



AGENDA

Ordinary Meeting

Thursday, 17 December 2020

commencing at 5pm

Council Chambers, 9 Pelican Street, Tewantin

**Crs Clare Stewart (Chair), Karen Finzel, Joe Jurisevic, Amelia Lorentson,
Brian Stockwell, Tom Wegener, Frank Wilkie**

“Noosa Shire – different by nature”

TABLE OF CONTENTS

ITEM		PAGE
1	ATTENDANCE & APOLOGIES	3
2	CONFIRMATION OF MINUTES	3
3	MAYORAL MINUTES	3
4	PETITIONS	10
5	NOTIFIED MOTIONS	10
6	PRESENTATIONS	10
7	DEPUTATIONS	10
8	CONSIDERATION OF COMMITTEE REPORTS	11
1	PLANNING & ENVIRONMENT COMMITTEE MEETING REPORT – 8 DECEMBER 2020	11
2	SERVICES & ORGANISATION COMMITTEE MEETING REPORT – 8 DECEMBER 2020	13
3	GENERAL COMMITTEE MEETING REPORT – 14 DECEMBER 2020	15
9	ORDINARY MEETING REPORTS	18
10	CONFIDENTIAL SESSION	18
11	PUBLIC QUESTION TIME	18
12	NEXT MEETING	18
13	MEETING CLOSURE	18

1 ATTENDANCE & APOLOGIES**2 CONFIRMATION OF MINUTES**

The Minutes of the Ordinary Meeting held on 19 November 2020 be received and confirmed.

3 MAYORAL MINUTES

MAYORAL MINUTE

I hereby give notice of my intention to move the following motion at the Ordinary Meeting on Thursday, 17 December 2020:

1 AFFORDABLE HOUSING

That Council note the Mayoral Minute provided to the Ordinary Meeting dated 17 December 2020, and:

- A. Request the CEO to review existing Noosa Council land assets to determine if any such land would be appropriate for the development of social housing;*
- B. Request the CEO to incorporate consideration of priority sector employee housing within the upcoming review of the Local Economic Plan;*
- C. Request the CEO to bring forward a report to a future Council meeting identifying potential amendments to the planning scheme to accelerate the provision of suitable community housing;*
- D. Council continue to negotiate with State and Local community housing providers in the development of an economically efficient model to achieve a mix of public, social and private affordable accommodation within community housing developments; and*
- E. Council continue to work closely with State Member Sandy Bolton and her Housing Action Group.*

Introduction

This Mayoral Minute is intended to commence a process to look at what we can do as a Council to alleviate the problem of affordable housing in our community.

While affordable housing has been an issue in our Noosa community for many years, it has recently been exacerbated by market forces leading to the current affordable housing crisis. As a Council, we need to take action to support our community and to deal with this issue.

I am proposing a two-stage approach. This first stage seeks Council's approval to commence a process to look at what sites might be suitable for community housing developments and what changes might be required to our planning scheme to enable such community housing developments to proceed. This first stage also ensures that we consider affordable housing as part of our Local Economic Plan review process as it is critical that housing is available for key workers in our Shire.

The second stage will be for Council to consider specific sites identified by staff and to consider what community housing models would be suitable for those sites. It will be critical for Council to ensure that any potential changes to our planning scheme or other policies are sufficiently robust to ensure that we get the outcomes we desire. For example, there is no point in providing additional development rights for a proposed affordable housing site if there is no guarantee that affordable housing will be available in the long term for residents at that site. That is why it is also important that we liaise with relevant state and community housing providers such as Coast 2 Bay to ensure that the desired outcome of long-term affordable housing is achieved.

The Mayoral Minute is intended to commence stage 1 of the process with Council staff to report back on opportunities for specific sites and what changes might be needed to our planning scheme to achieve the outcome we desire. At that time, we should also receive advice from staff about how we can ensure that any changes to the planning scheme would require that property to be used for affordable housing in the long term, probably through a designated community housing provider.

