------------------------------|--|
| Low Density Residential Zone    | <ul style="list-style-type: none"> <li>• Accepted Development subject to requirements if: <ul style="list-style-type: none"> <li>○ in the applicant's principal place of residence;</li> <li>○ the letting of only one dwelling on site;</li> <li>○ occupied by short-term guests on no more than 4 occurrences in any calendar year; and</li> <li>○ occupied by short-term guests for a total of no more than 60 nights in any calendar year.</li> </ul> </li> <li>• <b>Inconsistent</b> in any other circumstance. Impact assessable.</li> </ul>   |
| Medium Density Residential Zone | <ul style="list-style-type: none"> <li>• Accepted Development subject to requirements if: <ul style="list-style-type: none"> <li>○ in the applicant's principal place of residence;</li> <li>○ occupied by short-term guests on no more than 4 occurrences in any calendar year; and</li> <li>○ occupied by short-term guests for a total of no more than 60 nights in any calendar year.</li> </ul> </li> <li>• Consistent Impact assessable in any other circumstance</li> </ul>   |
| High Density Residential Zone   | <ul style="list-style-type: none"> <li>• Accepted Development subject to requirements if: <ul style="list-style-type: none"> <li>○ not located on a site adjoining or over the road from land within the Major Centre Zone;</li> <li>○ in the applicant's principal place of residence;</li> <li>○ occupied by short-term guests on no more than 4 occurrences in any calendar year; and</li> <li>○ occupied by short-term guests for a total of no more than 60 nights in any calendar year.</li> </ul> </li> <li>• Consistent Impact assessable in other circumstance unless located on a site adjoining or over the road from land within the Major Centre Zone, in which case it would be inconsistent.</li> </ul>   |
| Tourist Accommodation Zone      | <ul style="list-style-type: none"> <li>• Accepted Development subject to requirements if: <ul style="list-style-type: none"> <li>○ in the applicant's principal place of residence;</li> <li>○ occupied by short-term guests on no more than 4 occurrences in any calendar year; and</li> <li>○ occupied by short-term guests for a total of no more than 60 nights in any calendar year.</li> </ul> </li> <li>• Consistent Impact assessable in any other circumstance</li> </ul>   |
| Rural Zone                      | <ul style="list-style-type: none"> <li>• Accepted Development if: <ul style="list-style-type: none"> <li>○ in the applicant's principle place of residence;</li> <li>○ the letting of only one dwelling on site;</li> <li>○ occupied by short-term guests on no more than 4 occurrences in any calendar year; and</li> <li>○ occupied by short-term guests for a total of no more than 60 nights in any calendar year</li> </ul> </li> <li>• Code assessable if: <ul style="list-style-type: none"> <li>○ located on a site with an area of at least 4 hectares</li> <li>○ not incorporating conference or function facilities; and</li> <li>○ within a single self-contained dwelling accommodating no more than 12 guests; or</li> <li>○ within no more than four free standing cottages, cabins or permanent tents, accommodating no more than eight guests.</li> </ul> </li> </ul> |

| Zone                   | Level of Assessment  |
|------------------------|--|
|                        | <ul style="list-style-type: none"> <li>Consistent Impact assessable if: <ul style="list-style-type: none"> <li>not otherwise acceptable development or code assessable; and</li> <li>not incorporating conference or function facilities.</li> </ul> </li> </ul>   |
| Rural Residential Zone | <ul style="list-style-type: none"> <li>Accepted Development subject to requirements if: <ul style="list-style-type: none"> <li>in the applicant's principal place of residence;</li> <li>the letting of only one dwelling on site;</li> <li>occupied by short-term guests on no more than 4 occurrences in any calendar year; and</li> <li>occupied by short-term guests for a total of no more than 60 nights in any calendar year.</li> </ul> </li> <li>Consistent Impact assessable if: <ul style="list-style-type: none"> <li>not otherwise acceptable development; and</li> <li>not incorporating conference or function facilities.</li> </ul> </li> </ul> |

In addition some adjustments to the outcomes and performance measures within the various zone codes were made. As an example new car parking requirements for short-term accommodation were added into the Driveways and Parking Code such that a house would require two spaces for up to three bedrooms, plus an additional space for each bedroom above three bedrooms (so for instance a 4 bedroom house would require 3 spaces).

To complement the new planning scheme Council also resolved to prepare a local law that would manage the day to day managerial aspects of short stay letting wherever there was no resident manager. This sits outside the planning scheme and is a proposed separate Local Law, however as it was directly relevant it was advertised concurrently.

### 8.3 Submissions from Subsequent Consultation on 'significant changes' only (September to November 2019)

Around 440 submissions were received relating to the significant changes proposed to short term accommodation. Many of these (around 50%) took the form of one of a few different templates and pro-formas that widely circulated through contact lists and through social media.

At this same time 18 October to 11 November 2019 Council consulted on the proposed draft Local Law for short term letting. Some submissions made to the Local Law consultation process addressed the local law exclusively in their submission however many people made a single submission via the Local Law process which addressed both the planning scheme and the local law with regard to short stay letting. Where this occurred the submission and issues are being considered for both the planning scheme process and the local law process.

All submissions relating to the local law will also be considered separately as part of the local law process and reported to Council at a later date. For completeness submission numbers not listed in tables below that were received specifically in response to the Local Law are listed in **Appendix A**. The Draft Local Law on short term letting and all submissions made relevant to it will be further considered as part of the Local Law process over the coming months.

Because of the significant number of submissions made on the issue of short stay, the key issues raised in submissions have been grouped and summarised.

#### 8.3.1 Short term accommodation

##### 8.3.1.1 Support for short term accommodation being inconsistent impact in low density residential zone and issues associated with short term accommodation

| Submitter  | Summary of Submissions and Grounds of Submission  | Planner's response   | Recommendation  |
|--|---|--|---|
| 20971301<br>20979705<br>20985311<br>20985496<br>20987114<br>21004320<br>20987438<br>20988508<br>21004329 | <p><b>Support for short term accommodation being inconsistent in low density residential zone</b></p> <ul style="list-style-type: none"> <li>object to holiday and short term accommodation lettings in residential zoned areas;</li> <li>support the provisions to protect the amenity of low density residential neighbourhoods;</li> <li>support proposed changes to the next planning scheme as described on Council's website that will regulate short-term rental including:</li> <li>Making short-term rental an inconsistent use in low density residential zones.</li> <li>Requiring a development application for any further development of short-term rentals in low density areas</li> <li>short term letting of houses and units or part of a house or unit in low density residential areas is inconsistent with local planning laws and their intent;</li> <li>pleased to see the maps gone and that Council now recognises Short term stays as "inconsistent" in Low Density Residential Zones;</li> </ul> | <p><b>Support for short term accommodation being inconsistent in low density residential zone</b></p> <ul style="list-style-type: none"> <li>Short term accommodation is proposed to be inconsistent in the Low Residential Zone and equitably applied where this zone applies throughout Noosa Shire.</li> <li>Short term accommodation is not considered a consistent use within the Low Density Residential Zone as it does not meet the purpose and outcomes of the zone. The main purpose of the Low</li> </ul> | <p>In response to submissions made regarding the impact of short stay accommodation on the residential amenity within residential zones which is directly associated with the occupancy numbers on the premises, it is proposed to amend the new Noosa Plan to:</p> <ul style="list-style-type: none"> <li>Limit the use of a premises for short term accommodation to a maximum of 5 bedrooms, consistent with the 1st draft version of the new Noosa Plan; and</li> <li>Include additional provisions regarding the maintenance of residential amenity enjoyed by adjoining and nearby neighbours associated with noise impacts.</li> </ul> |

| Submitter  | Summary of Submissions and Grounds of Submission   | Planner's response  | Recommendation |
|--|--|---|----------------|
| 21004334<br>20991273<br>20992269<br>20992277<br>20992279<br>20992282<br>20992285<br>20992289<br>20992678<br>20992702<br>20992711<br>20992726<br>20992729<br>20992751<br>20992763<br>20992846<br>21004655<br>21004720<br>20992847<br>20992905<br>20992907<br>20993101<br>20993347<br>20993381<br>21004682<br>20993384<br>20994496<br>20994498<br>20994630<br>20994973<br>20995181<br>20995412<br>20995774<br>20995953<br>20996130<br>20996376<br>20996433<br>20996485<br>20996494<br>20996586<br>20996602<br>21004691 | <ul style="list-style-type: none"> <li>Should be subject to planning approval – it's a serious issue;</li> <li>All properties existing and future should have impact assessment for short term accommodation;</li> <li>The draft plan is a fair balance between those focussed on property values and those who want to partake in the shared economy;</li> <li>Essential to halt the conversion of suburbs intended for residential into tourist precincts;</li> <li>A structured regulatory system needed with both investors and local permanent residents with a focus on the advancement of Noosa residents and housing as a whole;</li> <li>No more short term rentals needed;</li> <li>supports NSC proposed changes to the next planning scheme as described on Council's website that will regulate short-term rental (STR) including:               <ul style="list-style-type: none"> <li>- Whether the use is consistent or not in any particular zone and whether a planning application is required. This includes restricting further STR's in Low Density Residential Zones.</li> <li>- Removal of the proposed Short Stay Area maps.</li> <li>- New provisions in the Planning Scheme Codes and Zones addressing the planning aspects such as parking and other affected categories.</li> <li>- The introduction of a new Local Law for short-term letting</li> </ul> </li> <li>Low density residential areas are zones whose primary function is to provide long term accommodation to residents and NSRRA agrees with Council that STR is an inconsistent use in these areas.</li> </ul> <p><b>Consistency with The Noosa plan intent</b></p> <ul style="list-style-type: none"> <li>the expansion of unsupervised short stay letting in areas designed for permanent residents will continue to devalue neighbourhood amenity. This is contrary to one of the major objectives of the Noosa Plan;</li> <li>when the Noosa Planning Scheme was first developed, most of the "best" areas were designated for attached housing and tourist resorts at medium to high densities to cater for short stay visitors and tourists. It is clear from the frequent congestion in parts of Noosa Shire and the current ratio of visitors to residents that there is no need for short stay visitors to be allowed unsupervised accommodation in detached housing residential areas;</li> <li>proposed provisions not tough enough. Currently, entire areas of Noosa are being turned from Residential into Commercial areas due to investment properties being rented out in their entirety to short stay guests. This has markedly increased problems such as noise, waste, parking and lack of respect for residential neighbours from short stay guests.</li> <li>in favour of the proposed amendment to short stay letting for the reasons below:-               <ul style="list-style-type: none"> <li>protects low density residential environment, which is important as many people move here to enjoy a less frenzied lifestyle</li> <li>low density residential areas are zones primary function is to provide long term accommodation for residents.</li> <li>low density residential neighbourhood areas were never built, designed or zoned to be like an area designed for resorts and short term stays.</li> <li>these areas should be the suburban areas of Noosa, zoned for residential properties, where locals live.</li> </ul> </li> <li>New Noosa Plan is essential to constraint STR;</li> <li>Short term accommodation is a commercial operation and should not be in low density residential zones where families and residents live;</li> <li>It does allow homeowners some ability to gain income to offset property expenses etc.</li> <li>It has a limiting effect in the total number of house nights being offered</li> <li>It shifts some properties back to the more traditional rental agency route - and helps availability to lower income earners needing 12 month rents.</li> </ul> <p><b>There is adequate supply of tourist accommodation</b></p> <ul style="list-style-type: none"> <li>already have many holiday accommodation units, and houses, to cater for holiday makers. We do not need our unique area to be spoiled in favour of a few people trying to make a quick dollar, whilst showing no respect for our right to enjoy a "quiet enjoyment of life".</li> </ul> | <p>Density Residential zone is for permanent residential uses. Therefore any future application for the use would require a full impact assessment.</p> <ul style="list-style-type: none"> <li>Support for the proposed new Noosa Plan's position on making short term accommodation in the Low Density Residential zone inconsistent impact is noted.</li> <li>Support for removal of the former short term overlay maps is noted.</li> <li>Support for the balanced approach taken by the new Noosa Plan is noted.</li> <li>NSRRA's support for the new Noosa Plan proposals for short term accommodation is noted, in particular making short term accommodation an inconsistent impact assessable use in the Low Density Residential zone.</li> </ul> <p><b>Consistency with the Noosa plan intent</b></p> <ul style="list-style-type: none"> <li>It is agreed that a continued increase in short term accommodation (which is essential a commercially operated use) within Low Density Residential zones is contrary to the intent of the new Noosa Plan and the purpose and outcomes of the Low Density Residential zone and outcomes sought for permanent residential areas.</li> <li>It is agreed that the current Noosa Plan and the draft new Noosa Plan both designated what is considered to be prime land along Noosa River and throughout extensive parts of Noosaville, Hastings Street, Sunshine Beach, Peregian Beach, and in Noosa Heads for short term visitor accommodation. Much of which has been taken up for this purpose. In addition, other locations in Noosa Heads have been additionally allocated for future high end 5 star short term visitor accommodation under the new Noosa Plan.</li> <li>Further extension of short term visitor accommodation into permanent residential areas have occurred unregulated through online booking platforms. It is agreed that any further expansion of this use into these areas is at odds with the purpose of these areas and the Low Density Residential zone being primarily for permanent residents of Noosa.</li> <li>The external impacts on residential communities of short term accommodation, which is essentially a commercial operation, is acknowledged. In particular the impacts association with increased activity with the comings and goings of guests and ancillary support services, increased occupancy from an average of between 2.1 – 2.4 persons per permanent dwelling house to 8 – 16 persons in a short term accommodation, and the associated noise, parking, amenity, waste.</li> <li>Support for the new Noosa Plan's proposals to restrict short term accommodation as a means of protecting residential environments and lifestyles enjoyed by permanent residents is noted.</li> </ul> <p><b>There is adequate supply of tourist accommodation</b></p> <ul style="list-style-type: none"> <li>The new Noosa Plan makes sufficient current and future provision for a range of tourist accommodation types and it is agreed that holiday makers are adequately catered for. Catering for the accommodation needs of tourists has always been part of Noosa Shire's tourism economy and continues to be. However, catering for tourist needs should not be at the expense of ensuring adequate provision of a range in housing types for permanent residents.</li> <li>It is agreed that short term visitor accommodation can sit uncomfortably with the day to day activities of permanent residents and families, and is not consistent with purpose of the Low Density Residential zone.</li> </ul> <p><b>Property prices and Investor impacts</b></p> <ul style="list-style-type: none"> <li>The growth in dwelling houses moving out of permanent tenancy and into short term accommodation has removed a significant number of properties from the market. This has resulted in less supply of housing for rental or purchasing. It is well known that the return on investment is considerably higher for short term accommodation than permanent rental.</li> <li>It is not exactly known what the impact is on property values from increased short term accommodation in neighbourhoods, however conversely these areas may be less desirable for people and families wishing to enjoy a permanent residential and residential amenity environment.</li> <li>It is acknowledged that some absentee owners or investors may have a different interest, in and contribution to (including financial) Noosa Shire to that of permanent residences.</li> </ul> <p><b>Negative impacts on residential lifestyle and liveability</b></p> <ul style="list-style-type: none"> <li>It is agreed that the removal of permanent housing from permanent residential neighbourhoods into short term accommodation erodes a sense of community and social cohesion which comes with knowing and interacting with neighbours and sharing in day to day residential activities.</li> <li>Existing use rights for short term accommodation are generally considered to be extinguished or abandoned if the use ceases for 12 months or more.</li> <li>It is agreed there is a universal understanding about what can and cannot occur in a particular zone when purchasing a property. For example, you expect that buying in a commercial centre that there</li> </ul> |                |

| Submitter  | Summary of Submissions and Grounds of Submission  | Planner's response   | Recommendation |
|--|---|--|----------------|
| 20996609<br>20996646<br>20997810<br>20999114<br>21004150<br>20999829<br>21001016<br>21001025<br>21001104<br>21001120<br>21001958<br>21001982<br>21001990<br>21002220<br>21002416<br>21002601<br>21002605<br>21002629<br>21002669<br>21002683<br>21002811<br>21003025<br>21003256<br>21003268<br>21003269<br>21003377<br>21003439<br>21003456<br>21003460<br>21003481<br>21003525<br>21003597<br>21003602<br>21003667<br>21003746<br>21003752<br>21003756<br>21003905<br>21004822<br>21003914<br>21003917<br>21003952 | <ul style="list-style-type: none"> <li>There are numerous hotels, motels and registered guest houses in the area without the need for short stay letting of private residences.</li> <li>The tourist zones of Noosa could still be able to conduct short-term accommodation but it is not appropriate in the areas where locals live with children and pets and are entitled to quiet enjoyment of their property and neighbourhood.</li> </ul> <p><b>Property prices and Investor impacts</b></p> <ul style="list-style-type: none"> <li>the increased potential for short term, high income earning lets, will artificially inflate the property prices in the short term, with the potential result that many local residences will not be able to purchase in the area;</li> <li>the proposal will discourages the purchase of houses for the sole purpose of short-term letting;</li> <li>short Term Rentals only benefit the owner of the property, the rental agent and the holiday maker. It only causes the chance of increased costs to both council and ratepayers;</li> <li>the value of properties in proximity to short term rentals is negatively affected. Allowing unrestricted development of STR's would have a negative effect on property values across neighbourhoods.</li> <li>arguments made by short-term owners/investors that their guests bring additional income into the Noosa economy are not supported by any formal evidence. They also neglect the fact that a whole house short-term let in effect displaces a regular residential family who would have otherwise contributed to the economy. That displaced family would also have been a fuller participant in the community (worker, business owner, volunteer, surf club member, etc).</li> <li>Absentee owners profit while residents lose;</li> <li>Distorted property values with winners being those who converted residential dwellings into short term accommodation.</li> <li>We would like to comment on a perception held by some in the community that restricting STR's is unfair because it will positively affect the value of properties with existing rights. While this is possibly true we do not consider this a reason to continue to allow the unrestricted spread of STA in low density residential zones. It can be argued that the value of properties in proximity to STA's is negatively affected, so allowing unrestricted development of STR's would have a negative, not positive effect on property values across neighbourhoods.</li> </ul> <p><b>Negative impacts on residential lifestyle and liveability</b></p> <ul style="list-style-type: none"> <li>strongly support any move to place strict measures on short-term rentals in the area and to totally exclude the more suburban zones in Noosa from short rentals. If allowed to continue unchecked, short-term rentals have the potential to negatively impact the liveability of Noosa which by definition encompasses community quality of life, neighbourliness and social stability, it also goes without saying that property values could be negatively impacted;</li> <li>Councils declared commitment to protect established residential amenity from intrusive short-term visitor accommodation, now contains the regulatory resolve to facilitate this promise;</li> <li>when people start living in houses permanently after it has been used as short term, existing use rights will be extinguished after one year -over time, this will address the problem of existing short term letting properties and their detrimental impact on neighbours.</li> <li>When someone buys a house (residential property) they do not expect the neighbourhood to be turned into a short-term holiday resort just because someone decides its an easy way to make money.</li> <li>The lifestyle of Noosa residents is already impacted by the ever growing number of events in the district which close roads and make it impossible to use our own local areas (Hastings Street and Gympie Terrace to name a couple). We may be a holiday area but there has to be a limit to the number of visitors we can accommodate before the residents lose patience and stop being the welcoming friendly public we usually are.</li> <li>By preventing some areas from this short stay ability it will ease congestion in town and the burden on our roads and local facilities.</li> <li>there should be a defined area/boundary which accommodates holiday rentals, and that 'residential' areas should be kept for permanent residents (permanent rentals and live-in homeowners).</li> <li>for an amendment to the rules would be Short Stay Lettings be not permitted in duplexes OR Short Stay Lettings are only permitted in a building/complex of more than 3 or 4 units. People choose to live in duplexes or similar primarily to avoid the noise and inconvenience of larger complexes which, in resort areas, have short stay lettings</li> <li>excessive and continual noise, rubbish (glass bottles, cigarette butts thrown over fences) parked vehicles obstructing driveways, inappropriate, aggressive, drunken and offensive behaviour, and</li> </ul> | <p>will be a range of both commercial related and some residential activities. However, residential zones have generally always and continue to be preserved primarily for permanent residential uses, and low impact home based businesses . Notwithstanding this, The Noosa Planning scheme has explicitly allowed for a mix of permanent and visitor accommodation in attached housing zones, but not in detached housing zones.( Low density residential)</p> <ul style="list-style-type: none"> <li>If a duplex was built prior to the commencement of The Noosa Plan, 2006 it can lawfully be used for either permanent or short term accommodation.</li> <li>Duplexes built after 2006 undertaking short term accommodation are currently not lawful to do so. Under the new Noosa Plan this use is consistent in the zone but will require an impact assessment planning application;</li> <li>The new Noosa Plan is primarily aimed at supporting the needs of the resident population, whilst also still supporting and enabling economy development, tourist development and visitor accommodation. It makes considerable provision for a significant number of short term visitor accommodation options, these uses should not however occur at the expense of other community needs.</li> </ul> <p><b>Negative impacts on residential amenity and community</b></p> <ul style="list-style-type: none"> <li>The range of negative impacts on residential amenity, liveability, social cohesion, social fabric, sense of community and feeling of security associated with short term accommodation is acknowledged.</li> </ul> <p><b>Negative impacts on housing market</b></p> <ul style="list-style-type: none"> <li>The impacts on available housing stock and housing affordability associated with short term accommodation already within permanent residential areas is acknowledged. This proliferation of short term letting was not anticipated in the current Noosa Plan, as a result of this many properties who have lawfully undertaken short term letting will enjoy existing use rights. The New Noosa Plan must consider all land uses as defined under the Planning Act 2017, short term accommodation is now a separate land use and is therefore proposed to be regulated under the new Noosa Plan.</li> </ul> <p><b>Negative impacts on day to day life</b></p> <ul style="list-style-type: none"> <li>The negative impacts associated with the day to day operations of short term accommodation on residential communities is acknowledged including noise, parking, security, waste, community facilities, use of outdoor areas, hours of operation and high levels of occupancy.</li> <li>The day to day operations of short term accommodation is proposed to be regulated by the proposed draft short stay letting local law which includes a proposal for a contact person for complaints and a code of conduct.</li> <li>Other matters such as barking dogs are dealt with through Council's Animal Management local law and noise and bad behaviour is dealt with by the police.</li> <li>It is agree that short term accommodation uses which are commercial operations can be incompatible with permanent residential uses.</li> <li>It is acknowledged that the activity levels associated with the operation of short term accommodation are different to those of residential activities and have an associated impact on the residential amenity and character of the area.</li> </ul> <p><b>Carparking and traffic</b></p> <ul style="list-style-type: none"> <li>The Draft plan requires a house or unit over 100 square metres GFA to provide two spaces for up to three bedrooms, plus an additional space for each bedroom above three bedrooms where the property is used for short term accommodation</li> <li>A house with a secondary dwelling is required to provide 3 carparking spaces.</li> <li>These do not have to constitute garages as such but designated hard standing space on the property available for guest parking at all times. Situations where the property owner has locked up the garage to store their own vehicle(s) or possessions and made no on-site parking available for guests are not appropriate.</li> <li>Car parking arrangements within unit complexes may vary as some units will only have one assigned car park and any other visitor parking is shared amongst the complex. These issues are considered in the assessment of applications.</li> <li>It is noted that the concentration of existing short-term rentals correlates with beachside and riverside locations where on street parking is already under pressure. Likewise the topography of some of these neighbourhood adds to the difficulties with on street parking.</li> </ul> |                |



| Submitter  | Summary of Submissions and Grounds of Submission   | Planner's response | Recommendation |
|--|--|--------------------|----------------|
| 21003954<br>21003971<br>21003993<br>21003997<br>21004027<br>21004073<br>21004077<br>21004083<br>21004089<br>21004098<br>21004101<br>21004106<br>21004111<br>21004116<br>21004129<br>21004229<br>21004321<br>21004328<br>21004371<br>21004480<br>21004504<br>21004686<br>21004768<br>21004810<br>21004848<br>21004876<br>21004912<br>21005003<br>21005010<br>21005048<br>21005073<br>21005120<br>21005582<br>21005122<br>21005150<br>21005602<br>21005204<br>21005271<br>21004063<br>21005272<br>21005312<br>21005348 | <p>numerous other consequences from allowing poorly regulated holiday accommodation in residential areas.</p> <ul style="list-style-type: none"> <li>When a house in total is rented this should not be allowed if the house is in a normal residential street with no other commercial accommodation available.</li> <li>The rights of owner occupiers who bought into quiet residential areas, and contribute to the economy and prosperity of the shire 365 days a year, must be set above those of opportunistic investors whose only interest is in maximising their returns and are nowhere to be found when problems arise;</li> <li>support the draft regulations to protect the rights of Noosa residents over the vested interests of Real Estate Agents, investors and developers.</li> </ul> <p><b>Negative impacts on residential amenity and community</b></p> <ul style="list-style-type: none"> <li>concern for loss of residential amenity in low density residential zones;</li> <li>it is important that residential areas be protected from short term accommodation which significantly reduces the amenity of an area and forces permanent residents to consider selling;</li> <li>Council has a responsibility to maintain the amenity of residential neighbourhoods;</li> <li>Keep Noosa unique and special</li> <li>investors are compromising council planning intentions, hollowing out permanence from residential neighbourhoods, particularly in low density zones, and destroying all sense of community;</li> <li>without permanent residents a community falls apart;</li> <li>there is a vast difference between the way Airbnb guests behave and the dynamics associated with the operation of a Airbnb guesthouse and the way long term tenants and owner occupiers behave;</li> <li>short term rentals have a negative impact on amenity and liveability in low density zones as well as a negative impact on community cohesion and individual well-being.</li> <li>major negative impacts of STR's include:             <ul style="list-style-type: none"> <li>the loss of a "sense of Community"</li> <li>reduced availability of affordable housing for residents;</li> <li>increased traffic and parking congestion;</li> <li>increased waste management problems;</li> <li>extra ratepayer costs to provide infrastructure.</li> </ul> </li> <li>must not undermine the very fabric of the community by allowing any expansion or indeed any short residential premises among community based neighbourhoods;</li> <li>short term rental has a negative effect on households, neighbourhoods and community cohesion in low density residential areas;</li> <li>This is totally unfair and will cause all sorts of neighbourhood disputes and arguments;</li> <li>Do not undermine the fabric of the community;</li> <li>The only stakeholder is the community;</li> <li>Some communities around the world have banned Air BNB completely;</li> <li>STR has had a negative effect on households, neighbourhoods and community cohesion in low density residential areas and the proposed changes will go some way towards addressing the issues STR is causing for residents and ensuring these negative effects are contained into the future.</li> </ul> <p><b>Negative impacts on housing market</b></p> <ul style="list-style-type: none"> <li>Impacts on rental prices</li> <li>Adds to Noosa's housing crisis – supply and demand</li> <li>Interstate investors purchasing properties have greatly decreased the number of permanent rentals.</li> <li>Houses are empty when not in use;</li> </ul> <p><b>Negative impacts on day to day life</b></p> <ul style="list-style-type: none"> <li>residents expect to be able to enjoy their homes without having to put up with holiday makers staying up until late at night talking loudly and/or drinking outside when residents are in bed.</li> <li>Residential areas are so called because residents live there - not visiting members of public from elsewhere. Visiting family and friends are entirely different to paying guests who expect to be able to stay up late and enjoy themselves - coming and going at all hours;</li> <li>Unknown people on the common property is a concern.</li> </ul> |                    |                |

| Submitter | Summary of Submissions and Grounds of Submission   | Planner's response | Recommendation |
|-----------|--|--------------------|----------------|
| 21005364  | <ul style="list-style-type: none"> <li>Security concerns</li> </ul>  |                    |                |
| 21005365  | <ul style="list-style-type: none"> <li>No care and consideration given by short-term visitors to our town and neighbourhoods, in terms of noise, rubbish, driving conditions, local facilities, etc</li> </ul>   |                    |                |
| 21005671  | <ul style="list-style-type: none"> <li>Another negative impact of a holiday property in a residential area is that I don't have the security of knowing my neighbour and being able to look out for them and have them look out for me, and I believe that this negatively effects the amenity of the neighbourhood and community in which we live.</li> </ul> |                    |                |
| 21005706  |  |                    |                |
| 21005859  | <ul style="list-style-type: none"> <li>The people who raise their kids there, the committed workers who make the place run, who contribute their whole lives to the making of the fantastic place Noosa is...They are the only stakeholders that matter.;</li> </ul>   |                    |                |
| 21005860  |  |                    |                |
| 21005874  | <ul style="list-style-type: none"> <li>No longer feel comfortable or safe;</li> </ul>  |                    |                |
| 21004363  | <ul style="list-style-type: none"> <li>Considering selling and moving elsewhere</li> </ul>   |                    |                |
| 21005898  | <b>Incompatible with residential</b>   |                    |                |
| 21005952  | <ul style="list-style-type: none"> <li>Level of activity not compatible with residential – coming and going, cleaning services, guest traffic, active during the day, high noise levels, late nights, long hours on the pool and use of outdoor areas, loud music, large number of guests and visitors, guests coming and going.</li> </ul>                    |                    |                |
| 21006009  |  |                    |                |
| 21006015  | <ul style="list-style-type: none"> <li>Activity levels and noise akin to a business operation;</li> </ul>  |                    |                |
| 21006029  | <ul style="list-style-type: none"> <li>Number of bedrooms does not limit number of beds and use of bunks and sofa beds; Excessive numbers of guests and overcrowding;</li> </ul>   |                    |                |
| 21006095  | <ul style="list-style-type: none"> <li>Bucks parties, Hens nights and parties in general are frequent because of the number of guests this house can accommodate. It has only 4 bedrooms but there are bunk beds and a sofa bed too.</li> </ul>  |                    |                |
| 21006096  |  |                    |                |
| 21006099  | <ul style="list-style-type: none"> <li>Camper vans and caravans used for additional guests.</li> </ul>   |                    |                |
| 21006171  | <ul style="list-style-type: none"> <li>Absentee owners have no responsibility for property or response to complaints;</li> </ul>   |                    |                |
| 21006746  | <ul style="list-style-type: none"> <li>Use of pools and outdoor area creates noise and often goes on until the early hours.</li> </ul>   |                    |                |
| 21006749  | <ul style="list-style-type: none"> <li>If you complain, noise reduces for a while and then starts up again.</li> </ul>   |                    |                |
| 21006888  | <ul style="list-style-type: none"> <li>there is no consideration by the visitors nor the real estate agencies for the neighbours that are effected by excessive noise and disruption</li> </ul>  |                    |                |
| 21008742  | <ul style="list-style-type: none"> <li>late night noise which keeps disturbing residents, lack of sleep;</li> </ul>  |                    |                |
| 21012677  | <ul style="list-style-type: none"> <li>Barking dogs left unattended;</li> </ul>  |                    |                |
| 24003949  | <ul style="list-style-type: none"> <li>Need to limit the number of people on site</li> </ul>   |                    |                |
| 21004774  | <b>Carparking and traffic issues</b>   |                    |                |
| 21004783  | <ul style="list-style-type: none"> <li>Increased traffic and cars parked in streets;</li> </ul>  |                    |                |
| 21003915  | <ul style="list-style-type: none"> <li>Some streets are too narrow.</li> </ul>   |                    |                |
| 21006776  | <ul style="list-style-type: none"> <li>Parking at hotels is provided and the same should apply to any business making money out of short stay visitors.</li> </ul>   |                    |                |
| 21006756  | <ul style="list-style-type: none"> <li>Ever increasing granny flats in back yards- no additional parking has been provided for the lessees of these properties (and they are definitely not "grannies").</li> </ul>  |                    |                |
| 21006763  |  |                    |                |
| 21009677  |  |                    |                |

### 8.3.1.2 Existing Use Rights

| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|-----------|--|--|--|
| 20985619  | <b>Question legitimacy of existing use rights</b>  | <b>Question legitimacy of existing use rights</b>  | That no change be made to the New Noosa Plan as a result of these submissions. |
| 21004779  | <ul style="list-style-type: none"> <li>If "Short-term accommodation" is a different use to a dwelling house and was not previously a defined use for residential areas, how can they have an as of right use going forward?</li> </ul> | <ul style="list-style-type: none"> <li>Under the current planning scheme, The Noosa Plan 2006 and former State Planning Legislation (Integrated Planning Act) which The Noosa Plan was developed under, short term accommodation was not a defined separate use as it related to a dwelling house.</li> </ul>  |  |
| 21004470  | <ul style="list-style-type: none"> <li>Therefore should be no grandfathering of existing use rights</li> </ul>   | <ul style="list-style-type: none"> <li>When the current Noosa Plan was developed, the proliferation of short term accommodation within dwelling houses was not anticipated. There was the occasional holiday home that was mostly used by owners and friends and otherwise let out.</li> </ul>   |  |
| 20985498  | <b>Distorted property values</b>   | <ul style="list-style-type: none"> <li>With regard to the definition of a dwelling house and its use for short term accommodation, legal advice provided to Council states that "under the Current Noosa Plan the use of a house even though it was short term (without separate definition) is caught in the definition of dwelling house. With the new Planning Act 2017, Short term accommodation is now defined as a separate use and therefore Councils New Planning Scheme must use these definitions and regulate the use. The</li> </ul> |  |
| 20993393  | <ul style="list-style-type: none"> <li>granting 'existing use rights' to some and not others will create a two-tiered market;</li> </ul>   |  |  |
| 21006767  | <ul style="list-style-type: none"> <li>investors will likely purchase properties with existing use rights in order to achieve flexibility over the asset;</li> </ul>   |  |  |
| 21004215  | <ul style="list-style-type: none"> <li>houses with existing use rights may be easier to sell and attract a higher price, as they will attract both investors and home-seekers;</li> </ul>  |  |  |
| 21004214  |  |  |  |
|           |  |  |  |
|           |  |  |  |

| Submitter  | Submission and Grounds of Submission   | Planners' Response   | Recommendation |
|--|--|--|----------------|
| 21004556<br>20992901<br>21004137<br>21004792<br>21004797<br>21003670<br>20992717<br>20992908<br>20992783<br>20994791<br>20997392<br>20998883<br>20999830<br>21002692<br>21001770<br>21004158<br>21004843<br>20971298<br>20973605<br>21003374<br>21004611<br>21002225<br>20985618<br>20971302<br>21004813<br>21004805<br>21004446<br>21004990<br>21001109<br>20996485<br>21004466<br>20996483<br>21004480<br>21004621<br>21004841<br>21003435<br>20993391<br>21004817<br>20991724<br>21004854<br>21004785<br>21005777 | <ul style="list-style-type: none"> <li>has the potential to somewhat distort the property market and will ultimately change the demographics of the region;</li> <li>will establish several different categories of homeownership rights across the Shire – those who can freely participate in STRA (given existing rights), those who can participate in a restricted way (due to limits on use for primary places of residence) and those who are effectively shut out by a complicated and restrictive approval process.</li> <li>residences will have a “land use” different to those neighbours that haven’t had been used previously as short term accommodation.</li> <li>Discriminates between those that do and don’t have existing use rights.</li> </ul> <p><b>Expiry of Existing Use –</b></p> <ul style="list-style-type: none"> <li>existing use rights should not be passed to new owners;</li> <li>if the use changes to residential for a time, or the pattern does not continue, then those existing use rights should be extinguished</li> <li>does not allow for flexibility and situation changes;</li> <li>rights lost if lived in it for 12 months- prevents houses going back into permanent letting pool for fear of losing existing use rights;</li> <li>no certainty of existing use rights if renovations occur or knock down and rebuild;</li> <li>significantly decrease in short stay accommodation when low density houses stop short-term letting;</li> <li>requirement to continuously maintain existing use rights and new development applications for ‘inconsistent’ low density residential zone that are unlikely to be approved will slowly drain the short-term house rental pool until it eventually disappears and drive high value tourists away;</li> <li>a number of the premises to which existing use rights might apply may have previously been used unlawfully (e.g., no DA application for change of use, laws and regulations surrounding fire, disability, discrimination, food handling, insurance etc)</li> <li>support the acknowledgement of a continuation of existing use rights for properties that have been conducting short term letting;</li> <li>have to short term let to keep status of asset and not lose rights;</li> <li>should have flexibly rights to permanent and short term let without losing use rights.</li> </ul> <p><b>Ongoing impacts from existing use rights properties</b></p> <ul style="list-style-type: none"> <li>How will amenity loss through existing use rights properties be managed where by default, the intensity is greater?</li> <li>Party houses are going to be able to continue operations under “existing use” rights, which surely defeats the purpose of the changes.</li> <li>Trust I will be able to continue the use of my holiday unit in Peza Court into the future.</li> </ul> <p><b>Resources</b></p> <p>The need to establish existing use rights could require significant Council resources as well as some difficulties for residents intending to continue to provide STA.</p> <p><b>Less than 12 months use</b></p> <ul style="list-style-type: none"> <li>Properties purchased for the sole purpose of short term rental (in particular Duplexes purchased this calendar year and should be considered as having existing use rights).</li> <li>Requirement to be renting premises 12 months prior to the new Noosa Planning Scheme in order to obtain approval for Short Term Rental is unfair and not consistent with current practices and it gives unfair value to some properties over other properties.</li> <li>Apart from existing rights and precedence, there needs to be 6-12 month 'period of grace' following the implementation of the New Noosa Plan for residents to choose whether the residence should be eligible for any type of STR accommodation. This is extremely important to allow all residents an equitable choice about where they live and to ensure that resident's property values are not impacted.</li> <li>Want consideration for existing use rights if intention to short term let</li> </ul> <p><b>Compensation</b></p> <ul style="list-style-type: none"> <li>Premises in low density zones that do not have existing lawful use rights for short term letting. These owners have common law rights to the free use of premises other than to the extent controlled or diminished by law. Any planning changes that fetter these rights may constitute a compensable Adverse Planning Change, under section 30 of the Act.</li> </ul> | <p>previous Planning legislation and the Noosa Plan did not anticipate the proliferation of this use in residential areas.</p> <ul style="list-style-type: none"> <li>Properties lawfully undertaking short term accommodation prior to the commencement of the new Noosa Plan, for a consistent period for 12 months or more, will likely have existing use rights.</li> <li>Existing use rights continue until such time it is abandoned, which is generally when the use ceases is abandoned for 12 months or more.</li> </ul> <p><b>Distorted property values</b></p> <ul style="list-style-type: none"> <li>When landuse changes or planning regulation change, lawful uses continue when the changes occur even if they are different to the new requirements. In this regard, a property with existing use rights may enjoy a different landuse to properties without existing use rights.</li> <li>It is acknowledged that changes to landuse planning can affect development potential and therefore potentially property values which attract different investor interest.</li> <li>It is acknowledged the range of uses available to properties with existing use rights will be different to those properties without existing use rights.</li> </ul> <p><b>Expiry of Existing Use</b></p> <ul style="list-style-type: none"> <li>Existing use rights applies to the property/land not the owner and continue with changes in ownership, providing the use is not abandoned.</li> <li>Generally, if the use has ceased during a rebuild or renovation process or is permanently tenanted for greater than 12 months then existing use rights have also ceased.</li> <li>The statement that there will be a significant decrease in short stay accommodation when owners in Low Density zone stop short term letting is not something that can be controlled by the Planning Scheme. The owner’s financial or personal intent, possibly influenced by the market, will determine whether a property with existing use rights will remain as short term accommodation or permanently tenanted.</li> <li>There has been an exponential increase in the number of dwellings that have been made available for short term accommodation in Noosa since the advent of on-line booking platforms that were previously never used for visitor accommodation. Any loss to this number through a ceasing of existing use rights, will largely be driven by the market levelling out and supply and demand factors.</li> <li>Houses used for short term accommodation are only are portion of the visitor accommodation offering, and if there is any loss to this stock in the low density residential zone , it will likely redirect visitors to take up purpose built visitor accommodation and will likely result in higher occupancy rates for all purpose built visitor accommodation providers.</li> <li>Dwelling houses in low density residential zones were never intended for visitor accommodation as The Noosa Plan specifically designated areas elsewhere in the Visitor Accommodation zones and allowed for a mix of visitor and permanent in attached housing zones.</li> <li>Only multiple dwelling and duplexes approved prior to The Noosa Plan 2006 have the flexibility for the interchangeability of both permanent and short term accommodation.</li> </ul> <p><b>Ongoing impacts from existing use rights properties</b></p> <ul style="list-style-type: none"> <li>Amenity impacts associated with properties operating under existing use rights are proposed to be managed through the proposed short stay letting local law.</li> <li>“Party houses” as defined under the Planning Act are prohibited in every zone in Noosa Shire.</li> </ul> <p><b>Resources</b></p> <ul style="list-style-type: none"> <li>Assessment of existing use rights comes from a request from a property owner to Council to confirm existing use rights or may come from a compliance matter. Assessment of existing use rights will also be done by Council staff through the local law approvals process.</li> <li>Resource requirements have been planned to support this process</li> </ul> <p><b>Less than 12 months use</b></p> <ul style="list-style-type: none"> <li>The establishment of existing use rights requires the use to have commenced for a consistent period over the previous 12 months, and does not include an “intent” to commence.</li> <li>Under the provisions of the Planning Act as person may make a request to apply a superseded planning scheme to the carrying out of development under the superseded planning scheme (The current Noosa Plan).</li> </ul> <p><b>Compensation</b></p> <ul style="list-style-type: none"> <li>The Planning Scheme (Noosa Plan) regulates land use and development of all land across the Shire. Premises cannot be used freely for any use as defined in the planning scheme. All land is zoned and has a range of acceptable, consistent and inconsistent uses specified against each zone.</li> </ul> |                |

| Submitter  | Submission and Grounds of Submission  | Planners' Response  | Recommendation |
|--|---|---|----------------|
| 20971481<br>20990763<br>20992762<br>20996486<br>20995288<br>21000956<br>21000958<br>21002689<br>21003445<br>21004789<br>21004900<br>21005347<br>21005861<br>21005898<br>21005900<br>21005952<br>21006028<br>21006094<br>21006173<br>21005926<br>21006031<br>21006032<br>21006034<br>21006109 | <ul style="list-style-type: none"> <li>Council should consider and quantify the risk of compensation claims before progressing the proposed planning change.</li> </ul> | <ul style="list-style-type: none"> <li>Under the provisions of the Planning Act as person may make a request to apply a superseded planning scheme to the carrying out of development under the superseded planning scheme (The current Noosa Plan).</li> </ul> |                |

### 8.3.1.3 General objection to regulation of short-term letting in residential zones

| Submitter  | Submission and Grounds of Submission  | Planners' response   | Recommendation   |
|--|---|--|--|
| 21001048<br>21001075<br>21001085<br>21001106<br>21002656<br>21002971<br>21002972<br>21003744<br>21003751<br>21004207<br>21004851 | <p><b>Pro-forma</b></p> <p>As my job depends on tourism, I will be directly affected. I oppose the changes to the Noosa Plan on the following grounds:</p> <ul style="list-style-type: none"> <li>I do not support over-regulation</li> <li>The zoning is inequitable</li> <li>The legal issues have not been considered</li> </ul> <p>Removing the possibility of future investment in holiday homes will affect my livelihood and my lifestyle.</p> | <p>Issues are noted.</p> <p>All land uses need to be regulated through the planning scheme.</p> <p>Zones are used widely to manage competing land uses, avoiding incompatible uses occurring alongside each other, for example an Industrial zone does not allow residential development to occur in it due to the potential incompatibility of those uses, likewise residential zones do not allow industrial or many forms of commercial uses for the same reasons. Each zone allows certain uses and not others, this is a fundamental basic of land use planning and a planning scheme and occurs in every locality across Australia.</p> <p>Short term accommodation is not considered a consistent use within the Low Density Residential Zone as it does not meet the purpose and outcomes of the zone. The main purpose of the Low Density Residential zone is for permanent residential uses. Therefore any future application for the use would require a full impact assessment.</p> <p>The overall outcome for the Low Density Residential zone is that "Low density residential neighbourhoods are home to permanent residents with minimal impact of visitors". It is considered that minimising impact of visitors and protecting the residential amenity of low density residential neighbourhoods should take precedence over other considerations for that zone.</p> <p>The new Noosa Plan has been prepared in accordance with the requirements under the Planning Act 2016 with legal input where necessary to consider the full implication</p> | That no change be made to the New Noosa Plan as a result of these submissions. |

| Submitter  | Submission and Grounds of Submission   | Planners' response  | Recommendation   |
|--|--|---|--|
|  |  | <p>The planning scheme does not make any statement that no further dwellings may be used for short term accommodation. All existing lawful short term accommodation can continue under the provisions of existing use rights which will continue to support any ancillary support services while they chose to operate.</p> <p>Short term accommodation is proposed to be inconsistent in the Low Residential Zone and equitably applied where this zone applies throughout Noosa Shire.</p>  |  |
| 21004377<br>21004213<br>21004059<br>21003744<br>21003360<br>21003362<br>21003363<br>21003367<br>21003372<br>21004042<br>21001237<br>21003384<br>21003387<br>21003386<br>21003419<br>21003604<br>21004233<br>21004237<br>21004326<br>21004365<br>21004378<br>21004484<br>21004486<br>21004490<br>21004497<br>21004516<br>21004598<br>21004692<br>21004710<br>21004718<br>21004734<br>21004787<br>21004807<br>21004808<br>21004863<br>21009358 | <p><b>Pro forma</b></p> <p>I oppose the changes to the Noosa Plan on the following grounds:</p> <ul style="list-style-type: none"> <li>• • The zoning is equitable</li> <li>• • I do not support over-regulation</li> <li>• • The legal issues and implications have not been fully considered</li> </ul> <p>Removing the possibility of future investment in holiday homes will affect the local economy, which ultimately affects my livelihood and my lifestyle</p> <p>Proposed Solutions:</p> <ul style="list-style-type: none"> <li>• Review the proposed changes again, with deeper and more thorough community consultation, allowing for more time to develop solutions that work for our whole shire</li> <li>• Have visitors fund initiatives (user pays) by introducing a nightly bed tax. The funds could pay for the engagement of a professional security firm that would enforce the short-term accommodation rules, and control any issues such as noise, anti-social behaviour, rubbish, parking etc. Over-burdening the Council and property owners with this task is detrimental to our whole community.</li> </ul> | <p>Issues are noted</p> <p>All land uses need to be regulated through the planning scheme.</p> <p>Zones are used widely to manage competing land uses, avoiding incompatible uses occurring alongside each other, for example an Industrial zone does not allow residential development to occur in it due to the potential incompatibility of those uses, likewise residential zones do not allow industrial or many forms of commercial uses for the same reasons. Each zone allows certain uses and not others, this is a fundamental basic of land use planning and a planning scheme and occurs in every locality across Australia.</p> <p>Short term accommodation is not considered a consistent use within the Low Density Residential Zone as it does not meet the purpose and outcomes of the zone. The main purpose of the Low Density Residential zone is for permanent residential uses. Therefore any future application for the use would require a full impact assessment.</p> <p>The overall outcome for the Low Density Residential zone is that "Low density residential neighbourhoods are home to permanent residents with minimal impact of visitors". It is considered that minimising impact of visitors and protecting the residential amenity of low density residential neighbourhoods should take precedence over other considerations for that zone.</p> <p>The new Noosa Plan has been prepared in accordance with the requirements under the Planning Act 2016 with legal input where necessary to consider the full implication</p> <p>The planning scheme does not make any statement that no further dwellings may be used for short term accommodation. All existing lawful short term accommodation can continue under the provisions of existing use rights which will continue to support any ancillary support services while they chose to operate.</p> <p>Extensive community consultation and research has been undertaken in the preparation of the new Noosa Plan.</p> <p>The proposed solution for funding and security are matters that could be considered for the proposed short stay letting local law.</p> <p>Short term accommodation is proposed to be inconsistent in the Low Residential Zone and equitably applied where this zone applies throughout Noosa Shire.</p> | <p>That no change be made to the New Noosa Plan as a result of these submissions.</p> <p>That suggestions around funding and security issues be considered as part of the proposed Local Law for short term letting process.</p> |

| Submitter | Submission and Grounds of Submission  | Planners' response   | Recommendation   |
|-----------|---|--|--|
| 21004384  |   |  |  |
| 21002975  | <b>Pro forma</b>  | Issues are noted.  | That no change be made to the New Noosa Plan as a result of these submissions. |
| 21004856  | I oppose the changes to the Noosa Plan on the following grounds:  | All land uses need to be regulated through the planning scheme.  |  |
| 21004857  | <ul style="list-style-type: none"> <li>The zoning is equitable</li> </ul>   | Zones are used widely to manage competing land uses, avoiding incompatible uses occurring alongside each other, for example an Industrial zone does not allow residential development to occur in it due to the potential incompatibility of those uses, likewise residential zones do not allow industrial or many forms of commercial uses for the same reasons. Each zone allows certain uses and not others, this is a fundamental basic of land use planning and a planning scheme and occurs in every locality across Australia.   |  |
| 21003375  | <ul style="list-style-type: none"> <li>I do not support over-regulation</li> </ul>  |  |  |
| 21004866  | <ul style="list-style-type: none"> <li>The legal issues and implications have not been fully considered</li> </ul>  |  |  |
| 21004868  | <ul style="list-style-type: none"> <li>Removing the possibility of future investment in holiday homes will affect the local economy,</li> </ul>   |  |  |
| 21003872  | <ul style="list-style-type: none"> <li>which ultimately affects my livelihood and my lifestyle</li> </ul>   |  |  |
| 21004791  | Removing the possibility of future investment in holiday lets in low-density residential areas, will affect Noosa's capacity to service future tourism growth and will therefore impact on Noosa's overall tourism-related economy. | Short term accommodation is not considered a consistent use within the Low Density Residential Zone as it does not meet the purpose and outcomes of the zone. The main purpose of the Low Density Residential zone is for permanent residential uses. Therefore any future application for the use would require a full impact assessment.   |  |
| 21004852  | I oppose the notion that low-density residential areas will become non-compliant for future holiday-let use.  |  |  |
| 21004802  | Removing investor choice may compromise investor interest in holiday let investments and may put stress on Noosa's capacity to service future holiday needs.  | The overall outcome for the Low Density Residential zone is that "Low density residential neighbourhoods are home to permanent residents with minimal impact of visitors". It is considered that minimising impact of visitors and protecting the residential amenity of low density residential neighbourhoods should take precedence over other considerations for that zone.  |  |
| 21004788  | Less investors may be interested in Noosa to the detriment of the industry and the economy.   |  |  |
| 21004772  | This may affect the overall availability of holiday let properties into the future that are needed to support growth of Noosa's tourism economy.  | The new Noosa Plan has been prepared in accordance with the requirements under the Planning Act 2016 with legal input as required.   |  |
| 21004010  | I therefore oppose the notion that low-density residential areas in Noosa will be non-compliant with short term holiday letting.  | The planning scheme does not make any statement that no further dwellings may be used for short term accommodation. The broad statement that limiting short term letting in low density residential will impact Noosa's overall tourism related economy is very broad and there is no evidence that should there be no further increase in dwellings used for short term accommodation this will impact on the existing local economy, livelihood or personal lifestyles. All existing lawful short term accommodation can continue under the provisions of existing use rights which will continue to support any ancillary support services while they chose to operate. |  |
| 21004342  |   |  |  |
| 21004020  |   |  |  |
| 21014372  |   |  |  |
| 21004340  |   |  |  |
| 21004615  |   |  |  |
| 21004617  |   |  |  |
| 21004762  |   | There has been an exponential increase in the number of dwellings that have been made available for short term accommodation in Noosa since the advent of on-line booking platforms that were previously never used for visitor accommodation. Any loss to this number through a ceasing of existing use rights, will largely be driven by the market levelling out and supply and demand factors.   |  |
| 21004348  |   |  |  |
| 21004764  |   | Houses used for short term accommodation in Low Density Residential zones are a portion of the visitor accommodation offering, and if there is any loss to this stock, it will likely redirect some visitors to take up purpose built visitor accommodation and will likely result in higher occupancy rates for all purpose built visitor accommodation providers.  |  |
| 21004766  |   |  |  |
| 21004641  |   |  |  |
| 21004772  |   | Dwelling houses in low density residential zones were never intended for visitor accommodation as The Noosa Plan specifically designated areas elsewhere in the Visitor Accommodation zones and allowed for a mix of visitor and permanent in attached housing zones.  |  |
| 21004022  |   |  |  |
| 21004699  |   |  |  |
| 21004019  |   | Short term accommodation is proposed to be inconsistent in the Low Residential Zone and equitably applied where this zone applies throughout Noosa Shire.  |  |
| 21004545  |   |  |  |
| 21004476  |   |  |  |
| 21004276  |   |  |  |
| 21004070  |   |  |  |
| 21004471  |   |  |  |
| 21004170  |   |  |  |
| 21004172  |   |  |  |
| 21004196  |   |  |  |
| 21004205  |   |  |  |
| 21004244  |   |  |  |
| 21004246  |   |  |  |
| 21004332  |   |  |  |
| 21004344  |   |  |  |

| Submitter  | Submission and Grounds of Submission  | Planners' response   | Recommendation  |
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| 21004349<br>21004444<br>21004534<br>21006771<br>21004537<br>21004570<br>21004601<br>21004677<br>21005201<br>21004794<br>21005787<br>21005792<br>21009696<br>21009354<br>21006246<br>21008119<br>21008234<br>21005925   |   |  |   |
| 21003692<br>21004850<br>21004821<br>21004842<br>21004811<br>21004520<br>21004643<br>21004786<br>21004679<br>21004680<br>21004776<br>21005199<br>20996313<br>20996484<br>20996736<br>20998857<br>21001049<br>21001063<br>21001093<br>21001111<br>21001116<br>21001124<br>21001127 | <p><b>Pro forma</b></p> <p>Removing the possibility of future investment in holiday lets in low density residential areas, may affect Noosa's capacity to service future tourism growth and may therefore impact on Noosa's overall tourism-related economy.</p> <p>Removing the possibility of future investment in holiday lets in low-density residential areas, will affect Noosa's capacity to service future tourism growth and will therefore impact on Noosa's overall tourism-related economy. I oppose the notion that low-density residential areas will become non-compliant for future holiday-let use. Removing investor choice may compromise investor interest in holiday let investments and may put stress on Noosa's capacity to service future holiday needs. Less investors may be interested in Noosa to the detriment of the industry and the economy.</p> <p>There has been no review of the potential impact that the new laws might have on Noosa and tourism in Noosa.</p> <p>I oppose the notion that low-density residential areas will become non-compliant for future holiday-let use. Removing investor choice may compromise investor interest in holiday let investments and may put stress on Noosa's capacity to service future holiday needs. Less investors may be interested in Noosa to the detriment of the industry and the economy. Wealthier investors that do not need to holiday let may not bother to let their properties. This may affect the overall availability of holiday let properties into the future that are needed to support growth of Noosa's tourism economy.</p> | <p>Issues are noted.</p> <p>Short term accommodation is not considered a consistent use within the Low Density Residential Zone as it does not meet the purpose and outcomes of the zone. The main purpose of the Low Density Residential zone is for permanent residential uses. Therefore any future application for the use would require a full impact assessment.</p> <p>The overall outcome for the Low Density Residential zone is that "Low density residential neighbourhoods are home to permanent residents with minimal impact of visitors". It is considered that minimising impact of visitors and protecting the residential amenity of low density residential neighbourhoods should take precedence over other considerations for that zone.</p> <p>The new Noosa Plan has been prepared in accordance with the requirements under the Planning Act 2016 with legal input as required.</p> <p>The planning scheme does not make any statement that no further dwellings may be used for short term accommodation. All existing lawful short term accommodation can continue under the provisions of existing use rights which will continue to support any ancillary support services while they chose to operate.</p> <p>There has been an exponential increase in the number of dwellings that have been made available for short term accommodation in Noosa since the advent of on-line booking platforms that were previously never used for visitor accommodation. Any loss to this number through a ceasing of existing use rights, will largely be driven by the market levelling out and supply and demand factors.</p> <p>Houses used for short term accommodation in Low Density Residential zones are a portion of the visitor accommodation offering, and if there is any gradual loss to this stock, it will likely redirect some visitors to take up purpose built visitor accommodation and will likely result in higher occupancy rates for all purpose built visitor accommodation providers. These visitor resorts, motels and serviced apartments are already feeling the effect of increased competition of private holiday rental listings which in some instances have much lower operating costs.</p> <p>Dwelling houses in low density residential zones were never intended for visitor accommodation as The Noosa Plan specifically designated areas elsewhere in the Visitor Accommodation zones and allowed for a mix of visitor and permanent in attached housing zones.</p> <p>Council has produced a discussion paper on the Issues associated with the rapid increase in on line booking platforms and short term accommodation, and has also drawn on well documented research,</p> | <p>That no change be made to the New Noosa Plan as a result of these submissions.</p> |

| Submitter | Submission and Grounds of Submission | Planners' response   | Recommendation |
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| 21001632  |                                      | papers and case studies from around Australia and the world in considering its response to this issue for its community as well as substantial input provided through submissions.   |                |
| 21001172  |                                      | Many submissions have addressed the economic contribution of the short stay sector and the resultant impact of the proposed scheme amendments. Submissions have been received from both property owners and business owners who rely on the tourist accommodation sector for their livelihood and make the point of the significant economic contribution visitors to these properties make to the Noosa Shire.  |                |
| 21001988  |                                      | The new Noosa Plan is not going to prevent lawful existing short-term accommodation from operating. It has in many locations increased the Tourist Accommodation Zone in comparison to the current scheme. It has also increased opportunities for visitor accommodation in the hinterland.  |                |
| 21001992  |                                      | It's been recognised for some time that while tourism is highly valued and contributes a very substantial amount to the Noosa Shire economy and is a key sector for Noosa it is important to also diversify the economic to build resilience and a diversified economy. The Local Economic Plan clearly identifies the importance and need for a more diversified economy to provide for future employment opportunities. To this end the new scheme specifically includes various changes to grow centres and diversify businesses, enables home-based businesses, commits more land to aged care, create a health and wellbeing precinct, allow the hospital to expand, set aside innovation zones, and encourage start up and creative businesses within precincts in industrial areas. |                |
| 21002197  |                                      | Whilst acknowledging the concern raised about this issue, it is considered that the Planning Scheme provides a balanced approach to land use planning, continued support and opportunities for tourism development, employment and business opportunities whilst seeking to maintain adequate housing for residents and workers.   |                |
| 21002238  |                                      |  |                |
| 21002239  |                                      |  |                |
| 21002968  |                                      |  |                |
| 21003370  |                                      |  |                |
| 21003398  |                                      |  |                |
| 21003407  |                                      |  |                |
| 21003410  |                                      |  |                |
| 21003411  |                                      |  |                |
| 21003413  |                                      |  |                |
| 21003417  |                                      |  |                |
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| 21003440  |                                      |  |                |
| 21003448  |                                      |  |                |
| 21003443  |                                      |  |                |
| 21003450  |                                      |  |                |
| 21003444  |                                      |  |                |
| 21003452  |                                      |  |                |
| 21003454  |                                      |  |                |
| 21003462  |                                      |  |                |
| 21003465  |                                      |  |                |
| 21003466  |                                      |  |                |
| 21003603  |                                      |  |                |
| 21003611  |                                      |  |                |
| 21003650  |                                      |  |                |
| 21003657  |                                      |  |                |
| 21003658  |                                      |  |                |
| 21003664  |                                      |  |                |
| 21003675  |                                      |  |                |
| 21003679  |                                      |  |                |
| 21003689  |                                      |  |                |
| 21003743  |                                      |  |                |
| 21003750  |                                      |  |                |
| 21003871  |                                      |  |                |
| 21003873  |                                      |  |                |
| 21003877  |                                      |  |                |
| 21003904  |                                      |  |                |
| 21003906  |                                      |  |                |



| Submitter  | Submission and Grounds of Submission   | Planners' response   | Recommendation  |
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| 21003908<br>21003918<br>21003926<br>21003969<br>21003985<br>21004030<br>21004058<br>21004186<br>21004192<br>21004219<br>21004233<br>21004237<br>21004239<br>21004240<br>21004252<br>21004256<br>21004257<br>21004263<br>21004272<br>21004276<br>21004298<br>21004300<br>21004304<br>21004308<br>21004318<br>21004337<br>21004354<br>21004355<br>21001122<br>21006083<br>21006089 |  |  |   |
| 21001080<br>21001085<br>21001098   | <p><b>Pro forma</b></p> <p>I believe that changes to the Noosa Plan are anti-competitive, anti-tourism, and undemocratic and will leave Council open to legal battle.</p> <p>The changes proposed by Council will have significant impact on our community and our economy. There has been NO community and economic impact assessment.</p> <p>Council's hard line regulatory approach is NOT the answer. There are better solutions that Council can uniquely deliver.</p> <p>The zones are inequitable and no economic impact assessment has been made.</p> <p>I do not believe that it is appropriate that such laws therefore be introduced without the potential impacts being understood by Council, stakeholders and the community.</p> | <p>The New Noosa Plan continues to support tourism and visitor accommodation and a range of other short term accommodation opportunities including:</p> <ul style="list-style-type: none"> <li>• Extensive designated Tourist Accommodation zones with an increased number of existing sites in Noosaville and Noosa Heads now included in the zone form the current attached housing zone and 2 large sites earmarked for new high end or 5 star visitor accommodation;</li> <li>• Short term accommodation opportunities in medium and high density housing zones</li> <li>• Home hosted accommodation in all residential zones, including freeing up requirements for home hosting from the current scheme making it easier to do.</li> <li>• Short term accommodation up to 60 nights per year in principal place of residence anywhere in the Shire</li> <li>• Designated tourist parks and camp grounds</li> <li>• New provisions supporting nature based tourism in the hinterland and rural areas.</li> </ul> <p>Zones are used widely to manage competing land uses, avoiding incompatible uses occurring alongside each other, for example an Industrial zone does not allow residential development to occur in it due to the potential incompatibility of those uses, likewise residential zones do not allow industrial or many</p> | <p>That no change be made to the New Noosa Plan as a result of these submissions.</p> |

| Submitter  | Submission and Grounds of Submission  | Planners' response  | Recommendation  |
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|  |   | <p>forms of commercial uses for the same reasons. Each zone allows certain uses and not others, this is a fundamental basic of land use planning and a planning scheme and occurs in every locality across Australia. This is not a unique situation to Noosa.</p> <p>All existing lawful short term accommodation can continue under the provisions of existing use rights which will continue to support any ancillary support services while they chose to operate. There is no evidence that no further increase in dwellings in this one zone, the Low Density Residential zone used for short term accommodation will impact on the existing tourism economy.</p> <p>There has been an exponential increase in the number of dwellings that have been made available for short term accommodation in Noosa since the advent of on-line booking platforms that were previously never used for visitor accommodation. Any loss to this number through a ceasing of existing use rights, will largely be driven by the market levelling out and supply and demand factors.</p> <p>Low density residential zones have always been reserved primarily for permanent residents. The current semi attached and attached zones however always had a mix of both permanent residents and visitor accommodation. The proposed levels of assessment in the low density residential zone, medium and high density residential zones reflect this past approach going forward.</p> <p>Council has produced a discussion paper on the Issues associated with the rapid increase in on line booking platforms and short term accommodation, and has also drawn on well documented research, papers and case studies from around Australia and the world in considering its response to this issue for its community.</p> <p>Many submissions have addressed the economic contribution of the short stay sector and the resultant impact of the proposed scheme amendments. Submissions have been received from both property owners and business owners who rely on the tourist accommodation sector for their livelihood and make the point of the significant economic contribution visitors to these properties make to the Noosa Shire.</p> <p>There is a variety of accommodation options however submissions have indicated a lack of high end / five star product. In addition to the high number luxury holiday homes with existing use rights for short-term letting, Council has planned for and expected delivery of more than one 5 star resort however they have not yet been developed.</p> <p>The new Noosa Plan is not going to prevent lawful existing short-term accommodation from operating. It has in many locations increased the Tourist Accommodation Zone in comparison to the current scheme. It has also increased opportunities for visitor accommodation in the hinterland.</p> <p>It's been recognised for some time that while tourism is highly valued and contributes a very substantial amount to the Noosa Shire economy and is a key sector for Noosa it is important to also diversify the economic to build a more resilient and diversified economy. The Local Economic Plan clearly identifies the importance and need for a more diversified economy to provide for future employment opportunities.. To this end the new scheme specifically includes various changes to grow centres and diversify businesses, enables home-based businesses, commit more land to aged care, create a health and wellbeing precinct, allow the hospital to expand, set aside innovation zones, encourage start up and creative businesses within precincts in industrial areas.</p> <p>Whilst acknowledging the concern raised about this issue, it is considered that the Planning Scheme provides a balanced approach to land use planning, continued support and opportunities for tourism development, employment and business opportunities whilst seeking to maintain adequate housing for residents and workers.</p> |   |
| <p>21004343<br/>21004357<br/>21004361<br/>21005980<br/>21006010<br/>21004661<br/>21004695<br/>21005956<br/>21005955<br/>21005227<br/>21005924<br/>21004703</p> | <p><b>Pro forma</b></p> <p>Following is a summary of the reasons why we object to the proposed Short Stay Accommodation Regime set out in the Draft New Noosa Town Plan:</p> <ul style="list-style-type: none"> <li>• The proposal significantly limits the rights of property owners where their property has not historically been used for short-term accommodation.</li> <li>• The proposal will create inequities and inefficiencies in supply and demand in the accommodation sector. Noosa is once again sending the message to tourists that we are closed for business notwithstanding the efforts of local tourism bodies.</li> <li>• The proposal will create inequities in the local housing market. Long term -property market professionals have indicated premiums will be achieved by those property owners who have historically utilized their property for short-term rental. This is clearly inequitable and discriminatory.</li> <li>• Those Councillors who moved and voted for the changes have overridden the advice of Council staff.</li> <li>• Clearly this of major concern with our elected representatives putting their personal prejudices and the demands of influential lobby groups ahead of the recommendations of professional staff (following record community feedback from version one of the Draft New Noosa Town Plan).</li> </ul> | <p>Issues are noted</p> <p>It is acknowledged that properties who have not taken up short term accommodation prior to the commencement of the new Noosa Plan will require an impact assessable application to be made if they want to short term let their property in its entirety.</p> <p>However, as their principal place of residence they will have the opportunity to short term let their property for up to 60 days per year and home host all year round.</p> <p>The New Noosa Plan continues to support tourism and visitor accommodation a range of other short term accommodation opportunities including:</p> <ul style="list-style-type: none"> <li>• Extensive designated Tourist Accommodation zones</li> <li>• Short term accommodation opportunities in medium and high density housing zones</li> <li>• Home hosted accommodation in all residential zones</li> <li>• Short term accommodation up to 60 nights per year in principal place of residence</li> <li>• Designated tourist parks and camp grounds</li> </ul>   | <p>That no change be made to the New Noosa Plan as a result of these submissions.</p> |

| Submitter  | Submission and Grounds of Submission   | Planners' response   | Recommendation   |
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|  | <ul style="list-style-type: none"> <li>The housing affordability issue that continues to be raised publicly by the Mayor existed in the Noosa area a long time prior to the advent of on-line booking platforms for short-term accommodation. This point is further reinforced by reference to the Noosa Council Social Plan (2006-2016) where in 2001 it was noted Noosa Shire experienced a higher level of accommodation stress in terms of rented and mortgaged properties, compared to the population of Queensland.</li> <li>Councillors have asserted publicly that short-stay accommodation "disrupts" local community. The same argument applies equally to permanent rental properties where tenancy rights are heavily skewed in favour of the occupant. We further note that Council will typically not be exposed to long term tenancy issues/disputes due to the State Government legislating and regulating in this area.</li> <li>Council is unable to produce any statistical evidence regarding complaints sourced from short-stay rental properties.</li> <li>We contend responsible property owners will manage their property having regard to community standards whether they are let on a short-term or long-term basis.</li> <li>The economic benefits (both direct and indirect) of short stay accommodation properties to the local area have not been assessed by Council in arriving at their position in the Draft New Town Plan.</li> <li>Council is again exposing itself to litigation by restricting the income earning capacity of residential property owners and fracturing the property market with the "haves" &amp; have-nots".</li> <li>Whilst we are in agreement short stay property owners committing to a Code of Conduct, further detail is required to ensure the interests of all parties are protected in the event of frivolous claims.</li> </ul>   | <ul style="list-style-type: none"> <li>It is acknowledged that changes to landuse planning may affect development potential and therefore property values which attract different investor interest.</li> <li>It is acknowledged the range of uses enjoyed by properties with existing use rights will be different to those properties without existing use rights.</li> <li>It is acknowledged housing affordability has been a concern in Noosa Shire for some time, the New Noosa plan seeks to try and address these challenges in a number of ways, including via the regulation of the increase in short term accommodation in dwelling houses, it also encourages new and smaller dwellings, provides for increased densities around centres and allocates a number of new sites to small dwellings. Housing affordability is a complex issue and the planning scheme is only one tool in addressing this challenge</li> <li>The growth in dwelling houses moving out of permanent tenancy and into short term accommodation has removed a significant number of properties from the market. This has resulted in less supply of housing for rental or purchasing. It is well known that the return on investment is considerably higher for short term accommodation than permanent rental.</li> <li>Short term accommodation of a whole property un-hosted is a different use (essentially operates as a commercial use) to permanent residency with different impacts, higher occupancy and increased activity levels which together has a level of impact on residential communities.</li> <li>Council has produced a discussion paper on the Issues associated with the rapid increase in on line booking platforms and short term accommodation, and has also drawn on well documented research, papers and case studies from around Australia and the world in considering its response to this issue for its community as well as substantial feedback from the community.</li> <li>The new Noosa Plan has been prepared in accordance with the requirements under the Planning Act 2016 with legal input as required.</li> <li>Issues associated with a proposed code of conduct are noted and will be considered as part of the Local Law on short stay letting</li> </ul>   |  |
| 21001974<br>20985497<br>21005803<br>21003922<br>21004639<br>21005223<br>21003969<br>21005074<br>21004918<br>21003717<br>20987115<br>21005926<br>21006031<br>21006032<br>21006034<br>21006109<br>21003491<br>21004843<br>20996367<br>20995288<br>20999561<br>21004877<br>20996492<br>20996375 | <b>Object to short term accommodation being inconsistent</b> <ul style="list-style-type: none"> <li>Strong objection to the proposed amendment to the zoning rules deeming short stay accommodation as an inconsistent use within low density housing areas.</li> <li>It is difficult to ascertain why, the exclusion of low density residential from short stay letting is required code and impact assessable requirements of short term stays and to categorise low density residential zones as inconsistent is opposed</li> <li>Very difficult for Council to substantiate its current approach of imposing development assessable restrictions, given that the Council's Housing Needs Assessment Report 2017 recommends against code or impact assessments in any form.</li> <li>If all such properties not currently holiday-let were forced to only, in future, be operated as residential-let properties, it would do nothing to affect property affordability as the rental values in these properties would be too high to support that sector anyway.</li> <li>Owners in zones allowed for Short Term Stays having competitive advantage over owners in a low density residential zone where individual right of choice is being removed and that are now non-compliant with the prescribed activity.</li> <li>Short Stay changes to the Noosa Plan regarding the requirement of a DA with Impact assessment is an over reach by council and will have consequences that might be irreversible</li> <li>Disband the unnecessary regulation of a short stay lets that includes banning an entire planning zone, require complicated and expensive development approvals and an unnecessary annual application process.</li> <li>The entire Noosa region and all rate payers should be subject to the same, easy application and approval process, with standard nominal fee to short stay let their homes;</li> <li>Unfair that can't short term let if not already doing so.</li> <li>Noosa's existing planning scheme and development policies have not kept pace with market demand for holiday accommodation within the local government area.</li> <li>Council has not made sufficient land available in the New Noosa Plan, or proposed policies to support new short-term accommodation developments that will be required to meet increased demand for accommodation over the life of the new planning scheme.</li> <li>Amend the purposes and outcomes for the Low, Medium and High Density zones (in Part 6) to recognise that, in addition to permanent residents Short Term Accommodation may be allowed where impacts on the amenity of the area can be managed.</li> <li>Amend the relevant Tables of Assessment so that Short Term Accommodation which is not Accepted Development requires a Code Assessable application.</li> </ul> | <b>Object to short term accommodation being inconsistent</b> <p>Short term accommodation is proposed to be inconsistent in the Low Residential Zone and equitably applied where this zone applies throughout Noosa Shire.</p> <p>Short term accommodation is not considered a consistent use within the Low Density Residential Zone as it does not meet the purpose and outcomes of the zone. The main purpose of the Low Density Residential zone is for permanent residential uses. Therefore any future application for the use would require a full impact assessment.</p> <p>The Housing Needs Assessment 2017 was endorsed by Council for the purpose of informing the drafting of the new planning scheme. The Housing needs assessment was not solely about short term accommodation and where this should or shouldn't occur and this issue is further considered in the context of a range of other planning matters.</p> <p>Dwelling houses in low density residential zones were never intended for visitor accommodation as The Noosa Plan specifically designated areas elsewhere in the Visitor Accommodation zones and allowed for a mix of visitor and permanent in attached housing zones.</p> <p>Should an owner wish to short term let their whole property in the Low Density Residential zone where they have not previously then, a planning application has to be made and a full impact assessment undertaken against the new Noosa Plan. The costs associated with this application ( application fees) are based on cost recovery only and directly relate to the application assessment and processing requirements and time.</p> <p>When landuse changes or planning regulation change, lawful uses continue when the changes occur even if they are different to the new requirements. In this regard, a property with existing use rights may enjoy a different landuse to properties without existing use rights.</p> <p>It is noted that it may seem unfair to some that if they aren't already doing so, they are unlikely to be able to short term let their dwelling in the future in the Low Density Residential zone, however the making of a planning scheme requires that broader strategic issues of landuse planning, community and housing to be considered across the Shire.</p> <p>Various submissions have objected to the level of red tape and costs associated in seeking approval for short-term accommodation and ongoing fees even if no development approval is necessary. These concerns are noted.</p> <p>Development application fees are set on an annual basis as part of Council's budget review.</p> <p>Under the current scheme the code assessment application fee for Visitor Accommodation Type 1 Home hosted (a bed and breakfast) is \$2,917. If it requires impact assessment it is \$3,647. These are equivalent to the fees for Home-based businesses which are limited in visibility and have no employees.</p> | That no change be made to the New Noosa Plan as a result of these submissions. |

| Submitter | Submission and Grounds of Submission  | Planners' response   | Recommendation |
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| 21004784  | <b>Housing affordability</b>  | While there is no figure fee yet set for assessment of short-term accommodation in a house it is reasonable to consider fees would be comparable to these (subject to annual review). There is no requirement to engage a planning consultant or other professional services in lodging a development application but many people choose to. For developments that are identified as inconsistent under the scheme a fee multiplier of 3 applies. Where the use has been carried out without Council approval (other than existing lawful uses) a fee multiplier of 2 applies.   |                |
| 20998855  | <ul style="list-style-type: none"> <li>Housing affordability and housing stress issues predated on line booking platforms,</li> </ul>   |  |                |
| 21004800  | <ul style="list-style-type: none"> <li>the amendments may in fact adversely impact on housing affordability for lower income earners as it will drive investment into the high density zones (apartment areas), forcing out long term tenants in favour of short term stays.</li> </ul>   |  |                |
| 21002267  |   |  |                |
| 21004817  | <ul style="list-style-type: none"> <li>Noosa council must acknowledge that making expensive, high end 5 star short-term accommodation houses inconsistent is not going to address housing affordability for low income people.</li> </ul>   | Where an application follows the impact assessment process and neighbours or anybody else make submissions these can only be considered on planning grounds and not vexatious complaints.  |                |
| 21007813  |   |  |                |
| 21004990  | <ul style="list-style-type: none"> <li>If the aim is to provide more affordable property and accommodation then this proposed change will do the opposite. Improving affordability comes back to back supply and demand. If you don't provide more supply, and the lack of new land releases are part of the issue here, then the demand will cause prices to increase. Simple economics.</li> </ul>  | Infrastructure charges are payable on a new building however if for example an existing house is gaining approval for short-term accommodation without increasing in size it will get a credit for the house and there is unlikely to be any additional infrastructure charges payable. For acceptable development there is no trigger to apply infrastructure charges.  |                |
| 21004781  |   |  |                |
| 21002266  | <b>Impact on economy and tourism and accommodation supply</b>   |  |                |
| 21004625  | <ul style="list-style-type: none"> <li>will reduce holiday accommodation, visitor spending, and investor interest, particularly in the high-end market</li> </ul>   | Within the medium and high density residential zones and the tourist accommodation zone – approximately 5500 properties currently have the capacity to operate short term accommodation if the owner chooses to short term let the property. A further 600 existing properties also have the option to apply for short term accommodation use within the medium and high density residential zones.  |                |
| 21004663  |   |  |                |
| 21004878  | <ul style="list-style-type: none"> <li>A reduction in accommodation will result therefore from current short term lets being banned and through natural attrition as current holiday lets in low density zones are converted to residential or owner-occupied.</li> </ul>   | In addition, all existing lawful short term accommodation operating within the Low Density Residential zone can continue under the provisions of existing use rights, estimated at between 2-3000 properties.  |                |
| 21004162  |   |  |                |
| 21004627  | <ul style="list-style-type: none"> <li>Removing the possibility of future investment in holiday lets in low density residential areas, may affect Noosa's capacity to service future tourism growth and may therefore impact on Noosa's overall tourism-related economy and small businesses.</li> </ul>  | Together this constitutes approximately 40% of the coastal area's dwelling stock.  |                |
| 21003250  |   |  |                |
| 21002358  | <ul style="list-style-type: none"> <li>By decreasing the number of properties available for short term stays, there will be less accommodation for all of those travelling and seasonal workers who prop up Noosa's tourism economy, particularly in the hospitality industry.</li> </ul>   | The New Noosa Plan continues to support tourism and visitor accommodation and a enables a range of other short term accommodation opportunities including:   |                |
| 21004333  |   |  |                |
| 21004343  | <ul style="list-style-type: none"> <li>Removing the possibility of future investment in holiday lets in low density residential areas, may affect Noosa's capacity to service future tourism growth and may therefore impact on Noosa's overall tourism-related economy.</li> </ul>   | <ul style="list-style-type: none"> <li>Extensive designated Tourist Accommodation zones with an increased number of existing sites in Noosaville and Noosa Heads now included in the zone form the current attached housing zone and 2 large sites earmarked for new high end or 5 star visitor accommodation;</li> <li>Short term accommodation opportunities in medium and high density housing zones</li> <li>Home hosted accommodation in all residential zones, including freeing up requirements for home hosting from the current scheme making it easier to do.</li> <li>Short term accommodation up to 60 nights per year in principal place of residence anywhere in the Shire</li> <li>Designated tourist parks and camp grounds</li> </ul> |                |
| 20996862  |   |  |                |
| 20994550  | <ul style="list-style-type: none"> <li>The services and amenities in the Noosa region are outstanding. These are of that quality, largely because of the financial and non-financial input of tourists. I believe that Noosa people are particularly friendly to tourists, compared to other holiday destinations, where local people are more indifferent to visitors. I would like to think that this is somehow a natural attitude of Noosa people, but perhaps it is also due to the general knowledge that their services and amenities, and in many cases, their livelihoods, depend on the income provided by visitors.</li> </ul>                         | New provisions supporting nature based tourism in the hinterland and rural areas.  |                |
| 21004903  |   |  |                |
| 21004182  | <ul style="list-style-type: none"> <li>Any steps such as the proposed changes to rules surrounding short stays, which reduce the capacity of Noosa to house visitors, will inevitably reduce the numbers of visitors, and impact services and amenities, and jeopardise the livelihoods of some of the community. It is possible, that the reduction of the numbers of properties of the type that might appeal to tourists with higher disposable incomes, will have a disproportionately higher negative effect on the tourist income than might be expected based on a consideration of the reduction in the number of beds available for tourists.</li> </ul> | <b>Housing affordability</b><br>It is acknowledged housing affordability has been a concern in Noosa Shire for some time, the New Noosa plan seeks to try and address these challenges in a number of ways, including the regulation of the increase in short term accommodation in dwelling houses, it also encourages new and smaller dwellings, provides for increased densities around centres and allocates a number of new sites to small dwellings. Housing affordability is a complex issue and the planning scheme is only one tool in addressing this challenge.   |                |
| 21002197  |   |  |                |
| 20992699  | <ul style="list-style-type: none"> <li>will severely limit and impact tourist numbers coming to Noosa which in turn will affect the economy of Noosa.</li> </ul>  | The growth in dwelling houses moving out of permanent tenancy and into short term accommodation has removed a significant number of properties from the market. This has resulted in less supply of housing for rental or purchasing. It is well known that the return on investment is considerably higher for short term accommodation than permanent rental.  |                |
| 21006762  |   |  |                |
| 21004216  | <ul style="list-style-type: none"> <li>the economy is heavily reliant on tourists and often struggles in times of down turn.</li> </ul>   | Not all short term accommodation in residential zones are high end or in prime water front locations. There is a range in housing stock used for short term accommodation available including units, duplexes and traditional dwelling houses in locations spread mainly throughout the coastal urban area, Noosa heads, eastern beaches, specifically throughout local density residential zones. These zones offer a range in housing stock and levels of housing affordability both for purchase and rental. Loss of stock to short term accommodation reduces the overall level of supply of permanent residential stock, this has an impact on supply and demand  |                |
| 21004700  |   |  |                |
| 21004724  | <ul style="list-style-type: none"> <li>the Noosa Housing Strategy report states clearly that tourism under pins the Noosa economy.</li> </ul>   | Therefore, a reduction in available housing stock resulting from properties moving to short term letting has a link to and affects housing availability and affordability.   |                |
| 21004724  |   |  |                |
| 20997835  | <ul style="list-style-type: none"> <li>The actions that council is proposing will impact our economy.</li> </ul>  | The current semi attached and attached zones have always had a mix of both permanent residents and visitor accommodation.  |                |
| 21004845  | <ul style="list-style-type: none"> <li>Reduction in property rentals, particularly high end, will have a negative flow on effect in the tourism and hospitality sector.</li> </ul>  | The new Noosa Plan takes a consistent approach across all its zones, not just the Low Density Residential zone, in terms of assessing the appropriateness of future short term accommodation   |                |
| 21004817  |   |  |                |
| 21004779  | <ul style="list-style-type: none"> <li>More day trippers. More traffic and parking problems. If we can't accommodate them. Maroochydore will. And Maroochydore restaurants, hotels and businesses...</li> </ul>   |  |                |
| 21003438  |   |  |                |
| 21000959  | <ul style="list-style-type: none"> <li>As numbers of houses available to short-term let to visitors diminishes, visitors to the region who prefer letting houses are more likely to leave Noosa precinct and seek short-term lets outside of the shire. This will impact local businesses; furthermore, these visitors will become Day trippers into Noosa, adding to the already significant traffic and parking problems.</li> </ul>  |  |                |
| 20998737  |   |  |                |
| 21004820  | <ul style="list-style-type: none"> <li>Changes threaten ongoing and long-term availability of holiday accommodation stock, and will damage the future of Noosa's tourism industry, economy and jobs. Detrimental to the growth potential of tourism in Noosa (which ultimately affects everyone).</li> </ul>  |  |                |
| 21004242  |   |  |                |
| 21004470  | <ul style="list-style-type: none"> <li>By fixing the number of holiday houses in Noosa the Noosa Council will remove any form of natural competition. This will result in a lower quality accommodation offering overtime, with owners provided no real incentive to keep pace with newer properties as these older houses maintain a monopoly over the holiday rental business.</li> </ul>   |  |                |
| 21001048  |   |  |                |
| 21003404  |   |  |                |
| 21003459  |   |  |                |
| 21006246  |   |  |                |

