

58

NFA

John Kelly (495.247)

00290, 00724
GMGPF422

18 December 1996

Contrary to the public interest

QANTAS AIRWAYS LIMITED
QANTAS CENTRE
203 COWARD STREET
MASCOT NSW 2020

Dear Sir

RE: Noosa Helicopters and Noosa Aerodrome

I refer to my letter of 2 December 1996 wherein I advised that Council had approved in principal the operation of the commercial business - Noosa Helicopters from the Noosa Aerodrome, subject to prior agreement from Qantas.

Council would appreciate your views on Council granting this approval, at your earliest convenience.

Contrary to the public interest

John Kelly
DEPUTY CHIEF EXECUTIVE OFFICER

C:\PROD\WORD\LETTERS\QANTAS3.JFK

11 December 1996
 GMGPF445

Mr John Kelly
 Deputy Chief Executive Officer
 Noosa Council
 P.O. Box 141
 TEWANTIN Q4565



Dear Sir,

RE: NOOSA AERODROME

Thank you for your letter dated 5 December 1996 regarding the above subject.

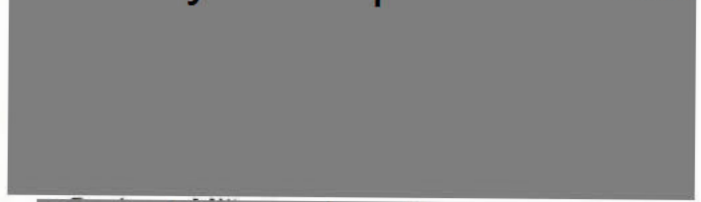
As stated on numerous previous occasions, Qantas is of the firm opinion that the Noosa Aerodrome provides a valuable community service to your municipality. However, Qantas derives no rent or other payment in return for allowing community usage of the Aerodrome.

You will therefore appreciate that Qantas does not wish to expend funds and purchase additional land in order to provide Aerodrome access which is already available in any case. However, your letter does identify that an acceptable option would be for the land on which the road is located to be held in public ownership. Council could purchase (or lease) that land from [redacted] ^{Contrary to the public interest} and, if necessary, recover the monies over time from Aerodrome users.

It is regrettable that Council is not prepared to accept the proposed twenty-five year leasing arrangement for the road. Such an arrangement is acceptable to Qantas and [redacted] ^{Contrary to the public interest} Qantas does not wish to see the Noosa Aerodrome closed, however, if Council so directed, the Company would be compelled to comply.

Yours faithfully,

Contrary to the public interest



00290
 (copy 00724) - NFB
 DCEO ✓

Contrary to the public interest



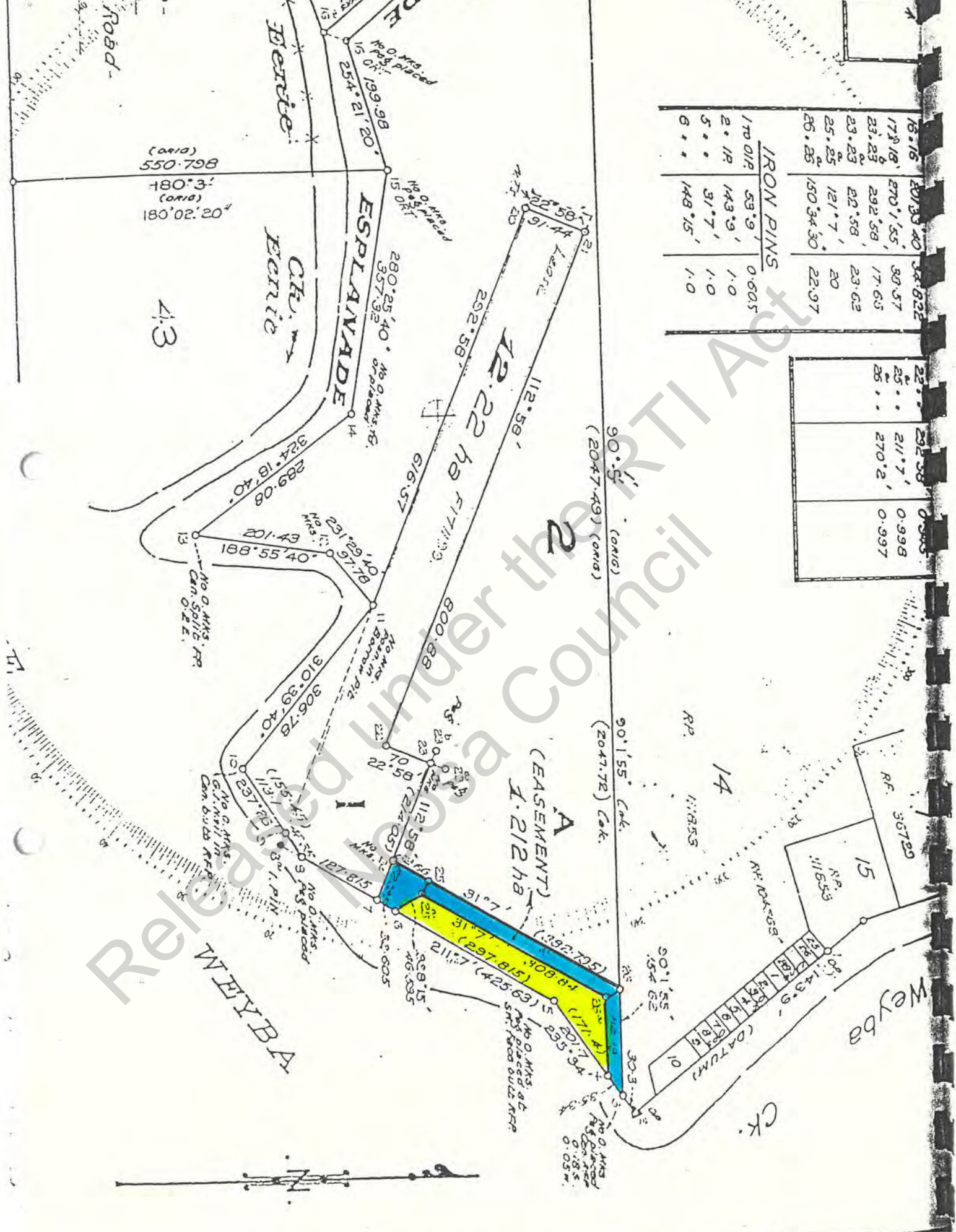
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 96-43487



Pages 3 through to 4 redacted for the following reasons:

Refused (*Contrary to the Public Interest*)

Released under the RTI Act
Noosa Council



IRON PINS			
1st IR	53° 9'	1.0	0.605
2nd IR	143° 9'	1.0	
5th IR	31° 7'	1.0	
6th IR	148° 15'	1.0	
18.16	80° 33' 40"	34.822	
17.18	870° 1' 55"	30.57	
23.23	292° 58'	17.65	
23.23	22° 58'	23.62	
25.25	121° 7'	20	
26.26	150° 34' 30"	22.97	

22.25	292.58	0.998
25.25	211° 7'	0.997
25.25	270° 2'	

Folding or Mutilating may lead to Refusal

55

John Kelly (5449.5247)
00290

cc. 0724

5 December, 1996

Contrary to the public interest

[Redacted]

Dear [Redacted]

Thank you for the fruitful discussions we held on Tuesday regarding resolution of the problems associated with the access road to the Noosa Airport. I was most encouraged by those discussions and look forward to the early resolution of these issues.

As discussed I have advised Qantas Airways of those discussions and the understandings that were reached. For your information I have attached a copy of my letter to [Redacted]

I look forward to your advice in due course.

Contrary to the public interest
[Redacted]

John Kelly
DEPUTY CHIEF EXECUTIVE OFFICER
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Released under the RTI Act
Noosa Council

Page 7 redacted for the following reasons:

Refused (*Contrary to the Public Interest*)

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Noosa Council

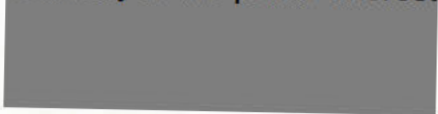
John Kelly (5449.5247)


00290

cc 00724

3 December, 1996

Contrary to the public interest



Dear 

I refer to my letter of the 20th October 1995 regarding your proposal to erect a Superspan Aircraft Shelter at the Noosa Airport.

As the ownership and ongoing management of the Noosa Airport has not been resolved and does not look like being resolved for sometime, Council has reviewed this matter and has granted you approval in principal to erect an Aircraft Shelter similar to that detailed in the information provided to me on the 25th September 1995. This is subject to the following:

1. Council obtaining the prior approval from Qantas Airways to this structure.
2. A suitable Building Application being submitted to our Building Department with the required building application fees.
3. Agreement being reached on site on the precise location for the shelter.
4. Any claims for damages, losses, injuries etc that might occur as a result of the erection and existence of this structure shall be borne by you and you shall indemnify Council and the Qantas Airways from any claims whatsoever.
5. The facility shall be removed by you at your cost without any claims for compensation to Council or Qantas on the giving of 30 days notice by this office or Qantas Airways.
6. Council foreshadows that in the general review of Fees and Charges in the 1997/98 Budget process Council would anticipate levying a fee for the rental of this space.

Released under the RTI Act
Noosa Council

With respect to approval from Qantas, I have written a separate letter to Contrary to the public interest
Contrary to the public interest Qantas Airways Limited,
seeking their views on your request. On receipt of their advice I propose that we
meet on site and determine the location on which the structure could be located.
Contrary to the public interest

[Redacted]

John Kelly
DEPUTY CHIEF EXECUTIVE OFFICER
C:\PROD\WORD\LETTERS\L-EATHER.JFK

Released under the RTI Act
Noosa Council

52

NFA

John Kelly (495.247)

00724
GMGPF422

20 November 1996

Contrary to the public interest

[Redacted]

QANTAS AIRWAYS LIMITED
QANTAS CENTRE
203 COWARD STREET
MASCOT NSW 2020

Dear Sir

RE: Noosa Aerodrome

Thank you for your letter of 14 November 1996.

Council looks forward with keen anticipation to your representations in the near future to resolve the issues pertaining to the long term operation and management of the Noosa Aerodrome.

I hasten to reassure you that Council has no intention of directing the closure of the facility. To the contrary, Council willingly entered into arrangements with Australian Airlines in September 1991 to ensure that the facility would remain open to access by the general public and we have maintained that arrangement since that time. However, the ongoing uncertainty associated with the aerodrome is causing increasing frustration to operators and users of the facility and is consuming an inordinate amount of Council's time in responding to inquiries, complaints, media etc.


I am sure you would be equally concerned at the public liability exposure that both our organisations share whilst ever the facility is operated on land that is not correctly zoned under planning law. This has been exacerbated by a new business commencing operations at the aerodrome involving helicopter flight training and charter business.

.../2

Council is most willing to facilitate a resolution to the access issue in the terms of our previous correspondence and would be pleased to enter into joint discussions with the owner of the land over which the access is constructed **Contrary to the public interest** if that would be of assistance.

Thank you again for your response and I look forward to your foreshadowed representations at your earliest convenience.

Contrary to the public interest



John Kelly

DEPUTY CHIEF EXECUTIVE OFFICER

C:\PROD\WORD\LETTERS\QANTAS.JFK

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Noosa Council

Qantas Centre 51
203 Coward Street
Mascot 2020
Australia
Telephone: (02) 691 3636
Telegraphic: Qantas Sydney
Telex: AA20113

18-11-96

14 November 1996
GMGPF422

Mr John Kelly
Deputy Chief Executive Office
Noosa Council
P.O. Box 141
TEWANTIN 4585



Dear Sir ,

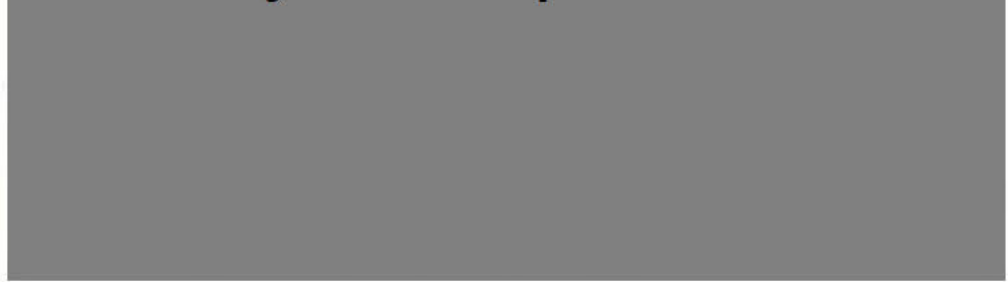
I refer to your letter dated 7 November 1996 regarding Noosa Aerodrome.

Qantas this week conducted discussions with a party interested in acquiring the rights to the long term management of the facility. Those discussions have also canvassed options for securing a suitable zoning for the property.