It is also important that Council continue to work closely with our local member Sandy Bolton MLA who has established a local Housing Action Group that is also working through this issue. This issue is also one that Sandy Bolton MLA is passionate about and is doing good work with her Housing Action Group. As Mayor, I am a member of that Housing Action Group. The State is an important player in the affordable and community housing sector and our pathway forward in this community will need State involvement.

Set out below is some background to the issue of affordable housing prepared by Council staff to assist Council in the consideration of this Mayoral Minute.

Background and Context

Following the re-establishment of Noosa Shire in 2014, Council prepared and adopted a Social Strategy which acknowledged as a key issue, the availability of affordable housing, rental housing and short-term crisis housing. A Housing Needs Assessment was undertaken by Briggs & Mortar, endorsed by Council in April 2017 for the purpose of informing the drafting of the new planning scheme.

In the prevailing years there has been little advancement in housing choice, and affordability has become an even greater concern. Noosa Shire remains a place where many people want to move to and the demand for housing outstrips the supply. As well as the usual inward migration of retirees, recently there has been a surge in working people seeking to relocate from densely populated cities to regional communities.

A large number of houses, units and secondary dwellings are let to short term guests or locked up as holiday homes rather than housing permanent residents. Retirement and residential care facilities with approvals in place have not eventuated. Market realities continue to favour large high end dwellings rather than small modest ones.

Alongside this, the impact of COVID19 has meant many household incomes have dropped significantly.

“Affordable housing” is a term defined in the Planning Regulation 2017 as housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs. Lower income households that spend more than 30% of their income on housing costs are regarded as suffering housing stress.

“Social housing” is specifically housing that provides secure and affordable rental housing for low to moderate income families and individuals, particularly those who have difficulty accessing accommodation in the private market. Social housing refers to housing that is either provided by the state as public housing or an entity other than the state (e.g. a not-for-profit organisation) as community housing.

In Noosa Shire, the number of occupied private dwellings being rented by residents has been decreasing for the last couple of decades. In 2006 there were 6,303 homes being rented by residents, by 2016 the figure had dropped to 5,338. Over that time home ownership increased. In 2016 some 37.8% of occupied private dwellings in Noosa Shire were fully owned by the occupant(s) which is in part, reflective of our older population.

1. Housing Market

The Sunshine Coast statistical region as a whole (of which Noosa Shire is part) has become increasingly popular and housing affordability and homelessness has become a serious concern.

Simplistically, it’s tempting to blame this on the long term philosophy of putting a sustainable limit on growth in Noosa Shire. However the Sunshine Coast Local Government Area has growth targets of 87,000 additional dwellings between 2016 and 2041 and they are still reporting a crisis in housing affordability, particularly a lack of rental properties and increased incidents of homelessness. The 2017 Sunshine Coast Council Housing Benchmark report noted that in 2016, the Sunshine Coast was considered in greater housing stress than South East Queensland, Queensland and Australia – for both those households with a mortgage, and those paying rent.

Likewise, Gympie Regional Council has a tradition of encouraging growth and has a forecasted 8,500 additional dwellings by 2031. However it also is suffering a lack of affordable housing, particularly rental accommodation right now.

The gap between housing prices within Noosa Shire and the broader Sunshine Coast region has opened somewhat over the last few years. This is evidenced in the following figures.

Figure 1 Median value of residential dwelling sales, Noosa Shire LGA and Sunshine Coast SA4