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| 21004843  | <b>Inequities in low density residential zone</b>   | Duplexes or multiple dwellings built after 2006 undertaking short term accommodation are currently not lawful to do so. Under the new Noosa Plan this use is consistent in the zone but will require an impact assessment planning application;   |                |
| 21004756  | <ul style="list-style-type: none"> <li>inequities with allowable land uses within the low density residential zones between existing use rights properties and those without existing use rights.</li> </ul>  | The new Noosa Plan makes provision for a significant number of short term visitor accommodation options, these uses should not occur at the expense of community needs.   |                |
| 21003377  | <ul style="list-style-type: none"> <li>residences in a Low Density Res area that can prove their house was previously let out for short stays will have a "land use" different to those neighbours that haven't had been used previously as such.</li> </ul>  | <b>Impact on economy and tourism and accommodation supply</b>   |                |
| 20996489  | <ul style="list-style-type: none"> <li>Low Density Residential Zone and to make short stay accommodation an 'inconsistent' use to minimise and/or remove short stay accommodation is inequitable.</li> </ul>  | It is agreed that Tourism is a significant part of Noosa's economy recognised by the Local Economic Plan and Council's current and draft new Noosa Plan.  |                |
| 20983674  | <ul style="list-style-type: none"> <li>The current wording and stipulations are prejudice to the majority of home owners in Noosa that seek to short stay let their properties. This is discriminatory and will impact all facets of the community.</li> </ul>  | The new Noosa Plan provisions do not decrease the existing number of short term rentals. Dwelling houses currently being used for short term accommodation consistently over the last 12 months can demonstrate existing use rights and continue to operate.  |                |
| 21002606  | <ul style="list-style-type: none"> <li>Inequities in supply and demand in the accommodation sector;</li> </ul>  | The New Noosa Plan continues to support tourism and visitor accommodation and a range of other short term accommodation opportunities including:  |                |
| 21003381  | <b>Anti –competitive</b>  | <ul style="list-style-type: none"> <li>Extensive designated Tourist Accommodation zones with an increased number of existing sites in Noosaville and Noosa Heads now included in the zone form the current attached housing zone and 2 large sites earmarked for new high end or 5 star visitor accommodation;</li> </ul>   |                |
| 21001022  | <ul style="list-style-type: none"> <li>Almost all of these are in low density zones. Under the new proposed zoning rules, the vast majority of these homes would not be allowed to short term rent without restrictions. This limits the holiday letting market, making it anti-competitive</li> </ul>                                  | <ul style="list-style-type: none"> <li>Short term accommodation opportunities in medium and high density housing zones</li> </ul>   |                |
| 21003411  | <ul style="list-style-type: none"> <li>will create barriers to entry to the Noosa accommodation market and are restrictive, discriminatory and anti-competitive</li> </ul>  | <ul style="list-style-type: none"> <li>Home hosted accommodation in all residential zones, including freeing up requirements for home hosting from the current scheme making it easier to do.</li> </ul>  |                |
| 21004818  | <b>Investor and property value impacts</b>  | <ul style="list-style-type: none"> <li>Short term accommodation up to 60 nights per year in principal place of residence anywhere in the Shire</li> </ul>   |                |
| 21003498  | <ul style="list-style-type: none"> <li>will affect future potential income and property value.</li> </ul>   | <ul style="list-style-type: none"> <li>Designated tourist parks and camp grounds</li> </ul>   |                |
| 21003389  | <ul style="list-style-type: none"> <li>Onerous regulation such as those proposed will deter investors, who will look to other holiday areas for seamless property investment</li> </ul>   | New provisions supporting nature based tourism in the hinterland and rural areas.   |                |
| 21003605  | <ul style="list-style-type: none"> <li>Attack on property owner rights;</li> </ul>  | There is no evidence that no further increase in dwellings in Low Density Residential Zones used for short term accommodation will impact on the existing tourism economy, as the new Plan does not propose any losses in existing tourist accommodation, but the contrary, it makes provision for more opportunities as outlined above.  |                |
| 21004284  | <ul style="list-style-type: none"> <li>Buy now rent and live later affected.</li> </ul>   | Purpose built visitor accommodation such as resorts, motels and serviced apartments are already feeling the effect of increased competition of private holiday rental listings which in some instances have much lower operating costs. More units within such complexes are likely to revert to permanent occupancy if there is decreased demand for visitor accommodation.                        |                |
| 21004815  | <ul style="list-style-type: none"> <li>Retirement plan affected;</li> </ul>   | Within the medium and high density residential zones and the tourist accommodation zone – approximately 5500 properties currently have the capacity to operate short term accommodation if the owner chooses to short term let the property. A further 600 existing properties also have the option to apply for short term accommodation use within the medium and high density residential zones. |                |
| 20995166  | <ul style="list-style-type: none"> <li>Property values affected</li> </ul>  | In addition, all existing lawful short term accommodation operating within the Low Density Residential zone can continue under the provisions of existing use rights, estimated at between 2-3000 properties.   |                |
| 21004446  | <b>Impacts on income and employment</b>   | Together this constitutes approximately 40% of the coastal area's dwelling stock. Therefore, a further loss of dwellings to short term accommodation is not supported.  |                |
| 21004799  | <ul style="list-style-type: none"> <li>Many people rely on the 'short stay economy' for their primary source of income,</li> </ul>  | Together the full range of tourist accommodation will continue to support local businesses providing support services while they chose to operate.  |                |
| 21004804  | <ul style="list-style-type: none"> <li>This will result in a lot of local businesses losing clients, and thus, revenue.</li> </ul>  | <b>Inequities in low density residential zone</b>   |                |
| 21004806  | <ul style="list-style-type: none"> <li>Object to short-term accommodation being 'inconsistent' as it is being discriminatory to many urban houses and potential applications. Concerned about potential unintended consequences that may be detrimental to property owners, workers, small businesses and the Noosa economy.</li> </ul> | When landuse changes or planning regulation change, lawful uses continue when the changes occur even if they are different to the new requirements. In this regard, a property with existing use rights may enjoy a different landuse to properties without existing use rights.  |                |
| 21004849  | <ul style="list-style-type: none"> <li>This will impact the number of short-term letting properties available and impact employment long term in areas of domestic and garden duties. It discriminated against these lower income Noosa workers, causing a flow on impact to smaller retail and consumer sales.</li> </ul>              | It is acknowledged that changes to landuse planning can affect development potential and therefore property values which attract different investor interest.   |                |
| 21004814  | <ul style="list-style-type: none"> <li>as short-term rentals diminish, local people involved in the property management, cleaning and maintenance sectors will be detrimentally affected.</li> </ul>  | It is acknowledged the range of uses enjoyed by properties with existing use rights will be different to those properties without existing use rights.  |                |
| 20995282  | <ul style="list-style-type: none"> <li>unsustainable for us without the rental income</li> </ul>  | <b>Anti –competitive</b>  |                |
| 20995281  | <b>Over regulation</b>  | It is considered that there is a significant number and range of opportunities for short term accommodation in Noosa both existing and enabled through the Noosa Plan, which contributes to choice in the market.   |                |
| 21003374  | <ul style="list-style-type: none"> <li>Don't agree with the proposed changes to the Low Density Residential Zone as there are existing regulations in place to mitigate impacts and the changes would have direct and potential financial impacts on people in that zone.</li> </ul>  |   |                |
| 21003614  | <ul style="list-style-type: none"> <li>The 'share economy' market doesn't severely impact our Noosa low density neighbourhoods.</li> </ul>  |   |                |
| 21004564  | <ul style="list-style-type: none"> <li>I object to any laws governing the way I chose to treat my property. You are creating more and more unnecessary red tape and revenue generating</li> </ul>   |   |                |
| 21003405  | <ul style="list-style-type: none"> <li>The requirement of a DA with Impact assessment I think this is an over reach by council. It will have consequences that might be irreversible and would suggest council reconsider their approach to this.</li> </ul>  |   |                |
| 21004583  | <ul style="list-style-type: none"> <li>No Development Approvals should be required but instead have every rental required to have a "Permit" Both permanent Rentals as well as Holiday Rentals.</li> </ul>  |   |                |
| 21004812  | <ul style="list-style-type: none"> <li>Council has no right to retrospectively amend and restrict our usage rights when property was purchased in good faith</li> </ul>   |   |                |
| 21004486  | <ul style="list-style-type: none"> <li>Council exposing themselves to litigation;</li> </ul>  |   |                |
| 21004548  | <ul style="list-style-type: none"> <li>Harsh regulations;</li> </ul>  |   |                |
| 2100406   | <ul style="list-style-type: none"> <li>Definition of short term accommodation should be less than 28 days the same as tourism levy.</li> </ul>  |   |                |
| 21003607  |   |   |                |
| 20991883  |   |   |                |
| 20983674  |   |   |                |
| 21003257  |   |   |                |
| 20998856  |   |   |                |
| 21004902  |   |   |                |

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| 21004844  | <b>Data and economic studies</b>   | <b>Investor and property value impacts and rights</b>  |                |
| 20997077  | <ul style="list-style-type: none"> <li>The impact, legal issues and implications have not been fully considered (including an economic impact statement by reputable experts in this field)</li> </ul>   | All land within Noosa Shire is regulated in terms of what you can and cannot do.   |                |
| 21003598  | <ul style="list-style-type: none"> <li>There is no local data or analysis of fact regarding short-term letting to justify significant changes to the town plan that will affect thousands of property owners across the shire.</li> </ul>  | The Planning Scheme (Noosa Plan) regulates land use and development of all land across the Shire. Premises cannot be used freely for any use as defined in the planning scheme. All land is zoned and has a range of allowable, consistent and inconsistent uses specified against each zone.  |                |
| 21003751  | <ul style="list-style-type: none"> <li>There are no records of complaints relating to short-term letting, long term letting or just bad neighbours. It is outrageous that sweeping changes to what homeowners can do with their main life's asset is based on anecdotal evidence.</li> </ul>   | It is acknowledged that changes to landuse planning may affect development potential and therefore property values which attract different investor interest.  |                |
| 20983761  | <ul style="list-style-type: none"> <li>Not enough research and community consultation has been made.</li> </ul>  | <b>Impacts on income and employment</b>  |                |
| 20984848  | <ul style="list-style-type: none"> <li>Consider the plight of all homeowners in Noosa shire by commissioning a comprehensive independent unbiased report on the positives, negatives and opportunities arising from short-term letting.</li> </ul>   | All existing lawful short term accommodation can continue under the provisions of existing use rights which will continue to raise income from the commercial operation of the dwelling and continue to use ancillary local business and support services while they chose to operate.   |                |
| 21004526  | <ul style="list-style-type: none"> <li>More consultation and research needs to be undertaken before any more layers of bureaucracy are put in front of us. Let's get back to basics and common sense.</li> </ul>   | There is no evidence that no further increase in dwellings in the Low Density Residential zone used for short term accommodation will impact on existing employment arrangements or income. The Noosa Plan does not reduce the current stock of houses available for short term letting with existing use rights.  |                |
| 20998742  | <ul style="list-style-type: none"> <li>Council has no evidence that short-term stay tourists create noise or liability problems for permanent Noosa residents. In fact, police statistics show that the majority of noise complaints are about permanent residents. Tourists are generally better behaved. If you want to reduce the impact of tourists in Noosa create better traffic and transport solutions!</li> </ul> | Property owners have the opportunity to short term let their principal place of residence while they are away for up to 60 days per year without planning approval providing supplementary income if desired.  |                |
| 21004036  | <ul style="list-style-type: none"> <li>No statistical evidence of complaints;</li> </ul>   | <b>Over regulation</b>   |                |
| 21004196  | <b>Need for flexibility</b>  | <ul style="list-style-type: none"> <li>Short term accommodation is not considered a consistent use within the Low Density Residential Zone as it does not meet the purpose and outcomes of the zone. The main purpose of the Low Density Residential zone is for permanent residential uses. Therefore any future application for the use would require a full impact assessment.</li> </ul> |                |
| 21004202  | <ul style="list-style-type: none"> <li>If an owner occupier retires, decides that as they want to travel for say 1-2 years and holiday let their property, they can't.</li> </ul>  | <ul style="list-style-type: none"> <li>Dwelling houses in low density residential zones were never intended for visitor accommodation as The Noosa Plan specifically designated areas elsewhere in the Visitor Accommodation zones and allowed for a mix of visitor and permanent in attached housing zones.</li> </ul>  |                |
| 21004529  | <ul style="list-style-type: none"> <li>Owners' rights are being eroded.</li> </ul>   | <ul style="list-style-type: none"> <li>The establishment of existing use rights requires the use to have commenced for a consistent period over the previous 12 months, and does not include an "intent" to commence.</li> </ul>   |                |
| 20982141  | <ul style="list-style-type: none"> <li>From a Real Estate perspective, if sellers have a property where they have the flexibility of holiday renting as opposed to not having that flexibility, I am sure buyers will see the first property as being worth more money.</li> </ul>   | <ul style="list-style-type: none"> <li>The tourism levy definition for short term accommodation is less than 3 consecutive months. The application of the tourism levy is 120 days.</li> </ul>   |                |
| 20982141  | <ul style="list-style-type: none"> <li>Need flexibility for permanent and short stay</li> </ul>  | <b>Data and economic studies</b>   |                |
| 21003919  | <ul style="list-style-type: none"> <li>You are removing my right of choice of how I utilise my property in a way that is arbitrary and onerous.</li> </ul>   | The new Noosa Plan has been prepared in accordance with the requirements under the Planning Act 2016 with legal input as required.   |                |
| 21003919  | <ul style="list-style-type: none"> <li>This is clearly inequitable and discriminatory.</li> </ul>  | Council has produced a discussion paper on the Issues associated with the rapid increase in on line booking platforms and short term accommodation, and has also drawn on well documented research, papers and case studies from around Australia and the world in considering its response to this issue for its community.   |                |
| 20992699  | <ul style="list-style-type: none"> <li>Taking away property rights</li> </ul>  | Council records formal complaints regarding short term letting and received many submissions, phone calls and information through the development of the planning scheme. Council has gained considerable knowledge and evidence regarding the issues associated with short term letting.  |                |
| 21004259  | <ul style="list-style-type: none"> <li>People want access to their Noosa home. That can't be achieved with a permanent rental. But it can in the new economy.</li> </ul>   | <b>Need for flexibility</b>  |                |
| 21004339  | <ul style="list-style-type: none"> <li>Want future right to short term let property</li> </ul>   | Property owners have the opportunity to short term let their principal place of residence while they are away for up to 60 days per year without planning approval providing supplementary income if desired.  |                |
| 21000957  | <b>Overall impacts</b>   | Property owners may home host guests within their principal place of residence. There is no limit on the number of days this can occur.  |                |
| 21004316  | <ul style="list-style-type: none"> <li>Object to the proposed changes to the Noosa Town Plan, specifically in relation to the new zoning changes, which will:</li> </ul>   | All land within Noosa Shire is regulated under the Planning Scheme in terms of what and landowner can and cannot do..  |                |
| 20995281  | <ul style="list-style-type: none"> <li>reduce choice for holidaymakers;</li> </ul>   | Council needs to also consider and plan for the needs of the resident community, ensure adequate provision of housing and protect residential amenity. The Low Density Residential zone is the only residential zone in Noosa that is proposed to make new short term accommodation inconsistent.  |                |
| 20995282  | <ul style="list-style-type: none"> <li>reduce employment for those working in support of short term-holiday providers;</li> </ul>  | <b>Overall impacts</b>   |                |
| 20992900  | <ul style="list-style-type: none"> <li>reduce the overall amount of tourism accommodation and, consequently, the number of holidaymakers staying in Noosa, with consequent reduction in tourism dollars spent in local restaurants, bars, cafes, shops and recreation businesses;</li> </ul>   | Collectively dealt with above.   |                |
| 20992708  | <ul style="list-style-type: none"> <li>reduce the potential for home owners in low density zones from supplementing their incomes from renting out their homes when they are away; and,</li> </ul>   |  |                |
| 21003614  | <ul style="list-style-type: none"> <li>reduce options for homeowners who are required to go away for longer periods of time to look after elderly or sick relatives.</li> </ul>  |  |                |
| 21003605  | <ul style="list-style-type: none"> <li>Reduce visitor numbers;</li> </ul>  |  |                |
| 20992901  | <ul style="list-style-type: none"> <li>Have a detrimental impact on the local economy; reduce investor confidence.</li> </ul>  |  |                |
| 20992448  |  |  |                |
| 20994550  |  |  |                |
| 20994780  |  |  |                |
| 20994791  |  |  |                |
| 20995952  |  |  |                |
| 20996315  |  |  |                |
| 20996482  |  |  |                |
| 20996485  |  |  |                |
| 21004789  |  |  |                |
| 21003495  |  |  |                |
| 20997077  |  |  |                |
| 21001719  |  |  |                |
| 20997392  |  |  |                |
| 20998883  |  |  |                |
| 21001024  |  |  |                |
| 21001022  |  |  |                |

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| 21001109  |                                      |                    |                |
| 21001770  |                                      |                    |                |
| 21001973  |                                      |                    |                |
| 21003389  |                                      |                    |                |
| 21003435  |                                      |                    |                |
| 21003955  |                                      |                    |                |
| 21003961  |                                      |                    |                |
| 21003965  |                                      |                    |                |
| 21003967  |                                      |                    |                |
| 21004068  |                                      |                    |                |
| 21004029  |                                      |                    |                |
| 21004090  |                                      |                    |                |
| 21006044  |                                      |                    |                |
| 21004127  |                                      |                    |                |
| 21004158  |                                      |                    |                |
| 21004202  |                                      |                    |                |
| 21004214  |                                      |                    |                |
| 20971299  |                                      |                    |                |
| 21002903  |                                      |                    |                |
| 20992851  |                                      |                    |                |
| 21003670  |                                      |                    |                |
| 21005004  |                                      |                    |                |
| 21005044  |                                      |                    |                |
| 21005046  |                                      |                    |                |
| 21005047  |                                      |                    |                |
| 21005075  |                                      |                    |                |
| 21005076  |                                      |                    |                |
| 21005121  |                                      |                    |                |
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| 21005314  |                                      |                    |                |
| 21005363  |                                      |                    |                |
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| Submitter | Submission and Grounds of Submission | Planners' response | Recommendation |
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| 21005673  |                                      |                    |                |
| 21005675  |                                      |                    |                |
| 21005702  |                                      |                    |                |
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| Submitter | Submission and Grounds of Submission | Planners' response | Recommendation |
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| 21006192  |                                      |                    |                |
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| 20989732  |                                      |                    |                |
| 20992015  |                                      |                    |                |
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| 20993724  |                                      |                    |                |
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| Submitter | Submission and Grounds of Submission | Planners' response | Recommendation |
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| 21006133  |                                      |                    |                |
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| 21006193  |                                      |                    |                |
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| 20991088  |                                      |                    |                |
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| 21000955  |                                      |                    |                |
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| 21001603  |                                      |                    |                |
| 20991884  |                                      |                    |                |
| 20992744  |                                      |                    |                |
| 21004578  |                                      |                    |                |

### 8.3.1.4 Former short stay overlay map

| Submitter  | Submission and Grounds of Submission   | Planners' response   | Recommendation   |
|--|--|--|--|
| 20994498   | Code of conduct might eliminate the need to have some suburbs short stay and others not - there is nothing fair in that at all.  | Noted.   | That no change be made to the new Noosa Plan as a result of these submissions. |
| 21004158<br>21004792<br>20994997<br>21006105<br>21004081 | <p>Support for former short stay overlay map</p> <ul style="list-style-type: none"> <li>support the initially proposed Short Stay Areas zoned within the original draft New Noosa Plan as this is aligned to locations where multi-million dollar low density houses provides short-term luxury accommodation to high value overnighters / families and these areas will not address housing affordability for low income local residents;</li> <li>the entirety of Noosa should not be open to a Short Stay Letting free-for-all. Having the amendment inclusive of designated zones for Short Stay Letting will clarify expectations on short stay hosts and also make policing of undesirable activity much easier;</li> <li>the previous proposal that had been released for consultation by Council had situated our property in a zone in which Short-term Letting was to be allowed. Based upon this knowledge we incurred significant expenses renovating, restoring, improving and furnishing our property to enable it to be used for Short Stay letting. We understand that your current proposal intends to exclude properties from Short Stay letting if they were not used for this purpose in the 12 months before the new regulations become effective.</li> </ul> <p>This is completely unreasonable given:</p> <ul style="list-style-type: none"> <li>We have incurred significant expenses renovating and furnishing our property.</li> <li>While we believe the previous owners of our property may have used the property for short-term stay purposes, we have no evidence of this. Had we known about the current proposals then evidence would have been requested and received from the previous owners before we purchased our property.</li> <li>It is unjust to cut off property owners from the ability to use their properties for Short Stay letting, even though their property was already being used for Short Stay letting before the time the Council consulted on the proposed restrictions.</li> </ul> <p>Re-introduce the 1st draft NNP as it was presented originally. This 1st draft has gone through all the necessary hoops hence, in my view, could not be classed as introducing a significant change.</p> <p>This 1st draft with the clearly defined STA areas, with areas outside of these being classed, as I understand it, as 'Inconsistent' STA use, all backed up with the proposed new Local Laws, is a sound compromise between our tourism industry and our community. This will allow traditional holiday homes areas to continue to offer high standard product all underpinned with new Local Laws that will drive improved property management.</p> | <p>There are parts of Coastal Noosa where visitor accommodation is in high concentration already, including resorts, motels, serviced apartments, backpacker hostels and holiday homes. It is possible the Short Stay Area map would have resulted in considerable increase of short term accommodation (STA) in the Low Density Housing zone within the mapped area.</p> <p>The well intentioned purpose behind the maps was to protect certain areas for residents only while minimising regulation within the areas already hosting many visitors. Dwellings inside the mapped area were accepted development while dwellings outside the mapped area were subject to a planning application process to ensure that the creep would not have amenity impacts on the permanent residential neighbourhoods or would be mitigated or minimised.</p> <p>As a result of the 1st round consultation and further assessment, the short stay overlay map was removed because there was no basis to sacrifice the residential amenity of certain neighbourhoods and subject them to uncontrolled growth of short term accommodation. Nor was it suitable to say that proximity to beaches or the Noosa River made a neighbourhood any more suitable for short term accommodation than other locations. The omission of places like Boreen Point and Teewah was also an obvious oversight</p> <p>A continued increase in short term accommodation (which is essentially a commercially operated use) within Low Density Residential zones is contrary to the intent of the new Noosa Plan and the purpose and outcomes of the Low Density Residential zone and outcomes sought for permanent residential areas, which seeks to protection of the zone for permanent living. The removal of the map also retains ensures the same provisions across all Low Density Residential zones, not just in highly sought after mapped area where historically there would have been more STA.</p> <p>Therefore, it was determined the use of a location based map identifying where short term accommodation occur was not the right approach for the following reasons:</p> <ul style="list-style-type: none"> <li>the potential impacts to existing permanent residents within the map area that will occur because of the concentration of short term accommodation;</li> <li>the inequities across the Low Density Residential zone both for those wishing to short term let and those impacted by short term letting; and</li> <li>the inequities associated with the approvals process across the Low Density Residential zone.</li> </ul> |  |

| Submitter | Submission and Grounds of Submission  | Planners' response  | Recommendation |
|-----------|---|---|----------------|
|           | The removal of the overlay maps that was mentioned in the video I think is a big mistake, this also contradicts the statement in the Public Notice Short Stay.pdf where it is stated that "In addition to the proposed local law, the new Noosa Plan will regulate where short stay letting (short term accommodation) can and cannot occur across the Shire and identify when a development approval is required."<br>If this could be clarified that would be great, where will it be allowed?  |   |                |
| 21001109  | We are pleased to see the overlay maps removed.   | Noted.  |                |
| 21004069  | I still ask the council to reconsider the zoning of Boreen Point. It has always been a short-term rental based community for nearly 100years. It serves a vital form of affordable visitor accommodation for families compared to the more commercialised accommodation seen in Noosa, Noosaville and Noosa Heads. Why will the council not create another zone that takes into account the historical nature of our village, the very few, if any noise complaints over the years. Owners and rate payers in Boreen Point have purchased property here and made improvements on the understanding that there was unrestricted rights to enable short-term rental. Changing this may adversely affect our property value and/or sale-ability in the future. | Noted.<br><br>While there may be a process to gain approval for short term accommodation it is considered the process will ensure that surrounding amenity is maintained and impacts of the short term accommodation on neighbouring properties is minimised. This is discussed in greater detail in the general objection section of this table. |                |

### 8.3.1.5 Medium / High density residential zones

| Submitter            | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|----------------------|--|--|--|
| 20996414<br>21005291 | Properties such as duplexes (eg Stevens st in Sunshine Beach) and units should continue to provide short term holiday accommodation for tourists under the new Noosa plan. This accommodation adds to the vibrant community and holiday atmosphere that Sunshine Beach is known for. | Duplexes and units within the medium and high density residential zones built prior to 2006 can continue to provide short term accommodation without approval under the new Noosa Plan, as their original approval provided for both short term accommodation and permanent tenancy.<br><br>Duplexes and units built after 2006 in the medium and high density residential zones is a consistent use but will require an impact assessable planning application. | That no change be made to the New Noosa Plan as a result of these submissions. |
| 21006041             | Having submitted a submission previously I was amazed that the "new plan" has very difference to the last one. Short stay holiday resorts are still not protected from owner occupiers or Airbnb operators .   | Holiday accommodation built prior to 2006 were generally approved to allow for both permanent and short term accommodation, unless there was a specific condition of approval to limit the occupancy to either short term or permanent tenancy.<br><br>The new Noosa Plan cannot change an approval or force a change in occupancy or regulate whether a property is managed by the onsite manager or by themselves through on-line booking platforms.           | That no change be made to the New Noosa Plan as a result of this submission.   |

### 8.3.1.6 Rural and Rural Residential zones

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
|-----------|---|---|---|
| 21005346  | Object to consistent in Rural Areas<br><br>The disruption to neighbours that short term holiday rental brings is great. Even when the property is on acreage. Considerations need to be made when it comes to lay of the land and where dwellings are located. Neighbours need to be notified of any AirBnB, Stayz, Real estate etc... holiday leasing. | In both the Rural and Rural Residential short-term accommodation can occur without a planning application in the applicant's principal place of residence for up to 60 nights in a year over no more than 4 occurrences in any calendar year.<br><br>In the Rural Residential Zone impact assessment will apply for anything more frequent.<br><br>Subject to code assessment, within the Rural Zone, if the lot is at least 4ha in area short term accommodation can occur more frequently in either a house of no more than 5 bedrooms or in up to 4 free standing cottages, cabins or permanent tents providing accommodation to up to eight guests.<br><br>Otherwise in the Rural Zone the use of short-term accommodation is subject to impact assessment.<br><br>These levels of assessment are considered appropriate for the use in the context of the Rural and Rural Residential zones. | That no change be made to the New Noosa Plan as a result of this submission |

## 9. Residential Zones Generally

Residential zones in the New Noosa Plan include the following:

- Low Density Residential Zone
- Medium Density Residential Zone
- High Density Residential Zone and
- Tourist Accommodation Zone.

Table 9.1 below includes submissions received in the first round of consultation and relate to provisions in these zone codes mentioned above excluding Short-term accommodation and site-specific rezoning requests which are included in the Short-term accommodation section of this report and the relative Locality Sections of this report respectively. Submissions received relating to the specific residential zone code provisions in the second round of consultation on significant changes excluding Short-term accommodation are located in Table 9.2.

The majority of changes recommended are a result issues raised by building certifiers and development professionals to provide further clarity around interpretation and workability of the scheme when applying the code provisions as well as consistency within each zone. These include building height, scenic amenity, replicating Noosa Waters setbacks in Low and Medium Density Residential Zones etc. Recommended changes in the Tourist Accommodation Zone relate specifically to those areas with frontages to Gympie Tce and Thomas Street, Noosaville and Duke St, Sunshine Beach where there is a concentration of mixed use buildings with commercial and retail uses along the street and include built form provisions to reflect existing development and enable redevelopment of mixed use buildings with activated frontages to these specific areas of the zone.

**Table 9.1 Submissions from First Consultation**

| Submitter | Submission and Grounds of Submission  | Planners' Response   | Recommendation  |
|-----------|---|--|---|
| 20868175  | Low Density Residential Zone Code AO7.2: The wording requires amending to achieve the intended outcome. The current wording would trigger referral assessment for every slab on ground built with a minor site cut. This would not be the intention of this outcome.  | For clarity the requirement that where development involves excavation of a site, any portion of an exposed external wall is backfilled to ground level, Agree and consider deleting the wording of "appears to be no more than 2 storeys in height." In PO7(f) to remove any ambiguity and reword AO7 to say:<br><br><i>Any portion of the exposed external facade of the building is backfilled so that no portion of the building is greater than 8 metres when measured vertically from ground level to the uppermost point of the building.</i>   | That AO7.2 be amended to read:<br><br><i>Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 8m in building height.</i><br><br>And similar changes be made to height provisions in all zone codes for consistency. |
| 20868175  | Low Density Residential Zone Code AO8.1 The site cover outcome is not worded well. Improving the wording to capture interpolation of the percentage outcomes would assist. For example, a lower storey of 41% and an upper storey of 31% does not comply with the acceptable outcomes, however the footprint of this design is less than the acceptable outcomes. To affectively achieve the performance outcome the AO requires rewording. | This carries forward a provision of the existing Noosa Plan which reads as follows:<br><br><i>S11.1 With the exception of Ancillary Dwelling Units, the site cover of class 1 and class 10 buildings or structure does not exceed—</i><br><br><i>a) for a single storey building – 50%; or</i><br><br><i>b) for a building of 2 or more storeys – 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys;</i><br><br>Assessment of development against these existing provisions seems to have worked. The performance outcome makes it clear development should have a low site impact and avoid the appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site. A 50% site cover for low set building is quite common however at two storeys the site cover should reduce to either allow more space at ground level to accommodate vegetation on site or increase boundary setbacks significantly at the upper level. | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20868175  | AO9.1 – 9.4 Garages and sheds are not listed in AO9.3, is it councils' intention that garages and sheds are not permitted to be built to or within a side or rear boundary clearance? Class 10a buildings have previously adopted the QDC requirements for side and rear setbacks. It is common building practice to build the garage part of a dwelling with a side setback less than that of the main dwelling.                           | This is currently not the case with the current planning scheme as garages are allowed within the setback. Agree that garages should be included as an exception to the setback in AO9.  | That garages and sheds be included as an exception to the setback in AO9.4  |
| 20868175  | AO13.3 Width of garage is not defined.  | The planning scheme states that the "Width of the garage is be a maximum 60% of the width of the lot." .so no change recommended.  | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20868175  | AO15 This outcome reads as though a footpath crossing is permitted. I guess the intention is to permit a driveway crossover.  | Agree. Should refer to driveway.   | That AO15 be reworded to include the word driveway as follows:<br><br>Driveways have a maximum width of 6 metres within the property and only one footpath crossing is provided per property as part of the driveway.   |
| 20868175  | AO16.2 I would suggest some further explanation defining the intention of this outcome. Are any parapet walls permitted? What is meant by the word "concealed"  | PO16 Refers to roof designs and that they avoid boxy elevations on the front façade of the building and do not present excessive bulk to the street or neighbouring properties. Rewording of PO to provide clarity is recommended.   | The provision relating to parapet walls in the residential zone codes be amended to include the following:<br><br>The total width of any parapet wall does not exceed 50% of the width of the front facade of a building.   |
| 20868175  | Low Density Residential Zone Code<br>AO20.1<br><br><i>Buildings and structures are not constructed on land with a slope greater than 25% to protect scenic amenity and other landscape qualities.</i>   | The corresponding performance outcome indicates these outcomes are about designing and constructing in a way that is responsive to the site's slope, minimising the need for cut and fill, retaining and respecting site vegetation and selecting building materials and finishes that complement rather than dominating the landscape.<br><br>There is some tension between the way different terminology is used in regard to slopes. Under the  | That:<br><br>a) throughout the New Noosa Plan references to "steep land" and the associated definition be removed and replaced with either "sloping sites" or "steep slopes" as appropriate;  |

| Submitter                        | Submission and Grounds of Submission   | Planners' Response  | Recommendation  |
|----------------------------------|--|---|---|
|                                  | <p>AO20.2</p> <p>On properties located on ridgelines or where slope gradient exceeds 15%:</p> <p>a) roof lines are generally parallel with contours of the land;</p> <p>b) roofs do not exceed a pitch of 15 degrees; and</p> <p>c) buildings do not protrude above the height of prevailing vegetation.</p> <p>AO20.3</p> <p>Where slope gradients exceed 15%, split-level buildings with small floorplates are used as an alternative to standard single or double storey construction to minimise building bulk and benching of the sites.</p> <p>AO20.4</p> <p>External building materials are lightweight (such as timber or board, stainless steel, glass, and corrugated iron) and non-reflective with large expanses of solid colours avoided.</p> <p>These outcomes require further refining to achieve the necessary result. To avoid unwanted concurrence referrals more detail is required in the acceptable outcomes. Are ridgelines defined in the scheme (AO20.2)? A narrow house built across a slope (in line with the contours) without being split level, would trigger referral under AO20.3? Which sites are limited to the building materials mentioned in AO20.4? There are a lot of question marks in these acceptable outcomes.</p> | <p>current <u>Noosa Plan</u> there are two relevant definitions:</p> <p><b>sloping sites</b> means sites or parts of sites that exceed a gradient of 1 in 5 or 20% and includes steep slopes.</p> <p><b>steep slopes</b> means sites or parts of sites that exceed a gradient of 1 in 4 or 25%.</p> <p>Under the New Noosa Plan the above two phrases are still defined however another term "<b>steep land</b>" has entered the mix causing confusion given it relates to anything over 15% slope. It is suggested this term be removed and all references in the scheme be amended to reflect either sloping sites or specifically steep sites as the case may be.</p> <p>A ridgeline is not defined but it is generally understood to be the top edge or highest point of a hillslope.</p> | <p>b) Table 6.3.1.3 AO20.1 be reworded as follows</p> <p>To protect scenic amenity and other landscape qualities, buildings and structures are not constructed on land with a slope greater than 33% and on steep slopes are only constructed if:</p> <ul style="list-style-type: none"> <li>there are no other suitable building sites on the property; and</li> <li>using suspended floors or pole footings rather than slab on ground construction.</li> </ul> <p>c) Table 6.3.1.3 AO20.2 be reworded to start "</p> <p>On sloping sites or on ridgelines at the uppermost edge of a hill slope:</p> <ul style="list-style-type: none"> <li>roof lines are generally parallel with contours of the land;</li> <li>roofs do not exceed a pitch of 15 degrees;</li> <li>buildings do not protrude above the height of prevailing vegetation; and</li> <li>undercroft areas exceeding 1.5 metres in height are screened with landscaping or battens.</li> </ul> <p>d) Table 6.3.1.3 AO20.3 be reworded to.</p> <p>On sloping sites slab on ground construction is avoided to minimise building bulk and benching of the site. Split-level buildings with small floorplates are used as an alternative. Post and beam construction or suspended floor or pole footings may be appropriate.</p> <p>e) Table 6.3.1.3 AO20.4 be reworded as follows:</p> <p>Buildings:</p> <ul style="list-style-type: none"> <li>are constructed in lightweight materials such as timber or board, stainless steel, glass and corrugated iron;</li> <li>are finished with exterior colours of moderate to darker shades of olive green, brown, green, blue, charcoal or wood stains that blend with the colour and hues of the surrounding vegetation and landscape;</li> <li>avoid large expanses of solid colours or reflective surfaces.</li> </ul> |
| 20858903                         | Stop the allowance of "Granny Flats" to be built in single dwelling house lots.  | The definition of a dwelling house in the State's Planning Regulation specifically includes provision for a secondary dwelling. The building(s) on site still need to meet criteria regarding setbacks, site cover car parking etc. The secondary dwelling is required to be in conjunction with, and subordinate to the balance of the house.  | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20868611                         | Ancillary Dwellings need to be of a minimum standard and quality and fear that flat pack homes would be undesirable.   | Presumably this reference is to secondary dwellings. These are part of the strategy to improve housing choice for 1 or 2 occupants such as older family members or adult children. Building them within a limited budget will be a common consideration and it would not be fair to place too high a design expectation on them. Some quality outcomes are already being achieved as people source small recycled cottages etc. Ancillary dwellings (secondary dwellings) still must be built in accordance with Building standards.  | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20825904<br>20868619<br>20868617 | <p>The limit of 65m<sup>2</sup> for secondary dwelling size is inadequate and so restrictive that it makes it nonviable for anyone to actually live in this space.</p> <p>Would like the opportunity to have a secondary dwelling, but find it difficult to source one that is less than 65m<sup>2</sup> excluding verandahs.</p> <p>Strongly believe the ancillary dwelling should have a floor area no greater than 90m<sup>2</sup> for rural and rural residential properties given the larger lot sizes and less impacts on neighbours.</p> <p>150m<sup>2</sup> is the minimum that should be required, especially on Rural and Rural Residential lots.</p> <p>Think existing houses should have more leniency to be divided into secondary dwellings with areas greater than 65m<sup>2</sup>.</p> <p>Should be allowed to use secondary dwelling for anyone – not just family. This requirement should be removed from the plan.</p>  | <p>A secondary dwelling is a dwelling, whether attached or detached, that is used <u>in conjunction with, and subordinate to</u>, a dwelling house on the same lot. It is the State's specific instruction, the legal advice provided to Council and the ruling of the Planning and Environment Court that has decreed these were to be occupied by a member of the same household, persons with a connection or relationship or they would be seen as a dual occupancy.</p> <p>65 square metres is considered adequate space for a one or two bedroom dwelling given carparking and outdoor living is not included in this calculation. It is not intended to be a second house.</p>   | That no change be made to the New Noosa Plan as a result of this submission.  |
| 21001960                         | Reference made to Table 5.5.14 – Rural Residential. Under the Accommodation activity of Dwelling House the table calls up the Rural Residential Zone Code. The Rural Residential Zone Code includes Table 6.8.4.3 Criteria for assessment (part). This table includes the following Acceptable Outcome: AO1.2 - The dwelling house may include one secondary dwelling with a maximum gross floor area of 65m <sup>2</sup> and no more than two bedrooms. Our submission relates to the maximum gross floor area of 65m <sup>2</sup> for a secondary dwelling. We submit the following change for AO1.2: AO1.2 - The dwelling house may include one secondary dwelling with a maximum gross floor area of 90m <sup>2</sup> and no more than two bedrooms in a Rural   | A secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot. The purpose of a secondary dwelling is to provide some flexibility for accommodation on a property which is subordinate to the main household for immediate family or relatives. 65m <sup>2</sup> is considered appropriate in terms of providing 2 bedrooms as well as some living space and amenities. Providing 3 bedrooms and a greater GFA of 90m <sup>2</sup> would start to erode the nature of the secondary dwelling and its subordinate nature to the main residence regardless  | That no change be made to the New Noosa Plan as a result of this submission.  |

| Submitter  | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
|--|---|---|---|
|  | or Rural Residential zone and 65m2 in any other zone. The grounds for the proposed change are that the number of allowable bedrooms (two) remains unchanged and therefore will not result in an increase in the occupancy numbers. The increase in floor area would relate to living areas and will not alter the impacts to development on lots in larger Rural and Rural Residential zones.   | of whether it was in a rural or more urban area.  |   |
| 20846326   | Strongly objects to proposed reduction in development rights, specifically provision to build a single dwelling house in the <b>Medium Density Residential Zone</b> . Requests 6.3.2.2 be amended to say:<br><br>Purpose and overall outcomes<br><br>The purpose of the Medium density residential zone is to provide for:-<br><br>a) medium density multiple dwellings and single dwellings; and<br><br>b) community uses, and small-scale services, facilities and infrastructure, to support local residents.  | Noted. The intention is to increase housing diversity and choice in Noosa Shire through increasing the potential for more dwellings via infill development rather than rezoning more greenfield sites. Removing single detached dwellings as consistent development maximises the potential of Medium Density Zone to deliver more housing choice in line with the overall outcomes for housing across the Shire. Existing single dwellings can remain.   | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20856421   | Request Table of Assessment (5.5.2.) for <b>Medium Density Residential Zone</b> be amended to make Relocatable Home Park code assessable rather than impact assessable development. This change reflects that any application is more technical in achieving compliance with the key development parameters. The site is separated from adjoining residential development and includes large setbacks to neighbours which are not proposed to change, therefore unlikely to result in any adverse submissions.  | Recommend the table of development 5.5.2 be amended to allow for code assessment where it is the extension of an existing relocatable home park. A new relocatable home park, as per retirement facility should still be subject to impact assessment.  | That Table 5.5.2 be amended to allow for the expansion of an existing relocatable home park through code assessment, while it remains impact assessable otherwise.  |
| 20831259   | Submitter supports new provisions that promote multiple small dwellings and bonus provisions for 5% relaxation of GFA and site coverage, however there will be many owners who wish to densify their blocks with only a single 90m2 extra dwelling or perhaps 2X 90m2 dwellings. They will also require a relaxation in GFA and coverage to accommodate parking etc. Would you please consider softening the relaxation coverage for residents who wish to add only a single extra 90m2 dwelling. This will promote a much faster uptake of this new idea within the community and importantly it will allow for flexibility for blocks with existing homes occupying the block.  | Submitter is potentially concerned about properties zoned Medium Density Residential which already have one house but would like to take up the option of develop a second dwelling to form a dual occupancy, which is obviously a preferred use. While there may be a good argument for relaxation of the provisions in some circumstances, staff are of the view that this would need to be considered on a case by case basis and considered on their merit and through the application and assessment process having regard to the size of the lot and the size of the existing house, without the bonus provisions being implied.                            | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20867988   | Inconsistent provisions for Noosa Waters for Low Density Residential verses Medium Density Residential.<br><br>The Draft New Plan has Noosa Waters Waterway Provisions in A10 & A11 of the Low Density Residential Zone Code - managing flood detention and revetment wall integrity, as well as amenity functions in Performance Outcomes of the code.<br><br>There is no such provisions in Medium Density Residential Zone Code - include P10 & P11 Performance Outcomes of the Low Density Residential Zone Code into the Medium Density Residential Zone Code.   | Include provisions relating to Noosa Water in the Low Density Residential Zone Code into the Medium Density Residential Zone code so they apply to Sunseeker Close and Noosa Entrance complex.  | That provisions be included in the Medium Density Residential zone code to ensure land adjoining the revetment wall and for a width of 4.5 metres serves flood detention and amenity functions, free of structures and impervious surfaces.<br><br><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation submissions no further submissions were received.</b><br><br><b>No further amendments are proposed in response to this submission.</b> |
| 20823483<br>20823299<br>20827956<br>20831083<br>20832531<br>20868814 | Resort managers support <b>Tourist Accommodation zoning</b> of resorts or any means of restricting owner occupiers in resorts. Management rights have been purchased at considerable cost and operators feel they have no control over their investment. It reduces control onsite management have over situations such as anti-social behaviour, renovation noise, carparking, smoking etc.<br><br>Support council's attempt to protect the tourism industry within our community but regret nothing can override existing Development Approval.<br><br>Major concerns about losing apartments out of letting pool to Owner/Occupiers and AIRBnB, which then destroys and undervalues our investment. Ongoing battle around many resorts as there's a lack of respect for by-laws and design purpose of the visitor resort.<br><br>With a growing number of resorts being overrun with permanents and live in's poses a strong risk of losing quality onsite managers and Management Rights ownership due to the lack of income in management rights through loss of holiday units.<br><br>Loss of holiday accommodation to permanent residents or lock ups - if tourists will have nowhere or limited places to stay they will not come.<br><br>Visitors spend money with other operators in the region. This filters a lot of money out of the local economy. Too many owner occupiers in resorts will eventually mean the end of tourism based business in Noosaville due to them not using the watercraft hire companies.<br><br>Live in's and permanents take over resorts and erode the ambiance all resorts should have. Residents can cause friction with paying guests. Some feel as though they own the resort and that holiday guests inconvenience them. This takes away from the guest experience and in turn can decrease return cliental and deteriorate the resorts reputation.<br><br>Permanent residents are known to ignore body corporate bylaws such as appearance of the lot, noise, carparking, authority of the onsite management and use of common areas. Permanents living in a unit all year round will significantly wear down a unit more rapidly than a holiday unit that is maintained and cleaned at least twice a week.<br><br>Some investors can be turned away from purchasing in a particular resort if they see it trending towards | The New Noosa Pan is encouraging the development of small dwelling units into the future to provide more housing choice for permanent residents generally which may assist in reducing the demand for permanent residents in resort complexes.<br><br>Council understands the interface issues that occur as a result of having both permanent and short-term residents in resorts, however the majority were approved to allow for both uses and these existing use rights will remain when the new plan is introduced.<br><br>Staff have, elsewhere in this report recommended changes to curb the growth of visitor accommodation outside of managed premises. | That no change be made to the New Noosa Plan as a result of this submission.  |

| Submitter                                       | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|---|--|--|--|
|   | <p>permanents.</p> <p>Some holiday resorts were constructed specifically for short-term holiday accommodation and have little storage in the kitchen, bathrooms and carports.</p>  |  |  |
| <p>20867696</p> <p>20868356</p> <p>20867699</p> | <p>Where sites are located in areas with active frontage requirements such as the Tourist Accommodation Zone and Centre Zones, they need to be afforded additional site cover provisions at the ground level. Buildings in these locations are required to provide active frontages and awnings within the front setback, which contribute to site cover. a development in these zones loses a significant portion of its allowable site cover giving back to the frontage for these purposes. Developments in active frontage areas need to be afforded a site cover of at least 60% at the ground level, with 40% only applying to above ground, in order to encourage vibrant active frontages while still affording sufficient opportunities to develop a multi-storey building.</p> <p>The landscaping requirements within Tourist Accommodation Zone have changed from 10% to 30% of the site area, which is excessive and unreasonable given that the planning scheme also seeks to achieve active frontage requirements (no landscaping to street frontage) in centre and tourist locations. The requirement to also provide a 3m landscape width to frontage and 2m to sides in centre and tourist accommodation locations conflicts with the built form outcomes. It is recommended that the landscape provisions of the Noosa Plan be carried over instead, which generally avoid these conflicts.</p> <p>The proposed side boundary setback requirements of 1.5m at ground level within the Centre Zones and the Tourist Accommodation Zone do not allow for a continuous active frontage with pedestrian shelter to be provided. The outcomes need to be revised to encourage buildings to join together to provide a continuous sheltered frontage and allow pedestrians to walk between buildings.</p> <p>The new carparking provisions for Short-term accommodation uses seek an excessive number of visitor spaces (1 space/ 4 dwellings) in comparison to the current scheme requirements (1 space per 10 dwellings). Considering the tourist accommodation nature of the premises, it is considered less likely that guests would have visitors than a standard multiple dwelling.</p> <p>Generally found that many provisions have been streamlined and removed some of the anomalies and conflicts that relate to gross floor area and density in the current scheme.</p> <p>Proposed land uses and assessment levels in the draft scheme are consistent with the current scheme, although the new scheme does allow for some uses to be considered as code assessment which are considered to be positive.</p> <p>The site plays an important role in the local character plan providing active frontage and contributes to a key special place, gateway and is a key corner site. Given this, the site should be considered as a key development site for a high quality integrated mixed-use development which could allow for a higher GFA where exemplar architecture is demonstrated through sub-tropical design and in response to local character significance. Further in relation to primary active street frontage, primary streetscape treatment and key pedestrian and cycle link should be defined in more detail.</p> <p>The scheme also needs to provide further information in relation to the significance of a 'Key Development site' as they are not referred to in the Noosaville Local Plan Code.</p> <p>Development Parameters – comparison of the development parameters between the current and Draft Noosa Plan was found to be generally similar. The density plot ratio has been simplified which is an improvement. Some provisions raise concerns and conflict with local plans intent for primary active street frontage include:</p> <p>GFA and plot ratio requirements are too low (.65:1). Considering that the scheme allows for 3 storeys in height with active street frontage requirements, this would only leave 21% of the site to be developed. GFA could be removed altogether and development assessed based on an envelope limited by height, site cover, setbacks and landscaping requirements. There is no need to regulate development through GFA /plot ratio.</p> <p>Site cover -Where sites are identified as having active street frontage requirements, they need to be afforded additional site cover. A future development would lose approximately 12% of its allowable site cover to awnings and active frontage requirements. This is considered to be an unreasonable expectation and would not encourage viable development opportunities. Developments in active frontage areas need to be afforded a minimum site cover of 60% at the ground level, with 40% only applying to above ground level, in order to encourage vibrant active frontages while still providing development opportunities for a multi-storey building.</p> <p>Landscaping – landscaping requirement has been increased from 10% to 30% of the site area which is considered excessive. The requirement to provide a 3m landscape width frontage and 2m to sides also conflicts with built form outcomes and it is requested that these provision remain as currently exist.</p> <p>Setbacks- the proposed side boundary setback of 1.5m at ground level does not allow for a continuous</p> | <p>Generally provisions have been streamlined but recognise conflicts with providing active frontages. Agree there is some confusion with this in terms of where activation should occur and be encouraged and where a more residential nature of street presentation should occur. Agree that activation should be encouraged in areas along Thomas Street, Duke Street and Gympie Terrace where existing mixed use development occurs.</p> <p>Landscaping requirements have increased from 10% to 30% and is considered excessive where active frontages are required. Consideration of some alternate provisions for mixed use buildings where active frontages occur along the street with non-residential uses.</p> <p>Agree that some provisions need to be revised to encourage active continuous streetscapes and sheltered frontage and allow pedestrians to walk between buildings. However on consideration, the proposed front setbacks would still be encouraged in Noosaville due to implications for flood mitigation and need to raise floor levels and ramping. The side setbacks at higher levels should be retained as allow for sea and river breeze to penetrate through to blocks behind the river as well as retain glimpse of views through to the river. Recommend review of setback provisions to enable activated street frontages for mixed use buildings in key areas along Gympie Tce, Thomas St and Duke St.</p> <p>Car parking for the majority of tourist accommodation which is in self-contained units reflects the conventional type - 4 development in the current Noosa Plan and therefor this rate is more accurate and would have been applied to the majority of what is considered short-term accommodation in the urban areas. The rate of 1 space per 10 units is for motels, rural cabins and guest houses still applies to these types of land use in the new Noosa Plan. No changes recommended.</p> <p>The corner of Gympie Tce and Thomas St is a large site and maybe subject to future redevelopment. The site is located in the Noosaville Framework plan boundary and is included in an area where a primary active streetscape is required. No change recommended.</p> <p>Review of plot ratio and site cover requirements in order to determine viable development outcomes to enable new mixed use developments with activated frontages to Gympie Tce, Thomas St and Duke St.</p> | <p>That:</p> <ul style="list-style-type: none"> <li>landscaping provisions be amended to allow for a minimum of 10% landscaping requirement as per the current Noosa Plan and a reduced width of landscaping along frontages from 3m to 1m for mixed use buildings fronting Gympie terrace, Thomas Street and Duke Street.</li> <li>site coverage be increased to 45%, plot ratio be increased to 0.8:1 and setbacks be reviewed for existing mixed use buildings with frontage to Gympie Tce, Thomas Street and Duke Street.</li> <li>Amendments be made to allow for activated frontages on Gympie Tce and Thomas Street and remove the need for a ratio requirement for residential to commercial development for sites designated as having primary active frontage on the Noosaville Framework and Character Plan.</li> </ul> |

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
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|           | <p>active frontage with pedestrian shelter to be provided. These outcomes need to be revised to encourage buildings to join together to provide a continuous sheltered frontage and allow pedestrians to walk between buildings.</p> <p>Car parking – new car parking provisions seek for an excessive number of visitor spaces (1 space/4 dwellings) in comparison to the current scheme (1 space/10 dwellings). Considering the tourist accommodation nature of the premises, it is considered less likely that guests would have visitors than a standard multiple dwelling. It is requested that the current car parking rates be carried over, which do not currently cause an issue.</p>  |   |  |
| 20867345  | <p>217 – 219 Gympie Tce Noosaville is located in the Visitor Accommodation zone and as such PO4 details that development along Gympie Terrace provide a mixed use format of development including small scale retail and outdoor dining experiences on the ground floor.</p> <p>The subject site fronts Gympie Tce and does not include any mixed use and is purely residential in nature. It is not economically feasible to require commercial uses that will be isolated from the surrounding commercial areas. It is requested that this provision be clarified to ensure that development along Gympie Tce between Albert and On The Terrace does not need to include commercial development.</p> <p>Tourist Accommodation Zone Code:</p> <ul style="list-style-type: none"> <li>• The proposed side boundary setbacks in the AO13.1 are supported.</li> <li>• The front boundary 10m third storey setback detailed in AO13.1 is requested to be amended to allow the upper level roof to extend to within 8m of the front boundary.</li> <li>• Support the maximum plot ratio of 0.65:1</li> <li>• Removal of density provisions is supported.</li> </ul>   | <p>Agree. It is not intentional for all development along Gympie Tce to be mixed use, but rather it should be encouraged where there is already mixed use development and non-residential uses. Setbacks, plot ratio for purely residential buildings will remain as per the draft scheme.</p>  | <p>That PO4 be reviewed to clarify that mixed use development with non-residential uses is not a requirement along the entire length of Gympie Tce.</p>                                      |
| 20867019  | <p>Proposed side and front setbacks in the draft New Noosa Plan don't reflect the existing character of the Tourist Accommodation Zone in the Coastal Communities locality (Sunshine Beach).</p> <p>The existing character of sunshine beach Duke St area generally has the commercial component of development on the ground floor built to the front and side boundary with upper level side setback significantly less than 3m.</p> <p>The subject sites are currently developed fully to the side and front boundaries and given the dimension of the blocks it would not be reasonable to require 3m side setbacks to sites in Duke street including Lots 370, 371 and 367 on RP4811.</p> <p>The proposed front and side setbacks provide for a more residential nature of development not in character with the existing built form of Duke Street.</p> <p>Site coverage of 40% proposed in the draft Noosa Plan does not reflect the built form and existing character of Duke St. This is especially relevant when considering the most recent development in the area (40 Duke St) which has a site cover well over 40% as well as reduced setbacks.</p> <p>Request that:</p> <ul style="list-style-type: none"> <li>• Proposed side boundary setbacks in AO 13.1 of 3m be deleted</li> <li>• Proposed front boundary setbacks in AO13.1 of 2m be deleted.</li> <li>• Proposed front boundary setback for the second floor in AO13.1 of 6m be deleted.</li> </ul> <p>Ensure the Sunshine beach tourist accommodation zone allows for both permanent and visitor accommodation.</p> | <p>Agree that some provisions including setbacks be reviewed to allow for viable redevelopment.</p>   | <p>That site coverage be increased to 45%, plot ratio be increased to 0.8:1 and setbacks be reviewed for mixed use buildings with frontage to Gympie Tce, Thomas Street and Duke Street.</p> |
| 20869177  | <p>Support in regards to the Noosa Planning scheme and proposed changes. The Management and Team at The Salvation Army Supported Accommodation, and SHINE, provides accommodation and case management services across the Noosa Council and Sunshine Coast regions.</p> <p>We offer our support particularly to the proposed high density residential zone code, small dwellings, secondary dwellings and rooming accommodation proposals.</p>  | <p>Noted</p>  | <p>That no change be made to the New Noosa Plan as a result of this submission</p>   |
| 20869051  | <p>Support for the proposed changes in social housing and housing affordability in the Noosa Plan and believe it is a great initiative.</p>   | <p>Noted.</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission</p>   |
| 20868597  | <p>Seek to support the most vulnerable income earners of our tourism industry eg cleaners and maintenance workers.</p> <p>Support the development of public transport as well as active transport links to minimise traffic impacts.</p> <p>Seek to actively design walkable neighbourhoods with centres of interest.</p> <p>Seek to actively support the development of experiences for visitors and residents.</p>  | <p>Noted. The New Noosa Plan allows for small dwellings in and adjoining centres to provide more housing choice for the community including key workers. This is also in good locations for walkable access to public transport as well as services.</p> <p>Short-term accommodation has been provided for in the Visitor accommodation zone as well as through existing use rights in residential areas.</p> <p>Increased bonus provisions for small dwellings and removal of population densities will also enable more</p> | <p>That no change be made to the New Noosa Plan as result of this submission.</p>  |



| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
|-----------|---|---|---|
|           | <p>Develop a workable and effective Affordable Housing Strategy.</p> <p>Relax rules to share land</p> <p>Allow for tiny houses to be located on site for 4 years rather than 3 month maximum.</p> <p>Increase building heights by 1 floor to reduce horizontal sprawl.</p>  | <p>housing choice. Increasing building heights are not be considered at this stage.</p> <p>Longer terms tiny houses can be considered via a development application</p> |   |
| 20867166  | <p>Concerned about exceptionally bright LED lights. In Noosa Waters residents are starting to use them on the canal side of the house and the problem is the extraordinary brightness for many hundreds of metres. We think owners should be required to ensure the area illuminated by lights does not extend beyond the boundary of the property unless the lumens from lights are low impact. Eg 150 lumens.</p> | <p>Noted.</p> <p>AO17.4 of the Low Density Residential Zone Code includes a provision regarding lighting.</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission.</p> |

**Table 9.2: Submissions Significant Changes second round of Consultation.**

| Submitter | Submission and Grounds of Submission   | Planners' Response  | Recommendation   |
|-----------|--|---|--|
| 21000988  | <p>Medium Density Residential Zone Code requires a minimum requirement for the provision of small dwellings. The current wording of PO9 provides a ratio of 3 x small dwellings to 1 x larger dwelling, though we propose to remove the requirement for a ratio and replacing this with a minimum provision of small dwellings per 1000m2 of site area. This will be a more appropriate outcome for Noosa Council and will also offer greater opportunities for innovation by developers. Proposes the following minor adjustments to the contents of PO9 from the draft Medium Density Residential Zone Code:</p> <p>PO9 Plot ratio of development:</p> <p>(a) does not exceed 0.4:1; or</p> <p>(b) for small dwellings or for development which provides at least three small dwellings per 1,000m2 of site area, does not exceed 0.5:1.</p> <p>Sites case example of site at 24 Moorindil St which is just over 1000m2 where they have a proposed plan of development for 5 x Townhouse proposal which featured 3 x small dwellings (90m2 GFA each) and 2 x slightly-larger dwellings (circa 125m2 each) in size. Based on the current contents of PO9, this proposal is not afforded the plot ratio of 0.5:1 as it does not satisfy the ratio requirement. Our alternative compliant design would be for a 4 x Townhouse proposal to feature 3 x small dwellings (90m2 GFA each) and 1 x larger standalone dwelling (circa 130m2 in size). We promote that such a proposal would promote an inefficient use of defined Medium Density zoned land for Tewantin along with naturally being more unaffordable than a proposed 5 x Townhouse proposal.</p> | <p>Submission is not addressing a significant change. As part of the significant changes GFA has been increase to 100m2 for small dwellings.</p> <p>The plot ratio bonus is to encourage more small dwellings and the GFA is a maximum for these. It could be possible to achieve this ratio if the dwellings were smaller in size.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission</p> |

# 10. Centres

The New Noosa Plan includes the following Centre Zones:

- Major Centre Zone (Noosa Business Centre and Noosa Junction)
- District Centre Zone (Cooroy, Tewantin and Noosaville)
- Local centre Zone (Pomona, Cooran, Kin Kin, Boreen Point and Peregain Beach)
- Neighbourhood Centre Zone (Bushlands, Hilton Tce, Quamby Place, Weyba Road, Sunrise Beach, Noosa Outlook)

The majority of submissions received related to the Major centre zones. Table 10.1 below includes submissions from the first round of consultation that relate generally to zone code provisions in the centres zones.

Submissions related to issues including zone precincts, framework and character plans, the level of assessment for specific uses in precincts, gross floor area caps for retail, zone precinct locations and boundaries, built form provisions and car parking rates. Some of these recommendations were included in the 2<sup>nd</sup> Consultation on Significant changes. Submissions received in the 2<sup>nd</sup> round of consultation are in Table 10.2: Submissions Significant Changes Consultation.

