

File

19

Raul Weyhardt (495.266)  
R.480

5 October 1994

AUSTRALIAN AIRLINES LTD  
C/- NOOSA TOWN PLANNING PTY LTD  
PO BOX 334  
TEWANTIN QLD 4565

Dear Sir,

Re: **Application for rezoning of land R.480 (Australian Airlines Ltd) from the Rural Pursuits Zone to the Special Facilities (Airport as shown on Plan of Development) Zone situated at Lake Weyba Drive, Noosaville.**

With further reference to the above application, I note that the period for lodgement of appeals has now lapsed without any appeals having been filed.

Note that pursuant to clause D of Council's approval, the applicant is required to submit revised copies of the Plan of Development, prior to the application being made to the Department of Housing, Local Government & Planning for gazettal of the rezoning.

Could you please attend to these matters in order to progress the application.

Yours faithfully,

Contrary to the public interest

Raul Weyhardt,  
SHIRE PLANNER

2. R.480 (AUSTRALIAN AIRLINES LTD)

With regard to R.480 (Australian Airlines Ltd) for the rezoning of land situated at Lake Weyba Drive, Noosaville described as Lot 1 on RP 160983 and proposed easement in Lot 2 on RP 160983, Parish of Weyba from the Rural Pursuits Zone to the Special Facilities (Airport as shown on Plan of Development) Zone, Council:-

- A. Determine that as there are no airport works proposed pursuant to this rezoning application being gazetted, an Environmental Impact Statement is not required to accompany the application.
- B. Determine that the submitted application fee of \$2,000 is satisfactory for this application.
- C. Approve the application subject to the conditions contained in the Town Planning Department's Report dated 22nd July 1994, with amendment to Condition 1 to read as follows:-

Condition 1

1. The airport shall be maintained and operated in accordance with the Plan of Development which shall comprise Plan 621/1 by Noosa Town Planning Pty Ltd dated March 1994 and as amended by pre-condition D.1 hereof.
- D. Advise the applicant and objectors that following expiry of the period for institution of appeals and no appeal has been instituted, application can be made to the Chief Executive of the Department of Housing, Local Government and Planning for approval of the rezoning.

Prior to application being made to the Chief Executive of the Department of Housing, Local Government and Planning for approval of the rezoning, the applicant/owner is to:-

1. Submit 10 coloured copies of the Plan of Development required pursuant to condition 1. of Recommendation C. above. A draft of the Plan of Development should be submitted for preliminary approval by the Shire Planner, prior to submission of the final coloured copies. The Plan of Development shall also indicate the following:-
  - (1) Permitted uses - airport (limited to runway and building structures as indicated on this Plan of Development).
  - (2) Permissible uses - any uses ancillary to an airport

Adopted at the Ordinary Meeting of the Noosa Council on Thursday, <sup>4th</sup> August 1994.

Page No: 17

Contrary to the public int  
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additional hangar buildings, any expansion of existing buildings.

(3) The airport is not permitted to operate at night except in emergency circumstances.

2. Arrange for the registration of the easement required.

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Release under the RTI Act  
Noosa Council



Fig

16

Raul Weyhardt (495.266)  
R.480

5 August 1994

AUSTRALIAN AIRLINES LTD  
C/- NOOSA TOWN PLANNING PTY LTD  
PO BOX 334  
TEWANTIN QLD 4565

Dear Sir/Madam,

Re: Application for rezoning of land R.480 (Australian Airlines Ltd) from the Rural Pursuits Zone to the Special Facilities (Airport as shown on Plan of Development) situated at Lake Weyba Drive, Noosaville described as Lot 1 on RP 160983 and proposed Easement in Lot 2 on RP 160983, Parish of Weyba.

With reference to the above application, Council at its meeting held on the 4th August 1994, resolved to:

- A. Determine that as there are no airport works proposed pursuant to this rezoning application being gazetted, an Environmental Impact Statement is not required to accompany the application.
- B. Determine that the submitted application fee of \$2,000 is satisfactory for this application.
- C. Approve the application subject to the following conditions:-
  1. The airport shall be maintained and operated in accordance with the Plan of Development which shall comprise Plan 621/1 by Noosa Town Planning Pty Ltd dated March 1994 and as amended by pre-condition D.1 hereof.
  2. Any new buildings, filling of land or expansion of existing buildings will also comply with the approved Plan of Development.
  3. The airport is not permitted to operate aircraft or helicopters at night, except in emergency situations.
  4. The airport shall be operated in such a manner that there is no detrimental effect upon the amenity of the neighbourhood by reason of the creation of excessive noise, lighting nuisance or other emissions.



5. The open space areas on the site shall be maintained free of excessive weed growth to the reasonable satisfaction of the Shire Planner.
6. The access road leading to the site shall be covered by an easement, permitting access and maintenance of the road and shall be to the benefit of the owner of Lot 1 on RP 160983, Parish of Weyba.
7. The airport shall be operated in accordance with any relevant requirements of the Civil Aviation Authority.
8. In the event that the airport is used for regular passenger transport, the following conditions shall be complied with, prior to the commencement of such operations:-
  - (1) The access road shall be sealed from the end of the sealed section of Lake Weyba Drive to the carparking area. The roadway shall be constructed of a 6 metre bitumen seal on a 9 metre formation. Plans and specifications for these works are to be submitted to the Shire Engineer for approval, prior to their construction.
  - (2) Provision of a sealed carparking area, comprising 1 bus park, 20 carparks and 1 loading bay and access thereto which are to be provided with a sealed pavement and designed, drained, constructed and maintained in accordance with the Planning Scheme, Council's Policies and to the reasonable satisfaction of the Shire Engineer. Plans and specifications for these works are to be submitted to the Shire Engineer for approval.

- D. Advise the applicant and objectors that following expiry of the period for institution of appeals and no appeal has been instituted, application can be made to the Chief Executive of the Department of Housing, Local Government and Planning for approval of the rezoning.

Prior to application being made to the Chief Executive of the Department of Housing, Local Government and Planning for approval of the rezoning, the applicant/owner is to:-

1. Submit 10 coloured copies of the Plan of Development required pursuant to condition 1. of Recommendation C. above. A draft of the Plan of Development should be submitted for preliminary approval by the Shire Planner, prior to submission of the final coloured copies. The Plan of Development shall also indicate the following:-
  - (1) Permitted uses - airport (limited to runway and building structures as indicated on this Plan of Development).
  - (2) Permissible uses - any uses ancillary to an airport, additional hangar buildings, any expansion of existing buildings.

- (3) The airport is not permitted to operate at night except in emergency circumstances.
2. Arrange for the registration of the easement required.

Please find attached, extracts from the Local Government (Planning and Environment) Act outlining appeal rights against Council's decision and the form prescribed for the institution of an appeal. A list of the names and addresses of the principal objectors pursuant to Section 4.1 (4) of the Act is also attached.

Should you wish to obtain more information, the reports, staff and Committee recommendations and Council Minutes regarding this application are available for viewing or purchase at the Level 3 counter of Council offices. It would assist Council staff if you could bring this letter with you.

Yours faithfully,

Contrary to the public interest

Raul Weychardt  
Shire Planner

Page 7 redacted for the following reason:

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Contrary to the public interest

Release under the RTI Act  
Noosa Council



17

Raul Weyhardt (495.266)  
R.480

5 August 1994

Contrary to the public interest

Dear Sir/Madam,

Re: Application for rezoning of land R.480 (Australian Airlines Ltd) from the Rural Pursuits Zone to the Special Facilities (Airport as shown on Plan of Development) situated at Lake Weyba Drive, Noosaville described as Lot 1 on RP 160983 and proposed Easement in Lot 2 on RP 160983, Parish of Weyba.