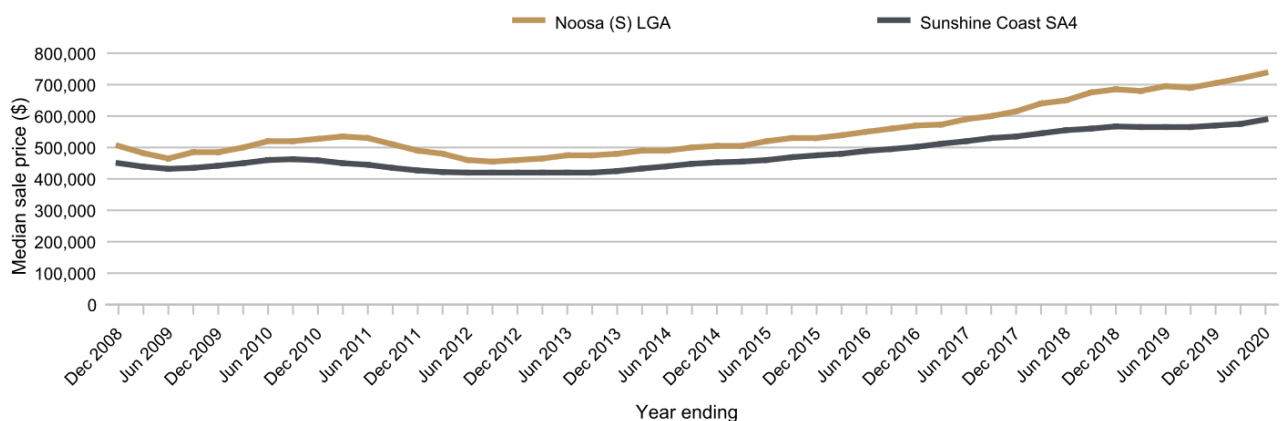


Figure 2 Residential dwelling sales for Noosa Shire statistical areas compared to broader Sunshine Coast region

Residential dwelling sales for 12 months ending 30 June 2020			
Statistical Area	Detached dwellings	Attached dwellings	Total dwellings
Noosa Hinterland	\$645,000	\$356,000	\$632,500
Tewantin	\$600,000	\$350,000	\$586,000
Noosaville	\$1,100,000	\$550,000	\$770,000
Noosa Heads	\$1,200,000	\$900,000	\$965,000
Sunshine Beach	\$1,360,000	\$760,000	\$960,000
Peregian – Marcus	\$935,000	\$570,000	\$830,000
Sunshine Coast SA4	\$641,000	\$460,000	\$589,000

Source: Department of Natural Resources and Mines, Office of the Valuer-General, Property Sales

Figure 3 Median rents across Noosa Shire statistical areas compared to broader Sunshine Coast region

Median rent for 12 months ending 30 September 2020				
Statistical Area	1 bedroom flat or unit	2 bedroom flat or unit	3 bedroom house	4 bedroom house
Noosa Hinterland	\$300	\$358	\$450	\$550
Tewantin	\$300	\$370	\$485	\$550
Noosaville	\$350	\$438	\$570	\$670
Noosa Heads	\$403	\$460	\$665	\$770
Sunshine Beach	\$350	\$450	\$575	\$750
Peregian – Marcus	\$298	\$400	\$625	\$678
Sunshine Coast SA4	\$310	\$390	\$465	\$540

Regular review of the rental market through the month of November 2020 has revealed very low numbers of available dwellings not exceeding \$500 per week anywhere in the Shire. Of these, most are one or two bedrooms only, many are secondary dwellings, and some are removed from urban services or transport.

Construction costs are also quite high, and reflect the high land values. Reviewing new house builds through the Shire for the 2 year period to end of October 2020, 48 houses had a project value (which does not include land value) of over one million dollars, a further 71 had construction value between \$500,000 and \$1,000,000. Even units, duplex dwellings or manufactured homes in retirement communities tend to start at a construction cost of around \$220,000 per dwelling.

The greatest number of new builds occurs in the Noosa Hinterland statistical area, although there are more multiple dwellings constructed in Noosaville and Noosa Heads.

2. Social Housing

The Department of Housing and Public Works owns over 180 detached houses in Noosa Shire, a few duplexes and approximately 20 unit blocks. Little new public housing stock has been added in recent years. Some units are reaching the end of their asset life and will hopefully be redeveloped. The latest addition of new units in Moorindil St ran at a reasonably high delivery cost.

The Department suggests the acquisition of additional land zoned for units is extremely difficult but they are open to purchasing individual units within new developments or taking head leases on new or established properties if suitable to their needs.