**Table 10.1 Submissions First Consultation**

| Submitter | Submission and Grounds of Submission   | Planners' Response  | Recommendation  |
|-----------|--|---|---|
| 20867879  | <b>Major Centre Zone General Provisions:</b>   | The provisions including, acceptable outcomes, have been reviewed and are considered appropriate and provide clear acceptable outcomes for a number of provisions. The planning scheme is a performance based scheme and therefore it provides flexibility to achieve performance outcomes for developments.  | That no change be made to the New Noosa Plan as a result of this submission |
| 20867167  | Consider drafting more quantifiable acceptable outcomes in the Major Centre Zone Code, such as building height, site cover, setbacks etc. to allow for greater certainty for applicants and Noosa Council and more acceptable development. The major centre zone code provisions are too prescriptive, particularly relating to building height, plot ratio and site cover. It is suggested the site could carry additional building height and plot ratio to allow for greater flexibility. | With such a large undeveloped site such as the Noosa Business centre, it is important to provide opportunity to undertake further planning to ensure an appropriate outcome as well as providing an opportunity for the community to have input into.   |   |
| 20868181  |  |   |   |
| 20867876  |  |   |   |
| 20868822  | Consider the levels of assessment for major centres. For example those uses expected in centres and consistent with the purpose and overall outcomes should be code or accepted.   | Plot ratio has been determined to reflect the bulk and scale of developments in different precincts. In addition the plot ration for the Village Mixed use precinct has been significantly increased from the current Noosa Plan.   |   |
| 20868221  | Discard plot ratio as a planning control or increase the plot ratio to 0.8:1 across all the precinct to support the intended diversity of allowable land uses.   | Noosa has traditionally included height in storeys as well as metres to ensure that built form is consistent across the Shire.  |   |
| 20868813  | The reference to 3 storeys be removed as the height in metres is specified. Height should be increased where setback form the street and not readily visible.  | Under the current Noosa Plan 2006 the majority of the site would be a mix of 2 and 3 storeys. In the Draft Noosa Plan the High Density Residential sites, gateway sites and Village mixed use precinct permit 3 storeys and 12m in height. Likewise Noosa Junction is 3 storeys in height which is consistent with community expectations and councils long held position on building heights across the Shire. |   |
| 20868649  | Building height to be increased to four storeys and 16m for gateway sites at the entrance to NBC off Walter Hay Drive and to achieve both affordable and social housing outcomes in the HDR zone. The balance of the site to be 3 storeys and 12m in line with Noosa junction, and up to 20m in the entertainment precinct to allow for cinema height.   | Consideration of some elements to protrude beyond setbacks can be assessed as part of an application.   |   |
| 20866920  | While the draft scheme allows three storeys in Sunshine Beach Road, four storeys would make redevelopment more practicable to provide for key worker accommodation, create more of a night time economy and population (which is beginning) and still create an active and attractive streetscape during the day.  | With regard to setbacks on Sunshine Beach Road, there is flexibility built into the planning scheme to review these subject to a master planned approach to all properties identified.  |   |
| 20867696  | Support the maximum building height however there should be provision for some elements to protrude if treated sensitively designed and appropriately incorporated into the built form and landscaped. E.g. lift overruns, break out areas; roof top bars and associated facilities and services for this; structures that support landscaping and urban gardens in roof top locations.  | Landscaping is required to provide some softening of the streetscape.   |   |
|           | Supports boundary and road setbacks, however the properties listed on the northern/eastern side of Sunshine Beach Road that have a 5.5m setback does not provide the necessarily flexibility for innovation, design of construction solutions to provide appropriate outcomes. Solutions could include volumetric titling or an easement to better achieve urban design outcomes.  | Creative Industries, digital economy and similar uses described in the scheme are, as acknowledged in the submission are grouped into land uses defined by the planning act and as such office, shop and service industries. The wording provides some further definition around the types of business that council would like to encourage in these land uses.   |   |
|           | The 10% landscaping requirement can be excessive where council may also require pedestrian/cycle access within private land and some concessions could be flagged and/or allowance for hardstand areas provided for 'public use'. The 2m minimum dimension is also problematic given existing built form. There should be some incentive for development to provide roof-top landscaping in the draft Noosa Plan as it is overlooked by surrounding development.                             | The new Noosa plan has up-zoned significant land around centres, as well as enabling mixed use development within all centres. This will increase residential density around and within centres.  |   |
|           | The draft scheme refers to uses that are not defined in the draft scheme such as creative industries, artisan residences, digital economy type uses etc. These could be better identified as preferred uses so that it is clear under what circumstances Council is supporting these uses in the Noosa junction area. It appears that these uses are treated no differently in terms of development assessment levels when compared to other centres.  |   |   |
|           | Minimum density requirements for housing should be established for sites around the Noosa Junction and the Civic. The remaining Noosa Civic land should be opened up for even more residential accommodation.  |   |   |

| Submitter  | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
|--|---|---|---|
|  | Support initiatives for increase in key worker accommodation in this area.  |   |   |
| 20868822<br>20868221<br>20868813<br>20866920                                     | <p>Overall support of the Framework and Character plans in terms of providing further direction and urban design outcomes.</p> <p>Further clarification is required for the significance of a Key Development site and the nature of development on these sites.</p> <p>Clarity around those sites identified as special place – arrival meeting</p> <p>Corridors shown as key pedestrian/cycle links on privately owned, land where there are currently no links. Where they currently exist, clarity around whether they are designated for pedestrian only or both cycling and pedestrian movement.</p>  | <p>Agree further clarification needs to be provided for key Development sites in the Local plan Codes.</p> <p>Further clarification and context for a special place is currently provided for in Planning Scheme Policy 7 Framework and Character Plans. Special places are key community meeting places in centres and generally have a high level of amenity and landscaping.</p> <p>The designation of the pedestrian cycle links would be on a case by case basis particularly where access is through a building – bikes may not be appropriate. In most cases the links should be for both but this is dependent on the local circumstances.</p>  | <p>That further clarity to key development sites be included in the Local Plan Codes with the following wording:</p> <p><i>Key Development Sites where identified on Figure 7.2.1.4 (Framework and Character Plan) are to be developed with a high standard of architectural design and amenity consistent with the preferred character of the area as they are at key locations and gateways to centres and will significantly contribute to the overall look and feel and streetscape character of the area.</i></p>  |
| 20867879<br>20867876<br>20868649<br>20865178<br>20862337<br>20860808<br>20862111 | <p><b>Noosa Business Centre:</b></p> <p>Spotlight site - Make amendments to the Major centre zone and Noosa Business Centre (NBC) Framework and Character Plan to recognize the unique characteristics afforded by a single owner such as the opportunity for a master planned development. This will allow the Draft Plans intent of the small scale business to succeed through support form larger scale anchors and other supporting uses.</p> <p>Amend the NBC Framework and Character Plan to include additional external pedestrian connections and minor reconfigurations of the existing Noosa Civic Centre that could be included as trunk infrastructure to improve connectivity and integration of the overall centre;</p> <p>Allow for the alignment of the internal road to be delivered generally in accordance with the NBC framework and character plan. Reduce verge width to 20m within the village mixed use precinct and business park precinct.</p> <p>Amend the location of the potential transit centre so it is located within the core of the site between the existing development and the proposed Visitor Mixed Use precinct.</p> <p>Showroom precinct needs to be able to expand into the adjoining Business Park Precinct fronting Walter Hay Drive to allow for the extension of large format retail as well as commercial.</p> <p>The Village Mixed Use Precinct to be extended along the eastern side of the road and extending the primary active street frontage thereby reducing the size of the High Density Residential Precinct adjoining Walter Hay Drive.</p> <p>We believe the residential precinct should be entitled to enjoy their quiet amenity just as industrial/enterprise uses are entitled to conduct and go about their business within their approvals in a harmonious way. Therefor suggest relocating the High Density Residential use be relocated to form Precinct E2 to Precincts E1 and E6 and Business uses be reinstated at E2. With the proposed Medical development, should this come into fruition any accommodation component of this should be situated at the very north of the area</p> <p>The Framework and Character Plan is highly detailed and prescriptively plans the site for future development removing the opportunity for innovation and discourages alternate forms or outcomes which respond to future needs or market demands.</p> | <p>Spotlight site was reviewed and it was considered appropriate to include the entire site into the Major centre Zone. The Small Business precinct was removed from the site as it was considered more appropriate to deliver this type of development where it is already occurring in locations such as Gateway Drive. In addition this area of the NBC has a more traditional lot configuration, built form and land use with industrial, office developments with showrooms adjacent. Given this it was considered preferable to extend the Showroom precinct along the northern boundary of the site with the remainder of the site to be Business Park Precinct.</p> <p>Any internal integration and pedestrian movement should be the subject of the future development of the site consistent with the Local Framework Maps and is not identified as trunk infrastructure. Refer to LIGIP comments.</p> <p>The realignment of the Main road west of its current location and horizontal alignment of the pedestrian link crossing from the Retail Precinct to the Village Mixed Use Precinct and reflect in Framework plan could still be considered as the location of the road is shown as indicative.</p> <p>Staff are happy to consider and review the proposed location of transit hub, however it would need to be a minimum size of 5,000m<sup>2</sup> and be unencumbered and to be located to ensure effective functionality for the centre.</p> <p>Extension of the Showroom precinct in this locality is not supported. It is considered more appropriate on the western side of the centre where there is a more traditional style and form of development and the showrooms will not be in a prominent location. This site is located adjoining a main gateway into the centre and therefore development should be of a high standard or architecture and design. Extending the existing showroom built form with car parking to the front is not considered appropriate.</p> <p>Support the reconfiguration of Village Mixed Use Precinct and High Density Residential precinct to enable the extension of the primary active street frontage along the eastern side of the proposed new main street. The further expansion of the village mixed use precinct is not supported as it significantly reduces the amount of potential residential development within the centre and would require a significant increase in retail GFA for the site which is not supported.</p> <p>The High Density Residential precinct located along the northern side of Hofmann Drive has raised concerns with existing nearby industrial businesses due to potential reverse amenity impacts. As a result it is recommended to include the western portion of this site, being the corner of Hofmann Drive and Rene St, to be included in the Business Park precinct to allow for an appropriate interface use between industry and residential to reduce any potential issues with noise. The medical centre referred to does not include any residential component other than a caretaker's accommodation unit which is located on the northern side off the development and is subject of a current development application with Council. In addition it is considered appropriate to include some additional amenity provisions in the High Density residential precinct to ensure development residential development within the centre be designed and developed to mitigate noise impacts from adjoining centre uses.</p> <p>The framework plans provide further detail and context into the preferred urban design, character, connection linkages and land use outcomes council would like to see for the site.</p> | <p><b>Council at its Special Meeting of 12 September 2019 resolved that –</b></p> <ul style="list-style-type: none"> <li>2-10 Hofmann Drive and 36-40 Hofmann Drive be rezoned to Major Centre Zone, removing the Small Scale Business Precinct off the site and extending the Showroom precinct further west along the northern boundary of the site. The remainder of the sites to be included in the Business Park precinct.</li> <li>the Village Mixed Use precinct be reconfigured to extend further along the eastern side of the proposed new main street and extend the primary active street frontage accordingly. Reconfigure the adjoining High Density Residential precinct accordingly.</li> <li>the western end of High Density Residential precinct along the northern side of Hofmann Drive be amended to Business Park precinct (corner of Rene St and Hofmann Drive).</li> <li>additional provisions be included in the High Density residential precinct to consider noise and amenity impacts from adjoining centre uses.</li> </ul> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation submissions were received. These are detailed below in Table 10.2 however there are no further changes proposed as a result of these.</b></p> |
| 20867879<br>20867876<br>20868649<br>20868814<br>20865178<br>20862337<br>20860808 | <p><b>Noosa Business Centre:</b></p> <p>Reviewing the diversity of consistent land uses in context to the retail cap for Showroom Precinct 5C, recognizing the opportunity for large format retail within the NBC to meet current undersupply and anticipated future demand as detailed in Location IQ economic report.</p> <p>Development which is consistent with the land use intent for any intended precincts within the NBC should be subject to code assessment, if not accepted development subject to requirements especially where in existing buildings and where acceptable outcomes can be met. This provides businesses with certainty about the intended use and reduces timeframes for delivery of development. Categorising all uses as impact has negative impacts as it provides not confidence or certainty to QIC, future investors or tenants attracting longer assessment periods and increasing costs.</p>  | <p>As stated in previous comments on the Framework Plan the Small Scale Business precinct has been removed and replaced with and Extension to the Showroom precinct along the northern boundary of the site and the remainder of the site Business Park precinct. Given the increase in the Showroom precinct the GFA for showroom retail has been increased accordingly to 3,500m<sup>2</sup> to provide for additional showrooms in this location.</p> <p>With such a large undeveloped site such as the Noosa Business centre, it is important to provide opportunity to undertake further planning to ensure an appropriate outcome as well as providing an opportunity for the community to have input into.</p> <p>The Draft Noosa plan has increased the proposed GFA for retail uses including the showroom retail by an additional 12,000m<sup>2</sup> overall from the current planning scheme. The overall strategic outcome for this centre is to create a Village with a mix of retail, business and residential with some additional open space</p>   | <p><b>Council at its Special Meeting of 12 September 2019 resolved that</b></p> <ul style="list-style-type: none"> <li>the GFA cap for the Showroom Precinct for Lot 1 SP222982 and Lot 4 SP246584 be increased to a combined total of 3,500m<sup>2</sup></li> <li>the front setbacks in the High Density Residential Precinct be reduced for the third storey to allow for passive surveillance to the street.</li> </ul> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September During the subsequent consultation period two submissions were received. These are detailed below in Table 10.2 however there are no further changes proposed as a result of these submissions</b></p>  |

| Submitter  | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
|--|---|---|--|
| 20862111<br>20868664<br>20868181<br>20854841<br>20867296 | <p>Remove the retail floor space limit of 24,500sqm within the existing retail Precinct to allow the existing centre to evolve and adapt to market forces into the future, including the connection to the future Village Mixed Use precinct. Revise the amount of retail planned for the Village Mixed use Precinct from 7,500sqm to 15,000sqm and remove the size restriction for the second supermarket in line with market demand as identified by both Stockwell and Council's economic needs assessment. (Refer Appendix C)</p> <p>The New Noosa Plan under the Major Centre Zone for NBC nominates retail GFA caps for the retail precinct and Village Mixed use precinct. This is not addressing the identified retail need for the community and is not allowing the NBC to fulfil its required role and function in the centres hierarchy as a Major Regional Activity Centre in the ShapingSEQ as it doesn't allow it to respond to market demand and remain competitive. The New Noosa Plan should be amended to increase the retail cap within the existing retail centre and village mixed use precinct.</p> <p>Remove stage 1 requirement to deliver Mixed use precinct, all of the internal road and commercial floor space given this restricts development in line with market demand. This upfront delivery will significantly impact the commercial viability of development within these precincts. The New Noosa Plan should be amended to enable the infrastructure to be delivered in stages when a proposed development is reliant on the infrastructure.</p> <p>Concerned about environmental and amenity impacts from development of unused land at SBC (area marked 5F on Major Centre zone map. Need to retain a buffer to Hoffman Drive to screen new development. Concerned about potential and drainage and flooding impacts caused from future earthworks. Concerned about increase traffic volumes and congestion in Hoffman Drive.</p> <p>Object to 3 storey height limit, inconsistent with development plan granted.</p> <p>Delighted to see the 10% social housing requirement for the Major Centre zone sites. This is similar to Queensland's Priority Development Areas, to the State Environmental Planning Policy in NSW and overseas examples. However suggests for these sites height limits should be expressed in metres only (not storeys). A four storey building might be achievable without exceeding 12 metres and have minimal visual impact.</p> <p>Revise the mechanism for the provision of social housing to incentivize its delivery by removing the requirement to dedicate one in 1- dwellings in the HDR precinct for social housing. Incentives could include an additional storey where social housing is delivered, along with reduced development application fees and infrastructure charges.</p> <p>The interpretation of "contribution" is unclear and needs to be clarified as to what would meet the code requirement. The definition of "social" housing might also need review to ensure a mix of low-cost housing options can be delivered under different models for different levels of hardship. However submitter asks that the use of multiple housing (where including small dwellings) be reduced from impact assessment to code assessment on the sites where it is clearly the preferred use.</p> <p>Review plot ratio and setback provisions across the centre to allow for more flexible approach to development.</p> | <p>and a transit facility.</p> <p>The Draft Plan states that any development in the Village mixed use precincts or any precincts immediately adjoining this precinct requires the delivery of the road, transit facility and the open space area amongst other things. This is to ensure that all key pieces of infrastructure are delivered in a timely manner. This does not prevent development in other parts of the site the Innovation Zone or the High Density Residential and Business park precinct to the north of Hofmann Drive being developed.</p> <p>The site is currently designated and zoned for a business centre and the previous structure plan has provided for buffer areas which are zoned Environmental Management and conservation and will be retained as part of the New Noosa Plan. The site is not subject to flooding and any impacts will be managed as part of any development application on the subject land.</p> <p>The 3 storey height limit exists for this parcel of land in the current planning scheme and is considered reasonable for high density housing in a major centre.</p> <p>As stated previously building height in Noosa has been measured through both storeys and metres.</p> <p>The site has been significantly up zoned and it is considered appropriate to deliver a portion of social housing as part of the overall development. In addition this is a major centre in Noosa with good access to transport and employment opportunities and considered a viable site for social housing.</p> <p>Further consideration of suitable methodologies will be investigated however the social housing trigger in the planning scheme is recommended to be retained.</p> <p>Some revision of setback provisions have been considered as part of this review for the Noosa Business Centre in the high density residential precinct. It is recommended that front setbacks for the third storey be reduced from 10m to 8m to allow for passive surveillance to the street.</p> |  |
| 20868814<br>20865537<br>20868645<br>20866633             | <p><b>Noosaville District Centre:</b></p> <p>Car Parking and transport - As Noosaville has become more populated and attracts more business and visitors over time, the pressure on available parking resources is becoming overloaded. Suggested solutions to make provision for several low-rise car parks that are aesthetically appealing throughout the Noosaville area. Funding could be obtained by selling council land to a carpark operator and minimal fees charged or free parking permits available to residents with a small charge applied to their rates.</p> <p>Local Government Infrastructure plan – The NBA with the support of Tourism Noosa, believe there is a large untapped benefit to businesses and the broader community, with the possibility of leading a project to install unobtrusive solar lighting and boardwalk upgrade along Noosaville foreshore paths and walk ways. The NBA believe that funding for such an infrastructure project could be obtained through a combination of Federal/State government funding and a levy raised by Noosaville rate payers.</p> <p>Proposes minor wording change to the Tables of Assessment, including:</p> <ul style="list-style-type: none"> <li>'showroom' added as an already approved use for changing uses to either Health Care Service , Office Shop and food and drink uses.</li> <li>The wording '18 Thomas Street, Noosaville (Noosa Homemaker centre)' is removed from the provision about not creating any additional tenancies.</li> <li>'the use does not consist of a discount department store (&gt;2000m²)' is included within the accepted and code assessment provisions.</li> </ul> <p>Plot ratio for the homemaker Centre to be 0.5:1</p> <p>37 Gibson Rd, Noosaville: Support the inclusion of the subject site in the District Centre Zone – Health and wellbeing Precinct at Noosaville as this reflects the existing use on the site approved under the MCU</p>   | <p>Car parking and transport – The need for low-rise multi level car parking in Noosaville is not envisaged in the life of this scheme as current levels are considered manageable. The car parking In Lieu policy will also assist in managing future car parking issues with a focus on reducing car use and promoting public and active transport in the longer term.</p> <p>The provision of solar lighting is not considered a Planning Scheme Issue, however this can be managed outside of the scheme as part of an overall review of the Foreshore Park along Gympie Tce as part of a place based approach to local areas.</p> <p>The Homemaker Centre provides for large format retail and bulky good showrooms in Noosa along with the NBC and Gibson road. It is not recommended to include showroom as an acceptable development along with shops, food and drink and offices if in an existing building due to differences in car parking rates.</p> <p>It is not recommended to permit the creation of additional tenancies as accepted development as car parking would still need to be assessed as previously assessed at a lower car parking rate (1 per 50m² for a showroom). In addition further breaking up the tenancies would reduce the supply of suitable sites for large format retail in the Noosa Region.</p> <p>The inclusion of the GFA requirement to allow a DDS less than 2000m² is not justified as the Plan has no minimum GFA for a Showroom and the largest tenancy is approximately 1,500m² and has existing approval as retail type 2 (Shop).</p> <p>It is not recommended to reduce the plot ratio for the site. The proposed 0.5:1 would allow for an additional 2,675m² of development on the site which require additional car parking on the site. It would therefore reduce the opportunity for large car parking and landscaping with any further development on the site. The Noosa Fair Shopping Centre at Noosa Junction has retained the same sliding scale as</p>              | That no change be made to the New Noosa Plan as a result of this submission. |

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|  | 16/0047.01. The site has had commercial uses for over 20 years with a transport depot being documented as operating on the site prior to 1997. The proposed zoning finally recognize the sites commercial relevance to the centre and the proposed zoning is appropriate for the existing use on site.  | proposed in Noosaville and is considered a consistent approach to larger sites in existing centres excluding Noosa Business Centre.   |   |
| 20863351<br>20868507   | Overall outcome '(e) of the Tewantin Locality Plan should be amended to include the following additions:<br>"Tewantin town centre includes mixed-use .....Poinciana Ave and Pelican Street"<br>Small Dwellings between 90-110m <sup>2</sup> to be consistent impact assessment.<br>Height provision to allow for gables to partially exceed the 10m height limit.<br>Plot ratio to be increased to 1:1 to allow for residential mixed use on larger development sites.<br>The pelican street setback to be 2m consistent with the existing side buildings.  | Review the small dwelling GFA – potentially it could be rather an average of 90m for a development or potentially increased the GFA to 100m <sup>2</sup> . This was also raised by 3 other submitters.<br>Heights to remain at 2 storeys however generally some acceptances to height are made for key design elements consistent with the locality such as roof pitch and gables via the development application process.<br>Plot ratio to remain at 0.8:1 in District centres. Any dwellings within the district centre zone are to be small dwellings and therefore a bonus is not considered necessary.<br>Pelican street to be included in overall outcomes for Tewantin   | That:<br><ul style="list-style-type: none"> <li>The small dwelling maximum gross floor area be increased to 100m<sup>2</sup>.</li> <li>Pelican street to be included in overall outcomes for Tewantin (f)</li> </ul> <b>Council at its Special Meeting of 12 September 2019 resolved that small dwellings maximum GFA be increased to 100m<sup>2</sup>.</b><br><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period an additional submission was received regarding the change in small dwellings. Refer to submissions below however no further changes are recommended to this provision.</b>   |
| 20828661   | Support for zoning 31 Maple St to District Centre   | Noted   | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20866728   | Support for Framework and Character Plan in relation to:<br><ul style="list-style-type: none"> <li>The addition of the level pedestrian crossing across the railway line providing improved connection for pedestrians and cyclists between the two sides of town. Gaining an all abilities railway crossing for pedestrians as well as cyclists has been high on the Chamber's agenda and we would welcome the implementation.</li> <li>Protecting and enhancing the streetscape and extending the streetscape on both sides of the railway line. Endorsement of the Maple Streetscape to be used as a benchmark for all primary streetscape areas and for improvement of Emerald and Diamond Streetscapes. We agree that these treatments should be consistent with existing streetscape elements.</li> </ul> The two proposed intersection upgrades noted on Figure 7.2.2.4 to occur as a priority with a solution that puts the safety of pedestrians, cyclists and motorist is paramount   | Noted   | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20863351<br>20868507   | 115-117 Poinciana are under the same ownership and have rear boundaries on the same alignment. Given the lot sizes and configurations these sites will not be developed separately. 117 Poinciana Ave is identified as a key development site in the Tewantin Framework and Character Plan and it is requested that this be extended to include 115 Poinciana Ave as part of this key development site.<br><br>Include the north- eastern corner of Lot 20 SP2734111 fronting Poinciana Ave and Pelican St as a key Development site on the Tewantin Framework and Character Plan.  | Agree to include 115 Poinciana as part of key Development site with 117 Poinciana Ave.<br><br>Consideration of including the north eastern corner of Lot 20 SP2734111 fronting Poinciana as a key development site. This site has been significantly redeveloped recently through the RSL redevelopment which fronts Memorial Ave and has a significant built form and scale for the size of the site. Acknowledge that any future redevelopment would contribute to the streetscape character in the immediate vicinity being the northern end of Poinciana Ave, and Pelican Street. However any redevelopment of the site could still be undertaken in accordance with the provisions of the Draft Planning Scheme regardless of being identified as a key Development site.  | That 115 Poinciana Ave is included as part of the Key development site at 117 Poinciana Ave as adjoining and both sites will be redeveloped at the same time.   |
| 20867167<br>20867153<br>20868181<br>20868822<br>20868221<br>20868813<br>20866920<br>20868611<br>20867894<br>20865175<br>20865176<br>20868803<br>20864488<br>20864837<br>20867986<br>20868822<br>20868221 | <b>Noosa Junction Generally</b><br><br>Concern over the statement regarding no more additional supermarkets be established as this could create issues if there is a development proposal to relocate an existing supermarket while the existing premises is still trading.<br><br>Remove the direct reference to Arcadia Street and replace with more general terminology such as "in reasonable proximity to Arcadia Street." Arcadia lane should focus on uses that create more activation in daytime hours and contribute to the open space area proposed in the Framework and Character Plan<br><br>Setbacks to Noosa Drive- The proposed setback of 3m for the ground floor, where previously it was 0m setback effectively renders useless a large area of land unable to accommodate the car parking that would be required across the site and reduces the ability to have an active street frontage. It is considered more palatable from a design and development perspective to retain the zero metre setback at ground level to maintain a consistent building line to the street frontage as per the remainder of the Major Centre Zone. It is requested that Council reconsider changing the minimum setback from 3m to 0m for the subject sites.<br><br>AO30 with respect to the provision of street awnings in new development. There could be considerable issues in providing awnings along those frontages that are not identified as primary active street frontage, of those lots that are subject to the 5.5m setback. The draft Noosa Plan nominates different design outcomes for those sites with a primary active street frontage on the Noosa Junction Framework and Character Plan.<br><br>Urban Infill – concerns regarding proposed infill in Noosa Junction in the form of mixed use and higher density development as it may impact on lifestyles including lack of parking, loss of amenity, shading from new 3 storey development and changes to Pinaroo Park including loss of vegetation for the proposed road. Supports redevelopment of major centres provided it avoids adverse impacts on adjoining residential areas and is designed to sensitively respond to physical characteristics and constraints of land including | <b>Noosa Junction Generally</b><br><br>If there is an application to relocate an existing supermarket this can be managed as part of any Material Change of use Application.<br><br>The wording referring to Arcadia Street can be amended to read, "with reasonable proximity to Arcadia Street"<br><br>The proposed setback at 0m would also require car parking for the use of this portion of the site. It still enables uses within the setback such as outdoor dining and display of goods etc.<br><br>The draft planning scheme includes an Editor's Note, "For properties mentioned in section (a)(ii) above, the minimum setback can be considered as part of a separate urban design and planning study to review land use, built form and streetscape outcomes for these properties." The awning provisions could also be reviewed as part of the above study or alternatively allow for open awnings within the setback<br><br>Any infill development and redevelopment for Noosa junction will be subject to the provisions for the Draft Planning Scheme and car parking and traffic will be considered as part of this assessment. Council's policy in the Transport Strategy and New Noosa Plan is to promote development in and around centres to encourage more use and increase the viability of public and active transport options for the Junction thereby reducing private car use. The current Noosa Plan also allows for 3 storey development and the setback and plot ratio provisions will address any potential overshadowing. The development of the proposed road will be subject to further planning which will consider issues such as clearing etc.<br><br>Recommend restricting uses on the southern side of Bottlebrush Ave that would have potential amenity impacts on the adjoining residential development similar to the health and Wellbeing Precinct in Mary/Thomas Street in Noosaville.<br><br>Any redevelopment of the car park at Bottlebrush Ave will need to consider the inclusion of existing car | That:<br><ul style="list-style-type: none"> <li>the consistent uses for the southern side of Bottlebrush Ave in the Major Centre Zone be amended to reflect uses similar to the Health and Wellbeing Precinct in Noosaville.</li> <li>the car parking rate for offices in Noosa Junction be amended to one space per 20m<sup>2</sup> for the ground floor; and one space per 30m<sup>2</sup> for the second and third floors.</li> <li>a provision be included in the plan to allow for the substitution of motorcycle spaces for car spaces as per the current Noosa Plan.</li> <li>the wording referring to Arcadia Street be amended to read, "with reasonable proximity to Arcadia Street".</li> <li>that operation hours in the Hospitality Precinct be amended to be: <ul style="list-style-type: none"> <li>7:00am - 12 midnight Sunday to Thursday; and</li> <li>7:00am Friday to 2:00am Saturday; and</li> <li>7:00am Saturday to 2:00am Sunday.</li> </ul> </li> </ul> <b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period additional submissions related to car parking were received. Refer to submissions in Table 10.2 however no further changes are recommended to this provision.</b> |

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|-----------|--|---|----------------|
| 20868813  | environmental features.  | parking spaces.   |                |
| 20866920  | Concerned about potential noise impacts from Noosa Junction, particularly the southern side of Bottlebrush Ave as it would allow for food and drink outlets opposite the proposed high density residential zone on the norther side of Bottlebrush Ave.  | The proposed new road access is located on a portion of road reserve located between the park and the Bowls Club site and an upgrade to Pinaroo Park has been identified in the Local Government Infrastructure Plan (LGIP) which is part of the Draft Noosa Plan.  |                |
| 20866273  |  |   |                |
| 20865993  | There have been ongoing noise complaints with the café at 2 Bottlebrush Ave (Little Sister) indicating food and drink outlets can be very noisy. Potentially any additional night-time food and drink along Bottlebrush Ave could impact the local amenity severely. Would recommend that commercial development only (as per Mary Thomas St precinct) be proposed for the southern side of Bottlebrush Ave and western side of Berrima Row, to maintain the amenity of residents adjacent to Bottlebrush Ave. This could also act as a noise barrier to the Hospitality Precinct along Sunshine Beach Rd.   | The proposed new entry to the centre off Noosa Drive Roundabout and the new access road have preliminary approval from council's Traffic Engineers, however more detailed planning will be required in the future.  |                |
| 20865819  |  |   |                |
| 20865537  |  |   |                |
| 20865035  |  | The change of zoning for a portion of the bowls club site to high density residential primarily adjoins an open space area and is not anticipated to influence rates on surrounding properties. The site is considered appropriate to provide much needed smaller housing in close proximity to services and infrastructure.  |                |
| 20867136  | Concern regarding the loss of car parking with any development of the Bottlebrush carpark as shown on the Framework Plan for Noosa Junction.   |   |                |
| 20867128  |  |   |                |
| 20867123  | Concerned about the proposal to use a significant part of the Pinaroo Park for commercial gain and query whether Council can legally do this. Appears the proposed new road in Noosa Junction will remove the children's playground in Pinaroo Park and if so it should be replaced elsewhere in the park.   | In relation to the proposed ground floor setback 5.5m setback for some properties on the northern side of Sunrise Beach road, the draft planning scheme includes an Editor's Note, "For properties mentioned in section (a)(ii) above, the minimum <a href="#">setback</a> can be considered as part of a separate urban design and planning study to review land use, built form and streetscape outcomes for these properties." These setbacks can be reviewed as part of the above study. The proposed setback still enables uses within the setback such as outdoor dining and display of goods.  |                |
| 20867116  |  |   |                |
| 20867182  | Are traffic engineer's comfortable with the proposed new road entering Noosa Drive at a roundabout?  |   |                |
| 20867266  | With the change of zoning to High Density Residential will this result in rates increasing and are there any expected traffic flow increases and noise and safety risks due to the zone change?  | The new Noosa plan includes stronger urban design and character provisions which will help achieve continued high quality design in Noosa Junction. Other incentives for excellent urban design can be considered outside the planning scheme.  |                |
| 20867676  |  |   |                |
| 20866720  | Removal of requirement for car parking for outdoor dining areas provided within the setback areas of Lots 188,189, 195, 196, 197 and 198 RP88772, Lot 2 RP168311, Lot 2 RP168282 and Lot 1 RP173872 in recognition of the public benefit outcome resulting from the 5.5m setback in providing appropriate pedestrian access along the road frontage; Clarification that the 5.5m setback to Lots 188,189, 195, 196, 197 and 198 RP88772, Lot 2 RP168311, Lot 2 RP168282 and Lot 1 RP173872 only applies to the building face at ground level.  | New dwellings adjoining or within centres will be required to have suitable designs and layouts to mitigate and manage noise, particularly in mixed use buildings.  |                |
| 20866366  |  |   |                |
| 20866410  |  |   |                |
| 20867751  |  | <b>Car Parking</b>  |                |
| 20863584  | Noosa Junction has the opportunity to increase density as proposed in the new planning scheme and feel that this could result in undesirable building outcomes if not carefully managed. Suggest density bonus for schemes that demonstrate design excellence.   | Council is investigating transport options across the Shire as part of the Transport Strategy to mitigate traffic flow issues and has addressed car parking shortfalls as part of the Car parking In Lieu Policy. The Character and Framework Plans provide higher level context for new developments in terms of urban design and character outcomes for Noosa Junction.   |                |
|           | If one and two bedroom apartments are planned near or close to commercial areas noise impacts will need to be assessed. This includes sound proofing be required and built into the building code and promote exemplary building design that fits in with Noosa's character and peaceful living.   | The Car Parking In-Lieu Policy does not form part of the planning scheme and is a separate standalone policy.   |                |
|           | Concern of traffic and car parking within and surrounding the Junction and precinct Needs a good overhaul with respect to cleanliness and a bit of low-key gloss added. Council chamber of Commerce really needs to get behind these stalwart traders.   | Staff acknowledge the issue regarding viable redevelopment of buildings, particularly for offices in Noosa Junction. Staff recommend amending car parking rates specifically for office use to one space per 20m <sup>2</sup> for the ground floor; and one space per 30m <sup>2</sup> for the second and third floors. This still allows for flexibility in changing uses for the ground floor for office, shops and health care services and will contribute to easing the amount of car parking required with redevelopment.   |                |
|           | <b>Car parking:</b>  | Staff recommend including a provision similar to the current Noosa plan that allows for substituting car parking spaces with motorcycle spaces.   |                |
|           | Reduce rates of "in lieu" car parking contributions.   |   |                |
|           | Reduce car parking ratios and rates and achieve the 'intent' and an outcome beneficial to not only Noosa junction but the entire Noosa Community.  | <b>Hospitality Precinct (Noosa Junction):</b>   |                |
|           | The onsite parking requirements for office and service industry uses are considered to be excessive when compared to other uses such as health care service, food and drink outlet and shop. The NJA believes that the consequence of equaling the parking requirements for these uses will result in the Noosa Junction not realising its potential for office and service industry type uses being promoted by Council for the Noosa Junction elsewhere in the draft Noosa Plan. There is no differentiation for onsite parking requirements in the draft Noosa Plan between uses at street level and those uses proposed above street level.  | Lot 3 RP129637, 66 Noosa Drive immediately adjoins a residential zone and therefore is not considered appropriate to be included in the Hospitality precinct due to potential amenity impacts. Entertainment use are still consistent for this site and subject to impact assessment.   |                |
|           | The requirement under the draft Noosa Plan to provide additional bicycle spaces and bike spaces in addition to onsite car parking spaces is not supported by the NJA. The NJA supports the provision of bike and bicycle spaces in new development but not in addition to onsite car parking spaces. The new Noosa Plan should include a basis of equating bike spaces to car spaces as currently exists and extended to also include bicycle spaces. There should also be the ability for part car spaces to be absorbed by bike and bicycle spaces rather than car space being rounded up. The draft Noosa Plan does not clearly identify how additions to existing development will be assessed under these new provisions. | Staff recommend amending the wording to reflect the submission, being "within reasonable proximity to Arcadia Street".  |                |
|           | <b>Hospitality Precinct (Noosa Junction):</b>  | The Hospitality Precinct focuses entertainment uses within the centre of Noosa Junction to reduce adverse amenity impacts on adjoining residential areas and allows for entertainment uses to be code assessment. Entertainment uses located outside the precinct area are still subject to an impact assessment and the community will still have an opportunity to comment on these. In addition to this an Entertainment Activities code has been introduced which provides more provisions related to amenity and operatizing issues such as operating hours, live music and design of premises, to reduce amity impacts within and adjoining the centre. It also introduces the requirement for an operational management plans which the current scheme does not include. An Operation Management Plan needs to include how the activity will minimise potential adverse impacts including: |                |
|           | Welcomes the inclusion of a Hospitality Precinct as it increases the capacity for the junction to develop as a vibrant activity centre. It is disappointing that properties fronting Noosa Drive have not been included in the precinct as it would be an opportunity to maximize activity in Noosa Junction. It is requested that the Council consider the extent of the Noosa Junction Hospitality precinct to include Lot 3 RP129637, 66 Noosa Drive enabling further contribution to a viable centre.  | <ul style="list-style-type: none"> <li>• noise mitigation and noise management protocols;</li> <li>• safety and security measures;</li> <li>• crowd control;</li> <li>• lighting;</li> <li>• waste management and collection; and</li> </ul>  |                |

| Submitter   | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
|---|---|---|--|
|   | <p>Remove the direct reference to Arcadia Street and replace with more general terminology such as "in reasonable proximity to Arcadia Street." The size and shape of existing lots and nature of the built form are not well suited to such uses and too many tend to close during daytime hours and reduce activation of streets. Arcadia lane should focus on uses that create more activation in daytime hours and contribute to the open space area proposed I the Framework and Character Plan. Also identify some typos.</p> <p>A number of submissions objected to the Hospitality precinct based on the following:</p> <ul style="list-style-type: none"> <li>Plan prohibits residents in having a say in the change of plans and approvals to the proposed business ventures within Noosa Junction. It is necessary for residents to have complete consultation in what is happening in the neighbouring business area. Object to the removal of impact assessment for outdoor venues with live music to operate 7 days until 2am due to topography of the locality (amphitheatre effect) as will negatively impact adjacent residents. The hours of operation are excessive and conflicts with the expect lifestyle and aging demographic in the area. These uses need impact assessment on a case by case basis with nearby residents and businesses opportunity to raise concerns.</li> <li>Excess Noise – Noosa Junction customers are given priority over amenity of local area residents. Working Local s need sleep – amenity compromised by existing loud amplified music and bar patrons voices. New Noosa Plan endorses noise pollution and more alcohol</li> <li>Qld Liquor Licensing Dept – does not require reasonable sound proofing of licensed bars as evidenced with Village Bicycle amplified music and loud patrons till midnight 7 days per week. Plan should not allow more of the same.</li> <li>Inadequate Police Resources – local community safety is further compromised by alcohol fuelled hospitality precinct.</li> <li>Object to any outside music or acoustic music after 10pm. Rolling Rock in Hastings Street has soundproofing so the same should be applied to Noosa Junction which is not the case with Village Bicycle wine bar.</li> <li>Consider security measures at licensed premises or in the Noosa Junction street precinct to minimise rowdy behaviour before and after closure.</li> <li>Concerned the Hospitality Precinct in Noosa Junction will impact on lifestyle and amenity.</li> <li>Live in a residential area and concerned will be effected by outdoor noise and safety issues due to hours of operation.</li> </ul> | <ul style="list-style-type: none"> <li>complaint procedures</li> </ul> <p>The draft scheme seeks to provide a balance between providing an activated and viable entertainment precinct and employment opportunities for a major centre in the Noosa Shire and the wellbeing and amenity of surrounding residents.</p> <p>The Entertainment Activities Code includes operation hours within the Hospitality Precinct to be 7am till 2am seven days per week. Recommend that operation hours in the Hospitality Precinct be amended to be:</p> <p><i>7:00am - 12 midnight Sunday to Thursday; and</i></p> <p><i>7:00am Friday to 2:00am Saturday; and</i></p> <p><i>7:00am Saturday to 2:00am Sunday.</i></p>   |  |
| <p>20868181</p> <p>20866920</p> <p>20868611</p> <p>20867986</p> <p>20868221</p> <p>20868813</p> | <p><b>Noosa Junction</b></p> <p>Public open space identified on the former Bowls Club site should be considered trunk infrastructure to gain off-sets and the location of the road should not be identified on the framework plan.</p> <p>The overall concept to include an urban design approach which incorporates a Noosa Junction Framework and Character Plan is also supported not least of which provides for the concept of a new road opening and construction of a roadway linking Noosa Drive near Pinaroo Park and Lanyana Way.</p> <p>Noosa Junction framework and Character Pan – The inclusion of the Noosa Junction Framework and Character Plan is supported in so far as it provides greater certainty for developers and designers in the fulfilment of urban design outcomes expectations for the centre. It is disappointing to see that the primary active street frontage identified o the Framework and Character Plan does not extend to the properties fronting Noosa Drive. Including this area will improve clarity around design expectations and help to build a more cohesive design outcome for the whole of Noosa junction.</p> <p>In addition 66 Noosa Drive is in a prominent location at the western gateway and should be engaging with the street utilizing a zero setback to the frontage. It is requested that the Council consider the extent of the Primary Active Street frontage to include Lot 3 RP129637, 66 Noosa Drive enabling further certainty if the expectations for the interface along this part of the centre and to aid in developing a cohesive look and feel to the whole of Noosa Junction and take advantage of the gateway location of the site.</p> <p>Removal and relocation of the key pedestrian/cycle link that currently is proposed through 37 Sunshine Beach Road and recognition that the pedestrian link is provided as an offset towards the 10% landscape requirement;</p> <p>The link shown through the back of properties between Sunshine Beach Rd and Lanyana way is located in existing service areas and car parking so may not achieve the desired outcome.</p>  | <p>This area of open space is not identified as trunk in the LGIP and has a local service provision. This area does not necessarily have to be in public ownership. Refer to LIGIP comments.</p> <p>Primary active street frontage has been designated in key locations where this is necessary to creative activated and interesting streets. Noosa Junction already has a considerable amount of primary active street frontage and it is preferable to concentrate this within the core of the centre. However, there is nothing within the scheme that prevents the activation of other streets in Noosa Junction as part of a development. It is acknowledged that 66 Noosa Drive is located adjoining a Key gateway into Noosa Junction however it does not need to be designated primary active frontage to enable activation of the site. Activation and landscaping can still occur within the proposed 3m setback such as outdoor dining.</p> <p>Reviewed the location of the pedestrian link and have relocated to align with the existing linkage through the cinema building.</p> <p>Reconsideration of this link given the number of land owners as well as the overall benefit it would achieve in the long run in terms of midblock connections and it potentially is not required.</p> | <p>That</p> <ul style="list-style-type: none"> <li>the key pedestrian link be removed from 37 Sunshine Beach Rd and located through the existing link in the cinema.</li> <li>the key pedestrian/cycle link running at the back of properties between sunshine beach road and Lanyana Way be deleted.</li> </ul> |

**Table 10.2: Submissions Significant Changes second round of Consultation.**

| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|-----------|--|--|--|
| 21006295  | <p>The submitters acknowledges that the amended draft Noosa Plan proposes to increase the maximum floor area of dwellings in the Noosa Junction to a GFA of 100m<sup>2</sup>. It is unsure why Council initiated a change noting that this now allows for a three bedroom dwelling whereas the original draft Noosa Plan would have resulted in typically 2 bedroom dwellings.</p>   | <p>The GFA for small dwellings was a result of a number of submissions from housing providers and developers to provide more flexibility and diversity in units on larger sites. The GFA is a maximum and will still allow for smaller units within the centre zones. The draft scheme did not designate the amount of bedrooms to allow for flexibility in the design of small dwellings. It is acknowledged that this may potentially cause issues with car parking if they are 3 bedroom dwellings and therefore consideration of amending car parking requirements to 1 space for 2 bedrooms and 2 spaces for 3 bedrooms. The scheme does include requirements for a mix of small dwellings 1-3 bedroom. The provisions of the High Density Res Zone also include bonus site cover and plot ration provisions where the development provides a ratio of one dwelling to three small dwellings, this will also encourage a diversity of housing choice.</p>   | <p><b>That car parking rates for small dwellings be amended to require 1 space for 2 bedrooms and 2 spaces for 3 bedrooms in centre zones.</b></p> |
| 21006030  | <p>There is a strong demand for low cost housing in the Noosa Shire. Submitter have provided the following response to the significant changes to the New Noosa plan:</p> <ul style="list-style-type: none"> <li>Strongly supports the social housing requirement in the new Noosa Plan. It is noted that the provision is site specific and is focussed on the two major centres within the shire.</li> <li>The rezoning of the site to the north of Walter Hay Drive from High Density Res to Recreation Open Space due to bushfire risk will reduce the quantum of High Density residential land in the NBC. This will result in an impact to the provision of social and affordable housing which has been identified as a high need for the Noosa Shire. Submitter would encourage all bushfire mitigation measures to be explored as elimination of this site will reduce the opportunity for social and affordable housing in a well-serviced and accessible location.</li> <li>In addition the High Density Residential precinct on the northern side of Hofmann Drive has also been reduced. If this reduction is unavoidable, we request Council consider reallocating the High Density residential area lost to another appropriate site within the Noosa Business centre so that the same social and affordable housing outcome can still be achieved. Performance Outcome 74 to be reworded to include the words 'delivering a mix of cohorts promotes vibrant mixed communities and strengthens harmonious living' so that all disadvantaged groups are included.</li> </ul>   | <p><b>Council at its Special Meeting of 12 September 2019 resolved that –</b></p> <p><b>The portion of Lot 3 to the north of Walter Hay Drive be rezoned from High Density Residential Zone to Recreation and Open Space reflecting uses in the current Noosa Plan. This was based on additional information received from Council's Bushfire Risk expert in relation to unsatisfactory risks of residential development on this land given the location of the National Park and the very high bushfire risk.</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</b></p> <p>Council's Bushfire expert is not satisfied that the risk can be mitigated and therefore the Recreation and Open Space Zone is considered the most appropriate zone for this site based on the precautionary principle.</p> <p>Consideration of alternative sites for High Density Residential are being considered in other locations in the NBC.</p> <p>Wording to this effect can be included in PO74 to ensure all disadvantaged groups are included.</p>   | <p>That PO74 of the Major Centre Zone Code be amended to provide housing for a diverse current and future population.</p>                          |
| 21006139  | <p>Submitter has raised concerns regarding the following significant changes:</p> <p>Zone and precinct changes to land located to the north east corner of the NBC being the change in zone from High Density Residential to Recreation and open Space. This change represents a lost opportunity for affordable housing as well as removing the ability for mixed use development as contemplated in the current planning scheme. It is our understanding that this was done in response to bushfire management advice. The bushfire risk assessed for the site does not consider the alternative access directly onto the Walter Hay Eenie Creek Rd roundabout to the east of the site and as such feels the bushfire risk can be suitable managed to allow for residential development. Recommend that the High density Zone be reinstated on this portion of the site to not compromise future business and employment opportunities.</p> <p>Precinct change to the western end of land located on the norther side of Hofmann Drive from High Density Residential to Business Park. Submitter believes that the any odour and air emissions impacts can be resolved through various built form solutions such as the strategic orientation of buildings and windows. Stockwell recommends the precinct be amended to provide for both HDRes and Business Park to provide flexibility.</p> <p>Precinct change to the western side of the Noosa Business Centre replacing the Small Scale Business precinct with the Showroom and Business Park precincts. Supports the extension of the showroom precinct but would like to see it extended along the eastern end as well as the western end still allowing for an entry statement building at the gateway location.</p> | <p>Council's Bushfire expert does not consider the emergency access arrangements appropriate for residential development as these are not good outcomes to address the potential bushfire hazard and risk issues relative to the adjacent Noosa National park. In addition the alternate access requires approval from QPWS. Under the current scheme the site is located in a Recreation Mixed Use (Minor recreation/minor mixed use or open space precinct which allows for the following consistent uses:</p> <ul style="list-style-type: none"> <li>Education type 1- Childcare</li> <li>Open Space type 1 – Sport and Recreation</li> <li>Ancillary dwelling unit</li> <li>Wellbeing Type 3 – Worship</li> </ul> <p>The new draft plan under the Recreation and open space zone allows for the following diverse range of community and recreation uses on the site:</p> <ul style="list-style-type: none"> <li>Caretakers accommodation</li> <li>Club</li> <li>Community Use</li> <li>Emergency services</li> <li>Place of Worship</li> <li>Function facility</li> <li>Telecommunication facility</li> <li>Utility Installation</li> <li>Environmental facility</li> <li>Major Sport, recreation and entertainment facility.</li> <li>Indoor sport and recreation</li> <li>Outdoor Sport and recreation</li> <li>Park.</li> </ul> <p>Council has also received submissions from surrounding landowners stating that the significant changes do not go far enough and they would like no residential development on the northern side of Hofmann Drive. Consideration needs to be given to the level of mitigation issues that need to be managed with any future residential development to ensure reverse amenity impacts are minimised as well as the future amenity of residents in this location given the adjoining shopping centre loading bays and waste compactors adjoining the site the north.</p> | <p>No change be made to the New Noosa Plan as a result of this submission</p>  |



| Submitter  | Submission and Grounds of Submission  | Planners' Response   | Recommendation   |
|--|---|--|--|
|  |   | <p>As a result of previous submissions council endorsed to strengthen the amenity provisions of the High Density Residential precinct to ensure noise and other amenity impacts can be mitigated through building orientation and design. It is considered that these issues can be managed through the development application process</p> <p>No further extension to the showroom precinct is considered to be required, adequate land has been made available for these uses to accommodate the upper limits of allowable floorspace and no change recommended.</p>   |  |
| <p>21001969<br/>21006013<br/>21005762<br/>21002826</p> | <p>Extremely concerned about the location of the High Density Residential Precinct proposed in the Noosa Business Centre to the north of Hofmann Drive.</p> <p>The proposed new residential development will be 3 storeys high in contrast to the existing 2 storey development on the southern side of Hofmann Drive and in close proximity to the Woolworths loading dock which operates 24 hours and will also result in conflicts with future residents.</p> <p>The proposed amendment does not go far enough to separating industry and residential so both can live and work harmoniously.</p> <p>Has potential to conflict with the approved industrial use particularly in relation to truck movements.</p> <p>Request that the entire High Density Residential Precinct to the north of Hofmann Drive be for commercial and not residential uses as per the current scheme with precinct E2.</p>   | <p>As a result of the previous consultation and submissions received the boundary of the High Density residential precinct was relocated further west to reduce potentially interface issues with industrial developments on Rene St and further away from the existing loading dock.</p> <p>In addition provisions were included in the High Density residential precinct that related to designing and including noise mitigation and attenuation for residential development where adjoining non-residential development. Acknowledge the importance of ensuring existing industrial development with approvals should not be inconvenienced as a result of new residential development in the NBC. In addition another important outcome for the NBC is to be a mixed-use village with residential development. Achieving this outcome for NBC along with the existing approvals for industrial development can be balanced by further strengthening provisions for residential development.</p> <p>As a result of the previous consultation and submissions received the boundary of the High Density residential precinct was relocated further west to reduce potentially interface issues with industrial developments on Rene St and further away from the existing loading dock.</p> <p>In addition provisions were included in the High Density residential precinct that related to designing and including noise mitigation and attenuation for residential development where adjoining non-residential development. Acknowledge the importance of ensuring existing industrial development with approvals should not be inconvenienced as a result of new residential development in the NBC. In addition another important outcome for the NBC is to be a mixed-use village with residential development. Achieving this outcome for NBC along with the existing approvals for industrial development can be balanced by provisions for residential development.</p> <p>As a result of previous submissions council endorsed to strengthen the amenity provisions for the High Density Residential precinct to ensure noise and other amenity impacts can be mitigated through building orientation and design. It is considered that these issues can be managed through the development application process.</p> <p>Acknowledge the importance of ensuring existing industrial development with approvals should not be inconvenienced as a result of new residential development in the NBC however these businesses can continue to operate in accordance with their approvals.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission</p> |
| <p>21005830</p>  | <p>Submitter proposed that based on technical reports submitted as part of development application there is an identified and significant demand for large format retail in the area above the intended 3,500m<sup>2</sup> cap included in Showroom Precinct 5B. They estimate that the region is undersupplied by just over 23,000m<sup>2</sup>, increasing to almost 38,000m<sup>2</sup> by 2031- report provided with submission.</p> <p>Given the above, the Showroom Precinct 5B retail cap remains insufficient and should be removed. The need for additional retail floor space is backed by a comprehensive methodology using various sources including industry benchmarks, recognised sources of population data, and assessment of supply and demand.</p> <p>The Draft Plan removed the Small-Scale Business Precinct such that the Business Park Precinct 5A is the only precinct that will provide for a variety of tenancy sizes. This is a surprise amendment given Council's earlier advocacy for small scale incubator type space for small business. Whilst we fully support the removal of the prescriptive nature of the Precinct, there is clear merit in accommodating small scale incubator-type uses when delivered in a way that allows for a growth journey to occur for these types of businesses. In this regard, this land-use type should continue to be intended over the site. This should however occur as part of a range of possible land-uses, rather than being prescribed as the only appropriate use.</p> <p>It is contended that Council has continued to plan for unattainably high levels of commercial floor area. This is despite experts in the 2016 QIC appeal (P&amp;E Court Ref: 4159 / 2015) concluding that maximum long-term demand would not exceed approximately 20,000m<sup>2</sup> unless a major intervention occurred. The site attributes and demonstrated economic need suggest a different land use pattern and zoning / precinct intent is required that blends Council's strategic intents for commercial, retail and emerging or creative industrial employment generators as an integrated mixed-use precinct.</p> <p>Table of Development – Level of Assessment: Section 5.5.5.3 and Section 5.5.5.4 Table of Development for the Major Centre Zone Showroom Precinct and Business Park Precincts is overly restrictive and should be consolidated into a single Showroom and Business Precinct, which reflects the single landholding of the</p> | <p>Council has increased the amount of showroom in the draft Noosa Plan by 3,500m<sup>2</sup> and considers this appropriate in order to deliver a mixed use village at the Noosa Business centre.</p> <p>In response to a range of submissions in the first round of consultation it was considered more appropriate to encourage this type of development where it was already occurring in the Gateway Drive and venture Drive Industry precincts. The scheme was subsequently amended to provide more flexibility in these locations rather than trying to re-create this in a new location on an undeveloped site. As a result consideration was given to extending the Showroom Precinct and consolidating adjacent sites into a Business Precinct adjoining the site to the south. The proposed small business precinct was to be of an industrial nature of development which allowed for business to establish on smaller premises before transitioning to larger more retail/commercial sites in the Business Park, Showroom, Retail or Village Mixed Use precincts or another centre.</p> <p>The Noosa Centres Hierarchy acknowledges the Maroochydyore Centre as its Principal Centre to cater for larger office, commercial and retail uses beyond Noosa Shire. The Noosa Business Centre is the last major Greenfield centre site in Noosa Shire and as such needs to accommodate and diversify future employment uses now and for the longer term. Council's Local Economic Plan clearly identifies the need for a diversified economy for Noosa to reduce its reliance on tourism and retail which are very sensitive to economic conditions and traditionally have low wages associated with them. Any future consideration of this site must recognise the longer term future need to cater for new employment sectors to establish and grow as well as provide for a mixed use village centre. The New Noosa Plan has allowed for a further 12,000m<sup>2</sup> of retail across the centre which is a significant increase from the current scheme which currently does not allow for any further retail.</p> <p>Staff have reviewed the table of uses provided. The Business Park precinct currently allows for additional uses such as community use, community care centre, education establishment, health care service and research and technology uses. The showroom precinct allows for garden centre, showroom, hardware and trade supplies, indoor sport and recreation and veterinary service.</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission</p> |

| Submitter            | Submission and Grounds of Submission  | Planners' Response   | Recommendation  |
|----------------------|---|--|---|
|                      | <p>site. Further the range of uses should also be expanded and include uses such as Community Use, Educational Establishment, Low Impact Industry and Service Industry. A suggested consolidated Table of Development is provided in the submission.</p>  |  |   |
| 21005957             | <p>The requirement to dedicate dwellings for social housing does not provide Council the flexibility to accommodate the broad range of social housing models that currently exist or may be established in the future. The intent of PO19, which is to make a contribution to the social housing needs of Noosa would still be achieved without the requirement to dedicate. That is, the dwelling can be retained in private ownership and be managed by a social housing provider.</p> <p>Alternatively there maybe instances where Council makes a contribution to social housing, with this determined by a case-by-case basis. The draft wording of PO19 does not provide this flexibility and therefore we recommend the wording be modified as follows:</p> <p><i>The contribution mentioned in (a) above, shall be one in every 10 dwellings is managed and operated by a registered social housing provider at no cost to the provider; and.</i></p>   | <p>The sites that are subject to PO19 have been substantially up lifted in zoning, particularly the bowls club site as it was previously Community Services Zone. This site is strategic and has been considered significant in terms of responding to Councils Housing needs analysis and is intended to provide for a diversity of housing choice and affordability. The necessary community benefit was considered in rezoning of this site.</p> <p>Some rewording of the PO is considered to be clearer about the intent.</p>  | <p>Reword PO to provide some clarification of the intent as follows;</p> <p>a) 1 in every 10 dwellings shall be social housing, provided at no cost to council or the provider, to provide for the social housing needs of the community; and</p> <p>b) The social housing dwellings shall be distributed evenly across the development and provided for the life of the development</p> <p><i>Editor's note: Social housing is housing made up of public and community housing, that is owned and run by the government or a non for profit agency ( as the provider) for people on low incomes or with special needs.</i></p> |
| 20996586<br>21003256 | <p>Disappointed to see submissions on the previous draft plan regarding the changes in Noosa Junction have been ignored. Would like to re-iterate that they see the removal of the need for impact assessments for development within the planned hospitality precinct as an abrogation of Council's responsibility to residents, particularly those who live near the Junction.</p> <p>A minimum commitment to the community would be to allow public comments on any proposed new developments in the Junction.</p>   | <p>As per previous comments - The Hospitality Precinct focuses entertainment uses within the centre of Noosa Junction to reduce adverse amenity impacts on adjoining residential areas and allows for entertainment uses to be code assessment. Entertainment uses located outside the precinct area are still subject to an impact assessment and the community will still have an opportunity to comment on these. In addition to this an Entertainment Activities code has been introduced which provides more provisions related to amenity and operatizing issues such as operating hours, live music and design of premises, to reduce amity impacts within and adjoining the centre. It also introduces the requirement for an operational management plans which the current scheme does not include</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission</p>  |
| 21006295             | <p>Acknowledge the response to the car parking requirements for offices in the amended Draft Noosa Plan. However considers that the requirements for onsite parking and/or the requirement to contribute to trunk infrastructure for community car parking and the like remains a major impediment for the future development of The Junction under the amended draft Noosa Plan.</p> <p>The onsite parking requirements for service industry uses are considered to be excessive when compared to other uses such as health care service, food and drink outlet and shop. The consequence of equalling the parking requirements for these uses will result in the Noosa Junction not realising its potential and service industry type uses being promoted by Council for the Noosa Junction elsewhere in the draft Noosa Plan.</p> <p>The draft Noosa Plan incorporates a number of provisions that attempts to retain the existing fine grained development in both lot boundaries and built form. Yet the excessive setbacks and car parking requirements will challenge the ability to retain the preferred fine grained development pattern. Suggests that the amended draft Noosa Plan be further amended so as to enforce minimum setbacks above level 2 for all uses so as to promote building separation and street articulation but at the same time allow additional floor area to achieve the desired plot rations as specified. Considers that this essentially involves using the plot ratio/height limit to restrict the scale and using setbacks to help control building articulation and identity.</p> <p>Massing studies were provided and determined the maximum plot ratios will not be realised unless Council agrees to accept contribution in lieu of the provision of onsite parking for a development proposal and the amount of contribution is acceptable. Underground parking is not an option on an 1131m<sup>2</sup> site.</p> <p>The infrastructure charges to community car parking likely to be obtained by Council as a result of the draft Noosa Plan and based Council's current policy, is considered excessive for the Noosa Junction Area. States that the current amount should be reduced to a more appropriate amount with due recognition to the facts and circumstances associated with providing further community parking facilities specifically in and for the Noosa Junction.</p> <p>The requirement under the amended draft Noosa Plan to provide additional bicycle spaces and bike spaces in addition to onsite car parking spaces is not fully supported however agrees that the motorbike concessions proposed in the amended draft Noosa Plan are a positive change. Supports the provision of bicycle spaces in new development but not in addition to onsite car parking spaces. The maximum number of car parking spaces that are able to be substituted with motorbike parking is overall too low to make an appreciable difference. The new Noosa Plan should include a basis of equating bike spaces to car spaces as currently exists and extended to also include bicycle spaces. There should also be the ability for part car spaces to be absorbed by bike and bicycle spaces rather than car space being rounded up. The draft</p> | <p>The in lieu payments for car parking are not dealt with in the planning scheme and are subject to a separate Council policy on car parking in lieu payments.</p> <p>Car parking rates for a service industry was not a significant change in the Draft Planning Scheme. The definition of a service industry has been amended in the Planning Act and examples include audio visual equipment repair, bicycle repairs, clock and watch repairs, hand engraving, jewellery repairs, locksmith, shoe repairs etc. These and similar uses can be typically located in retail centres and are grouped with other business uses and therefore attract a similar rate of car parking. This also allows for interchangeable uses without requiring a development approval which is considered an important and flexible provision for centres. A reduction in car parking rate could be considered at development application stage should the service industry be more industrial in nature.</p> <p>Noted. Setbacks in Noosa Junction have been considered as part of the consultation process. These were developed with urban design advice to achieve a fine grained and articulated built form. No changes recommended.</p> <p>Bicycle spaces and end of trip facilities are a current requirement in the planning scheme and help promote more active transport options particularly in a centre. Likewise the motor bike parking in lieu of car parks is also a current policy in the Noosa Plan and provides flexibility for alternate transport options.</p> <p>Any concessions in car parking can be considered as part of a planning application.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission</p>  |

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
|-----------|---|---|--|
|           | <p>Noosa Plan does not clearly identify how additions to existing development will be assessed under these new provisions.</p> <p>Considers that the new Noosa Plan should also offer additional concessions for car parking in new development in The Junction with the specific intent to encourage active, sustainable and public transport use. These additional concessions could include the following:</p> <ul style="list-style-type: none"> <li>• Bicycle and end of trip facilities provided over and above the minimum prescribed under the new Noosa Plan;</li> <li>• Electric vehicle (EV) charging bays. It should be noted that these EV spaces require more room of (up to 2 for every three normal cars) and therefore unlikely to be contemplated where space is limited;</li> <li>• Small car bays; and Ride share (IE go-gets)</li> </ul> <p>A range of issues that were included in the first round of submissions including setbacks, Hospitality Precinct etc.</p> |   |  |
| 21006383  | <p>Support the Noosa Junction Association submission and the intent of the car parking requirements for offices, however the car parking requirements and costs associated with the in lieu payments still make redevelopment unviable.</p>   | <p>The in lieu payments for car parking are not a matter that can be addressed in the planning scheme and are subject to a separate Council policy.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission</p> |

# 11. Industrial Zones

The New Noosa Plan includes the following Industry Zones:

- Low Impact Industry Zone
- Medium Impact Industry Zone

Submissions received primarily related to caretaker's accommodation, landscaping provisions and the opportunity to provide further flexibility in the Venture drive precinct for new business models. First round submissions are located in Table 11.1 and Submissions in relation to significant changes are located in Table 11.2.

**Table 11.1 Submissions First Consultation**

| Submitter                        | Submission and Grounds of Submission   | Planners' Response  | Recommendation  |
|----------------------------------|--|---|---|
| 20867696<br>20867735             | Landscaping requirements to frontage within Industrial Zones has changed from 2m strip to a 6m strip. This is excessive and unnecessary to create good landscaped outcomes. It would also cause a significant constraint in developing many of the smaller sites throughout Noosa.<br><br>Subsequently, it is requested that the current requirement of a 2m landscape strip should be carried over into the new planning scheme.  | This has been reviewed and the draft scheme does not vary from the current Noosa Plan 2006 provisions for frontage landscaping. The Noosa Plan does not allow a 2m landscape setback unless there is uncovered visitor parking and a 6m landscaped buffer is required otherwise. The proposed new Noosa Plan carries these provisions forward by requiring where there is uncovered visitor car parking, 2m of landscaping otherwise 6m. This ensures good landscaping to frontages in the industrial zones.  | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20867296<br>20867696<br>20867735 | Caretaker's residence is impact assessable as opposed to code assessable as provided for under the current planning scheme. This change will add unnecessary cost and complexity to the establishment of these uses. Caretaker's residences provide a cost effective way for start-up business operators to be able to live where they work. It is requested that the new planning scheme should be changed to make Caretakers residences code assessable, consistent with the Noosa Plan 2006.<br><br>They also provide an opportunity to provide security and surveillance to industrial areas.<br><br>Caretakers accommodation within the Medium Industry (Enterprise Precinct) associated with each premises should be encouraged, not limited to one per site. This will encourage diversity and mixed use development in the middle of Noosaville. These types of accommodation assist in providing a range of housing types for the rental market and addresses housing affordability | The purpose of Caretakers accommodation is to care take a property (security and surveillance) not to provide 'work and live' mixed use developments. Impact assessment was to ensure that all impacts are addressed and minimise potential reverse amenity issues. However, Council officers have reviewed the matter and there is some merit changing the level of assessment to Code assessment with some qualifiers in the Categories of development and assessment column of the Table of Assessment. This ensures a genuine caretaker use can be applied for with a less onerous application process.<br><br>It is considered Noosa's industrial estates are not the preferred location for encouraging housing diversity or addressing housing affordability.  | Council at its Special Meeting of 12 September 2019 resolved that the Table of Development Assessment for Industry Zones be amended to make caretaker's accommodation code assessment subject to the following requirements: <ul style="list-style-type: none"> <li>• have a gross floor area no greater than 65m<sup>2</sup> ; and</li> <li>• on a site with an area of at least 2,000m<sup>2</sup> or is not located within 100 metres of any other caretaker's accommodation.</li> </ul> <p><b>This formed part of a package of significant changes released for a 2<sup>nd</sup> round of consultation and was further amended in response to comments for the State to remove the 100m distance and GFA requirement due the functionality of the criteria when applied with the final recommendation being:</b></p> <p>Assessment for Industry Zones be amended to make caretaker's accommodation code assessment subject to having a gross floor area no greater than 65m only and remove reference to on a site with an area of at least 2,000m<sup>2</sup> or is not located within 100 metres of any other caretaker's accommodation.</p> <p><b>No further submission were received in the second round of consultation so no further changes are recommended.</b></p> |
| 20867735                         | 25-27 Hill St is located within the Medium Impact Industry Zone. While many of the provisions relating to industrial developments remained similar to the current scheme, and the car parking requirement is an improvement, some issues were found that would make redevelopment more difficult such as landscaping requirement and caretaker's dwelling.   | This has been reviewed and the draft scheme does not vary from the current Noosa Plan 2006 provisions for frontage landscaping. The Noosa Plan does not allow a 2m landscape setback unless there is uncovered visitor parking and a 6m landscaped buffer is required otherwise. The proposed new Noosa Plan carries these provisions forward by requiring where there is uncovered visitor car parking, 2m of landscaping otherwise 6m. This ensures good landscaping to frontages in the industrial zones.<br><br>The purpose of Caretakers accommodation is to care take a property (security and surveillance) not to provide 'work and live' mixed use developments. Impact assessment was to ensure that all impacts are addressed and minimise potential reverse amenity issues. However, Council officers have reviewed the matter and there is some merit changing the level of assessment to Code assessment with some qualifiers in the Categories of development and assessment column of the Table of Assessment. This ensures a genuine caretaker use can be applied for with a less onerous application process.<br><br>The new Noosa Plan proposes to expand the range of uses in the Medium impact industry zone when compared to the current Noosa Plan | Council at its Special Meeting of 12 September 2019 resolved that the table of Development Assessment for Industry Zones be amended to make caretaker's accommodation code assessment subject to the following requirements: <ul style="list-style-type: none"> <li>• have a gross floor area no greater than 65m<sup>2</sup> ; and</li> <li>• on a site with an area of at least 2,000m<sup>2</sup> or is not located within 100 metres of any other caretaker's accommodation.</li> </ul> <p><b>This formed part of a package of significant changes released for a 2<sup>nd</sup> round of consultation and was further amended in response to comments for the State to remove the 100m distance and GFA requirement due the functionality of the criteria when applied with the final recommendation being:</b></p> <p>Assessment for Industry Zones be amended to make caretaker's accommodation code assessment subject to having a gross floor area no greater than 65m only and remove reference to on a site with an area of at least 2,000m<sup>2</sup> or is not located within 100 metres of any other caretaker's accommodation.</p> <p>That no other change be made to the New Noosa Plan as a result of this submission.</p>                                    |
| 20868810<br>20868354<br>20867903 | <b>Nandroya Industrial estate</b><br><br>Submitters propose Nandroya Industrial estate Council should be encouraging a wider range of industrial and commercial uses to be established in the estate. These uses would include: <ul style="list-style-type: none"> <li>• freight services</li> <li>• transport depots</li> <li>• construction industry depots</li> <li>• medium and large scale storage uses and distribution outlets</li> </ul>   | <b>Nandroya Industrial estate</b><br><br>The range of uses proposed have been reviewed and it is determined they are sufficient given the sites are located within the Water Resource Catchment and the Water Supply Buffer area for Lake Macdonald and the estate is framing Noosa Shire's entry. The range of uses proposed in the draft Planning Scheme have been expanded when compared to the current POD applicable to the site. Many of the suggested uses are already proposed as consistent uses in the Nandroya estate. Some of the additional uses proposed are Caretakers accommodation, Agricultural supplies store, Food and Drink outlet, Garden centre, Hardware and trade supplies, Office if trade related, Service industry, Educational establishment if for vocational training, theatre if for filmmaking or music recording, Research and technology, Transport  | That no change be made to the New Noosa Plan as a result of this submission.  |

| Submitter   | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
|---|---|---|--|
|   | <ul style="list-style-type: none"> <li>• machinery sales, services and repair outlets</li> <li>• bulk landscape supplies</li> <li>• workshops, automotive yards and repair outlets</li> <li>• a service station</li> <li>• a car wash</li> <li>• a garden centre</li> <li>• hardware and trade supplies</li> <li>• other low and medium impact industrial uses</li> <li>• food related enterprises / processing</li> <li>• trade related vocational training</li> </ul> <p><b>Storage Sheds Cooroy</b></p> <p>Allow self-storage within the low impact Industry Zone to be code assessable.</p> <p>Appropriate in this Location adjoining on to Residential -Less impact</p> <p>Surplus amount of Zone Land for Industry within Cooroy means it does not need to be protected.</p> <p>Land will not be under-utilised for warehouse self-storage -just the same impact as warehousing</p>   | <p>depot, Aquaculture and Intensive horticulture if smaller than 500m<sup>2</sup>.</p> <p><b>Storage Sheds Cooroy</b></p> <p>Self-storage is not a consistent use anywhere in Noosa's industrial zones. It may appear there is a small quantity of surplus land currently in the Cooroy area but this is required within the draft planning scheme planning horizon for higher employment generating industrial activities. Self-storage is a low employment generating activity and is not a preferred use as Noosa seeks to diversify its employment base.</p>  |  |
| <p>20866401</p> <p>20868351</p> <p>20867872</p> <p>20866037</p> <p>21005829</p> | <p><b>Venture Drive Enterprise Precinct:</b></p> <p>Council has not properly grasped the true concept of an Enterprise Precinct or the level of importance that it should hold in the compilation of uses within the shire.</p> <p>The state of Victoria has recognised the importance role EP's in the progressive and changing economies and communities, such that they have introduced a specific zone, namely Commercial 3 Zone.</p> <p>For an Enterprise Precinct to flourish it needs to be truly multi-use. The commercial, industry and complimentary retail uses need to be of a small business or new business scale.</p> <p>The residential use within the EP is fundamental and should not be view in a caretaker capacity but a means to provide complimentary and affordable related residential accommodation. It needs to be limited and integrated in a way that it does not unreasonably occupy ground floor space and that relates to and compliments the other business uses.</p> <p>Use of the innovation zone would provide cleared demarcation between the neighbouring industry zone and therefore facilitate easier management of the demarcation.</p> <p><b>64 Gateway Drive, Noosaville.</b></p> <p>Support the creation of an Enterprise Precinct, subject to further clearer purpose statement in accordance with the Victorian Commercial 3 Zoning, which advocates an enterprise precinct concept to encourage innovation, employment diversity and economic diversity.</p> <p>Proposed zoning in New Noosa Plan is Low Impact Industry. Requests an additional 6,600m<sup>2</sup> of approved and developable industrial land adjoining the precinct to be included within the Medium Impact Industry (Enterprise Precinct) zoning; and</p> <p>Residential uses to be allowed within the precinct as a subordinate activity to 'premises' catering for 'key workers' accommodation needs on this site.</p> <p><b>178 Eumundi Noosa Rd, Noosaville (Bunnings)</b></p> <p>Bunnings support the levels of assessment for the land uses associated with Bunnings stores as being Code Assessable in the Medium Impact Industry Zone.</p> <p>Seek that the code assessable nature of these land uses be specifically identified in the body of the level of assessment table for the Medium Impact Zone (rather than relying on the default provision at the bottom of the table). For example hardware and trade supplies, garden centre showroom and food and drink outlet.</p> <p>Support the overall outcomes for the Medium Impact Industry zone intend the use of land where fronting Eumundi Noosa Road for showroom purposes.</p> <p>Request that the zone intent for the Medium Impact Industry zone be amended to acknowledge the existing use of this site and allow its upgrade/expansion within the site overtime.</p> <p>Request that the norther vacant portion of the site be removed from Precinct 3 to ensure that the activities associated with the Bunnings store are code assessable across the entire landholding.</p> | <p><b>Venture Drive Enterprise Precinct:</b></p> <p>Council officers have reviewed the Enterprise precinct with consideration of the Victorian Commercial Zone 3. On consideration there are some useful components of this that can be considered in the Enterprise Precinct to create a more flexible approach to cater for current business models. This will not extend to mixed use or standalone residential development within these areas as there is still extensive traditional low and medium impact industry uses within these areas which should be free to operate without the restrictions of reverse amenity impacts from more sensitive uses.</p> <p>Recommend to allow for complementary business uses within the 40% of a site that can potentially be ancillary uses. Therefore an industrial use can have an ancillary use (retail or administration) of up to 30% with an additional 10% complementary business use.</p> <p><b>64 Gateway Drive, Noosaville.</b></p> <p>Rather than adding this proposed site to the Medium Impact Industry Zone, Venture Drive Enterprise precinct and in light of the removal of the Small Scale Business precinct at the Noosa Business centre, officers recommend that a new Low Impact Industry Precinct be created to cater for smaller scale start up business and local creatives and artists/ makers (Gateway West Makers Precinct). This will be located along the western side of Gateway Drive including 64 Gateway Drive and provides opportunities for complementary small businesses to cluster, including manufacturing or service industries as well as creatives and artisans where the clustering and co-location adds value to the economy of Noosa. This precinct will also allow for a complementary and ancillary uses to take up a maximum of 50% of the site with the remaining 50% for industrial (maker) uses.</p> <p><b>178 Eumundi Noosa Rd, Noosaville (Bunnings)</b></p> <p>The table of development assessment for Medium Impact Industry, for those uses not mentioned in the table or don't comply with the criteria next to the specific land use in the table are to be Impact inconsistent and not Code as exhibited in the draft scheme. This was a typo (error) which can be established when looking at all other tables of development assessment in the scheme. Recommend that the default position for development not listed or not meeting the descriptions listed in the categories of development be inconsistent impact rather than code for the Medium Impact Industry Table.</p> <p>The overall outcomes for the zone intent for the Medium Impact Industry Zone not be amended as existing use rights are established through the development approval for the site.</p> <p>Recommend removing the northern portion of the Bunnings Site from the Venture Drive Enterprise Precinct.</p> | <p>Council at its Special Meeting of 12 September 2019 resolved that:</p> <ul style="list-style-type: none"> <li>• the Venture Drive Industry Precinct be amended to permit an additional 10% complementary use as part of the overall 40% that can be ancillary to the industrial business.</li> <li>• the western side of gateway Drive including 64 Gateway Drive be included in a new industry precinct called Gateway West Makers Precinct in the Low Impact Industry Zone. This will also include appropriate provisions I the Low Impact Industry Code and a table of Assessment for the precinct.</li> <li>• the default position for development not listed or not meeting the descriptions listed in the categories of development be inconsistent impact rather than code for the Medium Impact Industry Table</li> <li>• the northern portion of the Bunnings Site be removed from the Venture Drive Enterprise Precinct.</li> </ul> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September with 3 submissions received – refer to Table 11.2 however there are no further changes recommended as a result of these submissions.</b></p> |

| Submitter | Submission and Grounds of Submission  | Planners' Response   | Recommendation   |
|-----------|---|--|--|
| 20867132  | <b>1 Production St, Noosaville (Boral)</b>  | The strategic Framework recognises extractive Industries as an important contributor to the economy.   | Changes recommended to the extractive resources overlay and code.  |
| 20867919  | <p>Adopt an Extractive Industry Zone as failure to do so creates ambiguity in the Plan. Material change of use development applications for sensitive and incompatible land uses (i.e. building works) should be made assessable against benchmarks relating to compatibility with KRA and the ability to develop extractive industry. The plan does deal with encroachment but not the extent that provides adequate protection. The plan does not deal with industrial development as there is little emphasis in the strategic outcomes , tables of assessment do not preclude sensitive development (i.e. childcare) and no protection provided for existing industry form encroachment of sensitive uses through an overlay provisions.</p> <p>The Plan requires amendment to provide support for industry. Council must acknowledge construction materials such as aggregate, concrete and asphalt are essential for the maintenance and development of the shire. If these uses are not supported within the Shire they will be sourced for outside meaning more heavy vehicles on the roads and further costs for development.</p> <p>Defining Concrete batching as High Impact is unwarranted and should be amended as well as including provisions for this land use. It has been defined as medium Impact in several Local Government Planning Schemes and code assessable, and where defined a High Impact it is code assessable. Acknowledging existing use rights are protected however this stifles any form of efficiency upgrades for improved environmental or production performance or sustainability innovations.</p> <p>Industrial Activities code –</p> <ul style="list-style-type: none"> <li>• AO4 should be amended to 6am to 6pm Monday to Saturday to protect industry form encroachment of more sensitive uses. Any residential development should be designed to include and mitigate noise from industry.</li> <li>• PO6 requires amendment as it is unreasonable to expect that the emissions form any industry will cease at the property boundary. The EPA Act and policies deal with these impacts.</li> <li>• PO12 should be deleted as economic need is not a matter that the plan should involve itself in.</li> <li>• PO22-24, PO 28-29 PO30-31 and PO35-39 should be deleted as these are matters dealt with via the EPA Act.</li> </ul> <p>The Industry Body CCAA has prepared a set of Extractive Industry Model Codes to provide guidance for local governments and they should be reviewed and adopted it the Plan.</p> <p>With respect the site at 1 Production Ave support the change of zoning to Low Impact Industry (Note – it is actually Medium Impact Industry).</p> <p><b>68 Rene St, Noosaville (Holcim)</b></p> <p>Overall it is positive to see the Strategic framework recognize extractive resource industries and the construction industry as key contributors to the local and regional economies and identifies the need to ensure continued availability of these resources and their protection from incompatible land uses.</p> <p>It is recommended that the protection of these industries be strengthened in the following ways:</p> <ul style="list-style-type: none"> <li>• Level of Assessment for new development – Key resource Areas are identified on the Extractive Resources Overlay map and subject to the overlay code which can change assessment levels for development that conflicts with extractive industries subject to these areas. The New Noosa Plan allows the potential for sensitive land use to establish in KRAs and separation areas in the Rural, Rural Residential and Low Density Residential zones. For example dwellings which are accepted subject to requirements, and then subject to the overlay are only escalated to code assessment if with a transport use otherwise remain acceptable development.</li> <li>• It is recommended that the same requirements around material change of use ( Sensitive Land uses), reconfiguring a Lot, operational works that currently appear in Table 5.9.5 in relation to a Transport Route and Transport Route Separation Area be duplicated for all areas subject to extractive resources ( KRAs or KRA separation distances).</li> <li>• Extractive Industries Code - Sections of the code are subjective and allow opportunity for sensitive land use to encroach on area subject to extractive industries, compromising existing and future operations. PO2(a) and POs include the terminology “materially” which is highly subjective language.</li> <li>• It is recommended that the overlay code be amended to provide clear direction that the density of people within KRAs or KRA separation areas is not increased and the code be broadened to restrict the establishment of any new or intensification of any existing sensitive land uses (as defined by the plan) within areas identified by the Extractive resources Overlay map.</li> </ul> <p>Availability of Industrial land – Under the current provisions a concrete batching plant would be defined at Industrial business Type 2 and generally code assessable in the industry Zone. The new Noosa Plan has included the subject site in the Medium Impact Industry Zone and defined concrete batching plant as High Impact Industry requiring impact assessment. This has failed to recognize existing batching plants. It is recommended that the New Noosa Plan recognize and protect existing key industries such as concrete batching plants by appropriately zoning existing plants.</p> | <p>The Draft Noosa Plan has designated two industry Zones, being Low Impact and Medium Impact in response to the nature of the majority of industrial uses in these areas in the Shire. When considering concrete batching plants against the majority of industrial development in Noosa it is considered in context a High Impact Industry and therefore warrants impact assessment. In addition the existing plants currently operate under existing use rights and can continue to do so into the future. Any upgrades will require a development approval which the level of assessment will depend on scale of the proposed change in development.</p> <p>The hours of operation are considered appropriate where adjoining residential zone. The Draft plan has gone through State Interest Check and the EPA did not raise any concerns with the provisions of the Industries Activities Code.</p> <p>1 Production Street is actually in the Medium Impact Industry Zone.</p> <p>The Draft Noosa Plan has designated two industry Zones, being Low and medium impact in response to the nature of the majority of industrial uses in these areas in the Shire. When considering concrete batching plants against the majority of industrial development in Noosa it is considered in context a High Impact Industry and therefore warrants impact assessment. In addition the existing plants currently operate under existing use rights and can continue to do so into the future.</p> | <p>To ensure development and land uses within an identified Resources Processing Area, Separation Area, Transport Route or Transport Separation Area won't impede the extraction of resources, and to create consistency with the State Planning Policy- guidance material Part 4: Applying assessment benchmarks below, Table of Assessment 5.9.5 Extractive Resource Overlay was amended.</p> <p>The changes will require any development to be code assessment against the Overlay Code of extractive industry, reconfiguring a lot and a material change of use (other than in an existing building, a dwelling house on an existing lot, community residence on an existing lot, caretakers accommodation associated with extractive industry, home based business, animal husbandry or cropping), on land affected by the Overlay.</p> |

**Table 11.2: Submissions Significant Changes Consultation.**

| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|-----------|--|--|--|
| 21005005  | <p><b>178 Eumundi Noosa Rd, Noosaville (Bunnings)</b></p> <p>Request the level of assessment table provided in the original draft of the Noosa Plan was supported by Bunnings as it acknowledged the existing approved use of the site as a Bunnings and the myriad of activities that are associated with it. It is considered that the code assessable rights afforded under the first draft appropriately reflected the approved mix of uses on the site and as such it is requested that the uses that occur within the Noosa Bunnings Store (as listed above) remain Code Assessable as the highest level of assessment possible. If Council wishes, the Code Assessable criteria for these uses could refer to the specific lot and plan description of the site so it is clear the provisions will apply to the subject site and not shire wide in the zone</p> <p>Our original request that the intent for the Medium Impact Industry Zone be amended to acknowledge the existing use of this site and allow its upgrade / expansion within the site over time remains. Specific reference to the sites RPD when acknowledging the continuation and/or minor upgrade or expansion of the store over time is supported/recommended.</p> <p>Our original request that the GFA limit for Showroom use be removed for code assessment within the Medium Impact Industry Zone remains. To assist Council in ensuring large scale showroom uses do not occur across the medium impact industry zone it is recommended that the GFA limit for a Showroom use be removed under the provision it is on a site where fronting Eumundi Noosa Road, Noosaville. Alternatively, Council could simply remove the GFA Limit for Showroom for this site specifically, in recognition of the existing use.</p>  | <p>There was an error in the original table of development and it should have reflected that any use not listed in the table should have been inconsistent impact assessable as per every other table of development in the Draft Scheme and not code. It was not council intention that uses not listed be code assessable. As a result the table was amended and renotified as a significant change.</p> <p>Bunnings can continue to operate under its existing approval and any further developments on the site can be assessed subject to the merits.</p> <p>The GFA limit on a showrooms is to prevent large bulky showrooms on the main entrances to Noosaville. Bunnings can continue to operate under their current development approval.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission</p> |
| 21006137  | <p>We wish to thank council for their consultation on the proposed new plan as it relates to our business premises and for visiting our operations in Noosaville.</p> <p>The co-location of ancillary and complimentary uses with our primarily surfboard manufacturing business is essential to the success of our businesses. These currently include a surfshop, cafe, barbershop, coaching/training gym and offices.</p> <p>Additionally we dedicate some warehouse walls in flow spaces to facilitate an art gallery.</p> <p>We support the provisions set out in Table 6.5.2.3 Criteria for assessment. (Part) - Performance Outcomes - Additional provisions for the Venture Drive Enterprise. Precinct</p>   | <p>Support Noted.</p>  | <p>That no change be made to the New Noosa Plan as a result of this submission</p> |
| 21006138  | <p>Update the Tables of Assessment to allow for future uses which provides for a successful mixed-use industrial precinct, including Market, Indoor Sport &amp; Recreation, and Medium Impact Industry as impact assessable uses (see Appendix 1);</p> <p>Update the Low Impact Industry Zone Code and Table of Assessment (5.5.9.5) with the correct terminology to reflect the Gateway Drive West Small Traders Precinct, rather than the Gateway West Makers Precinct; and</p> <p>Allow for residential uses to be allowed within the precinct as a subordinate activity to 'premises' catering for 'key workers' accommodation needs in the precinct. The submission generally supports Council's approach to the creation of the new 'Gateway Drive West Small Traders Precinct / Makers Precinct' within the Low Impact Industry zone. Council should be congratulated on providing for an innovative planning approach to enable businesses to 'start up' in this appropriately located precinct. However, Council should also allow for residential accommodation within each premises, to allow people to live, work and play in the new small traders/makers precinct. This is an opportunity for key workers to live and work within this precinct and provide more reasonable accommodation options in the area.</p> <p>Submitter seeks to document an example of a successful mixed use industrial development in a peri-urban coastal town - Habitat Byron Bay <a href="https://www.habitatbyronbay.com/">https://www.habitatbyronbay.com/</a>. The Byron Bay Industrial area allows for live and work arrangements, which provide ancillary residential units within each 'premises'. Habitat Byron is an example of a successful developments catering for the changes to the nature of businesses and accommodation needs in a peri urban coastal town industrial area.</p> <p>The Purpose and Overall Outcome statements should be revised to allow for residential 'key worker accommodation' that are subordinate to the industry activities within each premises. Other recommended changes include updating the Tables of Assessment to allow for future uses to provide for a successful mixed-use industrial precinct, including Market, Indoor Sport &amp; Recreation, and Medium Impact Industry as impact assessable uses (see Appendix 1). Consistency in the zone naming, mapping and the codes should also be updated to reflect the new precinct.</p> <p>The subject site is the last green field developable industrial site within the Gateway Dr, Noosaville precinct and any changes should reflect the changing needs of business, adjoining land use patterns and potential future use of the site. By allowing for additional ancillary caretaker accommodation within each of the industrial premises in this uniquely located site, would maintain the amenity of surrounding Low Density Residential Zones and not create reverse sensitivity concerns to the Medium Impact Industry (Enterprise) zone.</p> | <p>Residential accommodation for key workers is being catered for through the New Noosa Plan via the introduction of small dwellings within and around centres where there is appropriate access to transport and services. It is not desirable to increase general residential development in Industry precincts due to interface issues and reverse amenity impacts and general incompatibility with industrial business uses and general residential development.</p> <p>Acknowledge the inconsistency with the naming of the Gateway Drive Precinct and recommend amending the mapping to reflect the wording, Gateway West Makers Precinct and remove any reference to the wording "traders".</p>   | <p>Amend mapping to reflect the name "Gateway West Makers Precinct"</p>            |

# 12. Rural and Rural Residential Zones

The submissions below relate to specific provisions in Rural and Rural Residential Zone Codes. Individual property requests are dealt with in the Locality sections of this report. No further submissions were received as a result of the 'significant changes' second round of consultation as this round of changes was mainly dealing with property zones and not provisions in codes.