With reference to your objection to the above application, Council at its meeting held on 4th August 1994, resolved to:-

- A. Determine that as there are no airport works proposed pursuant to this rezoning application being gazetted, an Environmental Impact Statement is not required to accompany the application.
- B. Determine that the submitted application fee of \$2,000 is satisfactory for this application.
- C. Approve the application subject to the following conditions:-
  1. The airport shall be maintained and operated in accordance with the Plan of Development which shall comprise Plan 621/1 by Noosa Town Planning Pty Ltd dated March 1994 and as amended by pre-condition D.1 hereof.
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6. The access road leading to the site shall be covered by an easement, permitting access and maintenance of the road and shall be to the benefit of the owner of Lot 1 on RP 160983, Parish of Weyba.
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8. In the event that the airport is used for regular passenger transport, the following conditions shall be complied with, prior to the commencement of such operations:-
  - (1) The access road shall be sealed from the end of the sealed section of Lake Weyba Drive to the carparking area. The roadway shall be constructed of a 6 metre bitumen seal on a 9 metre formation. Plans and specifications for these works are to be submitted to the Shire Engineer for approval, prior to their construction.
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- D. Advise the applicant and objectors that following expiry of the period for institution of appeals and no appeal has been instituted, application can be made to the Chief Executive of the Department of Housing, Local Government and Planning for approval of the rezoning.

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  - (2) Permissible uses - any uses ancillary to an airport, additional hangar buildings, any expansion of existing buildings.

- (3) The airport is not permitted to operate at night except in emergency circumstances.

2. Arrange for the registration of the easement required.

Please find attached, extracts from the Local Government (Planning and Environment) Act outlining appeal rights against Council's decision and the form prescribed for the institution of an appeal.

Please note that your complaint regarding the Red Baron aircraft has been referred to the Civil Aviation Authority for attention.

Should you wish to obtain more information, the reports, staff and Committee recommendations and Council Minutes regarding this application are available for viewing or purchase at the Level 3 counter of Council offices. It would assist Council staff if you could bring this letter with you.

Yours faithfully,

Contrary to the public interest

Raul Weyhardt  
Shire Planner



## 2. SHIRE PLANNER'S REPORT

FILE: R.480 (Australian Airlines Ltd)

OWNER: Australian Airlines Ltd

SITE: Lake Weyba Drive, Noosaville described as Lot 1 on RP 160983 and proposed Easement in Lot 2 on RP 160983, Parish of Weyba.

AREA: 15 hectares approx.

EXISTING ZONE: Rural Pursuits

PROPOSED ZONE: Special Facilities (Airport as shown on Plan of Development)

RECEIVED: 20 May 1994

ADVERTISED: 24 May 1994

OBJECTIONS: One (1)

FEES PAID: \$2,000

### 1.0 INTRODUCTION

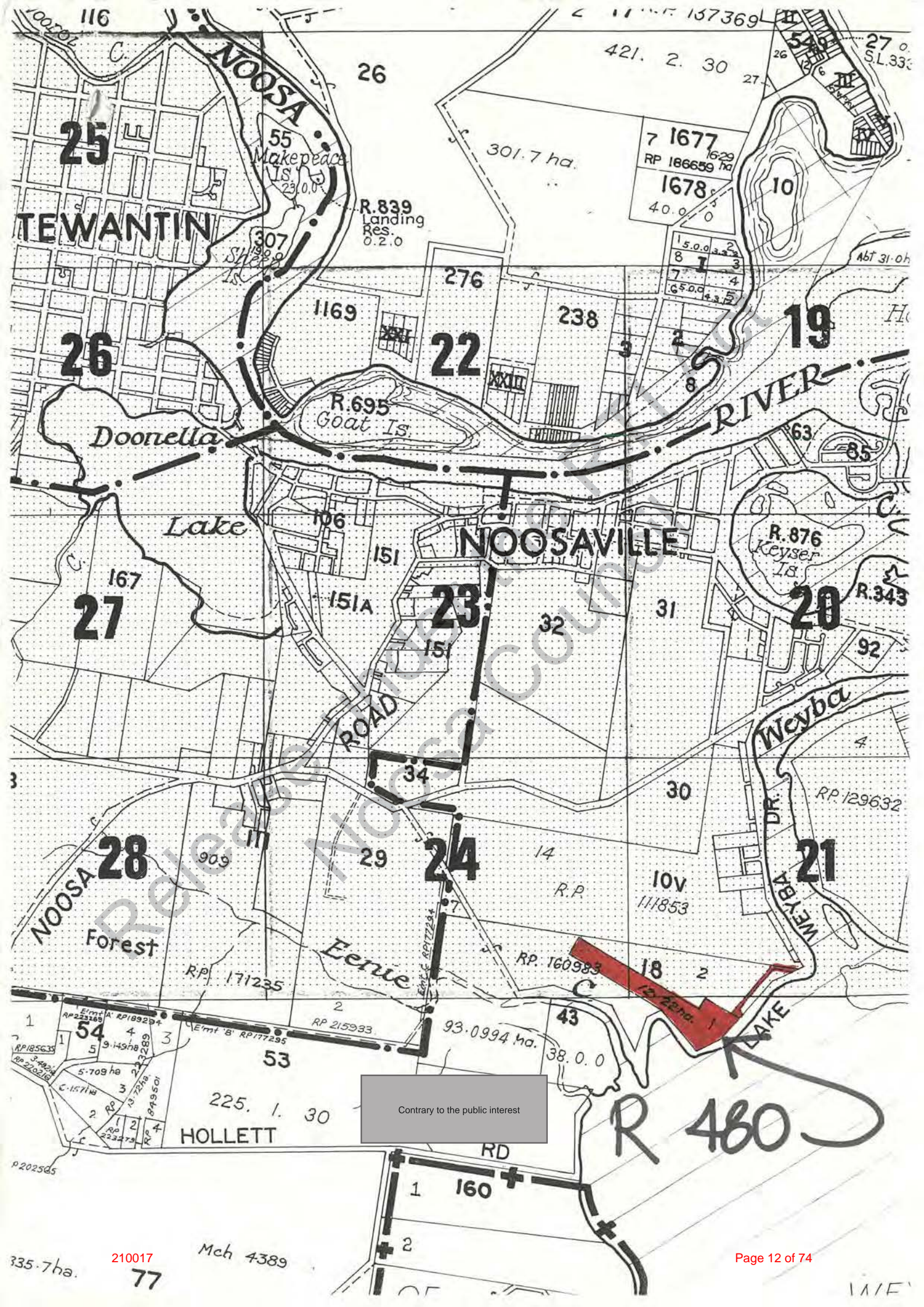
This application concerns the Noosa Airport situated at the southern end of Lake Weyba Drive and adjacent to the north-western edge of Lake Weyba. The airport was originally constructed pursuant to TPC 503. A condition of that TPC provided for the airport to have a life of ten years with an ability to apply for an extension of an additional ten years. Council has never approved of an extension and the airport has operated without approval for a number of years. This application seeks to restore an approval for the airport to continue to operate.

### 2.0 DETAILS OF THE REZONING APPLICATION

The site is currently zoned Rural Pursuits and airports are prohibited within that zone. It is therefore not possible to re-establish the original airport approval by means of a consent application. The only alternative approach is to apply for a Special Facilities Zone with the airport being referenced in the zone name. The application proposes that a Plan of Development attached to the zone. This Plan of Development comprises two sheets, one being an overall site layout indicating access, buildings, carpark and the location of the runway. The second sheet provides a more detailed site layout of the aircraft hangars, carpark and office-reception area.

Access to the site from the end of Lake Weyba Drive is via an easement proposed to be granted by the adjoining owner of Lot 2.





Contrary to the public interest

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The carpark area is unsealed and the runway has short stretches of bitumen at either end, together with a small bitumen apron between the office building and the runway.

There are three hangars to the north-west of the reception area.

The application does envisage any further improvements or additional buildings. That is not to say that Council cannot consider appropriate improvements as conditions of approval.

### **3.0 POSSIBLE OPERATIONS AT THE AIRPORT**

When originally established, the airport was operated by Sunstate Airlines together with general aviation activities of light aircraft. Sunstate operated up to 16 seater passenger planes, but generally having a maximum all up weight of a 5700kg being the limit imposed by the Department of Civil Aviation.

Future operations at the airport may see a continuation of light aircraft usage only, but could also see some commercial or passenger activities including joy flights by plane or helicopter or indeed a return to regular passenger services.

The existing improvements of the site would be adequate for continued operations by light aircraft. However, in the event that more commercial activity occurs particularly regular passenger transport at the site, then Council may seek improvements including a sealed access road and sealed carpark area.