While provisions in the Queensland Planning Regulation allows the development of public housing which is in conflict with the local planning scheme, (such as a duplex in the low density housing neighbourhood) it is very rare that this occurs.

Not for profit community housing providers also report they readily take market value head leases on dwellings if available but are also struggling to secure properties.

People eligible for social housing apply to be on the housing register. Their housing needs are assessed based on their ability to independently access and sustain stable housing. People with multiple complex factors, at risk of danger, households including children and those who are already homeless are generally prioritised.

The 2019 waitlist was dominated by single persons, entitled and requiring only one bedroom. Many of these have been on the wait list a long time.

3. Housing Strategy

Some local governments with similar housing concerns have established housing affordability initiatives to address the concern. The NSW government has encouraged councils to produce Local Housing Strategies with input from their communities.

These are likely to address a number of aspects around an ageing community, and change in household structure, and not necessarily be limited to aspects of affordability. Relevant considerations also include disability access, transport and access to services.

That exercise would take some time, and would potentially commence with an update of the findings of the 2017 Housing Needs Assessment to identify gaps in housing supply. Any approach must include mechanisms to deliver the desired outcomes or it will have little value.

4. Local Economic Priorities

The Noosa Local Economic Plan outlines an aspiration to diversify the economy by growing priority sectors such as the health and wellness sector, digital economy, as well as strengthen traditional sectors like tourism and local food industries. Noosa will struggle to compete with other larger centres for skilled workers in these fields if there is a lack of suitable and affordable housing close to employment. For this reason, consideration of employee housing should be incorporated in the next review of the Local Economic Plan.

5. Noosa Plan 2020

5.1 State interest – housing supply and diversity

The State Planning Policy sets out the following State interest in housing supply and diversity. "Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes." The Planning Minister in approving the planning scheme determined it appropriately integrated this State Interest. Further, Noosa Plan 2020 allows for the dwelling targets outlined in the SEQ Regional Plan.

One of the core concepts of improved housing choice is the need for accessible and well-serviced housing, located in areas with good access to facilities and services. For this reason it is important that new housing has good access to transport, education, health services, employment opportunities, retail shops and financial services, community services (e.g. places of worship,

community care facilities and childcare centres) and leisure/lifestyle opportunities including parks and open space.

Residential development, particularly for vulnerable or low income persons should be limited to areas that are accessible and well serviced. The social isolation or increased transport costs associated with living in more remote areas can negate benefits of lower property costs.

5.2 Strategic Framework

Noosa Plan 2020 commenced in July this year. It includes a strategic intent for housing to meet diverse needs of the community. The planning scheme intends that the residents of Noosa Shire remain part of an inclusive community where diversity is valued. Different housing types and styles are needed to provide choices, ensuring people's housing needs are catered for, regardless of age and mobility, household size and budget. By providing housing choice in each local area, a greater mix of people and ages are accommodated and this can provide a more diverse community.

Central to this intent is the fact that there is likely to be increased demand for a range of housing that suits single and couple households in locations with good public transport and access to services and facilities. Historically, around 80 per cent of housing in the Shire is separate houses comprising three or more bedrooms. Residential units and communal living such as retirement and residential care make up the remainder. To best meet future housing needs, a greater proportion of housing stock should be multiunit housing styles, particularly small one and two bedroom dwellings to cater for smaller households.

The scheme includes some 15 strategic outcomes for housing choice by 2041.

Future housing demand, particularly for smaller dwellings, is likely to be best met through 'infill' development within existing residential areas, on well-located underutilised land, and within town centres in a mixed-use format. Residential growth in and around existing centres with ready access to goods and services, attractive public spaces and community activities is encouraged. Given the high cost of land, special effort is needed to allow for an element of affordability within the diversity of new housing provided.

Providing housing choice for key workers to support key industry sectors is a particular focus if the aspirations of the Local Economic Plan are to be achieved.