**Table 12.1 Submissions First Consultation**

| Submitter  | Submission and Grounds of Submission  | Planners' Response   | Recommendation  |
|--|---|--|---|
| 20867638<br>20867641<br>20867642<br>20867643<br>20867644<br>20867645<br>20867646<br>20867647<br>20867648<br>20867639<br>20867640 | <p>Submission in opposition to proposed built form provisions within the Rural Residential Zone code specifically Table 6.8.4.3 – Acceptable Outcomes:</p> <p>AO5.4 - Individual buildings or roofed structures do not cover more than 500m2 of the site.</p> <p>AO5.5 - The total gross floor area of all buildings on site does not exceed 500m2</p> <p>Delete both these provisions as the restriction to 'not cover more than 500 square meters of the site' and 'gross floor area of all buildings on site does not exceed 500 square meters' is extremely restrictive and not in line with the typical use and lifestyle of acreage in semi-rural areas. The proposal is extremely short sighted as it forces people in arbitrary m2 limits that will force people to 'sell and move' thus undermining social fabric of the communities.</p> <p>Roof space is easily exceeded in a single story development that allows for a number of garages, under roof space for the boat, trailer and slasher. Patios are also easily adding additional space. As an example, a modest 450 square meters house, a 6 car space garage of 100 square meters and a shed 10m by 20m with mezzanine floor 280 square meters, granny flat 65 square meters adds quickly to 895 square meters. This space is typically sought from people living in rural areas and is a compensation for accepting longer drives to town. The restrictions are totally unreasonable.</p> <p>Rural properties are often chosen to run and support of a home business. Space is always key to this for storage of items and basic office needs. The example square meters calculation above is a conservative requirement in many of these cases.</p> <p>Rural properties are often chosen as an affordable way to facilitate intergeneration living. Whilst a granny flat will cater for the basic needs, typically additional spaces are required in the main house to facilitate social needs and interaction. Sharing precious resources in this way is typically a good outcome from an environmental and socio economic perspective. Forcing people into cramped conditions because of arbitrary limits will trigger social conflict and research backed physiological harm.</p> <p>Intergenerational living saves resources and land and should be encouraged and not hampered by arbitrary square meters limits. Living in generous spaces with the family provides opportunity for 'assisted living' arrangements which takes pressure of the public system. It is confusing that the Council adopts a regressive mindset in regards to such opportunities.</p> <p>Properties with agreed building envelopes should be allowed to utilise this space for developments. Building envelopes were established at the time of development considering the impact of any development. The additional layer of restrictions reneges on previous agreements, devalues the property and impacts on the lifestyle of acreage living.</p> <p>Arbitrary square meters limits trigger typically bad designs as transitional spaces i.e. roofed patio's and courtyards that separate spaces are avoided resulting in less liveable spaces and an increased appearance of 'bulk'</p> | <p>Since the introduction of the Noosa Plan, the total gross floor area of a detached house, ancillary dwelling unit and any secondary dwelling has been limited to 500m2 in some parts of the Rural Settlement Zone.</p> <p>PO5 of the Rural Residential Zone Code says:</p> <p>Buildings and other structures:</p> <ol style="list-style-type: none"> <li>are low rise;</li> <li>do not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site;</li> <li>have a low site impact to maximise the opportunity to retain natural site characteristics, such as native vegetation and natural landforms;</li> <li>respect the scale of surrounding vegetation;</li> </ol> <p>Buildings are no more than two storeys in height and appear no more than two storeys in height from any elevation.</p> <p>Development proponents and home builders may seek assessment against this qualitative performance outcome if they cannot meet the quantitative acceptable outcomes. However 500m2 is a very large size for any individual roofed building. Further as the total gross floor area of all buildings is exclusive of vehicle parking, loading or manoeuvring (e.g. garages) it still provides for a very large home with ample space for large households.</p> <p>It is not considered that removal of the provisions are necessary.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission.</p> |
| 20862023   | <p>Objects to suggestion nature based accommodation and farm stay should require a development application for anything less than 4 hectares. A blanket rule of no party houses is included in the new plan, therefore the impact of a farm stay on a rural property is far less than in a highly populated area. Farm stay and eco based accommodation, particularly properties that have a riparian and educational value to the public should not have a restriction to hectare size. That is denying property owners the ability to earn a living and provide valuable environmental education to visitors.</p> <p>Minimum hectare size for Rural &amp; eco based accommodation on rural properties should be changed to 1 hectare. Good farm stays &amp; eco properties aren't always based on size. Their proximity to other parcels of land &amp; Noosa Trails Network is a huge advantage for tourism and the opportunity for such properties to value add to the community and provide employment, education and product.</p> <p>A farm stay or nature based accommodation should be more than 2 rooms. The nature of a farm stay or eco accommodation is its appeal to travel in small groups and families. Two rooms with up to 8 people allowable is a highly questionable ratio and not an acceptable travel choice for most people. This will therefore make the opportunities for these accommodation types far less appealing. This rule restricts rural property owners from economic benefit and providing further economic benefit to the community. Suggest 5 rooms more appropriate.</p>   | <p>One of the overall outcomes for the Rural Zone says "Visitor accommodation complements rural uses and promotes the sustainable use of rural land." There is a performance outcome that specifically qualifies visitor accommodation is small scale and low density that protects the environmental and rural values of the land, is compatible with rural activities and nature conservation; and does not detract from the rural amenity of adjoining properties.</p> <p>With no planning approval necessary a proponent can:</p> <ul style="list-style-type: none"> <li>let out their own home temporarily (up to 4 occurrences 60 nights per calendar year);</li> <li>run a traditional BnB within 3 guest bedrooms;</li> <li>if the site is 4ha in area, run nature based accommodation for up to 8 guests in no more than 2 guest rooms, cottages, cabins or permanent tents; or</li> <li>if in the Rural Zone on 10 ha or more accommodate up to 5 RVs on site.</li> </ul> <p>Subject to code assessment the options increase to include:</p> <ul style="list-style-type: none"> <li>a single self-contained dwelling accommodating up to 12 guests; or</li> <li>(if the site is 4ha in area) nature based accommodation for up to:</li> </ul>  | <p>That no change be made to the New Noosa Plan as a result of this submission.</p> |

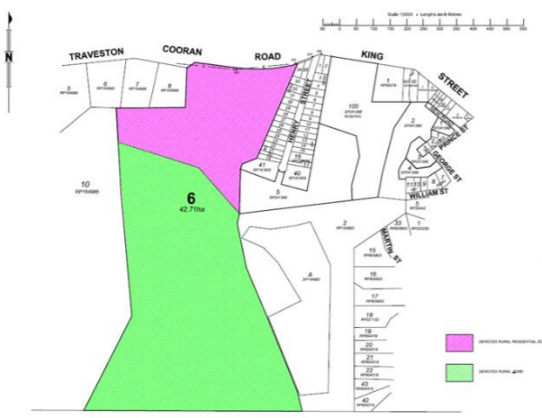



| Submitter                        | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
|----------------------------------|---|---|--|
|                                  | <p>Rural farm stay and eco based accommodation does not allow for Caravan and RV parking (self-contained). Properties over 2 hectares should be allowed to have such low impact visitors and the opportunity to gain economic benefit from their land and provide further economic benefit to the community.</p> <p>The minimum land size of 10 hectares is excessive for 5 fully self-contained Caravans or RV Parking and should be changed to 2 hectares. Properties over 2 hectares should be allowed to have such low impact visitors and the opportunity to gain economic benefit from their land and provide further economic benefit to the community.</p>  | <ul style="list-style-type: none"> <li>12 guests in no more than 4 guest rooms, cottages, cabins or</li> <li>24 guests in up to 6 permanent</li> <li>4 free standing cottages, cabins or permanent tents, accommodating up to 8 guests (if not otherwise nature-based accommodation)</li> <li>if in the Rural Zone on 10ha or more accommodate up to 25 RVs, caravans or tent sites.</li> </ul> <p>It is considered this gives quite a number for options for land owners to generate secondary incomes. Should they want to pursue a larger development or if their property is smaller it is reasonable they go through impact assessment.</p>  |  |
| 20871332                         | <p>The strategic outcomes support the notion of sustainable, low impact tourism opportunities but within the scheme itself it presents low impact as being low scale and size requiring impact applications for any proposed use over 4 cabins. There needs a greater recognition of and provision for nature based tourism which provides for a scale and operation that achieves the tread lightly on the land principles but is of a size that enables operational viability.</p> <p>The Draft Noosa Plan limits potential opportunities for a scale and product type through its restriction in yield provisions, size of cabins/rooms density and maximum gross floor area. Provisions would appear the preference is for quite small scale and rustic in their approach yet requiring significant provisions for electrical generation and water provisions.</p> <p>Consideration must be given to larger scale, quality nature based tourism experience which may wish to establish, and the current provisions would seem to propose such a development is an inconsistent use.</p> <p>The scheme proposes any larger scale nature based Tourism proposal would be impact application so the assessment would consider all the elements through to the higher order being the Strategic Framework.</p> <p>Tourism Noosa requests that he requirements size, Gross floor area and yield be reviewed and amended to enable opportunities greater than those presently proposed within the Planning Scheme for Visitor Accommodation and Nature based tourism.</p> <p>Another approach may be to identify specific sites for such accommodation such as included in the current planning Scheme for specific sites for Hostel accommodation. In undertaking this the following key parameters could be considered:</p> <ul style="list-style-type: none"> <li>Locality and proximity to natural opportunities;</li> <li>Standard road access</li> <li>Proximity of adjoining residential properties or rural activities</li> <li>Flooding</li> <li>Economic analysis of viable size of facilities and GFA</li> <li>Facilities and ancillary activities and uses; and</li> <li>Customer expectations of guest accommodation.</li> </ul> | <p>Subject to code assessment a proponent in the Rural Zone with a site area of 4 ha or more could conduct nature based tourism for up to 4 cottages or cabins or up to 6 permanent tents, accommodating up to 12 or 24 guests respectively. It's not considered unreasonable to request impact assessment and public notification of anything larger. The current scheme by comparison requires impact assessment for any visitor accommodation beyond home hosted accommodation which is not self-contained.</p> <p>Nature based tourism is encouraged in both the Rural and rural residential zones of the new Noosa Plan as consistent development (excluding where located on the North Shore in the rural residential Zone). The Rural zone provides for criteria for Accepted subject to requirements and code assessment and it not otherwise specified as impact assessment. This allows for a diverse range and potentially scale of nature based tourism opportunities in the rural and hinterland areas to ensure viability.</p> <p>It is considered reasonable to have larger scale nature based tourism as impact assessment allowing for the community to have some input into any application as well as other potential issues that will need considered assessment. The use is still considered consistent and therefore is considered an appropriate use in the rural zones.</p> <p>The provisions in the scheme are considered an appropriate balance between allowing enterprise and protecting the rights of the community to comment on significant proposals.</p> | That no change be made to the New Noosa Plan as a result of this submission. |
| 20866273<br>20868426<br>20868178 | <p>Strongly object to amendments that weaken regulation and planning protection of rural zoned land from inappropriate development. Removing public consultation to allow commercial tourism development of lodges, cabins and huts on rural land will result in potential land use conflicts on accepted traditional rural land uses. The idea that any property above 4 hectares (or 10 hectares for "Tourist Parks") is suitable for commercial tourism fails to acknowledge variations in area of adjacent properties and potential planning conflicts with existing and traditional usage of land</p> <p>The plan's position on rural tourism fails to:</p> <ul style="list-style-type: none"> <li>Acknowledge inevitable planning conflicts caused by neighbours having their right to provide feedback on proposals removed;</li> <li>Consider circumstances where larger rural blocks developing tourism accommodation impact adversely on smaller adjacent properties;</li> <li>Adequately respond to issues of tourism conflicting with rural use;</li> <li>Protect land zoned for agriculture by allowing groupings of removable "tiny" homes on land in the Agricultural Land Conservation Area;</li> <li>Avoid the likelihood of a developer joining titles to build larger scale tourism operations; and</li> <li>Consider the obvious risk of a self-assessment system reliant on developers navigating a complicated overlay and code system.</li> </ul> <p>Concern the Council's attempt to increase flexibility so investors and stakeholders in rural areas can develop further income streams fails to adequately account for potential planning conflicts and non-compliance. Self-assessment puts the responsibility to enforce regulations on neighbours who may be reluctant to report non-compliance. This risk of widespread non-compliance is illustrated by the number of hinterland tourism/lifestyle accommodation operations already offering permanent rental and sub-letting,</p>  | <p>One of the overall outcomes for the Rural Zone says "Visitor accommodation complements rural uses and promotes the sustainable use of rural land."</p> <p>Performance outcomes for the Rural Zone require visitor accommodation is at a small scale and low density that protects the environmental and rural values of the land; is compatible with rural activities and nature conservation; and does not detract from the rural amenity of adjoining properties.</p> <p>The scale of development that can occur without impact assessment (including public notification) is not excessive given the required size of the properties and the code provisions applicable. The provisions in the draft scheme are considered an appropriate balance between allowing enterprise and protecting the rights of the community to comment on significant proposals.</p> <p>The scheme also requires that development does not result in the loss or diminished productive capacity of Agricultural Land Conservation Area and that where located in the Agricultural Land Conservation Area accommodation is of a temporary or semi-permanent nature (such as tents, yurts, relocatable dwellings or recreational vehicles) or it adaptively reuses well-established rural buildings..</p> <p>Any commercial tourist accommodation would be expected to contribute to the tourism levy.</p>   | That no change be made to the New Noosa Plan as a result of this submission. |

| Submitter | Submission and Grounds of Submission   | Planners' Response | Recommendation |
|-----------|--|--------------------|----------------|
|           | <p>despite Noosa Council records indicating they have not applied for an MCU.</p> <p>This raises questions over waste management and sanitation, compliance with building codes and lack of bushfire planning. Cites an example of a previously approved lifestyle retreat which offers six cabins for permanent rental.</p> <p>Concerned the plan encourages rural enterprise or home based business in the Rural zone, particularly encouraging the "hosting of visitors" in RV's, camping, cabins etc. The desire to provide rural land owners with alternative sources of income is commendable but concerned about the impact on the lifestyle amenity on land owners seeking a quiet peaceful rural lifestyle. Increased traffic on rural roads, noise impacts from an increased human presence and visual impacts from a potential proliferation of small dwellings of varying standards all of which will impact negatively on other residents seeking to avoid the pressures of population growth and enjoy a quiet rural lifestyle</p> <p>Don't object in principle to small scale visitor accommodation on rural land, however don't agree that every site above 4Ha will be suitable for commercial tourism accommodation.</p> <p>Have no issues with current allowances for small scale RV parks on larger rural properties as these amendments include appropriate safeguards.</p> <p>Such rural enterprises should contribute to Noosa Council's Tourism Levy; be required to produce evidence of suitable insurance; be subject to inspection to ensure suitability and standard of accommodation; and obtain advice and training in the tourism industry possibly facilitated by Tourism Noosa.</p> |                    |                |

# 13. Site specific property requests/ submissions for areas outside of Local Area Plans (not in Towns or Villages)

**Table 13.1 Summary of submissions received during first round of consultation. No submissions were received as a result of the Significant Changes Consultation for this locality.**

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
|-----------|---|---|---|
| 20825903  | Owner of 71 Tablelands Rd Cooran opposed to the rezoning of property from Rural to Rural Residential. Would like to stay as Rural as they have a home based business and are looking to have another home based business moving forward. Not interested in subdividing the property as it was specifically purchased for its size.  | The subject site is 1.67ha in area. It has flooding constraints and is largely within a riparian buffer. The site is within the Regional Landscape and Rural production designation of the SEQ Regional Plan, so it could not be further subdivided in either zone.<br><br>In the Rural Zone there is a broader capacity for home-based businesses than there is in the Rural Residential Zone, both in terms of scale and range of uses. Support reverting back to Rural zone.   | <b>Council at its Special Meeting of 12 September 2019 resolved that Zoning map ZM-1 in Schedule 2.3 of the New Noosa Plan be amended to include 71 Tablelands Road in the Rural Zone.</b><br><br>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.<br><br>No further changes are recommended for this property.  |
| 20825908  | Owner of 53 Lorikeet Lane Cooroy wants to remain Rural rather Rural Residential Zone and does not support the re-zoning.  | This site cannot be further subdivided because of the SEQ Regional Plan. Support reverting back to Rural Zone.  | <b>Council at its Special Meeting of 12 September 2019 resolved that Zoning map ZM-3 in Schedule 2.3 of the New Noosa Plan be amended to include 53 Lorikeet Lane in the Rural Zone</b><br><br>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period no submissions were received.<br><br>No further changes are recommended for this property.                                       |
| 20865946  | Lot 0 on SP230081278 is the common property of Lake Coorobah Park at 278 Lake Coorobah Road, for the recreation and enjoyment of owners of the 11 house blocks in the estate. Under the draft plan the common property is proposed to change from Rural Settlement zone to an Environmental Management and Conservation zone. Submitter objects to this change, particularly as when developing the property a significant reserve (Lot 100) was given to the Crown to protect Lake Coorobah, | There is no public ownership or access to Lot 0 and it was not intended to imply there was. The site has a degree of biodiversity and riparian values but not so great that it warrants conservation. It is still quite suitable for recreation purposes.<br><br>Request supported.   | <b>Council at its Special Meeting of 12 September 2019 resolved that Zoning map ZM-4 in Schedule 2.3 of the New Noosa Plan be amended to include Lot 0 on SP230081278 at 278 Lake Coorobah Road in the Rural Residential Zone.</b><br><br>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period no submissions received.<br><br>No further changes are recommended for this property. |
| 20867017  | Owner of 1344 Greenridge Pinbarren Road, Pinbarren wishes to subdivide their rural property because they say at just less than 16 hectares it is not large enough to provide an income from traditional agricultural pursuits and is mostly surrounded by smaller lots. Wants it to be rezoned to allow for lots of approx. 2 hectares.   | Not supported - Under the South East Queensland Regional Plan this area is in the Regional Landscape and Rural Production Designation so further subdivision of the land is not possible. The State would not support a change in the zone as requested.  | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20868355  | Owner of 1016-1048 Traveston Cooran Rd to the west of Cooran (which includes Mt Cooran) requesting the front portion (approx. 27% of the property) be included within the Rural Residential Zone while the balance stay within the Rural Zone.<br><br>   | This whole site is within the Regional Landscape and Rural Production designation of the State's South East Queensland Regional Plan. The State has advised they will not support any additional Rural Residential in this designation. The site cannot be further subdivided even if it did have a Rural Residential. For these reasons this request cannot be supported.  | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20873982  | Owner of 120 Black Mountain Range Rd requests their property remain zoned Rural for the following reasons:<br><ul style="list-style-type: none"><li>• Size of property - 5.75HA</li><li>• Surrounded by Cudgerie Estate, not part of Cudgerie Estate</li><li>• distance from Cooroy and Pomona</li><li>• will be unable to be subdivided now or in the future into new lots</li><li>• to avoid fragmentation of agricultural land</li><li>• to allow for agricultural activities</li></ul>    | This property of approximately 5.7 hectares is central to a large area to the south and west of the Bruce Highway at Black Mountain which is within the Rural Living designation of the SEQ Regional Plan and in the Rural Residential zone of the draft scheme. The subject site and two sites adjoining its southern boundary are the only lots in that vicinity in the Rural Zone at this stage. No agricultural production or animal husbandry is evident on any of these 3 lots, however if it were occurring in line with the current scheme it could continue under the next scheme. Likewise for any lawful existing home based business. | That no change be made to the New Noosa Plan as a result of this submission.  |

| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|-----------|--|--|--|
|           | <ul style="list-style-type: none"> <li>to allow for animal husbandry activities</li> <li>less requirements for a home business</li> <li>financial disadvantage due to increased rates.</li> </ul>  | <p>The site has some physical constraints for development in that it falls reasonably steeply to a waterway along its northern edge and has associated riparian and biodiversity values. It is conceivable there is scope for an additional house lot despite these constraints.</p> <p>Therefore in consideration of the subdivision potential, the use of the subject land and surrounding lands and the SEQ Regional Plan it is considered Rural Residential is the correct zone for the property.</p>  |  |
| 20867591  | 1 Kingsgate Drive Tinbeerwah is currently in the Rural Settlement Zone and is proposed to transition to the Rural Residential Zone. The site operated as a general store for over 20 years however became non-viable. It has continued to operate as a Pizza café and Takeaway for the last 10 years and the owner would like to request that food and beverage usage be applied to the property.  | This property has existing use rights for a shop and salon, including dining facilities for up to 10 people and take away orders. The use can continue under its Development Approval. Change to the planning scheme is not considered necessary. There are concerns that a larger restaurant would unduly impact on neighbours and lead to excessive cars parking in the road reserve.  | That no change be made to the New Noosa Plan as a result of this submission. |
| 20865870  | Requests 337 Teewah Beach Road Noosa North Shore be included in the Tourist Accommodation Zone or that further development be considered for the site such as subdivision or tourist resort or accommodation.  | No further subdivision is permitted on Noosa North Shore under the current planning scheme and tourism development is limited to areas currently zoned for visitor use. No change is recommended to this long standing policy position given the environmental sensitivities of Noosa North Shore and limited infrastructure available or planned.   | That no change be made to the New Noosa Plan as a result of this submission. |
| 20868647  | With regard to 1, 2 and 4 Echelon Esplanade, Noosa North Shore - No 1 is zoned Rural Residential but No. 2 and 4 are zoned Environmental Management and Conservation. Yet none of the lots are Protected Areas or Ecological Linkages on Biodiversity and Environment Map 4. There is some Connecting Habitat on No. 2. All lots should be zoned Rural Residential.  |  <p>In the 1985 Planning scheme all three of these lots were zoned Open Space. In 2006 the Noosa Plan applied the Open Space Conservation Zone over #2 and #4 but included #1 in the Rural Settlement Zone. The draft Plan effectively carries forward the intent of the existing zoning. #2 and #4 adjoining the ocean are vulnerable to coastal erosion based on current and future climate conditions. It is not appropriate that the lots be zoned to allow for any new dwelling houses to be constructed on the land.</p> | That no change be made to the New Noosa Plan as a result of this submission. |
| 20866909  | 26 Jorgensen Road, Ridgewood - Submitter says they have noticed a portion of their parcel is zoned Open Space Conservation. He had understood his farmland that he had purchased in 2015, was zoned rural and had existing use rights for agriculture.<br><br>Submitter is of the view that either the land was inadvertently rezoned during a past amendment to the Noosa Plan, or was wrongly identified as being public land near the waterway – and therefore rezoned to Open Space Conservation. Either way they submit it has questionable environmental values and is used for grazing.   | Current Noosa Plan does include the small portion as open space conservation zone. The Draft Noosa Plan includes the whole property (both parts) in the Rural Zone so this should alleviate the landowner's concerns.  | That no change be made to the New Noosa Plan as a result of this submission. |
| 20867874  | Submitter requests inclusion of 191 Hollett Road, Noosaville in either the Emerging Community zone or the Rural Residential zone, urging Council to recognise the longstanding approvals over the site, which have committed the land for development for the past 22 years.<br><br>In August 1997, a rezoning application was approved over the site (gazetted May 1998), amending the zoning to Special Residential and permitting, subject to a Plan of Development, a maximum of 80 large lot residential lots (west of what is now Walter Hay Drive) and 2 rural lots (east of Walter Hay Drive). Under the rezoning approval, the applicant was required to dedicate a large portion of land for the Walter Hay Drive road reserve, without any compensation being payable.<br><br>The Noosa Plan 2006 included the site in the Rural Zone. That year a reconfiguration application was submitted to Council seeking 82 lots plus 1 park lot to be assessed under the superseded planning scheme. After much time Council refused this application and the applicant appealed the decision to the Planning and Environment Court. As part of the appeal, the proposed development was reduced from 82 lots to 52 lots. | <p>This site has been the subject of various planning applications in the past and is still the subject of a court appeal.</p> <p>The land is zoned Rural in the current planning scheme.</p> <p>It is affected by various overlays including</p> <ul style="list-style-type: none"> <li>Biodiversity Significance</li> <li>Riparian Buffers</li> <li>Matters of State Environmental Significance</li> <li>Bushfire Hazard</li> <li>Flood Hazard</li> </ul> <p>It is also transverse by a major road and major electricity infrastructure.</p>   | That no change be made to the New Noosa Plan as a result of this submission. |

| Submitter            | Submission and Grounds of Submission  | Planners' Response   | Recommendation  |
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|                      | <p>On 5 July 2013, the Court granted approval of the subdivision (52 Lots and a park) by way of Court Order (Appeal No. 344 of 2009).</p> <p>In 2017 the applicant requested an extension of the relevant period of the Reconfiguring a Lot approval however this was refused by Council and this decision is currently the subject of further appeals in the P&amp;E Court.</p> <p>The subject site has an area of 110ha and is located 750m south of Noosa Civic. The site's constraint overlays and opportunities have been assessed in detail by experts through the development approval process over many years. The current development approval represents appropriate development of the site and is supported by approval conditions which comprehensively address site constraints.</p> <p>Council resumed a significant part of the site for what is now Walter Hay Drive as a condition of the rezoning approval, without payment of any compensation. This has been a considerable benefit to the community.</p> <p>The site represents a logical extension to the existing urban footprint which abuts the northern boundary of the site. This submission urges Council to apply the provisions of the SEQ Regional Plan 2017 which allow local governments to consider new land outside the urban footprint for urban purposes through local plan-making processes.</p> <p>Submitters request that the draft Noosa Plan be amended by introducing a new Emerging Community zone and including this site within that zone. Additionally they request Council also investigate the possibility of including the land located to the west of the site and bounded by Eumundi Noosa Road (west), Hollett Road (south), Tewantin National Park (north) and existing residential (north) within the Emerging Community zone.</p> <p>The site represents an excellent opportunity to address the shortage of greenfield (expansion) sites and provide for Noosa's required additional 9,500 persons or 6,400 dwellings over the next 20 years. Importantly, it also offers an opportunity to improve housing affordability and diversity outcomes within a greenfield setting.</p> <p>At the very least include the land in the Rural Residential zone which would be entirely consistent with the site's existing rural residential approval and Council's proposed Rural Residential zoning of the adjoining land to west.</p> | <p>The site's location within the Regional Landscape and Rural Production Area under the SEQ Regional Plan and its various biophysical constraints means it cannot be included in an urban zone. It has therefore been included in the Rural Zone.</p> <p>It is not recommended to apply the Emerging Community zoning to this or any other site in the Shire.</p> <p>It is suggested that no change be made to the draft scheme.</p>  |   |
| 20868603             | <p>Provide opportunity for more dwellings on larger residential blocks – sensible subdivision of rural acreage blocks 5 acres into 2.5 acre blocks. To allow for more medium density housing - duplexes and secondary dwellings</p>   | <p>No further subdivision of rural residential zoned land is intended given environmental constraints. Medium density housing is best provided for within existing urban or town areas where there is better access to services and infrastructure.</p>  | <p>That no change be made to the New Noosa Plan as a result of this submission</p>    |
| 20867921<br>21003253 | <p>Concerned regarding Section 3.3.6 Transport and Movement, section (n) which reads, "The Noosa Aerodrome off Weyba Drive, Noosaville is retained and operated as the only commercial airstrip within Noosa Shire. Use of the Noosa North Shore airstrip will not be expanded and the airstrip will ultimately be closed." This raises concerns for the following reasons:</p> <ul style="list-style-type: none"> <li>• Noosa North Shore Airfield provides for air services emergencies such as medivac, Air Ambulance, QPOL and firefighting aircraft for emergency situations.</li> <li>• Provides for recreational flying opportunities for local and visiting aviators</li> <li>• Provides associated storage, maintenance and safety functions for aviation pursuits.</li> <li>• Acts as a firebreak in bushfire emergency situations.</li> <li>• Draft plan does not recognize the ongoing recreational activities that currently occur at the Noosa North Shore airfield.</li> <li>• Constructed the Sunshine Coast Sports Aviators hangar/Clubhouse over the past 3 years which was funded by members of the club, national association, borrowings and a grant from Noosa Council as well as significant volunteer resources. The Clubhouse forms the base for junior flying and women's flying events in the years ahead.</li> </ul> <p>Recommend the Draft plan be amended to:</p> <ul style="list-style-type: none"> <li>• Remove the reference in section 3.3.6 that the Airfield will be ultimately closed.</li> <li>• Recognise the recreation usage of the airfield and tenants such as Sunshine Coast Sports Aviators, Model Flyers etc and that these groups will be able to continue to operate in the future given the recent significant investment and ongoing lease agreements.</li> </ul>   | <p>The Teewah airstrip which is a State-owned "Reserve for landing ground for aircraft", is now and has consistently been zoned for open space purposes.</p> <p>Council has not supported helicopter and fixed wing aircraft (other than emergency landings) on this site for some time and its use for commercial aircraft including pilot training has received significant community objection. In 2014 Noosa Council resolved to restrict use of the airstrip and sought to have the land tenure changed to open space.</p> <p>The Great Sandy Management Plan first adopted by the State in 1994 and revised in 2005 states that "The Noosa North Shore airstrip will be closed and added to the Cooloola Section of the Great Sandy National Park, although continued use of the area by ultralight aircraft will be permitted."</p> <p>DA Approval was given for Transport Type 4 (aeronautical hanger) in 2010 with two extensions given – the latest granted Jan 2018. This is for hang gliders. Existing lawful use of the airstrip will continue irrespective of the introduction of the next scheme however Council has chosen to reinforce this future policy position in the scheme.</p> | <p>That no change be made to the New Noosa Plan as a result of these submissions.</p> |
| 20867830             | <p>Noosa Model Flyers hold a permit to occupy from council. Object to lack of clarity in Strategic Framework (clause 3.6n) which states that North Shore airstrip "will ultimately be closed".</p> <p>Support council's policy to ban commercial operations, including fixed wing aircraft and helicopters but need to recognise interests of model flyers and other recreational/sports aviators. Closure of airstrip would contravene state legislation which nominates strip for emergency use, as well as model flying and other sports aviation interests.</p>   |  |   |

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| 20852754  | <p>33 Noosa River Drive, Noosa North Shore</p> <p>The current Plan relates to our specific property and 4 of our neighbours' properties, we request a realignment of the following overlay boundaries from the Biodiversity Overlay map as the Environmental Protection boundaries shown in the draft plan do not reflect the physical nature of the situation. In the current overlay we have a large grassed back yard with two large water tanks in place.</p> <p>Our property #33 along with the following neighbours #27,#29,#31 and #35 all have the same environmental characteristics of #25,#23,#21,#19,#17,#15 etc. and it is our understanding that it is not scientifically possible that these properties could differ to ours or our neighbours environmentally speaking. Yet they do not have an Environmental Protection overlay. It is inconsistent and illogical. All said properties have either gardens, water tanks, sheds and fences in this overlay map.</p> <p>In Shaping SEQ — We notice that the Lower Noosa North Shore properties are designated as a Regional Landscape and Rural Production Area and that the SEQ regulatory provisions do not restrict the use of land for a private residence. We request that the Council within its strategic Land Use map clearly defines the regional landscape and rural production area designation that our property has, in perpetuity, residential dwelling rights.</p> <p>We would also like to point out that the stormwater drains do not reflect the actual drains for the road of Noosa River Drive and should be amended as these affect us in a high tide and heavy rain situation. The current map shows storm water drains in 4 locations, this is in fact incorrect. The drains are located at #5, #9, #23, #33, #39, #53, #61, #67 &amp; #71.</p> <p>Waste Services Map - should show a general waste and recycling collection every Wednesday morning for our area.</p> <p>Effluent disposal - with the Council introducing a new 1% AEP Flood map that put most onsite septic systems outside of the new criteria, where does this leave us? As there is no current problem with all current septic systems on the lower North Shore we would request a future resolve (if global warming &amp; waters rising happens) that we be connected to the mains supply which is a short connection across the river at the Tewanin public jetty. It is our understanding we have a road reserve to cater for a small transfer station if required located at #19 Noosa River Drive."</p> | <p>Further assessment of this property by Council's Ecologist has recommended changes to the Area of Biodiversity Significance for Noosa River Drive, NNS, which are supported. Changes should also be made to the Connecting Habitat mapping and koala mapping to reflect this.</p> <p>The Strategic framework settlement map needs to be amended to show the Urban and Rural Residential Zoned land on Noosa North Shore in the respective map categories.</p> <p>The stormwater drainage mapping referred to does not form part of the New Noosa Plan.</p> <p>The waste services on Noosa North Shore are under review. No changed to mapping proposed.</p> <p>A reticulated sewerage system for Noosa North Shore is not planned or intended. Effluent disposal criteria in the planning scheme does not affect existing septic arrangements but any new systems will need to meet best practice standards for advanced treatment and should be designed to manage flood inundation risk. The requirements for septic systems to meet the 1%AEP flood immunity can be removed from the Noosa Plan as updated Plumbing Regulations can deal with this.</p> | <p>That:</p> <ul style="list-style-type: none"> <li>the Area of Biodiversity Significance and associated Connecting Habitat mapping and Koala Habitat Mapping be amended to remove mapping over the cleared areas on properties where recommended by council's Ecologist;</li> <li>the Strategic framework settlement map be amended to show the urban and rural residential land use designations on Noosa North Shore</li> <li>the effluent disposal requirements for 1%AEP flood immunity be removed from the Noosa Plan and instead refer to the Plumbing Regulations to regulate the design and location of new systems.</li> </ul> |
| 20823975  | <p>65 Noosa River Drive, Noosa North Shore</p> <p>Requests the Strategic Framework Maps clearly designates the property and that the lot has in perpetuity residential dwelling rights.</p> <p>Objects to the lack of a Noosa North Shore Locality; causes insecurity and uncertainty of tenure</p> <p>Objects to ecological linkages, connecting habitat and biodiversity overlay mapping where no natural vegetation exists</p> <p>Objects to MSES mapping and koala mapping</p> <p>Concerned about provisions for effluent disposal given most of the block mapped as flood hazard</p>   | <p>Further assessment by Councils Ecologist has recommended changes to the Area of Biodiversity Significance for Noosa River Drive, NNS, which are supported. Changes should also be made to the Connecting Habitat mapping and koala mapping to reflect this.</p>  | <p>That the Area of Biodiversity Significance and associated Connecting Habitat mapping and Koala Habitat Mapping be amended to remove mapping over the cleared areas on the property.</p>   |
| 20851053  | <p>1 Wygani Drive, Noosa North Shore</p> <p>Requests the Strategic Framework Maps clearly designates the property and that the lot has in perpetuity residential dwelling rights.</p> <p>Objects to the lack of a Noosa North Shore Locality; causes insecurity and uncertainty of tenure</p> <p>Suggests specific wording for 3.3.1 and colouring on the Settlement map.</p> <p>Objects to ecological linkages and biodiversity overlay where no natural vegetation exists and there is just lawn</p> <p>Objects to MSES mapping and koala mapping</p> <p>Concerned about provisions for effluent disposal given most of the block mapped as flood hazard</p> <p>Waste services map should show general waste and recycling collection for lower NNS.</p>  | <p>Further assessment of this property by Council's Ecologist has recommended changes to the Area of Biodiversity Significance which are supported. Changes should also be made to the Connecting Habitat mapping and koala mapping to reflect this.</p> <p>The Strategic Framework Settlement Map needs to show the Urban Area categories.</p> <p>Wording is included in the Strategic Framework, zone and use codes to identify the important values and development intent specific to Noosa North Shore.</p> <p>A reticulated sewerage system for Noosa North Shore is not planned or intended. Effluent disposal criteria in the planning scheme does not affect existing septic arrangements but any new systems will need to meet best practice standards for advanced treatment and should be designed to manage flood inundation risk. The requirements for septic systems to meet the 1%AEP flood immunity can be removed from the Noosa Plan as updated Plumbing Regulations can deal with this.</p> <p>The waste services on Noosa North Shore are under review. No changed to mapping proposed.</p>  | <p>That:</p> <ul style="list-style-type: none"> <li>the Area of Biodiversity Significance and associated Connecting Habitat mapping and Koala Habitat Mapping be amended to remove mapping over the cleared areas on properties where recommended by council's Ecologist;</li> <li>the Strategic framework settlement map be amended to show the urban land use designations on Noosa North Shore; and</li> <li>the effluent disposal requirements for 1%AEP flood immunity be removed from the Noosa Plan and instead refer to the Plumbing Regulations to regulate the design and location of new systems.</li> </ul>                  |
| 20813801  | <p>4-6 Wygani Dr, Noosa North Shore</p> <p>Request that property be included in urban footprint boundary for Wygani Dr.</p> <p>Removal of Ecological linkage on this property</p> <p>Removal of regulated vegetation on this property</p> <p>Change to flood mapping</p>  | <p>Further assessment by Council's Ecologist has recommended changes to the Area of Biodiversity Significance along Wygani Drive which are supported. Changes should also be made to the Connecting Habitat mapping and koala mapping to reflect this.</p> <p>Further assessment Council's Flood Hydrologist has recommended changes to the Flood Hazard Overlay on this property, which are supported. Amends can be made to the flood inundation extents of the Flood Hazard Overlay to reflect the filled portion of the property beneath the slab of the main house. Given concerns around flood inundation and isolation, changes to the flood mapping beyond these areas are not supported.</p>   | <p>That:</p> <ul style="list-style-type: none"> <li>the Area of Biodiversity Significance and associated Connecting Habitat mapping and Koala Habitat Mapping be amended to remove mapping over the cleared areas on properties where recommended by council's Ecologist; and</li> <li>flood Hazard Overlay be amended to remove the mapping from the house slab area of the main house to reflect the finished ground levels.</li> </ul>  |

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| 20868647  | <p>1, 2 and 4 Echelon Esplanade, Noosa North Shore</p> <p>Request long term protection by way of a statement of long term strategic intent confirming our existing land use</p> <p>Request reinstatement of a specific NNS locality</p> <p>No 1 is zoned Rural Residential but No. 2 and 4 are zoned Environmental Management and Conservation (in the Major Conservation category on Settlement Map 1). Yet none of the lots are Protected Areas or Ecological Linkages on Biodiversity and Environment Map 4. There is some Connecting Habitat on No. 2.</p> <p>All lots should be zoned Rural Residential. All lots should have the same extent of overlay mapping that appears on Lots 28 and Lot 12 as they are in reality almost identical in terms of vegetation.</p> <p>Review flood mapping – the land level is the same under my house extending westward some further 30m.</p> <p>What happens with my property now after council has introduced new 1% AEP flood maps that put most on-site effluent disposal systems outside the new criteria. When I replace my system I will not comply.</p> <p>There are no koala food trees in this area – remove koala mapping</p>   | <p>The Major Conservation Area mapping is based on the zoning, which is why No. 2 and 4 are in Major Conservation rather than the Rural Residential category on the Settlement Map.</p> <p>Lots 2 and 4 adjoining the ocean have been in an open space/conservation zoning since the 1985 planning scheme. They are also identified as being vulnerable to coastal erosion based on current and future climate conditions. It is not appropriate that the lots be zoned to allow for any new dwelling houses to be constructed on the land.</p> <p>A reticulated sewerage system for Noosa North Shore is not planned or intended. Effluent disposal criteria in the planning scheme does not affect existing septic arrangements but any new systems will need to meet best practice standards for advanced treatment and should be designed to manage flood inundation risk. The requirements for septic systems to meet the 1%AEP flood immunity can be removed from the Noosa Plan as updated Plumbing Regulations can deal with this.</p> <p>Agree there is no trees in the mapped area that would serve as potential koala habitat on the lots. This small area of mapping can be removed.</p> <p>Council's Hydrologist has provided detailed comments and in the absence of detailed survey information cannot support any amendment to the proposed Flood Hazard Overlay.</p>  | <p>That:</p> <ul style="list-style-type: none"> <li>no change be made to the to the zoning</li> <li>the koala habitat mapping be removed from property</li> <li>no change be made the Flood Hazard Overlay mapping.</li> <li>the effluent disposal requirements for 1%AEP flood immunity be removed from the Noosa Plan and instead refer to the Plumbing Regulations to regulate the design and location of new systems.</li> </ul>   |
| 20856881  | <p>Noosa North Shore Association - Request the same rights and responsibilities afforded to those in the land use categories elsewhere in the shire. This includes:</p> <ul style="list-style-type: none"> <li>All weather access roads of safe standard</li> <li>Dust suppression on roads behind the 2 low density housing clusters</li> <li>A long term solution to effluent disposal</li> <li>Continued basic council services such as waste collection.</li> </ul> <p>Reinstate NNS as a locality in new Noosa Plan.</p> <p>Need a statement in strategic framework that confirms existence of low density housing and rural residential footprints:</p> <p>"On the Noosa North Shore the historic, existing low density housing clusters and residential rural footprint will remain as it is today with no further subdivision permitted. These properties will enjoy the same services, rights and responsibilities as other such zoned properties in the Shire have. Some 90% of the area is dedicated for conservation. Limited visitor accommodation and services are provided for in the Tourist Accommodation Zone".</p> <p>Request that Council within its strategic framework mapping clearly identifies the appropriate land use categories that provide for low density housing rights.</p> <p>It is unrealistic to apply the Ecological linkage mapping over the Low Density Housing clusters given the housing etc located over these lots.</p> <p>Remove MSES layer from Low Density Housing properties on NNS.</p> <p>Riparian Buffer is excluded from Low Density Residential properties but applies to Rural Residential properties. This is inconsistent. Amend to reflect the actual physical nature of the area along Maximilian Road/Wood Lane.</p> <p>Council needs to continue to work with NNS owners on the flooding and storm surge mapping to better reflect actual conditions and local observations.</p> <p>Property owners should be given the right to protect their properties and fill exactly the same way that Noosaville property owners have.</p> <p>A solution is needed for effluent disposal for the Low Density housing and Rural Residential areas. New criteria puts most on-site septic systems outside the new criteria. Options may include a reticulated sewerage systems under the river for Noosa River Drive and Wygani Drive Properties and a local mini-treatment plant for Maximilian Road properties.</p> <p>Koala habitat mapping around Wygani Drive is not accurate. Remove from Wygani properties.</p> <p>Resurvey vegetation on NNS properties to accurately map vegetation layers.</p> <p>Previous concessions for jetties roof structures should be reinstated in recognition of vital transport role that boats have for residents on NNS, and need for jetty shelters in inclement weather,</p> | <p>Wording is included in the Strategic Framework, zone and use codes identify important values and development intent specific to Noosa North Shore.</p> <p>The Strategic Framework Settlement Map needs to show the Urban Area categories.</p> <p>The Ecological Linkage mapping from the Strategic Framework Biodiversity and Environment Map should not be shown over small urban lots where the size of the lot will limit connectivity potential.</p> <p>The native vegetation extent has been reviewed by Council's Ecologist and can be revised in response to recommendations to remove mapping from cleared areas. Koala habitat mapping and Connectivity Mapping should be amended to reflect these changes.</p> <p>The MSES layer cannot be removed by council, it is a state government layer. Owners can contact the Department of Environment and Science to seek change.</p> <p>The Riparian Buffer has been deliberately excluded from Low Density Residential properties given their small lot area. Instead, a setback distance of not less than 10m from mean high water spring is required through the Low Density Residential Zone Code. The riparian buffer has been mapped based on the methodology set out in the Waterways Assessment Report for Noosa Shire to ensure development does not encroach into sensitive riparian areas to protect vegetation, habitat, soil stability and water quality. The riparian buffer has been reviewed over individual rural residential properties in response to other submissions received.</p> <p>Filling in the Low Density Zone is allowed up to 10m<sup>3</sup> without needing a planning approval. In the Rural Residential Zone 100m<sup>3</sup> is allowed with an approval. Beyond these volumes a planning assessment is required to assess the potential off-site impacts that filling may have on neighbouring properties to avoid unintended drainage and flooding issues. Recommend changing the flood overlay code to allow for filling around houses in flood prone areas upto 3m instead of the current 1m width.</p> <p>A reticulated sewerage system for Noosa North Shore is not planned or intended. Effluent disposal criteria in the planning scheme does not affect existing septic arrangements but any new systems will need to meet best practice standards for advanced treatment and should be designed to manage flood inundation risk. The requirements for septic systems to meet the 1%AEP flood immunity can be removed from the Noosa Plan as updated Plumbing Regulations can deal with this.</p> <p>Council does not support any additional building bulk on the river front that takes away from the natural character of the foreshore area. Roof structures over jetties are not supported.</p> <p>Hydrologist has provided detailed comments relating to Noosa North Shore. The flood hazard overlay represents a combination of flood events that have been determined by professional studies utilising detailed data sets of terrain, rainfall and storm tides applied using best practice industry standards and incorporating appropriate factors for sea level rise and rainfall intensity to reflect future climate conditions.</p> | <p>That:</p> <ul style="list-style-type: none"> <li>the Strategic framework settlement map be amended to show the urban land use designations on Noosa North Shore;</li> <li>the Ecological Linkage Mapping in the Strategic Framework be removed from small urban lots;</li> <li>the Area of Biodiversity Significance and associated Connecting Habitat mapping and Koala Habitat Mapping be amended to remove mapping over the cleared areas on properties where recommended by council's Ecologist;</li> <li>the Flood Hazard Overlay Code be amended to allow filling up to 3m around houses in flood prone areas to facilitate access;</li> <li>no changes to flood mapping be made as a result of this submission; and</li> <li>the effluent disposal requirements for 1%AEP flood immunity be removed from the Noosa Plan and instead refer to the Plumbing Regulations to regulate the design and location of new systems.</li> </ul> |
| 20868818  | <p>2 Wygani Drive Noosa North Shore</p> <p>Request reinstatement of a locality for NNS and inclusion of a statement of long term strategic intent confirming our existing land use.</p>  | <p>Wording is included in the Strategic Framework to identify important values and development intent specific to Noosa North Shore.</p> <p>Council's Ecologist has reviewed the vegetation mapping for individual properties and has recommended changes to better reflect the native vegetation extent on site.</p>  | <p>That:</p> <ul style="list-style-type: none"> <li>the Ecological Linkage Mapping in the Strategic Framework be removed from small urban lots;</li> <li>the Area of Biodiversity Significance and associated Connecting Habitat mapping</li> </ul>  |

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|-----------|--|--|--|
|           | <p>Remove Ecological linkages and MSES mapping from property.</p> <p>Based on new criteria for effluent disposal council needs to start looking at other options for removing effluent e.g. connecting to reticulated sewerage.</p> <p>Waste services map should show general waste and recycling collection for lower NNS.</p> <p>Review flood and inundation mapping based on improved contour details.</p>  | <p>The MSES layer cannot be removed by council, it is a state government layer. Owners can contact the Department of Environment and Science to seek change.</p> <p>A reticulated sewerage system for Noosa North Shore is not planned or intended. Effluent disposal criteria in the planning scheme does not affect existing septic arrangements but any new systems will need to meet best practice standards for advanced treatment and should be designed to manage flood inundation risk. The requirements for septic systems to meet the 1%AEP flood immunity can be removed from the Noosa Plan as updated Plumbing Regulations can deal with this.</p> <p>The waste services on Noosa North Shore are under review. No changed to mapping proposed</p> <p>Council's hydrological consultant has reviewed the flood mapping for this property: The submission states the Council's contour mapping is incorrect and that actual surface levels <i>are significantly higher than the 1m above AHD as shown</i>. The submission does not include a detailed site survey to support the statement however similar survey has been provided for the neighbouring property of 4-6 Wygani Drive. This survey (for 4-6 Wygani Drive) has been checked against the 2016 Aerial Laser Survey (ALS) data set and compares well. Therefore, using the same ALS data I have checked a selection of ground surface levels from points across the property (2A Wygani Drive). The levels confirm the statement in the submission that ground surface levels are above 1.0m AHD. The 1m AHD contour aligns approximately to the grassed edge of the river bank. Surface levels rise from there back towards the main house footprint and appear to continue to rise to approximately 1.5m AHD near the centre of the property. Surface levels gradually decline from there towards the rear and western boundary but remain above 1.0m AHD with the lowest levels of approximately 1.3m AHD. These levels are consistent with the publicly available flood mapping<sup>1</sup> for this site for the anticipated design flood levels determined for this location. On the basis of these findings there are no grounds for the amendment of Council's flood inundation mapping for this property.</p>   | <p>and Koala Habitat Mapping be amended to remove mapping over the cleared areas on properties where recommended by council's Ecologist;</p> <ul style="list-style-type: none"> <li>the effluent disposal requirements for 1%AEP flood immunity be removed from the Noosa Plan and instead refer to the Plumbing Regulations to regulate the design and location of new systems; and</li> <li>no changes be made to the flood overlay mapping as a result of this submission.</li> </ul>   |
| 20867016  | <p>12 Wygani Drive, Noosa North Shore</p> <p>Settlement map fails to identify existing low density housing clusters. Low Density Housing areas should not be identified as Protected Areas</p> <p>Review and correct mapping of Areas of Biodiversity Significance, Ecological Linkages, Connecting Habitat, MSES overlay and koala mapping.</p> <p>Correct flood mapping</p> <p>Ensure property owners have equal rights to protect their properties and fill their land.</p> <p>New restrictions for siting and disposal areas for effluent contradicts almost every septic system that exists on NNS. Need to consider alternatives such as council providing sewerage connection or local treatment plants.</p> <p>Continue to allow jetty owners to build a lightweight, cantilevered roof structure over boats to provide safe all-weather access</p> <p>Affirm a process for managing and removing the many unauthorised jetty structures that have appeared in recent times in the Frying Pan area.</p>  | <p>Strategic framework settlement map needs to be amended to correctly show urban zonings and rural residential properties on Noosa North Shore.</p> <p>The council Ecologist has recommended changes to the Area of Biodiversity Significance which are supported. Changes should also be made to the Connecting Habitat mapping and koala mapping to reflect this.</p> <p>Requirements for filling are consistent across the shire for the relevant zones. Filling in the Low Density Zone is allowed up to 10m<sup>3</sup> without needing a planning approval. In the Rural Residential Zone 100m<sup>3</sup> is allowed with an approval. Beyond these volumes a planning assessment is required to assess the potential off-site impacts that filling may have on neighbouring properties to avoid unintended drainage and flooding issues.</p> <p>A reticulated sewerage system for Noosa North Shore is not planned or intended. Effluent disposal criteria in the planning scheme does not affect existing septic arrangements but any new systems will need to meet best practice standards for advanced treatment and should be designed to manage flood inundation risk. The requirements for septic systems to meet the 1%AEP flood immunity can be removed from the Noosa Plan as updated Plumbing Regulations can deal with this.</p> <p>Hydrologist provided detailed comments including the following summary:</p> <p>"In summary, the matters raised in the submission may reflect a need for Council to consider further strategies to raise community awareness of the flood risks associated with both catchment flooding and storm tides particularly in the lower Noosa River. Such a strategy could be used to provide guidance on improving community resilience as the risk of flooding increases over time due to climate change and to promote the land use planning and other responses that Council are using to help protect the community."</p> <p>Council does not support any additional building bulk on the river front that takes away from the natural character of the foreshore area. Roof structures over jetties are not supported. The suggestion of establishing a process for removing illegal jetties on the river is supported but does not form part of the new planning scheme development.</p> | <p>That:</p> <ul style="list-style-type: none"> <li>the Strategic framework settlement map be amended to show the urban land use designations on Noosa North Shore;</li> <li>the Area of Biodiversity Significance and associated Connecting Habitat mapping and Koala Habitat Mapping be amended to remove mapping over the cleared areas on properties where recommended by council's Ecologist;</li> <li>the Flood Hazard Overlay Code be amended to allow filling up to 3m around houses in flood prone areas to facilitate access;</li> <li>the effluent disposal requirements for 1%AEP flood immunity be removed from the Noosa Plan and instead refer to the Plumbing Regulations to regulate the design and location of new systems; and</li> <li>no changes be made to flood hazard overlay mapping as a result of this submission.</li> </ul> |
| 20867733  | <p>16 Wygani Drive Noosa North Shore</p> <p>"We are very concerned that the urban residential communities on the Noosa North Shore have been erased from the strategic framework and seemingly not recognized as one of the communities that is entitled to be connected, safe and happy. The strategic framework seems to ignore that the Noosa North Shore has a long history of residential development and a vibrant population living in this low-density housing community. Many of the goals of the strategic framework have already been achieved with very low levels of development and the area already acting as a natural gateway to the Great Sandy National Park. It is logical to not permit further subdivision, however by not identifying this existing and long standing community as a low density housing area that should enjoy the same services and rights as other areas zoned the same way in the shire, is irresponsible. Therefore we request that the communities on the Noosa</p> | <p>Strategic framework settlement map needs to be amended to correctly show urban zoned properties on Noosa North Shore.</p> <p>Wording is included in the Strategic Framework to identify the important values and development intent specific to Noosa North Shore.</p> <p>The Ecologist has recommended changes to the Area of Biodiversity Significance which are supported. Changes can also be made to the Connecting Habitat mapping and koala mapping to reflect this.</p>   | <p>That:</p> <ul style="list-style-type: none"> <li>the Strategic framework settlement map be amended to show the urban land use designations on Noosa North Shore; and</li> <li>the Area of Biodiversity Significance and associated Connecting Habitat mapping and Koala Habitat Mapping be amended to remove mapping over the cleared areas on properties where recommended by council's Ecologist.</li> </ul>  |



| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
|-----------|---|---|--|
|           | <p>North Shore continue to be recognized in the Strategic Framework as Urban Areas to ensure our properties have continued low density housing rights.</p> <p>The special treatment that the Wygani Drive community has received with regard to the proposed ecological linkage categorization (light green area) does need further review. Whilst it is important that native fauna and flora can migrate between the river area and the land, it seems unreasonable that this migration can happen only in these areas. The vegetation on our property is mainly lawn with some bamboo and palms. There is very little native vegetation hence this property's role as an ecological link seems inappropriate. Please review this categorization by making a specific site visit. Importantly apply the same scientific criteria to all other properties across the shire."</p>   |   |  |
| 20849624  | <p>31 Noosa River Drive, Noosa North Shore</p> <p>Strongly objects to the <b>Biodiversity overlay</b> on her property as it does not reflect the physical nature of the site. There is no particular difference to other nearby properties which do not have a biodiversity overlay.</p> <p>Strategic framework Settlement Map should reflect residential dwelling rights existing on private properties.</p> <p>Stormwater drainage mapping needs to be updated. It doesn't reflect location of drains.</p> <p>Waste Services Map - should show a general waste and recycling collection every Wednesday morning for our area.</p> <p>Existing septic systems site outside the new effluent disposal criteria. Need sewerage connection across the river at Tewantin public jetty.</p>   | <p>Council's Ecologist has recommended changes to the Area of Biodiversity Significance which are supported. Changes should also be made to the Connecting Habitat mapping and koala mapping to reflect this.</p> <p>Strategic framework settlement map needs to be amended to correctly show urban zoned properties on Noosa North Shore.</p> <p>The stormwater drainage mapping referred to does not form part of the New Noosa Plan.</p> <p>The waste services on Noosa North Shore are under review. No changes to mapping proposed.</p> <p>A reticulated sewerage system for Noosa North Shore is not planned or intended. Effluent disposal criteria in the planning scheme does not affect existing septic arrangements but any new systems will need to meet best practice standards for advanced treatment and should be designed to manage flood inundation risk. The requirements for septic systems to meet the 1%AEP flood immunity can be removed from the Noosa Plan as updated Plumbing Regulations can deal with this.</p>   | <p>That:</p> <ul style="list-style-type: none"> <li>the Area of Biodiversity Significance and associated Connecting Habitat mapping and Koala Habitat Mapping be amended to remove mapping over the cleared areas on properties where recommended by council's Ecologist;</li> <li>the Strategic framework settlement map be amended to show the urban land use designations on Noosa North Shore; and</li> <li>the effluent disposal requirements for 1%AEP flood immunity be removed from the Noosa Plan and instead refer to the Plumbing Regulations to regulate the design and location of new systems.</li> </ul>  |
| 20849625  | <p>29 Noosa River Drive, Noosa North Shore</p> <p>Strongly objects to the <b>Biodiversity overlay</b> on his property as it does not reflect the physical nature of the site. There is no particular difference to other nearby properties which do not have a biodiversity overlay.</p> <p>Strategic framework Settlement Map should reflect residential dwelling rights existing on private properties.</p> <p>Stormwater drainage mapping needs to be updated. It doesn't reflect location of drains.</p> <p>Waste Services Map - should show a general waste and recycling collection every Wednesday morning for our area.</p> <p>Existing septic systems site outside the new effluent disposal criteria. Need sewerage connection across the river at Tewantin public jetty.</p>   | <p>Council's Ecologist has recommended changes to the Area of Biodiversity Significance which are supported. Changes should also be made to the Connecting Habitat mapping and koala mapping to reflect this.</p> <p>Strategic framework settlement map needs to be amended to correctly show urban zoned properties on Noosa North Shore.</p> <p>The stormwater drainage mapping referred to does not form part of the New Noosa Plan.</p> <p>The waste services on Noosa North Shore are under review. No changes to mapping proposed.</p> <p>A reticulated sewerage system for Noosa North Shore is not planned or intended. Effluent disposal criteria in the planning scheme does not affect existing septic arrangements but any new systems will need to meet best practice standards for advanced treatment and should be designed to manage flood inundation risk. The requirements for septic systems to meet the 1%AEP flood immunity can be removed from the Noosa Plan as updated Plumbing Regulations can deal with this.</p>   | <p>That:</p> <ul style="list-style-type: none"> <li>the Area of Biodiversity Significance and associated Connecting Habitat mapping and Koala Habitat Mapping be amended to remove mapping over the cleared areas on properties where recommended by council's Ecologist;</li> <li>the Strategic framework settlement map be amended to show the urban land use designations on Noosa North Shore</li> <li>the effluent disposal requirements for 1%AEP flood immunity be removed from the Noosa Plan and instead refer to the Plumbing Regulations to regulate the design and location of new systems.</li> </ul>   |
| 20844901  | <p>27 Noosa River Dr, Noosa North Shore</p> <p>Submitter requests a realignment of the <b>Biodiversity Overlay</b> Environmental Protection boundaries shown in the draft plan as it does not reflect the physical nature of the situation. There is no material difference between numbers 15, 17, 19, 21, 23, 25, 27, 29, 31, 33 and 35 Noosa River Drive in environmental terms. There is no reason some should have environment protection and some don't.</p> <p>Other issues also include stormwater drains on maps are incorrect</p> <p>Strategic Framework map should clearly define the land use categories for NNS to recognise residential dwelling rights.</p> <p>Drainage for Noosa River Drive road needs maintenance.</p> <p>Waste services map should show general waste and recycling collection for lower NNS.</p> <p>With council introducing new criteria for effluent disposal systems (for 1%AEP floods) most septic systems are outside the criteria. Request that properties be connected to mains sewerage across the river. Or a small transfer station in road reserve at #19 Noosa River Drive.</p> | <p>Council's Ecologist has recommended changes to the Area of Biodiversity Significance which are supported. Changes should also be made to the Connecting Habitat mapping and koala mapping to reflect this.</p> <p>Agree that Ecological Linkage mapping from the Strategic Framework Biodiversity and Environment Map should not be shown over small urban lots where the size of the lot will limit connectivity potential.</p> <p>Strategic framework settlement map needs to be amended to correctly show urban zoned properties on Noosa North Shore.</p> <p>The stormwater drainage mapping referred to does not form part of the New Noosa Plan.</p> <p>The waste services on Noosa North Shore are under review. No changes to mapping proposed.</p> <p>A reticulated sewerage system for Noosa North Shore is not planned or intended. Effluent disposal criteria in the planning scheme does not affect existing septic arrangements but any new systems will need to meet best practice standards for advanced treatment and should be designed to manage flood inundation risk.</p> | <p>That:</p> <ul style="list-style-type: none"> <li>the Area of Biodiversity Significance and associated Connecting Habitat mapping and Koala Habitat Mapping be amended to remove mapping over the cleared areas on properties where recommended by council's Ecologist;</li> <li>the Strategic framework settlement map be amended to show the urban land use designations on Noosa North Shore</li> <li>the Ecological Linkage Mapping in the Strategic Framework be removed from small urban lots</li> <li>the effluent disposal requirements for 1%AEP flood immunity be removed from the Noosa Plan and instead refer to the Plumbing Regulations to regulate the design and location of new systems.</li> </ul> |
| 20867183  | <p>55 Maximilian Road, Noosa North Shore</p> <p>Request mapping changes to Riparian buffer, Ecological linkages, Connecting habitat and Koala mapping. Map layer do not reflect physical nature of property including existing structures and habitat types.</p> <p>Riparian buffer should only apply to lower portion of property along the river bank. Should be consistent with adjoining urban zoned properties.</p>  | <p>Council's Ecologist has recommended changes to the Area of Biodiversity Significance which are supported. Changes should also be made to the Connecting Habitat mapping and koala mapping to reflect this.</p> <p>Both 55 Maximilian Road and 9 Woods Lane, Noosa North Shore have existing houses in the riparian area. The riparian buffer could be reduced back to the line of edge of the flooding and stormtide extent. This would suitably preserve environmental values and water quality along this part of the river's edge.</p>  | <p>That:</p> <ul style="list-style-type: none"> <li>the Area of Biodiversity Significance and associated Connecting Habitat mapping and Koala Habitat Mapping be amended to remove mapping over the cleared areas on properties where recommended by council's Ecologist.</li> <li>the riparian buffer area for 55 Maximilian Road and 9 Woods Lane, Noosa North Shore be reduced to reflect local constraints.</li> </ul>   |

# 14. Hinterland Villages

## 14.1 Kin Kin


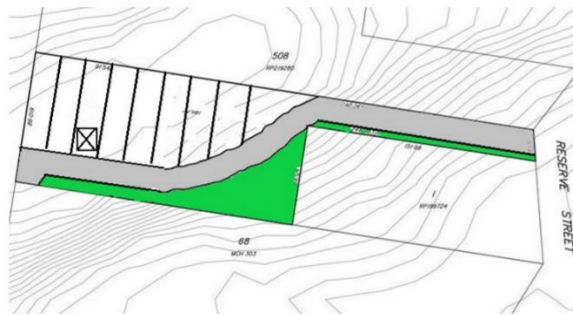

**Table 14.1 Summary of submissions received during first round of consultation. No submissions were received as a result of the Significant Changes Consultation for this locality.**

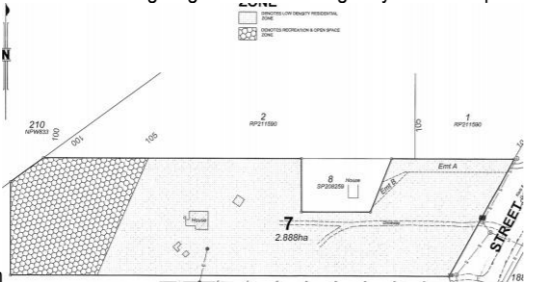
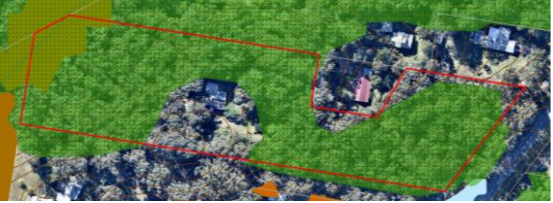
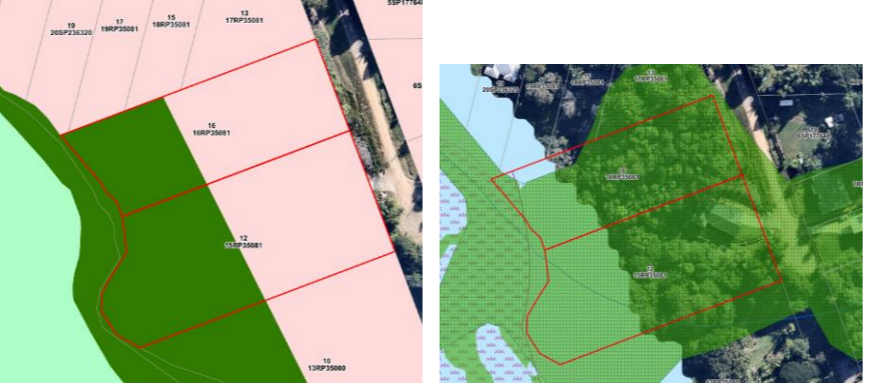
| Submitter            | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|----------------------|--|--|--|
| 20868425             | <p>Request that the council block by the creek (Lot 103 on SP148789 at Leggetts Loop) be zoned Recreation and Open Space (rather than Environmental Management and Conservation)</p> <p>This zoning was part of the original sub-division approval. Also it's the only level block that hasn't been planted in the town. It is fenced along the creek. Within close proximity to the trail network and lends itself to taking pressure off the oval in the future during events and trail use. Also it's an excellent fire break.</p>  | <p>The site is owned by State of Queensland - Reserve For Park under control of Council as Trustee. Its current zoning is Open Space Recreation.</p> <p>The site is flood prone and serves as a drainage reserve, notwithstanding it also acts as a riparian buffer.</p> <p>The Recreation and Open Space zone is supported however submitters should be aware and advised that at some stage there may still be vegetation rehabilitation along the northern portion of the site due to its riparian corridor function.</p> | <p>Council at its Special Meeting of 12 September 2019 resolved that zoning map ZM-6 in Schedule 2.3 of the New Noosa Plan be amended to include Lot 103 on SP148789, off Leggetts Loop Kin Kin in the Recreation and Open Space Zone.</p> <p>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period no further submissions were received.</p> <p>No further changes are recommended for this property.</p> |
| 20861556<br>20868425 | <p>Owners of 53 Main St, Kin Kin strongly object to proposed change of zoning of their site from Village Mix to Low Density Residential. .</p> <p>Our block is in the heart of the village of Kin Kin, directly opposite the Kin Kin oval, less than 100 meters to the general store and 150 meters to the Kin Kin pub. We are one of only seven to hold this zoning in town. At present two of the other blocks are badly affected by flood, limiting the village's future growth. In particular, Kin Kin lacks niche accommodation for visitors to the area, which are close to the centre of town.</p> <p>We would like to keep our development rights and intend to lodge a development application under the current Noosa Plan, to obtain a development permit for a material change of use to establish visitor accommodation type 4: conventional.</p> <p>Our project will consist of: 2 temporary accommodation dwellings with bath house facilities, with water supplied from our spring fed bore on the property. Our bath houses will be complementary to the local health and tourism industries. This water source used to supply the local butter factory and we are investigating the production of Kin Kin Spring hand bottled water from the source on site. To enable us to bottle our water, we have our new commercial kitchen registered with Noosa Council.</p> | <p>Supported – considering the sites position and prospect adjacent to the sports ground there is no objection to the site being included in the Local Centre Zone.</p>  | <p>Council at its Special Meeting of 12 September 2019 resolved that zoning map ZM-6 in Schedule 2.3 of the New Noosa Plan be amended to include 53 Main Street Kin Kin in the Local Centre Zone.</p> <p>No further changes are recommended for this property.</p>   |

## 14.2 Pomona

**Table 14.2 Summary submissions received during first round of consultation. Further submissions receive during second round consultation are summarised in table 14.3**

| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|-----------|--|--|--|
| 20833684  | <p>12 School Street Pomona (Lot 6 on RP35096) is owned by the Pomona Bowls Club but surplus to their needs. As the bowls club is suffering financial difficulty and intends to sell this parcel to finance improvements to their club, it will not form part of the bowls club or serve another community purpose.</p> <p>The club suggests the land could serve a better purpose and obviously generate a higher return in a zone that offered more flexibility for multi-residential or mixed use.</p> | <p>The lot is some 1,029 square metres and would be well located for some small dwelling units, however it is not suggested retail uses be introduced at this point in School Street.</p> <p>Council did however receive submissions suggesting Pomona needed more Medium Density Residential land. For this reason Medium Density Residential would be the preferable zone.</p> | <p>Council at its Special Meeting of 12 September 2019 resolved that Zoning map ZM-9 in Schedule 2.3 of the New Noosa Plan be amended to include 12 School Street Pomona in the Medium Density Residential Zone.</p> <p>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period no submissions were received.</p> <p>No further changes are recommended for this property.</p> |

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
|-----------|---|---|---|
| 20867180  | <p>Owners of 44 Pottery St object to "back zoning" of their property from Detached Housing to Rural Residential. They bought this property seeing Pomona as an area of Noosa shire which would grow in the future but local businesses are already struggling given a lack of population growth which results in no employment for young people. There has been a decline in local school enrolments. There has been a stagnation of local wealth and an aging retiring population in the area with a lack of working aged people to service the needs of the community, the area needs to rebalance the demographics.</p> <p>The area has new and recent community infrastructure improvements such as increases in capital works for water and sewerage as well as rail facilities which would indicate prospects of growth and settlement for families and work in the near future.</p> <p>Noosa region has much lower household incomes especially for fringe communities like Pomona, the town needs further development opportunities to allow for affordable building and housing of residents. The new Noosa plan shows there is a lack of high density living options, also a lack of aged care living options in Pomona. However, in the central Noosa area properties are being changed to allow an increase in high density living. This is not a fair distribution across the region. The new Noosa plan is placing Pomona and surrounding areas in a socio-economic disadvantage.</p> <p>Rural residential development is not resource efficient in terms of infrastructure so why would Council want more of it? It is also contrary to the Noosa plans' stated aims to promote agricultural pursuits and more housing, leaving these newly zoned 'rural residential owners' with 'no use' options for their land with no possibility of agricultural pursuits and not allowing a use for more housing. Submission includes a concept plan (shown to the right) of how they and neighbours could provide more housing within a 600 metres walk of the local business centre, designed with respectful consideration for the bordering wildlife and greenspace corridors also allowing the community to engage with these aspects.</p>  | <p>This site is quite constrained with the eastern half particularly affected by biodiversity values, waterways (with associated flood hazards), riparian corridor, and landslide hazard. The bushfire hazard is worse along the western edge due to adjoining bushland.</p> <p>In the previous 1985 planning scheme it was included within the Rural Residential Zone. The 2006 Noosa Plan included it in the Detached Housing Zone based on the 1997 Strategic Plan. In 2010 approval was given for subdivision of 42 and 44 Pottery Street into a total of 21 lots. However after extensions to the currency period the approval has now lapsed.</p> <p>Consider split zoning Environmental Management and Conservation Zone and Low Density Residential Zone.</p> <p>The block itself would be difficult to develop on its own and collaboration between neighbours would be an advantage. It is noted that while adjoining owners were advised they would be getting a zone change in the next scheme they did not make submissions.</p>   | <p><b>Council at its Special Meeting of 12 September 2019 resolved that Zoning Map ZM-9 in Schedule 2.3 of the New Noosa Plan be amended to apply split zoning to 44 Pottery Street so that:</b></p> <ul style="list-style-type: none"> <li>a) the portion constrained by existing vegetation with biodiversity and riparian values be zoned Environmental Management &amp; Conservation; and</li> <li>b) approximately 9,000 square metres of land considered suitable for development be zoned Low Density Residential.</li> </ul> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</b></p> <p><b>During the subsequent consultation period a submission was received. See Table 14.3 below.</b></p>   |
| 20822490  | <p>Owner of 49 Reserve St, Pomona objects to the proposed "downzoning" from Detached Housing and Rural to Rural Residential and Rural because the site is not constrained by significant biodiversity values or other natural hazards.</p> <p>The site has direct access to all services — sewer, reticulated water, power etc and is within walking distance to the town centre.</p> <p>The previously approved subdivision plans for 1 into 4 lots (predating the 2008 introduction of sewerage) were not economically feasible.</p> <p>Submitter intends at some point to develop the site into 1,000m<sup>2</sup> allotments while retaining the mapped vegetation. Potentially as per plan below.</p> <p>Submitter maintains his is one of the Restricting last relatively unconstrained, serviced, large subdividable land parcels in Pomona and to restrict subdivision would be detrimental to a town already suffering from lack of patronage, as evidenced by the number of stores which have closed and are now vacant/up for lease.</p>    | <p>The boundaries of this property have been reconfigured as a portion of the neighbouring property was added to the western end. Therefore while the western portion is to some degree less constrained by vegetation and steep land it is zoned Rural and is outside of the SEQ Regional Plan Urban Footprint.</p> <p>The balance is currently within the Detached Housing Zone however there are some challenges to urban development of the block and adjoining blocks.</p> <p>In other areas of Pomona and in other towns, the approach of split zoning has been employed where it is relatively easy to identify the portion of the site that is developable. It is not quite so clear with this site however a similar approach could be used.</p> <p>In the previous 1985 planning scheme the lot was zoned Rural Residential. When the 1997 Strategic Plan came in it showed just a portion of this site (effectively just the access strip in the Detached Housing Preferred Dominant Land Use, and the balance was Rural Conservation, shown in the figure to the right.</p>  <p>With the introduction of the 2006 Noosa Plan the site was put entirely within the Detached Housing Zone on the understanding that development applications would still take account of any constraints such as those depicted on overlays.</p> <p>An application to subdivide this lot was approved subject to conditions some years ago but the current owner has chosen not to pursue that approval.</p> <p>The development concept included within the submission does not necessarily represent the best development for the site and may appear optimistic.</p> <p>A split zoning is proposed and that continues to include the western (newer) portion of this site in the Rural zone, includes areas of biophysical constraints in the Environmental Management and Conservation Zone, and the remainder in the Low Density Residential Zone.</p> | <p><b>Council at its Special Meeting of 12 September 2019 resolved that Zoning Map ZM-9 in Schedule 2.3 of the New Noosa Plan be amended to apply split zoning to 49 Reserve Street so that:</b></p> <ul style="list-style-type: none"> <li>a) the western portion outside the SEQ Regional Plan Urban Footprint remains zoned Rural;</li> <li>b) the portions constrained by existing vegetation with biodiversity values be zoned Environmental Management &amp; Conservation; and</li> <li>c) remaining land considered suitable for development be zoned Low Density Residential.</li> </ul> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</b></p> <p><b>During the subsequent consultation period a submission was received. See Table 14.3 below.</b></p> |

| Submitter | Submission and Grounds of Submission   | Planners' Response  | Recommendation  |
|-----------|--|---|---|
| 20864649  | <p>Owner of 45 Reserve Street requests the eastern and central parts of the property (approx. 80%) be included in the Low Density Residential Zone and the western portion, being more constrained be included in the Recreation and Open Space Zone.</p> <p>The land proposed for the Low Density Residential zone is generally covered by an open forest with no under storey or has been cleared of treed vegetation. Bushfire risk can be mitigated.</p> <p>All urban services are already connected to the property and development of the subject site and adjoining properties provides an opportunity to utilise the existing water and sewerage reticulation without cost to service providers. Development of this site and adjoining lands would form a logical expansion area without creating house lots affected by flooding.</p> <p>Separate letter received from Consulting Engineers confirming they are in the process of preparing a subdivision application</p>   | <p>As per adjoining 49 Reserve Street this site has been included in the Detached Housing zone since the 2006 Noosa Plan commenced. Prior development approval for subdivision has lapsed and a more recent application withdrawn.</p> <p>Most of the site is affected by the Biodiversity overlay and at the western end the risk of bushfire increases.</p> <p>A split zoning is proposed.</p>  <p>The majority of this block to be in the Environmental Management and Conservation Zone and only a small portion could be included in the Low Density Residential Zone (roughly 4,000m<sup>2</sup>).</p>   | <p><b>Council at its Special Meeting of 12 September 2019 resolved that Zoning Map ZM-9 in Schedule 2.3 of the New Noosa Plan be amended to apply split zoning to 45 Reserve Street so that:</b></p> <ol style="list-style-type: none"> <li>the portion constrained by existing vegetation with biodiversity values be zoned Environmental Management &amp; Conservation; and</li> <li>approximately 4000 square metres of land considered suitable for development be zoned Low Density Residential.</li> </ol> <p>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</p> <p>During the subsequent consultation period no submissions were received however the urban boundary and urban area on the Strategic Framework Settlement Map should also be changed to align with the area zoned Low Density Residential Zone.</p> |
| 20850107  | <p>Submitters' property is located at 12 Ambulance Street, Pomona and is currently entirely residentially zoned. They contest the proposed zone change (part Low Density Residential and part Conservation) would mean that more than half their block would be rezoned for conservation (unable to develop).</p> <p>Submitter has made long term investment decisions on what they understood to be the potential for this property. They created a super fund purely for this particular property and what they understood was its potential to subdivide. Submitters are reliant on this to fund their retirement. Requests this submission be considered and the zone to remain as currently are.</p>  | <p>The submitters' properties in Ambulance Street are proposed to be split zoned, largely to reflect the degree of flood hazard at the rear of the blocks, however the biodiversity values are also a constraint for further development.</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission.</p>   |
| 20868352  | <p>16 Ambulance Street Pomona is currently zoned Detached Housing and submitters oppose the proposed zoning which would see part of the site in the Low Density Residential Zone but part of it in the Environmental Management and Conservation Zone. They submit that any land outside of the flood hazard area is suitable for residential development with the imposition of suitable conditions of approval.</p> <p>The owners request:</p> <ul style="list-style-type: none"> <li>The inclusion of the part of the property outside of the Flood Hazard Overlay (approximately 3148m<sup>2</sup> - 75%) in the Low Density Residential Zone; and</li> <li>The inclusion of the part of the property affected by the Flood Hazard Overlay (approximately 1051m<sup>2</sup> - 25%) in the Environmental Management and Conservation Zone.</li> </ul> <p>The eastern portion of the property is deemed suitable for inclusion in the Low Density Residential Zone as:</p> <ul style="list-style-type: none"> <li>The existing vegetation has limited environmental values;</li> <li>All urban services are already connected to the property;</li> <li>Existing urban services (water, sewer, telecommunications and electricity) area capable of being extended within the development at no cost to service providers; Development provides an opportunity to utilize existing under-utilized reticulation infrastructure</li> <li>The inclusion of portion of the land in the Environmental Management and Conservation Zone is seen as a reasonable offset for any vegetation damaged associated with development of the balance of the land in the Low Density Residential Zone</li> <li>The adjoining properties provide similar characteristics and are deemed to be suitable for similar proposed changes to the zone of the properties. These properties collectively form a logical area for in-fill development of Pomona</li> </ul> | <p>While 12 Ambulance Street already contains a house, #16 is as yet undeveloped. The Low Density Residential Zone is designed to allow for a home on each block as anticipated in that zone, however it is unlikely either of the lots could be divided further.</p> <p>The tenure of blocks do not change with zoning and zoning on private land for Environmental Management and Conservation is quite distinct from National Parks or any other park where the public can access.</p> <p>Staff note submissions but consider the proposed zoning is appropriate and reflects the real constraints of the site.</p>  | <p>That no change be made to the New Noosa Plan as a result of this submission.</p>   |
| 20826397  | <p>Land zoned for Medium Density Residential in Pomona is unlikely to be redeveloped because the existing substantial homes on site.</p> <p>Blocks between Church Street and Church Lane are ideal for medium density development, but not the Hospital Street blocks fronting Stan Topper Park (apart from the units near the Lions Den end).</p> <p>Selected corner blocks in town could be designated for duplex developments, with two attached dwelling units, looking all the world like one house, but with two separate driveways (one from each road).</p> <p>Specifically requests 14 and 16 Hill Street, 13 Rectory St and 16 and 18 Red Street be zoned Medium Density Residential.</p>  | <p>Since the 1997 Strategic Plan there has been provision for a small amount of semi-detached and attached residential housing in Pomona. Much of this has not been taken up despite the introduction of reticulated sewerage. The draft scheme has already included further lots close to the town centre in the Medium Density Residential Zone.</p> <p>13 Rectory Street, and indeed most of Rectory Street is within the character area and as such redevelopment for higher density housing has not been suggested.</p> <p>The risk of flood inundation affects both 14 and 16 Hill sites, particularly #16. Intensification of residential development on these sites would be problematic.</p> <p>The Local Government Infrastructure Plan identifies a future pathway connection along Yurol Forest</p> | <p>That no change be made to the New Noosa Plan as a result of this submission.</p>   |

| Submitter | Submission and Grounds of Submission  | Planners' Response   | Recommendation  |
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|           | <p>Should the Noosa Council Works Depot in School Street (opposite the bowls club) be relocated, that would also be a site for medium density housing, particularly for the elderly.</p> <p>Submitter is seeking inclusion of paths and shared paths in the Scheme.</p> <p>Formed footpaths at the bottom of the cul-de-sac streets of Songbird Estate (Dollarbird Drive, Gerrygone Place, Friarbird Place and Whistler Way) lead into a greenbelt area. A shared pedestrian and bicycle path winding its way through this green area was to connect all of these formed footpaths. The other end of the footpath is the park with toilets at Subway Avenue. Path should be shown on the planning map. If it is not planned, it will never happen. Residents of Songbird Estate drive their cars to town, but they would have an active transport alternative if the footpath at the bottom of their streets fed into a shared path into town. It is such an obvious inclusion that this collector path should be shown on the planning maps.</p>   | <p>Drive to Hills Street to connect existing pathways. The issues regarding a cycle path connected through to the town will be referred to Council's Infrastructure Services Department.</p>   |   |
| 20842242  | <p>The plan has nominated a site at Myall St/Ferrells Road Cooroy for residential care. Given the timeframe for the New Noosa Plan (to 2036), one new aged care facility for the hinterland will be insufficient to cater for the needs of an ageing population. The median age in Noosa Shire is 10 years above the state average and within six or seven years almost one third of all residents will be aged 65 or more. Already the shire has the third highest percentage of its population aged 65 or more of any local authority in the state.</p> <p>Residents in Pomona have indicated that they wish to 'age in place' — in their own homes preferably, but within the town should they need to access aged care facilities. At present they can't and they usually seek out an aged care bed at Noosaville or Tewantin, away from their support base and family.</p> <p>Request Council identify land suitable for an aged care facility at Pomona, as it has done at Cooroy, and apply the appropriate 'community facilities' zoning to it.</p> <p>An aged care facility for Pomona would strengthen the town's social fabric and also create another avenue for job creation within a diversified local economy.</p>   | <p>There are various properties zoned Medium Density Residential in Pomona which could contribute to improved housing choice. Secondary dwellings are also an option for older residents wanting to stay in town where family or friends might occupy the balance of the house. The big residential blocks provide ample room for small lowset granny flats.</p> <p>Residential Care facilities have quite specific developmental needs and if developed in conjunction with a retirement facility (as is the most frequent model) take up considerable land. Council has been through a strategic analysis of looking at the various constraints to Pomona and were not able to find large parcels of land within the urban boundary obviously suitable for that purpose.</p> <p>The quantity of residential care provided for in Cooroy is significant under the draft scheme. If this eventuates it should reduce the need for Pomona residents to relocate to Tewantin or Noosaville and may be no more than a 10 minute drive away.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission.</p> |
| 20836819  | <p>Request to annex a small portion of Cooroora Creek Park (approx. 10 metres) at the rear of the Noosa Shire Museum, 29 Factory Street Pomona, to allow for a future extension of the museum. This would require rezoning from open space to community facilities.</p> <p>The museum is cramped and from time to time, the Cooroora Historical Society, which manages the museum, has mused about an extension at the rear of the former council chambers, or the construction of an annexe within the existing property boundary.</p> <p>There is insufficient land to make a proper job of things. In addition, the old shire building has a heritage designation, so the creation of a large, or expanded, display space must be in a separate building connected to the old.</p> <p>An annexe of sufficient size could be built there to a design that involves flood-proof construction, similar to the Pages Furniture Factory building next door.</p> <p>By taking the museum boundary into Cooroora Creek Park, beyond the rear of the factory building, the potential exists for car parking to be provided at the rear of the museum using an access off Mill Street through what is currently the Pages employee car park. (The existing parking space at the back of the museum would be required for the annexe.) The land that Pages use as a staff car park is actually part of Cooroora Creek Park.</p> <p>It would be a strange anomaly were Noosa Council to permit this situation to continue while not allowing an extension of the museum land into the park. The land is required to allow the museum to showcase the shire's history more completely and imaginatively.</p> <p>For Many years, Pages have sought to formalise this arrangement whereby factory workers have been parking on public parkland for more than 20 years.</p> <p>By using a small part of the park at the rear of the museum for museum purposes, the opportunity presents itself to negotiate a 'right of way' for the museum off the Pages car park, so that museum visitors could access the museum off Mill Street, thus avoiding having to park in busy Factory Street, where the nearby Orange Cafe generates considerable traffic movements.</p> <p>The area could be landscaped in an attractive way and a stronger link could be made to the Indigenous Island of Reconciliation in Cooroora Creek Park. Flooding could be addressed through construction of an earth berm that would protect both the museum and Page's factory.</p> <p>It is important that the Noosa Shire Museum remain within a Pomona setting, where the whole town becomes a lived experience for the visitor. It is also possible for visitors to experience Indigenous culture from the museum, through such initiatives as 'bush tucker walks' etc. This simply cannot be achieved within the tight confines of the Noosa Shire Museum.</p> <p>Please formalise the arrangement whereby a land swap is made with the owners of Pages Furniture Factory — the Mill Street land for that portion of Cooroora Creek Park currently used as the Pages staff car park and excise from Cooroora Creek Park a strip of land at the rear boundary of the council property on</p> | <p>Council has provided significant financial and logistical support to the Museum over the last several years including the Situation Analysis and an Action Plan. On the basis of this work and other concerns regarding the flood prone nature of this land, in the short to medium term there is not support for expansion of the Museum building or erection of new buildings.</p> <p>The rezoning of public open space for this purpose is not recommended.</p>  | <p>That no change be made to the New Noosa Plan as a result of this submission.</p> |