Qantas and the interested party will make representation to Council in the near future in an attempt to ensure that the facility continues to service the needs of the community. Qantas, and I'm certain that the local community, would be disappointed if Council directed that the facility be closed or imposed conditions that made its ongoing operation non-viable.

Yours faithfully,

Contrary to the public interest



00290
00724

OFFICER	INITIALS	FOR INFO
DCBO	/	
MEETING 9641865		





NOOSA

FACSIMILE TRANSMISSION

150

NOOSA COUNCIL 2 Pelican Street Tewantin
(P.O. BOX 141 Tewantin Q 4565)
Phone: (074) 49 5200 Fax: (074) 47 1062 DX 41952

File No: 00724
Date: 8/11/96
Fax Number: 6911853

Contrary to the public interest

To:
Attention:
From: Qantas Airways
Message:

John Kelly - DCEO

Newspaper Article

31/96

Number of Pages (inclusive)

2

Original to Follow

YES

NO

AD 0390/001 A5 NOOSA GRAPHICA 18824

Released under the RTI Act
Noosa Council

International Fly-in at risk

Club demands Noosa Airport improvements

AN international fly-in, planned for Noosa Airport next year, may be cancelled if the council does not act quickly to resolve tenure, access and facility problems, the Noosa Flying Club has warned.

At an on-site meeting this week, new club president Michael Hagen said next May's inaugural Noosa Escapade Fly-In was in jeopardy because of the council's poor management of the airstrip.

"It will cost the community nothing, (and) put a lot back into it. But we're a little wary about whether we can go ahead with this at the moment with the lack of progress at resolving the issues," he said. Mr Hagen cited a six-year wrangle over access to the airstrip — the current road

crosses private property and is unregistered — as a major problem.

He also questioned the council's "puzzling" study into the viability of buying the airport when it knew that landowner Gantas did not want to sell. Problems for after-hours visitors included no access to toilet or telephone facilities, he said.

"I would like to see the council obtain a lease on the airport and liaise with the (recreational) and commercial operators ... and let's get a management committee," he said.

Noosa's Deputy Mayor Bob Abbot said the council's current concern — access to the airstrip — would be discussed when a council-conducted operational potential

report was completed next month.

Mr Abbot said he hoped that access to facilities could be resolved by the people who used the airstrip. "What we should be doing is organising a meeting ... for user groups to sit down and talk it out."

Noosa councillor Jim Toovey and Tourism Noosa president Geoff Rickard also attended this week's meeting.

Noosa Airport was closed to commercial flights in September 1991, when Sunstate transferred operations to Maroochy-ore. The property was initially put on the market, then withdrawn from sale.

Noosa Flying Club was formed in late 1992 to save the airport from becoming derelict.

TO NOOSA



NOOSA NATURE: see Page 18

PASSION FOR FINE FOOD, DINING



DINING GUIDE: see Page 50

COTTAGE OFFERS COAST HAVEN



PROPERTY: see Page 23

LETTERSP.8 THE ARTS.....P.48
CASSANDRA.....P.10 MOVIES.....P.49
NOOSABOUT.....P.11 CLASSIFIEDS...P.57
CHRISTIANITY...P.20 SPORT.....P.67

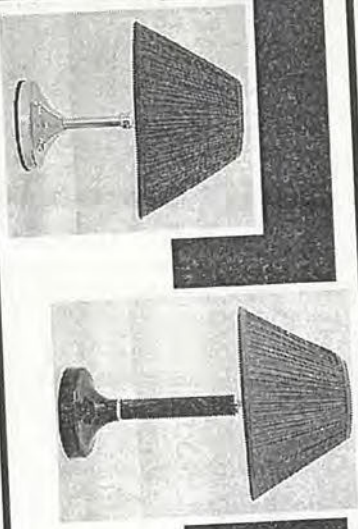
They light up with the touch of your fingers....

No switches, No fumbling in the dark with the popular 'Touch Lamps'. Three lamp settings of 25w, 40w & 60w and a wide range of designs and colours. Brilliant Ideas in Lighting at the touch of your fingers!

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(Next to Campbells)

9RUZ024



Noosa News 8/11/96
Front Page

496

2. NOOSA AIRPORT

Committee Recommendation

The report from the Deputy Chief Executive Officer dated 4th November 1996 regarding the Noosa Airport be noted.

Motion

Cr. Pulham/Abbot the report from the Deputy Chief Executive Officer dated 4th November 1996 regarding the Noosa Airport be noted, and Cr. Pulham be authorised to facilitate a meeting with representatives of the Noosa Flying Club and other interested Councillors to discuss their plans for a major air event at the airport in mid 1997.

Amendment

Crs. Playford/Melrose the motion be amended with the words "Cr. Pulham" replaced by "the Chief Executive Officer" and the word "other" deleted.

The amendment was put and carried.

Amended Motion

The report from the Deputy Chief Executive Officer dated 4th November 1996 regarding the Noosa Airport be noted, and the Chief Executive Officer be authorised to facilitate a meeting with representatives of the Noosa Flying Club and interested Councillors to discuss their plans for a major air event at the airport in mid 1997.

Carried.

(File No. 00724 - DCEO)

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Noosa Council

6. NOOSA AIRPORT

Deputy Chief Executive Officer's Report

1.0 Request

Cr Abbot has requested an update on progress towards resolution of issues associated with the Noosa Airport.

2.0 Previous Reporting

These matters have been reported periodically to Council over the past 5 years with more recent reports appearing on

Services Portfolio Agenda dated 14/5/96
Committee Agenda dated 1/7/96

Copies of these reports appear in the Councillors' room with the note that both reports were stamped "Not for Public Release".

3.0 Minutes of Reference

The more recent minutes of reference pertaining to this matter appear as follows:

Council Ordinary Meeting dated 23 May 1996, page 17:

"The Chief Executive Officer be authorised to proceed with action to determine the feasibility of Council ownership of the Noosa Airport with reporting to Council at key points during progress of the proposal"

Council Ordinary Meeting dated 4 July 1996, page 29 :

"Cr Blakeney/Abbot the Deputy Chief Executive Officer be authorised to obtain quotations from suitably qualified professionals in the administration and operation of air transport systems and to accept the most favourable proposal to carry out a study and report on the operational potential and impact of the Noosa Airport and a provision be made in the 1996/97 budget in the sum of \$8,000 for this purpose. It be noted that the Deputy Chief Executive Officer will be providing further information on lease fees and on income obtained by other Councils for business activities on small airports."

6. NOOSA AIRPORT

4.0 Study on the Operational Potential of the Airport

Following Council's resolution of the 4 July 1996, proposals were obtained and agreement was entered into with the preferred consultant to prepare the report. The report is nearing completion and I anticipate its receipt prior to the end of November. Following assessment by staff it will be presented to Council during December 1996.

5.0 Current position of Qantas Airways

Qantas has reiterated their recent advice that it has resolved to retain ownership of the property and it will not be sold at the very least for the next few years.

It is the preferred position of Qantas to enter into a long term lease with a yet to be determined operator.

Recent advice from Qantas indicates their preference to utilise the Esplanade fronting Lake Weyba to satisfy the major outstanding condition hindering the gazettal of the rezoning of the site.

6.0 Summary

The Council commissioned report on the operational potential and impact of the Noosa Airport will be received and reported to Council by the end of December 1996.

Whilst Qantas Airways has indicated that it has no intention of selling the airport in the foreseeable future, the report will provide useful information for Council in considering future usage and options associated with the Noosa Airport.

The outstanding rezoning conditions require significant negotiation and cost by Qantas and input by Council to enable the rezoning to be gazetted.

There is increasing frustration being experienced by existing and potential airport operators, aircraft owners, Council and others associated with the Noosa Airport as a consequence of these unresolved issues.

Council consideration of the proposed report in December may not lead to the resolution of these issues due to the current approach by Qantas as to resolution of access, retention of ownership and general lack of urgency, and, Councils' requirements regarding access.

Ultimately discussions will be necessary with Qantas Management. However, given the pending consultant's report, this is not recommended at this time.

6. NOOSA AIRPORT

RECOMMENDATION

The report from the Deputy Chief Executive Officer dated 4 November 1996 regarding the Noosa Airport be noted.

(File No. 00724 - DCEO)
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Departments Consulted:

- | | | |
|----------------------------------------------------|----------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Administration | <input type="checkbox"/> Engineering | <input type="checkbox"/> Building |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Town Planning | <input type="checkbox"/> Health |

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Noosa Council

PLACED ON FILE
5/11/96



481
MEMBERS

October 31, 1996



**TOURISM
SUNSHINE COAST Ltd**
ACN 009 976 292

Mr. Noel Playford
Mayor, Noosa Shire Council
TEWANTIN QLD 4565

Dear Noel,
Re: Noosa Airport

It has been brought to my attention that there is a problem regarding the zoning of the Noosa Airport.

The airport is a most important asset to the Noosa Shire, particularly in respect to tourism in the area. We have the situation next week, whereby in conjunction with the QTTC we have been able to have "Healthy Wealthy and Wise" come and profile the Noosa Good Food Awards.

I have managed to have the film crew do aerial shots of the Sunshine Coast to highlight the region on the program. I am concerned that the helicopter is required to use the football field 200 metres from the airport and not the airport itself.

I hope this situation can be alleviated, allowing both fixed wing and helicopters operational status.

Yours sincerely

Contrary to the public interest

[Redacted signature area]

Contrary to the public interest

Contrary to the public interest

[Redacted signature area]

00724

DATE	FOR	REC'D
	BY	THRU
DCE		

96-40926

Ray
acquainted her with the situation

Contrary to the public interest
[Redacted]

Contrary to the public interest
[Redacted]

ask in time M 4/11

Suite 16, First Floor,
Dalton Professional Centre
1 Newspaper Place
Maroochydore, Q. 4558
PO Box 5657,
Maroochydore South, Q. 4558
Telephone: 074 43 6400
Facsimile: 074 43 6160
Int. Telephone: + 61-74-43-6400
Int. Facsimile: + 61-74-43-6160



John Kelly (495.247)

NFA.

00724

QCC5.096.0012NSA

16 September 1996

Contrary to the public interest



QANTAS AIRWAYS LIMITED
QANTAS CENTRE
203 COWARD STREET
MASCOT NSW 2020

Dear Sir

RE: Noosa Aerodrome

I refer to your letter of 2 September 1996.

This Council is equally concerned at the inordinate length of time that your company is taking to resolve the issue of access to the Noosa Aerodrome.

When we assumed responsibility for the day to day operation of the Noosa Aerodrome on 23 September 1991, it was on the understanding that your Company [then trading as Australian Airlines] would proceed to dispose of the facility by public auction/tender.

At that time it was anticipated by you that this would be resolved within twelve (12) months. Council clearly stated that it did not wish to purchase the Aerodrome, but was prepared to accept the responsibility and liability for the operation as an interim measure.

Five (5) full years later, this interim arrangement continues and looks no closer to resolution.

On several occasions Council has expressed to you our concern at the unreasonable public liability exposure that this Council is open to as a consequence of your failure to resolve the issues associated with the Noosa Aerodrome. This concern remains and will continue whilst ever Council is involved in the operation of a facility on land that is not correctly zoned under Planning Law.

.../2

Council has previously considered the possibility that the Esplanade be deemed to satisfy the requirements for access to the Noosa Aerodrome. The Esplanade has not been made or dedicated as a road and the Esplanade will not be approved by Council for road construction. In arriving at this decision Council has considered advice from our legal advisors.

The legalisation of an access to the aerodrome is a pre-requisite to the gazettal to the rezoning of the land on which the aerodrome is situated. Until this matter can be resolved the rezoning of the aerodrome cannot proceed.

The only viable solution to the access problems associated with the Noosa Aerodrome is for the existing road through the adjoining property to be purchased by Qantas from the owner **Contrary to the public interest** and made into a public road or added to the title of the aerodrome land.

I note your reiteration that Qantas does not wish to sell the aerodrome and I will advise Council accordingly. However, I also reiterate that Council requires that the outstanding issues associated with the Noosa Aerodrome be resolved as a matter of urgency. Please advise of what action you propose to resolve these issues.

Contrary to the public interest

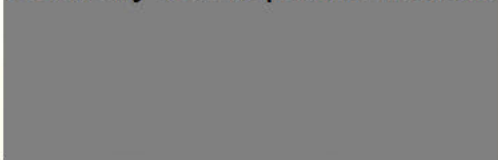


VE OFFICER

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c.c.

Contrary to the public interest



It is important to highlight that on numerous occasions within primary National Parks throughout Australia roads, bridges, tunnels etc have been constructed to provide public access. In these instances the environmental issues have been significant yet the roads, etc have still been built but with due sensitivity to environmental considerations.

I trust Council will expedite matters enabling a rapid resolution of this long outstanding issue. Your prompt response would be appreciated.