5.3 Development Initiatives

The scheme has included various elements which specifically seek to facilitate and encourage housing choice. These include:

- Allowing secondary dwellings (which typically require no planning approval) to have 2 bedrooms and be 65 square metres in area;
- Increasing the areas where multiple dwellings are consistent uses;
- Removing residential density restrictions;
- Restricting multiple dwellings in some areas (such as in centres) to small dwellings;
- Providing bonus development rights where developers build a greater number of smaller units;
- Protecting existing and approved sites of relocatable home parks, aged care and retirement facilities;
- Identifying new sites for residential care;
- Allowing residential uses in centres as part of mixed use development;
- Expectation of social housing in major centres; and
- Curbing the effect of short term accommodation in traditional low density neighbourhoods.

5.4 Monitoring Process

In adopting the new planning scheme in July 2020 Council also resolved to monitor over the next 2 years the effectiveness of the provisions of the Noosa Plan 2020 in enabling the delivery of housing choice and affordability to meet the diverse needs of the community, specifically housing for those in our community on low incomes, with special needs or in identified groups in need of community and affordable housing.

The keeping of records on availability and cost of housing, as well as quantum of community housing is assisting in this monitoring process and will continue over the next couple of years.

6. Council's Land Assets

While it is not proposed that Council should become a housing provider, there would seem to be opportunity to review existing Council land assets and look for opportunities to partner with established affordable housing providers. A similar exercise was conducted by Unitywater, leading to the identification of a number of sites across their jurisdiction. Council's property section do routinely look at underutilised land assets for various strategic purposes with housing being one of them.

In addition to Council owned lands there are sometimes State lands or unformed road reserves that appear to offer potential.

Acknowledgement

I would like to acknowledge the support of staff in preparing this Mayoral Minute and in particular, the excellent research undertaken by our Principal Strategic Planner.



Cr Clare Stewart

11 December 2020

Date

4 PETITIONS

5 NOTIFIED MOTIONS

Nil.

6 PRESENTATIONS

Nil.

7 DEPUTATIONS

Nil.

8 CONSIDERATION OF COMMITTEE REPORTS**1 PLANNING & ENVIRONMENT COMMITTEE MEETING REPORT – 8 DECEMBER 2020****ATTENDANCE & APOLOGIES****COUNCILLORS**

Cr Brian Stockwell (Chair)
Cr Karen Finzel
Cr Tom Wegener
Cr Clare Stewart

Cr Frank Wilkie (*non-Committee Councillor*)
Cr Amelia Lorentson (*non-Committee Councillor*)

EXECUTIVE

B de Chastel, Chief Executive Officer

COMMITTEE RECOMMENDATIONS TO COUNCIL**1 MCU19/0001 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR COMMERCIAL BUSINESS TYPE 1- OFFICE, MULTIPLE HOUSING TYPE 4 CONVENTIONAL AND RETAIL BUSINESS TYPE 2 - SHOP & SALON AT 6-10 DIAMOND STREET, COOROY**

In accordance with Chapter 5B of the Local Government Act 2009, Cr Stewart provided the following declaration to the meeting of a **prescribed** conflict of interest in this matter:

I, Cr Stewart inform the meeting that I have a prescribed conflict of interest in this matter as Peter Zipf, a director of Creekgold Pty Ltd who donated to my election campaign in March 2020, has an interest in this application. Mr Zipf attended the pre-lodgement meeting on behalf of the applicant. As a result of my conflict of interest, I will now leave the meeting room while the matter is considered and voted on.

That Planning & Environment Committee Agenda Item 1 be referred to the General Committee due to the significance of the issue.

2 MCU20/0090 DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR AN EXTENSION TO SHOP/HIRE AND STORAGE BUILDING AT JETTY 256 GYMPIE TERRACE, NOOSAVILLE

That Planning & Environment Committee Agenda Item 2 be referred to the General Committee due to the significance of the issue.