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|           | which the Noosa Shire Museum sits so as to allow for a museum expansion and also more parking via a right-of-way through the Pages factory car park.   |   |  |
| 20826396  | <p>The Council Works Depot in School Street, is a valuable asset to the town, not the least reason being the jobs that it generates. It's location opposite the Bowls Club is flood prone at the rear and there seems little opportunity for the site to expand in the years to come, commensurate with growth of the hinterland.</p> <p>Apparently plans exist to relocate the works depot to a new, alternative site in Yurol Forest Drive. It would appear that this council-owned land has been earmarked within the new Town Plan for recreation purposes. There is no site identified in the proposed new Noosa Plan for a relocated Noosa Council hinterland works depot; suggesting that this facility will stay where it is for the next 20 years. However it's possible that within 10-12 years, it will be determined the existing School Street site is no longer suitable, necessitating the works depot be relocated possibly to Cooroy or elsewhere. This would have the effect of reducing the available jobs in Pomona and impacting on the town's economy. This possibility could be anticipated and countered by identifying within the new Town Plan another future site for the Pomona Works Depot.</p>   | Noted. The Planning scheme does not propose a relocation of the Pomona depot.   | That no change be made to the New Noosa Plan as a result of this submission  |
| 20867698  | <p>Submission requests that the land located at 100 Station Street, together with numbers 96 and 104 Station Streets, Pomona be zoned Community Facilities rather than Rural and Rural Residential. This would facilitate Residential care and Retirement facility uses in the future. There are currently no suitably zoned sites elsewhere within Pomona, or other hinterland towns, that are of an appropriate size to accommodate additional Residential Care Facilities and Retirement Facility uses. Unlike Cooroy, no opportunities are offered to the residents of Pomona to age and remain in their own community.</p> <p>The site is partly located within the urban footprint and partly located within the regional landscape and rural production area. Submitter intends to concurrently lodge a submission with DSDMIP for inclusion of 100 Station Street within the urban footprint.</p> <p>The subject site comprises a total area of 11.07ha and adjoins the Pomona primary school. The site is well positioned in close proximity to the town centre of Pomona, which contains all of the essential services to meet the daily needs of residents as well as public transport facilities including a bus interchange and train station.</p>  | <p>The majority of this site is within the Regional Landscape and Rural Production designation of the SEQ Regional Plan. That plan shows quite an extensive Urban Footprint for Pomona and desirably further infill development would occur before any thoughts to expand the urban footprint outwards.</p> <p>The site has biodiversity values as wildlife habitat. In the west is a waterway subject to flood hazard with an associated riparian buffer. A central area which has accommodated tree crops is within the Agricultural Land Conservation Area.</p> <p>The site is not considered suitable, no change recommended.</p>   | That no change be made to the New Noosa Plan as a result of this submission. |
| 20820311  | <p>There is a need for additional industrial land in support of the Noosa Hinterland economy and the new Noosa Plan does not make available additional land for business of this type at Pomona. The land zoned 'Low Impact Industry Zone' is occupied by buildings already and is subject to flooding. Building owners have problems with flood insurance. The new scheme seems to suggest that any new business of a 'commercial' or light industry type would have to displace an existing business in order to locate to Pomona. This is unlikely to result in no net increase in the number of job opportunities for the town. And it is proposed to 'lock in' the situation for the next 20 years.</p> <p>Other land at Pomona is zoned 'median impact', and this land is occupied by Pages Furniture Factory. Again, there is no 'greenfield' land above the flood level that would cater for future light industry in the town.</p> <p>The new Noosa Plan does not identify and zone appropriately new land suitable for the type of businesses currently lining Factory Street at Pomona.</p> <p>A suitable site, capable of being developed by private enterprise, would be in the vicinity of the existing Pages Furniture Factory (but on flood-free land) or in the vicinity of the AFL football ground at the junction of the Pomona Connection Road and Pioneer Road.</p>   | Noted. The new Noosa Plan caters for future demand for Industrial land at a shire wide level and as such there has been no immediate recognised need for more Industrial land at Pomona. The Local Centre Zone has been expanded to cater for future growth and will provide employment opportunities for Pomona.   | That no change be made to the New Noosa Plan as a result of this submission  |
| 20825190  | <p>Regarding the Framework and Character Plan for Pomona, the plan reflects an earlier council document, the Pomona Town Centre Precinct Plan, adopted in November 2005, which identified a pedestrian spine running from Stan Topper Park, across Reserve Street via the existing pedestrian crossing and then following a route at the rear of the Memorial Avenue shops, down a laneway between the Pomona Hotel and the neighbouring vacant shop (formerly the Noosa Namaste restaurant), across Memorial Avenue/Station Street (where there is a pedestrian refuge), onto railway land and the cross-town path over the North Coast Railway Line to Factory Street.</p> <p>The people of Pomona fought a hard battle to retain the cross-town path, which is being realigned and improved at state government expense.</p> <p>The Community wants a raised pedestrian crossing over Factory Street at a point that affords maximum visibility for pedestrians and motorists along that section of Factory Street between the Reserve Street junction and Hill Street/Subway Avenue.</p> <p>The community wants a more direct pedestrian pathway link following an existing council drainage easement between Nos. 9 and 11 Factory Street. This is a more direct route into Cooroora Creek Park for pedestrians and cyclists and completes a very strong east-west active transport corridor linking both sides of Pomona.</p> <p>The request, therefore, is to replace the pedestrian path as shown in the draft Framework and Character</p> | <p>Council has a walking and cycling strategy and is currently in the process of updating this strategy which is planned for completion in 18 months.</p> <p>Submitter's comments are otherwise noted and it is generally agreed that provision of appropriate facilities encourages people to use them. The provision of such facilities however is dependent on the pedestrian and cycling needs across the entire Noosa Shire with delivery of projects having to be prioritised over other projects and delivered based on budget limitations.</p> <p>Submitter comment in relation to State Gov funding extensions of pathways is noted.</p> <p>Whilst a number of quality pathways are already provided in Pomona it is acknowledged that there are missing links and or upgrades required.</p> <p>At this stage the suggested pathway network improvements require an integrated approach to transport planning and agreement from DTMR and QRAIL on some key linages. This is currently progressing, however until resolved new pathway linkages and upgrades cannot be included in the draft LGIP.</p> <p>This matter should be resolved and resources identified in time for the next review of the LGIP for inclusions in an amended plan.</p> | That no change be made to the New Noosa Plan as a result of this submission  |

| Submitter            | Submission and Grounds of Submission  | Planners' Response   | Recommendation  |
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|                      | <p>Plan within the proposed Noosa Plan (via the auto electricians and Andrews Auto Mechanical Repairs carpark at No.15 Factory Street) with a superior route via the drainage easement.</p> <p>The pedestrian crossing on a state-controlled road would better serve the movement of people travelling on foot or bicycle to The Majestic Theatre and to the adjacent medical practice, as well as those heading to the bus stops either side of Factory Street. It would also better serve those travelling on the Noosa Trail Network, which aligns with the railway station crossing point.</p> <p>Andrews Mechanical Repairs is not suitable as a pedestrian and bicycle path corridor due to the frequent movement of cars and trucks there and the requirement that vehicles undergoing service be delivered there and parked for pick-up. This site, and the activity that occurs there, is not conducive to pedestrian and bicycle movements.</p> <p>Restricting the area in which these vehicle movements occur to accommodate a safe pedestrian path would impact adversely on the business operations currently operating there and would force customers of Andrews Mechanical Repair to park vehicles in Factory Street (affecting motorists' visibility) or nose-in against the fence of the railway reserve.</p> <p>Council support for the drainage easement alignment for the east-west shared pathway at Pomona would make compelling the case for a pedestrian crossing built at state government (i.e not council) expense.</p> <p>Pomona would have a strong east—west shared pathway network that would be the lynchpin of a town active transport network, connecting to the Noosa Trail Network into the adjacent national park and countryside beyond. (In turn, this supports complementary planning to support hiking and mountain biking as part of a local eco tourism and nature-based tourism economic strategy.)</p> <p>Factory Street is a state-controlled road. A raised pedestrian crossing would act as a traffic calming device on a busy section of road. A defined crossing point would assist safety, as pedestrians would be drawn to cross at that point, and not elsewhere where visibility is not as good. It would connect the bus stops on either side of Factory Street.</p> <p>Based on a similar project at Cooroy funded, by Noosa Council, the new pedestrian crossing would cost \$75,000.</p> <p>The Principal Bicycle Network at Pomona be altered to maximise the new investment in infrastructure — both the cross-town path (already funded) and the proposed raised pedestrian crossing over Factory Street (unfunded at this stage).</p> <p>The Principal Bicycle Network via Factory Street and Reserve Street, through the Reserve Street level crossing be not designed for bicycle paths, as is the case currently, given the inappropriate short distance between the stanchions that support the boom gates. The cost to alter the level crossing to allow for two traffic lanes and two bike paths two metres wide would be significant.</p> <p>The better proposition is that the cross-town path and raised pedestrian crossing represents a considerably cheaper investment that would achieve the same result, while contributing to road safety. QR might be more conducive to this proposition, as the additional cost to make the Principal Bicycle Network function at Pomona, across the railway tracks (incorporating the \$75,000 pedestrian crossing), would be a cost to TMR, not QR.</p> |  |   |
| 20858479<br>20835227 | <p>Opposes proposed footpath adjoining their vehicle service business on 15 Factory Street Pomona site as it will impact operations and compromise pedestrian &amp; cyclist safety. Staff are constantly moving cars and presents a safety issue. Supports alternative pedestrian path from town across railway and through Council's drainage reserve off factory Street.</p>  | <p>Agree that encouraging pedestrians and cyclists along this pathway could potentially present some health and safety risks. The drainage reserve that is mentioned in the submissions does not formally exist on council records and therefore an alternative route south along Factory St to the existing entrance is proposed and recommended.</p> | <p>That the pedestrian/cycle link be amended to go south along factory St and link to main entrance of Cooroora Creek Park.</p> |
| 20840899             | <p>In Pomona, there are on-road motorcycle parking bays marked out on the bitumen. Mainly these cater to the out-of-town bikers who come to Pomona every weekend. We don't see areas set aside, and signed as such, for mobility scooter parking and catering to the ratepayers with genuine need.</p> <p>There are an estimated 48 people in Pomona reliant on a mobility scooter for their access to town along shared pedestrian/bicycle paths that are not continuous or not there at all.</p> <p>A start would be to include in the design of streetscapes at Pomona one or two designated spots where people can park a mobility scooter they have ridden from home to the shops or to community facilities such as Pomona and District Community House.</p> <p>A spot in Joe Bazzo Park, adjacent to Community House would be an ideal location. It is a location where Noosa Council is about to rip out a barbecue. Don't reinstate it with concrete, or grass, but be imaginative and convert it into a location where three mobility scooters could park.</p>  | <p>Noted.</p>  | <p>That no change be made to the New Noosa Plan as a result of this submission.</p>   |
| 20867140             | <p>Supports proposed zone change of 61 Pavilion Street from Rural Settlement to part LDR and Part Rural.</p>  | <p>Noted</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission.</p>   |
| 20820311             | <p>Noosa Council's Local Government Infrastructure Plan (LGIP), which informed the new Noosa Plan, includes reference to [at Map 5 (12)] a 'future sports area' at Pomona involving purchase of six hectares of</p>   | <p>There are no plans for a new "sporting complex" at Pomona.<br/>LGIP Map LGIP-PC-3 Public Parks and Land for Community Facilities identifies the site at Pomona</p>  | <p>That no change be made to the New Noosa Plan as a result of this submission.</p>   |

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| 20832107  | <p>land at an estimated cost of \$2.55 million. Field development and amenities would cost a further \$2.58 million. The work is scheduled to proceed in 2021-26. We face the prospect that other priorities might mean that the proposed facilities won't be provided during the five-year period beginning in 2021-22.</p> <p>The Noosa Park Strategy 2006, which Council commissioned and endorsed, surveyed sporting facilities in 'Locality 5' (Pomona and District) and stated that: The area of sport parks in Locality 5 is well below performance standards in 2005, and will worsen by 2016. (Refer page 75.) The area for indoor sport and recreation facilities in Locality 5 is just above performance standards in 2005, and will drop below in 2016.</p> <p>Having been advised in 2006 that land devoted to sports facilities at Pomona was 'well below performance standards', Noosa Council does not plan to rectify the problem until up to 20 years beyond when this 'unacceptable' notification was delivered in an official report. Likewise, there is a need for indoor sport and recreation facilities at Pomona; the current facilities having dropped below performance standards in 2016, based upon the 2005 projections and population growth data.</p> <p>The situation at Pomona regarding a lack of sporting facilities (ovals and indoor facilities) is exacerbated by the fact that the one single sportsground in the town is devoted exclusively to the local AFL football club. Of course, not all sportspersons at Pomona wish to play AFL football, so they must travel outside the town to access Soccer and Rugby League grounds, or a cricket pitch. For children, it is impossible for them to ride their bicycle to Cooran or Cooroy, where these facilities are located.</p> <p>The future sporting needs of Pomona, first identified by Council in 1993, remains unfulfilled in 2019 and it is proposed not to finish addressing them until 2026.</p> <p>Now, when we look at the Noosa Plan documentation and mapping, there is no zoning reference for new sporting facilities. Land that Council owns off Yurol Forest Drive has been found not suitable for sporting ovals, given its terrain. It will be used for nature-based recreation, the people of Pomona are informed.</p> <p>Before the new Noosa Plan is finalised and endorsed the 6ha of land previously identified as being required for sporting grounds at Pomona in the time-frame 2021-26 should be shown and given the appropriate zoning. Furthermore, I request that Council give consideration to altering the Primary Infrastructure Area in the new Noosa Plan to include this site.</p>   | <p>SF2 for the future sports park at Pomona. This site is zoned Environmental Management and Conservation zone under the draft New Noosa Plan which is consistent with its intended future use for future development of low impact sport use eg mountain bike or walking trails.</p> <p>Whilst a number of quality pathways are already provided in Pomona it is acknowledged that there are missing links and or upgrades required.</p> <p>At this stage the suggested pathway network improvements require an integrated approach to transport planning and agreement from DTMR and QRAIL on some key linages. This is currently progressing, however until resolved new pathway linkages and upgrades cannot be included in the draft LGIP.</p> <p>This matter should be resolved and resources identified in time for the next review of the LGIP for inclusion in an amended plan.</p> <p>Council has a walking and cycling strategy and is currently in the process of updating this strategy which is planned for completion in 18 months.</p> <p>Submitter's comments are otherwise noted and it is generally agreed that provision of appropriate facilities encourages people to use them. The provision of such facilities however is dependent on the pedestrian and cycling needs across the entire Noosa Shire with delivery of projects having to be prioritised over other projects and delivered based on budget limitations.</p> |  |
| 20825192  | <p>Concern with the Framework and Character Plan for Pomona and the route of the South-East Queensland Principle Bicycle Network depicted on that map. Any future negotiations involving the council and the Queensland Department of Transport and Main Roads (TMR), the Principle Bicycle Network at Pomona should run via Factory Street and then via the cross-town path over the North Coast Railway Line to Memorial Avenue, then via Reserve Street, as shown on the map.</p> <p>This may require additional thinking on the council's part about shared desire lines for pedestrians and cyclists on the footpaths and roads in the vicinity of Pomona Community House and Joe Bazzo Park.</p> <p>Options for the Principle Bicycle Network ever running through the Reserve Street level crossing are no longer available and planning around that notion would be futile.</p> <p>Now, the marked bicycle lanes on Factory Street and Reserve Street 'disappear' in the vicinity of the Reserve Street level crossing. Cyclists using those lanes find themselves having to swerve suddenly into the path of traffic using the traffic lanes in order to squeeze through the level crossing to the point where the bicycle lanes appear once more. It should not be the case that cyclists using Factory Street to get to the retail side of town should have to negotiate the busiest intersection in town and the gated pedestrian crossing over the railway tracks. This is a dangerous intersection, given the mix of traffic that passes through the level crossing.</p> <p>QR has stated it will not increase the distance between the two boom gate stanchions so as to allow for two-metre bicycle paths either side of the traffic lanes through the level crossing.</p> <p>The cross-town pathway over the railway tracks via the Pomona Railway Station (between the Pomona Hotel and The Majestic Theatre) should be the route Noosa Council should concentrate on as the Principal Bicycle Network at Pomona, for planning purposes.</p> <p>It is possible, however, that the Principal Bicycle Network could continue to run through the Reserve Street level crossing, but on the southern side, where there is sufficient land (just). In that case, the bicycle path should be off-road and continue around the corner into Factory Street, utilising vacant railway reserve land between Reserve Street and the entrance road to the railway station. It is at this location that the community desires a pedestrian crossing of Factory Street, linking into the Cooroora Creek Park pathway network via a council drainage easement.</p> <p>To summarise, there is no provision for on-road bicycle lanes through the Reserve Street level crossing due to the constraints posed by the railway operational equipment in place there. So why plan for the impossible? Alternatives need to be looked at if a practical solution is to be found to cater for cyclists wishing to cross over the railway tracks in safety at Pomona.</p> | <p>Cycle networks are not separately identified as part of the LGIP. Bikeways are included in the desired standards of service for road network and pathways planning.</p> <p>The suggestions by the submitter regarding the Principle Bicycle Network running via Factory St and the n via the cross-town path over the railway line are noted. The future link is identified in the Framework and Character Plan for Pomona in the long term.</p> <p>Notwithstanding this, the link is outside the LGIP's current planning program as the matter has not been resolved with the State Government nor identified as a Council project at this stage. The matter is currently with the State government for planning, design and delivery.</p> <p>The LGIP will be reviewed at a future date should the future delivery of this project become Council responsibility and part of the trunk network.</p>  | That no change be made to the New Noosa Plan as a result of this submission. |



**Table 14.3 Submissions on 'Significant Changes' 2<sup>nd</sup> round of consultation**

| Submitter | Submission and Grounds of Submission   | Planners' Response  | Recommendation  |
|-----------|--|---|---|
| 21005349  | <p>44 Pottery St Pomona.</p> <p>Approximately 7,867 square metres of the western portion of the site is proposed to be included in the Low Density Residential Zone however the balance, containing significant environmental values is in the Environmental Management and Conservation Zone.</p> <p>We believe these images are not accurate when the area said to have significant environmental value currently contains camphor laurel trees with no environmental value at all and also contains our winding driveway which bears our entry and movements. We believe the true overlay boundary should start further to the east as there is a lot of cleared space once camphor laurels are removed. We are in favour of protecting our wildlife and biodiversity in the region and so we feel this would compromise nicely, whilst having the ability to give purpose to our remaining land.</p>   | <p>This submission was made in response to a 'significant change'.</p> <p>A minor amendment to the split zoning boundaries is supported to better reflect the vegetation qualities on the site.</p> <p>The urban boundary and urban area on the Strategic Framework Settlement Map should be changed to reflect the new split zoning.</p>   | <p>That the boundary between the Low Density Residential Zone and Environmental Management and Conservation Zone be amended slightly to better align with vegetation to be protected on the site and the alignment of the driveway that runs through the site and the urban boundary and urban area on the Strategic Framework Settlement Map be changed to align with the area zoned Low Density Residential Zone..</p>  |
| 20988507  | <p>29 Reserve St</p> <p>Submitters raises the following concerns over the proposed zone of 29 Reserve Street:</p> <ul style="list-style-type: none"> <li>Our property is complex due to the contours of the land and natural waterway which subjects 70% of it to minor and major flooding on a regular basis. This requires ongoing maintenance and removal of debris and dead vegetation to minimise flood levels which can increase if a blockage occurs or the waterway is restricted.</li> <li>Due to approximately a third of the property being the natural waterway, there's no possibility of more than a single dwelling which is currently situated in the middle of the block. This also restricts any possible subdivision.</li> <li>Splitting the zoning to include Environmental Management and conservation of the northern and western edges would add another element to an already difficult situation we are constantly dealing with.</li> <li>If the object of split zoning, is to prevent a property from being subdivided, including our property in the proposed dual zoning isn't necessary due to flooding, land contours which prevent more than 1 dwelling or a subdivision.</li> <li>We feel this would increase the amount of stress we already endure due to these issues and even more constraints could potentially be a safety risk during a flood event or fire.</li> </ul>   | <p>This submission was made in response to a 'significant change'.</p> <p>This 2022m2 property is affected by the Flood Hazard overlay and Biodiversity Overlay which would significantly restrict further development of the lot. Further subdivision would not be permitted because of these constraints. There is already a house on the property.</p> <p>The Low Density Residential Zone could be applied to the whole of lot without affecting the outcomes sought through the overlay. This is consistent with the other smaller properties in the vicinity on Reserve Street.</p> | <p>That the Low Density Residential Zone be applied to whole of the lot.</p>  |
| 20992765  | <p>31 Reserve St</p> <p>The owners submitted a variety of questions relating the impact of the split zoning applied to this property relating to how this might change the types of activities they can do on the land and future development potential.</p>   | <p>This submission was made in response to a 'significant change'.</p> <p>Written response provided to the owners. Onsite meeting held with owners to discuss split zoning to Low Density Residential and Environment Management and Conservation Zone. Owners are supportive of the approach.</p> <p>The urban boundary and urban area on the Strategic Framework Settlement Map be changed to align with the area zoned Low Density Residential Zone..</p>  | <p>That the urban boundary and urban area on the Strategic Framework Settlement Map be changed to align with the area zoned Low Density Residential Zone..</p>  |
| 20989563  | <p>49 Reserve St</p> <p>The areas of land which are proposed to be 'downzoned' to conservation are not justifiable in my opinion for the following reasons:</p> <p>Ecologist engaged by Noosa Council assess the vegetation onsite advised there was only one tree of significance as a habitat tree. She also mentioned a red cedar tree most likely planted when the existing house was built (it is already contained within the Biodiversity overlay along the northern boundary of my property and will not be affected or impacted by any future subdivision). I have no problem with this habitat tree being protected. It is currently just outside of the existing Biodiversity overlay. The habitat tree is located about 20 metres from the southern boundary.</p> <p>The land on the southern boundary which is contained within the existing Biodiversity overlay is not remnant vegetation but planted vegetation from when the existing dwelling was built in 1986. It contains exotic Pine Trees and other weeds/invasive species such as Umbrella trees etc.</p> <p>This area is fully disturbed and even covers an existing man-made dam which was constructed when the house was built. There is no justification for Council to include this land in the conservation zone.</p> <p>The area of vegetation along the northern boundary which is also contained within the existing Biodiversity Overlay and in the proposed conservation area is also fully disturbed. Most of the vegetation is comprised of foreign exotic species (fruit trees, figs etc.) which were planted around the time the dwelling was built along with several semi-mature gums. I have no issue with this vegetation being retained, despite under the old Development Approval all this vegetation was approved to be cleared. This vegetation can be easily accommodated in the a subdivision layout with an easement/covenant placed on title for each of the newly created lots to protect the vegetation.</p> | <p>This submission is made in response to a significant change.</p> <p>Onsite meeting held with owner to confirm biodiversity values in the top corner of the property and around dam. Agree to amend conservation zoning from north western corner of property and remove Biodiversity Overlay and conservation zoning from around the dam. Retain area around mature Blackbutt stands.</p> <p>The urban boundary and urban area on the Strategic Framework Settlement Map should be changed to reflect the new split zoning.</p>  | <p>Retain the split zoning however that the Environment Management and Conservation Zoning at the north western corner of property be removed and the Biodiversity Overlay and conservation zoning around the dam be removed. Retain zoning and biodiversity mapping around mature Blackbutt stands at the bottom southeast corner.</p> <p>And the urban boundary and urban area on the Strategic Framework Settlement Map be changed to align with the area zoned Low Density Residential Zone</p> |

| Submitter  | Submission and Grounds of Submission  | Planners' Response   | Recommendation   |
|--|---|--|--|
|  | <p>Council did not have appropriate justification from a planning perspective to have ever proposed a downzoning of my property to rural residential and yet the latest amendments to the planning scheme have a similar effect.</p> <p>Zoning will have the effect of sterilising the development potential. Serviced, developable land in Pomona is extremely rare. Sterilising this land from development does not benefit the local community or local businesses.</p> <p>All the vegetation in the Biodiversity Overlay along the northern boundary will be protected in any redevelopment scenario by incorporating it into new residential lots with covenants/easements. The same should apply to the area proposed to be mapped as conservation on the southern boundary.</p>  |  |  |
| 20993394   | <p>31 Mountain St, Pomona - The property zoning has been changed from 100% Rural Residential, to ~60% coverage Low Density Residential and the remaining area as Environmental Management and Conservation. (as per maps below)</p> <p>We propose that the whole of the property be zoned as Low Density Residential, and the Environmental Management and Conservation zoning be removed.</p>  | <p>This submission is in response to a 'significant change'.</p> <p>The front of the property along the driveway is not affected by the biodiversity overlay or riparian buffer. This portion of the site can be included in the Low Density Residential Zone.</p> <p>The urban boundary and urban area on the Strategic Framework Settlement Map should be changed to reflect the new split zoning.</p>   | <p>Retain the split zoning but amend the zoning to also include the front portion of the property in the Low Density Residential Zone where outside the riparian buffer area and</p> <p>the urban boundary and urban area on the Strategic Framework Settlement Map be changed to align with the areas zoned Low Density Residential Zone.</p> |
| 21005367   | <p>38 Pottery Street - We would like to make a submission that the Environmental Management and Conservation Zone proposed to affect approximately 1200m of our block be removed and that the entire parcel of land be zoned Low Density Residential.</p> <p>The maps provided by your office appear to indicate that there are forest/trees growing on our property however this is not the case, and has never been the case during the time that we have owned the property (since 1997).</p> <p>What is showing is simply tree canopy from the neighbouring property and shadows falling on to our property. (Note this would also be the case for the neighbours behind our property) Below is an earlier nearmaps image which shows this more clearly.</p>  | <p>This submission is in response to a 'significant change'.</p> <p>The Biodiversity Overlay on the property relates to tree canopy for the adjoining property to the north. This is the case for No. 42 Pottery Street also. The split zoning should be changed to recognise this. Remove Environment Management and Conservation Zoning on these 2 properties. Apply Low Density Residential Zone to the whole of the lots and the urban boundary and urban area on the Strategic Framework Settlement Map be changed to align with the area zoned Low Density Residential Zone..</p>  | <p>That the Low Density Residential Zone be applied to the whole of No. 38 and 42 Pottery Street, Pomona and the urban boundary and urban area on the Strategic Framework Settlement Map be changed to align with the area zoned Low Density Residential Zone..</p>  |
| 21005862   | <p>30 Pottery St, Pomona –</p> <p>Land is shown as Rural Residential Zone under New Noosa Plan. Currently zoned Detached Housing. An application for reconfiguration has been made and is now in RFI response stage. The proposed residential lots will be provided full residential amenity. A conservation covenant is to be provided over land to the rear, protecting mapped regional ecosystems. The Koala Survey Report confirms compliance with Biodiversity Overlay Code outcomes 9 and 11. Under the New Noosa Plan, the subject land should be shown Low Density Residential zone, best applying the eventual resulting land use.</p>   | <p>This property did not form part of the 'significant changes' that were made to other properties that were 'split zoned' in Pomona.</p> <p>The property is fully covered by the Biodiversity Overlay (Area of Biodiversity Significance) and whilst there is a subdivision application in progress, it is not proposed to change the zoning to Low Density Residential given the biodiversity values in place.</p>   | <p>That no changes be made as a result of this submission.</p>   |
| 20996495<br>20997150<br>20998865<br>20999069<br>20999069<br>21002340<br>21002681<br>21003492<br>21005045<br>21005078<br>21005366<br>21006414<br>21006415<br>21006416<br>21006417<br>21006418<br>21006419<br>21006420<br>21006421 | <p>Pro-forma submission – Pomona medium density zoning</p> <p>We object to Council's decisions to rezone certain streets of the Pomona central town area for redevelopment as medium density housing and to ratify this policy in the new Noosa Plan. There has been a lack of meaningful discussion with the people of Pomona about this matter.</p> <p>The character and lifestyle of the town will be fundamentally altered, to the detriment of this community.</p> <p>The look and feel of Pomona will change to be similar to that of some other parts of the shire, where flats and apartments crowd the housing blocks and present a bland uniformity of design. I don't want that for my town. While the objective of providing varied and affordable housing options at Pomona may be desirable, Noosa Council has gone about this the wrong way. My neighbours and I wish to have a greater say before the new Noosa Plan is voted upon and ratified by the State Government.</p> <p>My reasons for lodging this objection are as follows:</p> <ul style="list-style-type: none"> <li>The rezoning will have the effect of causing character homes in the central part of town to be removed or demolished, to be replaced by crowded housing of a nondescript architectural style incompatible with the colonial architecture that gives Pomona its visual appeal.</li> <li>The approved redevelopment of one block for medium density housing in Church St on flood affected land has the potential to change the natural water hydrology of a flood-prone town and this would be exacerbated further if more developments of a similar type are approved.</li> <li>I am alarmed by statements attributed to council planning staff that developers will be permitted to place on blocks 'as many housing units as can fit'. This will have detrimental impacts on traffic volumes in otherwise quiet suburban streets. The council has not assessed the resulting strain on the sewerage system and the domestic water supply.</li> <li>The possibility that home-based businesses will be allowed within the medium density zoning footprint. This includes short-term visitor accommodation.</li> <li>The likelihood of a degraded streetscape and unacceptable noise from people living closer together.</li> </ul> <p>Other options for enhanced housing choice at Pomona are available and these seem not to have been</p> | <p>This submission is not in response to a significant change.</p> <p>All the land in question at Church Street has already been in the Semi-attached Housing Zone since the Noosa Plan came out in 2006. The transition to the Medium Density Residential Zone is considered the default zoning under the Planning Act. To back zone this whole area would take away the development rights for lots that were previously semi- attached housing zone and have been for 13 years.</p> <p>The current planning scheme lists the following residential uses as consistent: Detached houses, Community residence, Duplex, Retirement &amp; special needs, home-hosted visitor accommodation, caravan park or conventional Multiple Housing (where the site area is not less than 1,800m<sup>2</sup>).</p> <p>The new scheme is proposing a similar approach except it specifically encourages dual occupancies and multiple dwellings rather than dwelling houses.</p> <p>The minimum lot size remains 1,000m<sup>2</sup>.</p> <p>Anybody proposing development will still need to meet criteria in the scheme such as height limits, site cover, plot ratio, setbacks, car parking and landscaped open space requirements. What has changed is the fact the scheme doesn't control residential density through the number of bedrooms anymore.</p> <p>The character of Pomona is indeed underpinned by low scale, low density housing on large leafy blocks. As a result it has very little in the way of housing choice and it is important to retain options for housing other than detached houses on big blocks. It is acknowledged that people have suggested other blocks for housing choice but some of these are more removed from the centre of town and therefore not as suitable.</p> <p>Most of the lots in question are outside of the defined character area. The only lots within the character area are 5-11 Hospital Street and these have been flagged for semi-detached and attached residential since the 1997 Strategic Plan.</p> <p>No change is recommended.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission</p>   |

| Submitter | Submission and Grounds of Submission   | Planners' Response | Recommendation |
|-----------|--|--------------------|----------------|
| 21006422  | explored by Noosa Council. The options should be placed on the table and the relative merits of each discussed with the community, and an agreed outcome achieved. |                    |                |
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## 14.3 Boreen Point

**Table 14.4 Submissions for First round Consultation**

| Submitter                        | Submission and Grounds of Submission  | Planners' Response   | Recommendation   |
|----------------------------------|---|--|--|
| 20833450<br>20867197<br>20868346 | <p>A number of submissions have commented on the fact the Le Bateau Ivre Guesthouse 25-27 Urunga Parade is not mentioned or acknowledged in the New Noosa Plan. The property has a long history as a guesthouse and the current owners have been restoring the property for some years with the intention of continuing the guesthouse land use, however for personal reasons this has taken longer than anticipated.</p> <p>Le Bateau Ivre Guesthouse has retained its charm in later years and has extensive extra facilities. Its reputation as a Guesthouse offering a unique experience is still recognised by many Brisbane visitors. It would be the end of an era if it was no longer recognised as a guesthouse. It has wonderful views of the lake and lots of parking.</p> <p>Submissions request the existing use rights for the subject site as a guest house be acknowledged by Council and it be zoned appropriately to reflect this use.</p> <p>They also request the Overall Outcomes for Boreen Point include a reference to La Bateau Ivre as the current scheme does.</p> | <p>The current Noosa Plan acknowledges that the strong connections Boreen Point has with its history through many of the early modest style cottages and the original Le Bateau Ivre Guest House are preserved. Therefore given the circumstance of this site and its contribution to the character and heritage of Boreen Point, it is suggested that it be included in the Tourist Accommodation Zone and that locality specific provisions be applied for the zone. The use of short-term accommodation would then be a consistent use.</p>   | <p><b>Council at its Special Meeting of 12 September 2019 resolved that:</b></p> <ul style="list-style-type: none"> <li>Zoning map ZM-7 in Schedule 2.3 be amended to include 25-27 Urunga Parade Boreen Point in the Tourist Accommodation Zone; and</li> <li>the Tourist Accommodation Zone Code be revised to reflect built form provisions specific to Boreen Point</li> </ul> <p>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period one submission was received in support – refer to Table 14.5</p> <p>No further changes are recommended for this property.</p>  |
| 20833450<br>20855594<br>20855608 | <p>The owners of the Lake Cootharaba Motel at 27 Mango Lane and 28 Boreen Parade, as well as other Boreen Point residents have submitted that the motel needs acknowledgement and protection. It is currently zoned 'Village Mix' zoning as per the other business premises in Boreen Point. The Motel has been operating consistently for approx 40 years</p> <p>Submitters request the zoning of the properties be changed to 'Local Centre' zoning as per the other business premises under the new plan or as 'Tourist Accommodation', whichever is most suitable.</p> <p>This property provides short-term accommodation and supports the local community and Lake Cootharaba Sailing Club by providing accommodation for their activities to continue.</p>  | <p>While the current Noosa Plan acknowledges the Motel at 27 Mango Lane in the Village Mix zone it is not a site considered suitable for shops or offices associated with the Local Centre Zone. 28 Boreen Parade however has only ever been zoned residential.</p> <p>To protect the motel site for provision of visitor accommodation it is suggested that it be included in the Tourist Accommodation Zone and that locality specific provisions be applied for the zone. The use of short-term accommodation would then be a consistent use.</p> <p>It is suggested however that 28 Boreen Parade remain in the Low Density Residential Zone.</p>  | <p><b>Council at its Special Meeting of 12 September 2019 resolved that:</b></p> <ul style="list-style-type: none"> <li>Zoning map ZM-7 in Schedule 2.3 be amended to include 27 Mango Lane Boreen Point in the Tourist Accommodation Zone; and</li> <li>the Tourist Accommodation Zone Code be revised to reflect built form provisions specific to Boreen Point</li> <li>28 Boreen Parade be retained in the Low Density Residential Zone.</li> </ul> <p>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period no additional submissions were received.</p> <p>No further changes are recommended for this property.</p> |
| 20855595                         | <p>The zoning of 10 Urangan Street should be Community Facilities as it is the site of the water tank for community water supply for public facilities and fire fighting in Boreen Point.</p>   | <p>This is supported</p>   | <p><b>Council at its Special Meeting of 12 September 2019 resolved that zoning map ZM-7 in Schedule 2.3 of the New Noosa Plan be amended to include 10 Urangan Street in the Community Facilities Zone, annotated for Utility Installation.</b></p> <p>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period no additional submissions were received.</p> <p>No further changes are recommended for this property.</p>   |
| 20829935                         | <p>The Village mix zoning allows for this land to be subdivided into smaller 400 sq. metre lots with zero setback and 3 metre side clearance. So initially any future development can be approved with frontages of new buildings being constructed on the Laguna Street boundary.</p> <p>Would like for Council to consider implementing a 9 metre Vegetation Covenant for the Laguna St frontage of No 19. This would allow for future generations to continue enjoying our tropical mix of flora and fauna.</p> <p>Similarly, the extension of the existing 4 metre Vegetation Covenant existing along the southern boundary of SP 191680 should occur in conformity along the southern length of RP 839106, No 19. Creation of 6 metre wide Vegetation Covenant along the western boundary of No 19. In addition, a 6 metre wide Vegetation Covenant should be considered feasible along the hotel boundary and the pathway to provide some respite from Hotel activities and to nullify excessive noise.</p>   | <p>The Local Centre Zone code already includes a side setback from any residential zone. The rear setback is along an unformed road reserve which is screened by vegetation and backs onto open space so is not likely to have significant visual or amenity impacts</p> <p>The existing Village Mixed Zone in the current scheme allows for 0m front setback and 2m for the first floor from the road frontage. It is not proposed to change or increase this setback in the new scheme.</p> <p>Any new proposed development will be considered on its merits and will consider the amenity of the adjoining residential development in the locality as well as any vegetation including trees on the site.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission.</p>  |
| 20833450                         | <p>The description of Boreen Point in the scheme fails to recognise what a vibrant, bustling persona it takes on during school holidays, weekly club sailing racing, and especially during sailing regattas. Lake Cootharaba Sailing Club runs several regattas every year, with the National Titles held annually in the Christmas/New Year period attracting sailors from as far away as Melbourne and Cairns. Boreen Point becomes a crowded sailing community that is bursting at the seams with activity.</p> <p>Lake Cootharaba Sailing Club is a local landmark building, with origins dating back to 1946. The sailing club has been at the centre of Boreen Point activity for more than 70 years. In contrast the Apollonian Hotel was first licensed in 1868 in Gympie, and only moved to Boreen Point in 1987.</p>  | <p>Noted. Some additional wording be included in the Boreen Point overall outcomes recognising the tourism attracted to the lake.</p>  | <p>That the overall outcomes for Boreen Point be reviewed to include the recreation importance of the Lake." Boreen Point remains a small, secluded, lakeside village with a casual and leisurely atmosphere with a focus on water activities which attracts visitors and tourists to the area in holiday periods."</p>  |
| 20829935                         | <p>Owner of 17 Laguna Street, Boreen Point put forward a number of suggested changes and comments:</p> <p><b>Extension of Laguna St Vegetation Covenant over No 19 being Lot 22 in RP 839106</b></p> <p>Our residential block No 17, is adjoining the western end of land occupied by the Apollonian Hotel grounds that being No 19 and Lot 22 in RP 839106. The hotel building itself is located at the eastern end of the</p>   | <p>The site occupied by the Apollonian Hotel (19 Laguna Street, Boreen Point) is proposed for inclusion in the Local Centre Zone. Within this zone, buildings are required to have a 3m setback from adjoining land in a residential zone and for the front boundary 0.0m for the ground floor and 2m for the first floor. For other boundaries, 0.0 metres.</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission.</p>  |

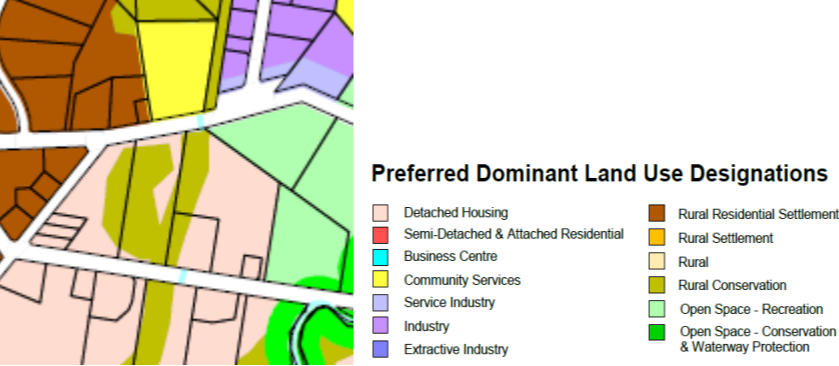
| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation |
|-----------|--|--|----------------|
|           | <p>block which has been correctly shown on the property map. What has been omitted from being shown diagrammatically, is the building for accommodation or rest rooms complete with shower block and kitchen facilities. This is used to accommodate the many Hotel workers and other permanent renters. I would like for Council to consider implementing a 9 metre Vegetation Covenant for the Laguna St frontage of No 19</p> <p><b>Extension of 4 metre wide Vegetation Covenant along the southern boundary of No 19.</b></p> <p>Similarly, the extension of the existing 4 metre Vegetation Covenant existing along the southern boundary of SP 191680 should occur in conformity along the southern length of RP 839106, No 19.</p> <p><b>Creation of 6 metre wide Vegetation Covenant along the western boundary of No 19.</b></p> <p>In addition, a 6 metre wide Vegetation Covenant should be considered feasible along the hotel boundary and the pathway to provide some respite from Hotel activities and to nullify excessive noise. Both would be advantageous to providing a sound barrier and a visually pleasing vegetated screen. If this Lot were ever developed within the Village mix zone, then this would be an issue.</p> <p><b>Creation of Vegetation Covenant over No 20 Laguna St Lot 3 in RP 121137.</b> Council should give serious thought in introducing a 9 metre wide Vegetation Covenant over the Laguna St frontage to address completing the already implemented Covenant located to the western end of Laguna St and being on the same side of the street.</p> <p><b>Community Hall consideration with independent facilities and multi-purpose use.</b></p> <p>(5 Orchard Ave may suit. Selling off 10 Urangan St may help Council with part of the costs involved.)</p> <p><b>Helipad designation for general medical and emergency situations – Sports field</b></p> <p><b>Off leash areas for dogs-</b> I don't agree that any of the beaches should be used as an off leash area for exercising dogs</p> <p><b>Acid sulphate soils linked with septic systems.</b> I would like to see a clause inserted in the Noosa Plan that all septic systems should have a stipulation that Council be provided with written evidence that the systems are working at 100%, the septic tanks are cleaned out on a regular basis, and the trenches are effective in dispersing treated effluent.</p> <p><b>Water and sewage reticulation to Boreen Point – would like it !</b></p> | <p>These setbacks are no different from the current scheme provisions and still retains the 3m setback to any residential zones. To the rear and western side boundaries adjoin unformed and vegetated road reserves which will likely remain and provide further separation from adjoining properties. No changes recommended.</p> <p>The development of the large subdividable site at 20 Laguna Street (opposite the Apollonian Hotel) would be required to meet the 6m setback for the Low Density Residential Zone consistent with other dwellings along Laguna Street. No change required.</p> <p>Suggestion for a community hall at Borg Park to be referred to Community Services Branch.</p> <p>Council completes periodic audits of septic systems to ensure compliance with water quality standards. There are no requirements for regular compliance checks</p> <p>Council is not aware of any intentions by Unity Water to establish reticulated water or sewerage in Boreen Point.</p> <p>Refer suggestion for a community hall at Borg Park to Community Services Branch.</p> |                |

**Table 14.5 Submissions on Significant Changes second round of consultation**

| Submitter | Submission and Grounds of Submission  | Planners' Response                                      | Recommendation  |
|-----------|---|---|---|
| 20892148  | Appreciates the proposal to include their site in the Tourist Accommodation Zone. Wants the current scheme annotated to reflect past approvals. | Noted, there is no need to annotate the current scheme. | That no change be made to the revised New Noosa Plan as a result of this submission |

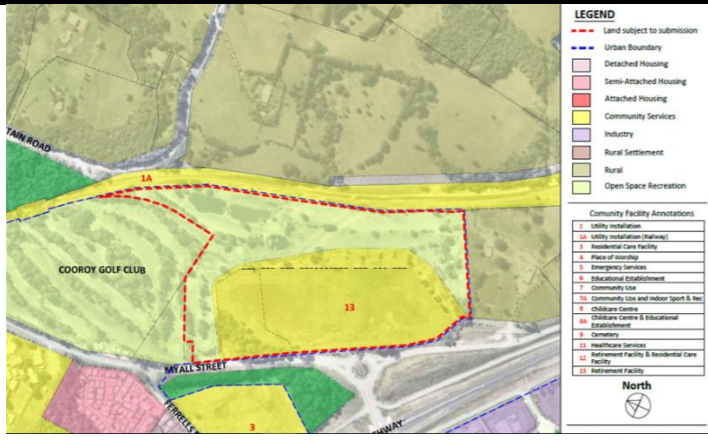
# 15. Cooroy

**Table15.1: Submissions from First Consultation**

| Submitter            | Submission and Grounds of Submission  | Planners' Response   | Recommendation  |
|----------------------|---|--|---|
| 20867890             | Objection to split zoning of 86 Garnet St Cooroy, specifically the Environmental Management and Conservation Zone over the majority of the site. Submitter purchased the land as an investment and objects to it being undevelopable. If Council thinks it is important green space, Council might consider buying it.  | 86 Garnet Street has some biodiversity values associated with existing vegetation and riparian values on the eastern edge associated with an adjoining waterway.<br><br>The 1985 planning scheme included both blocks in the Rural Residential Zone. The 1997 Strategic Plan (extract of which is shown here) showed potential for Detached Housing in this area but applied Rural Conservation as well to indicate biophysical constraints.   | <b>Council at its Special Meeting of 12 September 2019 resolved that:</b><br><br>a) Overlay Map OM-BWW-10-(i)-10 be amended so that the biodiversity overlay on 86 Garnet Street more accurately reflects the values on site; and<br><br>b) Zone Map ZM-10 be amended so the boundaries of the Environmental Management and Conservation Zone on 86 Garnet Street more accurately reflect the values on site.<br><br>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.<br><br>During the subsequent consultation period no additional submissions were received.<br><br>No further changes are recommended for this property. |
| 20867305             | Developer of the Greenwood Grove Estate has identified that 7 Pine Street and 86 Garnet Street have potential for 'Low Density Residential' development, however the potential for effective and efficient development of these sites could be limited by the identification of part of the site as 'Environmental Management and Conservation Zone'.<br><br>Submits that the whole of the properties should be zoned 'Low Density Residential' and that a future application and assessment process determine the use of the land as a mix of residential and park, noting that the park land would have a secure tenure to preserve its biodiversity values.  |  <p><b>Preferred Dominant Land Use Designations</b></p> <ul style="list-style-type: none"> <li>Detached Housing</li> <li>Semi-Detached &amp; Attached Residential</li> <li>Business Centre</li> <li>Community Services</li> <li>Service Industry</li> <li>Industry</li> <li>Extractive Industry</li> <li>Rural Residential Settlement</li> <li>Rural Settlement</li> <li>Rural</li> <li>Rural Conservation</li> <li>Open Space - Recreation</li> <li>Open Space - Conservation &amp; Waterway Protection</li> </ul> <p>When the 2006 Noosa Plan came out both lots were included in the Detached Housing Zone however the biodiversity overlay was applied to most of #86. As a result any development of the land for housing under the current scheme would have to be sensitive to existing vegetation, and much of the site would not be developable.</p> <p>In preparation of this scheme Council has indicated a preference to use split zonings for transparency and clarity to make clear the policy that development must be reflective of the constraints and values of the land.</p> <p>It is agreed the actual boundaries of the biodiversity overlay and the Environmental Management &amp; Conservation Zone should be refined however the approach to apply a split zoning is still considered appropriate.</p> <p>7 Pine Street and 86 Garnet Street are in the same ownership and ideally future development of both lots would occur in a co-ordinated fashion.</p> |   |
| 20829438             | Developer of Palmlakes at Cooroy has requested that the zone of 20 Trading Post Road (Lot 101) be updated to Community Facilities (12 – Retirement Facility and Residential Care Facility) to reflect the recent development approval over this property (Multiple Housing Type 3 Retirement & Special Needs) forming an extension to the existing development over 19 Trading Post Road).<br><br>It should be further noted, that once the development approved over lot 101 is complete this property will be amalgamated with adjoining lot 102 to form one property. It is considered logical that this future property have one zoning.<br><br>They also seek amendment to the Performance Outcomes of the Community Facilities Zone Code to remove the requirement for 15 Pearsons Road to be developed for a residential care facility as despite the approval there is no guarantee that the future development of this property can 100% be developed as approved and flexibility should be allowed. | The inclusion of 20 Trading Post Road in the Community Facilities zone and annotated as per the adjoining site is supported.<br><br>However the request to remove specific reference to the development of 15 Pearsons Road to be developed for residential care as approved is not supported. There is a very real need for additional residential care in Noosa Shire and this site is well suited to the use as evidenced in its approval.  | <b>Council at its Special Meeting of 12 September 2019 resolved that Zoning Map ZM-10 within Schedule 2.3 of the New Noosa Plan be amended to include 20 Trading Post Road Cooroy in the Community Facilities Zone, specifically annotated 12 for Retirement Facility and Residential Care Facility</b><br><br><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</b><br><br><b>During the subsequent consultation period no additional submissions were received.</b><br><br><b>No further changes are recommended for this property.</b>  |
| 20866728<br>20846322 | Lot 5 SP213104 at 4-8 Lower Mill road, Cooroy - Noted that it is under two different zonings being Medium Impact Industry and Community Facilities zone. Chamber is of the understanding that there is no longer a community group helping to manage Mill Place in partnership with Noosa Council and given the chambers original role with the Lower Mill Board we wish to reinforce the history of this site and that the land known as Mill Place was handed to Council by Qld State Government for community use and would like to ensure that the intention of the community use is upheld for the entire Lot 5 SP213104.<br><br>Agrees with Council's plan for whole of Maple Street as District Centre – both sides of the street should remain businesses.  | Noted.<br><br>Management of Council land or leases is not a planning scheme issue but will be passed on the Council's Property Division.   | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20867014             | 13 McPauls Rd Cooroy is one of two properties located on an island surrounded by the road reserves, with frontage to McPauls Road and Cooroy Noosa Road. It has an area of 3.435ha and is used for rural residential purposes. Under the draft plan the subject land is proposed to remain within the Rural Zone and will be affected by various overlays. The submitters request the block be included in the Rural Residential  | This property has only ever been zoned for rural purposes. It was split in 1984 so now at only 3.3ha it is probably limited for rural activities but has some livestock on it.<br><br>This whole site is within the Regional Landscape and Rural Production designation of the State's South East Queensland Regional Plan. The State has advised they will not support any additional Rural   | That no change be made to the New Noosa Plan as a result of this submission.  |

| Submitter | Submission and Grounds of Submission   | Planners' Response  | Recommendation  |
|-----------|--|---|---|
|           | <p>Zone as this is better aligned to the current and preferred use of the land. It is understood that the mapped overlays can provide details of constraints that may impact upon where development can occur.</p> <p>The subject is located within the Agricultural Land Overlay; however the existing fragmentation of the subject and adjacent land impacts upon the suitability of the land for agricultural pursuits.</p> <p>It is also noted that the subject land is affected by identical Overlays to the properties north of the subject land; which are contained in the Rural Residential Zone, The inclusion of the subject land in the Rural Residential Zone will provide consistency with the adjacent land to the north.</p>   | <p>Residential in this designation. The site cannot be further subdivided even if it did have a Rural Residential zone.</p> <p>The site could not be subdivided in either the Rural Residential or Rural Zone and the Rural Zone generally affords more land use opportunities than the Rural Residential Zone under the Tables of Development.</p> <p>The State Planning Policy mapping shows the land to be Agricultural Land Classification class A and B. It also shows the high pressure gas pipeline, Seqwater pipeline and the major electricity infrastructure at the western extent of the property. As such the State's instruction were that the scheme's overlays reflect these resources and development constraints.</p> <p>No support for change and Agricultural Land overlay to remain.</p>  |   |
| 20867721  | <p>Owners of 125 Myall Street, at the southern entrance of Cooroy supports the recognition that the land has potential for urban development, but concerned the proposed zoning of the land as Community Facilities Zone (annotated for Residential Care Facility) and Environmental Management and Conservation is too limiting.</p> <p>There are no clear parameters on how the site has any Environmental attributes and consideration of over 40,000m<sup>2</sup> being zoned for Residential Aged Care would appear on face value without any supporting studies a disproportionate amount of land dedicated to Residential Aged Care.</p> <p>Submits further investigation is warranted to establish the parameters for which an appropriate urban use of the land can be established.</p>   | <p>Council is aware of the biophysical constraints of this block having relatively recently assessed a development application for various uses over it. It is currently zoned Rural and under the 1985 planning scheme was Rural Catchment. As well as being within the drinking water catchment of Lake Macdonald the site has biodiversity values associated with vegetation on the south eastern portion where there is a waterway with associated riparian buffer. This waterway drains to Lake Macdonald and the riparian vegetation is considered important.</p> <p>The site has a total of 6.665ha and roughly 4.4ha of that has been included in the Community Facilities Zone specifically annotated for Residential Care Facility. That is not to say all of this area will be developable given, for instance the need to buffer the facility from the highway and the creek.</p> <p>The Housing Needs Assessment commissioned by Council as part of the planning scheme review advised there was a shortfall of residential aged care places in Noosa Shire and this shortfall would increase in the future as the population ages. The State's latest projections indicate that by year 2041 some 32.9% of the Shire's population will be 65 years or older and over 11% will actually be 80 years or older.</p> <p>Sites physically and locationally suitable for additional residential care facilities are very limited and it should not be assumed this whole site would be developed to its full capacity in the short-term. The planning scheme does however need to commit enough land to the purpose for the life of the scheme.</p> <p>It is also worth noting that residential care is not limited to aged people and younger people with medium to high care needs may also require residential care.</p> | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20867796  | <p>Submitter is essentially seeking that Lots 2 and 3 on SP115864 and a small portion of Lot one on the same plan be included in the Community Facilities Zone and annotated for a Retirement Facility. The balance of the golf course could remain zoned for recreation and open space.</p> <p>Submitter states the development would contribute towards a shortfall in the supply of retirement living opportunities within Noosa Shire and Cooroy specifically.</p> <p>In conjunction with the development of the above-mentioned land certain improvements will occur to the golf course to benefit members.</p> <p>Submitter suggests that by "up-zoning" Lots 2 and 3 from Rural to Rural Residential Council recognises they are suitable for various form of development, but Rural Residential does not represent the highest and best use of the land.</p> <p>Submitters also request expansion of the Urban Area Boundary to include the subject land. It is close to the town of Cooroy and can be well serviced.</p> <p>Submitters confident that any other development constraints could be appropriately assessed and addressed as part of a development application process. Suggests the zoning of the land for a retirement facility will result in protection and enhancement of the Lake Macdonald water quality as the retirement resort would include reticulated sewerage service whereas rural residential development would typically involve on-site wastewater treatment systems.</p> | <p>Development of this land for urban purposes, specifically housing has not been provided for in the draft plan nor in any Council plans to date. The 1985 planning Scheme included the golf course in the Open Space Zone and 122 &amp; 144 Myall Street in the Rural Catchment Zone.</p> <p>In the mid 1990's a planning study on the Impact of Land Use on the Surface Runoff Quality in the Lake Macdonald Catchment lead to a strong stance on protection pf the water catchment of Lake Macdonald from development. Council has gone to considerable effort and cost to uphold this intent through subsequent years and schemes.</p> <p>Council has shown that the draft plan can meet the Shire's required dwelling targets without additional urban greenfield expansion, and more specifically there is no need for additional urban land in Cooroy in the life of this scheme. There remains various areas in Cooroy and elsewhere that can accommodate infill development through attached and semi-attached housing before further greenfield expansion should be considered.</p> <p>There is no demonstrable need for this particular development and indeed with the development of Palm Lakes Resort to its approved scale there will be no shortfall for additional retirement villages in Cooroy.</p> <p>It is appreciated that this proposal has the strong support of the Cooroy golf club however further consultation with the broader Cooroy community would be needed before any expansion of the urban boundary is considered.</p> <p>No change be made at this time.</p>  | <p>That no change be made to the New Noosa Plan as a result of this submission.</p> <p><b>A further submissions was received during the consultation on Significant changes consultation – refer to Table 15.2 for further information however no change recommended to the panning scheme.</b></p> |



| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|-----------|--|--|--|
|           |  <p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>Land subject to submission</li> <li>Urban Boundary</li> <li>Detached Housing</li> <li>Semi-Attached Housing</li> <li>Attached Housing</li> <li>Community Services</li> <li>Industry</li> <li>Rural Settlement</li> <li>Rural</li> <li>Open Space Recreation</li> </ul> <p><b>Community Facility Annotations</b></p> <ul style="list-style-type: none"> <li>1. Utility Installation</li> <li>2. Utility Installation (Refuse)</li> <li>3. Residential Care Facility</li> <li>4. Place of Worship</li> <li>5. Emergency Services</li> <li>6. Educational Establishment</li> <li>7. Community Use</li> <li>8. Community Use and Indoor Sport &amp; Rec</li> <li>9. Children Centre</li> <li>10. Children Centre &amp; Educational Establishment</li> <li>11. Community</li> <li>12. Healthcare Services</li> <li>13. Retirement Facility &amp; Residential Care Facility</li> <li>14. Retirement Facility</li> </ul>  |  |  |
| 20855614  | <p>Submission is seeking the creation of an investigation area to the south of Cooroy with various properties from the golf course south to the extent of the SEQ Regional Plan Urban Footprint to be included in an "Emerging Communities" Zone. Most specifically the submission is proposing the development of 1 Nandroya Rd (the old smokehouse) for urban housing by a local developer/builder in collaboration with the Kabi Kabi people ,</p> <p>Suggests all parties would work with Council through a consultative structure plan approach to secure Indigenous Housing ownership through an Indigenous Housing Trust initiative, within a commercially viable and mixed housing green field development.</p>  | <p>Staff do not recommend the use of the "Emerging Communities Zone" in the new planning scheme.</p> <p>Staff are very supportive of advancing housing choice and can see the merit in housing suitable for the needs of Kabi Kabi people who would understandably prefer to live on country, some of whom have the opportunity of local employment.</p> <p>Accommodating the specific needs of different groups within our community remains a challenge and one which Council takes seriously however it is suggested we not attempt to resolve them through the rezoning of this land at this stage.</p> <p>In the mid 1990's a planning study on the Impact of Land Use on the Surface Runoff Quality in the Lake Macdonald Catchment lead to a strong stance on protection pf the water catchment of Lake Macdonald from development. Council has gone to considerable effort and cost to uphold this intent through the subsequent years and plans.</p> <p>Council has shown that the draft plan can meet the Shire's required dwelling targets without additional urban greenfield expansion, and more specifically there is no need for additional urban land in Cooroy in the life of this scheme. Further consultation with the broader Cooroy community would be needed before expansion of the urban boundary is considered.</p> | That no change be made to the New Noosa Plan as a result of this submission. |
| 20868182  | <p>94 Holts Road Cooroy has previously been quarried for the extraction of clay and has effectively been used for this purpose for a number of years; however, this use has since been abandoned and the site rehabilitated. Alternative uses are now being considered for the land including light industry given the land is ideally located beside the Bruce Highway and allows for safe heavy vehicle movements to and from the site. It is suggested that some low impact industry uses would have no impact upon the limited agricultural and environment values on the land.</p> <p>The subject land effectively adjoins the existing Urban Footprint and is located to the south of the 'Nandroya Industrial Estate'. Council has approved a Service Station and other industrial uses over part of the land included in the 'Nandroya Industrial Estate'. While the land is currently outside the SEQRP Urban Footprint, it directly adjoins other land included in the Urban Footprint. It would seem a logical extension to the existing Urban Footprint and would not compromise the planning intent for the locality. Under the Planning Regulation 2017, the land could be used for industrial purposes, albeit at a limited scale (750m<sup>2</sup> GFA, plus any associated outdoor area on the premises is to be no more than 1500m<sup>2</sup>), subject to approval by Council.</p> <p>These uses include a Transport Depot and Bulk Landscape Supplies, but there are potentially other land consumptive uses that should also be considered, such as self storage facility.</p> <p>According to the Biodiversity Overlay, the subject land contains a watercourse and vegetation that is sought to be protected, along with a riparian buffer area, adjoining the waterway. There remains however adequate land within the site to be used for some form of light industrial purpose, not dissimilar to the 'Nandroya Industrial Estate' development, such as a Transport Depot or Bulk Landscape Supplies. Subject to detailed design, the proposed use of the land for light industrial purposes is unlikely to cause any adverse environmental impacts. The existing biodiversity significant area around the north western, and eastern boundaries would be retained and would not be affected by development.</p> <p>While the subject land is located within the water supply buffer area and water resource catchment area (as is the 'Nandroya Industrial Estate'), the matter of maintaining water quality can be readily addressed.</p> <p>The land contains limited good quality agricultural land despite being partly included in the Agricultural Land Conservation Area. The majority of the site is disturbed from the extractive industry and while it has been rehabilitated it has limited agricultural options and is better served by some form of compatible light industrial development. Submitter requests the land be excluded from the Agricultural Land Overlay given</p> | <p>The site has a history of being zoned Rural Catchment up to 2006 then Rural under the current scheme. Under the SEQ Regional Plan this site is in the Regional Landscape and Rural Production designation.</p> <p>Areas around the edges of the site are mapped as Matters of State Environmental Significance. The draft overlays reflects the biodiversity and riparian values.</p> <p>The Agricultural Land Conservation Area has been mapped in accordance with instructions of the State Government to meet the State Planning Policy. Planning schemes are to protect the resources on which agriculture depends and supports the long-term viability and growth of the agricultural sector. As part of this the Agricultural Land Classification class A and B was to be mapped and protected. Removal of the overlay would not be supported by the State.</p>   | That no change be made to the New Noosa Plan as a result of this submission. |


| Submitter | Submission and Grounds of Submission  | Planners' Response   | Recommendation   |
|-----------|---|--|--|
|           | it does not have substantial agricultural value.  |  |  |
| 20868664  | Local community housing provider has suggested 62 Lake Macdonald Drive Cooroy (cemetery extension land) could be committed to affordable housing.   | <p>This land was purchased by Noosa Council many years ago for the expansion of the Cooroy Cemetery. A development permit for the cemetery expansion was issued in 2008 however the demand has not grown at the rate previously anticipated and expansion into this lot has not to date become necessary. While that particular development approval has since lapsed, it is suggested premature to start committing the land for any other purpose.</p> <p>In drafting the scheme the site was put in the Community Facilities Zone however was not specifically annotated for the use of a cemetery because at some stage in the future Council may want the flexibility to consider other uses for all or part of the site.</p> | That no change be made to the New Noosa Plan as a result of this submission. |
| 20868792  | <p>Resident of Cooroy concerned that the housing along Olivier Street and Peartree Lane has been designated Medium Density Residential.</p> <p>This area is currently low density, older style Queenslanders with large grassed blocks, allowing space for children to play and gardens to be developed providing important habitat for wildlife.</p> <p>To see it disappear into townhouses, driveways and garages would be a backward step, reducing the character of Cooroy. This means more concrete, more runoff, less trees and shrubs, and a hotter environment.</p> <p>In addition, if each block becomes 4 townhouses, potentially another 120 cars would enter these local streets and add to the Diamond Street intersection congestion.</p> | <p>Noted. The current land is located within the Cooroy township urban boundary and immediately adjoins the medium density residential zone. Councils Housing Needs assessment identified the need to increase the supply of smaller dwellings across the shire to cater for future housing needs.</p> <p>This locality provides a unique opportunity to increase affordable housing supply in Cooroy on land that is able to be easily serviced by infrastructure within a short distance from the District Centre, public transport and Cooroy-Noosa road.</p>   | That no change be made to the New Noosa Plan as a result of this submission. |

**Table 15:2 Submissions on Significant Changes**

| Submitter            | Submission and Grounds of Submission   | Planners' Response  | Recommendation                            |
|----------------------|--|---|---|
| 21003252<br>21005677 | <p>Sites at Myall St Cooroy - Reaffirming the matters raised in earlier submission made during the first round of public consultation.</p> <p>It is recommended that the following amendments be incorporated in the final version of the Planning Scheme:</p> <ul style="list-style-type: none"> <li>Zoning Map ZM-10 be updated to include the subject land in the Medium Density Zone in lieu of its current designation within the Recreation and Open Space zone;</li> <li>Consequential amendments to the Strategic Framework maps be made to include the land within the Urban Boundary.</li> </ul> | <p>This was not the subject of 2<sup>nd</sup> round consultation on significant changes.</p> <p>There is not a demonstrable need for new urban greenfield areas generally in the shire – the Noosa Plan has established in can meet dwelling targets for the life of this scheme and under the SEQ Regional Plan.</p> <p>There remains medium density land in Cooroy capable of development for semi-attached or attached housing that is much closer to employment, services and transport.</p> <p>Any change to the urban boundary requires strategic consideration and consultation with the Cooroy community.</p> | That no change be made to planning scheme |