### **4.0 STATE PLANNING POLICY 2/92**

The Queensland Department of Housing, Local Government & Planning has initiated a State Planning Policy entitled "Planning for Aerodromes and Other Aeronautical Facilities". Council is obliged to consider State Planning Policies when dealing with rezoning applications. However, the primary basis of this State Planning Policy is the protection of the status and viability of existing aerodromes and other aeronautical facilities from encroachment from other forms of non-compatible urban development. Under the circumstances, the Planning Policy has in fact little effect on the consideration of this application.

### **5.0 OBJECTION**

During the public advertising period, one objection was lodged against the application on behalf of an owner of a nearby residential property. The objector acknowledges that generally the airport operations by light aircraft and previously by passenger craft did not create undue noise levels. However, the objector is primarily concerned with the operations of the Red Baron joy flight aircraft, which he considers to be unduly noisy. The Red Baron aircraft does make more noise than most conventional craft. Whilst it is acknowledged that this is an amenity concern to nearby residents, it is not sufficient justification for the application not to be granted. Nevertheless, the concerns of the objector regarding this particular aircraft have been referred to the Civil Aviation Authority for any appropriate investigation or action.



## **6.0 CIVIL AVIATION AUTHORITY**

The application was discussed with an inspector of the Civil Aviation Authority. He advises the airport is classified as an aircraft landing area. It would not be permitted for night use and there would be few requirements that applied to the operation of the airport. Pilots using the airport are nevertheless subject to specific operational requirements.

The airport could also be used for charter, joy flights and regular public transport involving aircraft to a maximum all up weight of 5700kg.

## **7.0 STRATEGIC PLAN**

Council's Strategic Plan acknowledges the Noosa Airport and it is included within a Special Purpose Area designation. The application would generally comply with the intent of the Strategic Plan to acknowledge the continued use and operation of aircraft at the Noosa Airport.

## **8.0 ACCESS AND PARKING**

Currently, access is via a gravel road from the end of Lake Weyba Drive across private property to the airport site. The access route over private land is intended to be formalised into an easement. The existing access and parking arrangements are considered satisfactory for light aircraft, joy flights and any charter operations. However, should the airport be returned to regular passenger transport usage then it would be recommended the access road and carparking area be upgraded to a sealed standard.

## **9.0 FEES**

Council's Scheduled fee for an airport is \$30,000. Such a high fee reflects the anticipated likely assessment of impacts and objections to new airport developments. In the circumstances of the current application, such assessment is very minor by comparison.

Under the circumstances, it is recommended that Council accept the \$2,000 fee paid with the application.

## **10.0 ENVIRONMENTAL IMPACT STATEMENT**

Pursuant to the Local Government (Planning and Environment) Act and its associated regulations, applications for new airport developments are required to be accompanied by an Environmental Impact Statement (EIS). However, there are no works intended by this application following rezoning approval. Under the circumstances, it is recommended that Council formally waive a requirement for an EIS.

RECOMMENDATION

With regard to R.480 (Australian Airlines Ltd) for the rezoning of land situated at Lake Weyba Drive, Noosaville described as Lot 1 on RP 160983 and proposed easement in Lot 2 on RP 160983, Parish of Weyba from the Rural Pursuits Zone to the Special Facilities (Airport as shown on Plan of Development) Zone, Council:-

- A. Determine that as there are no airport works proposed pursuant to this rezoning application being gazetted, an Environmental Impact Statement is not required to accompany the application.
- B. Determine that the submitted application fee of \$2,000 is satisfactory for this application.
- C. Approve the application subject to the following conditions:-
  1. The airport shall be maintained and operated in accordance with the Plan of Development approved with this application.
  2. Any new buildings, filling of land or expansion of existing buildings will also comply with the approved Plan of Development.
  3. The airport is not permitted to operate aircraft or helicopters at night, except in emergency situations.
  4. The airport shall be operated in such a manner that there is no detrimental effect upon the amenity of the neighbourhood by reason of the creation of excessive noise, lighting nuisance or other emissions.
  5. The open space areas on the site shall be maintained free of excessive weed growth to the reasonable satisfaction of the Shire Planner.
  6. The access road leading to the site shall be covered by an easement, permitting access and maintenance of the road and shall be to the benefit of the owner of Lot 1 on RP 160983, Parish of Weyba.
  7. The airport shall be operated in accordance with any relevant requirements of the Civil Aviation Authority.



8. In the event that the airport is used for regular passenger transport, the following conditions shall be complied with, prior to the commencement of such operations:-

- (1) The access road shall be sealed from the end of the sealed section of Lake Weyba Drive to the carparking area. The roadway shall be constructed of a 6 metre bitumen seal on a 9 metre formation. Plans and specifications for these works are to be submitted to the Shire Engineer for approval, prior to their construction.
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D. Advise the applicant and objectors that following expiry of the period for institution of appeals and no appeal has been instituted, application can be made to the Chief Executive of the Department of Housing, Local Government and Planning for approval of the rezoning.

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- (3) The airport is not permitted to operate at night except in emergency circumstances.

2. Arrange for the registration of the easement required.



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Raul Weyhardt (495.266)

R 480

28 July 1994

THE CIVIL AVIATION AUTHORITY  
PO BOX 10023  
BRISBANE ADELAIDE ST QLD 4000

Dear Sir

**RE: Complaint regarding operations of a particular aircraft at Noosa Airport**

Council recently received an application to rezone the site of Noosa Airport to confirm its continuing use for private airport purposes. During the public advertising period in respect of the application, Council received an objection from a nearby resident concerned with the noise emanating from a particular aircraft operating joy flights from the airport.

"Red Baron" joy flights are operated on a daily basis from the airport and it is acknowledged that the particular aircraft does create above average noise. A copy of the resident's objection is enclosed for your information.

This matter is referred to you for your attention should you have jurisdiction in respect of noise associated with commercially operated aircraft.

Yours faithfully,

Contrary to the public interest

V.B. Davidson,  
CHIEF EXECUTIVE OFFICER

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Noosa Council

STATE PLANNING DEPARTMENT 2/92

Planning Aerodromes and other Aeronautical  
Facilities





*Local Government (Planning and Environment) Act 1990*

**STATE PLANNING POLICY 2/92 (PLANNING FOR AERODROMES AND OTHER AERONAUTICAL FACILITIES) ORDER**

*Short Title*

1. This Order in Council may be cited as State Planning Policy 2/92 (Planning for Aerodromes and other Aeronautical Facilities) Order.

*Commencement*

2. This Order in Council commences on 18 December, 1992.

*Making of State Planning Policy*

3. State Planning Policy No. 2 of 1992 is made in the terms set out in the Schedule.

1. Made by the Governor in Council on 17 December, 1992.
2. Published in the Gazette on 18 December, 1992.
3. Required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Housing, Local Government and Planning.

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Noosa Council

## POSITION STATEMENT

The Queensland Government considers that aerodromes and associated aeronautical facilities, which usually comprise considerable public investment, should be protected from encroachment by incompatible development and land uses so that the long-term operational and safety requirements of air traffic are maintained, and the safety and amenity of nearby communities are protected.

### PURPOSE OF THE POLICY

1.1 This Policy addresses control of development and land use in the vicinity of aeronautical installations and provides guidance to local authorities on how this issue should be addressed when carrying out their planning duties. The Policy has been prepared by the Department of Housing, Local Government and Planning in consultation with other Government agencies, local authorities, and other interest groups.

Local authorities, the Planning and Environment Court and the Government are required to have due regard to this Policy when carrying out their planning functions.

The principles contained at the end of the Policy should be read in conjunction with the main text.

Aeronautical installations are a key component of the transport system or the national defence, and comprise a considerable public investment that supports the national, regional and local economies. Unfortunately, there has generally been inadequate control of development and land use in the vicinity of these installations which has led to an increase in the incidence of incompatible development.

*\* Aerodromes, helicopter landing sites, aeronautical navigation, communication and surveillance facilities and meteorological measuring equipment. Definitions for each of the specified installations are included in the Planning Guidelines.*

As a result, two broad categories of problem have emerged:

- (i) adverse impacts upon the operation of aeronautical installations, aircraft performance, and possibly the safety of air traffic;
- (ii) a reduction in the community's amenity and possibly safety from aircraft operations, which therefore become a target for public resentment and opposition.

Where development has occurred on sites adversely affected by aircraft operations, the affected communities have little recourse to an equitable solution.