Yours faithfully,

Contrary to the public interest



Released under
Noosa Council
RTI Act

47
M/1000

John Kelly (495.247)

00724

QCC5.096.0012NSA

2 August 1996

Contrary to the public interest

QANTAS AIRWAYS LIMITED
QANTAS CENTRE
203 COWARD STREET
MASCOT NSW 2020

Dear [REDACTED]

RE: Noosa Airstrip

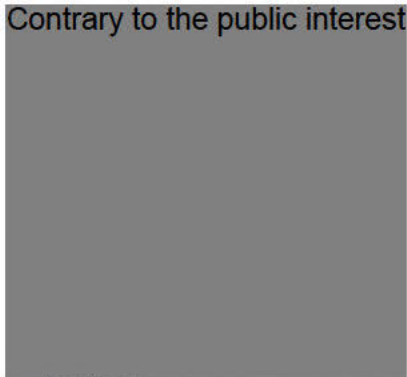
Further to your letter of 31 July 1996 I confirm the advice which I included in the penultimate paragraph of our letter to [REDACTED] on 30 May 1996. That paragraph is repeated hereunder :

“With respect to your proposal that Council continue to control the operation of the airstrip, Council is keen to pursue your offer and has requested that I investigate the feasibility of Council acquiring ownership of the Noosa Airstrip. Whilst I am aware that your Company has decided at this stage not to sell the property, Council now considers that it may be advisable for the community to have control over the Noosa Airstrip through public ownership thereby ensuring continued public access to the airstrip and control over the level of activity that can potentially occur at the airstrip.”

Council has already considered some information as a result of my investigations and has requested that I provide further details. To enable me to satisfy Council’s request, I have engaged a consultant to provide Council with an appropriate report. However I would not anticipate that this will be available for consideration and decision by Council until the end of October.

In the interim the unfulfilled conditions pertaining to road access to the airstrip remains an impediment to the gazettal of the rezoning approval. Any action that you can take to provide legal access to the airstrip will facilitate the early completion of this rezoning. As soon as Council's investigations and considerations are complete I will advise you further.

Contrary to the public interest



DEPUTY CHIEF EXECUTIVE OFFICER

C:\PROD\WORD\LETTERS\QANTAS.JFK

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Noosa Council

QANTAS

Qantas Airways Limited
A.C.N. 009 991 901

Qantas Centre
203 Coward Street
Mascot 2020
Australia

Telephone: (02) 691 3636
Telegraphic: Qantas Sydney
Telex: AA20113

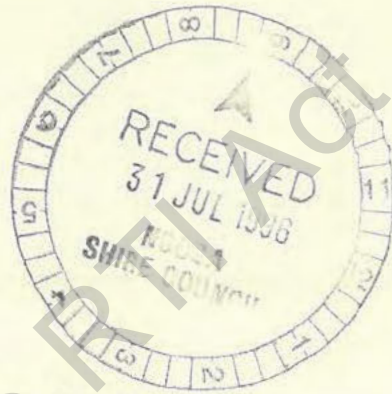
31 July, 1996

QCC5.096.0012.NSA

Mr John Kelly,
Deputy Chief Executive Officer,
Noosa Council,
P.O. Box 141,
TEWANTIN QLD 4565

Fax: 074 47 1062

Dear Mr Kelly,



NOOSA AIRSTRIP

I refer to our ongoing discussions and correspondence in the above matter.

We have recently had several unconfirmed statements that Noosa Council have:-

- (a) purchased the airstrip effective 4 July, 1996 - obviously not correct; and
- (b) that Council have or will be engaging a firm of consultants to look at the long term benefits of purchasing or leasing the airstrip from Qantas.

As stated in our letter of 21 March, 1996, Qantas management have already made the decision not to sell the property.

It would be appreciated if you could update me on Council's current position on this matter.

Yours faithfully,

Could I have this + the file together please.

Contrary to the public interest

Contrary to the public interest

P.s.: Consultant lodged a report on 1st end of September, 1996

Contrary to the public interest

Page 27 redacted for the following reasons:

Refused (*Contrary to the Public Interest*)

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Noosa Council

13. NOOSA AIRPORT

Committee Recommendation

It be noted that the Deputy Chief Executive Officer will be providing further information on lease fees and on income obtained by other Councils for business activities on small airports.

Crs. Pulham/Abbot the item regarding the Noosa Airport be held over and considered in closed session on the basis that issues relating to private property are to be discussed.

Carried.

(File No. 00724 - DCEO)

See P 29 of Memo 4/7/96

Released under the RTI Act
Noosa Council

NOT FOR PUBLIC RELEASE

1. NOOSA AIRPORT

Deputy Chief Executive Officer's Report

1.0 Purpose

This report advises Council of action taken to implement resolution of Council dated 20 May 1996 :-

"The Chief Executive Officer be authorised to proceed with action to determine the feasibility of Council ownership of the Noosa Airport with reporting to Council at key points during progress of the proposal."

2.0 Subsequent action

Following the above resolution of Council the following action has been implemented :-

1. Correspondence has been forwarded to Qantas advising that their three proposals regarding the access were unacceptable to Council and that Council had requested staff to investigate the feasibility of purchase of the airstrip. Correspondence foreshadowed further discussions in due course.

Contrary to the public interest

3. Council's valuers, Bugler Francis were requested to provide valuations of the existing road access and the area of land between the road and the lake front Parcel A, the landing ground without registered road access and the landing ground with registered road access, Parcel B.
4. Relevant staff were requested to investigate various costs associated with carrying out potential improvements to the airstrip.

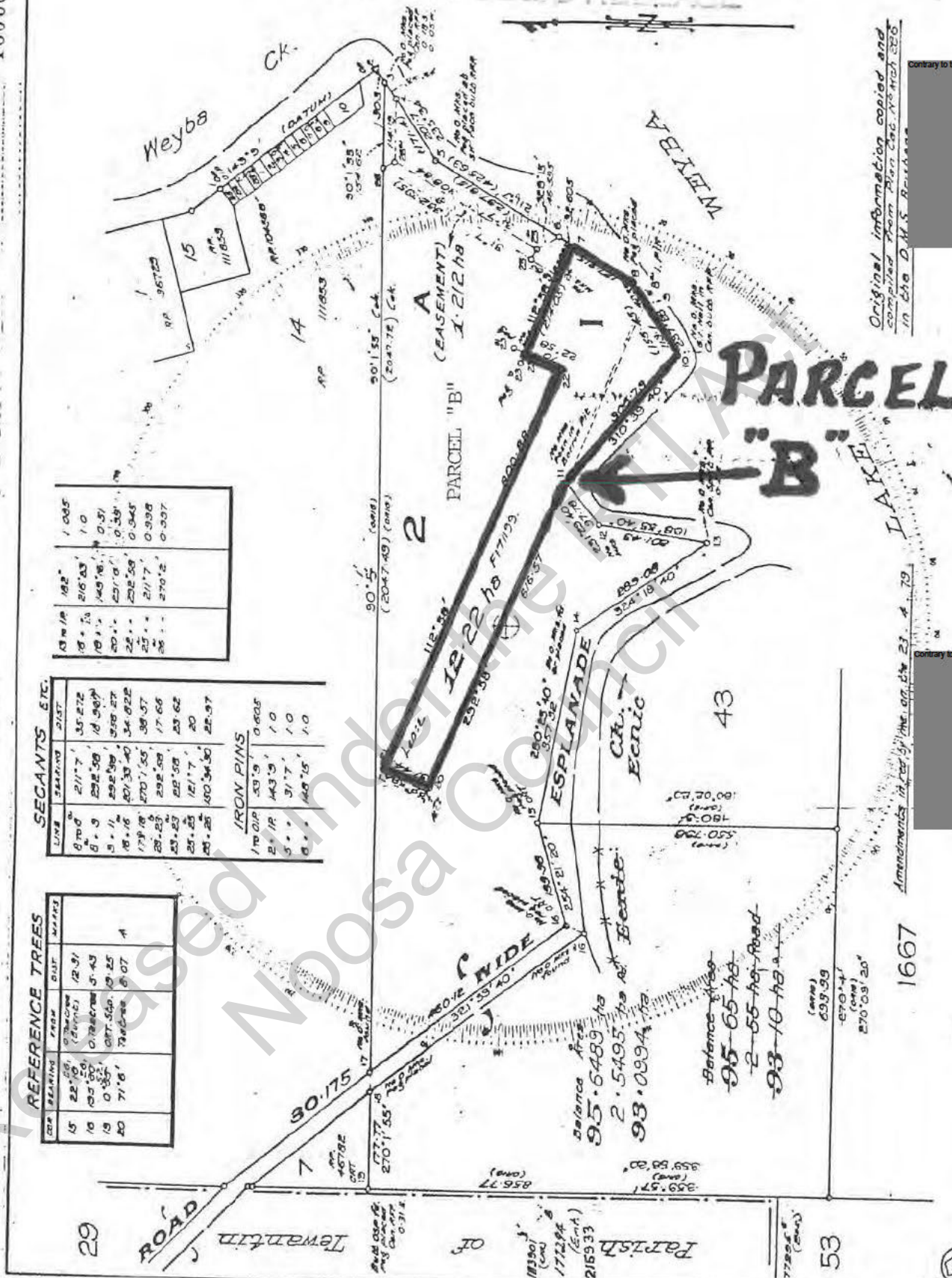
3.0 Valuations

In preparing the valuation of Parcel A the Valuers were requested to apportion the valuation over two areas, the land on which the existing road access is situated and the land between the road and the lake front.

NOT FOR PUBLIC RELEASE

160983

160983 CANCELLATIONS etc



13 to 14	182°	1.005
14 to 15	216°53'	1.0
15 to 16	149°16'	0.51
16 to 17	231°0'	0.39
17 to 18	232°58'	0.345
18 to 19	211°7'	0.338
19 to 20	270°2'	0.307

LINE	BEARING	DIST.	SECANTS ETC.
1 to 2	211°7'	35.272	
2 to 3	232°58'	14.849	
3 to 4	231°0'	34.27	
4 to 5	232°58'	34.822	
5 to 6	211°7'	38.57	
6 to 7	270°2'	17.65	
7 to 8	232°58'	23.62	
8 to 9	211°7'	20	
9 to 10	270°2'	25.97	

LINE	BEARING	FROM	TO	MARKS
15	221°16'	0.700	12.31	
16	135°50'	0.780	5.43	
17	0°52'	0.87	10.25	A
20	71°6'	1.80	6.07	

LINE	BEARING	DIST.	SECANTS ETC.
1 to 2	232°58'	1.0	
2 to 3	31°7'	1.0	
3 to 4	143°15'	1.0	
4 to 5	48°15'	1.0	

Lots 1 & 2 and Easement A in Lot 2
 CANCELLING LOT
 Cancelling Portion 1B on Plan Mch 286
 Surveyed by [redacted] 1/1/1977

Orig. Portion 1B
 Orig. Grants 136252 & 136253
 County of March Town of
 Parish of Weyba
 SCALE 1:6000 REGISTERED PLAN 160983
 REGISTRAR OF TITLES, QUEENSLAND 3/680

Original information copied and compiled from Plan Mch 286 in the D.M.S. Records

Contrary to the public interest

Contrary to the public interest

1. NOOSA AIRPORT (Cont'd)

Council's registered valuers have provided the following valuations :-

<u>Parcel A</u> (Access)		
Land value	\$150,000	
Value of constructed road	<u>\$100,000</u>	
Total value Parcel A	\$250,000	\$250,000

<u>Parcel A</u> apportionment of value		
Existing road area 1.212 ha	\$150,000	
Value of foreshore area 1.5ha	<u>\$100,000</u>	
	\$250,000	

<u>Parcel B</u> (Airstrip)		
without a dedicated road access	\$350,000	\$350,000

<u>Parcel B</u>		
with a dedicated road access	\$500,000	_____

Potential acquisition costs		<u>\$600,000</u>
-----------------------------	--	------------------

Based on the above figures Council could anticipate land acquisition costs in the order of \$600,000 plus legals, stamp duty and registration of \$50,000 to acquire ownership of the airport, the road access and the land between the road and the lake front.

4.0 Potential improvements

In the event that Council acquires ownership of the Noosa Airport there are a number of works that Council will be required to, or potentially requested to undertake, to improve the facilities and infrastructure associated with the airport.

Detailed hereunder are those items.

• septic pump out facilities	\$ 5,000	\$ 5,000
• on site water storage and pump facilities	\$ 10,000	
• alternatively, mains supply water extension		\$ 37,000
• upgrade and improve the terminal building	\$ 25,000	
• alternatively, replace the terminal building		\$ 50,000
• entry statement and associated signage	\$ 3,000	\$ 3,000
• bitumen seal the airstrip	\$123,000	\$123,000
• bitumen seal the carpark	\$ 24,000	\$ 24,000
• bitumen seal the access road	<u>\$ 75,000</u>	<u>\$ 75,000</u>
	<u>\$265,000</u>	<u>\$317,000</u>

1. NOOSA AIRPORT (Cont'd)5.0 Licence standards

The airport does not require licensing if any regular public transport (RPT) (or scheduled passenger service) does not use aircraft which have carrying capacity in excess of 30 passengers.