# 16. Tewantin

**Table 16.1: Submissions on First Consultation (No submissions as a result of Significant Changes Consultation)**

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
|-----------|---|---|---|
| 20860124  | The Catholic church happy with proposed zones for all properties in Noosa Shire except one: 73 Poinciana Av Tewantin (adjoining the church) is currently zoned Attached Housing and used for residential purposes. The proposal to include it in the Community Facilities Zone with Place of Worship annotation is not supported as it was only purchased in the last 10 years for the dual purpose of housing and overflow car parking. There are no plans to extend onto this site for the use of "Place of Worship". Long term redevelopment of the front of the site for multiple housing is planned so the Medium Density Residential Zone is requested.   | Request supported and the church is acknowledged in their endeavours to develop additional attached housing compatible with the medium density zone and neighbouring properties.  | <p><b>Council at its Special Meeting of 12 September 2019 resolved that zoning map ZM-11 in Schedule 2.3 of the New Noosa Plan be amended to include 73 Poinciana Avenue Tewantin in the Medium Density Residential Zone.</b></p> <p>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</p> <p>During the subsequent consultation period no submissions were received.</p> <p>No further changes are recommended for this property.</p>  |
| 20856421  | <p>Submitter seeks a change to the proposed zoning at 141 Cooroy Noosa Rd, to better reflect the existing relocatable home park, holiday park, service station, caravan park and shops and to facilitate a small number of additional relocatable homes.</p> <p>This submission proposes mapping changes to the New Noosa Plan to accommodate proposed additional development, including:</p> <ul style="list-style-type: none"> <li>A minor expansion of the Medium Density Residential Zone, to facilitate additional relocatable homes; and</li> <li>The addition of a Local Centre Zone, in order to properly reflects the existing use of the site.</li> </ul> <p>The existing house on the site, once used as a caretaker's home is no longer necessary and in its absence some 3000m<sup>2</sup> could be added to the Medium Density Residential facilitating more relocatable homes.</p> <p>A change of zoning from Recreation and Open Space to Local Centre for a minor section of the site will better reflect the current uses, including a petrol station, local needs shop, fish and chip shop, hair and beauty shop, and reception/ office for the caravan park. The shops not only offer services to the onsite permanent and visitor accommodation, but also to local Griffith Ave and Golf Course Drive residential catchment area. Residents are already using this area as a Local Centre, the change in zone would allow for more flexible change of uses. The residential catchment area to the north of the site, used to have a shop and local centre zone on Griffith Avenue within the catchment area, however, this has closed and residents have been using the petrol station located on the site for convenience shopping supplies, such as bread and milk in the morning. The area also includes shops such as hairdressers and beautician and a fish and chip shop, with ample parking, which draws in residents from around the local area and surrounding areas.</p> <p>Submitter also asks that Table of Assessment (5.5.2.) for Medium Density Residential Zone be amended to make Relocatable Home Park code assessable rather than impact assessable development. This change reflects that any application is more technical in achieving compliance with the key development parameters. The site is separated from adjoining residential development and includes large setbacks to neighbours which are not proposed to change, therefore unlikely to result in any adverse submissions.</p> | <p>Support the addition of approximately 3000m<sup>2</sup> of land to the Medium Density Residential Zone to facilitate additional relocatable homes in the place of the former manager's residence As per image to the right.</p> <p>The inclusion of part of the lot in the Local Centre Zone however is not supported. The complex was developed as a caravan park and existing use rights protect the service station and small number of shops. These can continue to operate in the proposed zone.</p> <p>The Centres Hierarchy includes Local Centres at Peregian Beach and in the hinterland villages of Pomona, Cooran, Kin Kin and Boreen Point. Local Centres allow for quite a wide range of uses including a shop up to 500m<sup>2</sup> GFA, a shopping centre up to 1,500m<sup>2</sup> GFA, offices, mixed use Residential (mixed use), adult store, hardware and trade supplies, healthcare service, bar, function facility, theatre, indoor sport and recreation, childcare etc. The potential impact of this range of uses in this location has not been considered, nor has the impact this change would have on other centres such as the neighbourhood centres at St Andrews Drive and Bushlands or the Tewantin District Centre.</p> <p>The implications for such a change on the already challenging intersection of Beckmans Road and Cooroy Noosa Road would also need consideration and now it is not reasonable to do such an assessment at this point in time.</p> <p>It is also recommended that within the Table of Assessment for the Medium Density Residential zone, relocatable home parks be made Code assessable if it involves the expansion of an existing relocatable home park.</p> |  <p><b>Council at its Special Meeting of 12 September 2019 resolved that zoning map ZM-11 in Schedule 2.3 of the New Noosa Plan be amended to include a further 3,000m<sup>2</sup> (approx.) of 141 Cooroy Noosa Rd be added to the Medium Density Residential Zone</b></p> <p>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</p> <p>During the subsequent consultation period no additional submissions were received.</p> <p>No further changes are recommended with regards to the zoning of this property.</p> <p>It is however recommended that the Table of Assessment for the Medium Density Residential zone be amended to make relocatable home parks code assessable if involving the expansion of an existing relocatable home park.</p> |
| 20865871  | <p>Noosa Care Incorporated owns four lots located at 4 to 10 Carramar Street (lots 16 to 19 on RP162486) and intends to develop these sites for an extension to the existing Carramar development on Cooroy Noosa Road.</p> <p>A07.1 of the Community Facilities Zone code refers to 'Carramar Noosa Care' at 186 Cooroy-Noosa Road, Tewantin, over Lot 2 on RP177554 and Lots 18 and 19 on RP162486; being retained as residential care facilities. However Lots 18 and 19 have not been included in the Community Facilities Zone and are actually in the Low Density Residential zone in which a Residential Care Facility is an impact assessable and inconsistent use</p> <p>As Council appears to be supportive of the two sites being suitable for residential care, it is requested Table 6.8.1.3 be amended to reference all four sites as being suitable for residential care facilities associated with Carramar Noosa Care.</p> <p>Submitter provides an indicative concept which illustrates how the sites will connect and fit into the surrounding area. The concept includes:</p> <ul style="list-style-type: none"> <li>All vehicular access from Cooroy Noosa Access Road;</li> <li>Pedestrian access into adjoining Carramar development</li> <li>Six buildings of residential scale with interconnecting walkways;</li> <li>Two storey buildings and development consistent with 8meter height limit</li> </ul>   | <p>Supported - It is understood that the residential care facility known as 'Carramar' is seeking to expand and has purchased house lots on Carramar Street for this purpose. The local community has been made aware of this intent through signage that has been displayed on the street front for some time.</p> <p>Vehicular access to the expanded facilities needs to be via Cooroy Noosa Road and not through the quiet residential street of Carramar Street.</p> <p>The table of assessment and code provisions for the Community Facilities zone in Tewantin will also require review to ensure development is compatible with the residential street.</p>  | <p><b>Council at its Special Meeting of 12 September 2019 resolved that zoning map ZM-11 in Schedule 2.3 of the New Noosa Plan be amended to include 4, 6, 8 and 10 Carramar Street Tewantin in the Community Facilities Zone, specifically annotated for Residential Care Facility.</b></p> <p>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</p> <p>During the subsequent consultation period no additional submissions were received.</p> <p>No further changes are recommended with regards to the zoning of this property.</p> <p>It is however recommended that the Community Facilities Zone Code be amended to include the provision of a PO stating that Vehicle access to Carramar Noosa Care is to be via Cooroy-Noosa Road only with no vehicular access off Carramar Street, Tewantin</p>                                 |

| Submitter  | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
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|  | <ul style="list-style-type: none"> <li>Carparking to rear of site.</li> <li>6m frontage to Carramar Street and Cooroy Noosa Access Road;</li> </ul> <p>The submitter seeks necessary amendments to the zoning maps and tables of assessment to facilitate the extension of the residential care facility onto 4-10 Carramar Street.</p>   |   |  |
| 20835954<br>20842350<br>20841034<br>20843577<br>20845012<br>20849976<br>20861555 | <p>Submitters are generally resident owners within Noosa Lakes objecting to its inclusion in the Tourist Accommodation Zone and seek a residential zoning that reflects its use as housing for a mix of owner occupants, permanent tenants, transitional or shorter term tenants as well as tourists. It is suggested the Tourist Accommodation narrows the rights of owners and reduces the value of units, failing to acknowledge the terms of the existing development approvals and court order. The grounds for their objection are as follows:</p> <p>Noosa Lakes Resort provides important and affordable housing for smaller households including single people, retired people, pensioners, young couples with children, people seeking temporary or permanent accommodation due to changed family circumstances or temporary local employment (such as short-term contract workers) etc.</p> <ul style="list-style-type: none"> <li>Given its relative affordability it allows pensioners the opportunity to live with dignity on a limited pension in a small household where outgoings such as electricity can be contained</li> <li>Rezoning the site to Tourism will be contrary to Council's priority to advance housing choice</li> <li>It contains some 90+ dwelling units with a variety of configurations, conveniently located within walking distance to town, employment and close to public transport.</li> <li>It is walking distance to Noosa Library, the Leisure Centre, U3A and Probus groups.</li> <li>Noosa Lakes has proven that it can support both short and long term accommodation with the mix of occupancy responding to housing and tourism market demands. To have a bank of attached housing in a discreet location that offers this level of flexibility in occupancy use and term is a great housing asset to any community, but particularly to an area like Noosa where the economy has been so variable over the last 25 years. To retain the current flexibility will ease future need for infill building.</li> <li>Noosa Lakes is a discreet site in terms of its location. It does not impact on other established residential nor business areas.</li> <li>Tewantin does not need more tourist accommodation.</li> <li>It is not within the prime tourist zone like the beach or river, because of this it is not a popular destination for tourists, this is reinforced by the failure of the conference centre component of the complex.</li> <li>For tourists, the location means they have to rely more on transport services or self-drive, than those in the prime visitor areas along the river and the beaches.</li> <li>Access to and from the site is a perilous exercise and tourists are less familiar with the road and traffic conditions. An increased number of tourists will exacerbate this problem.</li> <li>Noosa Lakes Resort offers Short-term accommodation for relatives who have family in Tewantin area who cannot afford the high holiday rental accommodation in Noosaville and Noosa.</li> </ul> | <p>Noosa Lakes Resort offers a combination of accommodation types in three configurations. There are total of 94 ground floor studio apartments located below 94 one bedroom units. In combination a one bedroom unit plus studio creates a two bedroom townhouse. The studios are not fully self-contained. By condition they cannot include a stove or cooking facilities due to fire safety restrictions and they do not have a laundry.</p> <p>During the preparation of the Housing Needs Assessment for the planning scheme the consultant specifically investigated the issue of permanent residents living within established resorts. It was indicated that of the total 188 dwelling spaces, approximately half were occupied by permanent residents and half were available in the holiday letting pool.</p> <p>Noosa Lakes was designed and built as a resort, including resort standard outdoor recreation facilities and a conference centre. The original rezoning approval for this site in 1987 was for Tourist Accommodation and Recreation.</p> <p>It is acknowledged that the site accommodates short-term holiday makers, short to medium term residents such as those in local contract work and those requiring transitional housing, as well as longer term residents. While this is working at the moment the balance is precarious and an increase in longer term residents is likely to affect the attraction of the site as visitor accommodation and prevent to conference/convention centre every operating successfully.</p> <p>It has an existing development approval which allows both permanent and short stay and therefore enjoys existing use rights. However it has been zoned for Tourist Accommodation for many years. A change is not proposed in the draft scheme or considered necessary.</p> | That no change be made to the New Noosa Plan as a result of this submission. |
| 20862032   | Owner of 11 Beckmans Rd would like to subdivide one block from the rear of their property on the corner of Beckmans Road and Wentworth street. Entrance crossover has already been established and the intended block would be approximately 750 - 1000 square metres.  | Most of the house blocks in Beckmans Road exceed 8000m <sup>2</sup> (2 acres). They were developed in the late 1980's and have been consistently zoned Rural Residential or Rural Settlement. The draft scheme carries forward the Rural Residential zoning for these lots. As such they cannot be further subdivided.  | That no change be made to the New Noosa Plan as a result of this submission. |
| 20868247   | <p>Owner of 29 Shields Street Tewantin requests Council reconsider zoning of the cul-de-sac / eastern highside of Shields Street Tewantin for three storey unit sites. This is in response to Council's future planning needs to increase its population density across the Shire. Properties with close access to transport; shopping facilities and quick access to main roads are the best positioned to meet this criteria.</p> <p>The position of the cul-de-sac side of Shields Street is uniquely positioned with very large lot sizes. There are only 9 properties in this end of Shields Street which would be affected.</p> <p>On the lower/lakeside of Shields Street, there is a dilapidated rental house and a set of four flats. It would be consistent to have the houses on the opposite/ higher side of the street (only on the eastern/cul-de-sac side of Shields Street) to be unit sites as well. The three storey concept, though challenging, would not impact on other properties. The three storey unit concept should not be for a "six pack" of flats but for "high end" big, three bedroom residential apartments for owners to live in, with an aspect overlooking Lake Doonella. This would increase the value of the area and subsequently higher rates would be generated across the area.</p> <p>Only two houses, (29 Shields Street, and 35 Shields Street have a smaller size). These houses could be amalgamated or dispensated to allow 3 storeys with only 2 bedrooms.</p>   | Shield Street forms part of a well-established low density neighbourhood of detached houses of various sizes reflective of the era in which they were developed. Council has shown it is able to meet its dwelling targets". There are numerous blocks in central Tewantin zoned for higher densities which have not as yet been redeveloped. There is no demonstrable grounds to support this request.   | That no change be made to the New Noosa Plan as a result of this submission. |
| 20868235   | Owner of 65 George St seeks the ability to develop the 505m <sup>2</sup> lot, proposed to be included in the Low Density Residential Zone, with a new duplex (2 x 3 bedroom, 2 bath). Due to the current shortage of  | Duplexes or "dual occupancies" are not allowed in the Low Density Residential Zone and it would not be appropriate to change the zone of this property in isolation to Medium Density Residential. It   | That no change be made to the New Noosa Plan as a result of this submission. |

| Submitter   | Submission and Grounds of Submission   | Planners' Response  | Recommendation  |
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|   | <p>housing in Noosa our proposal will assist in providing families with affordable housing. The new duplex will provide functionality, with some luxury, where the façade duplicates the Tewartin/Noosa style.</p> <p>Due to the proposed dwelling being on a corner block we can achieve separate entry points and individual outdoor spaces to provide the feeling of detachment and seclusion. All council requirements to duplex living and development approval will be met. This build will improve the street appeal and fit into the Noosa/ Tewartin style, while providing affordable living in an area currently experiencing growth, resulting in a housing shortage.</p> | <p>sits within a very low density residential neighbourhood with an established character and identity. Not supported.</p>  |   |
| <p>20866844<br/>20861460<br/>20861557<br/>20866757<br/>20867822</p> | <p>Various submitters commented on the future use of the TAFE site at Cooroy Noosa Road, particularly concerned that the vegetation on site be protected.</p> <p>Site contains valuable habitat for many birds and other species. Old growth Eucalypt trees contain many hollows for many species.</p> <p>No further clearing for more buildings</p> <p>Existing building could potentially house an information centre with rooms for art and craft groups or creative companies.</p> <p>Building should be used for a respite centre, education centre or environmental business</p>   | <p>Three different zones were applied to the TAFE site with the Environmental Management and Conservation Zone applied to approx. 4.33ha ha to the west, north and east of the existing building and the Community Facilities Zone applying to the building and land forward of the building. There is no particular annotation as no decision on the future of the site has been made.</p> <p>A small portion of cleared land beyond the end of the golf club driving range has been put in Recreation and Open Space Zone.</p> <p>The Biodiversity Overlay also covers most of the site in recognition of the environmental values.</p> | <p>That no change be made to the New Noosa Plan as a result of these submissions.</p> |

# 17. Noosaville

**Table 17.1: Submissions on First round of Consultation**

| Submitter  | Submission and Grounds of Submission   | Planners' Response  | Recommendation  |
|--|--|---|---|
| 20867343   | 73 Eumundi Noosa Rd and 2C Starboard Ave The subject sites are proposed to be located in the Low Density Housing Zone and are surrounded by the Medium Density Housing Zone. The subject sites have similar characteristics to the surrounding land that has been zoned Medium Density Residential Zone and wish to be included in this zone to provide a consistent approach to the area and ensure appropriate form of development can occur.  | Support inclusion of these sites in the Medium Density Residential Zone.  | <p>Council at its Special Meeting of 12 September 2019 resolved that zoning map ZM-12 within Schedule 2.3 of the New Noosa Plan be amended to include 73 Eumundi Noosa Road and 2C Starboard Avenue in the Medium Density Residential Zone.</p> <p>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period no additional submissions were received.</p> <p>No further changes are recommended for this property.</p>  |
| 20868265   | Resident Managers of The Islander Resort 185-193 Gympie Tce Noosaville (who also run Moondoggy Café) advise that property has always operated as a holiday resort and wish the entire resort be rezoned to Tourist Accommodation Zone to reflect this use of site as a resort and support the further availability of tourist accommodation in the Noosaville area particularly if re-developed.   | <p>There are many unit complexes that were built specifically as visitor accommodation and as detailed already individual units have interchangeable existing use rights to be occupied permanently or short-term. Most of the complex is currently in the Attached Housing Zone with the components on street front in the visitor Mixed Use Zone.</p> <p>This is a significant three storey resort and it was originally rezoned specifically as a Tourist Resort Complex. The Medium Density Residential Zone actually only caters for two storey development and not at the scale of this complex. Given its already partly zoned Tourist Accommodation Zone it is suggested the whole site be included in this zone.</p>   | <p>Council at its Special Meeting of 12 September 2019 resolved that zoning map ZM-12 within Schedule 2.3 of the New Noosa Plan be amended to include all of The Islander Resort at 185 Gympie Terrace Noosaville within the tourist Accommodation Zone.</p> <p>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</p> <p>During the subsequent consultation period 2 submissions were received in support of this rezoning refer to Table 17.2</p> <p>No further zone changes are recommended for this property.</p>  |
| 20867200<br>20867734<br>20867752<br>20868427<br>20868215<br>20868344<br>20867175 | <p>Owners of apartments at <b>Barbados Cr</b>, Noosaville object to rezoning from "Attached Housing" to "Tourist Accommodation" on the following grounds:-</p> <ul style="list-style-type: none"> <li>Many properties in the area are permanently occupied.</li> <li>Long term residential activities are not included in the overall outcomes for the zone and therefore there's concern for the ongoing diversity of residential uses currently afforded under the housing zone in the existing Noosa Plan.</li> <li>May have a detrimental impact on the value of the property if a future buyer perceived a reduction in opportunities of residential activities given the planning scheme would appear to proposed exclusion of permanent residents in the Tourist Accommodation zone.</li> <li>The roads and facilities in the immediate area will not possibly cope with a major increase in the population density of the area.</li> <li>The existing very pleasant environment of the surrounding area would be severely compromised by a substantial increase in the population density.</li> <li>If there is to be a zoning change, "Medium Density Residential" would more appropriately reflect the present character of the area.</li> </ul>   | <p>Supported.</p> <p>Having regard to the zones in place prior to the introduction of the Noosa Plan in 2006 it is considered that the portion of land generally fronting the inside edge of Munna Crescent, to the north of Noosa Parade, including all of Barbados Crescent and most of Woorookool Place is not best placed in the Tourist Accommodation Zone. Unlike other parts of Noosaville and Noosa Heads this area is low set, only 2 storeys in height and could not sustain substantial increase in density or built form. Notwithstanding that many of these units are used short-term by visitors or part-time residents, it is considered the medium density residential zone be applied to properties within the red line in the map below.</p> <p>Existing use rights will remain regardless of the zone change which allows for both permanent and short-term accommodation for units developed prior to 2006.</p> | <p>Council at its Special Meeting of 12 September 2019 resolved that the Noosaville zoning map ZM-12 within Schedule 2.3 of the planning scheme be amended to include properties to the north of Noosa Parade, east of Munna Crescent and including Woorookool Place and Barbados Crescent in the Medium Density Residential Zone</p> <p>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</p> <p>During the subsequent consultation period several submissions were received requesting the zone be returned to Tourist Accommodation. Refer to Table 17.2</p> <p>No further changes are recommended for these properties.</p> |
| 20862225<br>20865463<br>20867882<br>20867104<br>20862335<br>20867479<br>20866840 | <p>Owners of units at #6, #8 and #11 <b>Woorookool Place</b> objects to the rezoning of their properties to "Tourist Accommodation" on the following grounds:-</p> <ul style="list-style-type: none"> <li>Owners want to maintain the right to live in their unit, rent it permanently or short-term, and this right should not be changed based on location.</li> <li>Properties were originally built and approved as residential dwellings and have a mixture of residents, tenants and tourists in the area, it should not be zoned as one or the other.</li> <li>It will diminish the value of the properties when they sell in the future and limit the level of interest in the property.</li> <li>Contrary to an opinion that permanent residents do not contribute to the economic welfare of Noosa, residents are responsible citizens who contribute to the services throughout the area and support all the shopping centres, restaurants and entertainment facilities. They also attract visits throughout the year from family and friends who also make use of all of these facilities when they are here.</li> <li>Concerned the new classification will attract a higher level of rates than currently charged which would seem unfair as nothing changes.</li> <li>Zone change has the potential to dramatically increase the population density in this area.</li> <li>Vehicle parking in this area is already at capacity during holiday periods. The likely increase in accommodation and vehicle parking and vehicle movements will not be sustainable.</li> <li>The proposed changes have the potential to negatively impact the character of the area and the property values. These changes have the potential to commercialise accommodation at the expense of private ownership.</li> <li>It appears that a "one size fits all" approach has been taken without any thought to sustainability.</li> </ul> | <p>Existing use rights will remain regardless of the zone change which allows for both permanent and short-term accommodation for units developed prior to 2006.</p>  |   |



| Submitter  | Submission and Grounds of Submission   | Planners' Response   | Recommendation  |
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|  | <ul style="list-style-type: none"> <li>Rezoning the proposed Tourist Accommodation areas to Medium Density Residential would be a better and more appropriate approach to take.</li> </ul>   |  |   |
| 20848346   | Long term owner and resident of a unit within "Bedarra" in <b>Munna Crescent</b> Noosaville opposes the Tourist Accommodation zone as it excludes the use of the property as an owner/occupied residence and fundamentally change the nature of the area away from the family/village atmosphere to one of high density, high traffic, high noise zone.  |  |   |
| 20854156<br>20854915<br>20855559<br>20866756<br>20867455<br>20865942 | <p>Owners of units in "Bella Vista" 18 <b>Munna Cres.</b> object to the proposed inclusion of the complex of 6 units in the Tourist Accommodation zone as:</p> <ul style="list-style-type: none"> <li>since construction in the 1980's the units are variously used for long and short-term rental purposes and for intermittent and permanent residential purposes.</li> <li>this change completely disregards the area's existing high level of residential amenity</li> <li>it will reduce use rights on the site, even though the existing use rights are interchangeable and are protected</li> <li>the neighbourhood cannot cope with the additional height and density.</li> <li>parking is already at saturation point.</li> <li>there is already too much pressure on the small park and beach near Bella Vista.</li> <li>the existing sense of community will be lost if the proportion of short stay guests increases.</li> <li>as the area is already well settled and existing dwellings will enjoy existing use rights that permit them to be used for residential (permanent or semi-permanent) or short/long term accommodation purposes; and the area is not one that is ripe for development or redevelopment such that a new zone could be expected to find expression any time soon through any new development responding to the new Noosa Plan it is an exercise in futility</li> </ul> <p>Suggests Medium Density Residential a more appropriate alternative.</p> |  |   |
| 20866838   | <p>Owner of unit at 106 <b>Noosa Pde</b>, submitter objects to rezoning of property and to the entire New Noosa Plan, On the basis of retaining the ability to live in it, rent it permanently or Short-term, this is legally an owners right, not the councils right to dictate based on the location of a property.</p> <ul style="list-style-type: none"> <li>The property was originally built and approved as a residential dwelling and has a mixture of residents, tenants and tourists in the area, it should not be zoned as one or the other.</li> <li>The council has been unable to answer simple questions relating to the consequences of the re-zoning, therefore an informed decision cannot be made at this stage, as we are unaware of the repercussions of such a decision.</li> <li>Looking at the definitions of zones it suggests we will not be able to reside as permanent residents. This is unacceptable.</li> </ul>   |  |   |
| 20825905   | Owners of both dwellings at 134 Noosa Parade Noosaville rent both properties to local residents on long term leases, with the intention to continue this into the future. However support the proposed zoning change to Tourist Accommodation because they understood it allows more flexibility into the future while existing use rights are protected.  | Submissions are noted, however given the weight of submissions detailed above and for reasons previously outlined about the existing built form and density of the neighbourhood it has been recommended that this portion of Noosaville be changed to medium density residential which is more in keeping with the historical zoning of the neighbourhood.  | <b>Council at its Special Meeting of 12 September 2019 resolved that the Noosaville zoning map ZM-12 within Schedule 2.3 of the planning scheme be amended to include properties to the north of Noosa Parade, east of Munna Crescent and including Woorookool Place and Barbados Crescent in the Medium Density Residential Zone</b> |
| 20847608   | No major objections to the Tourist Accommodation zoning (at <b>Woorookool Place</b> ) as it's acceptable use for permanent or holiday letting however would not like tourist levies or changes for unwarranted extra rubbish removal.  | The properties will continue to have existing use rights for either permanent or visitor occupation.   | <b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</b>  |
| 20863974   | Operators of Riviera at Noosa 144 <b>Noosa Parade</b> , Noosaville support the proposed rezoning to Tourist Accommodation Zone to signify preferred tourist locations in the Shire.  |  | <b>During the subsequent consultation period several submissions were received requesting the zone be returned to Tourist Accommodation. Refer to Table 17.2</b><br><b>No further changes are recommended.</b>  |
| 20867396   | Owner of 9 Cloudsley Street requests the site be zoned Medium Density Residential (rather than Low Density Residential) as it is well-located to support in-fill development and provide housing choice, within walking distance to public transport and existing services and facilities. This in turn would help achieve infill development targets in accordance with the Regional Plan ShapingSEQ.   | In preparing the new scheme Council was conscious of the existence of older duplexes and units within Detached Housing areas of Noosaville however the extent of flood hazard in this area is significant and in general it is not sound planning to increase the number of people living in an area affected by flood hazard. For this reason up zoning of flood hazard areas has been avoided.   | That no change be made to the New Noosa Plan as a result of this submission   |
| 20839456   | Owner of 32 Creek Rd suggests the site of 658.41m2 is suitable for a development of 4 dwellings with underground parking because it is in close proximity to many different community and medical facilities and service centres and infrastructure is already in place. As the site is proposed to be included in the Low Density Residential Zone this would necessitate a higher density zone.  | In preparation of the scheme Council did carefully consider lifting the zoning of this area from the Detached Housing to Medium Density Zoning. The greatest concern however was the extent of flood hazard in the neighbourhood. Even though this site itself may not be inundated the neighbourhood is likely to become isolated in a flood event and in general it is not sound planning to increase the number of people living in an area affected by flood hazard. | That no change be made to the New Noosa Plan as a result of this submission   |
| 20869327   | Owner of 30 Lake Weyba Drive considers that given the location of the site close to a Local Centre and other unit and duplex development in the locality the subject site should be rezoned to allow for a duplex or multiple dwelling development.  | In preparation of the scheme Council did carefully consider lifting the zoning of this area from the Detached Housing to Medium Density Zoning. The greatest concern however was the extent of flood hazard in the neighbourhood. The flood hazard overlay does for example extend over the eastern portion of this site and filling of the site for the purpose of redevelopment is not generally   | That no change be made to the New Noosa Plan as a result of this submission   |

| Submitter                                    | Submission and Grounds of Submission  | Planners' Response   | Recommendation   |
|--|---|--|--|
|  |   | supported. It is not sound planning to increase the number of people living in an area affected by flood hazard.   |  |
| 20858903                                     | Submitter lives in own home in Laburnum Crescent Noosaville and wants new scheme to leave the building zoning in their street and the immediate area to remain unchanged, making sure unit blocks etc cannot be built and opposes secondary dwellings on each block.  | Noted. There are no proposed zoning changes in the immediate locality in the New Noosa plan.   | That no change be made to the New Noosa Plan as a result of these submissions.   |
| 20868038                                     | <p>Noosa Airfield Support the Draft Noosa Plan as it recognizes the importance of the existing airfield land use by its recognition in the Strategic Framework.</p> <p>Recommend the following to ensure appropriate practical measures are incorporated in the planning scheme that align with the strategic intent for the airport to be protected and enhanced and ensure the planning scheme reflects the actual operational and safety requirements of the airfield as the occur on the ground and as required by federal legislation:</p> <ul style="list-style-type: none"> <li>The subject site is in the Community Facilities zone and annotated a "air service" which is further defined in the planning scheme. The table of Assessment for the zone however does not make reference to this use and therefore by default is inconsistent impact. Given the designation of the land and the associated annotation on the map recognizes the existence of the airfield suggest that the table of Assessment be amended to be exempt development if annotated for this purpose.</li> <li>The inclusion of a new Airport Environs Overlay Code to protect he airfield from reverse amenity issues, safety and regulating new development. Example provided with submission.</li> <li>The inclusion of an Airport Environs overlay map to identify a buffer airport control area, safety zones, access and landing zones. Example provided with submission</li> <li>Amend the proposed zoning map to include the entire area designated as airport control area as Community Facilities Zone with annotation.</li> </ul> | Noted. The subject site is recognised and annotated air service in the community facilities zone. It is not considered appropriate to consider any future development on this site as exempt development given the sensitive and constrained nature of the site and surrounding locality. In addition the subject site is not considered a significant airport in the region unlike the Sunshine coast airport and therefore does not require further protection of an overlay or consider as part of designated airport control area.   | That no change be made to the New Noosa Plan as a result of this submission  |
| 20867166                                     | Under the waterways works code there are some inconsistencies between the areas zoned Low Density and Medium Density. We would like to see these rules harmonised.  | Noted and reviewed. Provisions regarding Noosa waters setbacks should be consistent in both the Medium and Low Density Residential zones.  | Including provisions in the Medium Density Residential zone to be consistent with the low density zone regarding Noosa waters. |
| 20868183                                     | <p>Objection to the proposed change in zoning of 111 Lake Weyba Drive. Submitter states the proposed changes would result in a reduction of the residential development entitlements afforded to the land, in particular:</p> <ul style="list-style-type: none"> <li>Reduce area zoned Low Density Residential Zone and increased proportion of the site zoned Environmental Management and Conservation.</li> <li>Inclusion of code provisions if administered rigorously would have the effect of sterilizing future subdivision. These include Noosaville Local Plan Code PO32 and AO32; and Reconfiguration of a Lot Code PO4.</li> <li>Acknowledge existing constraints on the land however, such constraints should be appropriately interrogated as part of a development application and not a broad scale mapping approach.</li> </ul> <p>Seeks amended zoning to reflect the current Noosa Plan 2006 as well as removal of Code provisions that specifically prevent subdivision within Lake Weyba Drive, to allow for the site specific determination of constraints rather than the preclusion on the grounds of broad brush mapping.</p>   | <p>The flood hazard in this part of Noosaville is significant. A complete revision of council's flood modelling and mapping was prepared for the whole of Noosa River and are based on the equivalent of a 1 in 100 year flood event (1%AEP) including climate change projections to year 2100.</p> <p>For some time Council has had a policy of not allowing the filling of land to meet flood immunity and not increasing the number of lots and in turn households living within the flood hazard area.</p> <p>For transparency, given these lots should not be subdivided, the Low Density Residential Zone has broadly been applied over existing homes on the site but no further. The provisions in Reconfiguring a Lot Code are designed to make this position as clear as possible.</p> | That no change be made to the New Noosa Plan as a result of these submissions.   |
| 20851079                                     | Regarding 135 Lake Weyba Drive, the submitter objects to the extent of the Environmental Management and Conservation Zone over the site. Attention is drawn to Reconfiguring a Lot Application RAL17/0504 for a 4 lot subdivision in accordance with the current zoning of the land. That application was refused and is currently under appeal in the Planning & Environment Court. Under such circumstances it is considered inappropriate for Council to change the zone in the way proposed. Submitter requests that the zoning be amended to mirror the current split zoning allocation to reflect the achievable use of the land and updated to the current QPP terminology as Low Density Residential.   |  |  |
| 20867873                                     | Owner of 143 Lake Weyba Dr Noosaville objects to the proposed zoning of the site. The owner requests the Low Density residential zone be extended over the entire site as per the 2006 Noosa Plan; or amend the relevant provisions in the Draft Plan so as to allow for the subdivision of the land into 3 lots generally as shown in the preliminary plan attached to the submission.   |  |  |
| 20862013<br>20868602<br>20866061<br>20867700 | <p>Objection to Munna Beach Apartments at 291 <b>Gympie Tce</b> Noosaville being included in Tourist Accommodation Zone for the following reasons:</p> <ul style="list-style-type: none"> <li>The building was initially built in the 1980s and has a mixture of permanent residents and Short-term holiday rentals managed by an on-site manager. We have never had any residential restrictions on usage of the unit.</li> <li>The current development density of Munna Beach Apartment's site is appropriate for the area and consistent with other use in the area.</li> <li>Restrictions on residential use proposed in the Tourist Accommodation zone should not be applied and the zone should be replaced with another zoning commensurate with the current development.</li> </ul>   | In the current scheme These units have been included in the Attached Housing Zone and consist of a three storey resort complex. These are existing residents and owners enjoy existing use rights to live in their units or rent to longer term tenants. The use of multiple dwellings will remain a consistent use under the New Noosa Plan. However it is primarily a visitor resort and given its location on Gympie Terrace it is considered appropriate to continue to include it in the Tourist Accommodation Zone.  | That no change be made to the New Noosa Plan as a result of these submissions  |



| Submitter            | Submission and Grounds of Submission   | Planners' Response  | Recommendation   |
|----------------------|--|---|--|
|                      | <ul style="list-style-type: none"> <li>Owners should be not be disadvantaged by any retrospective restrictions on residential use.</li> <li>Owners appreciate being free to live in the unit a few months of the year and make it available for short-stay tourist accommodation the rest of the year</li> <li>Rezoning it curtails our existing right to utilize the accommodation for permanent, semi-permanent or short stay use.</li> <li>We need to be re-assured that our existing rights and those of others who have owned properties for many years in the area are preserved.</li> <li>Want to be able to sell the unit to any class of persons without any residential conditions of usage, as we have now.</li> <li>Would have no objection to the proposed zoning applying to new developments but feel it is unfair to apply it retrospectively to existing buildings</li> <li>Change would damage the tone of the charming village-type atmosphere that Noosaville currently enjoys. Much of this charm is exactly what draws the area's tourists in the first place.</li> <li>Those who own properties anywhere in the Noosa Shire Council should have the right to live in their properties full time if they wish. I would ask that the council reconsider placing limitations on use of dwellings.</li> </ul> |   |  |
| 20827685             | Submitter believes Ivory Palms at 73 Hilton Tce, Noosaville should be included in a residential zone rather than Tourist Accommodation. There is already a large quantity of holiday accommodation in Noosa and Noosaville, augmented by the number of people who rent owned accommodation through sites such as AirBnB. Allowing the owners the choice whether to rent as holiday accommodation, long term rental or occupy the property would provide boost year round to the area and possibly provide accommodation for worker who service other parts of the tourist economy in the area.   | Ivory Palms is and has always been visitor accommodation. Its original approval is for visitor accommodation only and the current planning scheme reflects this. Protecting this site for family friendly, relatively affordable accommodation is considered important.   | That no change be made to the New Noosa Plan as a result of this submission  |
| 20865034             | Owner of 7 Hilton Esplanade Noosaville objects to the fact their property is not included within the proposed Tourist Accommodation Zone. Would be vehemently opposed to any move that sought to restrict any of the usage rights to my property as Short-term rental accommodation as such changes would undoubtedly have economic ramifications for me and would probably decrease the value of my holding.<br><br>Surely blanket rezoning proposals affecting the Short-term accommodation industry amount to gross overkill as a method of control for a relatively small problem.   | 7 Hilton esplanade contains an older lowset building containing 3 holiday units. They have operated as such for a long time but are zoned Detached Housing and under the 1985 Planning Scheme was Residential Single Unit. It has not been zoned for holiday units and the draft scheme is just carrying forward the zone intention from the last two planning schemes which is attached housing.<br><br>The units would have existing use rights, no change required.  | That no change be made to the New Noosa Plan as a result of this submission  |
| 20865792             | Existing development at 92 Hilton Terrace Noosaville is a detached dwelling which under the New Noosa Plan is considered inconsistent impact in the Medium Density Residential Zone. The owner of the site seeks to retain the option to utilize the site for a dwelling.<br><br>The New Plan will require any changes or extensions to the existing lawful dwelling to lodge a planning application to Council. This is an unnecessary cost and waste of resources as it would be difficult for Council to refuse any such extensions.<br><br>The site may be redeveloped for units when there is a demand for such a use on the site. Until that time it is inappropriate for Council to try and remove the existing residential use from the site.<br><br>The Draft New Plan details that future development is to provide for increased housing choice. The use of the site for a dwelling provides an alternative choice of housing for the area.<br><br>The Draft New Plan details that variation in the character of neighbourhoods and the low scale nature of development is a desirable outcome. The use of the site for a dwelling therefore fulfills the outcome desired by Council.   | This property is currently zoned Attached Housing and transitioned to Medium Density Residential. There are a few areas of Medium Density Residential Zone that still contains detached houses. Many of them are older houses and it could be expected that at some stage in the future they will be redeveloped for a higher yield of dwellings (eg dual occupancies or multiple dwellings). Given the limited amount of land available for multiple housing it has been a deliberate decision to preclude such land being underutilised with new houses.<br><br>The property has a house and enjoys existing use rights as such. The owner may renovate, remodel or extend their house without needing planning approval from Council.<br><br>It is considered important that the scheme makes a policy position that land zoned for Medium Density Residential eventually fulfil its destiny to provide for provide for medium density multiple dwellings, as outlined in the purpose of the zone. The current and future character of the neighbourhood has been accounted for when zoning this stretch of land.  | That no change be made to the New Noosa Plan as a result of this submission. |
| 20866729             | New Noosa Plan includes the area between Howard Street and Russell Street in the High Density Residential Zone and Short Stay Map area.<br><br>The table of Assessment for this zone details that Dual Occupancies are inconsistent impact assessable. Request that this be amended to include Dual Occupancies consistent code assessable.<br><br>Many of the lots in this area are ranging from 594m <sup>2</sup> to 600m <sup>2</sup> and are not suited to more intensive developments. The removal of the ability to develop lots of 600m <sup>2</sup> to include dual occupancies is not supported.<br><br>It is not viable to develop small dwelling units in the area due to inherent land costs in this area.<br><br>The removal of population density is supported.<br><br>The increase in plot ratio in PO6 is supported.<br><br>Continue to allow permanent residents in the area is supported.  | Since the 1985 planning scheme the area between Howard Street and Russell Street has had a zoning that allowed for multiple dwellings or duplexes up to 3 storeys in height. Over the last few decades many blocks have been redeveloped for either. There are relatively few lots remaining that would be redeveloped in the short term.<br><br>The submitter's property at 13 William Street has a site area of 1785.43m <sup>2</sup> . It is appreciated they have a preference to divide this into separate lots for the construction of duplexes, yielding up to 6 dwellings. However it is considered, given the increased allowable plot ratio and height limit of 3 storeys that this site could yield considerably more dwellings.<br><br>The purpose of the high density residential zone if fundamentally to provide for high density multiple dwellings. It was made apparent through the Housing Needs Analysis that Noosa Shire required an increase in small dwellings. There is limited land available for the construction of multiple dwellings and it would be considered under-utilisation of this land to support lower density housing. | That no change be made to the New Noosa Plan as a result of this submission. |
| 20832532<br>20832531 | Operators and unit owners at Metzo Noosa Resort 152 -158 Noosa Parade Noosaville object to Residential zoning and want the same tourist zoning as other holiday complexes nearby be applied to Metzo.<br><br>The units are set up for the primary purpose of Short-term holiday rental and are managed as such. The  | There are many unit complexes that were built specifically as visitor accommodation and individual units have interchangeable existing use rights to be occupied permanently or short-term.<br><br>Not all sites used for both permanent and visitor accommodation have been included in the Tourist  | That no change be made to the New Noosa Plan as a result of this submission  |

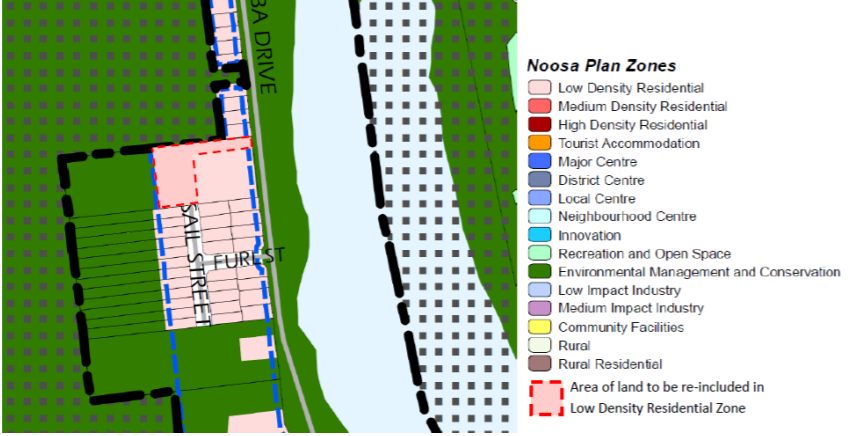
| Submitter                        | Submission and Grounds of Submission   | Planners' Response  | Recommendation   |
|----------------------------------|--|---|--|
| 20833647                         | building was constructed for Short-term holiday accommodation and has little storage in the kitchen, bathrooms and carports. The Committee of Metzo Resort acts on matters on the assumption that the units are owned and operated as holiday accommodation. By zoning Metzo Resort as residential it will have an impact on the availability of high quality holiday accommodation in the Noosa area.   | Accommodation Zone. Given the location of this particular site on Noosa Parade its inclusion in the Tourist Accommodation Zone could have merit however would need to be notified to all individual unit owners.<br><br>Existing use rights are in place for this site and it is not at the current time zoned specifically for visitor accommodation it is suggested no further change be proposed at this stage.  |  |
| 20867158                         | Resort Managers of "Noosavillage River Resort" 159 Gympie Terrace Noosaville which spans from Gympie Terrace through to Janet Street very disappointed it is not marked for Tourist Accommodation in the new Noosa Plan despite being one of the oldest providers of tourist accommodation in Noosa. Resort has a total of 27 lots with the majority of these lots in the rental pool providing "Tourist Accommodation".<br><br>No justification why the Eastern end of Gympie Terrace is zoned "Tourist Accommodation" and we are not. We provide more rooms for tourists than many of those on the Eastern end of Gympie Terrace and find it hard to understand why we have been cut out. It is highly unfair.<br><br>The entire "Gympie Terrace" stretch should be zoned for Tourist accommodation or at the very least this resort should not be discriminated against by its exclusion.<br><br>Gympie Terrace is the Hastings Street of Noosaville and should enjoy the same protection and Zoning.   | This 2 storey unit complex was zoned Residential Low Density in 1985 prior to being included in the Attached Housing Zone in the current 2006 scheme.<br><br>Like many well established complexes that were built specifically as visitor accommodation they have interchangeable existing use rights to be occupied permanently or short-term.<br><br>As the draft scheme is not removing any existing use rights the property or unit owners enjoy, no change is recommended.<br><br><b>Submitters made a further submission in the second consultation round as detailed in table 17.2 below</b> | That no change be made to the New Noosa Plan as a result of this submission  |
| 20863350                         | Concerned that existing use rights enable either permanent or Short-term rental regardless of the change of zoning.<br><br>Concern that this is eroding Short-term holiday units as they are sold as it is more likely to be brought and used for permanent accommodation which erodes visitor accommodation as well as property management rights.<br><br>New rezoning to Tourist Accommodation does not benefit them by retaining visitor accommodation on the site and in Noosaville overall.   | Noted. Existing use Rights are enabled under the Planning Act. The Noosa Plan encourages small dwellings in and around centres so it is hoped that this will provide additional housing choice for smaller dwellings and reduce the demand for tourist units in resort sites for permanent accommodation.   | That no change be made to the New Noosa Plan as a result of this submission  |
| 20868819                         | Submission is on behalf of 11 Resort Managers in the Noosaville area who are outside the proposed Tourist Accommodation Zone in the New Noosa plan. The properties are located between Weyba Rd, Gympie Tce and Gibson Rd and are well located to services and attractions for visitors and is regarded as a premium tourist area of Noosa.<br><br><ul style="list-style-type: none"> <li>Generally in support of the changes in the New Noosa plan as they relate to Short-term accommodation areas and tourist accommodation zones.</li> <li>The proposed Tourist Accommodation zones in the new Noosa Plan are already developed and it is not likely that these sites will be redeveloped in the near future to provide for the increased demand as many of these sites are high end permanent residential homes and units, particularly west of Thomas Street.</li> <li>All tourist development will need to be protected in the future and new tourist development is to be encouraged to cater for the planned tourist growth to the region. The plan does not support this growth.</li> <li>New zoning doesn't add any additional areas to Noosaville and does not reflect the current footprint of visitor accommodation in the locality. The resorts that have been retained as high density residential will overtime be redeveloped for permanent residential rather than tourist accommodation.</li> <li>The discrepancy in zoning will allow real-estate agents to promote permanent residents in these resorts rather than those in the Tourist Accommodation zone. This will erode visitor accommodation availability in resorts in the future.</li> <li>Loss of tourists to the locality will have negative impacts on local businesses that rely on tourists rather than permanent residents. Empty shops and restaurants reduce the overall amenity of the area.</li> <li>Request the Tourist Accommodation Zone be extended west of Thomas Street along Gympie Tce encompassing all the existing holiday resorts located in the Weyba Rd, Gympie Tce and Gibson Rd locality.</li> <li>All resorts that are covered by the accommodation regulation module and have an on-site manager are predominately used for Tourist accommodation and should be zoned Tourist Accommodation.</li> </ul> | Acknowledged. All submission were reviewed and it was determined that as these site was not contiguous to a Tourist Accommodation Zone it should remain in a residential zone.<br><br>Existing use rights will remain regardless of the zone change which allow for both permanent and short-term accommodation for units developed prior to 2006.  | That no change be made to the New Noosa Plan as a result of this submission  |
| 20867396                         | 9 Cloudsley St is currently zoned Detached Housing and proposed to be zoned Low Density Residential in the new plan. Owners have requested the subject site be zoned Medium Density Residential because it's well-located to support in-fill development.  | While located close to services this site is within a flood hazard upzoning of land where there is a high flood hazard has been avoided as not to increase the number of households living with that hazard   | That no change be made to the New Noosa Plan as a result of this submission  |
| 20859354<br>20877139<br>20867793 | 87 to 113 Eumundi Noosa Road are currently zoned Attached Housing, however the majority of these have existing business uses on them. Prior to the current Noosa Plan 107 and 109 were zoned Light Commercial which allowed business with units allowed on the second level. Suggest that these properties should be zoned to allow business and commercial uses rather than zoning these properties Medium Density Residential in the Draft Noosa Plan.   | This areas was reviewed and it was determined that medium Density is the preferred zone for this locality given the allotment sizes and location with access to public transport, access to Eumundi-Noosa Road and sustainable use of services and infrastructure.<br><br>Existing non-residential uses can continue to operate under existing approvals and use rights.<br><br>Rezoning this location as a centre would undermine the Noosa Centres Hierarchy given the close location and supply of centre zoned land at the Noosa Business Centre located in the immediate vicinity.             | That no change be made to the New Noosa Plan as a result of this submission. |

| Submitter | Submission and Grounds of Submission  | Planners' Response   | Recommendation   |
|-----------|---|--|--|
|           | <p>101-105 Eumundi-Noosa Drive is proposed to be zoned Medium Density Residential Zone which is generally consistent with the current zoning being Attached Housing. The subject sites currently have an existing lawful low impact industry and business uses on land through existing use rights.</p> <p>It is suggested that the land should continue to be used for commercial business purpose consistent with the current development approval which provides for retail Business Type 6 (Hardware) and 7 (Garden and Lifestyle) MCU16/0130.</p> <p>Given the above and the nature of the surrounding land uses including Klinge Scaffolding (low impact industry) and Ecom Noosa (commercial business office), consideration should be given to include the subject land in a Local Centre Zone or similar to allow for a range of business, residential and community activity uses.</p> <p>The location is on a main road and the proposed uses would not impact upon the adjoining residential uses and the land is located near other community uses to the south.</p> <p>The use of the site for purely retail uses is not supported and specific provision could be drafted to exclude these retail uses if necessary.</p> | <p>Zoning this area as Medium Density will help achieve the outcomes of the Housing Needs Assessment by providing small dwellings and more housing choice in the Noosaville locality.</p> <p>There are also traffic implications for increasing commercial development in this locality along Eumundi-Noosa Road.</p> <p>Recommend no change to zoning.</p>  |  |
| 20867871  | <p>The proposed zoning of community facilities over 90 &amp; 88A Goodchap St, Noosaville is supported provided the provisions area amended to allow for office use consistent with the current approval to allow for a flexible approach to respond to market forces.</p> <p>This should also be applied to the retail component with a request to increase the total use area to 500m<sup>2</sup> to allow for a chemist or similar uses to be provided to support the medical uses as an integrated development.</p> <p>This flexibility would enable other use to be considered for the site should the Noosa Business Centre provide a large medical establishment where existing tenants would potentially relocate.</p>   | <p>The site has a current development approval which allows for the flexible use of the site and this is not required to be reflected in the zone provisions.</p> <p>The centre is well placed in the vicinity of the Hospital and will remain an important health centre into the future. Increasing retail use on the site is not considered appropriate at this stage given the location of the nearby major centre.</p>  | That no change be made to the New Noosa Plan as a result of this submission. |
| 20866267  | For Noosa Scouts uses defined as 'education establishment' and a 'tourist park' should be categorised as accepted development and/or recognised as consistent uses listed as code assessable.   | The site is surrounded by residential uses and as such it is reasonable for those residents to see applications and comment on further development of the site. The site has a number of approvals and can continue to operate under their lawful use rights.  | That no change be made to the New Noosa Plan as a result of this submission  |
| 20868827  | <p>Various queries about future conservation use of:</p> <ul style="list-style-type: none"> <li>Lot 15 SP177649 Cooyar Street, Noosa Heads</li> <li>Lot 2 RP160983 Eenie Creek Road, Noosaville</li> <li>Other large lots along Lake Weyba Drive</li> <li>Query what is allowed at the Weyba Drive airstrip and what is being done to keep the old runway serviceable at Sunshine Coast Airport.</li> <li>Support council's efforts to manage jet skis and thrill seeker speed boats and to prioritise nature based recreation.</li> <li>Request new playground spacenet or tower net in Sunshine Beach/Noosaville and new pump track</li> <li>Encourage council to commence a program of power garden tool swaps.</li> <li>Support council's pedestrian and cycle way network. Some improvements needed around Girraween Sports complex</li> </ul>   | <p>Lot 15 SP177649 Cooyar Street, Noosa Heads– this is a council owned freehold lot. It used to be used as the old tree dump and night soil (sewage dump) site. There has been various discussions about potential community uses for the land though there would have to be significant remediation of contaminants, and any vegetation and important open space areas would need to be set aside for protection for the community. In any case, the site sits outside the 'Urban Area' under the SEQ regional plan (Shaping SEQ) so can't be development for urban purposes at this time. It is also zoned for Open Space Conservation under the current scheme and Environment Management and Conservation under the draft New Noosa Plan.</p> <p>Lot 2 RP160983 Eenie Creek Road, Noosaville (adjoining the airstrip) – This land is in private ownership (same owners as the airstrip). It is zoned for Open Space Conservation under the current scheme and Environment Management and Conservation under the draft New Noosa Plan. Given the significant flooding constraints and biodiversity values, this is not proposed to change.</p> <p>Other large lots along Lake Weyba Drive are either zoned for conservation or have a split zoning of Low Density Residential and Environment Management and Conservation to provide for a single house but to significantly limit subdivision potential. Some lots have some ability to subdivide but would have to demonstrate how they will manage flood risk and protect biodiversity values within the developable (res zoned) areas. This is considered a balanced approach given that the split zoned parcels are privately owned and have had some expectation to subdivide for many years.</p> <p>Lot 1 RP160983 Lake Weyba Drive, Noosaville (airstrip) – The current owners have rights to use this private airfield for limited commercial operations during restricted operating hours.</p> <p>Sunshine Coast Airport –The Noosa Plan recognizes the Sunshine Coast airport as being the primary airport servicing the Sunshine Coast region, including Noosa, and includes some provisions that apply to development proposed within the air traffic area for safety reasons.</p> <p>Other comments noted however are not part of the Planning Scheme and have been referred on to relevant parts of Council.</p> | That no change be made to the New Noosa Plan as a result of this submission  |
| 20868648  | <p>Concerned about effects on Lake Weyba's water quality and ecological communities caused by sediment run off from development and land use around the shores and tributaries. Includes Parkridge development, currently under construction. Dramatic decline in marine biodiversity attributed to increased sediment and pollutants. Ensure no further Parkridge style developments permitted in the future. Ensure stringent monitoring of Parkridge runoff and include measures to soften visual impact on scenic amenity of lake.</p> <p>Object to inclusion of Noosa airstrip in the Community Facilities zone – should be Environment Management and Conservation.</p> <p>Installation of rainwater tanks of at least 5000lt capacity should be mandatory on all residential properties to</p>   | <p>Parkridge Estate has an existing approval and stormwater has been assessed as part of the development application. There are detailed requirements in the planning scheme in relation to erosion and sediment management and water quality protection that need to be met for any new development.</p> <p>The Noosa airstrip has been zoned for Community Services since the 1997 strategic plan. Approvals are in place for ongoing operation as an airstrip.</p> <p>Council has sought to include sustainability requirements in the New Noosa Plan including PV solar generation on new developments. This has been unsuccessful through the state. Council will</p>   | That no change be made to the New Noosa Plan as a result of this submission  |

| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation |
|-----------|--|--|----------------|
|           | <p>mitigate runoff impacts into waterways and encourage sustainability.</p> <p>Use of solar cells in private and commercial developments should be mandatory.</p> <p>Noosa Council should instigate steps for a boundary review so that all of Lake Weyba catchment is within Noosa LGA.</p> | <p>continue to lobby for changes to state building regulations.</p> <p>With regards the boundary review comment, this matter cannot be dealt with through the planning scheme process, and has been forwarded to Council's Governance Section. While Council is unlikely to instigate steps to review the local government boundary to including all of Lake Weyba catchment, Council will continue to support community groups in their efforts for boundary reviews.</p> |                |

**Table 17.2 Submissions from Significant Changes second round of consultation**


| Submitter  | Submission and Grounds of Submission  | Planners' Response   | Recommendation   |
|--|---|--|--|
| 20985634<br>20985253<br>21005313                         | Support the rezoning of The Islander Noosa to Tourist Accommodation Zone.   | Noted.   | No further zone changes are recommended for this property.                                 |
| 20980235<br>20981379<br>20988516                         | Support the proposed amendment to rezone Noosa Parade / Munna Crescent / area to Medium Density Residential   | Noted  | No further changes to the New Noosa Plan are recommended in relation to these submissions. |
| 21002463<br>21004879<br>21006172<br>21006045<br>20996429 | <p>Opposition to the significant change to include properties to the north of Noosa Parade, east of Munna Crescent and including Woorookool Place and Barbados Crescent in the Medium Density Residential Zone</p> <p>Objection to Skippers Cove at 8-10 Munna Crescent which is a holiday resort being included in the Medium Density Residential zone.</p> <p>Munna Crescent contains at least 5 holiday resorts including Noosa Pacific, Tropicana and Riveria which are not being included in the change of zoning to medium density despite each of them being resorts in the same manner as Skippers Cove.</p> <p>Munna Crescent is in a tourist area which can be seen by the fact that the caravan park shares the Munna Crescent park.</p> <p>I understand that Noosa Pacific, Tropicana and Riviera are classified as different types of accommodation to Skippers Cove due to the number of levels in their buildings (ie 3 or more level buildings) and Skippers Cove is classified to be no more than a 2 level building. However, I do not agree that this should remove Skippers Cove from the same zoning type as those 3 resorts due to the fact that Skippers Cove is a similar property to the other resorts in the street. I bought the property on the basis that Skippers Cove was in a resort zoned for short term accommodation and this change will affect my ability to carry out short term accommodation.</p> <p>I consider that the original draft zoning of "Tourist" was in fact correct for the waterfront properties of the area facing Munna Crs. Barbados Crs and the river side of Noosa Parade in Noosaville, as certainly this waterfront area is currently used at least extensively if not predominantly for tourist accommodation. Tourist zoning seems most consistent with the current utilisation and expectations of owners.</p> <p>The river front properties in Munna Crescent and along Noosa Parade, including our property in the Villa Marina complex at 106 Noosa Parade, should be zoned Tourist Accommodation. The majority of these properties have primarily been short term holiday accommodation units. Any owners choosing to reside permanently in these properties can continue to do so. I do not believe this has been clearly communicated to residents and owners.</p> <p>Medium density may be appropriate for the non-waterfront areas in this vicinity.</p> <p>We are concerned that if the zoning is changed to Medium Density Residential for Villa Marina, Skipper Cove, Bella Vista, Noosa Haven and Driftwood owners that currently do not holiday let them, will be penalized in regard to the value of their units, because of future planning restrictions.</p> | <p>Acknowledged. For reasons previously outlined about the existing built form and density of the neighbourhood it has been recommended that this portion of Noosaville be changed to medium density residential which is more in keeping with the historical zoning of the neighbourhood.</p> <p>Existing use rights will remain regardless of the zone change which allow for both permanent and short-term accommodation for units developed prior to 2006.</p> | No further changes to the New Noosa Plan are recommended in relation to these submissions. |
| 21001262   | <p>Extreme disappointment with regards to the new proposed zoning and following on from our previous submission, would again request that the Noosavillage River Resort be moved to the "Tourist Accommodation" zoning where it rightfully belongs.</p> <p>We have a total of 23 units in the holiday rental pool out of 27 lots (1 of these lots is the manager's office) and our owners depend heavily and entirely on "Tourist Accommodation" to provide them with the income. It's not permanent residents that provide them with the income, its tourists to the Noosa Region from all over the world and that has remained the same for some 30 years in this resort!</p> <p>Some 12 years ago when my wife and I purchased the management rights, we had 21 units in the rental pool and today have more in the holiday pool than when we started, again they are all owners that rely on the</p>  | <p>This submission is not in response to a significant change but rather reaffirming earlier expressed concerns.</p> <p>Staff empathise with the submitter however theirs is not the only well-established resort complex with similar circumstances.</p> <p>Their situation is not changing from the current scheme.</p> <p>No change is recommended.</p>   | That no change be made to the New Noosa Plan as a result of this submission.               |

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
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|           | <p>tourists to support and assist in the maintaining of their investment in Noosavillage River Resort.</p> <p>We are one of the largest providers of holiday accommodation on Gympie Terrace and our complex extends from Gympie Terrace all the way through to Janet Street behind. We believe the new proposed zoning is very misleading and unfair and for one, find it very hard to justify why the likes of Clearwater Resort on Weyba Road were moved into Tourist Accommodation and we were not, very hard indeed to justify in all honesty when their operation and complex is not dissimilar to our operation. Had we have been located next door to Clearwater resort we would have been included in the Tourist Accommodation zone and given that, we feel highly penalised simply because we are not next door.</p> <p>This resort provides Tourist Accommodation on one of the most iconic locations in the Noosa Shire being of course Gympie Terrace on the edge of the Noosa River.</p> <p>Just because we are positioned amongst some residential does not take away from the very clear and obvious fact that we are tourist accommodation providers. There are many reasons why we should have been and should be included in the Tourist Accommodation zoning and no reason that would honestly justify why we have been excluded. Our owners rely heavily on Tourist Accommodation and want nothing more than for this resort to be promoted in all aspects as such.</p> <p>Without going into any further detail at this point we would hope that common sense and fairness prevails in all of this and with that in mind, we would ask again that the Noosavillage River Resort be rightfully and respectfully moved to the Tourist Accommodation zoning where it rightfully belongs and not excluded, it's not too late. This resort has contributed massively towards the growth of tourism in Noosavillage and council as well should acknowledge this by way of inclusion not exclusion from the Tourist Accommodation zone.</p> |   |   |
| 21003255  | <p>111 Lake Weyba Drive</p> <p style="color: red; text-align: center;"><b>Proposed Amended Draft Zoning Map – Noosavillage Local Plan Area ZM-12 Extract</b></p>  <p>Submission reaffirming the matters raised in earlier submission made during the first round of public consultation and specifically seeking that</p> <ul style="list-style-type: none"> <li>the zoning be amended to reflect the existing Detached Housing Zone as per the current Noosa Plan and the image to the right; and</li> <li>the planning scheme extracts that seek to prevent subdivision occurring on Low Density Residential zoned land along Lake Weyba Drive, be amended to allow for site specific determination of constraints rather than preclusion on the grounds of broad brush mapping.</li> </ul>  | <p>This is not in response to a significant change but rather reaffirming earlier expressed concerns. These issues were considered as part of response to first round submission.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission.</p> |

# 18. Noosa Heads

**Table 18.1: Submissions on First Consultation**

| Submitter            | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
|----------------------|---|---|---|
| 20867478<br>20866640 | <p>Submitter wants the draft scheme to facilitate a 5 star boutique hotel on Lot 4 SP178340 (Precinct G of Noosa Springs) which currently contains the Noosa Springs day spa, club house, tennis courts, gymnasium, restaurant and pool. They propose purely for visitor accommodation comprising units that are not self-contained. It is intended that the accommodation units not be separately titled and will be operated and managed as part of the 'Noosa Spring Golf &amp; Spa Resort'.</p> <p>Under the current Noosa Plan 2006, the subject land is within Open Space Recreation Zone. Under the draft planning scheme, the subject land is included in the Recreation and Open Space Zone. Submitter is seeking its inclusion in the Tourist Accommodation Zone to ensure a hotel can be integrated with the existing 'Noosa Springs Spa &amp; Golf Resort' facilities.</p> <p>Preliminary advice from an experienced economic consultant has indicated that there is an identified need for a '5-Star' resort within the Noosa Heads locality. This is because the proposed development is to be a full-service hotel with the only other development of this type being the 'Sofitel Noosa Pacific Resort', located in Hastings Street.</p> <p>Despite the adjoining Lot 7 on 178340 (Precinct F) being included in the proposed Tourist Accommodation Zone, a hotel can now not be realised as intended under the previous, current and draft planning schemes. This site is currently being developed as 'Parkridge Noosa' which is primarily a residential development and has now reached an advanced stage. While through the planning schemes 'Precinct F' has been intended for a resort of purely visitor accommodation that would have complemented the existing Noosa Springs development, there is little likelihood the development will be used as a resort. All units are being individually sold and marketed as exclusive residences.</p> <p>It is suggested Precinct G is well suited for tourist accommodation given the hotel component can be readily integrated with the existing 'Noosa Springs Spa &amp; Golf Resort'. From a development perspective, the ability to integrate visitor accommodation with the existing resort facilities makes the development of a '5-Star' resort a more viable option. This type of development being purely for visitor accommodation purposes would provide substantial economic benefit to the Noosa community in the long term.</p> <p>The location of the proposed 'Boutique Hotel' has been specifically chosen to allow for integration with the existing facilities on the land. The development is located on a lower part of the site and not elevated or in a prominent position. Further, the proposed development makes use of an existing parking area on site to minimise earthworks and loss of significant vegetation. The development has been specifically designed to minimise any impact on and off the site. The proposed development has the following:</p> <ul style="list-style-type: none"> <li>• accommodation units being specifically designed purely for visitor accommodation purposes and not being self-contained;</li> <li>• ancillary facilities for the resort development, including a dining area for guests, pools and bar areas, integrated with the existing facilities including the day spa, restaurant, conference rooms, championship golf course and tennis facilities;</li> <li>• sufficient parking for the new development being integrated with the existing on site (currently there is a surplus of parking for the existing development on site); and</li> <li>• the accommodation located generally outside the odour contour for the treatment plant to the north east.</li> </ul> | <p>The whole Noosa Springs site was rezoned in 1990s as a Tourist Resort Complex however visitor accommodation on site has been very limited to date. "Precinct F" has for a long time specifically been identified for the resort site for Noosa Springs. However it was sold off and is currently being developed. No submission was received on the Tourist Accommodation zoning of Precinct F despite it being somewhat at odds with the marketing of Parkridge Noosa.</p> <p>Precinct G has been designated for Open Space &amp; Recreation since the 1997 Strategic Plan and 2006 Noosa Plan. The Draft plan does not include it within the Urban Boundary.</p> <p>The proposal for a small premium accommodation product on Precinct G is supported provided it was located and designed in a manner that was not going to be affected by the nearby sewerage treatment plant, nor cause reverse amenity problems for the STP.</p> <p>A split zoning of Recreation &amp; Open Space and Tourist Accommodation is considered appropriate with suitable design parameters. The use should still be subject to impact assessment.</p> | <p><b>Council at its Special Meeting of 12 September 2019 resolved that Zone Map ZM-13 be amended to include part of 61 Noosa Springs Dr (Lot 4 on SP178340) in the Tourist Accommodation Zone and to realign the urban boundary in this location to include this site.</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</b></p> <p><b>During the subsequent consultation a submissions were received. Refer to Table 18.2</b></p> <p><b>No further changes are recommended regarding the zoning however there are changes for the Urban Boundary and Urban Areas for this property. Refer to Table 18.2.</b></p>  |
| 20868970<br>20866262 | <p>Unitywater has identified properties considered surplus or partly surplus. One such site is part of 32 Viewland Drive, where they intent to retain ownership of the site but through a partnership develop community housing (special disability, residential care, affordable housing etc). The existing water tanks on the balance of the site will remain in use. Such a proposal is intended to align with Unitywater's commitment to community sponsorship</p> <p>The subject site (approximately 2,900m2) is undeveloped and vegetated although they suggest there are no significant biodiversity values. It is surrounded by different forms of housing and the proposal would be more compatible with these than additional water/sewerage infrastructure.</p> <p>Unfortunately the draft scheme does not easily facilitate approval of a Residential Care Facility or Community Residence on the site and the submitter requests that the western portion of the site be zoned community facilities with a specific annotation for Retirement Facility &amp; Residential Care Facility. Request change to Table 5.5.11 to allow to specifically allow those uses subject to code assessment on that site.</p> <p>A couple of indicative scenarios are included in the submission such as 2 storey shared accommodation in 2-3 buildings or up to 14 individual housing units.</p> <p>Given the scarcity of land supply in the Noosa region coupled with the enormous demand for residential care</p>   | <p>The initiative of Unitywater in identifying surplus land for community outcomes and support the prospect of some form of community housing on this site is positive.</p> <p>It is suggested however the site not be used for a retirement facility but other forms of housing which cater for residents with housing needs not readily met in conventional housing such as residential care, supported independent living units, rooming accommodation or community residence.</p> <p>The eastern portion would remain annotated for Utility Installation</p>  | <p><b>Council at its Special Meeting of 12 September 2019 resolved that</b></p> <p><b>a) Zoning map ZM-13 within schedule 2.3 of the New Noosa Plan be amended to show the western portion of 32 Viewland Drive (approximately 2,900m2) within the Community Facilities Zone but annotated for Residential Care Facility, Multiple Dwelling, Rooming Accommodation, Community Residence</b></p> <p><b>b) Table of Assessment 5.5.11 be amended to specifically list Community Residences, Multiple Dwellings, and Rooming Accommodation as consistent and subject to code assessment on a site specifically annotated for that use.</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September.</b></p> <p><b>During the subsequent consultation 1 submission was received in support Refer to Table 18.2</b></p> <p><b>No further changes are recommended for this property.</b></p> |

| Submitter | Submission and Grounds of Submission  | Planners' Response   | Recommendation  |
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|           | <p>facilities in this immediate locality, accommodating future community housing on the subject land is therefore a compelling proposition that is strongly aligned with the Strategic Framework and Strategic Intent of the Draft Noosa Plan.</p> <p>The identified proposed zoning over the entire site (being Community Facilities for the 'specific purpose' of 'Utility Installation') limits the greater potential of the site and (more vitally) serves to obstruct the delivery of alternative housing opportunities in the Noosa region.</p> <p>Requests the zone be changed for a portion of 32 Viewland Drive to be Community Facilities Zone, for the 'specific purpose' of 'Retirement Facility &amp; Residential Care Facility'</p> <p>Also requests amend Table 5.5.11 – (Community Facilities - Categories of development and assessment—Material Change of Use) to include 'Community Residence' with the inclusion of the following annotation:</p> <p>Code Assessment</p> <p>(a) If located on Lot 1 RP2267280; and</p> <p>(b) On a site specifically annotated for the 'specific purpose' of 'Retirement Facility &amp; Residential Care Facility' on a zone map included in schedule 2.</p>   |  |   |
| 20868153  | <p>In relation to "RACV Noosa" at 94 and 142 Noosa Drive Noosa Heads RACV seeks an amendment to the draft planning scheme to allow the subject land to be used for both permanent residential living and visitor accommodation.</p> <p>While the use of the land for tourist accommodation is supported, the removal of the ability of the land to be used for any form of permanent residential living is not supported. It is acknowledged that the operation of RACV Noosa at 94 Noosa Drive is currently providing tourist accommodation in association with other uses and operates as a family friendly resort. This development provides substantial community benefit.</p> <p>The current development approval for the RACV Noosa Resort was obtained under a superseded planning scheme with the residential component being defined as multiple dwelling. This development approval currently does not restrict the dwelling units from being used for permanent residential living, consistent with the current Semi-Attached Housing Zoning. This is the case for all dwelling units other than the single bedroom units attached to the dual key units, which are to be used for visitor accommodation only, unless the entire dwelling unit is used for permanent living. The dwelling units located within the 'enclave' (Lot 0 on 203415) might, subject to market forces, be used for permanent living in the future.</p> <p>Regardless of the commencement of the new planning scheme the land enjoys existing use rights; however, the proposed new zoning does not reflect these use rights. This is with respect to the land being used for either permanent residential living and or visitor accommodation under the current approval which is currently reflected under the current Noosa Plan. Council should maintaining the existing use rights for multiple housing and visitor accommodation, with both of these uses being allowed under the current Noosa Plan.</p> <p>142 Noosa Drive also has a current development approval which allows for 10 multiple dwellings, also obtained under a superseded planning scheme. This approval allows the land to be used for either permanent residential living and or visitor accommodation and maintains maximum flexibility with respect to residential uses that might be achieved. Visitor accommodation provides considerable community benefit to the local community, however the ability to maintain flexibility in residential land uses is also important consideration for the land owner. Having regard to the scale of development that could be achieved on this land, including consideration of the environmental values, unless the site is integrated with the RACV Noosa development it is highly unlikely that this land would be used for visitor accommodation in isolation. Existing use rights to use this land for multiple housing should be maintained under the New Noosa Plan.</p> | <p>The 1986 rezoning of this property was for Resort Accommodation and Ancillary Facilities. The 1997 Strategic Plan specifically sought to protect the site for visitor accommodation and resort development. The 2006 Planning Scheme also specified it as a resort site.</p> <p>It's acknowledged that RACV Noosa successfully operates as a family friendly resort (on 94 Noosa Drive, 203SP267424) providing much local employment and offering excellent guest facilities.</p> <p>While "The Enclave" is understood to be currently available through the resort booking it is appreciated these are all separately owned.</p> <p>There are existing use rights for all units within the resort, including "The Enclave" to be used for permanent occupancy. The introduction of a new planning scheme will not affect these rights.</p> <p>Number 142 Noosa Drive (3SP126203) can proceed with the development application/approval process already in train or take advantage of saving provisions in the Planning Act relating to superseded planning schemes. Otherwise it is also considered this site should remain in the Tourist Accommodation Zone as notified however it is not specifically listed in Table of Assessment 5.5.4 and Table 6.3.4.3 as being protected for visitor accommodation where multiple dwellings are inconsistent.</p> <p>Changes are needed however to correct the Real Property Description of 94 Noosa Parade which is Lot 203 SP267424. This will be the only one of the 3 adjoining subject sites which will be specifically listed in Table of Assessment 5.5.4 and Table 6.3.4.3 as being protected for visitor accommodation where multiple dwellings are inconsistent.</p> <p>Changes are also needed to Table 6.3.4.3 where building height is specified for the Tourist Accommodation Zone as all three of the resort site, the enclave and the vacant block at 142 need to accurately be referenced in terms of real property description.</p> | <p>That</p> <ul style="list-style-type: none"> <li>the real property description of 94 Noosa Drive be corrected where it is specifically referenced in the scheme</li> <li>the maximum height provisions for Tourist Accommodation Zone at Table 6.3.4.3 be corrected in terms of real property descriptions and street address to make clear that a 2 storey and 8 metre height limit apply to all of Lot 3 SP126203, Lot 203 SP267424, and any lots on SP203417 being 94 - 142 Noosa Drive</li> </ul> |