In addition, there have been recent changes to the operating procedures and legislation of various Commonwealth Government Departments and Authorities. These changes place more responsibility on local authorities in relation to land use control around aeronautical installations.

Aeronautical installations can be categorised in accordance with their national, state, regional or local significance. This status will depend on their role and functions, such as the presence of international operations, national defence, tourism, coastal surveillance, or community welfare and emergency services. There are also relatively 'informal' facilities, some of them temporary, including aircraft landing areas, helicopter landing sites and sports aviation airfields.



In addition, many aeronautical navigation and communication facilities are located outside aerodrome boundaries. Each of these aeronautical installations has varying operational requirements that, wherever practicable, should not be inhibited by inappropriately located development and land use.

Typically, the establishment or existence of an aeronautical installation raises the following issues which have implications for land use and development:-

- noise, air and water pollution arising from aircraft operations;
- safety of aircraft and the community;
- transport and access problems; and
- economic impacts.

Established communities are often subject to adverse impacts from aircraft operations. Public awareness of and opposition to aircraft operations usually arises from:

- (i) the establishment of a new aerodrome, including locations for sports aviation activities;
- (ii) the increase of aircraft operations to and from an existing aerodrome; and
- (iii) the upgrading or changing of the movement area of an existing aerodrome, such as runway extensions and re-alignments.

Two factors in particular have to be addressed in planning for aerodromes. Firstly, aeronautical installations are technically complex, often occupy large areas of land, and their operations affect areas that can be a considerable distance from the installation itself. The area of influence can overlap two or more local authority areas. Sometimes, insufficient allowance has been made in planning schemes for the realistic prospects of an aerodrome expanding or performing an enhanced role, say as a consequence of regional growth or for the setting aside of adjoining land for particular aviation industries having State or regional significance.

Secondly, a number of different bodies and interests are likely to be involved in aeronautical operations. For example, an aerodrome may not be owned by the local authority but by the Commonwealth Government, a semi-governmental body such as a Port Authority or the Federal Airports Corporation, or it may be privately owned. Accordingly, more effective planning controls will require co-operation and co-ordination between adjacent local authorities, different levels of Government, aerodrome owners, airline operators and the community. The needs of all these interested parties should be considered.

Each level of Government has some responsibility for ensuring adequate safety, efficiency and environmental standards of aerodrome establishment and operation. However, local authorities have a major role in maintaining such standards by controlling land use and development through planning schemes, planning policies and by-laws/ordinances. This fact, together with the changing responsibilities referred to in paragraph 2.2, places an increased onus on local authorities to provide adequate controls on development in and around aeronautical installations.

Local authorities need to develop a range of controls to address the issues outlined above. There are three basic control mechanisms available:

- Planning Schemes (with supporting Planning Studies);
- Local Planning Policies;
- By-laws or Ordinances.

The type of control necessary for any particular installation will depend on its role, complexity of operations, location and the nature of any surrounding development.

Where aeronautical installations are situated on Commonwealth or State Crown land, appropriate controls should be negotiated with the relevant operator, for example, Federal Airports Corporation, Department of Defence or Port Authority. Before the disposal of such land, local authorities should discuss appropriate planning controls with the relevant agency, for example the Australian Property Group or the Queensland Department of Lands.



Where State Crown land is involved, such controls should be put in place so that they can be legitimately applied when required. However, local authorities cannot include Commonwealth Crown land within their planning scheme areas until it ceases to be Crown land.

#### The Planning Scheme

3.3 Local authorities are expected to include adequate provisions for the control of aeronautical installations and development in the vicinity of such installations when preparing planning schemes and relevant scheme amendments. In the absence of adequate provisions, the Government will be guided by the principles set out in this Policy when considering applications for approval of planning schemes, rezonings and other scheme amendments. Accordingly, local authorities are encouraged to review the adequacy of their existing scheme provisions in the context of this Policy, and initiate amendments as necessary.

Strategic plans should be used to determine future aeronautical needs, including locations for future aerodromes. In some circumstances, regional and sub-regional requirements could be determined through Regional Planning Advisory Bodies, or by studies undertaken by adjoining local authorities. Strategic plans should also consider the needs of existing aerodromes, taking into account any potential enhancement of their current roles. Appropriate provisions should constrain development that could prejudice aviation operations, and identify sites for potential future expansion. Clearly, aerodromes located within growth areas are more likely to expand their operations in the future. Once these safeguarding requirements are established, the extent and type of development in the vicinity of aerodromes should be determined. In this context, certain aviation related industries and services are best located in or adjacent to aerodromes, and consideration should be given to reserving land for such uses in the strategic plan and any supporting development control plan (DCP).

Significant issues and constraints on development should then be incorporated in Scheme provisions, which should ensure that the present and future operational requirements of those installations and the safety and amenity of the community are not compromised. Planning applications (for

example, for rezoning, consent, and subdivision) should be considered in the context of such provisions. As well as future proposals to expand aerodrome operations, detailed controls need to take account of the potentially disruptive nature of activities on the aerodrome, such as aircraft pre-flight engine run-ups, emergency power plants and machinery used for aerodrome maintenance.

5.6 As a minimum, the various types of aeronautical installation should be recognised and defined as uses in the planning scheme. A combination of these uses, the zoning maps, and appropriate special provisions would enable local authorities to refuse applications that would conflict with the amenity of the community or the operation of aeronautical installations. (Examples of such provisions and suitable land use definitions are given in the Planning Guidelines which support this Policy).

Certain problems may relate to specific areas of land in the vicinity of an aeronautical installation. In these circumstances, a DCP or regulatory map is the most appropriate method of control. Examples of such problems are noise intrusion, building height restrictions, lighting restrictions, recreational activities, bird control, aerodrome safety areas and clearances to navigation, communication and surveillance facilities.

The choice of whether to use a DCP or regulatory map will depend upon a number of factors, including the range of aviation related issues within the local authority area, and the degree of complexity generated by the constraints and their interaction with the local authority's development pattern and growth pressures. DCPs are more appropriate for setting out a comprehensive set of controls, for example where areas of 'green field' development are involved requiring a range of land use issues to be addressed. It should be noted that regulatory maps should not be used in conjunction with a DCP, except where each document addresses different issues.

#### Development Control

A planning study prepared in support of each planning scheme, strategic plan and development control plan should set out the background to issues, such as future regional aviation needs, or matters that might impact directly on an aerodrome's use, for example, aircraft noise, bird hazard, recreational activities or environmental constraints.



5.10 Certain issues are best dealt with by local planning policies which support the provisions of the planning scheme. Detailed implementation criteria for specific developments defined in the Scheme (for example, Helicopter Landing Sites, Sports Aviation Airfields) are appropriate subjects for local planning policies. Where some of those criteria are subject to frequent change, a local planning policy can be readily amended, for example to take account of change in the Noise Exposure or Obstacle Limitation Surface information due to growth of the aerodrome.

5.11 A local planning policy could be used as a document which sets out comprehensive controls of those aviation issues that have effect throughout the planning scheme area. Such policies would set out a series of requirements that must be addressed before approval is given for a development or land use to proceed, for example, that residents would not be subjected to excessive adverse impacts from aircraft noise, or that aircraft operations will not be prejudiced.

The use of land for aviation purposes should be controlled by the planning scheme. However, once that land use has been established, a by-law or ordinance could be used to control the management of activities on that land and the regulation of aircraft movement into a site. Such control is beyond the powers of local government if an aerodrome is owned by the Commonwealth Government or semi-governmental body, such as the Federal Airports Corporation and Ports Authorities. However, the use of such by-laws or ordinances is relevant to the establishment of private aerodromes, particularly in rural areas where the aerodrome is ancillary to the use of the land and may not require a specific planning approval.

Similarly, by-laws can be used to regulate those intermittent aviation uses that occur away from aerodromes, such as occasional helicopter landings, hot air ballooning, hang gliding and similar sports aviation activities.

## FURTHER ADVICE

This Policy addresses only general policy issues and principles. It is supported by 'Planning Guidelines: Planning for Aerodromes and Other Aeronautical Facilities', which should be referred to for more detailed guidance.

The Guidelines identify who to consult and what to consider when planning for the complexities of aerodrome establishment and operation. Of particular interest to local authorities is the information detailing the role of planning schemes and other regulatory documents in controlling land uses and development adjacent to such installations. Also, some initiatives are suggested which local authorities could introduce to alleviate adverse effects on the community of air traffic and aerodrome operations.