Under the old Civil Aviation regulations the Noosa Airport was deemed to be an authorised landing area (ALA). With the repeal of those regulations the Noosa Airport is described as an aircraft landing area (ALA). The former regulations are now used as recommended compliance codes. I am advised that the Noosa Airport would generally comply with the compliance code for an ALA.

Because of the physical constraints associated with the Noosa Airport there would be some difficulty in upgrading this facility to licence standards, if ever that were contemplated.

6.0 Objectives

Before proceeding further with this investigation it is desirable to identify the objectives that Council would seek to achieve by acquiring the Noosa Airport. The following is submitted for consideration.

1. To ensure that the Noosa Airport is maintained, improved and operated in a manner that will :
 - (a) provide continued public access;
 - (b) present the airport facility to a standard befitting a public access point to the Shire;
 - (c) provide for the recreational and commercial use and operation of light aircraft on a user pays principle;
 - (d) ensure that the use of the facility does not increase any adverse impact on the amenity of residents in the immediate vicinity of the airport and associated flight paths;
 - (e) ensure that there are no deleterious effects to the environment from the airport and its operation.

This leads to a number of questions.

1. Is Council ownership of the airport essential to achieve the community benefit objectives.
2. Could private ownership realise the desired outcome.

1. NOOSA AIRPORT (Cont'd)

3. How much public money is Council prepared to outlay to achieve the objective, in other words, how important is this facility and its likely operational impact, to this community.

7.0 Other issues

In the event that Council seeks to pursue these investigations other matters require examination :

1. Business plan for the operation of the airport.
2. Manner of managing and operating the airport.
3. Requirement for additional hanger/aircraft storage space.
4. Authorisation to negotiate.

8.0 Discussion

The public access argument carries limited weight, given :

- the existence of the Maroochy Airport,
- the increasing significance and development of that airport as an entry point by air, to the Sunshine Coast and Noosa,
- the probability that on and off ramps will be constructed to the Motorway at Pacific Paradise,
- the limited potential for scheduled passenger services (RPT) to operate from the Noosa Airport due to viability and topographical constraints.

It would be unlikely that the land could be used for any other purpose due to its configuration and its land use zoning. However, there is the potential for the facility to be purchased privately and used as a private airfield thereby excluding other private aircraft owners and development of associated aviation industrial (joy flights, charter operations, aviation support industry).

The real benefit to Council and the community of ownership of this facility is for Council to be able to exercise control over its development and use with the aim of minimising any adverse impact on the community.

The outlay of up to \$650,000 with potential further outlays of \$250,000 is a high price to pay for this control.

It is my view that Council should revert to its previous position that the Noosa Airport should be owned and be operated by private/commercial interests.

1. NOOSA AIRPORT (Cont'd)

RECOMMENDATION

Council advise Qantas that it does not wish to purchase or lease the Noosa Airport and urges that they proceed to finalise the outstanding rezoning conditions associated with registered access.

(File No. 00724 - DCEO)

C:\PROD\WORD\REPORTS\AIRPORT2.REP

Departments Consulted:

- | | | |
|----------------------------------------------------|---------------------------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> Administration | <input checked="" type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Building |
| <input checked="" type="checkbox"/> Finance | <input checked="" type="checkbox"/> Town Planning | <input checked="" type="checkbox"/> Health |

Released under the RTI Act
Noosa Council

Pages 36 through to 37 redacted for the following reasons:

Refused (*Contrary to the Public Interest*)

Released under the RTI Act
Noosa Council

FONO 41
REFERS
REFERS

John Kelly (495.247)
00290

20 June, 1996

Contrary to the public interest

PROGRESS NOOSA
P O BOX 1221
NOOSA HEADS Q 4567

Attention: **Contrary to the public interest**

Dear Sir

Re: Noosa Airfield

Thank you for your letter of 12 June 1996 regarding the above.

I confirm that at a recent meeting Council requested staff to proceed with action to determine the feasibility of Council ownership of the facility. These investigations are proceeding and I anticipate reporting to Council in this regard in the near future. That report will consider funding sources. It may be possible to utilise the conservation fund to finance that part of the airfield infrastructure that can be shown to have environmental conservation values in terms of the guidelines that have been produced. I will certainly be examining this aspect.

However I would anticipate that this would only relate to a small portion of this facility.

Thank you again for your suggestions and if Council is successful with these negotiations I have no doubt that it will be reported by the media.

Contrary to the public interest

[Redacted signature area]

John Kelly
DEPUTY CHIEF EXECUTIVE OFFICER
C:\PROD\WORD\LETTERS\PROGRESS.JFK



To: DCEO

Re: Noosa Airport Upgrade

From: Contrary to the public interest
 Technical Officer, Water and Sewerage

Department: Engineering

File No:

Date: Thursday, 20 June 1996 1:57 PM

Message:

There is currently no reticulated water supply to the Noosa Airport site in Lake Weyba Drive. Provision of a reticulated supply would require a watermain extension from approximately 130m south of Furl St and is estimated to cost \$37,000. This would include provision of a metered service adequately sized to comply with BCA standards for fire fighting to the existing building.

There is currently no reticulated sewerage service in Lake Weyba Drive south of Eenie Ck Rd. Provision of sewerage to the airport site would require the construction of 2 large pump stations and associated gravity and pressure mains in Lake Weyba Drive as well as a small domestic type station at the airport site. One of the stations NV40 is programmed for construction in the 1999/2000 budget year at an estimated cost in excess of \$1,000,000. If necessary an interim sewerage system, by-passing proposed pump station NV40 could be constructed at an estimated cost of \$400,000. Construction of this system would also provide the main infrastrucure to allow Council to ultimately provide a sewerage service to remaining unsewered properties in Lake Weyba Dr, Sail St & Furl St.

A more economic option would be to upgrade the existing septic facilities. These have been inspected by Plumbing Dept staff who advise that the present disposal system is inadequate. Due to the presence of high water table, suspected poor absorption quality of the ground and close proximity to Lake Weyba and its tributaries it is considered that a regulated pumpout system would be most suitable for this site until full sewerage can be provided. The estimated cost of providing pumpout facilities to the existing building would be \$5000. Any addition of fixtures to the building if upgraded would possibly increase this estimate.

Contrary to the public interest

Contrary to the public interest

- | | |
|-------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Telephone conversation | <input type="checkbox"/> Please take action |
| <input type="checkbox"/> Personal interview | <input type="checkbox"/> For your information only |

c:\prod\word\doc\airport.sep
 NOOSA COUNCIL Pelican Street, Tewantin (PO Box 141 Tewantin Q 4565)
 Phone (074)49 5200 Fax (074)47 1062 DX 41952



REFERS

REFERS

Date

19.6.96.

Time

SENDER

Contrary to the public interest

1 of 2

Name

Department

ATTENTION

Contrary to the public interest

Name

File No.

ESTIMATES FOR NOOSA AIRSTRIP.

MESSAGE

ITEM B. SEALING OF AIRSTRIP. (90m x 9m, 50m x 27m) 9486m²

- (i) SCARIFYING EXIST AIRSTRIP AND COMPACTION @ \$6.50/m² \$61659.00
- (ii) ADD RINGTAIL GRAVEL TO PROFILE CROSSFALL OF 1%. @ \$45/m² (183.06m²) \$8237.70
- (iii) 9M 2 COAT BITUMEN SEAL @ \$500/m² \$47430.00
- (iv) SUPERVISION @ 5%. 5866.33

ESTIMATE TOTAL \$123,193.03.

ITEM F. SEALING OF CARPARK AREA. 1780m².

- (i) SCARIFYING EXISTING AND COMPACTION. @ \$6.50m² \$11,570.00
- (ii) ADD RINGTAIL GRAVEL TO PROFILE (45m² @ \$45.00/m²) \$2,025.00
- (iii) 2 COAT BITUMEN SEAL. (1780m² x \$5.00/m²) \$8900.00
- (iv) SUPERVISION @ 5%. \$1124.75

ESTIMATE TOTAL \$23,619.75.

- Telephone conversation
- Personal interview
- Please take action
- For your information only



Date Time

SENDER

Name

Department

ATTENTION

Name

File No.

MESSAGE

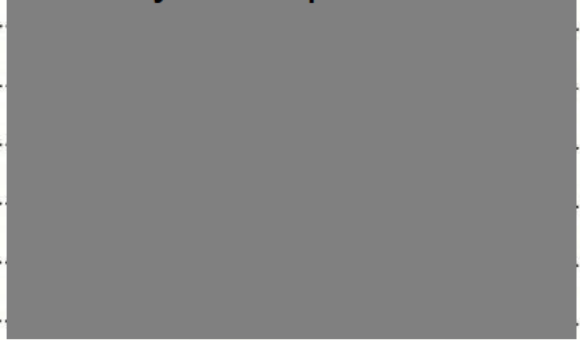
ITEM G. SEALING OF ACCESS ROAD. (635 m²).

2 of 2

- (i) SCRAPING EXIST PAVEMENT AND COMPACTION 6M WIDTH. @ \$6.50/m² \$24,765.00
- (ii) SUB BASE 100MM COMPACTED @ \$45/m³ (381 m³) \$17,145.00
- (iii) BASE COURSE 100MM COMPACTED @ \$45.00/m³ \$17,145.00
- (iv) 4M 2 COAT SEAL \$5.00/m² \$12,700.00
- (v) SUPERVISION @ 5% \$3,587.75

ESTIMATE TOTAL. \$75,342.75

Contrary to the public interest



- Telephone conversation
- Personal interview
- Please take action
- For your information only

NOOSA COUNCIL

DATE : 07 June 1996 FILE NO: 00724
TO : **Contrary to the public interest**
FROM : Deputy Chief Executive Officer
SUBJECT : Noosa Airstrip

1. Would you please investigate the following costs :

- a) replacement or upgrade of existing terminal building
- b) sealing of the airstrip $(8136 + 1350)$
 $9 \times 904 + 50 \times 27$ (9486m²)
- c) upgrading of the water supply
- d) upgrading of the septic disposal system and connection to sewerage
- e) replacing existing signage or new signage to entrance
- f) sealing of the carparking area $1580 + 200$ (1780m²)
 $79 \times 20 + 8 \times 25$
- g) sealing of the access road (from Lake Weyba Dve) 635×4 . (2540m²)

2. Please advise me of the ESTIMATED costs at your earliest convenience.

Contrary to the public interest
[Redacted]

John Kelly
DEPUTY CHIEF EXECUTIVE OFFICER

To Overseer of D. King

you two may care to look at + give
an indication of costs for b + f + g

WSB ESTIMATES ATTACHED

Contrary to the public interest
[Redacted]



Date

19/6/96

SENDER

Contrary to the public interest

Time

REFERS

Name

Department

REFERS

ATTENTION

Contrary to the public interest

Name

File No.

MESSAGE

Re: Airport

Estimates

To maintain + upgrade the building to a good standard \$ 25,000

Approx amount allocated to signage \$ 2,000

To build a new terminal \$ 45,000 to \$ 50,000

(he will get a formal report to you by Friday. I told him handwritten estimates is fine)

Telephone conversation

Personal interview

Please take action

For your information only

BUGLER FRANCIS VALUERS
REGISTERED URBAN & RURAL VALUERS

R.W. Bugler AVLE (Val)
P.B. Francis AVLE (Val)



MEMBERS

Office 6, 1st Floor,
41 Sunshine Beach Road
NOOSA HEADS Q. 4567
P.O. Box 232
Phone (074) 47 4911, 47 4585
Fax (074) 47 5744

STATEMENT
FOR
MONTH OF

Noosa Shire Council
P O Box 141
TEWANTIN QLD 4565
Ref: 00724

INVOICE/STATEMENT

96-528

DATE	PARTICULARS	DEBIT	BALANCE
19.6.96	Valuation Fee as per AAIV Recommended Scale Assessed on Valuations A (i) and B only Less Our fee Assessed on a Time Basis Outlays - Title & R.P. Searches Terms Nett 14 Days	\$2585.00 <u>\$1647.50</u> \$ 937.50 <u>\$ 30.00</u>	\$967.50

PLEASE REMOVE & RETURN WITH PAYMENT

PAYMENT ADVICE

Noosa Shire Council
P O Box 141
TEWANTIN QLD 4565

INVOICE/STATEMENT

96-528

SEND TO:

BUGLER FRANCIS VALUERS
REGISTERED URBAN & RURAL VALUERS

P.O. Box 232
Noosa Heads Q. 4567.

DETAILS 19 June 1996.

The Noosa Airport.....
Noosaville.....
.....\$967.50...