3 PLANNING & ENVIRONMENT COURT APPEAL NO 2974 OF 2020 APPLICATION FOR EXTENSION TO CURRENCY PERIOD 6 HERON ST PEREGIAN BEACH

That Council note the report by the Manager Development Assessment to the Planning & Environment Committee Meeting dated 8 December 2020 regarding Planning & Environment Court Appeal 2974 of 2020 and agree to defend the appeal.

4 PLANNING APPLICATIONS DECIDED BY DELEGATED AUTHORITY

In accordance with Chapter 5B of the Local Government Act 2009, Cr Stewart provided the following declaration to the meeting of a **declarable** conflict of interest in this matter:

I, Cr Stewart inform the meeting that I have a declarable conflict of interest in this matter in relation to No. 9 OPW18/0155.01 in the list of applications in the report. Mr Shannon Gillard, who is related to the applicant CBD Settlers Cove Pty Ltd, and his wife Kate, are friends of mine through our children. We socialise together occasionally. Although I have a declarable conflict of interest, I do not believe a reasonable person could have a perception of bias because I believe the nature of our relationship is not close and personal and Council's consideration of this application is not to approve or reject it, it is only for noting the decision that has already been made by staff. Therefore, I will choose to remain in the meeting room. However, I will respect the decision of the meeting on whether I can remain and participate in the decision.

That Council note the report by the Development Assessment Manager to the Planning & Environment Committee Meeting dated 8 December 2020 regarding planning applications that have been decided by delegated authority.

5 NOOSA COUNCIL CARBON FOOTPRINT REPORT 2019/2020

That Council note the report by the Project Officer Carbon Reduction to the Planning & Environment Committee Meeting dated 8 December 2020 that includes a calculation of the 2019/20 Carbon Footprint for Noosa Council and its progress towards the target of net zero emissions by 2026 and that the CEO organise a workshop with Councillors to review planned initiatives with an aim to achieve Council's stated target of zero net emissions by 2026.

Committee Recommendation

That the report of the Planning & Environment Committee dated 8 December 2020 be received and the recommendations therein be adopted except where dealt with by separate resolution.

2 SERVICES & ORGANISATION COMMITTEE MEETING REPORT – 8 DECEMBER 2020**ATTENDANCE & APOLOGIES****COUNCILLORS**

Cr Joe Jurisevic (Chair)
Cr Amelia Lorentson
Cr Clare Stewart
Cr Frank Wilkie

Cr Brian Stockwell (*non-Committee Councillor - for reports 2 - 5*)
Cr Karen Finzel (*non-Committee Councillor - for reports 4 - 5*)

EXECUTIVE

B de Chastel, Chief Executive Officer
M Shave, Director Corporate Services (*for reports 1 - 2*)
D Iezzi, Director Executive Services (*for report 3*)
C Billingham, Director Infrastructure Services (*for reports 4 - 5*)

COMMITTEE RECOMMENDATIONS TO COUNCIL**1 NOOSA HOLIDAY PARKS FEES AND CHARGES**

That Council note the report by the Property Advisor – Commercial Property to the Services & Organisation Committee Meeting dated 8 December 2020 and:

- A. Set fees and charges for the Noosa Holiday Parks to align with the cessation of the end of the July 2022 Queensland school holidays; and
- B. Adopt the Proposed General Cost Recovery Fees and Commercial Charges schedule for Noosa Holiday Parks for the period ending Monday 11 July 2022 as detailed in the tables contained within the report.

2 DEBT REFINANCING INVESTIGATION

That Services & Organisation Committee Agenda Item 2 be referred to the General Committee due to the significance of the issue.

3 ORGANISATIONAL STRUCTURE

That Council note the report by the Director Executive Services to the Services & Organisation Committee Meeting dated 8 December 2020 regarding the organisational structure and position establishment including temporary project positions.

4 2020 ANNUAL DISASTER MANAGEMENT REPORT

That Council note the report by the Disaster Management Officer to the Services & Organisation Committee Meeting dated 8 December 2020 providing an update on disaster management activities and thank the members and advisors to the Noosa Local Disaster Management Group for their participation.