## POLICY PRINCIPLES

1. In order to minimise conflict between aerodromes and adjoining land uses, local authorities will be expected to consult with aerodrome owners, airline operators, adjacent local authorities, other levels of government and the community when considering appropriate planning scheme provisions for development or land use adjacent to aeronautical installations.
2. When preparing strategic plans, planning schemes and relevant amendments, local authorities will be expected to include adequate provisions for the control of land use and development in the vicinity of aeronautical installations, taking into account issues such as height control and noise, so that the present and future operational requirements of those installations, and the safety and amenity of the community are not compromised (Paragraphs 5.7 to 5.11).
3. When preparing or amending strategic plans, local authorities will be expected to safeguard sites for future aeronautical installations, including aerodrome expansion, based on an assessment of likely future needs and roles. Where appropriate, local authorities are encouraged to undertake joint studies to assess regional and sub-regional aeronautical requirements (Paragraph 5.4).
4. Planning schemes, in particular strategic plans and development control plans, should make provision for aviation-related industries and services to locate on land adjoining aerodromes (Paragraph 5.4).
5. When considering planning applications (for example, rezoning, consent, or subdivision), local authorities should take account of current and likely future aircraft operational requirements, even where that aerodrome is within another local authority's area (Paragraph 5.4).

Local authorities are encouraged to use by-laws or ordinances for the management of certain aerodromes, aircraft operations and various forms of sporting/recreational aviation activities, so that the adverse effects on adjacent residents are minimised (Paragraph 5.4).

Where a planning scheme does not place adequate controls on land use and development adjacent to aeronautical installations, the Government will be guided by the principles set out in this policy when considering applications for the approval of planning schemes, rezonings or other amendments to planning schemes (Paragraph 5.4).

Note: The Policy principles should be read in conjunction with the main text.



812  
8(A)

ERRATA

PLANNING GUIDELINES

PLANNING FOR AERODROMES AND OTHER AERONAUTICAL FACILITIES

Page 19 TABLE 4.2 BUILDINGS SITE ACCEPTABILITY BASED ON ANEF ZONES

The contents of the table should read as follows:

BUILDING TYPE	ANEF ZONE		
	ACCEPTABLE	CONDITIONAL	UNACCEPTABLE
Houses, home units, flats	Less than 20 ANEF (note 1)	20 to 25 ANEF (note 2)	Greater than 25 ANEF
Hotels, motels, hostels	Less than 25 ANEF	25 to 30 ANEF (note 3)	Greater than 30 ANEF
Schools, universities	Less than 20 ANEF (note 1)	20 to 25 ANEF (note 3)	Greater than 25 ANEF
Hospitals, nursing homes	Less than 20 ANEF (note 1)	20 to 25 ANEF (note 3)	Greater than 25 ANEF
Public buildings	Less than 20 ANEF (note 1)	20 to 30 ANEF (note 3)	Greater than 30 ANEF
Commercial buildings	Less than 25 ANEF	25 to 35 ANEF (note 3 & 4)	Greater than 35 ANEF (note 4)
Light industrial buildings	Less than 30 ANEF	30 to 40 ANEF	Greater than 40 ANEF (note 5)
Heavy industrial buildings	Acceptable in all ANEF zones		

PLANNING GUIDELINES

THE IDENTIFICATION OF GOOD QUALITY AGRICULTURAL LAND

Page 11 ATTACHMENT 1: AGRICULTURAL LAND CLASSIFICATION

Class C should read as follows:

**C PASTURE LAND**

Land suitable only for improved or native pastures

Limitations preclude continuous cultivation for crop production but some areas may tolerate a short period of ground disturbance for pasture establishment.

In areas where pastoral activities are the major primary industry, land suitable for improved or high quality native pastures may be considered to be Good Quality Agricultural Land.



Date 13.7.94 Time .....

SENDER

Name Ravi W.

Department .....

ATTENTION

Name M.B.

File No. ....

MESSAGE

Your phone is as busy as mine.

Will Contrary to the public interest consent to R. 480

Noosa Airport easement be through road?

Release under the RTI Act  
Noosa Council

Telephone conversation

Please take action

Personal interview

For your information only



**NOOSA TOWN PLANNING PTY. LTD.**

A.C.N. 052 053 451

Contrary to the public interest U.R.P. M.R.A.P.I., ASSOC. DIP. CIVIL ENG.

Suite 16  
The Cooloola Centre  
97 Poinciana Ave.,  
Tewantin 4565

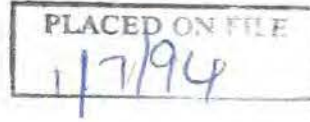
P.O. Box 334, Tewantin 4565  
Ph: (074) 499 929  
Fax: (074) 490 305  
A/H: (074) 499 410

Contrary to the public interest

Ref. 621-12

June 21, 1994

Shire Clerk  
Noosa Council  
PO Box 141  
TEWANTIN 4565



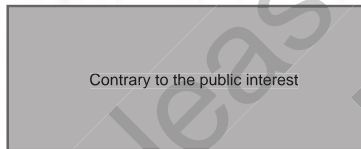
Dear Sir,

**RE: Rezoning Application R 430 - Noosa Airport**

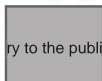
Enclosed please find a Statutory Declaration which finalises the advertising of the above application.

Should you have any questions in this matter please contact me.

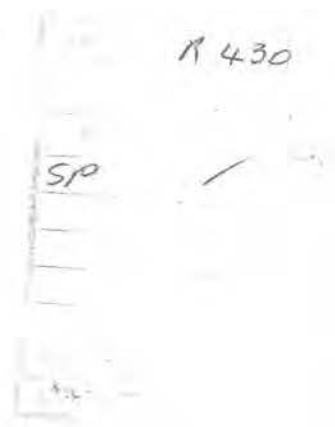
Yours faithfully,  
NOOSA TOWN PLANNING PTY LTD



*Stat Dec  
checked and  
considered satisfactory.*



*13/7*



**STATUTORY DECLARATION**

I Contrary to the public interest do solemnly and sincerely declare that, in respect of the application to amend the Planning Scheme by rezoning land which has been lodged with the Council for Noosa in respect of land situated at Lake Weyba Drive, Noosaville 4566.

- (a) the application was advertised in the Noosa News newspaper on 24/5/94
- (b) a notice in the prescribed form as posted on the relevant land or as prescribed by Regulation 14 on 24/5/94 to the frontage of Lake Weyba Drive and Esplanade and unnamed road and maintained until 25/6/94
- (c) notice was served on all adjoining owners and elected representatives whose names and addresses are listed on Attachment "A" on 23/5/94.

I attach copies of the relevant notices described above.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act of 1867 - 1988.

Contrary to the public interest

Taken and declared before me at Tewantin this <sup>30<sup>th</sup></sup> of June, 1994.

Contrary to the public interest

**A JUSTICE OF THE PEACE**



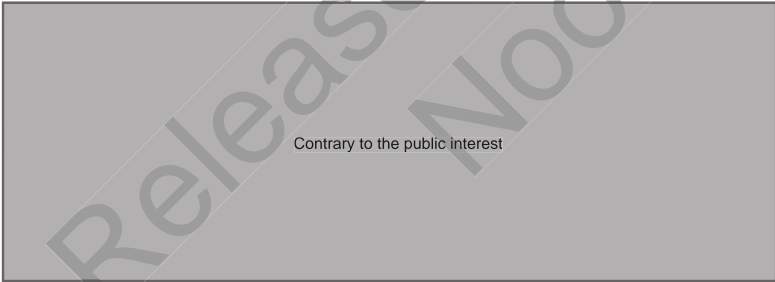


ATTACHMENT "A"

Ref.621-5



~~100~~ Vacant Crown Land  
 Department of Lands  
 Locked Bag 40  
 Coorparoo Delivery Centre 4151



Reserve For Environmental Park NSC as Trustee  
 PO Box 141  
 TEWANTIN 4565

*Postcard  
 22/5/14*

Local Government (Planning and Environment) Act 1990  
Section 4.3

**PUBLIC NOTICE OF APPLICATION TO AMEND A PLANNING SCHEME**

Application has hereby been made to the Council for Noosa to amend the Planning Scheme for the Shire of Noosa.