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
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| 20867155  | The complex of 13 apartments at Picture Point Terraces 47 Picture Point Cres, Noosa Heads has operated as visitor accommodation under management agreement since the late 80's. Some owners use their apartments between lets and others reserve their apartments for their own use and are not in the letting pool. Onsite management occupies their own apartment. Noting the site is proposed to be included in the Tourist Accommodation zone, I submit that the current use has been well established and request that the use not be impacted on by any proposed plan change.   | Site is proposed to be included in the High Density Residential Zone, not the Tourist Accommodation Zone. It was however within the mapped Short Stay Area which has been removed. The property would enjoy existing use rights for either permanent occupation of visitor accommodation.   | That no change be made to the New Noosa Plan as a result of this submission  |
| 20867151  | Resident owner of 18 Banksia Avenue happy with proposed Medium Density Residential Zone.  | Support is Noted  | That no change be made to the New Noosa Plan as a result of this submission.   |
| 20822101  | Operators of Noosa Quays resort at 4 Quamby Place supports proposed zoning of Quamby Place as Tourism Accommodation rather than the current Attached Housing. Believes it would only be beneficial to have separate community living options for permanents and holiday makers and therefore support the Draft Plan.  | Support is noted  | That no change to the New Noosa Plan be made as a result of these submissions.   |
| 20831083  | Operators of Noosa Sun Lagoon at 1 Quamby Place supports proposed zoning of Quamby Place as Tourism Accommodation rather than the current Attached Housing. Laments it does not override existing use rights for permanent residents and concerned there is no control over the unpoliced, unlicensed tourist operators affecting the reputation of the destination.  | Support is noted  | That no change to the New Noosa Plan be made as a result of these submissions.   |
| 20867344  | <p>Quamby Place currently contains established unit developments which are used for both permanent and visitor accommodation.</p> <p>The property owners wish to retain the option to utilize their units for both permanent and visitor accommodation and seek assurance that the New Plan will not alter their existing use rights to utilize their units for wither permanent or visitor accommodation without the need for planning approvals.</p> <p>PO19 of the Tourist Accommodation Zone Code refers to only visitor accommodation which is contradictory to the current approvals in Quamby place. It is requested that this is amended to include permanent accommodation except in designated resort complexes.</p> <p>Table 9.4.1.4 of the Driveways and Car parking Code introduces new car parking rates for Short-term accommodation being 2 spaces plus 1 space per 4 dwellings. This requirement effectively means that existing multiple dwellings will not be able to be used for visitor accommodation which is contrary to the intended use of the area. It is recommended that this rate be reduced for existing developments.</p>  | Well established complexes of units typically have existing use rights to be used for either visitor accommodation or permanent residents. Where tourist accommodation is concentrated and while permanent occupation is not prevented, the area is likely to be dominated by visitors and that visitors may not share the same expectations and lifestyle of permanent residents.  | That no change to the New Noosa Plan be made as a result of these submissions.   |
| 20823299  | Operators of Noosa Blue resort 16 Noosa Drive strongly supports any moves to limit the opportunities for permanent living in resorts from Noosa Heads to Noosaville, including through Tourist Accommodation Zone.  | Submission is noted   | That no change to the New Noosa Plan be made as a result of these submissions.   |
| 20827956  | Operators of Noosa Crest at 2 Noosa Drive support proposed inclusion in the Tourist Accommodation Zone  | Submission is noted   | That no change to the New Noosa Plan be made as a result of these submissions.   |
| 20867167  | The draft scheme could go further regarding the need for redevelopment and provision of key worker accommodation in Noosa Junction. While the draft scheme allows three storeys in Sunshine Beach Road, four storeys would make redevelopment more practicable, create more of a nigh time economy and population (which is beginning) and still create an active and attractive streetscape during the day. There are excellent examples in Melbourne of active streets redeveloped to 4 storeys based around transit. This is readily transferable to Noosa Junction. Three storeys is unlikely to create the redevelopment necessary to do this, and also to incorporate the accommodation needs of the Global Village English language school, which are essential to the economic and social welfare of the Noosa Heads community and business area.   | Noted. The rezoning of the bowls club site and the introduction of small dwellings within centres creates new opportunities for housing choice within all centres in the new Noosa Plan. It is not recommended to increase building heights at Noosa Junction at this stage.  | That no change to the New Noosa Plan be made as a result of these submissions.   |
| 20868430  | <p>The submitter purchased 27 Attunga Heights in 2010 with the knowledge that it benefited from an existing approval for urban development. This approval allowed for development of the land around carefully considered and identified site and land constraints that were based on detailed and site-specific technical assessment.</p> <p>Such an approval allowed for an accommodation and unit development over a clearly defined development footprint of the site. This development footprint was proven to be clear of environmental constraints as part of the approval process undertaken by local and State Government agencies. This approval was issued by State Government Ministerial Call-in (State Government Reference Number for the approval is MC06.1189 TPA23569) in 2006 and was subject to a number of extension requests.</p> <p>Two Development Applications are currently active over the subject land (MCU18/0015 for 12 units and 3 dwelling houses and associated RAL18/0001 to subdivide the land to facilitate the new development), which were lodged with Council in 2018 following an extensive campaign resulting in a lack of market acceptance of the end product reflected by the original approval (see proposed Lot Reconfiguration Plan for MCU application at Attachment 5). The alternate design reflected in the 'active' applications was in direct response to market feedback that a less dense and more sympathetic development concept was preferred for the subject land.</p> <p>The Draft New Noosa Plan proposes to 'downzone' the subject land such that the majority of the site is included within the Environmental Management and Conservation Zone with a small portion in the south included within the Medium Density Residential Zone.</p> | <p>This is a unique site with a high degree of complexities in terms of topography, biodiversity values, risk of landslide and bushfire. There is a development application currently taking its course and the eventual development on site is likely to be reflective of what comes out of the DA process.</p> <p>The proposed zoned area in the draft scheme is considered the most suitable area of the site for development, given the constraints. This protects the most sensitive part of the land for environmental conservation while allowing for development.</p> <p>No change to the New Noosa Plan be made at this stage.</p> | <p>That no change to the New Noosa Plan be made as a result of this submission.</p> <p><b>Additional submissions were received for this site as a result of the Significant Changes consultation and are addressed in Table 18.2 however there are no changes recommended to the planning scheme as a result of the submissions.</b></p> |



| Submitter   | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
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|   | <p>The proposed change to the zoning effectively renders most of the site undevelopable by virtue of its inclusion in the Environmental Management and Conservation Zone.</p> <p>Submitter requests that Council give due consideration to the site specific and detailed analysis of matters of site constraint that were completed as part of the development application process to inform an appropriate zoning of the subject land, including: -</p> <ul style="list-style-type: none"> <li>• Ecological Values;</li> <li>• Slope Stability;</li> <li>• Visual Amenity;</li> <li>• Bushfire hazard management; and</li> <li>• Site servicing and infrastructure capacity.</li> </ul> <p>Requests that Council: -</p> <ol style="list-style-type: none"> <li>a) amended Proposed Zoning Plan provided at Attachment 3 be incorporated into the final New Noosa Plan as it applies to the land;</li> <li>b) the extent of Short Stay Area reflected on Map Code: SSA-0 of The Draft New Noosa Plan (refer Attachment 7) be necessarily extended to incorporate the extent of the subject land proposed to be included within the High Density Residential Zone as reflected on the submitted Proposed Zoning Plan (refer Attachment 3); and</li> <li>c) any consequential amendments associated with (a) and (b) above be incorporated into the final New Noosa Plan as it applies to the land.</li> </ol> <p>It is submitted that these requested amendments reflect an orderly and technically justifiable development solution for the subject land that has previously been the subject of a rigorous assessment process by Council officers, and is proven to deliver the most appropriate and balanced land use outcome for the site.</p>   |  |  |
| 20854740  | <p>Neighbour of 27 Attunga Heights submits that the draft Noosa Plan is a good document and goes a long way to preserving the cultural and environment of Noosa.</p> <p>I note that the bush area (27 Attunga Heights) at the end of Attunga Heights has been zoned for a marginal increases the size of the Medium Density Zone and zones the entirety of the remainder of the 27 Attunga Heights boundary as an Environmental Management and Conservation Zone. I am pleased that the draft Noosa Plan 2019 reconfirmations and reinforces environmental importance of the 27 Attunga Heights site "as ecologically important areas, water catchments, beach protection or coastal management areas or natural areas with historical or cultural values are protected from development".</p> <p>While I applaud the increase in the Environmental Management and Conservation Zone within the 27 Attunga Heights boundary, I am disappointed that the Medium Density footprint has increased. The Noosa Hill bush area provides significant native animal habit and amenity to residents and visitors alike – it provides an important development buffer and corridor and provides residents to connect with nature as they transit the council pathway to Hasting Street. I believe that increase in the Medium Density Footprint in not in keeping with the following elements of the draft Plan. a. Zoning requirements for Medium Density Residential zones under the provisions of the draft 2019 Noosa Plan (6.3.2.2 section (j) and (n)) in relation to resident amenity, and the developments response to natural features. b. Zoning requirements for Environmental Management and Conservation zones under the provisions of the draft 2019 Noosa Plan (6.7.1.2 section 1(a, b and c) and section 2 (a)) in relation to ecologically important areas and water catchments protected from development.</p> | <p>The expanded Medium Density Area at the end of Attunga Heights road provides a compromise position that arises from the change of zoning of the current Attached Housing area next to Peppers Resort to Environment Management and Conservation Zone - minimising disturbance to environmental values</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission</p>   |
| 20862184  | <p>Submitter objects to the reconfiguration of the building envelop for 27 Attunga Heights. Submits the location of northern apex of the building envelopment raises the same site stability problems that we lodged against the MCU 18/0015 application.</p>  | <p>Submission is noted. This is a unique site with a high degree of complexities in terms of topography, biodiversity values, risk of landslide and bushfire. There is a development application currently taking its course and the eventual development on site is likely to be reflective of what comes out of the DA process.</p> <p>No change to the New Noosa Plan be made at this stage.</p>  | <p>That no change be made to the New Noosa Plan as a result of this submission</p>   |
| 20860542  | <p>The submitter is opposed to proposed development at 27 Attunga Heights and believes the New Noosa Plan to be the result of extensive community consultation and therefore its position in relation to that site should reflect the Strategic Direction of the Council to preserve Noosa Hill in its natural state as much as possible.</p>  | <p>Noted</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission</p>   |
| <p>20831254</p> <p>20835873</p> <p>20838905</p> <p>20830922</p> <p>20867192</p> <p>20866274</p> | <p>Residents of Safari St object to the rezoning of Delorme and Wyandra Streets, from Detached Housing to Medium Density Residential for the following reasons:</p> <ul style="list-style-type: none"> <li>• It will increase traffic and noise</li> <li>• It will impact unfavourably on property values in Safari Street.</li> <li>• It will attract students and AirBnB</li> <li>• It is inappropriate to change what is an established low density area.</li> <li>• Noosa Heads is already congested as far as density of living and traffic is concerned</li> <li>• Safari Street has already been negatively impacted by the past closures of Delorme Street and Toulambi</li> </ul>   | <p>Changing the zone in Wyandra Street and Delorme Street is intended to allow for an increase in housing diversity over time where sites are located close to a major centre, services and transport infrastructure.</p> <p>A change in the zoning is very unlikely to have any immediate impact on the area as it would take many years for significant redevelopment to occur. Housing stock has to reach an age and a stage where it is more viable to replace houses with duplexes or other forms of attached housing.</p> <p>The building height would remain at a maximum of 2 storeys, minimum building setbacks would apply and landscaping requirements apply.</p> | <p>That no change to the New Noosa Plan be made as a result of these submissions</p> |

| Submitter  | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
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|  | <p>Street</p> <ul style="list-style-type: none"> <li>The lots on the northern side of Safari Street will be adversely affected by increased noise and loss of privacy from new units to the rear.</li> </ul>  | <p>Delorme Street has a road reserve of some 15 metres in width with a pavement width of approximately 7.5 metres. Council's Infrastructure Design Services advise the street has capacity for the proposed rezoning and construction of a sealed pathway could occur as development is taken up.</p>   |  |
| <p>20835873<br/>20837332<br/>20842924<br/>20865177</p> | <p>Owners within Delorme St object to propose change of zone for the following reasons:</p> <ul style="list-style-type: none"> <li>Extra dwellings will increase street parking. The street is only 7.8 m wide and there is no paving on the street verges for pedestrians. Increased cars parked on both sides will provide only one carriage way for vehicles in the street and decrease safety for pedestrians. Many residents from streets further up the "Cooloola Estate" use Delorme Street as a quiet street in order to access Noosa Junction and the bus station by foot.</li> <li>Existing residents do not want to see the quiet cul-de-sac developed with a greater density of dwellings</li> <li>Most of the current residents have bought into the street because it is a quiet street, especially during the night. Extra dwellings and an increased street population will change this character of the street.</li> <li>Extra dwellings and increased roof area will increase street runoff and pollution. The street already suffers from deterioration due to runoff and turning vehicles at its lower end.</li> </ul>  |   |  |
| <p>20867592</p>  | <p>Owner of 3 and 7 Serenity Close seeks a greater variety of residential accommodation types, in addition to visitor accommodation, including retirement and residential care accommodation and a small proportion of permanent accommodation on the land as supported by surrounding residents and the local community.</p> <p>Submission draws from the Housing Needs Assessment which identified the accommodation needs of the ageing population of Noosa Shire be identified as a priority, and affordable and appropriate aged accommodation, particularly options that allow ageing in place, be facilitated and encouraged.</p> <p>Submitter acknowledges that tourist accommodation is a competing priority for Noosa Shire however existing short-term accommodation facilities are far from capacity throughout the year, including during peak holiday times. This site is not considered suitably located to provide purely tourist accommodation given the potential impacts to existing residential development, namely the added stress on the existing transport infrastructure associated with a high density, short-term tourist accommodation development. Its location deep within an established residential precinct limiting the overall exposure of the development from main roads and desirable tourist destinations, further increasing the uncertain economic viability to develop the site for short-term tourist accommodation.</p> <p>The existing road network inadequately supports the existing traffic volumes, with residents experiencing congestion and lengthy delays when navigating to and from home. In close proximity to Noosa Junction, and accessibility via a single road access (Serenity Close), the residents within Settlers Cove already experience the existing stress on the transport network without the further development of the site for tourist accommodation.</p> <p>Pedestrian and cyclist safety is another concern of the local residents as the existing transport network does not provide sufficient pedestrian footpaths and cycle lanes. With the greater level of vehicle numbers introduced to the local roads associated with tourist accommodation, pedestrian and cyclist safety will be further compromised.</p> <p>The current market indicates that there is a more urgent need for retirement and aged care accommodation and a retirement and/or aged care development will result in a more appropriate and markedly reduced level of traffic generation.</p> <p>Land owner is working closely with providers of quality 5-Star Retirement and Aged Care. They have expressed their interest in the development of the subject site for a combined luxury retirement and low care aged care facility. Such a facility would be based around a central community facilities building that will provide village amenities as well as central health care and administration services. The retirement accommodation product will typically consist of large 2 bedroom luxury units that are designed to meet platinum performance levels for Liveable Housing Design, and will complement the existing stages of the Settlers Cove development. A variety of other unit formats will be provided that will meet more care dependant resident's requirements. The facility will also include a small number of Short-term accommodation units that will cater for a variety of visitor family accommodation, respite temporary accommodation as well as interim placement accommodation. A proposal design (concept master plan) has been developed and is provided with the submission. The proposal includes 178 x Independent Living Units (2 bedroom), 16 x Medium Care Units (1 bedroom) and 44 x Short-term Accommodation Units (2 bedroom). The design achieves a residential density of 397 equivalent dwellings per hectare, similar to the previously approved Resort Development which was approved with a residential density of 391 equivalent dwellings per hectare.</p> <p>The general consensus of the local residents is that development of the site as a resort development will exacerbate the existing traffic congestion and pedestrian safety as well as adversely impacting on the residential amenity. The preference of the local community is to see the site developed at a lower density and scale with support for retirement and aged care and/or low to medium density permanent residential</p> | <p>The site has long been identified for a tourist resort. The 1987 Strategic Plan identified a Tourist Facility Growth Area generally in this vicinity of Settlers Cove and the 1997 Strategic Plan was more specific in identifying the parent parcel of the Settlers Cove development as one of the sites to be protected for resort development. The Noosa Plan 2006 specifically says that Multiple Housing (permanent residents) is inconsistent and not located in the Settlers Cove resort site (Part of Lot 603 on SP188270 identified as Lots 10 &amp; 11 on Plan 1128 RHD OA Amendment A prepared by Ken Hicks &amp; Associates and dated 23 July 2004). It specifically says this site will be developed for Visitor Accommodation.</p> <p>The land is part of an overall subdivision approval granted for Serenity Close and Banksia Avenue, which included a combination of high density and detached housing lots, with large balance areas of environmental corridors and sensitive land dedicated and protected as public conservation land, parkland and drainage reserve.</p> <p>An application for a resort was approved by the Sunshine Coast Regional Council in April 2010. The approved development consists of 109 x two and three bedroom units of which 90 are dual-key and can be separately let (total of 199 units). Traffic, car parking and the local road and pathway network were all considered with assessment of the development application for the resort.</p> <p>While the Housing Needs Assessment did suggest the accommodation needs of the ageing population of Noosa Shire be prioritised and that affordable and appropriate aged accommodation, particularly options that allow ageing in place, be facilitated and encouraged, it also specifically recommended that the remaining 'tourist only' resort sites be preserved and holiday resorts be reserved for short-term visitor accommodation rather than permanent residents.</p> <p>Economic benefits of the tourism industry include employment in the accommodation sector, retail, personal services, health and wellness, local food and beverage producers, restaurants, events, outdoor recreation, nature based experiences etc. It remains one of the priority sectors for the Noosa economy. Noosa as a destination would benefit from a new fresh high quality accommodation product. Renovation and refurbishment of existing stock does occur but this is difficult on strata titled premises where each unit is individually owned. The construction of new products is important and opportunities for this are very limited.</p> <p>The proposal put forward by the land owner is predominantly further high end residential dwellings, which while may be compatible with existing settlement in the street is not considered the optimum use of the land consistent with the long term intent.</p> <p>For reasons outlined above, while the demand for small dwelling units, residential care and housing for key workers is there, this site has been committed for visitor accommodation for some 15 years.</p> <p>Approval has already been given for a resort and it is ultimately up to the owner whether they act on that approval or seek approval for a smaller or lower density visitor accommodation product.</p> | <p>That no change be made as a result of these submissions</p> |

| Submitter  | Submission and Grounds of Submission  | Planners' Response | Recommendation |
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|  | <p>development.</p> <p>Submitter has proposed specific amendments to the maps and text of the scheme to facilitate residential care and retirement facilities, while keeping the entire site within the Tourist Accommodation Zone.</p>   |                    |                |
| 20858623<br>20862008<br>20858821<br>20858822<br>20858824<br>20858904<br>20858626<br>20858973<br>20859752<br>20858919<br>20858918<br>20858917<br>20859754<br>20854837<br>20864507<br>20864554<br>20862107<br>20862011<br>20863636<br>20863637<br>20863718<br>20862226<br>20863655<br>20863700<br>20860538<br>20858280<br>20868429<br>20867326<br>20872027<br>20863719<br>20873095<br>20867292<br>20868350<br>20868971 | <p>Access to a major resort in this area becomes of major concern. Serenity Close is accessed via Grant Street and Katrina Street, both of which are already dangerous in terms of interaction between cars and pedestrians. This will only compound as the balance of the residential apartments are completed over the coming years.</p> <p>Chronic congestion occurs at the Noosa Junction roundabout leading to potential safety issues with exit to Sunshine Beach Road or Noosa Drive. Any Noosa "event" produces grid lock at the junction with extended queuing west along Noosa Drive</p> <p>Grant Street is already a narrow and dangerous street of two one-way roads with too many vehicles choosing to park on the street. It is already struggling to accommodate the amount of trucks and tradesmen using this street as access to the Settlers Cove site, this is extremely dangerous for the residents whom reverse out of their driveways.</p> <p>As a Coach transport provider, we service most of Noosa's resorts and have first hand knowledge of access to some of the major resorts in Noosa, Grant St and Katharina St are not suitable for most of our coaches currently used for airport and corporate transfers.</p> <p>Grant Street and Katharina Street already struggle to accommodate large coaches /delivery trucks/Garbage trucks. On Garbage collection day Grant Street traffic backs up as there is no passing point, this will only increase from the added visitor traffic to and from a proposed resort</p> <p>Katharina Street is relatively narrow and restricted to one-way traffic at any time due cars parked either side. Similar pedestrian isolation and safety risks apply</p> <p>Even if Coral Tree Avenue were re-opened, the street is narrow and also has a bend in it which would not be a safer alternative. I ask you to reconsider this planning permission and to consider the impact on existing residents.</p> <p>With the completion of all the residential units in Serenity Close the amount of traffic will increase substantially, without a possible 400 extra resort customers plus staff vying for road space.</p> <p>Residents prefer to walk into the Junction along Grant street because of the isolation, darkness, and biting insects along the lower walkway, let alone the stench that is often present. The walkways on both sides of Grant Street are inadequate and especially dangerous for the elderly who are often seen having to resort to walking on the road.</p> <p>There is no continuous pedestrian pavement adjacent to either road.</p> <p>Original proposal included a boardwalk plan for resort visitors and residents, which has since been withdrawn.</p> <p>The reason a tragedy has not already occurred, is that the residents of Serenity Close, being aware of this problem, have driven very slowly and cautiously along Grant street.</p> <p>Tourists DO NOT walk from Settlers Cove to Hastings Street and Main Beach. There are no footpaths in Katerina Street and cars parked on both sides of the street reduce it to one-way traffic.</p> <p>Free buses at peak holiday periods are further from Settlers Cove than the distance to Hastings Street and would result in tourists driving to the Free Bus pick-up point in the unlikely event that they chose to use it.</p> <p>It is quite apparent that Noosa cannot deal with any more visitors, and, indeed cannot cope with the numbers now at peak times.</p> <p>None of Noosa Drive, Banksia Ave, Grant Street, Katharina Street or Natasha Street have capacity for existing demand let alone further pressure from the subject development of 199 rooms (Provision for one vehicle per room plus visitor and service vehicles implies the frequent requirement for parking 300 to 400 vehicles).</p> <p>The stormwater drain at the lower end of Banksia Street frequently has a stench. Leads to concerns regarding the significant waste that a large development would have and its impact on the local ecology.</p> <p>A resort development would be uneconomical and will not happen. There is no road advertising exposure/poor access/no site attractions i.e. golf course/beach/marina etc.</p> <p>There are no attractions for Short-term visitors to compel them to stay in a residential area where there are no amenities for visitors to easily access the beach or river without getting in their car.</p> <p>All other Tourist Accommodation zones are already developed and contain the established, "cafes, restaurants, entertainment, function facilities and complementary shopping" listed as desired Outcomes for</p> |                    |                |

| Submitter | Submission and Grounds of Submission  | Planners' Response | Recommendation |
|-----------|---|--------------------|----------------|
|           | <p>the Tourist Accommodation Zone. Lots 10 &amp; 11 are located in an isolated pocket of well-established Medium and High Density Residential which contains none of those facilities.</p> <p>The current approved resort development would cost about \$200m to develop. The developers of the RACV resort sustained a considerable loss and this would be no different. It is important that development projects undertaken that support the local amenity of the community and what is economically viable.</p> <p>The site is bounded by residential properties and a resort of some 200 rooms would impact on these</p> <p>Inner Noosa infrastructure is at saturation level in terms of tourist exposure. The proposed development appears to further exacerbate the situation at the expense of the amenity of local residents. The residents of Noosa Drive, Banksia Ave, Grant Street, Katharina Street and Natasha Street chose to live in the area because of circumstances offering at the time of selection. We all appreciate that planning is dynamic but not when the outcome is wholesale degradation of the amenity of our locale</p> <p>Despite a resort approval being given for the site, the development approval is now 9 years old and whilst the visitor use requirement has essentially remained since the late 1990's the issue remains that the prescribed use is not appropriate for what is now established as a residential precinct. If there is to be any consideration of alternative and possibly more appropriate uses for the land, then it needs to be considered now prior to the Noosa Plan being finalised.</p> <p>While the "Go Noosa" plan was a good idea in theory, it has not been able to deter traffic from driving into Hastings Street, making it extremely difficult for residents in Grant Street and Katharina Street to access Noosa Junctions roads.</p> <p>One of the many reasons we purchased land in this area was for the amount of beautiful bushland, local flora and fauna and wildlife surrounding. This proposed development will have massive impacts to Noosa Bushland and wildlife, creating detrimental impacts to the environment and river catchment which surrounds this area.</p> <p>This proposed plan for 199 room resort includes a day spa, conference and functions facilities and 50sqm of retail shops, which means that not only the tourists staying in this accommodation will be using it but the tourists and businesses from the Noosa area can also utilise the facility, causing more traffic and busier roads.</p> <p>The growth of Airbnb properties, some purpose built, is adding to the holiday accommodation in the area. Not to mention the noise and congestion.</p> <p>the existence of an approval over a parcel of land for a particular use, is not a just reason to rezone that land, nor does it circumvent the need for any proposed re-zoning of land to land to suitably consider site features, constraints and the possible implications of the re-zoning on the adjacent locality. In this instance the proposed re-zoning has not given due consideration to the environmental values of the land or the existing traffic issues present in the locality.</p> <p>Since the originating approval was issued, Serenity Close has developed into an area characterised by a medium density and permanent residential activities. By facilitating higher density development and short-term residential activities on the subject land via the proposed re-zoning, permanent land use conflicts and unacceptable amenity impacts for the permanent residents who reside in the existing developments on the northern side of Serenity Close are being facilitated.</p> <p>There will also be a massive loss of native flora and fauna.</p> <p>The site is a registered koala habitat. National newspapers have recently noted that the koala is "functionally extinct"</p> <p>It should stay as green space and koala habitat</p> |                    |                |
| 20858623  | Upmarket aged care or retirement accommodation a better use for this site.  |                    |                |
| 20862008  | Perhaps including some visitor accommodation for families from interstate wishing to visit elderly residents of the facility.   |                    |                |
| 20858919  |   |                    |                |
| 20858917  | Access to quality aged care facilities to complement the local areas residents needs to be addressed and was tabled in your own reports. Suggests an Aged Care and Retirement facility of around 90 rooms.  |                    |                |
| 20864554  | Better option would be a retirement village or a boutique hotel.  |                    |                |
| 20863636  |   |                    |                |
| 20863700  | The demand for aged care facilities should suggest that such a facility should be considered for the site — providing a commuter vehicle to the junction for residents  |                    |                |
| 20858280  | Long term residents want to stay in Noosa in appropriate accommodation so they can walk or ride an electric cart to pick up some groceries and go to the Post Office. There is little in the way of quality Aged Care facilities within the area of Noosaville, Noosa or Sunshine Beach. Hence the need for more Aged Care zoning.  |                    |                |
| 20872027  |   |                    |                |

| Submitter  | Submission and Grounds of Submission   | Planners' Response | Recommendation |
|--|--|--------------------|----------------|
|  | The Noosa plan highlights the need for increased retirement and aged care living. This area would be very appropriate for such a facility.   |                    |                |
| 20858821<br>20858822<br>20858626<br>20868429<br>20867326<br>20868031 | <p>Lower density apartments a better use of site</p> <p>provide an alternative range of smaller housing</p> <p>more housing for the many new families and retirees which move to Noosa for the relaxed lifestyle</p> <p>To protect current residential amenity, the undeveloped lands should be more appropriately zoned for permanent residential accommodation and/or retirement/aged care and/or a mixture of both. This would maintain higher levels of residential amenity that will be lost if developed as a high density tourist resort development.</p> <p>Allow subject land to be developed at a reasonable density and be used for permanent residential uses only, generally akin to the existing developments on the northern side of Serenity Close (eg at a density of around 27 dwellings per hectare or approximately 66 units on the 3.7ha subject site). This would result in the ability to better maintain and protect the significant environmental values of the site and retain more vegetation; ensure traffic congestion/impacts can be reasonably managed and further congestion limited; ensure amenity impacts on existing residents are able to be suitably managed and the existing residential amenity of Serenity Close can be maintained; and ensure no land use conflicts between permanent and short-term residential activities occur.</p> |                    |                |
| 20858919<br>20864554<br>20872027                                     | <p>A smaller scale exclusive 6 star hotel on no more than 50%</p> <p>Look at bringing the traffic for the Resort in via Coral Tree Av into Banksia av. Relocate the closure of Banksia so it is just before the roundabout to avoid the street being used to skip the roundabout in the junction and exit at Katharina street to Hastings street. By doing this it would reduce the congestion at the junction round about and also reduce the traffic moving along Grant street.</p> <p>Suggests a smaller range of around 30/40 apartments with around 70/80 rooms is the maximum visitor accommodation that the site can viably support.</p>  |                    |                |

**Table 18.2 Submissions from Significant Changes Consultation**

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
|-----------|---|---|--|
| 21004915  | Submission reinforces support for how the Planning Scheme deals with this site. Offers strong support for the changes relating to the site. Unitywater is committed to facilitating and supporting community uses and activities on some of its surplus land assets.  | Noted.  | That no change be made to the New Noosa Plan as a result of this submission. |
| 21006196  | Seqwater thanks Council for amending the split zoning on Lot 1 RP800331, to now cover the entirety of the lot so that it aligns with the Noosa Water Treatment Plant (WTP) upgrade. Seqwater has noticed the 2018 version of the scheme annotated the site "1", for Utility installation in the Community Facilities Zone. However this annotation has been omitted in the "significant" changes version. This will result in a Utility installation moving from Code assessment to Impact assessment as per categories of development and assessment in Table 5.5.11. Seqwater is concerned by the possible cost, length of assessment and potential for delay which will be created by this minor omission in the future. Seqwater does not see the rationale for this change. This site contains an existing utility installation, which was a utility installation even prior to the transfer of the WTP during the millennium drought. | <p>This submission is not in response to a significant change</p> <p>The draft scheme as advertised in February 2019 showed all of 400 Lake Macdonald Drive (Lot 1 on RP 800331) in the Community Facilities Zone with a specific designation for 1. Utility Installation, just like the adjoining property to the south. These properties collectively contain most of the major water supply infrastructure associated with Lake Macdonald.</p> <p>Neither the zoning nor the annotation changed with the significant changes. The submitter stated the version of the mapping reviewed by the submitter did not show annotation layer and they thought the "1" had been removed which would have then triggered assessment for their operation. This is not the case. The site is definitely still annotated for Utility Installation.</p> | That no change be made to the New Noosa Plan as a result of this submission. |

|          |  |   |   |
|----------|--|---|---|
| 21003254 | <p>Owner of 27 Attunga Heights reaffirmed original submission.</p> <p>Requests Council give due consideration to the site specific and detailed analysis of matters of site constraint that were completed as part of the recent development application process to inform an appropriate zoning of the subject land, including: -</p> <p>(a) Ecological Values;</p> <p>(b) Slope Stability;</p> <p>(c) Visual Amenity;</p> <p>(d) Bushfire hazard management; and</p> <p>(e) Site servicing and infrastructure capacity.</p> <p>Also requests that consideration be given to the scale and density of development (i.e. site cover, plot ratio, population density and building height) that is reflected in the 'active' development applications in respect of aligning the most suitable zoning category within The Draft New Noosa Plan</p>   | <p>This submission is not in response to a significant change. It has been responded to in the round one submission Table 18.1.</p> <p>It is acknowledged that analysis have been provided for various site constraints as part of a live application but the proposed location in the south western part of the lot is considered the most appropriate area to maintain environmental values of the land, site stability, visual amenity and post development servicing.</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission.</p>   |
| 20993387 | <p>The submitter raises concerns regarding that The Noosa Plan zoned the land abutting 27 Attunga Heights as Detached Housing and Open Space Conservation which restricts the density around the submitter property to approximately 1 dwelling. The draft Planning Scheme proposes Medium Density Residential adjoining the site which significantly increases the density of dwellings adjoining the submitters property. The development does not accord with the key outcomes to retain the Noosa Hill as a vegetated backdrop and building height and scale is subservient to the natural landscape.</p> <p>1)Should the NNP zoning on #27 Attunga Height be passed, must the owner include a 6m front boundary setback to building edges ... or does an existing building within 4m of setback allow new building/s to meet this same relaxation at 4m?</p> <p>2) Is it possible that the proposed new zoning and the new 'triangle' building location/s (on Southern front boundary which are an amalgamation of 3 existing permissible building locations) could allow one significantly large building greater than 8m roof height? eg a retirement village or similar?</p> | <p>The advertised 'building envelope' is considered the most suitable area of the site for development, given the constraints. This protects the most sensitive part of the land for environmental conservation while allowing for development at the least constrained part of the land. The height of the buildings has been reduced for development to 8m and 2 storeys rather than The Noosa Plan 3 storeys and 12m.</p> <ol style="list-style-type: none"> <li>1) The zoning is Medium Density Residential where the front setback to the street is 6m and side setbacks are 1.5m to the first storey and 2m for the second storey.</li> <li>2) There is no opportunity under the draft Noosa Plan for buildings or structures to be higher than 8m above the natural ground level and 2 storeys in the Medium Density Residential zone. There is an opportunity for a Retirement Facility and Residential Aged Care Facility but these would be required to comply with the built form provisions in the draft Noosa Plan, meaning that the building would have to be 2 storeys and no greater than 8m above natural ground level and not in the form of 1 large building. It should be noted given the constraints on the land it is unlikely that any sort of retirement or residential aged care facility would be constructed.</li> </ol>   | <p>That no change be made to the New Noosa Plan as a result of this submission.</p>   |
| 21005736 | <p>Support and acknowledgment is noted for the proposed zone change for Noosa Springs and the 3 storeys and 12m building height made by Council. However, the land owner suggests the extent of the zone change 'does not go far enough to assist in the establishment of a proposed 5 star Boutique Hotel'.</p> <p>The submission requests extending the boundary of the Tourist Accommodation zone to incorporate the whole of Precinct G (Lot 4 Sp178340) as part of the 'significant changes' process. This would reduce the extent of the Recreation and Open Space zoned area of the lot.</p> <p>The Submission also seeks a change to the Urban Area in the Settlement Strategic Planning map to incorporate the area zoned as Tourist Accommodation as it is currently in Major Recreation Area of the Land Use Categories.</p>  | <p>The subject area is located within proximity to Unity Waters Sewerage Treatment Plant, it is a key consideration that any development in this vicinity considers this proximity and is located well out of any potential impacts from associated odour to avoid any future amenity concerns or reverse amenity issues.</p> <p>State Planning Policy – emissions and hazardous activities items (5) and (6) requires the protection of existing facilities such as STP's from encroachment of land uses that would otherwise impact the ability of the existing use to function effectively and safely - The SPP also indicates that incompatible uses are located to avoid adverse impacts.</p> <p>Councils Environmental Health co-ordinator has undertaken a preliminary review of the submitted odour assessment and considers that further information would be required to demonstrate accuracy of the provided odour outcomes. Therefore the information provided is not sufficient to amend the zone to incorporate land that is closer to the STP.</p> <p>The submitter provided a preliminary visual analysis to support the proposed boutique hotel. Given that no peer review has been undertaken, no certainty can be placed on this analysis until such time.</p> <p>No change to the Tourist Accommodation zone is supported as there is a potential risk to community health and safety, from potential impacts of emissions from STP and reverse amenity concerns should the zoning be changed. The submitter has not sufficiently justified to Council that the change in zoning would meet the relevant provisions of the SPP.</p> <p>The Urban Boundary (shown on the zone map) was amended in error to include the whole of Lot 4 SP178340 (Precinct G) as part of the 'significant changes' rather than snapped to mimic the change to the additional area zoned as Tourist Accommodation located in Precinct G.</p> <p>As part of the significant changes, there was a conflict between Councils GIS system and the PDF mapping. The GIS indicated the Urban Area completely covering the Tourist Accommodation zone, whereas the PDF mapping did not include the Urban Area covering the Tourist Accommodation zone.</p> <p>The intent is to include all urban development such as the Tourist Accommodation zoned areas in the Urban Areas (shown on the Strategic Framework map).</p> | <p>That:</p> <ul style="list-style-type: none"> <li>• the Urban Boundary be amended to reflect the area around the Tourist Accommodation zone on Lot 4 SP178340 (Precinct G); and</li> <li>• the Land use Category of Urban Area on the Strategic Framework map reflects the same size of the Tourist Accommodation zone on Lot 4 SP178340 (Precinct G)</li> <li>• no further change be made to the extent of the Tourist Accommodation Zone</li> </ul> |

# 19. Coastal Communities

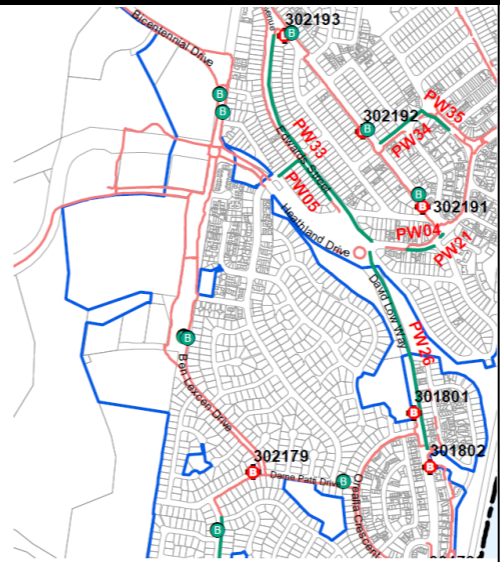
## 19.1 Sunshine Beach

**Table 19.1: Submissions of First Consultation**

| Submitter | Submission and Grounds of Submission  | Planners' Response   | Recommendation  |
|-----------|---|--|---|
| 20890060  | Owner of 43 Solway Drive, Sunshine Beach would like their property to be considered for rezoning from low density residential to medium density residential because the block is uniquely situated for the appropriate development of a duplex or townhouses having long frontages to both Nebula St ( current driveway access ) and Solway Drive. Furthermore the site is almost 800m2 and directly adjoins other medium density blocks with examples of many other medium density housing lots nearby. The property as it stands has limited street appeal and could be improved greatly by an architectural redevelopment. | Support - given the location of this site with two frontages and the fact it adjoins medium density residential this rezoning is considered appropriate.   | <b>Council at its Special Meeting of 12 September 2019 resolved that zoning map ZM-14 within schedule 2.3 of the New Noosa Plan include 43 Solway Drive within the Medium Density Residential Zone.</b><br><br>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period and no further submissions were received in response to this rezoning.<br><br>No further zone changes are recommended for this property. |
| 20849540  | Owner of 49 Pacific Ave requests property be up zoned to medium density. There are existing triplex and duplex developments on adjacent and nearby properties. Further, Pacific Avenue is at least 12m between kerbs making it reasonable to support an increase in density and this is supported by the extensive development as you head closer to the beach.   | This isolated zoning is not supported as it is within a low density neighbourhood. Some older flats, duplexes and units at Sunshine Beach predated the 1985 planning scheme which zoned all this area for residential single unit (single detached houses) | That no change to the New Noosa Plan be made as a result of this submission   |

## 19.2 Sunrise Beach

**Table 19.2: Submissions of First Consultation**

| Submitter | Submission and Grounds of Submission  | Planners' Response   | Recommendation   |  |
|-----------|---|--|--|--|
| 20867015  | Apart from being a poorly worded paragraph, the truth is that the Sunrise Beach neighbourhood centre is completely dated and, as a Council owned facility, can provide much better services to the local community.<br><br>Although higher order services are provided in the Junction, it would be great to be able to walk or ride to our local shops to buy affordable, healthy food in a community friendly environment - especially since 500 extra people will be squeezed into the small cul-de sac next and behind the shops. | Draft Noosa Plan has allowed for an extension to the Neighbourhood centre zone which could allow for further redevelopment.<br><br>Pedestrian and cycle linkages could be considered as part of the Transport Strategy and any future cycle plans for Noosa. The Local Government Infrastructure Plan (LGIP) shows a network of existing (pink) and proposed (green) trunk footpaths in Sunrise and Sunshine. You can ride or walk on these pathways. There is also a network of local paths that aren't part of the trunk network or shown on this map that lead to the shops. On road cycling can also occur.<br><br>The Draft Noosa Plan also allows for an expansion of a supermarket at Sunrise shops up to 1000sqm |  | That no change be made to the New Noosa Plan as a result of this submission. |

## 19.3 Castaways Beach

**Table 19.3: Submissions of First Consultation**

| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|-----------|--|--|--|
| 20864833  | <p>Object to split zoning of 2 David Low Way, Castaways Beach as Low Density Residential Zone and Environmental Management and Conservation Zone.</p> <p>There is an approved two lot subdivision over the site corresponding to the two existing houses.</p> <p>The zone change departs from the current lawful use of the site, the zoning under the current plan impacts on private ownership, impacts on existing approvals and undermines the subdivision proposal for the site currently being decided by the Planning and Environment Court.</p> <p>Seek Low Density Zone in its entirety</p> <p>To the extent that biodiversity values exist on the site, impose the Biodiversity overlay constraints on the site.</p> | <p>A proposed 5 lot subdivision is currently under appeal.</p> <p>The split zoning appropriately protects environmental values within this sensitive coastal and riparian environment by minimising development and use impacts to the Low Density Residential zoned areas. The zoning supports outcomes intended through the Biodiversity Overlay and Coastal Protection Overlay.</p> | That no change be made to the New Noosa Plan as a result of this submission. |

## 19.4 Peregian Beach

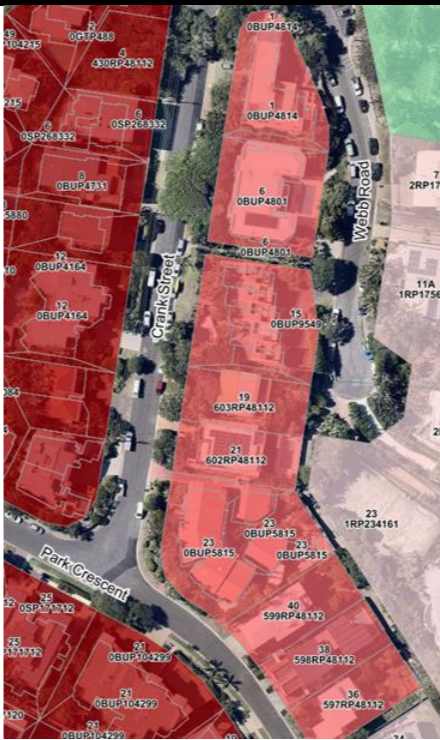
**Table 19.4: Submissions on First Consultation**

| Submitter                        | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
|----------------------------------|---|---|--|
| 20835928<br>20841614<br>20867675 | <p>Peregian Beach:</p> <ul style="list-style-type: none"> <li>Strongly supports the height limits for the Local centre and query if this includes the 1m of fill used to comply with coastal inundation and flooding.</li> <li>Concerned the planning scheme does not do enough to protect views and vista to the beach from the village. Council should amend the zoning plan to:-</li> <li>Limit development to the existing urban form of surf club in line with the capacity and physical constraints of the locality.</li> <li>Ensure the natural landform and landscape are protected and dictate the form of development.</li> <li>Maintain the low key, casual, beachside character of village centre.</li> <li>Protect residential neighbourhoods from businesses operations that would detract from the amenity of the neighbourhood in terms of traffic or noise, by restricting the Recreation and Open Space to existing area covering the existing location of Peregian Beach surf club house and maintain the zone of Open Space Conservation, protecting natural asset as well as village structure</li> <li>Do not support the expansion of commercial activity along the David low Way in Peregian beach as it would change the village atmosphere to have a trail of commercial activity out of the village and is only a Local Centre.</li> <li>Query the GFA of 1000m<sup>2</sup> for a supermarket and shops at 500m<sup>2</sup> as would not be consistent with the small scale village built form.</li> </ul> | <p>The Draft planning Scheme has strengthen the provisions to protect key views within the Local Centre through to the beach as noted on the Framework and Character plan for Peregian Beach, as well as having overall outcomes requiring development to sit amongst the natural vegetation and protect the coastal dune systems.</p> <p>The draft scheme already restricts development with the Coastal Protection and Scenic Amenity overlay area.</p> <p>The Draft scheme ensures the low scale village character is retained with limited further expansion of the village, building heights and site cover. As well as ensuring building design and materials are in keeping with coastal village look and feel.</p> <p>The recreation and open space zone better reflects the existing use and nature of the park. It does not allow the expansion of further urban development beyond the Local centre Zone.</p> <p>The Proposed extension to the Local centre Zone along the western side of David Low way is recognising the long term existing use and recent developments in the Village centre. This area is located in the core area of the village and is considered part of the commercial area for the Village. The zoning will not result in additional developments and simply reflects existing uses on the subject sites. E.g. Mitre 10, Peregian Village and Peregian Beach Hotel and the Boardwalk Development. In addition the proposed Innovation Zone is also reflecting existing uses such as the Maquesas development, Peregian Hub, Community Centre and Telstra exchange.</p> <p>Any new large format shops or supermarket would need to reflect the existing streetscape and character of the locality, being fine grained with articulated frontages.</p> | That no change be made to the New Noosa Plan as a result of these submissions. |
| 20841614                         | <p>Submitters agree with the intent to preserve the uniqueness of Peregian Beach as a small coastal community. We need to continue to resist pressure from surrounding developments, developers and nearby communities that are outside the Noosa Shire as development should remain subservient and respectful to the natural landscape and existing residents of Peregian Beach. We do not want to be subsumed and overwhelmed into a larger notion of "Peregian" and feel that nearby communities of Peregian springs and Peregian breeze should look to the needs of their own communities and start developing their own facilities, transport, community spaces and activities rather than expect Peregian Beach to meet their all their needs.</p>   | Noted.  | That no change be made to the New Noosa Plan as a result of these submissions. |
| 20846886                         | <p>Owners of Sheepskin and Opal world at Peregian Beach has been operating a business and garden centre for many years and also lives on site. Submits David Low way lacks the amenity for low density residential and should be zoned for commercial or mixed use.</p>   | <p>The subject site has been operating for many years and enjoys existing use rights. The site is not contiguous with any other centre or mixed use zone and is surrounded by residential development. Recommend no change to the zone.</p>   | That no change be made to the New Noosa Plan as a result of this submission.   |
| 20844245                         | <p>Owner of 237 &amp; 239 David Low Way Peregian Beach submits he is keen to develop one-bedroom units suitable for affordable housing to rent to local hospitality workers. The land backs onto public-usage recreation space, is walking distance to village, with two bus stations within 50 metres.</p> <p>Submits that to make such a project work whether it's straight out residential or a mix of res and commercial, a higher-density zoning is needed to allow carparking underground, just as they do in Sunshine Beach and is proposed at the Junction.</p> <p>Otherwise as landholders we take the easy path of simply building 2 sprawling 3-bedroom duplex units, which</p>  | <p>The Noosa Plan includes this land in the Semi-Attached Housing Zone. Prior to the 2006 Planning scheme the land was in the Residential Low Density Zone. These zones could potentially accommodate five 2 bedroom units on the combined sites. The proposed Medium Density Zone does not have a density cap however has a 2 storeys / 8 metres in height limit. This is seen as sufficient for Peregian Beach and reflects the value the local community places on low rise, low scale developments.</p> <p>While there are three storey unit blocks in the southern part of Peregian Beach, these were established under the previous Maroochy Shire Council before the area transferred to Noosa.</p>  | That no change be made to the New Noosa Plan as a result of this submission.   |



| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|-----------|--|--|--|
|           | <p>does nothing to help affordable rental supply and is not good use of this central space.</p> <p>Peregian Beach actually does already have some high density, but at the most distant southern point from the village. It would be the best outcome to allow one-bedroom units close to the centre on David Low Way</p> <p>This new town plan proposes nothing new for Peregian and does not encourage affordable housing in central areas. While communities can be scared of change, if council provides leadership and provides clear reasons for their decisions about land use, it ensures the motivation is clear.</p>   |  |  |
| 20867674  | <p>Submitter does not believe the New Noosa Plan has adequately responded to the region's needs in the future, by imposing unnecessarily restrictive provisions relating to any form of permanent residential development on the rear portion of 215 David Low Way (former Peregian Beach Caravan Park).</p> <p>Requests site be removed from the list of sites within PO7 of the Tourist Accommodation Zone Code, and Table 5.5.4 Tourist Accommodation, as well as the removal of PO8 from the Tourist Accommodation Zone Code for the following reasons:</p> <ul style="list-style-type: none"> <li>• The overall level of uncertainty between now and 2041 means the New Noosa Plan should not be so prescriptive as to state no permanent residential uses can ever be developed on the site, and in the event this type of development were pursued, should be assessed on its merits;</li> <li>• The SPP is very specific and detailed in ensuring planning schemes are performance based and flexible, based on the best available knowledge to objectively address the needs of today and the future; and</li> <li>• The outcomes sought by the Strategic Framework of the New Noosa Plan, which specifically identify the need for a mix of housing products close to centres and public transport routes by 2041 as well as the need for housing which meets the needs of the community.</li> </ul>   | <p>This site was once a caravan park and has a history of providing affordable family friendly accommodation to visitors. The current planning scheme made specific provision for a visitor hostel on site.</p> <p>It is considered important that this site continue to offer visitor accommodation that contributes to the choice available to visitors on the coast. There are existing development approvals over the site.</p>  | That no change be made to the New Noosa Plan as a result of this submission. |
| 20839804  | <p>Owners and Managers of Glen Eden Beach Resort and The Retreat Beach Houses David Low Way, Peregian Beach object to the Medium Density Residential Zone and request these resorts as well as the Hide Away and Beachcomber all be included in the Tourist Accommodation zone to reflect their long term use as visitor accommodation and preserve the history of the area. Some of these were developed since early 1980s and are unique beachfront resorts which provide accommodation for visitors and boost the local economy.</p> <p>Submitter states the following resorts are dominated by bookable Short-term visitor accommodation at the following rates:</p> <p>Glen Eden – 72%</p> <p>The Retreat Beach House - 80%</p> <p>Hideaway Resort – 100%</p> <p>Beachcomber – 100%</p>   | <p>There are many resorts not included in the Tourist Accommodation Zone, it is not necessarily seen as a problem. Because these collectively form a discreet spot they could be clustered into the zone on the proviso any redevelopment be limited to 2 storey in height.</p> <p>All individual owners would need to be consulted as it cannot be assumed they share the same view as resort managers.</p> <p>Given the sites have only ever been included in a residential zone, and the draft scheme is not proposing to remove any rights owners current have, no changes are proposed at this stage.</p> <p>However it is suggested these areas, like other areas of the beaches and Noosaville be revisited in subsequent planning scheme review.</p> <p><b>A further submission was received regarding The Retreat Beach Houses during consultation on significant changes. Refer to table XXX below</b></p> | That no change be made to the New Noosa Plan as a result of this submission. |
| 20842315  | <p>Submitter objects to High Density Residential zoning of their resort (Horizons at Peregian 45 Lorikeet Drive Peregian Beach) and request Tourist Accommodation Zoning instead.</p> <p>Resort was completed at the end of 1999, the apartments were sold individually to investors as a purpose-built tourist short stay holiday apartment complex and was set up with management rights under the accommodation module.</p> <p>The complex has a total of 15 Apartments including Managers Apartment and currently, there are; 10 Apartments in the Holiday Let Pool – (66.66%), 1 Apartment is Permanently Let (6.66%), 1 Apartment is a Lock-up (6.66%), 3 Apartments have Owner Occupiers (20%)</p> <p>The complex is one of the very few pet friendly holiday apartment complexes and is well sort after and supported, playing an important role in bringing tourists and holiday makers into the Peregian Beach/Noosa community.</p> <p>We have seen several complexes in Peregian Beach such as ours suffer the fate of all their apartments being sold and bought by owner occupiers which not only limits the available tourist accommodation and tourist/holiday maker income into the region but ceases the viability of their management rights businesses. These businesses strongly contribute to other local businesses such as cleaners, laundries, hospitality suppliers and all forms of promotions that support local restaurants and tourism activities. Nearby Coolum has a strong compliment of Tourist Accommodation facilities and with the already depleted and continuing depletion of available short stay accommodation in Peregian Beach, Coolum gets the guests. Please include Horizons at Peregian into the Tourist Accommodation Zoning to guarantee the continued viability of its contribution to the region and the businesses it supports.</p> | <p>This is one of many purpose built resorts not included in the Tourist Accommodation Zone. It is already 3 storeys in height. It was developed under a previous Maroochy Planning Scheme but would retain whatever use rights it established under.</p>  | That no change be made to the New Noosa Plan as a result of this submission. |

**Table 19.5: Submissions on Second Consultation**

| Submitter | Submission and Grounds of Submission   | Planners' Response  | Recommendation  |  |
|-----------|--|---|---|--|
| 21003869  | <p>The current Noosa Plan 2006 includes 40 Park Cres Sunshine Beach in the Eastern Beaches Locality, which includes Overall Outcomes that support multiple housing forms that contribute to a high level of residential amenity. The draft New Noosa Plan includes the site in the Medium Density Residential zone. The submitter objects to the proposed changes that reduce building height, reduce allowable gross floor area and prohibit a dwelling house on the site.</p> <p>The Attached Housing zone details a maximum height of 3 storeys and 12 metres. The Medium Density Residential zone details a maximum height of 2 storeys and 8 metres.</p> <p>The Attached Housing zone supports the development of units for permanent or visitor accommodation in the area. The draft New Noosa Plan goes further, to prohibit a dwelling house on the site.</p> <p>The current plot ratio is 0.6:1. The draft New Noosa Plan reduces the gross floor area to 0.4:1.</p> <p>The proposed reduction in height unfairly restricts development on the site compared to the surrounding development in Crank Street and Park Crescent which includes established 3 storey developments. Two storey development on the site will not be consistent with the surrounding 3 storey and 12 metre high development. The site is constrained in terms of slope and size. These constraints require any development to be designed to step down the site. The proposed changes will significantly impact on the ability of the site to support unit development as desired by Council as the floor areas will not be able to be contained within the proposed 2 storey and 8 metre height limits. The proposed changes dramatically reduce the value of the site. The reduction in gross floor area provisions combined with the reduced height will result in a squat building design that will extending across the site rather than a taller slimmer profile available under the current requirements.</p> <p>Request Council amend the Draft Plan so that the areas previously included in the Attached Housing zone are included in the High Density Residential zone and are afforded a height of 3 storeys and 12 metres and a gross floor area of 0.6:1.</p> | <p>Submission is not responding to a significant change but objecting to provisions in the draft scheme released in February.</p> <p>In the 1985 Planning scheme the eastern side of Crank Street, extending around to Park Crescent (specifically 1-23 Crank Street, 6 Webb Road and 36-40 Park Crescent) were all in the Residential Low Density Zone which was limited to 2 storeys and 8 metres in height. All but 5 of these properties are divided by Building Unit Plan, having multiple owners. Indeed all of the eastern side of Park Crescent is limited to 2 storeys and 8 metres in height and because of the slope most buildings on the eastern side of Park Cres actually only present as one storey to the street. The western side of the street is different and was traditionally in a higher density zone which allowed for 3 storey development up to 12 metres in height. The units to the west of Park Crescent and Crank Street achieve ocean views over the lower set buildings to the eastern side of the street.</p> <p>Through the life of the Noosa Plan (2006 - the present) the subject site and others on the eastern side of Crank St and Park Crescent have, as pointed out the ability to develop to 3 storeys.</p> <p>A 3 storey duplex has recently been constructed on 38 Park Crescent immediately adjoining the site. Given topography it has had to step down the slope and only presents one storey to the street so there is no impact on properties over the road.</p> <p>In all likelihood there remain only 4 properties in this stretch that would be redeveloped as the others already accommodate titled multiple dwellings.</p> <p>The submitter and other land owners between 36 Park Crescent in the south and 1 Crank Street in the north were not specifically notified of a zone change in February because The Attached Housing Zone and the Medium Density Residential Zone are not significantly different for most areas. Given the unique circumstance of this strip however the change has reduced their allowable height by a storey (4 metres) as well as their plot ratio, even though it has increased allowable site cover.</p> <p>It is considered appropriate to apply the equivalent zoning to all this strip being the High Density Residential Zone.</p> |  | <p>That zoning map ZM-14 within schedule 2.3 of the New Noosa Plan include all the following properties within the High Density Residential Zone:</p> <ul style="list-style-type: none"> <li>• 36 Park Cres,</li> <li>• 38 Park Cres</li> <li>• 40 Park Cres</li> <li>• The Colonnades, 23 Crank St</li> <li>• 21 Crank St</li> <li>• 19 Crank St</li> <li>• Ocean Terraces, 15 Crank St</li> <li>• No2 Webb Rd, 6 Webb Rd; and</li> <li>• Craiglea Lodge, 1 Crank St</li> </ul> |
| 21006889  | <p>The Retreat Beach Houses, 390 David Low Way - We are extremely disappointed in the outcome to not re-zone this premium tourism site as "Visitor Accommodation".</p> <p>We request that action be taken to ensure that accommodation for visitors is protected.</p> <p>We noticed that a reason not to change the zone was because of the owners belief that capital value will be less – this is in fact the opposite – the resorts that have permanents living with tourists and owners living on-site are the ones that depreciate in value as the owners do not re-invest into the property. The ones with the higher value here are those in the holiday letting as they not only have an income, they are well maintained, constantly refreshed and renovated to attract greater returns both as holiday income and capital growth.</p> <p>If the region can work together and save these beachfront resorts from becoming "nursing homes", then there is a chance that it can be sustainable by bringing interstate and international money to local business that are currently making it such a unique and vibrant place for locals and visitors. Please re-zone the area to save the local economy and thus prevent the region from collapse.</p> <p>Please do not abandon this – with the thought that it is all too hard – as if you do there is such a high risk that the region will suffer and many local business will become unviable. Please see the attached flow chart showing where money goes within the community and the tally below of our last year's contribution to the local economy (this is just what we put back in – not what our guests spend in the region).</p> <p>Noosa tourism does have some stats on visitor spend.</p>  | <p>Submitter's concerns are noted and they are clearly not alone amongst resort managers. Comments are acknowledged about the value of purpose built accommodation to the economy and the tensions about mixing permanent residents and visitors.</p> <p>There are many unit complexes that were built specifically as visitor accommodation and individual units have interchangeable existing use rights to be occupied permanently or short-term.</p> <p>Not all sites used for both permanent and visitor accommodation have been included in the Tourist Accommodation Zone Existing use rights are in place for this site and it is not at the current time zoned specifically for visitor accommodation, nor has it been in the past. It is suggested no further change be proposed at this stage.</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission</p>  |  |

## 20. Overlays generally

**Table 20.1: Submissions of First Consultation**

| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|-----------|--|--|--|
| 20855609  | <p>There is one area of natural hazard that has not been addressed: biting insects both from fresh and saltwater habitats. It is not part of the Noosa Pest Management Plan. I am not suggesting an embargo on development but I am suggesting that, if a biting insect overlay is not considered desirable, then the development assessment process needs to include consultation with mosquito control people within Council so as to first ascertain if there is likely to be a biting insect problem, if so to see if, for example, modifying the design of the proposed development could mitigate any likely increased problems and/or ensuring that mosquito control is prepared.</p>   | <p>While some other planning schemes have biting insect overlays, additional provisions in the planning scheme for Noosa Shire would provide limited benefit given the location of remaining areas of development in proximity to tidal areas. Mosquitos are known to travel several kilometres.</p> <p>Council carries out vector control of its public reserves and around urban areas periodically when mosquitos become a nuisance to the community. This is considered to provide the most effective methods of control as well as public education on how to minimise mozzie breeding on peoples' properties.</p>  | That no change be made to the New Noosa Plan as a result of this submission. |
| 20867477  | <p>Submitter states that the new Noosa Plan seeks to take away property rights by changing land use without consultation or compensating for diminished land value.</p> <p>"If implemented, we will be restricted in working our land and earning an income. The plan seeks to place restrictions on our land that has predominately been rural (grazing and farming) land for over 100 years. This is not acceptable to us. Due to our inability to understand the complexity of the planning regulations, we were not aware of the restrictions placed over our land. Having personally both lived on the land for some 90 and 88 years respectively, we can state that in our view, the maps produced for Shire Map 4 are incorrect and unacceptable to us.</p> <p>The maps in schedule 2 seek to:</p> <ul style="list-style-type: none"> <li>• reduce agriculture footprint on rural properties;</li> <li>• add more biodiversity, riparian, flood overlay footprints at the expense of the agricultural footprint, the rural lands have been extensively cleared in the past and little true remnant remains;</li> <li>• decreases the bushfire hazard from the previous 2006 scheme —this is concerning because we have experienced in our lifetime wild fires — it is unclear why Noosa Council has decreased the risk;</li> <li>• increased the koala habitat footprint — due to the presence of dingoes, wild dogs and foxes, you will not see koalas on these lands. In any event, Noosa Council already owns sufficient footprint areas for koala habitat and our lands should not be used to increase koala habitat. Nor do we support Noosa Council using rate payer's money to purchase more land for koala habitat;</li> <li>• reduce development and construction — this is not good for the economy of Noosa."</li> </ul>   | <p>The Biodiversity Overlay is considered to closely represent the extent of remnant vegetation across property. The bushfire hazard overlay and Koala mapping also appropriately reflects this vegetation mapping.</p> <p>Additional areas of agricultural land are actually shown on the mapping as compared to the current Noosa Plan.</p> <p>The flood overlay mapping follows the existing drainage line that flows through the property during flood events.</p> <p>The overlays do not take away rights, the overlays are used to ensure the land constraints on the site are considered during development</p>   | That no change be made to the New Noosa Plan as a result of this submission. |
| 20867473  | <p>Owner commented on the various overlays affecting their property:</p> <p>"Council has not communicated its proposed changes which will impact on my property. My ancestors have been working these lands and I am the 5<sup>th</sup> generation. Given the enormous input, the connection to land and contribution my ancestors and me have made to the Noosa Community, I am appalled that Noosa Council did not consult with me personally. The amount of work that has gone into these properties makes me feel of the injustices by Noosa Council.</p> <p>The New Noosa Plan seeks to remove my rights by changing my land use without consultation or compensating me for diminishing the value of my land. If implemented, I will be restricted in working my land and earning an income and to pay for the upkeep of my property. In my view the maps place restrictions on the use of my land that has been rural (grazing and farming) land for over 5 generations. This is not acceptable to me.</p> <p>Due to my respective age and inability to understand the complexity of the planning regulations, I was not made aware of the restrictions placed over my land. Having personally lived on the land for some 78 years, I can state that in my view, the maps produced are incorrect and unacceptable. Specifically they seek to:</p> <ul style="list-style-type: none"> <li>• reduce the agriculture footprint on rural properties located on the map;</li> <li>• increase biodiversity and riparian overlay footprints — this appears to be at the expense of the agricultural footprint, the rural lands have been extensively cleared in the past and little true remnant remains. Landowners should not be put to expense to challenge inaccurate maps;</li> <li>• substantially increases the flood overlay footprint — this does not reflect my knowledge and experience of the land. I am also not aware of any flood survey being conducted over my land so how can the flood map accurately be reflective;</li> <li>• decreases the bushfire hazard from the previous 2006 scheme — this is concerning because I witnessed wild fires — why has the bushfire risk been decreased when vegetation has got denser and thicker?</li> </ul> | <p>The various overlay maps which have been prepared are based on best available information and mapping techniques.</p> <p>The biodiversity and koala mapping better represent environmental values compared to the current plan, and the bushfire mapping has also been improved to reflect this.</p> <p>A complete revision of council's flood modelling and mapping was prepared for the whole of Noosa River and Mary River Catchments and are based on the equivalent of a 1 in 100 year flood event (1%AEP) including climate change projections to year 2100.</p> <p>The Agricultural Land Conservation Area was mapped through a methodology which was based on the State's instruction to include Agricultural Land Class A and B, as well as other lands that contribute to the agricultural values of the Shire.</p> | That no change be made to the New Noosa Plan as a result of this submission. |

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
|-----------|---|---|--|
|           | <ul style="list-style-type: none"> <li>increase the koala habitat footprint — due to the presence of feral animals, I doubt you will find koalas on my lands. In my opinion, Noosa Council already owns sufficient footprint areas for koala habitat and my lands should not be used to increase the koala habitat. I also wish to state that I strongly oppose Noosa Council using rate payer's money to purchase more land for koala habitat — how much more land does Noosa Council need? It already has some in excess of 4000 hectares;</li> <li>decrease development and construction — this is not good for the economy of Noosa. People need to make a living, you can't just kill everything. Given that the population is increasing, how does Noosa Council suggest we feed these people? We will have to import food to feed the increasing population.”</li> </ul>   |   |  |
| 20867293  | <p>Owner for 37 Nylana Way, Doonan submits that Council has not consulted with her regarding the proposed amendments to the Noosa Plan which are likely to impact on her property and the economy of Noosa as a whole.</p> <p>“The New Noosa Plan seeks to:</p> <ul style="list-style-type: none"> <li>reduce agricultural footprint on rural properties – why? – These lands are productive and should be used to bring money into the Noosa economy. Council should support farmers and grazers;</li> <li>add more biodiversity, riparian, flood overlay footprints at the expense of the agricultural footprint, these lands have been cleared in the past;</li> <li>increase possible koala habitat footprint – due to the presence of dingoes, wild dogs and foxes, it will be very unlikely that you will see koalas on possible habitat land. Council has plenty of Koala habitat areas, private freehold land should not be used to increase koala habitat. Rate payers moneys should not be used to purchase any further koala habitat land – how much more koala habitat is needed? This does not bring income into Noosa's economy;</li> <li>reduce development and construction – this is not good for the economy of Noosa. I was disappointed that Council did not approve the expansion of Noosa Civic shopping centre.</li> </ul> <p>I've been unable to undertake a controlled burn – this is concerning because we have experienced recent wild fires in Noosa in January 2018 and we are land locked in the event that a fire does occur – it is unclear why council does not allows us to undertake a controlled fire burn.</p> <p>Return subdivision rights removed by council without consultation – I should be able to develop my land without charge.”</p> | <p>Noted.</p> <p>The property has some overlays (biodiversity, koala habitat and bushfire) around the very edges where vegetation exists.</p> <p>There is no agricultural overlay mapping over the property in the current or new planning scheme.</p> <p>The property is unable to be subdivided under the draft or current Noosa Plan. The property is 1.2 hectares in area. A minimum lot size of 2ha is required under the current scheme and 1.5 hectares under the new.</p>   | That no change be made to the New Noosa Plan as a result of this submission. |
| 20867875  | <p>Owner of 105 Illoura Place, Cooribah objects to agricultural activities being restricted on the property because of Biodiversity Overlay (vegetation and riparian) and Flooding Overlays. Vegetation is regrowth not remnant. Overlays limit ability to subdivide and clear vegetation.</p> <p>Flood overlay should be removed. An independent review of flood mapping has prepared by a hydrologist, and provided with the submission.</p> <p>Reinstate agricultural mapping/ agricultural uses and ability to subdivide.</p> <p>Object to Strategic framework map showing agricultural areas.</p> <p>Bushfire hazard overlay mapping has been reduced with no justification. Should be high not medium.</p> <p>Object to koala mapping – there is no evidence of koalas, trees on property do not support eucalyptus plants, and there is significant presence of wild dogs, dingoes and foxes.</p> <p>Object to using rate payers' money to buy-out HQ plantation leases – state forest generates commercial income for people of Queensland.</p> <p>New Noosa Plan fails to support economic job growth and employment and does not provide for affordable living and housing choice and home based businesses (eg. childcare centre).</p> <p>Object to landslide overlay – land is relatively flat.</p>   | <p>The property was designated Rural Conservation in the 1997 Strategic Plan, zoned Rural in the current 2006 Noosa Plan, and for the same reasons, is now proposed to be zoned Rural in the new Noosa Plan. In all cases, this precludes subdivision for additional lots.</p> <p>The property is also currently located in the Rural Landscape and Rural Production Area, which prevents subdivision.</p> <p>The land contains important vegetation and habitat connectivity and is also constrained by shallow catchment flooding.</p> <p>No change of zoning is recommended on this basis.</p> <p>Bushfire – most of the mapped bushfire areas on the property under the current scheme are medium hazard. This mapping is very similar for the proposed new Noosa Plan.</p> <p>Koala habitat mapping is based on regional ecosystem mapping and food tree preferences, as well as takes into account known koala sitings around the area.</p> <p>The property contains a small area of landslide hazard overlay reflecting the landzone, topography and geology of that part of the site.</p> <p>Agricultural areas mapping – this mapping is provided by the state government and recognises that a large majority of the site is covered by protected vegetation and should not be cleared for the purposes of agriculture or other uses. The agricultural mapping is shown around the cleared house and immediate yard area. There is no agricultural mapping shown over the property in the current plan.</p> <p>Flooding – Council's Hydrologist has provided detailed comments on the flood mapping and the submitter's independent flood review. The property clearly has some flooding potential. The flood overlay appropriately represents the flood risk for land use planning purposes. On this basis no change is recommended to the proposed Flood Hazard Overlay for this location.</p> <p>Biodiversity overlay reflects areas planned to be revegetated following recent clearing. No changes required.</p> | That no change be made to the New Noosa Plan as a result of this submission. |

| Submitter | Submission and Grounds of Submission  | Planners' Response   | Recommendation  |
|-----------|---|--|---|
| 20845452  | <p>Owners of 216 Jorgensens Road, Ridgewood dispute a number of overlays:</p> <p>"The plan shows all our planted waterways and laneways to be "Biodiversity waterways and wetlands". There are no wetlands - much of the areas are laneways, and the creek areas are, from our efforts "biodiversity and waterways" (after rain).</p> <p>The plan shows "Bushfire hazards" in the middle of the creek, a well vegetated area. We do have fire breaks surrounding the property and use our road track network for this purpose also.</p> <p>Land slip – yes, there are areas of landslip on the property. We know where they are. They're not where they are shown on your plan. The areas appearing on your plan as slip lines are in reality contour cuts. The complete property has been contour cut to prevent run off and generate access for water to enter the sub-soil on the slopes.</p> <p>The areas shown as "Agriculture" represent only about half the property, and the ridiculous part is that a number of our best productive paddocks are not listed as agriculture on your plan.</p> <p>We are members of Land for Wildlife, Noosa Landcare, and have spent thousands of hours resurrecting our property to a quality far in excess of all areas surrounding us."</p> <p>Concerned about road alignment which does not sit within the actual road reserves and currently traverses own property.</p> | <p>Noted . Councils Ecologist has assessment the site and submitter's issues and amendments can be made to the buffer to be reduced to 30m to facilitate productive use of the fenced flat areas that are used for rotational grazing, laneways and farm infrastructure.</p> <p>The agricultural overlay map does not show the full extent of productive agricultural land in the cleared areas. The mapping can be amended to reflect this to give certainty to the owner about its ongoing agricultural use.</p> <p>Need further survey information to support change to landslip mapping. No changes recommended.</p> | <p>That:</p> <ul style="list-style-type: none"> <li>- the riparian buffer be reduced for the tributary off Blackfellas Creek South to 30 metres width;</li> <li>- the agricultural overlay area be amended to show productive agricultural areas outside the cleared areas and riparian areas;</li> <li>- no change be made to the landslide mapping.</li> </ul>  |
| 20867834  | <p>Owner of 44-47 Coucal Lane, Kin Kin objects to Riparian Buffer and vegetation mapping – does not correspond to actual riparian zones.</p> <p>Object to Agricultural conservation mapping – this is contrary to our existing established and accepted use of the property for tourism uses without need for planning application. Remove agricultural overlay.</p>  | <p>The alignment of the riparian zone is not accurately depicted on the mapping and can be amended.</p> <p>The Biodiversity overlay can be amended to better reflect the native vegetation extent existing on the property.</p> <p>The request to reduce the agricultural overlay mapping is not supported. This is State government mapping which includes class A and Class B agricultural lands. The State Planning Policy requires planning schemes to map class A and B areas to ensure their long term productive potential is protected.</p>  | <p>That:</p> <ul style="list-style-type: none"> <li>- the Area of Biodiversity Significance and Riparian Buffer be amended to better reflect these environmental values on the property;</li> <li>- no change be made to the Agricultural overlay area.</li> </ul> <p><b>Council at its Special Meeting of 12 September 2019 resolved to amend the riparian buffer overlay to incorporate additional buffer widths along creeklines consistent under the current Noosa Plan.</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 2 submissions were received relating to the Riparian Buffer. Refer to Table 20.2 below.</b></p> <p><b>No further changes are recommended to the Riparian Buffer Overlay for this property.</b></p> |

**Table 20.2: Submissions on Second round Consultation**

| Submitter            | Submission and Grounds of Submission   | Planners' Response   | Recommendation  |
|----------------------|--|--|---|
| 20867476<br>20990504 | <p>44 and 47 Coucal Lane Kin Kin. Opposed to riparian zone or protected vegetation or any other restrictive overlay which would trigger a development assessment process or in any way constrain freedom to maintain repair improve and pass along the road corridor. Please remove overlays from the easement.</p> <p>Appreciates concession in relation to ALCA - objection now resolved.</p>  | <p>The road easement has been closed. This information has been provided to the owner.</p> <p>No changes proposed to Riparian Buffer or Area of Biodiversity Significance. These matters were resolved as part of first consultation submission (ECM20867834).</p> <p>The request to reduce the agricultural overlay mapping is not supported. This is State government mapping which includes class A and Class B agricultural lands. The State Planning Policy requires planning schemes to map class A and B areas to ensure their long term productive potential is protected.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission</p>                                    |
| 20992386             | <p>Noosa Par 3 Site - The 'Significant Changes' advertising maps show there is a 75m buffer width measured from the top of bank (with an assumed 5.7m wide waterway).The first round of advertising for The New Noosa Plan shows riparian buffers consistent with the recommendations of the Noosa Waterways Assessment Report (Sept 2017) and include a 10m buffer Can you please update the Riparian Buffer Area associated with Eenie Creek catchment to reflect the Noosa Waterways Assessment Report (Sept 2017) and the more accurate first round of advertising Overlay maps.</p> | <p>The changes to the riparian buffers from the first to the second draft of the new Noosa Plan are to reflect (and not reduce) the buffer widths in the current planning scheme which are considered more appropriate for protecting the waterways values for streams in the lower parts of the catchment where development impacts have the potential to impact on water quality and degrade ecological processes.</p>   | <p>That no change be made to the New Noosa Plan as a result of this submission</p>                                    |
| 20998413             | <p>250 Tomkinson Road, Cootharaba - Timber has been harvested from this property many times in the past years and we intend to continue timber harvesting on this property. We also intend to build a house on this property sometime in the future.</p>   | <p>Submitters' property 250 Tomkinson Road is entirely covered by the Biodiversity Significance layer and the MSES Environmental Values layer and largely by the Riparian Buffer Area.</p> <p>It is not clear from the submission what areas have been set aside for approved farm forestry or which areas of native vegetation are contested as being inaccurate. The Biodiversity Overlay has exemption for clearing to accommodation the construction of a house, certain farm maintenance activities and approved farm forestry operations.</p>                                    | <p>That no change be made to the New Noosa Plan as a result of this submission</p>                                    |
| 21009994             | <p>18 Clearview Drive, Lake Macdonald - Biodiversity Overlay as it covers my property appears to be based on out of date vegetation mapping, as it shows areas of biodiversity significance over my existing house and cleared areas around it. Overlay bears no resemblance to the vegetation on my property, nor the level of significance. I have no vegetation on my property that is a mapped remnant under the Vegetation</p>  | <p>Changes can be made to the Biodiversity Overlay to better reflect the existing vegetation extent on site. These have been discussed with the owner.</p>   | <p>That the Area of Biodiversity Significance be changes to reflect the native vegetation extent on the property.</p> |

| Submitter | Submission and Grounds of Submission  | Planners' Response   | Recommendation   |
|-----------|---|--|--|
|           | <p>Management Act.</p> <p>The incorrect identification of biodiversity significance could complicate any future development approvals e.g. dwelling house extensions and therefore should be rectified. I recommend that the Biodiversity Overlay significance mapping be removed from, or restricted to any State mapped remnant vegetation on the property. Or at worst that the Biodiversity Overlay only cover the existing regrowth area (large eucalypts) on the border between No 18 and No 14.</p>  |  |  |
| 21000989  | <p>4-6 Wygani Drive, Noosa North Shore - On my property I had Murray &amp; Associates show exactly areas below and above 1.42m (see below). Only the riverbank is marginally below and part of the driveway area fronting Wygani Drive. 80% of my property is well above 1.42m. In fact the contour survey clearly shows that my house (sits on a slab) has a floor height of 2.89m and drops down around the pool to 2.44m. Given that ground level at Noosa Sound is 2.1m and is shown on Council maps are being 'dry' on all maps it is not physically possible that at 2.89m above I am under water and they are not.</p> | <p>Amendments can be made to the flood inundation extents of the Flood Hazard Overlay to reflect the filled portion of the property beneath the slab of the main house. Given the concerns around flood inundation and isolation, changes to the flood mapping beyond these areas are not supported.</p> | <p>That the flood hazard overlay be amended to reflect finished levels under the main house area</p> |

# 21. Biodiversity, Waterways and Wetlands Overlay

**Table 21.1: Submissions of First Consultation**

| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation  |
|-----------|--|--|---|
| 20867476  | Owner of 1/1 Mitti Street, Noosa Heads objects to Biodiversity Overlay vegetation mapping and the level of assessment for building work under the overlay including minor works such as fencing.   | Amend mapping to remove vegetation layer from front of property (planted palms and ferns).   | That the Area of Biodiversity Significance be removed from 1 Mitti Street Noosa Heads, including road pavement area.  |
| 20868646  | <p>Mapping does not show significant areas of regrowth and revegetation such as corner of Smiths Rd and Sunrise Rd. More current mapping is required to identify plantings of the past 20-30 years to give a better indication of progress made in terms of strengthening corridors and better control the removal of habitat planted along the watercourse to the north of Hinterland Close.</p> <p>Amend Table 8.2.2.3 – Criteria for Assessment AO4.1 Provide link to AS4970-2009 Protection of trees on development sites. Disturbance of the root systems, stock piling, parking of equipment occur and new land owners are unaware of their responsibilities. Can this information be provided to the landholder at time of purchase?</p> <p>AO5.1 (f) where offsets are necessary, delivering offsets that support and enhance ecological linkages. Do not believe that zero net loss of tree canopy can be achieved while off sets are an option. Offsets must be a last resort.</p> <p>Regional ecosystem mapping for Noosa (Qspatial site) requires a download of data. This is beyond the capability of most people. The information needs to be readily available and more accessible. Also make reference/ provide link in PSP 3.</p>   | <p>Mapping updates were made to the state's regional ecosystem mapping as part of the Noosa Shire Biodiversity Assessment Report. Latest aerial photography, LiDAR information and some field surveys were carried out. Work will continue on updating native vegetation mapping over time.</p> <p>Some additional information could be added to PSP3 to assist with tree protection as a result of development.</p> | <p>That:</p> <ul style="list-style-type: none"> <li>- no mapping changes be made as a result of this submission.</li> <li>- PSP3 be reviewed as part of future updates to include additional guidance on tree protection.</li> </ul>  |
| 20825911  | Owner of 31 Tablelands Road, Cooran objects to the current and proposed 'Area of Biodiversity Significance' as approximately 90% of the vegetation on the property is not indigenous to the area and is regrowth. The plants / trees are Bamboo, fruit trees of various types, camphor laurel, Canadian maple, palm trees. As these trees and plants are introduced to the area there is no environmental or biodiversity significance, including the vegetation along the creek bank which is full of Chinese elm. Clearly the overlays were generated from satellite photos and from behind a desk without any actual visual consultation in the field.  | Areas on the property used as orchard and containing exotic palms can be removed from the biodiversity mapping as discussed with the owner.  | That the Area of Biodiversity Significance mapping be amended to remove areas of non-native vegetation.   |
| 20831364  | <p>Owner of 180 Playford Road, Kin Kin has been running a <b>forestry business</b> at 180 Playfords Road since 1992.</p> <p>"The plantings are in large, medium and small lots and range from Eucalyptus, to sub-tropical to Slash Pine. All my plantations have had either Federal, State or Noosa Shire funding. I have an ATO private ruling. In 2000 I won the Qld forester of the year. The Sunshine Coast University has had a large scientific program monitoring the sub-tropical trees. Landcare use my property to show growers and future growers how to establish well-organised and successful plantations. It should be noted that Landcare have supported me from the beginning, and furthermore that they are partly funded by the Noosa Shire Council.</p> <p>The latest aerial photos you have, show that the Slash Pine has now been felled. At present these areas are fallow and they will remain like this until the area becomes suitable to re-plant. Private Forestry Service Queensland (PFSQ) have already approached me with a plan and costings to re-plant this area.</p> <p>After examining your 'overlays' from 2006 and 2019, it is clear that you have not included all of my existing and previous plantations, including the area where the Slash Pine grew. Having spoken to the PFSQ, they drew to my attention the Qld State legislation, which states I am entitled to have a business, growing trees and that the Noosa Shire Council cannot retrospectively change this law to prevent part of this.</p> <p>I am proposing that the Shire, with my input, <b>re-draw my 'overlays'</b> to take into consideration all my plantations, including the area where the Slash Pine grew, so these trees can be maintained until harvest and re-planted on rotation without interference from the Noosa Shire Council. Some of these trees have a rotation of thirty-four years and others, eighty years.</p> <p>I run a sustainable tree growing business. In summary this means that when trees are cut down, they are re-planted. However additionally to this I have a detailed management plan for the different species and plantations which promotes the timber trees native to SE Queensland to promote the very species which Noosa Shire Council should be embracing as part of their natural showcase and economy. This sort of business in the Shire should be encouraged and established plantations should not be hindered by the Council."</p> | <p>The Biodiversity Overlay can be improved to better map the native vegetation on the property and to exclude areas of farm forestry.</p> <p>The Agricultural Protection Overlay can be amended to better depict the farm forestry operations on site.</p>  | <p>That:</p> <ul style="list-style-type: none"> <li>- the Area of Biodiversity Significance be amended to exclude the farm forestry plantings.</li> <li>- the Agricultural Protection Overlay area be increased to map the areas of farm forestry on the property.</li> </ul> |
| 20868821  | Remove biodiversity overlay mapping from 19 Laguna Street, Boreen Point (Apollonian Hotel)   | The mapping relates to vegetation on the adjoining property that is overhang/ overshadowing the boundary and can be corrected.   | That the Area of Biodiversity Significance be amended to a small anomalies in the mapping along boundary areas.   |
| 20868625  | Owners of Lot 381 on CP MCH389 & Lot 168 on CP M371129 (397 Ringtail Creek Road) highlight errors to the vegetation maps and agricultural areas.   | There are areas on the property that are used for plantation, as well as areas of non-remnant vegetation. These include areas of wattle regrowth heavily infested with lantana, cat's claw vine, camphor laurel. The plantation and other non-remnant areas can be removed from the Biodiversity   | That the Area of Biodiversity Significance be amended to exclude the farm forestry plantings.   |

| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|-----------|--|--|--|
|           |  | Overlay as discussed with the owner.   | That the Agricultural Protection Overlay area be increased to map the areas of farm forestry on the property.  |
| 20868252  | Owners of 334 Old Tewanin Road Lake Macdonald highlight errors in vegetation mapping and agricultural overlay. When owners purchased this farm about 6 years ago the fences were all in a state of disrepair with property unavoidably neglected. It has been a slow process to regenerate the property, and repair the fencing. The trees have all grown up around all internal fencing and this has been reflected in the property maps. Some of these areas now have been designated as environmental protection zones and actually are old fencing overgrown with weeds and trees. | The Biodiversity Overlay can be improved to better map the native vegetation on the property and to exclude areas of farm forestry.<br><br>The Agricultural Protection Overlay can be amended to better depict the farm forestry operations on site. | That the Area of Biodiversity Significance and Agricultural Protection Overlay be amended to reflect areas of native vegetation and farm forestry operations on site |

**Table 21.2: Submissions of Second Consultation**

| Submitter | Submission and Grounds of Submission   | Planners' Response  | Recommendation   |
|-----------|--|---|--|
| 20993223  | Viridian site has seen a reduction in Biodiversity mapping even though the creek line and adjacent vegetation areas are protected by covenant (yellow area) and public reserve. Show biodiversity mapping over these areas, mapped in the current Noosa Plan.  | <b>This is a further submission and does not relate specifically to the 'significant changes' advertised as part of second round consultation.</b><br><br>Agree to the need to reinstate Biodiversity Overlay to include the area covered by the environmental covenant on the Viridian site and the council managed bushland reserves adjoining the site. This is consistent with the intent for these protected vegetated areas to be conserved.<br><br>Send map amendments through to the State government (Herbarium) for correction to Regional Ecosystem Mapping.   | That the Biodiversity Overlay shown in the current planning scheme be reinstated over areas covered by environmental covenant and public conservation reserve areas.   |
| 20993228  | The Biodiversity Overlay appears to be missing from 500/90 Beach Rd Noosa North Shore (500SP215779) whereas it is present in the current Noosa Plan. Can this anomaly be changed to ensure the Biodiversity Overlay applies to the site as it is unlikely the biodiversity values have not been diminished, please?  | <b>This is a further submission and does not relate specifically to the 'significant changes' advertised as part of second round consultation.</b><br><br>The Biodiversity Overlay was not mapped over the Tourist Accommodation Zone on this property in error. Vegetation on the site is protected under the current planning scheme and under the Vegetation Management Act (category C – high value regrowth and category b – remnant vegetation). The biodiversity overlay for the New Noosa Plan should be applied as per the State's 2017 regional ecosystem mapping. This provides consistency in the mapping of the Overlay for the new planning scheme.   | That the Area of Biodiversity Significance be amended to reflect latest State regional ecosystem mapping.  |
| 20996420  | 180 Playfords Rd, Kin Kin. Submitter provided a map of areas he is using for farm forestry and areas that remain as native remnant vegetation. He has requested that the farm forestry areas be shown as Agricultural Conservation Overlay areas (consistent with past practices and DPI forestry approvals) and the remaining vegetated areas mapped as Biodiversity Overlay. | <b>This is a further submission and does not relate specifically to the 'significant changes' advertised as part of second round consultation.</b><br><br>Change to the Biodiversity and Agricultural Overlay maps can be made to better reflect approved farm forestry areas and remnant vegetation, as discussed with the owner.  | That the Area of Biodiversity Significance mapping be removed from areas where approved farm forestry is active and replaced by the Agricultural Overlay mapping.  |
| 20998413  | 250 Tomkinson Road, Cootharaba. Timber has been harvested from this property many times in the past years and we intend to continue timber harvesting on this property. We also intend to build a house on this property some time in the future.  | <b>This is a further submission and does not relate specifically to the 'significant changes' advertised as part of second round however reinforces a previous submissions to round one consultation.</b><br><br>Submitters' property is entirely covered by the Biodiversity Significance layer and the MSES Environmental Values layer and largely by the Riparian Buffer Area. It is not clear from the submission what areas have been set aside for approved farm forestry or which areas of native vegetation are contested as being inaccurate. The Biodiversity Overlay has exemption for clearing to accommodate the construction of a house, certain farm maintenance activities and approved farm forestry operations. | That no change be made to the Biodiversity Overlay.  |
| 20994986  | Noosa North Shore Association – request changes to Area of Biodiversity Significance mapping to better show native vegetation in and around properties at Wygani Drive and Noosa River Drive – removal where no remnant vegetation, or rare or endangered species etc.   | <b>This is a further submission and does not relate specifically to the 'significant changes' advertised as part of second round consultation.</b><br><br>Agree that some minor changes could be made to the mapping to remove errors in vegetation mapping in and around low density residential zoned properties.   | That the Area of Biodiversity Significance be removed to correct small anomalies in the mapping in and around properties at Wygani Drive and Noosa River Drive.  |
| 20993118  | 216 Jorgensens Rd, Ridgewood - Owner has requested changes to Biodiversity overlay and Agricultural overlay to better represent cleared areas in various paddocks and the grazing uses, at the northern end of property.   | <b>This is a further submission from the owner and does not relate specifically to the 'significant changes' advertised as part of second round consultation.</b><br><br>Both the Biodiversity and Agricultural overlay can be amended to improve accuracy of the mapping.  | That:<br><br>- the extent of the Areas of Biodiversity Significance be amended to remove cleared areas from the mapping.<br>- the Agricultural Overlay area be increased to reflect the grazing activities occurring in northern paddocks on the property. |