5 CAPITAL PROGRAM DELIVERY STATUS – NOVEMBER 2020

That Council note the report by the Asset Planning Manager to the Services & Organisation Committee Meeting dated 8 December 2020 providing an update on the status of the 2020/21 Capital Works Program to November 2020 and note the progress of the \$4.6m of COVID recovery funding projects and maintenance activities.

Committee Recommendation

That the report of the Services & Organisation Committee dated 8 December 2020 be received and the recommendations therein be adopted except where dealt with by separate resolution.

3 GENERAL COMMITTEE MEETING REPORT – 14 DECEMBER 2020

ATTENDANCE & APOLOGIES

COUNCILLORS

Cr Frank Wilkie (Chair)
Cr Karen Finzel
Cr Joe Jurisevic
Cr Amelia Lorentson
Cr Clare Stewart
Cr Brian Stockwell
Cr Tom Wegener

EXECUTIVE

B de Chastel, Chief Executive Officer
A Dow, Acting Director Environment and Sustainable Development (*for reports 1 - 2*)
M Shave, Director Corporate Services (*for reports 3 - 6*)

COMMITTEE RECOMMENDATIONS TO COUNCIL

1 MCU19/0001 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR COMMERCIAL BUSINESS TYPE 1- OFFICE, MULTIPLE HOUSING TYPE 4 CONVENTIONAL AND RETAIL BUSINESS TYPE 2 - SHOP & SALON AT 6-10 DIAMOND STREET, COOROY

In accordance with Chapter 5B of the Local Government Act 2009, Cr Stewart provided the following declaration to the meeting of a **prescribed** conflict of interest in this matter:

I, Cr Stewart inform the meeting that I have a prescribed conflict of interest in this matter as Peter Zipf, a director of Creekgold Pty Ltd who donated to my election campaign in March 2020, has an interest in this application. Mr Zipf attended the pre-lodgement meeting on behalf of the applicant. As a result of my conflict of interest, I will now leave the meeting room while the matter is considered and voted on.

That Council note the report by the Development Planner to the Planning & Environment Committee Meeting dated 8 December 2020 regarding Application No. MCU19/0001 for a Development Permit for Material Change of Use for Commercial Business - Type 1 Office, Multiple Housing - Type 4 Conventional (4 small dwellings), Retail Business - Type 2 Shop & Salon situated at 6-10 Diamond Street, Cooroy and [defer consideration of the application to the Ordinary Meeting dated 17 December 2020:](#)

~~A. Approve the application in accordance with the following conditions:~~

~~B. Find the following matters relevant to the assessment and sufficient reason to approve the application:~~

- ~~1. The previous infrastructure use has been abandoned and given the site is surrounded by business centre type uses, the mixed use development is a logical reuse of the land.~~
- ~~2. The proposed commercial, retail and residential uses are consistent with the surrounding zoning and land use pattern.~~
- ~~3. The proposed development is consistent with the Noosa Plan 2020, with the site now zoned District Centre.~~

~~C. Note the report is provided in accordance with Section 63(5) of the Planning Act 2016.~~

2 MCU20/0090 DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR AN EXTENSION TO SHOP/HIRE AND STORAGE BUILDING AT JETTY 256 GYMPIE TERRACE, NOOSAVILLE

That Council note the report by the Development Planner to the Planning & Environment Committee meeting dated 8 December 2020 regarding Application No. MCU20/0090 for a Development Permit for Material Change of Use – extension to shop/hire and storage building, situated at Jetty 256 Gympie Terrace, Noosaville, and:

- A. Refuse the application for the following reasons:
 - 1. The proposal is contrary to Overall Outcome (ad) and Performance Outcomes PO22 and PO23 of the Noosaville Local Plan Code as the proposal will result in increased commercial development on and adjacent the Noosa River and lead to the business operating outside their lease area.
 - 2. The proposal is contrary to Overall Outcome (b) and Performance Outcome PO2 of the Waterways Works Code as the proposal will result in an increase in gross floor area and an increase to the scale and intensity of commercial operations on the Noosa River.
 - 3. The business already exceeds the operational capacity of the lease area, as evidenced by the site's compliance history, and increasing the enclosed storage space supports the continued operation of the business at a scale and intensity that is not consistent and/or compatible with the designated lease area.
- B. Note the report is provided in accordance with Section 63(5) of the *Planning Act 2016*.
- C. Request staff to meet with the applicant to discuss temporary alternative solutions to storage and staff safety issues due to the COVID-19 restriction requirements.