VALUATION

Released under the RTI Act
Noosa Council

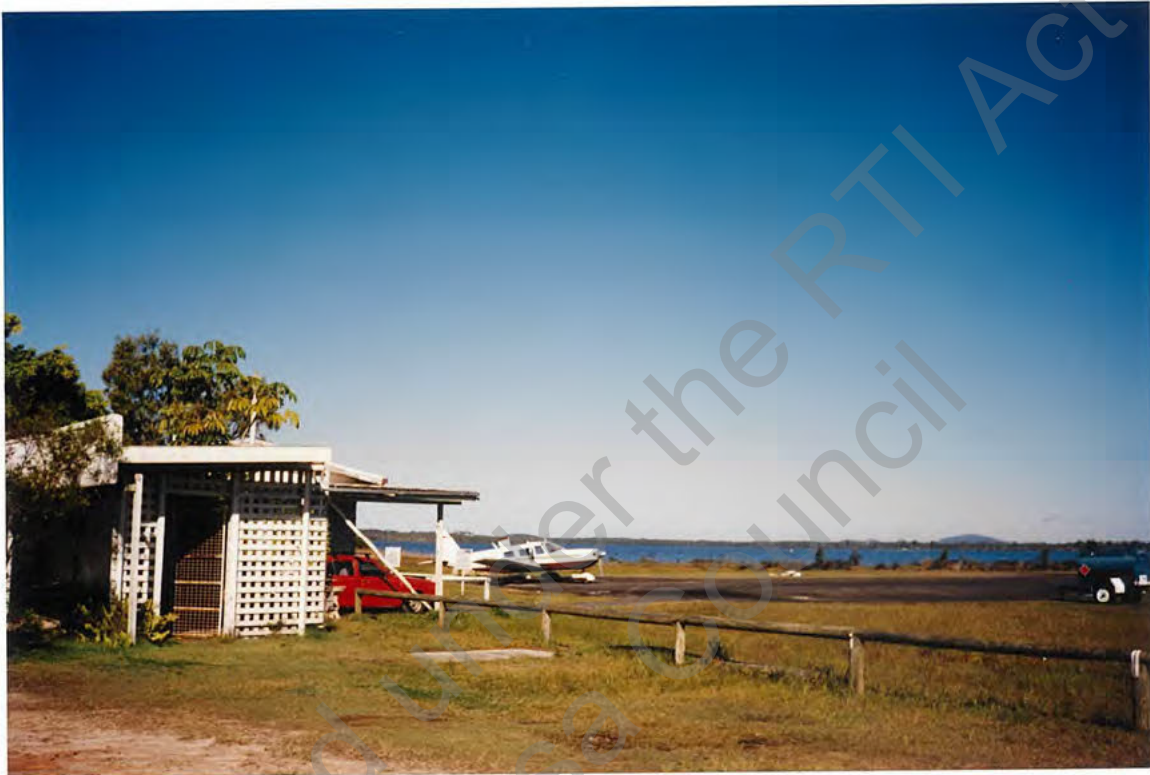
Lancelyn Pty. Ltd. ACN 010 865 273 T/A

BUGLER FRANCIS VALUERS
REGISTERED URBAN & RURAL VALUERS



MEMBERS

VALUATION
OF
NOOSA AIRPORT



"The Noosa Airport"

UNDER INSTRUCTIONS FROM

THE NOOSA SHIRE COUNCIL
P O BOX 141
TEWANTIN

REF.

NOOSA AIRSTRIP

VALUATION

- A. \$250,000
- B. (i) \$350,000
- (ii) \$500,000

DATE

19 JUNE 1996

.../2

Contrary to the public interest

- 2 -

INTRODUCTION

By reading and/or using and/or relying on this valuation The Noosa Shire Council ("The Client") acknowledges that the following are the terms of the contract ("The Contract") between Bugler, Francis Valuers ("BFV") and "The Client".

This valuation has been prepared and is delivered by "BFV" to "The Client" pursuant to the contract. It is prepared and is delivered subject to the matters set out below and in the Instructions Annexure herein.

In preparing this valuation, we have acted on the instructions given by Contrary to the public interest by letter dated 30 May 1996, copy of which is enclosed in the Instructions Annexure herein.

- * To ascertain the "market value" (as defined under Annexure A herein) of the subject properties on the basis of Freehold Title as at the date of inspection:
- A. The existing road, the land on which it is situated, and all of the land between the road and the lake front, being the land hereinafter referred to as Parcel A delineated in green on a plan under Annexure A herein;
- B. The Noosa Airstrip and the land upon which it is situated, being the land hereinafter referred to as Parcel B delineated in yellow on a plan under Annexure B herein, on the following bases:
- (i) As it exists without a dedicated road access; and
- (ii) Assuming a dedicated road access is provided.

INSPECTION DATE

17 June 1996

.../3

- 3 -

LOCATION

Noosaville is a riverside, residential, tourist and industrial area of the Sunshine Coast approximately 150 kilometres north from the Brisbane G.P.O. in the Noosa Shire Council area.

The subject property is located on the southern perimeter of Noosaville on the western foreshore of lake Weyba at the southern end of Lake Weyba Drive.

Surrounding development

The Noosa Airstrip is bordered by Lake Weyba Esplanade to the east and vacant "Rural Pursuits" land to the north, west and south. Land adjoining the vacant "Rural Pursuits" area to the north is zoned "Open Space", being a Reserve for Environmental Park purposes.

Parcels further to the south are zoned "Non Urban".

Noosa Junction Shopping Centre is located approximately 4 kilometres to the north east, and Noosa Heads main beach/Hastings Street is approximately 5 kilometres from the airport.

Refer to Location Plans under Annexure C.

LAND & TITLE
DETAILSDescription**Parcel A.**

An irregular shaped low lying lake foreshore area comprising of ti tree wallum and the existing private road.

Parcel B.

The land is irregular in shape comprising of a wider lake esplanade frontage area narrowing to a rectangular western arm forming the airstrip, falling to open drains either side of the runway.

Flooding

Both parcels are designated as being within an area subject to periodic flooding.

.../4

- 4 -

Registered Owner

Parcel A.
Contrary to the public interest

Parcel B.
Australian Airlines Limited.

Title Details

Parcel A.
Part of Lot 2 on Registered Plan No.
160983, County of March, Parish of Weyba,
Certificate of Title Reference 15890109.

Parcel B.
Lot 1 on Registered Plan No. 160983,
County of March, Parish of Weyba,
Certificate of Title Reference 17209214.

Refer to Registered Plan and Title
Searches under Annexures A & B.

Easements/Encumbrances

A title search dated 6 June 1996 indicates
that no encumbrances or easements are
recorded on both titles, other than Deed
of Grants reserved to the Crown.

Land Area

Parcel A.
Approximately 2.712 hectares (subject to
survey).

Parcel B.
Approximately 12.22 hectares.

LOCAL AUTHORITY

Noosa Shire Council.

TOWN PLANNING

Both the subject properties are within an
area zoned "Rural Pursuits" under the Town
Plan for the Noosa Shire Council.

Refer to Zoning Schedule and Plan under
Annexure D.

.../5

- 5 -

EXISTING USE

Parcel A.

Vacant land, partial private road.

Parcel B.

Airport/Airstrip.

PROHIBITED USE

Use of the Parcel B land as an airport is a prohibited development under the subject "Rural Pursuits" zoning. An "Airstrip" is a consent use.

TOWN PLANNING
CONSENT

Town Planning Consent was granted by the Noosa Shire Council to use Parcel B as an airport. The consent had a term that has expired.

REZONING

An application to rezone Parcel B to "Special Facilities - Airport" was granted to Australian Airlines Ltd subject to the owners providing legal access to the property.

STRATEGIC PLAN

The Noosa Shire Council Strategic Plan acknowledges Parcel B for use as an "airport".

CIVIL AVIATION

The Department of Civil Aviation has advised that the airport is recorded as an "Authorized Landing Aerodrome" and is not a "Licensed Aerodrome". Noosa Airport is not listed in Air Services Publications as an airport. In summary, use of the airport is limited to private use, joy flights and charter flights. The airport cannot be used for regular flights for fare paying passengers without being licensed.

LOCAL AUTHORITY
RATES

Parcel B.

\$902.15 Gross H.Y.E. 30 June 1996.

\$814.43 Nett H.Y.E. 30 June 1996.

LANDS OFFICE
VALUATION

Parcel B.

\$305,000.

.../6

- 6 -

SERVICES

Electricity and telephone services are connected to Parcel B, both traversing Parcel A. Both parcels are not serviced by town water or sewerage.

ROADS & ACCESS

Lake Weyba Esplanade is a partially bitumen sealed road constructed to the north eastern corner of Parcel A.

Access from the north east point of Parcel A to the airport is provided over a constructed private road traversing Parcel A, shown as Easement A on Registered Plan No. 160983. The easement is not recorded on the Title Deed for the airport, or the Title Deed for adjoining Lot 2 (Refer to Title Searches under Annexures A & B).

IMPROVEMENTS**Parcel B.**

Improvements to the land comprise of a small airport terminal building, three separate steel hangars and a sealed bitumen tarmac adjacent to the terminal.

We have been advised by the property manager of Australian Airlines that the small terminal building only belongs to Australian Airlines Limited.

LEASE/TENANCY
DETAILS

We have been advised that the subject property was let to the Noosa Shire Council for a twelve month term that has long expired, and now is a periodic tenancy with no rental payable to the Registered Proprietors.

INCOME

We have been advised that current income derived from a number of sources, namely landing fees and premises rental, total approximately \$7,000 per annum.

VALUATION METHOD

We have assessed the value of the subject property by assessing the land content, the added value of any of the improvements, and the existing land use.

.../7

- 7 -

The land value assessment has been made by direct comparison with similar parcels that have sold.

HIGHEST & BEST USE

Parcel A.

Potential use of Parcel A is considered to be for "Rural Residential" purposes.

Parcel B.

The subject land use of Parcel B as an airport is limited to its current use, ie. for small aircraft, private joy and charter flights, and emergency services landings. Its "commercial" potential is not considered viable in view of its size and the close proximity to Maroochy Airport.

The Noosa Airport is producing a limited income that will be consumed with substantial expenses if it is to run without a significant commercial enterprise base.

The property has a direct potential use as a "Rural Residential" homesite with a private "air strip" offering a large lake esplanade frontage and close proximity to town amenities.

A single dwelling house is a permitted use under the subject "Rural Pursuits" zoning, and an airstrip is permitted with consent.

SALES EVIDENCE

Refer to Location Plans.

Sale 1

February 1995.
Lot 15, R.P. 111853. Lake Weyba Esplanade. 2.02 hectares. Zoned "Rural Pursuits" sold for \$297,500 or \$147,277 per hectare.

.../8

- 8 -

Sale 2

September 1995.
 Lot 21, R.P. 104568. Lake Weyba
 Esplanade. 728 square metres. Zoned
 "Residential Single Unit". Sold for
 \$124,000.

Sale 3

December 1994.
 Lot 9, R.P. 111853. Lake Weyba Esplanade.
 744 square metres. Zoned "Residential
 Single Unit". Sold for \$115,000.

Sale 4

July 1995.
 Lot 2, R.P. 214555. Leslie Drive, Noosa
 Heads. 4.11 square metres. Zoned "Rural
 Pursuits". Sold to an adjoining owner for
 \$625,000 or \$152,068 per hectare.

Sale 5

December 1994.
 Lot 5, R.P. 213533. Weyba Esplanade,
 Noosa Heads. 10.63 hectares. Zoned
 "Future Urban". Sold for \$1,450,000 or
 \$136,406 per hectare.

Sale 6

May 1995.
 Lot 89 Lake Weyba Drive, Weyba Downs.
 4025 square metres. Zoned "Rural
 Residential". Vacant. Sold for \$157,500.

SALES SUMMARYUrban Lots

Two sales of "Residential Single Unit"
 lots in lake Weyba Esplanade have been
 recorded in 1994/95 at \$115,000 to
 \$124,000.

Rural Residential

One sale was recently recorded in the
 Weyba Downs Estate, with an esplanade
 frontage and southern lake aspect in the
 Maroochy Shire, at \$157,500.

.../9

- 9 -

Englobo Lots

Englobo land sales of similar "Rural Pursuits" zoning have been recorded in recent years at rates of \$147,277 to \$152,068, and one "Future Urban" sale at \$136,406 per hectare.

All the above transactions are for land that has immediate subdivisional potential.

VALUATIONS

Consideration has been given to the improvements on the property, and included in our assessments.

We have also considered that it would be possible to construct an access over the existing Lake Esplanade reserve, thereby deleting the need to purchase and traverse Parcel A. The value of Parcel A then is governed to some extent by the cost to construct a new road over the existing esplanade and re-route the electricity and telephone services to Parcel B.

Based on the evidence recorded, and considering the subject property's location, zoning, topography and land area, we value the subject parcels as follows:

VALUATION A.