The proposed amendment is to rezone land from the Rural Pursuits Zone to the Special Facilities (Airport as shown on plan of development) Zone.

The proposed amendment relates to land at Lot 1 and proposed easement A in Lot 2 RP 160983 Parish of Noosa Lake Weyba Drive, Noosaville 4566

Particulars of the proposed amendment will be open to inspection at Council's offices on Level 2 at Pelican Street, Tewantin.

A person may on or before June 24, 1994

- (a) request details of the proposed amendment from the Shire Clerk at PO Box 141 Tewantin 4565;
- (b) make a signed written objection to the Shire Clerk regarding the proposed amendment..

Council's file number is:- R 480

Contrary to the public interest  
Town Planner  
Agent for the Applicant



The following is a listing of all available classifications. Please note that not all classifications are used in today's paper.

FAMILY NOTICES	PUBLIC NOTICES	EMPLOYMENT	HEALTH
10-199	200-299	300-399	400-499
500-599	600-699	700-799	800-899
900-999			
At end of Classifieds			
CLASSIFIED CATEGORIES			
10-199	MOTORING		
200-299	PROPERTY		
300-399	GENERAL		
400-499	TRADE WORK		
CLASSIFICATIONS			
970	KIT CONSTRUCTION	854	
890	LAND COMMERCIAL (In Property Week on Sat)	855	
700	LAND RURAL (In Property Week on Sat)	860	
715	LEASE (In Property Week on Sat)	865	
40	LEGAL	875	
710	LIFESTYLE	880	
795	LIVESTOCK	885	
715	LOST & FOUND	890	
600	MACHINERY, TOOLS	895	
720	MARKING	900	
725	MARKETS	905	
730	MARKETING/Sales/Commissions	910	
400	MARRIAGE NOTICES	915	
735	MEETINGS	920	
400-799	MISCELLANEOUS	925	
15	MOTHER'S DAY	930	
890	MOTORCYCLES	935	
245	MUSICAL INSTRUMENTS	940	
750	NATURAL THERAPIES	945	
600	OFFICE SERVICES	950	
505	PACKERS (In Property Week on Sat)	955	
600	PERSONAL	960	
515	PERSONAL (Weekend Talkback)	965	
740	PETS	970	
125	PHOTOGRAPHY	975	
325	POLITRY	980	
20	PRICES WANTED	985	
610	PROFESSIONAL (Weekend Talkback)	990	
520	PROPERTY - LATE (In Property Week on Sat)	995	
610	PUBLIC NOTICES	1000	
525	PSYCHICS & HEALERS		
120	REAL ESTATE GENERAL (In Property Week on Sat)		
200	SALES/Commissions/Marketing		
90	SAW SHARPENING		
205	SEASONS GREETINGS		
811	SECURITY		
760	SHARE ACCOMMODATION		
787	SHARE ACCOMMODATION (Weekend Talkback)		
315	SITUATIONS FILLED		
25	SITUATIONS VACANT		
785	SITUATIONS VACANT RELATED SERVICES		
612	SOLAR EQUIPMENT		
773	SPORTING		
825	STORAGE		
80	SUNDAY BARGAINS		
65	TAX CONSULTANTS		
615	TENDERS		
770	THANKS		
45	THERAPEUTIC MASSAGE		
785	THINKING OF YOU		
500	TO LET		
115	TODAY'S BRISBANE FUNERALS		
95	TODAY'S SUNSHINE COAST FUNERALS		
815	TOOLS, MACHINERY		
790	TOWNHOUSES (In Property Week on Sat)		
800	TRAINING FOR EMPLOYMENT		
830	TRAVEL		
805	TRADE WORK		
835	TV & SOUND		
840	TV ANTENNAS		
845	UNITS (In Property Week on Sat)		
795	VALENTINE'S DAY		
850	VIDEO		
625	WANTED TO BUY		
635	WANTED TO RENT		
630	WEDDINGS		
100	WITHDRAWN FROM SALE (In Property Week on Sat)		
610	WASTE TREATMENT		
815	YOUNG TRADERS		

**PUBLIC NOTICE**

To locate the number of the classification you require refer to Easy Find Index on first page of classifieds.

**220 PUBLIC NOTICES**

**PUBLIC MEETING**

Dr Robert Bierman will address a Public Meeting on the subject of Palliative Respite and Patient Care with main respect to Medical, Mechanical and Financial Assistance. Community carers in all fields of illness, including cancer, stroke, Alzheimer, heart disease or whatever, are invited to attend the Noosa Heads Bowls Club 7.30pm Monday 30th May. Enquiries to Meg Williams 74 0936 or Dick Kldby 47 3050.

**Local Government (Planning and Environment) Act 1990 Section 4.3**

**Public notice of Application to Amend a Planning Scheme**

Application has hereby been made to the Council of Noosa to amend the Planning Scheme for the Shire of Noosa. The proposed amendment is to rezone land from the Rural Pursuits Zone to the Special Facilities (Airport as shown on plan of development) Zone. The proposed amendment relates to land at Lot 1 and proposed easement A in Lot 2 RP 160983 Parish of Noosa Lake Weyba Drive, Noosaville, 4568. Particulars of the proposed amendment will be open to inspection at Council's offices on Level 2 at Pelican Street, Tewantin. A person may on or before June 24, 1994 (a) request details of the proposed amendment from the Shire Clerk at PO Box 141 Tewantin 4565; (b) make a signed written objection to the Shire Clerk in respect of the proposed amendment. Council's file number is: R480. Apply to the pubdown Planner agent for the Applicant.

**NOOSA YACHT & ROWING CLUB INC**

**Notice to Bingo Patrons and Members**

As from tonight the Club Kitchen will not operate on Tuesday nights, in an effort to lessen interference with the Bingo Game. Bruce Whitefield, Hons. Sec.

**MASONIC CHARITY GOLF DAY, Tewantin/Noosa Golf Club, Sunday 5 June commencing 11am. Proceeds to Noosa Shire Committee for Aging. Entrance fee \$12. Excellent prizes. Bookings 47 1407. Please support this worthy charity.**

**EMPLOYMENT**

**NOTICE TO EMPLOYMENT ADVERTISERS**

A great deal of unnecessary hardship and difficulty is caused to jobseekers by misleading advertisements which are placed in the employment section. Placing misleading job ads is also an offence against the Trade Practices or Fair Trading Acts. Please give Job Title, clear description of the job, income basis and place your advertisement under the appropriate category.

**300 SITUATIONS VACANT**

**'THE BEST' Queensland's Leading Builder**

Requires the services of a professional New Home Consultant. If you are already working in the building industry or believe you can be trained to become one of 'the best' - we are taking applications now. Only those wishing to earn in excess of \$70,000 per annum should apply. Duties will include - The promotion and sale of new home contracts. You will have the opportunity to work with - Queensland's largest home builder, to join a team of highly trained professionals and will work from a fully equipped display home. To obtain an application form, phone Julia on 91 2600

**GJ GARDNER HOMES QUEENSLAND'S FAVOURITE BUILDER**

CAR CLEANER wanted, early start, could suit local resident Peregian area. Phone 48 1725. CASUAL experienced driveway attendant - Noosaville. Must be able to work weekends. Phone 49 8793 between 8.30am - 10.30am, Tuesday, Wednesday. HELP We need 5 full, 10 p/time distributors for Health and Nutrition Company. Top commission paid. 43 4922. JUNIOR Medical Receptionist required for busy Noosa practice, this is a full-time position, applicants must have good typing ability, pleasant manner and be willing to learn. Award wage applies. For appointment phone 42 4567 after 1 pm weekdays.

**300 SITUATIONS VACANT**

SUNSHINE Beach High. CASUAL ADMINISTRATIVE ASSISTANT vacancy. Duties include clerical support and typing. 12 hours per week, 2.30 - 5.00 pm daily. For application package phone 74 9211. UNIT CLEANERS - perm part time positions in luxury apartments, reliable, neat, energetic, trustworthy, self essential for appointment. Ph Debbie or Rob 49 6613.