## 22. Bushfire Hazard Overlay

**Table 22.1: Submissions of First Consultation**

| Submitter | Submission and Grounds of Submission  | Planners' Response   | Recommendation   |
|-----------|---|--|--|
| 20833013  | Bushfire Overlay for Summit Rd & Page Court, Pomona Page Court, Pomona is inaccurate and should be altered and the designation removed to reflect the new subdivision. Previously, this land had been covered with trees when it was a large residential block. As part of the sub-division, the block was completely cleared of trees. | Bushfire overlay needs to be updated for lots on Page Court and nearby properties to reflect recent tree clearing for the new subdivision. | That the Bushfire Hazard Overlay mapping be amended to remove the 'High Potential Bushfire Intensity' from lots on Page Court, Pomona and the surrounding 'Potential Impact Buffer' as a result. |

## 23. Coastal Protection and Scenic Amenity Overlay

**Table 23.1: Submissions of First Consultation**

| Submitter  | Submission and Grounds of Submission  | Planners' Response  | Recommendation   |
|--|---|---|--|
| 20868387   | <p>The CHAP has not yet been finalised but the coastal hazard mapping has been published on Council's mapping website and referenced in the draft new planning scheme, and should not be until the CHAP is completed.</p> <p>The 'C2' figure used in the coastal erosion modelling for the Peregian Beach beach compartment is erroneous and should be removed. Independent LiDAR and bathymetry data processing commissioned for this submission (performed by JFP Urban Consultants) does not show the same beach profile result as used by BMT to derive the C2 figure.</p> <p>C values are determined for the entire beach compartment using the average of the C values for ETA 578, which is at the southerly extent of Peregian Beach, and the next ETA to the north, ETA 582 has the "bump" in beach profile. This has led to a high C2 value for the entire beach compartment.</p> <p>The LiDAR survey from which the data is derived was performed within a limited timeframe and as such could contain beach profiles that result in projected erosion prone area extents that are further landward than they would otherwise be had survey results that provide a different beach profile dataset.</p>  | <p>The coastal hazard mapping prepared as part of Phase 3 of the CHAP has been reviewed and approved by the relevant State Department as complying with the technical requirements dictated by that department. Council is obliged to utilise technically-sound natural hazard information where available, and to make this information available to the broader public where the power to do so resides with Council.</p> <p>The beach profile results generated by JFP appear to show very similar results as to those generated by BMT, for all beach profiles in this submission with a single exception – the exact "bump" in the beach profile for ETA 582 that this submission is contesting. Furthermore, beach profiles are generated by stitching together the datasets of upper beach profile (LiDAR) with the nearshore bathymetry. Exactly how this is done can differ depending on who is doing it – thus ten consultants doing the same exercise could produce ten different beach profiles. The review by the relevant State Department raised no objections to the beach profiles generated as part of the CHAP.</p> <p>It is standard coastal engineering practice to use values from two adjacent beach profiles to create mean values and extrapolate these across the beach compartment to provide an indication of the profile of that entire compartment.</p> <p>At some point a LiDAR dataset must be used to perform the modelling. The argument that this particular dataset has led to distorted results and therefore a different survey should be performed so the dataset leads to less severe results is founded on a false assumption. For example, a more recently performed survey could result in more severe modelling outputs if the beach profile has been recently eroded. That is, the beach is a dynamic component within a dynamic system, so each LiDAR survey is virtually guaranteed to produce different results. This is why the project is required to use the most recent LiDAR dataset, and this is what was done.</p>   | <p>That:</p> <ul style="list-style-type: none"> <li>- engagement material for CHAP continues to make available clear information on how the coastal hazards modelling results are derived; and</li> <li>- the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</li> </ul> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p>  |
| 20865872<br>20867795<br>20867003<br>20867456<br>20863951<br>20867918<br>20864100 | <p>Draft plan is complicated and difficult to navigate.</p> <p>Development approvals required for a single house will be time consuming and expensive</p> <p>All properties not affected by 2100 erosion line should be excluded from overlay</p> <p>Why are properties at Peregian Beach included in the overlay but property at Marcus Beach excluded even though their relation to the 2100- Hazard line is very similar?</p> <p>Why does the overlay only cover the eastern side of Plover Street where the houses are hidden behind the beach reserve trees but the western side homes which are considerably higher and consequently visible from the beach are not included?</p> <p>Coastal building line in Peregian Park should be removed as it will prohibit lifesaving tower, skate bowl, BBQs and playground equipment from being replaced.</p> <p>Plan is very complex, difficult to understand and requires many costly development assessments to build a house in the Low Density Residential Zone.</p> <p>Coastal Protection area should be amended to exclude all properties which are not affected by the 2100 hazard line. The visual amenity provisions in the code do not reflect the purpose of the code. These provisions should not apply to properties that are not visible from the beach. Visual amenity provisions should be removed and included in the relevant zone code.</p> <p>Erosion prone mapping has been calculated based on very conservative assumptions. The distance for Peregian/Marcus beaches should be reduced for each of the estimated years 2100, 2070 and 2040 by 28m giving distances of 83m, 67m, 52m.</p> <p>Inconsistent treatment of similar properties in the erosion prone area including properties without a building line, vacant properties, properties subject to the state's building line, and Peregian surf club. Coastal building lines should be consistently applied. Owners should be able to build, rebuild or renovate irrespective of the existence of a coastal building line, and should be required to implement measures to mitigate risk as determined by a suitably qualified engineer.</p> <p>The comments made about legal liability and climate change have been overstated – there is little likelihood of a successful claim being made.</p> <p>The proposed "retreat" approach has come before the completion of the risk assessment and associated consultation with affected owners required under the State's Coastal Hazard Adaptation Plan guidelines.</p> | <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p> <p>The coastal protection area includes areas that council wishes to consider visual amenity impacts of DAs against the relevant code requirements. The purpose of the code will be expanded to address visual amenity. It also includes the state's coastal management district to trigger state approval processes and the areas affected by the coastal hazard mapping to 2100. Not all areas are included that are visible from the beach but certain ones are considered to be visually sensitive for which council would wish to assess applications for buildings works and material change of Use.</p> <p>The coastal erosion mapping has been developed based on the state's guidelines and best practice modelling methods. The methods for calculating the Short-term erosion distance are detailed in council's Coastal Hazards report and have been signed off by the state government.</p> <p>Comments about legal liability are noted. The question of council's legal responsibility for coastal hazards and climate change has been largely untested and until more case law assists with this, council needs to exercise its duty of care for development applications that have the potential to place people and property at risk.</p> <p>There will be further opportunities for the community to comment on the risk assessment process through the Coastal Hazard Adaptation Plan project.</p> <p>The comment relating to the level of assessment for dwelling houses is incorrect – where a dwelling house does not meet the acceptable outcomes in the Low Density Resident Zone Code, the use becomes code assessable not impact assessable.</p> <p>The definition of minor building works is a carryover from the current Noosa Plan and should be deleted as it is not used in the New Noosa Plan. Council would wish to see all applications for building works within the coastal protection overlay area given sensitive coastal hazard issues.</p> <p>There may be instances following a natural disaster where a new structure will need to be built to current building standards to ensure it withstands future natural hazard events (eg. in accordance with latest cyclone standards).</p> | <p>That:</p> <ul style="list-style-type: none"> <li>- the definition of minor building work be deleted.</li> <li>- the planning scheme makes dwelling houses 'accepted development' in the bushfire, flooding and landslide hazard overlay areas where they meet the Accepted Outcomes.</li> <li>- the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</li> </ul> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p> |

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|           | <p>Many people would accept the risk of erosion to live close to the beach. This retreat approach should be abandoned.</p> <p>Dwelling houses which do not meet the stated acceptable outcomes in the zone code are inconsistent uses and requiring impact assessment. All minor building works should be accepted development.</p> <p>Assessment tables should recognise the rebuilding of dwelling houses following a natural disaster as accepted development 'building works' where there is no material change to the scale, general form and setbacks previously in place.</p> <p>Dwelling houses in the bushfire impact buffer area should be accepted development</p> <p>An MCU or building works application for the Peregian Surfclub site should be accepted development.</p> <p>The markets and other events in Peregian Park should be accepted development. These uses may not have existing use rights.</p> <p>The coastal building line in front of the Peregian surfclub should be deleted as it would prevent the rebuilding of existing buildings and facilities if required in the future (i.e. bbqs, lifeguard tower, playground, skatepark).</p> <p>There is significant under provision of recreation parks in the coastal urban area. Peregian Park should be further developed to the north to provide property recreation opportunities. Public access tracks should be upgraded and provide for shaded seating and viewing platforms.</p> <p>Money proposed to be spent on Di Hurst oval should be spent on improvements to Peregian Park.</p> | <p>The level of assessment for dwelling houses in bushfire and landslide hazard areas need to be reviewed to make dwelling houses 'accepted development' where they meet the relevant criteria.</p> <p>Any building work or redevelopment of the Peregian Beach Surfclub should be 'assessable development' like any other development in the coastal protection area to ensure it meets the requirements of the relevant codes. The community would wish to have the opportunity to comment on the development of such an important site within Peregian.</p> <p>Temporary and ongoing events in Peregian Park are governed by the relevant lease conditions, local laws and council policies that apply to such uses and sit outside the planning controls of the Noosa Plan.</p> <p>Improvements to Peregian Park sit outside the scope of the draft planning scheme.</p> |  |
| 20868826  | <p>Concerned about how coastal protection overlay will affect properties already in existence, especially in the event of a disaster. Concerned about impacts on insurance. Question accuracy of mapping. Concerned about abandonment of Sunshine Beach properties.</p>   | <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p>  | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p> |
| 20859036  | <p>Changes will seriously affect ability to utilise property to erect a reasonable dwelling. Will devalue land by reducing the usable area by one-third.</p> <p>There has been no permanent erosion in the last 30+ years of ownership</p>  | <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p>  | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p> |
| 20858361  | <p>Changes will affect size of allowable building envelope – 38% reduction in allowable depth. Will reduce property value. Should be able to rebuild, renovate to the 2070 line or 6m from the rear boundary whichever is the greater.</p>  | <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p>  | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p> |
| 20868855  | <p>Object to visual amenity provisions and need for specific materials and colours and fencing</p>  | <p>The acceptable outcomes in the Coastal Protection Overlay are suggested solutions. Applicants may choose a different way of to demonstrate meeting the Performance Outcome.</p>   | <p>That no change be made the New Noosa Plan as a result of this submission</p>  |
| 20865867  | <p>Understanding that there are proposed restrictions relating to building on several Sunshine Beach beachfront residences, but there is no intent at this stage to have any such change in the Hastings St precinct. Would you please confirm whether this is correct?</p>   | <p>The Coastal Protection Overlay for the new planning scheme has been prepared based on work prepared for council's Coastal Hazards Adaptation Plan. It incorporates sea level rise projections in the mapping and identifies State coastal building lines for areas of Sunshine and Sunrise</p>  | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p>   |

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|                              | <p>Also, would you please provide me with any relevant information the Noosa Council is considering with regard to anticipated climatic changes to the Noosa region in the future. For example, will there be restrictions placed upon developing further shore-located properties?</p>   | <p>Beach to regulate how far seaward buildings can be located on the beachfront.</p> <p>This overlay does not apply to Hastings Street but other requirements are included throughout the scheme to ensure that new development appropriately responds to coastal erosion risks in this location.</p> <p>In response to submissions received on coastal erosion issues, the draft local coastal building line is proposed to be removed from the new planning scheme. The state local building line will continue to apply. The draft Coastal Protection Overlay Code is to be amended to reflect the current Noosa Plan Coastal Protection Overlay.</p>   | <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p>   |
| <p>20868612<br/>20868233</p> | <p>Changes will adversely impact on landowners rights to build, extend and renovate dwelling houses on coastal lots. It is important that the planning scheme does not undermine the utility and value of oceanfront land.</p> <p>Overlay should take a suitable performance based approach that allows for designs that appropriately respond to site constraints. Remove requirements for development to be outside the coastal hazard area at 2070 and 2100.</p> <p>Retain state coastal building line and 6m setback. Allow for temporary or ancillary recreation structures within the 6m setback.</p> <p>Concerns regarding impediments to building on bushfire hazard/buffer areas</p>   | <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p> <p>Bushfire - Dwelling houses should be made accepted development in bushfire hazard and buffer areas.</p>   | <p>That:</p> <ul style="list-style-type: none"> <li>- the Tables of Development make Dwelling Houses that are subject to the bushfire hazard overlay 'accepted development'; and</li> <li>- the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</li> </ul> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p> |
| <p>20868349</p>              | <p>Object to property requiring an approval assessed against the Coastal Protection Overlay. We are outside the 2100 area. Exclude all areas not affected by 2100 erosion area. Coastal hazard maps should be redrawn to show correct distances.</p> <p>There should be consistent treatment of similar properties in the application of coastal building lines. Question accuracy of mapping.</p> <p>Owners should be able to rebuild and renovate irrespective of the existence of the CBL. Assessment tables should recognise the rebuilding of dwelling houses following a natural disaster as accepted development 'building works' where there is no material change to the scale, general form and setbacks previously in place.</p> <p>CBL in front of surfclub is arbitrary and should be deleted.</p> <p>Draft Noosa Plan should adequately provide for the surf lifesaving club and other facilities and infrastructure improvements for the community. Markets, Peregian Originals, other community uses and events should be accepted development. For Peregian park - need public access tracks, beachfront shaded seating, viewing platforms, and carpark improvements.</p> <p>All minor building works should be accepted development and not require a planning approval.</p> <p>Object to requirements for an approval assessed against the landslide hazard overlay. Our property does not exhibit any landslide characteristics.</p> <p>An MCU or building works application for the Peregian Surfclub site should be accepted development.</p> | <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p> <p>Any building work or redevelopment of the Peregian Beach Surfclub should be 'assessable development' like any other development in the coastal protection area to ensure it meets the requirements of the relevant codes. The community would wish to have the opportunity to comment on the development of such an important site within Peregian.</p> <p>Temporary and ongoing events in Peregian Park are governed by the relevant lease conditions, local laws and council policies that apply to such uses and sit outside the planning controls of the Noosa Plan.</p> <p>Improvements to Peregian Park sit outside the scope of the draft planning scheme.</p> | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p>  |
| <p>20839206</p>              | <p>Submitter has lived at Seaview Terrace since 1989 and contests that in that time there has been no deterioration of the beachfront. Disputes the coastal protection mapping. The coastal building line is an arbitrary line based on theoretical unproven rubbish which has conveniently been classified as climate change and takes no account of topography. Resents the negative impact this will have on their property value.</p>   | <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p>  | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p>  |
| <p>20866732</p>              | <p>Council refused an MCU for a detached housing which is currently in appeal at Sunshine Beach.</p> <p>Recommend that further advice notes based on case law be included in the code to determine what kind of applications would trigger assessment.</p>  | <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p>  | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p>  |

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|                                  | <p>Need further clarification in code as to whether PO3 about maintaining dune heights and coastal ecosystems is trying to restrict earthworks associated with the building footprint.</p> <p>Reword PO4 "...to ensure people and property are not at risk". This is no way that council can completely mitigate all risk from development.</p> <p>Add to PO5 "For redevelopment of the developed areas in the Coastal Building Line, the limit of new buildings is the building alignment of neighbouring properties. Further development is only to occur landward of this alignment except for uncovered and unenclosed cantilevered balconies that do not extend greater than 3 metres seaward of this line.</p> <p>Clarify Overall Outcomes in relation to existing single detached houses, existing buildings and seaward extensions of existing structures.</p>   |  | <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p>   |
| 20866062                         | <p>Restrictions placed on building closer to the ocean will affect the valuation of properties. Concerned the erosion mapping will affect entitlements to rebuild or extend. Query whether Peregian surf club will be able to build closer to the ocean. Recall various erosion events since late 70s but don't believe there to be any long term evidence of erosion.</p>   | <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p>  | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p>  |
| 20859356<br>20865357<br>20865356 | <p>Concerned whether council wishes to eliminate beach front properties as private residences with improvements, and therefore impose a retreat.</p> <p>I don't expect council to wear any liability for damage to my property as a result of rising water levels. I am fiscally responsible for the property and am prepared to enter into appropriate legally binding documentation to that effect.</p> <p>Question why the plan has no effect or relevant to Noosa Main Beach. Seems to be an inconsistent approach, some would suggest discriminatory</p>  | <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p>  | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p>  |
| 20854782<br>20859356             | <p>Concerned the plan will not permit the reconstruction or improvement of the existing dwelling house in the same location and to the current scale in the event of a significant event. The state SPP and Shaping SEQ regional plan do not require council to actively 'withdraw' from coastal areas.</p> <p>Height, general form and setbacks previously in place should be able to be maintained and replacement of existing structures carried out without triggering a code assessable DA.</p> <p>The property is in the bushfire overlay buffer area and coastal protection overlay area. A code assessable application in these areas is considered unnecessary and onerous.</p> <p>Minor building works should be excluded from the overlay as well as where replacing an existing structure to the existing location and setback arrangements.</p> <p>In Coastal Protection Overlay Code, amend setback requirements to allow for outdoor structures (eg pergolas, retaining walls) to be extend as far seaward as existing structures on the site, as well as structures on immediately adjacent allotments. Remove the required 6m setback from rear boundary.</p> | <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p> <p>With regards to rebuilding after a disaster, there may be instances following a natural disaster where a new structure will need to be built/rebuilt to current building standards to ensure it withstands future natural hazard events (eg. in accordance with latest cyclone standards). New houses will need to rebuild to meet the planning scheme requirements.</p> <p>The Bushfire Overlay Table of Development needs to be amended to allow dwelling houses to be 'accepted development' rather than code assessable.</p> <p>Building works and MCUs for dwelling houses should continue to be code assessable to ensure visual amenity and coastal erosion provisions of the code are triggered. This includes for minor building works, given the sensitive nature of this coastal environment.</p> <p>The 6m setback is an important building control to ensure that there is suitable area along rear (seaward) boundaries for deep landscape plantings to protect the dune stability.</p> | <p>That:</p> <ul style="list-style-type: none"> <li>- the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</li> <li>- dwelling houses be made accepted development in the bushfire and landslide hazard overlay areas where they meet the Accepted Outcomes.</li> </ul> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p> |
| 20867124                         | <p>Noosa has stopped the effects of tide levels, storms and erosion of beaches by building rock walls, groyne and pumping sand in areas like Hastings Street with great success. New technology will allow Council in the future to protect all our residential areas.</p> <p>Denying resident's development applications based on maps of future scenarios that council has no control over is irresponsible and unlawful. The overlays should be removed.</p>  | <p>The assessment of preferred management responses for coastal erosion along the eastern beaches is being carried out as part of the Coastal Hazards Adaptation Plan, currently underway.</p> <p>There will be further opportunities for the community to comment on management options for coastal erosion through the CHAP project.</p> <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p>   | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p>  |

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| 20862031   | The coastal development plan is courageous - I trust it is well evidenced. Council needs to negotiate/compromise with owners of affected houses which were previously approved by Council. Council must bear some responsibility.  | <p>Comments noted.</p> <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p> <p>Council will continue to progress the development of a Coastal Hazard Adaptation Plan (CHAP) to address erosion risk over the coming months.</p> <p>There will be further opportunities for the community to comment on management options for coastal erosion through the CHAP project.</p>   | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p> |
| 20868244   | Object to coastal building line for Sunshine Beach   | In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.   | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p> |
| 20867675   | <p>Peregian Beach Community Association appreciate the expert views on the likely impacts of increased flooding and coastal erosion and support the requirements for any development proposed in areas covered by the Coastal Hazards Overlay to be assessed against those codes.</p> <p>Strongly support the need for a "natural buffering capacity of the coastal environment to be maintained or enhanced.</p> <p>Strongly support the draft plans absolute limit of building as described in 7.2.6.2(s) and Map 7.2.6.6. This is considered by the community to be a non-negotiable, key planning tenet in order to sustain the Peregian Beach village amenity, fragile coastal dune system and marine eco-system including turtle protection.</p>   | Support noted however in response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.   | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p> |
| 20867835<br>20867983<br>20865033<br>20867984<br>20867829<br>20867922<br>20866830<br>20868598<br>20868660<br>20866916<br>20867049<br>20868801<br>20868802<br>20868661<br>20867050<br>20867038<br>20867037<br>20867039 | <p>Concern regarding the future of the Peregian Surf Club and other community uses and facilities in the park.</p> <ul style="list-style-type: none"> <li>New Plan should authorise within the reserve, the Surf Club as accepted development.</li> <li>Should the clubhouse be redeveloped the tables of development for a club to be code assessment restrict the floor area to 300m<sup>2</sup> which is significantly under the current floor area of 1200m<sup>2</sup>. The plan should be amended to allow for, at a minimum, 1,500m<sup>2</sup> GFA to allow for the existing floor area and growth.</li> <li>The club is located in the proposed Recreation and open Space Zone and may have existing use rights, however the club should be clearly defined as acceptable development and include associated commercial operations such as family dining, bar, and entertainment such as live music where supporting surf lifesaving activities with reference to the site being Lot 165 MCH5180.</li> <li>The State Coastal Building line is aligned with the eastern edge of the building and is arbitrarily and without any sound technical reason. This means that any structure east of this line cannot be replaced including the skate park, barbeque sheds and lifeguard tower cannot be replaced. It is recommended that this line be removed from Peregian Park.</li> <li>Support the rezoning of much of the park to open space and recreation and more appropriately reflects the use of the park.</li> <li>Existing uses at the park include Peregian originals, markets, movie nights, carols and other community events and uses as well as surf club uses. It is recommended that all these uses be acceptable development under the Tables of Assessment where located on the subject site.</li> <li>Coastal protection overlay and Code – the coastal hazard line mapping is a trigger for further assessment for future development not prohibit it. The draft plan proposes to prohibit future development within the coastal hazard areas. Recommend the code is amended to ensure that any development seaward of the Coastal Hazards mapping lines should trigger further assessment, rather than prohibit development.</li> <li>Peregian Park – recommend that the Biodiversity Overlay be adjusted to align with the Recreation and Open Space zoning, facilitating the future requirements if the recognised and expanded Peregian park.</li> </ul> | <p>In response to submissions received on this issue, the local coastal building line is proposed to be removed from the draft scheme and the draft Coastal Protection Overlay Code amended to reflect the current Noosa Plan Coastal Protection Overlay.</p> <p>Erosion mapping has been developed based on the state's guidelines and best practice modelling methods as part of Council's Coastal Hazards Adaptation Plan (CHAP). The methods for calculating the Short-term erosion distance are detailed in council's Coastal Hazards report and have been signed off by the state government. Council will continue to progress the development of the CHAP over the coming months.</p> <p>There will be further opportunities for the community to comment on management options for coastal erosion through the CHAP project.</p> <p>Any building work or redevelopment of the Peregian Beach Surfclub is 'assessable development' like any other development in the coastal protection area to ensure it meets the requirements of the relevant codes. The community would wish to have the opportunity to comment on the development and design of such an important site within Peregian.</p> <p>Council recognises the importance of surfclubs and the substantial volunteer commitment to the Peregian Club by the community over the years. Council continues to support its ongoing development and operation.</p> <p>The vegetation within the foreshore reserve plays a critical role in stabilising the dune system now and into the future as coastal erosion increases and progresses further inland. It also has important character and biodiversity values. For this reason, there are no plans to remove this vegetation to provide for additional community facilities in Peregian Park.</p> <p>Improvements to Peregian Park sit outside the scope of the new planning scheme.</p> | <p>That the local coastal building line be removed from the Coastal Protection Overlay and amendments be made to the overlay code to reflect the current scheme Coastal Protection Overlay</p> <p><b>Council at its Special Meeting of 12 September 2019 resolved to remove the local coastal building line from the Coastal Protection Overlay and amend the overlay code to reflect the current scheme Coastal Protection Overlay</b></p> <p><b>This formed part of a package of significant changes to the draft scheme re-advertised from 13 September. During the subsequent consultation period 6 submissions were received. Refer to Table 23.2</b></p> <p><b>No further changes are recommended to the Coastal Protection overlay.</b></p> |

| Submitter | Submission and Grounds of Submission   | Planners' Response | Recommendation |
|-----------|--|--------------------|----------------|
| 20866917  | <ul style="list-style-type: none"> <li data-bbox="273 193 1181 247">Draft plan does not consider nor facilitate future Surf Lifesaving Clubs. Recommend the draft plan considers to have areas reserved for future Surf Lifesaving Clubs where there is projected need.</li> </ul> |                    |                |
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| 20866912  |                                      |                    |                |
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| Submitter | Submission and Grounds of Submission | Planners' Response | Recommendation |
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| 20867321  |                                      |                    |                |
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**Table 23.2: Submissions on Second round of Consultation**

| Submitter                                    | Submission and Grounds of Submission   | Planners' Response   | Recommendation  |
|--|--|--|---|
| 20971300                                     | I generally have no problem with the proposed changes, as long as they achieve the desired Council outcome. Very sensible  | Noted  | That no change further changes be made to the New Noosa Plan as a result of this submission |
| 21004903<br>21006193<br>21006197<br>21000990 | Coastal Protection Overlay –<br>Information about erosion prone areas should be made available to the community while consultation on the plan underway.<br>Relevant State Interests are required to be adequately integrated into the new planning scheme<br>Object to the extent of the overlay area and the hazard mapping – includes areas that are not affected by coastal erosion and areas outside the coastal management district. Should only map the erosion prone areas. References to scenic amenity should be removed from code and maps as triggering code assessment for properties outside the erosion prone area causes unreasonable costs and delays.<br>Calculated erosion lines should be redrawn using correct distances. Concerned that the erosion prone area extents have been over estimated.<br>Support removal of local coastal building lines. Object to provisions relating to State Building line and request their removal.<br>Peregian Park –<br>The following existing uses should be accepted development: Peregian Surf Club, the markets, Peregian Originals and Community Activities such as Christmas carols and Movies in the Park. | Access to the erosion prone area mapping including coastal hazard lines at years 2040, 2070 and 2100 continue to be available through council's website under the Coastal Hazards project pages.<br>The erosion prone lines have been confirmed and approved by the State as being consistent with the QCoast2100 guidelines.<br>Council is not required to fully integrate the state interest policies under the State Planning Policy. The SPP will still apply to development through the development assessment process. Council will continue to progress the development of its Coastal Hazards Adaptation Plan over the coming months.<br>The Coastal Protection and Scenic Amenity Overlay also takes in areas beyond the erosion prone area to include properties that require consideration of scenic amenity. This overlay area is the same the current planning scheme overlay area that has been in force since 2006.<br>There are a number of existing uses that occur within Peregian Park that will continue to operate under their existing approvals. Any change to these uses should be required to make application as per any other use to assess their suitability and compliance with the planning scheme where relevant. | That no further changes be made to the New Noosa Plan as a result of this submission        |
| 21005859                                     | The Coastal Protection Overlay imposes another layer of planning conditions on properties that are not within the 2100 erosion line and that are not visible from the beach.   | The Coastal Protection and Scenic Amenity Overlay also takes in areas beyond the erosion prone area to include properties that require consideration of scenic amenity. This overlay area is the same the current planning scheme overlay area that has been in force since 2006.  | That no further changes be made to the New Noosa Plan as a result of this submission        |

# 24. Extractive Resource Overlay

**Table 24.1: Submissions on First round of Consultation**

| Submitter | Submission and Grounds of Submission  | Planners' Response   | Recommendation  |
|-----------|---|--|---|
| 20868180  | <p>Cement Concrete and Aggregates Australia support the new Noosa Plan and its recognition of extractive resource industries. Support inclusion of the Extractive Resource Zone to provide extractive uses.</p> <p>Extractive Industries overlay does not go far enough to prevent sensitive land uses being established within KRA and KRA separation areas.</p> <p>Level of assessment for a dwelling house in an area mapped as being subject to extractive resources should be code assessable to protect the extraction from encroachment by sensitive land uses. Triggers should be the same as for the development within a transport route area.</p> <p>Remove the word 'materially' from the PO3 and PO4 code provisions that state "do not materially increase the number of people living in the separation area. The term 'materially' is highly subjective and may provide opportunities for increased densities of residents in the KRA areas.</p> <p>Expand wording in code to not allow the establishment of any new, or intensification of any existing sensitive land uses within the areas identified.</p> <p>The draft Plan needs to provide for industrial land availability and affordability and ensure these areas are protected from encroachment by sensitive uses. Need to recognise the important role of industries such as concrete batching plants (CBPs) by appropriately zoning them.</p> <p>CBPs are defined as high impact industry requiring impact assessment in the Low Impact or Medium Impact Industry zones. They are currently code assessable in the Noosa Plan.</p>   | <p>Extractive industries are not separately zoned but included in the Rural Zone, consistent with the SPP Guidelines.</p> <p>The SPP Guidelines – Mining and Extractive Resources does not allow for the assessment of material change of use against the Extractive Resources Code for certain land uses in the KRA, separation areas, transport routes or transport separation areas including:</p> <p>(a) dwelling house on an existing lot; or</p> <p>(b) home-based business (where not employing more than two non-resident people on a full-time equivalent basis); or</p> <p>(c) caretaker's accommodation (associated with an extractive industry); or</p> <p>(d) animal husbandry; or</p> <p>(e) cropping.</p> <p>In addition, the <i>Planning (Community Residence) Amendment Regulation 2017</i> (Amendment Regulation) does not allow for a community residence to be assessable development in a Rural, Rural residential or residential zone.</p> <p>Notwithstanding the above, it is considered appropriate to require code assessment against the code for a material change of use, (excluding the exemptions) consistently across all land affected by the overlay including Transport routes and transport separation areas, as suggested.</p> <p>Changes to P02 and P03 of the code will be made to clarify the term "materially" and sensitive land uses as suggested.</p> | <p>That:</p> <ul style="list-style-type: none"> <li>- Table 5.9.5 Extractive Resources Overlay benchmarks and criteria be amended to require the same level of assessment for material change of use and reconfiguring a lot for land within Extractive Resources processing area, Extractive Resource Separation Area, Transport Route and Transport Route Separation area.</li> <li>- the planning scheme include "caretaker's accommodation" in the exclusions for material change of use code assessment, consistent with the SPP Guidelines.</li> <li>- 8.2.5. Extractive Resources Overlay Code PO2 and PO3 be amended to state: <ul style="list-style-type: none"> <li><b>PO2</b></li> <li>(a) <i>does not increase the number of people living in the separation area;</i></li> <li>(b) <i>incorporates measures to avoid or mitigate adverse impacts from the extracting and transporting of the extractive resource; and</i></li> <li>(c) <i>does not compromise the function of the separation area in providing a buffer between the extractive industry and other incompatible uses beyond the separation area.</i></li> </ul> </li> <li><b>PO3</b></li> <li><i>Does not increase the number of people living in a transport separation route area.</i></li> </ul> |
| 20867919  | <p>Overall it is positive to see the Strategic framework recognise extractive resource industries and the construction industry as key contributors to the local and regional economies and identifies the need to ensure continued availability of these resources and their protection from incompatible land uses.</p> <p>The protection of these industries should be strengthened in the following ways:</p> <ul style="list-style-type: none"> <li>• Level of Assessment for new development – Key resource Areas are identified on the Extractive Resources Overlay map and subject to the overlay code which can change assessment levels for development that conflicts with extractive industries subject to these areas. The New Noosa Plan allows the potential for sensitive land use to establish in KRAs and separation areas in the Rural, Rural Residential and Low Density Residential zones. For example dwellings which are accepted subject to requirements, and then subject to the overlay are only escalated to code assessment if with a transport use otherwise remain acceptable development. It is recommended that the same requirements around material change of use (Sensitive Land uses), reconfiguring a Lot, operational works that currently appear in Table 5.9.5 in relation to a Transport Route and Transport Route Separation Area be duplicated for all areas subject to extractive resources ( KRAs or KRA separation distances).</li> </ul> <p>Extractive Industries Code - Sections of the code are subjective and allow opportunity for sensitive land use to encroach on area subject to extractive industries, compromising existing and future operations. PO2(a) and POs include the terminology "materially" which is highly subjective language. It is recommended that the overlay code be amended to provide clear direction that the density of people within KRAs or KRRA separation areas is not increased and the code be broadened to restrict the establishment of any new or intensification of any existing sensitive land uses (as defined by the plan) within areas identified by the Extractive resources Overlay map.</p> | <p>The SPP Guidelines – Mining and Extractive Resources does not allow for the assessment of material change of use against the Extractive Resources Code for certain land uses in the KRA, separation areas, transport routes or transport separation areas including:</p> <p>a) dwelling house on an existing lot; or</p> <p>b) home-based business (where not employing more than two non-resident people on a full-time equivalent basis); or</p> <p>c) caretaker's accommodation (associated with an extractive industry); or</p> <p>d) animal husbandry; or</p> <p>e) cropping.</p> <p>In addition, the <i>Planning (Community Residence) Amendment Regulation 2017</i> (Amendment Regulation) does not allow for a community residence to be assessable development in a Rural, Rural residential or residential zone.</p> <p>Notwithstanding the above, it is considered appropriate to require code assessment against the code for a material change of use, (excluding the exemptions) consistently across all land affected by the overlay including Transport routes and transport separation areas, as suggested.</p> <p>Changes to P02 and P03 of the code will be made to clarify the term "materially" and sensitive land uses as suggested.</p>  | <p>That:</p> <ul style="list-style-type: none"> <li>- Table 5.9.5 Extractive Resources Overlay benchmarks and criteria be amended to require the same level of assessment for material change of use and reconfiguring a lot for land within Extractive Resources processing area, Extractive Resource Separation Area, Transport Route and Transport Route Separation area.</li> <li>- the planning scheme include "caretaker's accommodation" in the exclusions for material change of use code assessment, consistent with the SPP Guidelines.</li> <li>- 8.2.5. Extractive Resources Overlay Code PO2 and PO3 be amended to state: <ul style="list-style-type: none"> <li><b>PO2</b></li> <li>(d) <i>does not increase the number of people living in the separation area;</i></li> <li>(e) <i>incorporates measures to avoid or mitigate adverse impacts from the extracting and transporting of the extractive resource; and</i></li> <li>(f) <i>does not compromise the function of the separation area in providing a buffer between the extractive industry and other incompatible uses beyond the separation area.</i></li> </ul> </li> <li><b>PO3</b></li> <li><i>Does not increase the number of people living in a transport separation route area.</i></li> </ul> |

## 25. Flood Hazard Overlay

**Table 25.1: Submissions on first round of consultation**

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
|-----------|---|---|---|
| 20863970  | <p>Riverlands Village was constructed more than thirty years ago, and during that time has never been negatively affected by flood or by landslip, we cannot support Council's projections regarding such events, on the grounds that the assumptions made are unsubstantiated.</p> <p>In April 1992 a violent East Coast Low dropped 42 inches of rain in Tewantin in 36 hours. During that event the Harbour Town Marina carpark was flooded and Doonella Bridge to Hilton Terrace was impassable. The 2 large gas bottles located at the Marina were swept out into Laguna Bay, along with a number of houseboats which had broken their moorings. The road in front of Gympie Terrace shopping centre in Noosaville was flooded to approximately one third of a metre, and Hilton Terrace (including Noosa Lakes Motel) was inundated by approx. one metre.</p> <p>The Noosa River flooded from the Barge landing right up to the first section of the Glades, and the Caravan Park had to close down. Weyba Creek flooded out into Creek Road in Noosaville which was inundated by half a metre of water. The low set homes on the low side of Creek Rd were flooded. Water came up to just under the floorboards of the Davidson's home in Laburnum Street Noosaville.</p> <p>My home at 60-62 Hendry Street Tewantin which was located on a hill, and was elevated on stumps, had about 300 ML of water rushing underneath and down to the valley in Pine Avenue. The rain was horizontal, winds were violent, and the event lasted for a few days as I recall.</p> <p>At that time the general consensus was that homes which had never before been flooded went under because Noosa Waters (which had always been a huge "sink" for floodwater), but which had been raised for development by 2 metres, resulting in many low set homes in that area having been flooded for the first time in memory.</p> | <p>The Flood Overlay extends slightly into the property at the north eastern corner. This area is used as open space. The mapping reflects the drainage conditions and contours in this area.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission.</p> |

## 26. Heritage Overlay

**Table 26.1: Submissions on first round of consultation**

| Submitter | Submission and Grounds of Submission   | Planners' Response  | Recommendation   |
|-----------|--|---|--|
| 20868155  | <p>How is Noosa integrating the Aboriginal Cultural Heritage State Planning Policy? How were Kabi Kabi people engaged upfront when the New Noosa Plan was in the plan-making process and was there any discussion around a map or planning scheme provisions?</p> <p>How is Noosa Council showing that they comply with the State Planning Policies, in particular in regards to Aboriginal Cultural Heritage, in order to be signed off by the Minister?</p> <p>Refer to Brisbane City Plan, Toowoomba Reconfiguration Code and Tweed Shire Council for examples of planning scheme models that work.</p>   | <p>Council has been actively engaging with the Kabi Kabi people on a range of council and environment related activities, including the new Noosa Plan mapping and wording.</p> <p>The state have indicated that council has meet the state interest requirements for Aboriginal cultural heritage.</p> <p>The planning scheme recognises Aboriginal cultural heritage in the Strategic Framework and deals with protection of broader cultural landscape values generally through the codes, overlay maps and the Biodiversity, Waterways and Wetlands overlay code. There is no specific schedule or overlay map relating the aboriginal cultural heritage sites or values. Protection of aboriginal heritage sites is provided through the Aboriginal Cultural Heritage Act.</p> | <p>That no change be made to the New Noosa Plan as a result of this submission.</p>  |
| 20859022  | <p>While the plan includes provision "for inclusion in or removal from Schedule 3 Heritage Sites", there is no such allowance at all for the vaguely described 'Character Areas' mentioned in the Plan. Suggests a methodology for the nomination, and subsequent inclusion in the plan, of 'Character Areas' [how to action a nomination, reason for the nomination, advertising of the nomination, grounds for objection to the nomination, public consultation about the nomination, etc.] but also an acknowledgement of the indefeasible rights of existing proprietors affected by the nomination. Similarly, the Plan should include the requirements necessary for the removal of all, or a part, of a 'Character Area' from the Plan, following a regulated criterium.</p> <p>In relation to Cooroy – Tewantin Road character area, it appears that this 'character area' was included in the current/original town plan, despite objections at the time. Perhaps it is the right time to remedy the situation</p> <p>The 'character area' appears to have been selected on a very broad, (and not very well thought out), stroke of a pen, without due consideration to the various components of dwellings, etc, that make up this 'Area'; just a rather blunt "26 to 52 Tewantin Road".</p> <p>Objects to Section 8.2.7.2 (e) (ii) which describes the area as "The relatively large allotments with Queenslander vernacular style timber and iron' houses on stumps, many featuring verandah' elements, sunhoods to windows' and wall openings' and simple roof designs', either gabled or hipped are retained."</p> <ul style="list-style-type: none"> <li>All these properties are outlined in Survey Plan C.560.2 (R.P C5602) and virtually all these properties — and most of the properties in Opal St, Diamond St, Kauri St and Miva St which are delineated on this plan - have equal, or larger, areas. So how can these house blocks be described as "relatively large areas"?</li> <li>Iron roofs rust so they have been replaced, some with tiles, others have solar panels.</li> <li>Most of the timber posts have been replaced, some have been built in below with besser block construction</li> <li>Verandahs are not a common feature – some have been closed in during renovations and some expanded into large decks</li> <li>One property has sunhoods, since replaced with fabric</li> <li>Asbestos laden walls should not be protected</li> <li>At least one property has a high front wall and you can't see the hose at all</li> <li>Construction dates vary significantly so no one period consistently depicted</li> <li>There is nothing tangible available that would allow these properties to be 'grouped', other than (simply) "they are on the same side of the road!"</li> </ul> <p>(Submitter provides a photographic commentary on individual properties.)</p> <p>Disagreement with Section 8.2.7.2 (e) (iii) which states: "The Anglican Church of the Holy Nativity at 46 Tewantin Road contributes to the Tewantin Road Character Area's features."</p> <p>Buildings are actually in Miva St and don't contribute much at all. The church building was demolished by a cyclone in the mid 1950s, and then rebuilt. And how can a shipping container — apparently used for storage — contribute to a 'Character Area's features'?</p> <p>In this township there are a lot of houses that could qualify for heritage listing, and several sections on this eastern part of the town (Miva St and Kauri St come to mind) do have a solid area of houses built 'between war' and 'post-war, much more so than this strip in Tewantin Road that has been wrongly labelled as a 'Character Area'. [But those streets also have a modicum of houses built at a later date.]</p> <p>I request Council delete Section 8.2.7.2 (e) from the New Noosa Plan.</p> | <p>Council has commenced a review of its heritage study. The Cooroy-Tewantin Road Character Area may be reviewed at this time. Guidelines will be prepared to explain the process for removing/including heritage sites and character areas from the planning scheme.</p> <p>This information may inform future amendments to the Noosa Planning Scheme.</p>  | <p>That:</p> <ul style="list-style-type: none"> <li>Council review guidelines for inclusion/removal of Heritage Sites on the heritage list and provide additional guidelines explaining the inclusion of new character areas including criteria.</li> <li>Council review Cooroy-Tewantin Road Character Area as part of the upcoming review of the Noosa Shire Historical Heritage Study.</li> <li>No change to the New Noosa Plan be made as a result of this submission</li> </ul> |

| Submitter | Submission and Grounds of Submission   | Planners' Response  | Recommendation  |
|-----------|--|---|---|
| 20867296  | Seeks a Heritage Character Area to extend along Shields Street Tewantin between Goodwin St and Butler St. The majority of houses along this stretch are Queenslander vernacular which were relocated in the 80s as a dumping ground, including ex Noosa Heads Post Office building, CWA and other local heritage houses. These houses now have significant character value and should be protected and done up rather than demolished and rebuilt with slab on ground. | Council has commenced a review of its heritage study. Guidelines will be prepared to explain the process for removing/including heritage sites and character areas from the planning scheme.<br><br>This information may inform future amendments to the Noosa Planning Scheme. | That:<br><br>- Council review guidelines for inclusion/removal of Heritage Sites on the heritage list and provide additional guidelines explaining the inclusion of new character areas including criteria.<br><br>- No change to the New Noosa Plan be made as a result of this submission |

## 27. Reconfiguring a Lot Code

**Table 27.1: Submissions on first round of consultation**

| Submitter | Submission and Grounds of Submission   | Planners' Response  | Recommendation   |
|-----------|--|---|--|
| 20825902  | <p>Objects to limitation on growth in Pomona due to Minimum Lot Size of 1,000m<sup>2</sup> if connected to sewerage reticulation; or 2,000m<sup>2</sup> otherwise.</p> <p>Pomona is struggling with business growth and investment, residential affordability, employment opportunities, diversity of population growth (new families, couples, singles, etc.) public transport accessibility to Noosa and surrounds, pedestrian accessibility. Given current constraints around property prices and lack of public transport infrastructure, facilitate new residents to access smaller house building choices to enable them to enter the market, work from home, and reduce vehicle usage and costs, the village would benefit enormously from the minimum lot size being 600m<sup>2</sup> where connected to water and sewerage reticulation.</p> <p>Given the New Noosa plan details the need for a greater range of housing choices especially within the serviced towns, the lowering of lot sizes to 600m<sup>2</sup> would allow for greater variation in housing choices, whilst satisfying the outcomes of the SEQ Regional Plan to supply fewer greenfield sites, increase infill and a decrease sprawl.</p> <p>This would support a more active and engaged community by reducing the need for vehicular access and as more residents could walk into the village or access public transport parking congestion within the already limited areas and impacts on roads infrastructure would also be mitigated. The savings could be spent on developing more pedestrian friendly services (footpaths, street trees, bus services, etc) which in turn would strengthen the beauty and character of the village.</p> | <p>The country town character of Pomona is underpinned by an uncrowded built form where predominantly older lightweight traditional houses are separated by open space and mature vegetation. It is the intent of the scheme that new Low Density Residential house blocks remain at 1,000m<sup>2</sup> or more in order to maintain this country town character.</p> <p>Development of land into 600m<sup>2</sup> allotments would be highly unlikely to result in any greater housing choice but would result in a higher number of large detached houses out of the same amount of land with less space between building for open space or vegetation.</p> <p>There are many opportunities for small secondary dwellings and there is opportunity for increased housing choice where limited areas close to the centre of town have had long term planning allowances for other forms of housing such as duplexes, units or townhouses.</p>  | That no change to the New Noosa Plan be made as a result of this submission. |
| 20868178  | Strongly disputes any benefit from reduction of rural and residential minimum lot sizes from 2 to 1.5 hectares. Rural/Res developments are inefficient and costly to service for local governments. Therefore reject plans to increase the number of Rural Res lots as they will have considerable future impacts, particularly in the case the State Government decides to expand Rural Living Areas to accommodate growth under a future SEQ Plan.   | The submitters' comments are noted and it is generally agreed that rural residential development is not the most effective use of land however the consequence of this change is considered to be minimal as rather than opening up the hinterland to significant growth it is more likely to result in moderate growth within existing communities.  | That no change be made to the New Noosa Plan as a result of this submission. |
| 20866273  | Rural Residential Subdivision – objects to reducing the lots size from 2ha to 1.5ha. This land is expensive to service and provide infrastructure and don't see any benefit to increasing development in rural living areas.   | Further subdivision cannot occur in the SEQ Regional Plan Regional Landscape and Rural Production Area, so this change has no relevance for any area in the northern half of the Shire. Stratford Park, Ringtail Creek and Forest Acres are all for instance in the Regional Plan Regional Landscape and Rural Production Area.   |  |
| 20823853  | Support for the reduction of Rural Residential Zone minimum lot size to 1.5ha.   | <p>The Rural Residential zone at Doonan and the portion of Tinbeerwah to the eastern side of Sunrise Road already has a minimum lot size of 1.5ha so there is no change.</p> <p>The Rural Residential zone at Tinbeerwah to the western side of Sunrise Road is in the Lake Macdonald water resource catchment and can't be further subdivided.</p> <p>Around Cooran and Pomona the only Rural Residential lots not precluded from subdivision through the parameters of the SEQ Regional Plan Regional Landscape and Rural Production Area are those very close to town actually within the State's Urban Footprint and most of these are already less than 1.5 ha in area.</p> <p>Noosa North Shore has no further subdivision allowed.</p> <p>This leaves Black Mountain, Cooribah and west of Lake Macdonald. Within these areas there remain blocks with areas greater than 3ha or even 4.5ha however relatively few are free of constraints such as flooding, riparian buffers, steep slope and significant biodiversity values. Just because a property meets minimum lot size does not mean there will be suitable land to create an additional house site, access, effluent disposal etc. Assessment of lot reconfiguration needs to take into account the particular circumstances of the lot.</p> <p>There is likely to be some additional lots created as a result of this change but it is not considered that number will be particularly high. No change is recommended.</p> |  |
| 20862224  | We are very pleased to see that no further subdivision is to be permitted on Noosa North Shore.  | Noted   | That no change be made to the New Noosa Plan as a result of this submission. |
| 20867145  | <p>33 Pavilion Street, Pomona - Submitter feels they are unduly affected by provisions in the Reconfiguring a Lot Code affecting Rear lots (particularly that "no more than three lots gain access from the same access strip") as one neighbour is taking access off the easement despite having road frontage.</p> <p>The purpose of an easement is to allow properties that do not have street access a way to get to the house. On the easement description it states 3 accesses allowed. If I subdivided I would not have access to the land and the house, this means a 4th access is needed. Either No 31 needs to put in a driveway, like every other street frontage house, and release the easement entry to me for my use OR a 4th access should be granted for my use.</p>   | <p>AO21.8 of the Reconfiguring a Lot code says that no more than three lots gain access from the same access strip. This is a new provision not in the current planning scheme.</p> <p>It is understood that there are various scenarios and circumstances. For instance in the subdivisions of a new estate it is more critical to achieve an optimal layout however where incremental infill of 1 or 2 new lots is to occur it will be harder to meet all acceptable outcomes.</p> <p>The circumstances of the submitter are not common and the requirement is an Acceptable Outcome. This means an alternative arrangement could be considered as part of any</p>  | That no change be made to the New Noosa Plan as a result of this submission. |



| Submitter | Submission and Grounds of Submission | Planners' Response   | Recommendation |
|-----------|--------------------------------------|--|----------------|
|           |                                      | assessment where the proposal might otherwise meet the overall and performance outcomes of the code. |                |

## 28. Other Code Provisions

**Table 28.1: Submissions of First Consultation**

| Submitter            | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
|----------------------|---|---|---|
| 20876526<br>20868611 | <p>In order to promote better design outcomes for new developments in Noosa Shire, I suggest that a "Design Advisory Committee" is established to allow good design to be judged by design professionals (Architects and Landscape Architects) rather than town planning staff. The current and proposed town planning scheme is not equipped to differentiate between what is good design and what is merely meeting the planning scheme requirements. I suggest that this committee could be made up of private design professionals on a rotating roster. The committee would have a series of design principles on which they would score a proposal, with the final score meeting a minimum standard of "Design Excellence". Any proposal of 3 stories or above or attempting to meet an "alternative solution" to the planning scheme would need to obtain design excellence in order to proceed. Similar schemes are in operation in other councils – for example the City Of Vincent (WA) as per the following Link: <a href="https://www.vincent.wa.gov.au/develop-build/planning/design-advisory-committee.aspx">https://www.vincent.wa.gov.au/develop-build/planning/design-advisory-committee.aspx</a></p> <p>The current (and proposed) town planning schemes are inflexible when it comes to the specific built outcomes such as: Eaves overhang percentage, Building Form, Roof Pitch, Maximum storeys. These items are often subjectively assessed by planning officers who may not have a good grasp on up to date contemporary building design. Noosa prides itself on its luxury dwellings and amazing sites. These town planning requirements are outdated and provide a barrier to contemporary design. I propose that if a proposal is to be an "alternate solution", then it must meet design excellence standards, as mentioned above. This would provide a way for those who are seeking to build unique, well designed buildings to be assessed on their merits and not only the lowest common denominator. This need not apply to all proposals, but as an alternative to the scheme.</p>  | <p>Suggestion noted. It is not specifically a planning scheme issue.</p> <p>The planning scheme is a performance based scheme and provides some flexibility to achieve relevant performance outcomes. The scheme provides a balance between being able to achieve high design outcomes as well as providing certainty in the look and feel, character and consistent development patterns in terms of streetscapes through applying setbacks, plot ratio, site cover, height, access and car parking and high level design outcomes.</p>  | That no change to the New Noosa Plan be made as a result of these submissions.  |
| 20868611             | <p>In the interest of producing better design outcomes for new buildings, all buildings 3 stories and over, and/or over \$2.5m construction cost be designed by a Registered Architectural Practice or Registered Architect. Noosa has the potential to become a "design hub" if such a policy was initiated, as it already has one of the highest densities of high quality contemporary architecture Australia wide.</p> <p>Suggest that all new developments of \$3m and over be subject to a public art contribution, as a percentage of construction cost. This would encourage a vibrant cultural Noosa streetscape. Obviously artwork would require approval as part of the planning process and council may need an art specialist to help in the consultation</p> <p>Noosa junction has the opportunity to increase density as proposed in the new planning scheme. This could result in undesirable building outcomes if not carefully managed. A design advisory committee could play a good role here. Perhaps a GFA / density bonus for schemes that demonstrate design excellence. Similar planning vehicles are in place in other states. SEPP 65 (NSW) is a great planning document that could be used as reference specifically for higher density housing.</p> <p>Is Noosa Council intending to implement any sustainability targets or policies such as minimum recycled material content in new construction, construction waste recycling, landfill minimisation, cogeneration etc? Can this please be considered if it hasn't been, as I assume the planning scheme will be in place well into the future and sustainability measures in construction are becoming increasingly important in carbon emission reduction.</p> <p>Is there Allowance for solar farms in rural zoning? If not I believe this would also be desirable.</p> <p>Noosa is an outdoor enthusiast's destination —what provisions is there in the new planning scheme for the extension of the Noosa Trail network? Suggested improvements are: Loop circuit around Lake Weyba through Noosa national park. Tewantin to Lake Cooribah to Boreen Point to Elanda Point trail. Connection to proposed Verrierdale trail network. Is it possible for council to establish public access to Cooroy Mountain?</p> | <p>Suggestion Noted.</p> <p>High Density Housing in Noosa is at a significantly smaller scale than what is considered high density in some places in NSW. The New Noosa Plan takes into consideration and expands on the Noosa design Principles throughout the zone and local plan codes as well as in Planning Scheme Policy's 5 – Sustainable Building Design and 7 Framework and Character Plans.</p> <p>Council has tried to introduce higher sustainability standards for buildings throughout the New Noosa plan, however as these higher standards proposed conflict with building standards in the Building Code of Australia, the State have advised that cannot be incorporated into the planning scheme.</p> <p>A renewable energy facility is permitted within the Rural Zone.</p> <p>The trails network is managed outside of the planning scheme. Cooroy Mountain is privately owned and therefore difficult to establish public access.</p> | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20867202             | <p>From a carbon reduction perspective ZEN would like to see the following included in the New Noosa Plan:</p> <ul style="list-style-type: none"> <li>Mandatory solar panels, water tanks and solar hot water or equivalent for all commercial, industrial and multi-unit accommodation.</li> <li>Mandatory installed electric vehicle charges in new multi-unit accommodation and larger scale commercial such as shopping centres.</li> <li>Mandatory provision of 25% designated electric vehicle parking spaces in all development requiring parking spaces</li> <li>Review of car parking requirements such that they are reduced; good public transport connections exist and there is an opportunity for affordable infill development such as at Noosa Junction.</li> <li>Allocation of infrastructure charges towards installation of electric vehicle chargers</li> </ul>   | <p>Council has tried to introduce higher sustainability standards for buildings throughout the New Noosa plan, however as these higher standards proposed conflict with building standards in the Building Code of Australia, the State have advised that cannot be incorporated into the planning scheme.</p> <p>Council will continue to lobby for changes to state building regulations</p> <p>The Business Activities Code seeks that service stations provide for Electric Vehicle charge stations.</p> <p>Parking rates have been reviewed recently and a policy position now allows for the contribution of cash in lieu for a proportion of parking that will contribute to transport infrastructure</p> <p>Mandatory designation of parking spaces for electric vehicles is not supported at this point in time and education rather than regulation is the preferred approach.</p>  | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20867870             | Deal with non-compliances through concurrency agency referral rather than code assessment by identifying any part of the applicable codes that are not an alternative provision to the QDC as an amenity and aesthetic item.  | Noted and reviewed provisions. Recommend to amend tables of development for key overlays including Bushfire, Flooding and Landslide hazard to make accepted development subject to requirements.  | That the tables of development for Bushfire, Flooding and Landslide overlays be amended to make certain development acceptable subject to requirements rather than code as per the current planning scheme. |

| Submitter | Submission and Grounds of Submission   | Planners' Response  | Recommendation   |
|-----------|--|---|--|
|           | <p>Requirements for accepted development need to be easily located and interpreted to facilitate correct building design. Create a single development code for detached housing including requirements for zones and overlays.</p> <p>Limiting the number of development permits will reduce the burden on development staff and allow community to get on with development. eg landslide, bushfire</p> <p>(see attachment in submission)</p>  | Acknowledge the request for a single code to assist Building Certifiers, however this would substantially change the current format of the new Noosa Plan. The new scheme will require looking in two codes and the current scheme requires looking at separate codes.  |  |
| 20869324  | <p>Landscaping: The new plan looks good however the centre Tree not happy with.</p> <p>We bought in Noosa Waters because of the Beautiful Palm Trees and gardens. It would be devastating not to plant new Palm Trees.</p> <p>If we may suggest for you to consider to plant Date Palm English Torquay Trees in the centre of each round about. There is not much maintenance in these Palms. We know as we had them on our property in Melbourne.</p>   | Noosa Council encourages the planting of native endemic species in Noosa Shire that provide local habitat rather than introduced species. Some local palm species are endemic to Noosa.   | That no change be made to the New Noosa Plan as a result of this submission  |
| 20868597  | <p>Place making /design thinking for local centres with community consultation to create social centres for learning and exchange of ideas.</p> <p>Protecting the natural environment and wildlife with stricter guidelines around land clearing and reducing built footprints for improved drainage. Encourage native gardens through a fund.</p>   | <p>The New Noosa Plan includes a number of provisions that encourage a place based approach to planning and design. The centre zones include Framework and Character Plans that also frame a place based approach to planning consistent with supporting local character and identity of villages in Noosa Shire.</p> <p>The Biodiversity and Riparian Buffers are maintained in the New Noosa Plan as well as the koala habitat maps. The landscaping code continues to support and encourage the planting of native species with new developments.</p>  | That no change be made to the New Noosa Plan as a result of this submission  |
| 20839063  | Suggests Council insists all building lots maintain at least 30% green-space (not car parking spaces) with lower boundary fences and/or little or no front fences; and public green-space and green-infrastructure, such as street vegetation. World-wide research shows that green-space helps amenity and community health and well-being with more people out-and-about in their yards; active travel, walking along attractive, shaded, safe streets; and environmental sustainability through temperature and pollution reduction!! A world expert stated that true sustainability requires an average of 50% green-space! Mandating that all developments preserve proper amount of side- and back-boundary setbacks help amenity and dwelling temperature reduction with light and air-flow and space for trees.  | The New Noosa Plan includes a number of provisions which assist in achieving sub tropical design outcomes for development. Control on setbacks, landscaping, plot ratio, design outcomes working with the natural environment, stormwater drainage and street tree requirements all contribute to achieving high quality developments that reflect and respond to the sub-tropical environment.   | That no change be made to the New Noosa Plan as a result of this submission. |
| 20868426  | It should be mandatory for all new dwellings to install a 5000 litre rainwater tank and solar cells for the purpose of sustainability and reduction of emissions in keeping the core values of the Noosa Shire.  | Council have included these requirements in a Planning Scheme Policy, however the State has advised that Council cannot mandate them in the Planning Scheme due to conflicts with the Qld Building Code requirements.   | That no change be made to the New Noosa Plan as a result of this submission  |
| 20853250  | <p>Submitter wants the new Noosa Plan to include planning around housing options for low income community members and be inclusive of people within the Noosa community who are struggling more than others, especially with accommodating their housing needs.</p> <p>Wants all new developments within Noosa Council should incorporate 10% social housing and hopes the concept of Tiny Houses could be explored further to ascertain if it could be a viable part of the housing solution.</p> <p>All community members deserve access to safe, secure and stable housing.</p>   | The new planning scheme introduces more housing choice through small dwellings in centres and as well as rezoning key sites in the major centres of Noosa Junction and the Noosa Business centre for residential development containing smaller dwellings.  | That no change be made to the New Noosa Plan as a result of this submission  |
| 20867167  | Congratulates Council on recognising and acting on the needs of older people for appropriate housing. Older residents need housing choice in the town in which they chose to live; and not to have to move to the outskirts of the Shire (Cooroy). The need for greater options in type, location and model of aged housing in the coastal areas is undisputed, but still land cannot be identified – this deserves a further look in the final scheme.  | Noted.  | That no change be made to the New Noosa Plan as a result of this submission  |
| 20864492  | <p>As a general principle provisions that are very prescriptive or specific in nature should not be outlined within the Performance Outcome. Specific criteria should be outlined within the Acceptable Outcome and the correlating Performance Outcome drafted to ensure some flexibility in providing alternatives to the Acceptable Outcomes. As an example the prescriptive Plot Ratio and Site Cover provisions in all zone codes should be amended to be included as Acceptable Outcomes.</p> <p>In relation to provisioning of small lots / housing options and tenure, encourage housing choice and diversity through small lot housing options ( to 450m<sup>2</sup>) within the Reconfiguring a Lot Code, as suggested in the Housing Needs Assessment.</p> <p>Ensure setbacks are no more onerous/restrictive than the current Planning Scheme provisions. Cites example for Hastings Street and Noosa Drive where front setback has increased.</p> <p>Provide density provisions (either via equivalent dwellings per hectare or persons per hectare) to establish the expectations within each particular zone within the respective zone codes or otherwise provide within the Dual Occupancy and Multiple Dwelling Code.</p> <p>Review the Sustainable Building Design Code to ensure consistency with the Building Code of Australia (NCC) and the QDC requirements.</p> | <p>Site cover and plot ratio are Performance Outcomes in the current scheme and will remain so in the new Noosa Plan.</p> <p>Some smaller lots can be considered where there is a consistent pattern in the local area.</p> <p>Setbacks for Hastings street are not proposed to change and have remained as per the current scheme.</p> <p>Density provisions have been removed to ensure that more dwelling diversity can be achieved particularly with options for bonus provisions for small dwellings in the Medium and High Density Zones.</p> <p>The Sustainable Building Design Code has been reviewed as part of the State interest review.</p> | That no change be made to the New Noosa Plan as a result of this submission  |

| Submitter | Submission and Grounds of Submission   | Planners' Response   | Recommendation   |
|-----------|--|--|--|
| 20843579  | Submitter protesting signage restrictions. Businesses have a right to market themselves, so to tell business owners that they can't cover their entire window with signage is grossly unfair. It seems that only small businesses are being asked to comply with these restrictions with large franchises being let off. One only needs to look at Noosa Civic to see this. I am totally in favour of keeping the look of Noosa, and understand we don't want visual pollution, but these restrictions are over the top, and are detrimental to business success. With these signage restrictions, I struggle to see how you can hope to attract new businesses to Noosa.  | Signage is no longer a planning scheme matter and is being considered as part of a Local Law on Advertising signage.   | That no change be made to the New Noosa Plan as a result of this submission  |
| 20868597  | Support restricting signage but rules needs to be relaxed for some sites.  |  |  |
| 20862015  | Submitter suggests noise significantly impacts on the environmental experience offered by Noosa and has greatly increased over recent years. Addresses restaurants, bars, outdoor entertainment, weddings and events, public and private lawn maintenance, aircraft and helicopter noise, party boats, busking etc. The quiet ambiance of the river is destroyed by this level of noise.<br><br>The smell of restaurant cooking also impacts on the environmental experience. Is there anything in planning regulations to say that business must have good filtration equipment which is actually maintained?   | The planning scheme includes provisions regarding noise and amenity impacts from a land use perspective in terms of not negatively impacting adjoining residents etc however the ongoing compliance of noise and odour issues are dealt with via the Environmental Protection Act and the State Office of Liquor and Gaming Regulation where a liquor license is involved. | That no change be made to the New Noosa Plan as a result of this submission. |
| 20835497  | Submitter represents the Body Corporate for six homes in Ann St. They are concerned sufficient thought has not been given to stormwater drainage in the event of severe weather conditions, particularly where filling occurs to allow new larger buildings to have a ground floor height approximately a metre above surrounding older properties. The extra roofs catch rain water and direct it into the storm water system causing backflow into the street drains. Long term residents in older complexes are surrounded by these dwellings which are adding to the storm water system and potentially increasing backflow, well above any flood problems. This increases difficulties around obtaining full cover insurance. | Comments noted.<br><br>Council is aware of stormwater and traffic and parking issues around Noosaville and continues to investigate management options to address these thorough stormwater vulnerability assessments and ongoing planning.  | That no change be made to the New Noosa Plan as a result of this submission. |

# 29. Transport Infrastructure and Traffic

**Table 29.1: Submissions on first round of Consultation**

| Submitter | Submission and Grounds of Submission  | Planners' Response  | Recommendation  |
|-----------|---|---|---|
| 20868353  | Consider Noosa River as an adjunct Transport corridor which provides for future improved capabilities for residents and visitor to better utilise the lower reaches of the Noosa River and contribute significantly to lowering congestion.   | The Noosa River already provides some transport choice through the ferry service and other tour operators.<br><br>The submitter's comment will be provided to the Transport and Environment Team for their consideration.   | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20840899  | Noosa has the third highest percentage of people aged 65 or more in Queensland. In a few short years, the percentage of people aged 65 or more in Noosa Shire will exceed 30 per cent. Noosa Council will have to make provision for a lot more people using mobility scooters to get about — many because they have to due to health conditions and still others who would prefer to do so in order to reduce costs and their carbon footprint. Mobility scooters do not run on petrol, but on electrical charge that can be accessed via renewable energy, such as rooftop solar panels. Noosa Council also has a policy of preferring the pedestrian and bicycle over cars and trucks in the design of our towns and villages. Well, demonstrate it. The proposed new Town Plan does not reflect this challenging objective.   | There are no standards for the provision of dedicated parking spaces for Mobility Scooters, which can legally drive on the footpaths. Such devices tend to currently be parked directly in front of the shop / business the person is visiting or is driven directly into the shop depending on the user's disability and ability to park and walk.   | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20833651  | Following consultation with over a hundred residents of Bushland estate, we request a small portion of the vacant lot between Bunnings Hardware Gateway Dr and Bushland Dr be changed to road reserve to allow for a paved road linking these 2 Drives. A majority of residents and school commuters here want at least an outbound link so Beckmans road doesn't congest, giving access to Gateway/ Eumundi road at busy school times!   | It is not considered appropriate in planning terms to have direct traffic linkages between residential zones and industrial zones as this creates conflicts and interface/amenity between residential traffic and industrial traffic.   | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20848347  | Start rigidly applying the planning requirements for parking for Units and Commercial Developments rather than basing requirements on submissions from Consultants and bureaucrats who unrealistically suggest people will use bicycles and public transport.   | Requirements for car parking in the planning scheme are applied for all developments on a case by case basis as part of the planning assessment to ensure a balance between providing adequate car parking and reducing the reliance on private car usage. Council's Transport Strategy is also working toward seducing the reliance on private car usage as well as making active and public transport options more viable and convenient for the community. | That no change be made to the New Noosa Plan as a result of this submission.  |
| 20867004  | Owner of a unit in Edgar Bennett Avenue would like to see Hastings Street be made into an aesthetically pleasing pedestrian zone, with no access for cars (apart from emergency vehicles where necessary). This suggestion is due to the inordinately high number of vehicles driving along Hastings Street and the gradual increase in the amount of traffic (and traffic jams), particularly in school holiday periods. The car park at the bottom end of Hastings Street could be removed and re-established as an additional part of the National Park, without vehicle access, and could be used for family picnics, nature walks, and pedestrian access to the beaches.   | The future management of traffic and car parking issues in Hastings Street and the surrounds is currently being investigated through the Transport Strategy with a number of pilot initiatives underway.  | That no change be made to the New Noosa Plan as a result of this submission   |
| 20825898  | General support for Council but concern about increase in traffic, particularly holidays. Other than bridges or tunnels, the only solution is 100% Park and Ride.   | Submitters' concerns on traffic congestion, transport and parking are noted and their ideas will be passed on to the team working on the Transport Strategy.  | That no change be made to the New Noosa Plan as a result of these submissions |
| 20831258  | Traffic parking in The Cockleshell, Noosaville (particularly on weekends) is chaotic for residents or through traffic, as vehicles park on either side of this narrow street. There is insufficient room for cars etc. to pass with 'backing up' necessary. Maybe one side only parking might help.   | Comments on events will be shared with Council's Property Section.<br><br>Comments on the use of the Noosa River will be shared with Environmental services   |   |
| 20835497  | It has become increasingly difficult to navigate Edward Street due to the amount of traffic in such a narrow street and as there is no footpath for pedestrians it is dangerous. Visitors to Noosaville most often walk to the shops down Edward Street, having to be alert to the traffic passing them and navigating around parked cars. Consider either making it a one way street or preventing parking and providing a pedestrian pathway (acknowledging the no parking option would not be popular for residents living there).   | Comments on Capital Works will be referred to Infrastructure Services.<br><br>Submitters' concerns on traffic conditions and signage are noted and will be passed on to Council's traffic team for review.  |   |
| 20843578  | Submission address the increasing traffic congestion in Noosa, Hastings street, the woods & National Park. Suggests a permanent fixed speed camera in Hastings St (both ways). The volume of traffic and size and speed of the vehicles travelling up and down to the river mouth is frightening. Vehicles speed down Hastings street.<br><br>Etag payment at the first round about at the lions park and then further etag payment to drive down Hastings street or to the National Park. Parking charges in the woods and at the National Park should apply. With boom gates and ticket machines. We want to discourage so much traffic entering Hastings street. There is one way in and one way out and it's a traffic nightmare. If you want to drive in, you should pay for the privilege. Pedestrians and bikes should have priority over cars in that pristine Hastings street and national park areas. Parking should be encouraged outside of Noosa and shuttle buses transport tourists to the precinct. The bus station is the perfect area, with perhaps a multi-level car park there to cater for the families and tourists and day trippers. Please remember rate paying residents live on Noosa parade and they deserve to be able to access their homes. The traffic on Noosa parade in busy times inhibits the most basic right. Workers should catch public transport or park out of Noosa and ride lime scooter or bike. Things need to |   |   |

| Submitter | Submission and Grounds of Submission  | Planners' Response | Recommendation |
|-----------|---|--------------------|----------------|
|           | change in Noosa to keep up with the increasing volume of tourists and visitors. We also need to preserve our paradise.  |                    |                |
| 20831257  | <p>Requests Council install kerb and channelling and replace deep ditch along Poinciana Avenue.</p> <p>Would like to see council provide cheap ferry transport from Tewantin to Noosa Heads, especially on weekends and school holidays. It would be a very enjoyable mode of transport utilising one of the greatest assets - the river and keep cars off the busy roads to Noosa. Could stop at popular spots e.g. caravan park at Munna Point and Noosaville and make it a great way to go and have a swim, picnic, eat and shop along the river and Hastings St.</p> <p>Short-term public parking for small boats to tie up and visit Hastings St and Noosa Heads - would take a lot of cars off road.</p>  |                    |                |
| 20868597  | <p>Active Transport vision by encouraging active transport instead of being fixated on roundabouts. Make it safe for walkers, cyclists and wildlife.</p> <p>Infrastructure seems to be lagging behind. Need forward forecast planning to provide safer bicycle infrastructure to the cluster of schools and community facilities in Sunrise Beach.</p>  |                    |                |
| 20867004  | <p>Would like to see Hastings Street be made into an aesthetically pleasing pedestrian zone, with no access for cars (apart from emergency vehicles where necessary). This suggestion is due to the inordinately high number of vehicles driving along Hastings Street and the gradual increase in the amount of traffic (and traffic jams), particularly in school holiday periods. The car park at the bottom end of Hastings Street could be removed and re-established as an additional part of the National Park, without vehicle access, and could be used for family picnics, nature walks, and pedestrian access to the beaches.</p> <p>Also suggests that as part of the public transport initiative, the Free Holiday buses be extended from Christmas and Easter holiday seasons to other busy times of year, such as the September school holidays, and for a longer period over the Easter school holidays and Christmas, potentially to the end of January. The free buses are very well patronised, which helps to reduce the amount of traffic in Noosa Heads, particularly traffic moving in and out of Hastings Street and Noosa National Park.</p> |                    |                |
| 20868624  | <p>Total Ban on Jet skis in Noosa River and Noosa Ocean to 1km out from land</p> <p>Make surf board riders wear leg ropes to control their equipment</p> <p>Limit events that close the streets to 2 a year and for a day each</p> <p>Make tourism operators pay substantial fees to pay for infrastructure</p> <p>Make all new developments have car parks for staff</p> <p>Ban cyclist on all 100km an hour rural roads</p> <p>Consider a sports park rurally to host events with an area to accommodate the sport and cars with ample infrastructure.</p>  |                    |                |
| 20847570  | Jampot Creek Road is very dangerous and used by all residents and trucks when flooding in area, which in turn has left large pot holes and corrugation. No signs on road explaining merging road (Kellahers RD to Jampot CK RD ). No speed Limit sign Requesting to have taring done where rate payers live also my husband suffers from asthma which is hard at times with the dust off the road-(350 meters top end of Jampot Creek Road - Coles Creek Road )   |                    |                |
| 20853249  | Objects to boat trailers being left on Noosa Parade and surrounding streets. Holiday makers who stay in units in Quamby place should park their boat trailers at their accommodation in Quamby place or in Quamby place. NOT on Noosa parade and surrounding streets. This is only adding to the unsightly congestion in Noosa parade. Why are they allowed to abandon them, for weeks on end? They should be keep with the owners at their holiday accommodations. Not strewn around surrounding streets outside permanent residents houses.   |                    |                |
| 20867153  | <p>In peak times people who ride their all-terrain bikes instead of driving past the Junction to Hastings Street should be allowed to ride their bikes along the service road in the National Park so they can get to the other beaches like tea tree/granite bay/Alexandra beach.</p> <p>Bike racks with surveillance cameras should be provided at the groin beaches/park.</p> <p>Street closures should be considered with permits provided to permanent residents and permits provided to accommodation places and workplaces whereby permanent residents; tenants; holiday makers and workers are issued with a bar code through an app that is scanned to allow people in and out of the street closure areas. Each household/business etc. has to apply for the number of barcodes they require and plan accordingly.</p> <p>All parking past the junction round-about should be banned. Busses can ferry people to the national park and the groin. No cars need to go down.</p>  |                    |                |

| Submitter | Submission and Grounds of Submission  | Planners' Response | Recommendation |
|-----------|---|--------------------|----------------|
|           | <p>All parking past Quamby place should be banned - and same - busses can ferry people. People will get used to it.</p> <p>Junction precinct Needs a good overhaul with respect to cleanliness and a bit of low-key gloss added. Council chamber of Commerce really needs to get behind these stalwart traders.</p> <p>Would love to see more natural - light footprint sports like orienteering and navigational sports that happen on foot and perhaps bike be able to access national parks in and around populated areas to encourage community participation and involvement and bring in other visiting athletes of these sports. An off-road triathlon could be done in the National Park and would be very low-impact</p>   |                    |                |
| 20862030  | <p>The whole street area around Pandanus Street is usually parked up with Short-term visitors especially chasing the surf and so usually cause considerably more noise and disruption and traffic chaos especially during the day than is likely to be caused by holiday guests. This regular traffic congestion in this area is also of concern due to the very restricted/possibly no access at times for any emergency vehicles and the speed in which cars travel along Pandanus Street.</p> <p>More speed bumps need to be provided along the length of Park Road to the National Park due to excessive speed of a lot of the vehicles travelling. An additional shared crossing &amp; speed bumps also needs to be provided at the junction of Park Road &amp; Alderley Terrace where the stairs access the road as it is very dangerous area to cross and the cars turning onto park road from Alderley Terrace have a very tight turning area. Also a street light needs to be installed in the vicinity of 11 &amp; 22 Pandanus Street as this area is in total darkness at night and quite dangerous.</p> |                    |                |
| 20862022  | <p>Wants free travel for residents to North Shore, free dumping &amp; Lions Park dedicated for residents only during holidays &amp; strict population capping.</p>  |                    |                |

## 30. Appendix 1

Below is a list of submission references for submissions made directly to the draft Short Term Letting Local Law specifically relating to issues associated with the Local Law. As previously stated in this report many submitters made submissions to the draft Local Law however discussed issues relevant to the Noosa Plan, where this occurred these submissions have been considered in the Noosa Plan process and incorporated in this consultation report. These will also be considered in the assessment and finalisation of the Local Law process. The Local Law is still undergoing assessment and consideration of submissions and will be Council at a later date.

For completeness submission numbers not listed in tables above that were received specifically in response to the Local Law are listed here.

|          |          |          |          |
|----------|----------|----------|----------|
| 21004447 | 21003612 | 21004279 | 21004801 |
| 20986575 | 21003617 | 21004286 | 21004809 |
| 20992650 | 21003618 | 21004288 | 21004816 |
| 20992875 | 21003742 | 21004294 | 21004823 |
| 20993218 | 21003874 | 21004313 | 21004839 |
| 20995152 | 21003875 | 21004327 | 21004840 |
| 20995406 | 21003899 | 21004330 | 21004847 |
| 20998739 | 21003900 | 21004353 | 21004864 |
| 20999579 | 21003901 | 21004364 | 21004865 |
| 20999860 | 21003903 | 21004375 | 21004867 |
| 21001017 | 21003907 | 21004387 | 21004870 |
| 21001021 | 21003924 | 21004392 | 21005119 |
| 21001042 | 21003950 | 21004440 | 21005217 |
| 21001079 | 21003972 | 21004453 | 21005661 |
| 21001136 | 21003980 | 21004474 | 21005676 |
| 21001730 | 21003983 | 21004539 | 21005921 |
| 21001762 | 21004001 | 21004588 | 21006165 |
| 21001962 | 21004025 | 21004606 | 21012955 |
| 21001991 | 21004026 | 21004630 | 21014368 |
| 21001999 | 21004039 | 21004632 | 21004094 |
| 21002041 | 21004041 | 21004684 | 21004368 |
| 21002331 | 21004051 | 21004689 |          |
| 21002337 | 21004122 | 21004701 |          |
| 21002599 | 21004142 | 21004712 |          |
| 21002921 | 21004145 | 21004731 |          |
| 21003266 | 21004155 | 21004769 |          |
| 21003436 | 21004166 | 21004782 |          |
| 21003453 | 21004176 | 21004793 |          |



|          |          |          |  |
|----------|----------|----------|--|
| 21003468 | 21004178 | 21004796 |  |
| 21003585 | 21004249 | 21004798 |  |