We value Parcel A as follows:

Land Area	2.712 ha.
Land Value	\$150,000
Value of Road Construction	* <u>\$100,000</u>

Total Value Parcel A. \$250,000

(TWO HUNDRED AND FIFTY THOUSAND DOLLARS)

Apportionment

Existing Road Area	
Land	1.212 ha. \$ 50,000
Road Construction	* <u>\$100,000</u>
Total	\$150,000
Value Foreshore Area	
1.5 ha. approximately	\$100,000

* Cost Estimates subject to Engineering confirmation.

.../10

- 10 -

VALUATION B

We value Parcel B as follows:

- (i) Without a Dedicated Road Access \$350,000
(THREE HUNDRED AND FIFTY THOUSAND DOLLARS)
- (ii) Assuming a Dedicated Road Access is Provided \$500,000
(FIVE HUNDRED THOUSAND DOLLARS)

Contrary to the public interest

Registered Valuer No. contrary to the public int

DISCLAIMER

This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.

Released under the RTI Act
Noosa Council

INSTRUCTIONS

CLARIFICATION OF INSTRUCTIONS

- 1) "Market Value" is defined as "The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion".
- 2) We have provided the following documents:
 - * A copy of the subject Title Searches;
 - * A copy of the subject Registered Plan;
 - * Copies of Town Planning Correspondence.
- 3) We have neither undertaken, requested nor sighted the following:
 - * Written Town Planning Certificate.
 - * Inspection of the Improvements by the Local Authority Building Department or Health Department or Building Inspection Report under Section "W" of the standard R.E.I.Q. Contract;
 - * Structural Survey of the Improvements by an Engineer.
 - * Identification Survey by a Licensed Surveyor.
 - * Queensland Transport roads search.
 - * Written Flood Search.
 - * Soil Survey.
 - * Pest Control Certificate.
 - * A search of the Contaminated Land Register has not been made
 - * The land appears to be free from contamination
 - * We have assumed the land is free from contamination for valuation purposes
- 4) This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.



NOOSA COUNCIL

Pelican Street Tewantin
Phone (074) 49 5200

PO Box 141 Tewantin Q4565
Fax (074) 47 1062 DX 41952

Address all communications to Chief Executive Officer.
If telephoning or calling, please ask for:

John Kelly (495.247)
Please quote File No.: 00724
Your Ref.:

30 May, 1996

Contrary to the public interest

BUGLER FRANCIS VALUERS
P O BOX 232
NOOSA HEADS Q 4567

Dear Sir

Re: Noosa Airstrip

You will recall that in July 1993 Council sought from you a valuation of the road access to the Noosa Airstrip where it crosses the property owned by Contrary to the public interest

As this matter has not been resolved Council wishes to investigate the feasibility of acquiring ownership of the Noosa Airstrip.

To enable me to report to Council on the likely costs associated with this acquisition I would be pleased if you would provide me with valuations of the Noosa Airstrip and the access road. In particular I seek your specific valuations of :

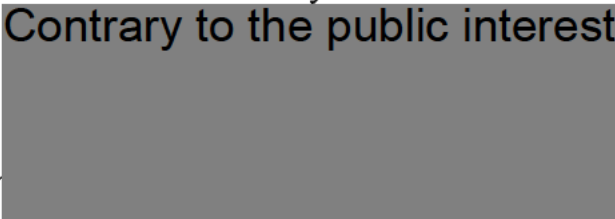
- a) The road, the land on which it is situated and all of the land between the road and the lake front. I require this valuation as a single amount however I also request that you apportion this valuation over the road and the area between the road and the lake front. I need this apportionment for funding purposes and negotiations.
- b) The Noosa Airstrip and the land upon which it is situated. I ask that you provide two valuations of the Airstrip, firstly in its present situation without a dedicated road access and secondly, in the event that the landing ground had a dedicated road access.

Contrary to the public interest

I am available to discuss the above with you at your convenience.

Yours faithfully

Contrary to the public interest



JOHN KELLY

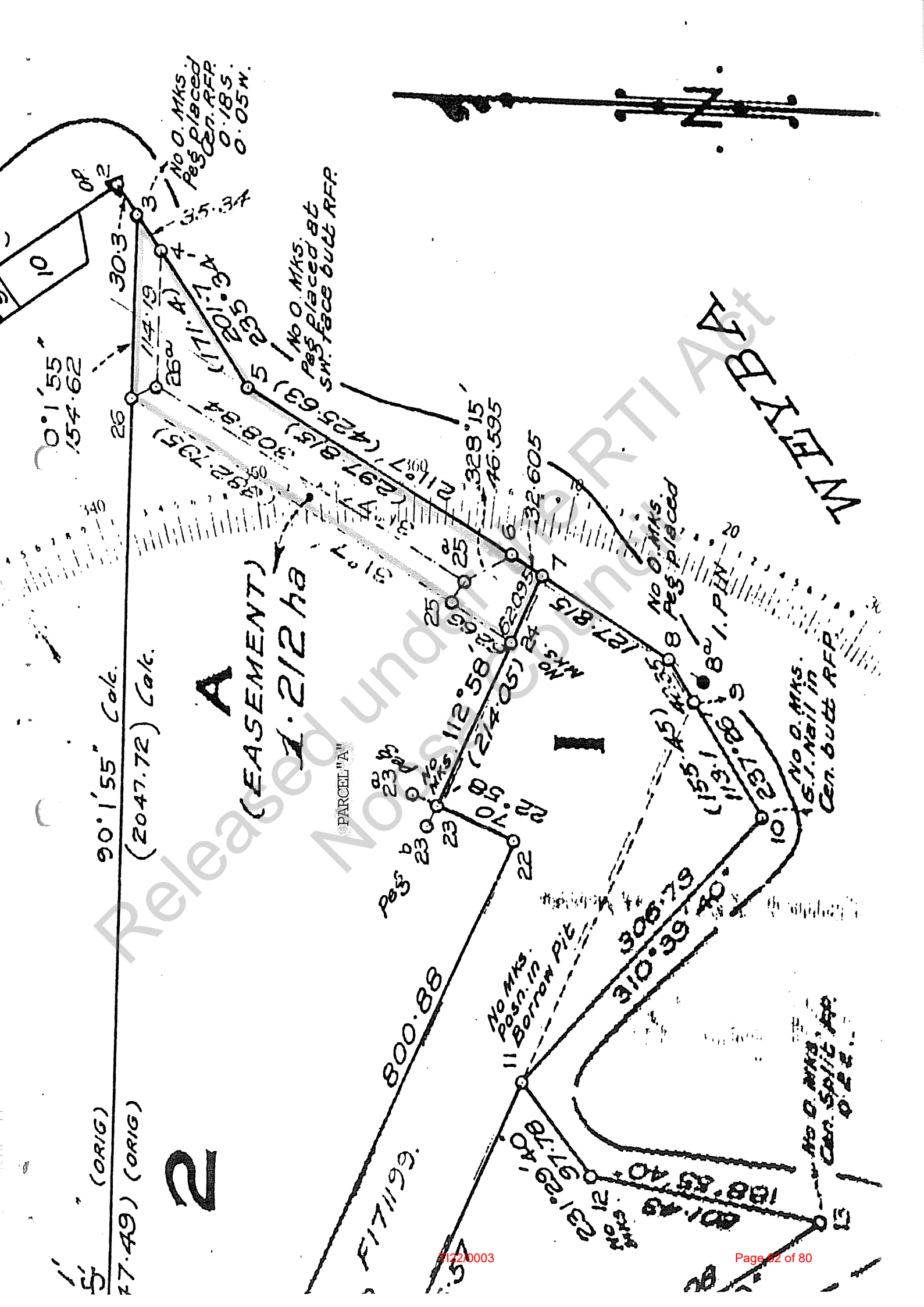
DEPUTY CHIEF EXECUTIVE OFFICER

C:\PRODD\WORD\LETTERS\BUGLER.JFK

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Noosa Council

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Noosa Council

"ANNEXURE A"



2

A
(EASEMENT)
1.212 ha

PARCEL "A"

WILFELM



CURRENT TITLE SEARCH
DEPARTMENT OF LANDS, QUEENSLAND

Request No: 319307
Search Date: 06/06/1996 10:58 am

Title Reference: 15890109
Date Created: 11/06/1979

Previous Title: 12957245

REGISTERED OWNER

Contrary to the public interest

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 160983
County of MARCH Parish of WEYBA

For exclusions refer to Plan RP 160983

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12911212 (POR 18)
Deed of Grant No. 12911213 (POR 18)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes Certificate No. 1

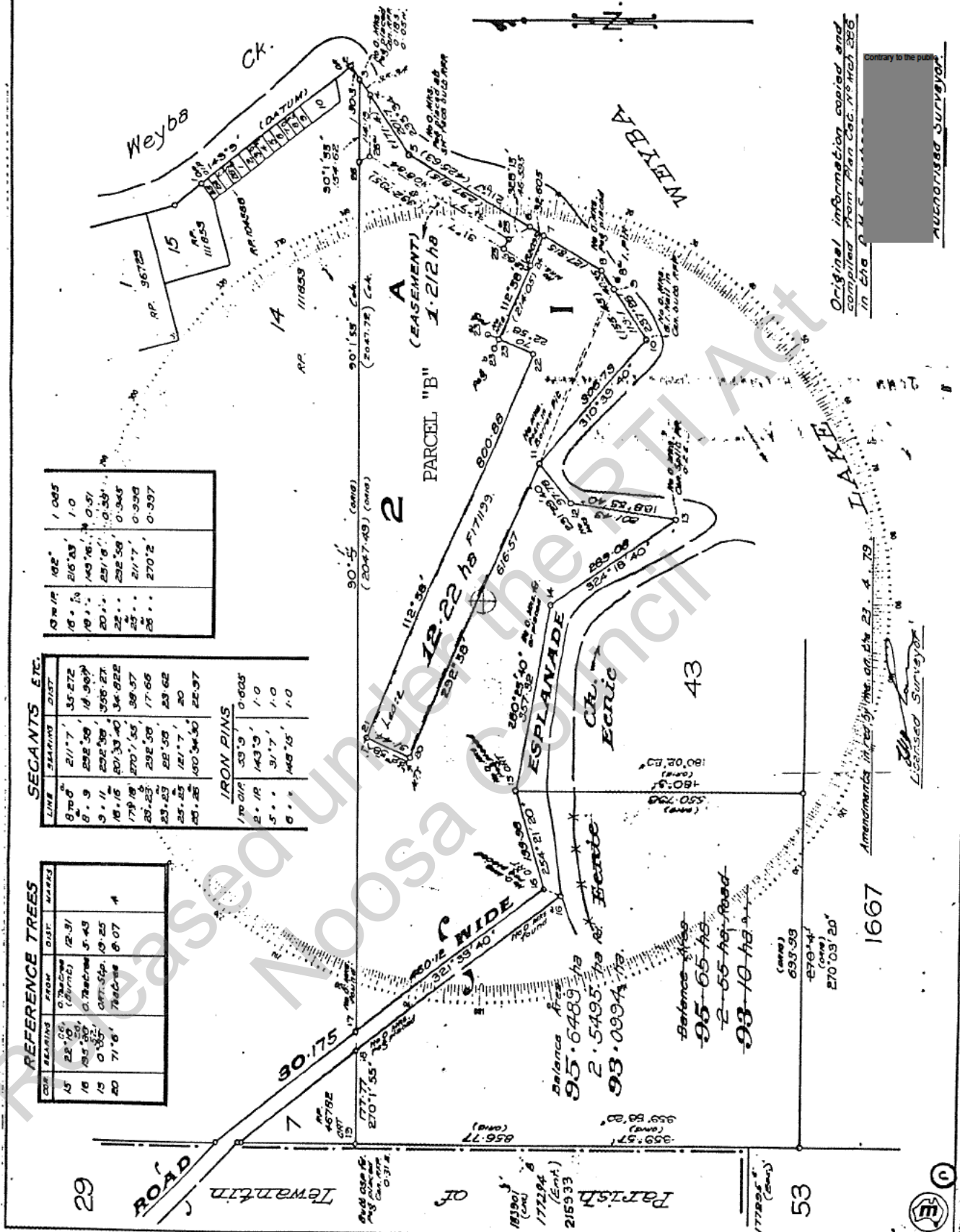
** End of Current Title Search **

Requested By: External Token

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Noosa Council

Released under the RTI Act
Noosa Council

"ANNEXURE B"



10° 14'	102°	1.005
10° 14'	216° 23'	1.0
10° 14'	143° 16'	0.57
20° 14'	237° 8'	0.53
22°	232° 30'	0.545
25°	217°	0.5345
26°	270° 2'	0.537

LINE	BEARING	DIST	SECANTS ETC.
870°	211° 7'	35.272	
870°	222° 30'	14.967	
911°	232° 30'	335.27	
1011°	201° 33' 40"	34.822	
179° 18'	270° 1' 55"	39.57	
23° 23'	292° 30'	17.65	
23° 23'	22° 53'	23.62	
25° 23'	181° 7' 20"		
40° 12'	490° 34' 30"	22.97	

LINE	BEARING	FROM	DIST	MARKS
15	25° 10'	0.75m	12.31	
16	135° 30'	0.78m	5.43	
15	0° 15'	0.75m	10.25	
20	71° 6'	0.75m	8.07	A

IRON PINS	BEARING	DIST
170° 01'	53° 9'	0.605
2° 12'	143° 5'	1.0
5° 11'	31° 7'	1.0
8° 11'	148° 15'	1.0

Lots 1 & 2 and Easement A in Lot 2
 Cancelling Portion 18 on Plan Mch 286
 Surveyed by [Redacted] 1/1/1977
 Crown Copyright Reserved.