**305 SITUATIONS VACANT RELATED SERVICES**

MODELS/ACTORS for video. Ring 7-9pm C.O.D Video 018 710 134 or record name, ph no. and interests

**315 EMPLOYMENT WANTED**

BABYSITTING and house cleaning. Ph 015 374 022. CLEANING/IRONING, reliable and mature lady, Cooroy/Pomona area. Phone 47 6130. MAINTENANCE man, 10 yrs exp in resorts, 48 2141. QUALIFIED Nanny available for babysitting. Noosa/Tewantin area 47 1973.

**325 CLASSES**

**EQUESTRIAN COACHING**

Professional instruction per E.F.A. Standard THE CLASSES COVER \* ALL FACETS OF HORSEMANSHIP \* SAFETY HANDLING \* RIDING FOR BEGINNERS TO ADVANCED RIDERS USE OUR HORSES OR BRING YOUR OWN Enquiries telephone 49 1590 - Carolyn and Wayne

**Dance at Templeton's Ballroom**

1 km South of Eumundi every TUESDAY NIGHT Beginners 8.30 - 7.30 pm. Advanced 7.30 - 8.30 pm WOOMBAY - every THURSDAY NIGHT Private lessons also available Enquiries 42 8254, (018) 71 4033

**NOOSA DRIVING SCHOOL man and auto**

Aircond. "Do it once - do it right" Phone 47 2900 or 018 79 3753

**SOCIAL DANCE CLASS**

Ballroom, Latin American and New Vogue. St Mary's Hall, Memorial Ave, Tewantin. Wednesday 8pm. Enquiries 49 0667.

AEROBICS OKFA/OFAC St. Mary's Hall, Tewantin. CONDITIONING, TONING, FLEXIBILITY. Monday 9am, Wed/Fri 5.30 pm. Phone Robyn 47 1993 or 47 1001. AROMATHERAPY Certificate 8 week course with Ruth Eedy, commences Weds 1st June 180. Ven. Sunshine Beach. Phone. 74 9814 a/h 48 2822. A SINGING COACH - Learn how to free the natural voice, individual tuition or classes. Phone 42 4746. BELLY dance classes and private lessons available. Contact Jenika 49 8615. CARTOONING for children Buderim/Noosa. 47 4489. COLOUR therapy, meditation, self esteem and relaxation, 8 week course, with Ruth Eedy, commencing Thursday 2nd June, 7pm. Venue Peregian. Ph 74 9814. DELMARGO Women's Self Discovery Group meets regularly Tuesday 9.00am - 11.30am. Focusing on joy and purpose. Phone 47 1879 or 49 8131. ENGLISH as a second language, English and Maths. Reading and Writing. Phone 49 9667. GUITAR and bass tuition beginner to advanced. Phone 47 2878 or a/h 47 5923. OVERLOCKER classes at Gwynnes Sewing Machines. Other classes available. Ph 49 7939. PIANO and singing tuition. All styles, adult beginners welcome. Michael Antares B.Mus (Syd) L.T.C.L. phone 48 0430 also at Noosa Music Emporium 47 2878. REBIRTHING conscious breathing into day. 48 2811. RELATIONSHIPS exciting 1 day seminar. Ph 48 2811. TAROT workshop learn for business/pleasure. 48 2811. YOGA classes for beginners and advanced, all ages. Give it a try for your health. Ph 47 2237.

**HEALTH**

To locate the number of the classification you require refer to Easy Find Index on first page of classifieds.

**400 BEAUTY & HEALTH**

HYPNOSIS for personal growth. Phone 74 9292.

**ADVERTISING CODE CLEARANCE**

The Trade Practices Commission rulings require that all advertisements relating to Alcoholic Beverages (except retail), Therapeutic Goods, Slimming, Weight Control and/or Loss, or Measurement Loss, for Clinics, Products or Programmes must carry the APB clearance number, all such advertisements which do NOT carry the APB number, must first be submitted for clearance and the issue of an APB number for inclusion in the advertisement direct to:-

Australian Publishers' Bureau 10th Floor, 96 Arthur St. North Sydney NSW 2060. Tel: (02) 954 9790. Fax: (02) 954 9105.

**Have it home delivered**

Sunshine Coast Sunday Page 34 of 74

**FAMILY NOTICE**

**10 BIRTHS**

ALLEN - David and Mary (nee Asmar) welcome with love the birth of their Daughter, Danielle Lucy Therese on 12/5/94. Many thanks to Doctors and Staff at Nambour Hospital. McDERMOTT - Hilton and Jane are pleased to announce the birth of their beautiful Daughter Clothee Anne, born 9th May at NGH.

**20 COMING OF AGE**

**JUSTIN SOMERS**  
★ HAPPY 21ST ★  
Love from Mum, Dad and Jason.

**35 WEDDINGS**

CIVIL Marriages, Mrs V Hudson, Phone (074) 49 2472. DJ/MC, 25 yrs experience. You choose from 45,000 tracks, all functions, from \$150. Phone 42 6611

**55 THANKS**

PRAYER TO THE VIRGIN MARY  
O most beautiful flower of Mount Carmel, fruit of the vine, splendid of Heaven, Blessed Mother of the Son of God, Immaculate Virgin, assist me in this my necessity. O Star of the Sea help me and show me herein you are my mother. O Holy Mary, Mother of God, Queen of Heaven and earth, I humbly beseech you from the bottom of my heart to succour me in my necessity. There are none that can withstand your power. O show me here you are my Mother. O Mary conceived without sin pray for us who have recourse to thee (3 times). Holy Mary I place this cause in your hands (3 times). Thank you for your mercy towards me and mine. AMEN.  
This prayer must be said for three days and after that the request will be granted and the prayer must be published.

**80 CATERING**

AFFORDABLE spit roasts fr \$8 ph/head. 45 1851.

**85 FLORISTS**

**CLASSIFIED CONNECTION (074) 30 1000.**

**90 DEATHS**

IN Loving Memory of our Darling Cliff and Poppy. You'll be in our Hearts forever Darlin' our Champ. Love from Marilyn, Jason and Ben.  
IN Loving Memory of our dear Friend Cliff. Loved and remembered always. RIP. Betty, Frank and Andrew.

**95 FUNERAL NOTICES**

SWANN - Clifford Alfred Rice of Tewantin: Passed away peacefully 21st May, 1994. Aged 78 years. Loving Husband of Joyce, loving Father of Neil and loving Poppy of Jason, Ben and Cassie.  
Relatives and Friends are respectfully invited to attend Cliff's Funeral Service to be held at the Drysdale Funeral Chapel, Noosa/Cooroy Rd, Tewantin at 11.00am Tuesday 24 May, 1994.  
No flowers by request, donations to Blue Nurses greatly appreciated, envelopes available at service.  
DRYSDALE FUNERALS - 49 9383

**115 FUNERAL DIRECTORS**

**Drysdale Funerals**  
The caring professionals.  
Don and June Drysdale  
Call 49 9383  
Modern Funeral Home and Chapel.



Page 32 redacted for the following reason:

-----  
Contrary to the public interest

Release under the RTI Act  
Noosa Council



Address all communications to The Shire Clerk.

If telephoning or calling, please ask for:

**Raul Weychardt (495.266)**

Please quote File No.:

TPC 503 & 714/3/TPT

Your Ref.:

7 January 1994

Contrary to the public interest

REAL ESTATE MANAGER  
QANTAS AIRWAYS LTD  
203 COWARD STREET  
MASCOT NSW 2020

Dear Sir,

Re: Proposed rezoning of Noosa Airport site to a Special Facilities (Airport in accordance with a Plan of Development) Zone.

With reference to the above and a recent meeting here in Noosa, I wish to write to confirm some of the matters we discussed and to provide enclosures to assist you in formulating a suitable rezoning application.

As you are aware, the current Noosa Airport does not have planning permission, although it would clearly be in the interest of your company to have the matter rectified. At the time that the airport was first constructed, town planning consent approval could be obtained for airstrips in the Rural Zone that applied to the site. The current zoning of Rural Pursuits does not provide for airports and in fact, they are prohibited. This means that in order to regularise the airport usage, a rezoning application is necessary and the most suitable zone for that use would be Special Facilities (Airport in accordance with a Plan of Development).

I understand that the rezoning would be intended to regularise the use as it exists and that it would not be intended to provide for additional facilities. Any purchaser of the airport may of course separately apply to Council for any such extensions at a later stage. In this regard, the Plan of Development referred to herein would need to be a professionally drafted plan setting out a site plan showing the location of the airstrip, buildings, access and parking areas. The plan should also identify a general outline of the elevations of the building and sufficient dimensions to establish the general scale of the buildings.