3 DEBT REFINANCING INVESTIGATION

That Council note the report by the Director Corporate Services to the Services & Organisation Committee Meeting dated 8 December 2020 and:

- A. Agree in principle to the 20 year fixed interest refinancing of Council's current total debt balance at the latest applicable QTC borrowing rate;
- B. Agree to recapitalise the early repayment adjustment through the refinancing transaction to ensure cash reserves are maintained; and
- C. Authorise the Chief Executive Officer to submit an application by 26 February 2021 to the Department of State Development, Infrastructure, Local Government and Planning seeking borrowing approval for the refinancing transaction.

4 TOURISM NOOSA EXEMPTION REQUEST FOR THE PROVISION OF ALCOHOL FOR TEMPORARY EVENTS DURING COVID-19 PANDEMIC

In accordance with Chapter 5B of the Local Government Act 2009, Cr Stewart provided the following declaration to the meeting of a **prescribed** conflict of interest in this matter:

I, Cr Stewart inform the meeting that I have a prescribed conflict of interest in this matter as I am a Board Director of Youngcare, who are the beneficiary of the funds raised from the "Youngcare Long Lunch" event for which Tourism Noosa are applying for an exemption request. As a result of my conflict of interest, I will leave the meeting room while the matter is considered and voted on.

That Council note the report by the Property Manager to the General Committee Meeting dated 14 December 2020 and:

- A. Approve Tourism Noosa's exemption request for the provision of alcohol at the Eat & Drink / Youngcare Long Lunch event and the Eat & Drink Sumptuous High Tea Soiree event; and
- B. Authorise the CEO to assess both temporary event applications once each application is properly made and Council has received all the required information to undertake its assessment in accordance with Council's normal permit application and approval process.

5 FINANCIAL PERFORMANCE REPORT – NOVEMBER 2020

That Council note the report by the Manager Financial Services to the General Committee Meeting dated 14 December 2020 outlining November 2020 year to date financial performance against budget, including performance against key financial sustainability indicators.

6 BUDGET REVIEW 2 (BR2)

That Council note the report by the Manager Financial Services to the General Committee Meeting dated 14 December 2020 and approve the proposed changes to the budget for the 2020/21 financial year as outlined in the revised Budget Financial Statements attached to the report.

Committee Recommendation

That the report of the General Committee dated 14 December 2020 be received and the recommendations therein be adopted except where dealt with by separate resolution.

9 ORDINARY MEETING REPORTS

Nil.

10 CONFIDENTIAL SESSION

Nil.

11 PUBLIC QUESTION TIME**1 BRIAN O'CONNOR**

Q1: Noosa Council is part of a troika that is working with HQ Plantations on a \$3.5 million conservation deal to convert 2400ha of Yurol Forest and Ringtail Forest, currently the site of plantation timber harvesting operations, into National Park; and so I ask what plans exist for the rehabilitation of cleared areas of forest either side of Yurol Forest Drive between Pomona and Cooroy. Will these lands become replanted koala habitat or will they form part of the Noosa Trails Masterplan upgrade proposal?

Q2: Has Noosa Council given thought to using the opportunity of converting Yurol State Forest and Ringtail State Forest into National Park to reserve a small parcel of that land for affordable housing for Indigenous First Nations People whose ancestors walked that land and whose descendants today have traditional ownership heritage and a lasting and ongoing relationship with these forests?

12 NEXT MEETING

The next Ordinary Meeting will be held on 21 January 2021 at the Council Chambers, 9 Pelican Street, Tewantin commencing at 5pm.

13 MEETING CLOSURE