Orig. Portion 18
 Orig. Grant 136252 & 136253
 County of March
 Parish of Weyba
 SCALE 1:6000 REGISTERED PLAN 160983
 REGISTRAR OF TITLES, QUEENSLAND 31680

Original information copied and compiled from Plan 606, 75 Mch 286 in the M.C.E. Book

Contrary to the public interest

of Noosa Heads

Authorized Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Acts, 1867-1960"

Contrary to the public interest

Authorized Surveyor

Made and Signed at Contrary to the public interest this 22nd day of November 1977 before me.

Contrary to the public interest

Signature of Registrar of Titles or of a Registrar

Council of the SIRUB of Noosa certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1977 and all By-Laws have been complied with and approves this Plan of Subdivision subject to

Contrary to the public interest

Contrary to the public interest

proprietor/s

of this land, agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature Proprietor

Contrary to the public interest

Previous Title CT 2957-245 Feb 18

8957-245

For Additional Plan & Document Notings Refer to CISP

Lodged by:

PETER A. BERGMAN
c/- SANDS & WARDEN
M.L.C. BUILDING
GEORGE & ADELAIDE STREETS
BRISBANE.

New C.T. Ref.

(Ref) Sub.	Vol.	Fol.
1	5830	108
1	103	103
1	187	187

Calc. Bk. No. 311/155
Examined 22/5/79 A.B.
Passed 22/5/79 A.B.
Charted 30/5/79 A.B.
Located R.A.

Particulars entered in Register Book
Vol. 2957 Folio 245

29 MAY 1979 at 2.0 pm

Contrary to the public interest

REGISTRAR OF TITLES

Fees Payable

<u>4.20</u>	Postal fee and Postage	<u>4.20</u>
<u>26.00</u>	Lodgt. & Exam.	<u>26.00</u>
<u>5.00</u>	Entd. on Docs.	<u>5.00</u>
<u>3.50</u>	New Title	<u>3.50</u>
<u>70.50</u>	Entd. on Deeds	<u>70.50</u>
	Photo Fee	<u>3.50</u>
	Total	<u>107.50</u>

Short Fees Paid.....

Received Registrar of Titles

Journal No.

F775598

Receipt No.

422 350.50

RECEIVED
REG. OF TITLES
MAY 13 4 02 PM '79

REGISTRATION FEE
22 MAY 1979
Paid Vtd No. 1795 29/7

REGISTERED PLAN 160983

Released under the RTI Act
Noosa Council

No 46183

160983



CURRENT TITLE SEARCH
DEPARTMENT OF LANDS, QUEENSLAND

Request No: 319208
Search Date: 06/06/1996 9:36 am

Title Reference: 17209214
Date Created: 04/11/1988

Previous Title: 16556182
16556183

REGISTERED OWNER

AUSTRALIAN AIRLINES LIMITED

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 160983
County of MARCH Parish of WEYBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12911212 (POR 18)
Deed of Grant No. 12911213 (POR 18)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes Certificate No. 1

** End of Current Title Search **

Requested By: External Token

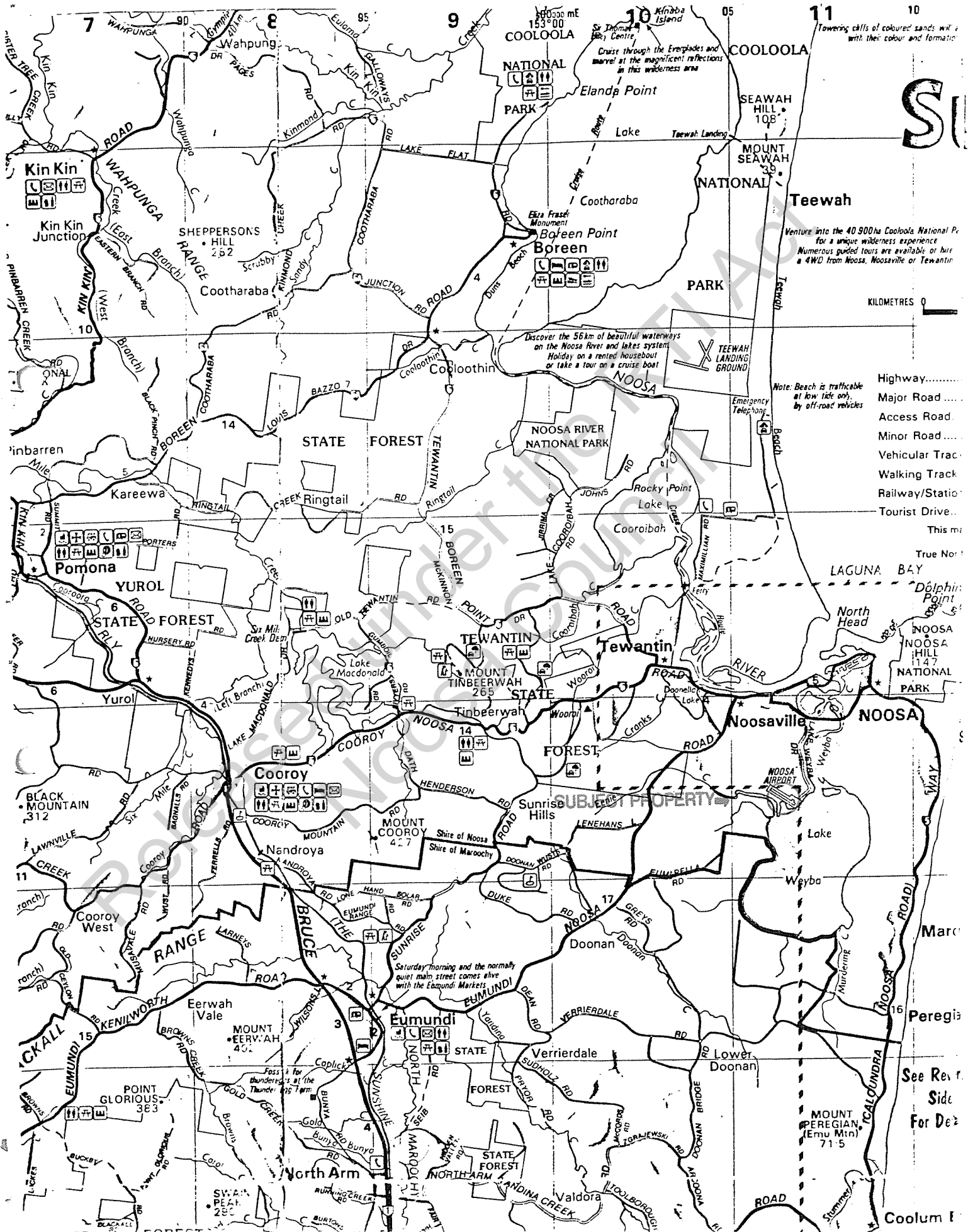
Released under the RTI Act
Noosa Council

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Noosa Council

"ANNEXURE C"

BUGLER FRANCIS VALUERS

REGISTERED URBAN & RURAL VALUERS



WEYBA DRIVE

72m 9
1045m 10
1513384

1437 m
RP 803848

72m 13
72m 14
15
RR065305
1457m²

72m 17
15107008

72m 18
72m 19
1045m
72m 20

72m 21
72m 22
72m 23
1045m
72m 24

SALE 2

4 2.023 ha
RP36729

2006m	RP72504 18	15 108200 17 68m	68m	1
2016m	RP72504 19	16	68m	2
2016m	RP72504 20	15	RP	1
2016m	RP72504 21	14	213 221	
2016m	RP72504 22			
2018m	RP72504 23			
2018m	RP72504 24	13 57m	632m	5
2018m	RP72504 25	12 57m	640m	6
2018m	RP72504 26	11 57m	809m	7
2018m	RP72504 27	10 57m	807m	8
2018m	RP72504 28	9 57m		
2026m	RP72504 29	158912		

SAIL STREET
FURL STREET
DRIVE

1 2.023 ha
RP36729

15
RP111853
SALE 1
2.023 ha

72m 25
72m 26
72m 27
72m 1
RP 246728
744m 2
744m 3
744m 4
744m 5
744m 6
744m 7
744m 8

Released Under the Official Information Act

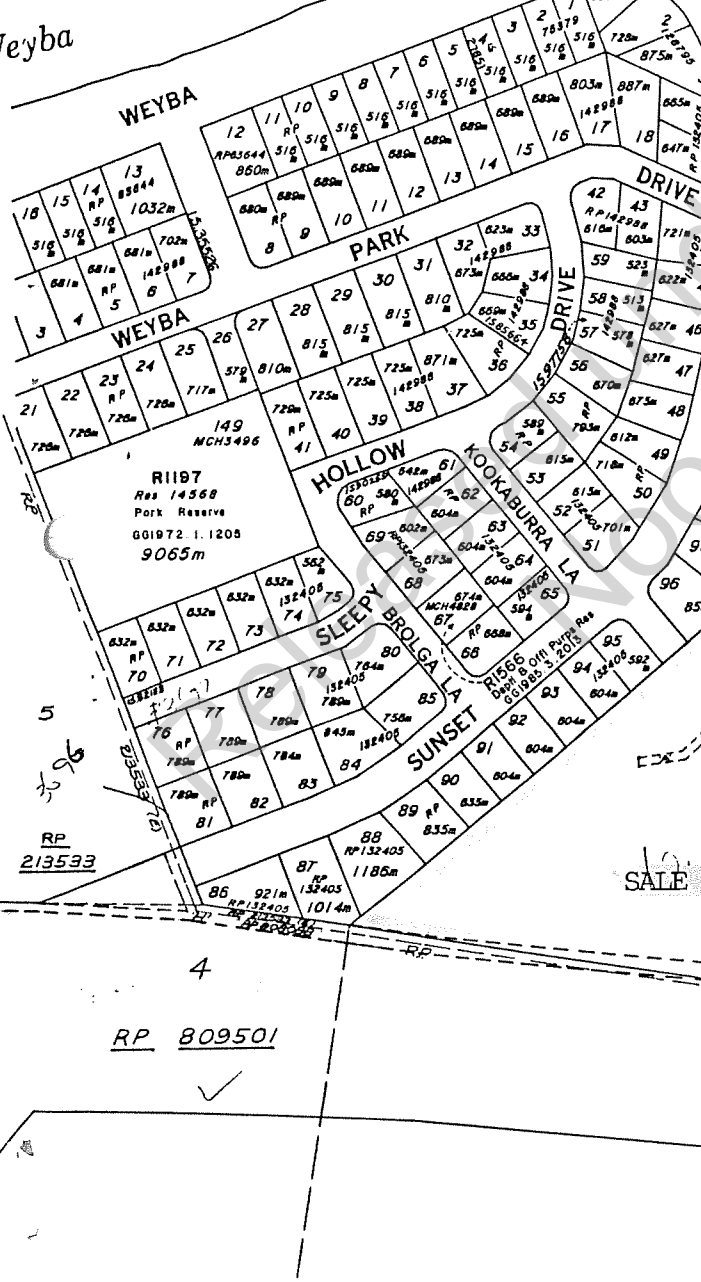
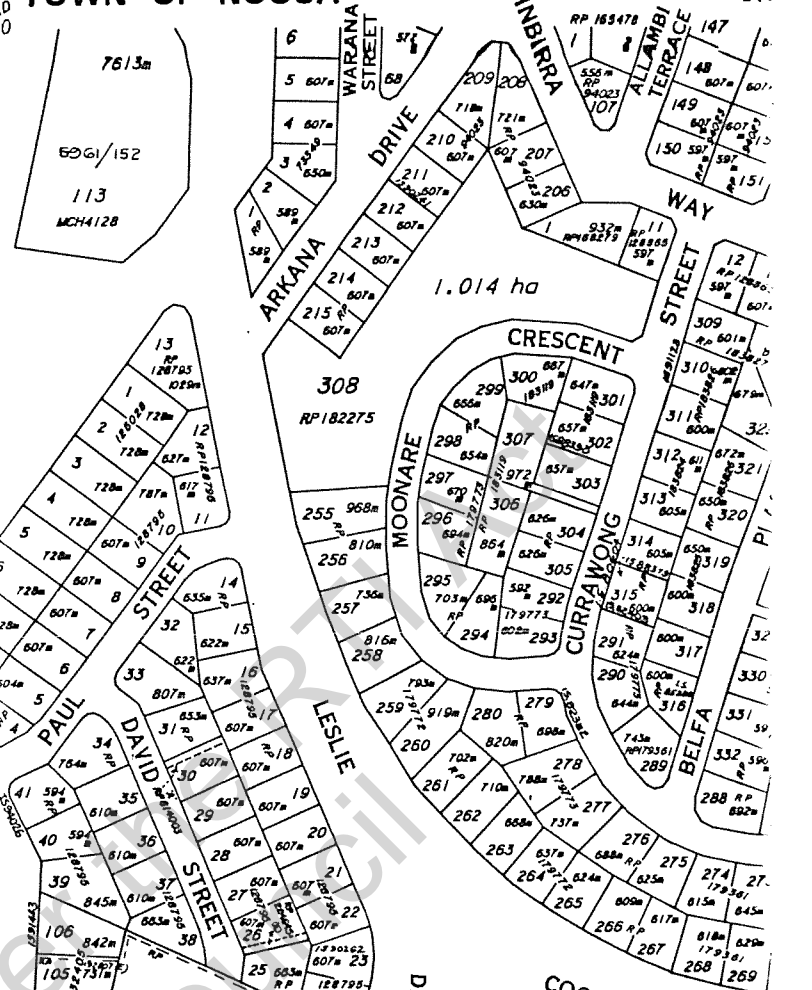
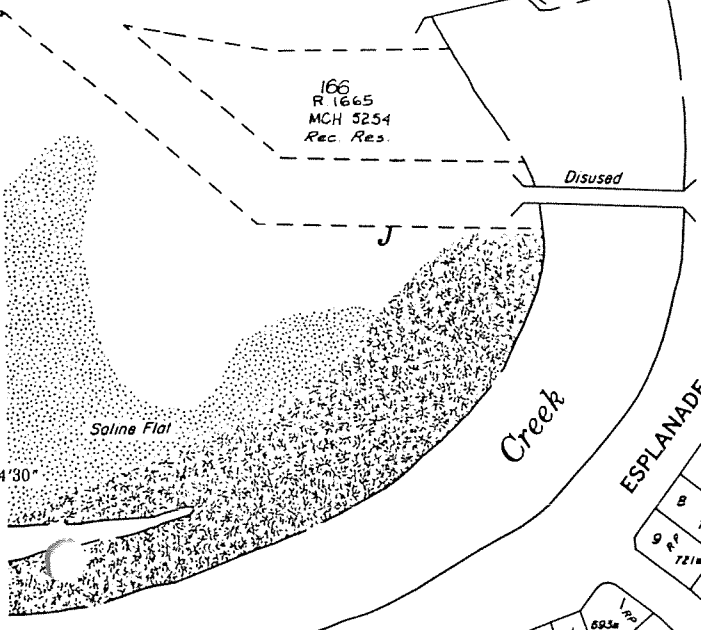
153°04'00"

COUNTY OF MARCH

SALE 3

TOWN OF NOOSA

162 R343
M37798 Public Purps Reserve



WEYBA

WEYBA

WEYBA

WEYBA

WEYBA

WEYBA

WEYBA

PARK

HOLLOW

SLEEPY BROOK

SUNSET

SUNSET

SUNSET

SUNSET

KOOKABURRA

SLEEPY BROOK

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Neyba

5

3596

4

7

SALE 4

2

RP 809501

RP 214555

RP 808088

214555.167

Weyba

FISH HABITAT RESERVE
G 853 . 3 . 1212-13
T3/10

ESPLANADE

Tidal Flat

Saline Flat

WEYBA

17	16	15	14	13
RP 142588 688m	RP 518 518	RP 8344 518	RP 518 518	RP 518 518
681m	681m	681m	681m	681m
RP 2	3	4	5	6

WEYBA PARK DRIVE

TOWN OF NOOSA

149 MCH 3496

9065m

632m
RP 132405
70'
SLEEPY HOLLOW DR

1653
M37800

SALE 5

RP 213533

866086

866085

Noosa

Heads

4

RP 809501

3

RP 882153

26°25'00"

WEYBA

102.9 ha

05
153°03'

06

153°03'45"

MAROOCHY

160

F

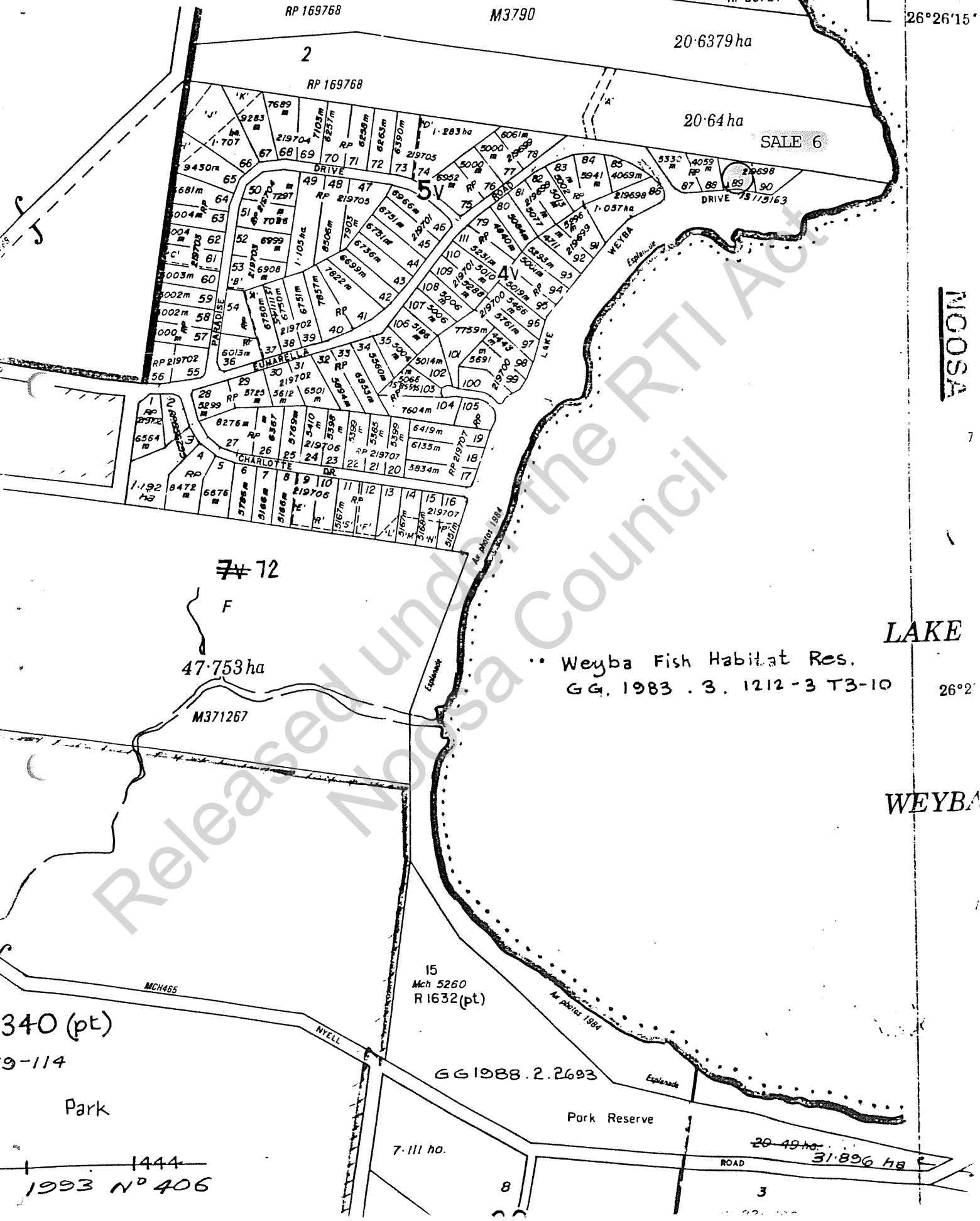
M3790

of Gympie No 21

RP 169768

RP 36731

26°26'15"



MOOSA

LAKE

Weyba Fish Habitat Res.
GG 1983.3.1212-3 T3-10

WEYBA

340 (pt)

79-114

Park

1444
1993 No 406

15
Mch 5260
R 1632 (pt)

GG 1988.2.2693

Park Reserve

7.111 ha.

20.49 ha.

31.896 ha

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Noosa Council

"ANNEXURE D"

Table of Zones - continued

COLUMN 1	COLUMN 2	COLUMN 3A	COLUMN 3B	COLUMN 4	COLUMN 5
Zone	Colour and Designation on Zoning Maps	Permitted Development	Permitted Development Subject to Conditions	Consent Development	Prohibited Development
14. Rural Pursuits	Light brown RU	Agriculture Animal husbandry Domestic animal husbandry Dwelling houses (not exceeding two (2) storeys or ten (10) metres in height, refer clause 31 hereof) Forestry Parks	Home occupations Relative's apartments Stables Any purposes defined in Column 3A, excluding agriculture, animal husbandry, domestic animal husbandry, forestry and parks, where the site is defined as a drainage problem area, a sand dune problem area or steeply sloping land, on the Scheme Maps.	(a) Car parks Child care centres Display homes General stores Home industries Nurseries Places of worship Special purposes Sports and recreation Veterinary surgeries (b) On sites comprising four (4) hectares or more: Aquaculture Bulk garden supplies Cabin parks Camping grounds Caravan parks Caretaker's residences Catteries Educational establishments Function rooms Group housing developments Host farms Hotels Indoor entertainments Institutions Kennels Outdoor entertainments Restaurants Roadside stalls (c) On sites comprising twenty (20) hectares or more: Airstrips Extractive industries Piggeries Poultry farms Stockyards Tourist facilities	(a) Accommodation buildings Aged persons homes Airports Bulk stores Commercial premises Commercial services Duplex dwellings Estate sales offices Fast food premises Funeral parlours General industries Hospitals Junk yards Light industries Liquid fuel depots Lot feeding of stock Marinas Marine industries Medical centres Multiple dwellings Nightclubs Noxious, offensive or hazardous industries Passenger terminals Produce stores Professional offices Relocatable homes parks Retirement communities Service industries Service shops Service stations Shops Showrooms Vehicle hire premises Vehicle sales premises Warehouses (b) Purposes specified in section (b) of Column 4, where the allotment comprises less than four (4) hectares. (c) Purposes specified in section (c) of Column 4, where the allotment comprises less than twenty (20) hectares.

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Noosa Council

"PHOTOGRAPHS"



"Looking West Along the Airstrip"

37
REFERS
REFERS

NOOSA COUNCIL

DATE : 07 June 1996 FILE NO: 00724
 TO : **Contrary to the public interest**
 FROM : Deputy Chief Executive Officer
 SUBJECT : Noosa Airstrip

1. Would you please investigate the following costs :

- Contrary to the public interest** a) replacement or upgrade of existing terminal building
- Contrary to the public interest** b) sealing of the airstrip
- Contrary to the public interest** c) upgrading of the water supply
- d) upgrading of the septic disposal system and connection to sewerage
- Contrary to the public interest** e) replacing existing signage or new signage to entrance
- Contrary to the public interest** f) sealing of the carparking area
- Contrary to the public interest** g) sealing of the access road

2. Please advise me of the ESTIMATED costs at your earliest convenience.

Contrary to the public interest

Contrary to the public interest

John Kelly
DEPUTY CHIEF EXECUTIVE OFFICER

*Delivered to persons
 - requested general estimate of
 costs*

Contrary to the public interest

*will get
 done by
 10/22/00/6 11/6/96
 his rep*

PLAN OF ACTION TO GIVE EFFECT TO COUNCIL'S RESOLUTION
REQUIRING THE CHIEF EXECUTIVE OFFICER TO PROCEED WITH
ACTION TO DETERMINE THE FEASIBILITY OF COUNCIL OWNERSHIP
OF THE NOOSA AIRPORT

NFA 00724

FOLIO	00
REFERS	
REFERS	

1. Write to QANTAS advising :
 - a) their 3 proposals regarding the access are unacceptable
 - b) Council has requested staff to investigate the feasibility of purchase of the airstrip and to report further.
 - c) Council will seek to hold discussions with QANTAS regarding this proposal in the near future.

Contrary to the public interest

3. Request valuers Bugler Francis to provide valuations of
 - a) the road and the area of land between the road and the lake front. The valuation is to be apportioned over the road and the vacant land between the road and the lake front
 - b) the landing ground without registered road access
 - c) the landing ground with registered road access
4. Arrange for appropriate staff to investigate the following costs :
 - a) replacement building terminal *OR UPGRADE*
 - b) sealing of the airstrip
 - c) upgrading of the water supply
 - d) upgrading of the septic disposal system
 - e) signage/entry statement
 - f) sealing of the carparking area
 - g) sealing of the access road
5. Arrange for the preparation of a business plan