I have enclosed herewith an application form for rezoning approval. It is also suggested that in addition to the application form and Plan of Development, that an accompanying letter or brief report be submitted with the application outlining the circumstances of the airport. The rezoning application is an advertised application and it is necessary for public notices to be placed in a local newspaper, signs posted on the land and adjoining land owners notified. As these procedures are somewhat complex, it is strongly recommended that you use a local consultant for this purpose. I have enclosed herewith a list of such consultants.



As previously advised, an airport is an application that requires an Environmental Impact Statement. However the circumstances of the Noosa Airport are such that Council may be prepared to consider waiving such a requirement, particularly as there would be no additional works involved as a result of any rezoning approval. Therefore, your rezoning application should in part contain a submission to the Council that an Environmental Impact Statement be not required for reasons as generally outlined herein. The rezoning application is required to be accompanied by a fee. A normal rezoning for an airport would attract a figure of \$30,000. However, it would not be justifiable in the circumstances of this airport and I would suggest you submit a \$2,000 application fee and again within your application please request that Council consider the reduced fee as appropriate.

You may recall we also discussed the aspect that the community would be wondering why the application was being made and a number of questions may be asked regarding possible future expansion etc. In this regard, it was suggested that the company may prepare a press release to be issued at the time the application is made to answer some of those questions.

I would estimate the rezoning process may take of the order of 6 months to successfully be completed. The application must be advertised for 30 days, Council would take approximately 2 to 3 weeks to decide the application, the applicant and objectors have 40 days during which to appeal the decision and finally the application if approved must be submitted to the Department of Housing, Local Government & Planning for gazettal which may take approximately 6 weeks.

Without in anyway attempting to foreshadow Council's decision on the application, I also raise with you the prospect of Council imposing conditions upon the rezoning application. Any new airport would naturally be required to have a fully sealed access road and the provision of sealed carparking spaces and internal access driveways. Council may also require some landscaping of the airport building area. Council may also consider restrictions on the size of aircraft and the hours of operation of the airport. I understand that Qantas would not be proposing to itself fulfil any such conditions relating to works. In the event that Council does impose such conditions, Qantas would be entitled to dispose of the site with a rezoning approval from Council which is not yet gazetted by the Department of Housing, Local Government & Planning. This would mean that any purchaser would need to complete any such works and to then have the application submitted to the Department for gazettal. If this path is chosen, then the disposal could occur at an earlier date as you would not need to await the final gazettal from the Department. I appreciate that this aspect may be unclear if you are unfamiliar with the Queensland development system and I would be happy to elaborate on any questions pertaining to this.



I trust the above advice and enclosures are of assistance to Qantas in resolving the approval for Noosa Airport.

Yours faithfully,

Contrary to the public interest

Raul Weyhardt,  
SHIRE PLANNER

Release under the RTI Act  
Noosa Council

**NOOSA TOWN PLANNING PTY. LTD.**

A.C.N. 052 053 451

Suite 16

The Cooloola Centre

97 Poinciana Ave.,

Tewantin 4565

P.O. Box 334, Tewantin 4565

Ph: (074) 499 929

Fax: (074) 490 305

A/H: (074) 499 410

Contrary to the public interest B.U.R.P., M.R.A.P.I., ASSOC. DIP. CIVIL ENG.

RAUL

AIRPORT REZONING

DRAFT PLAN

PLEASE CALL TO DISCUSS

REGARDS

Contrary to the public interest

9/5

With Compliments

Release under the RTI Act  
Noosa Council

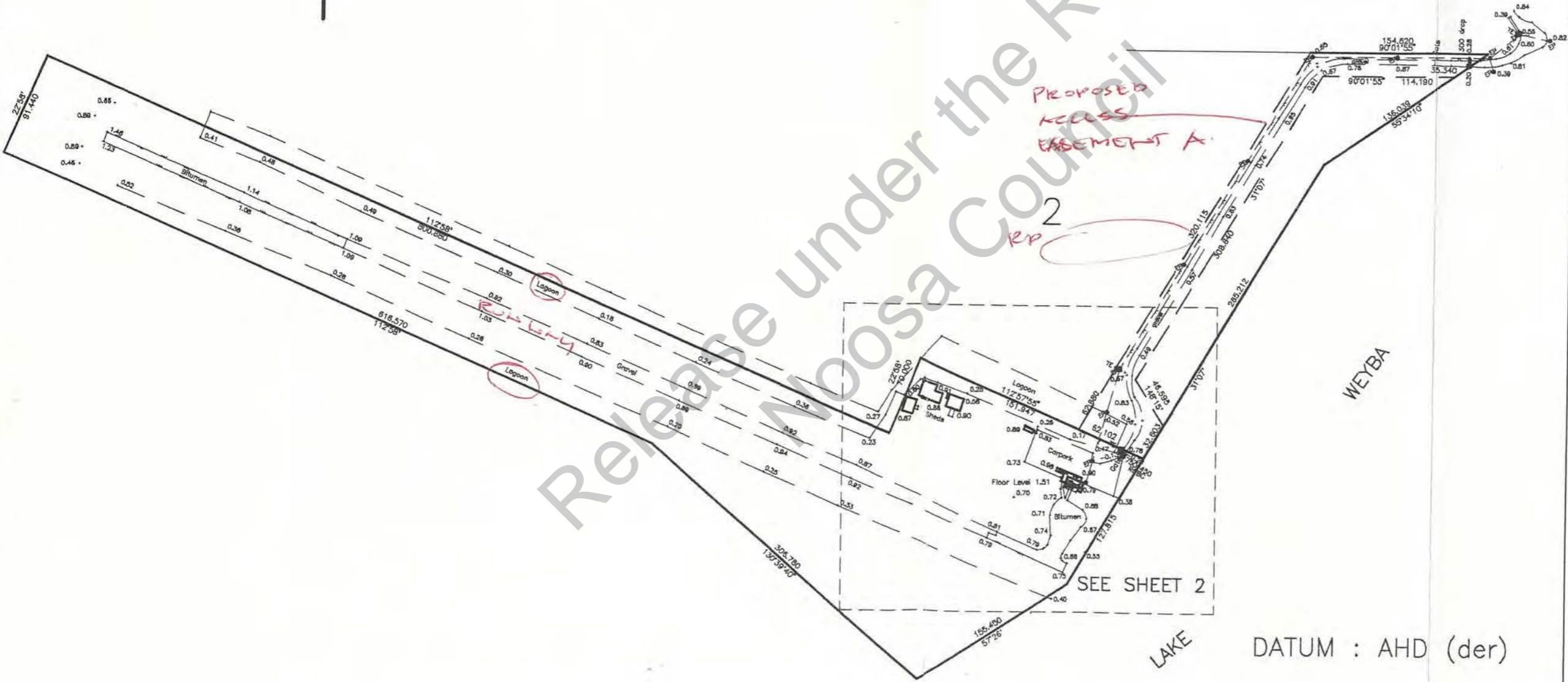


PERMITTED USES

PERMISSIBLE USES

Airport

Activities associated with airports



LAKE WEYBA DR

NOOSA TOWN PLANNING P/L  
ACN 052 053 451

Suite 16  
The Cooloola Centre  
97 Poinciana Ave  
TEWANTIN

P.O. Box 334  
TEWANTIN 4565

Ph. 074 499929  
Fax. 074 490305

Entrary to the public int BURP, MRAP, Ass. Dip. CE

Notes.

This plan is of a development concept only and may be subject to alteration.  
The author disclaims any liability if this plan should be used for any purpose other than so required by the Local Authority.  
Dimensions and areas shown hereon are approximate only and subject to survey.

Project

NOOSA AIRPORT

Real Property Description  
LOT 1 & Emt A IN LOT 2  
RP 160983  
PARISH OF NOOSA  
County of March

Scale. 1:4000(A3)	Date March/1994
PLAN No. 1 of 2	
JOB No. 621/1	



**NOOSA TOWN PLANNING P/L**  
ACN 052 053 451

Suite 16  
The Cooloola Centre  
97 Poinciana Ave  
TEWANTIN

P.O. Box 334  
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**Project**

**NOOSA AIRPORT**

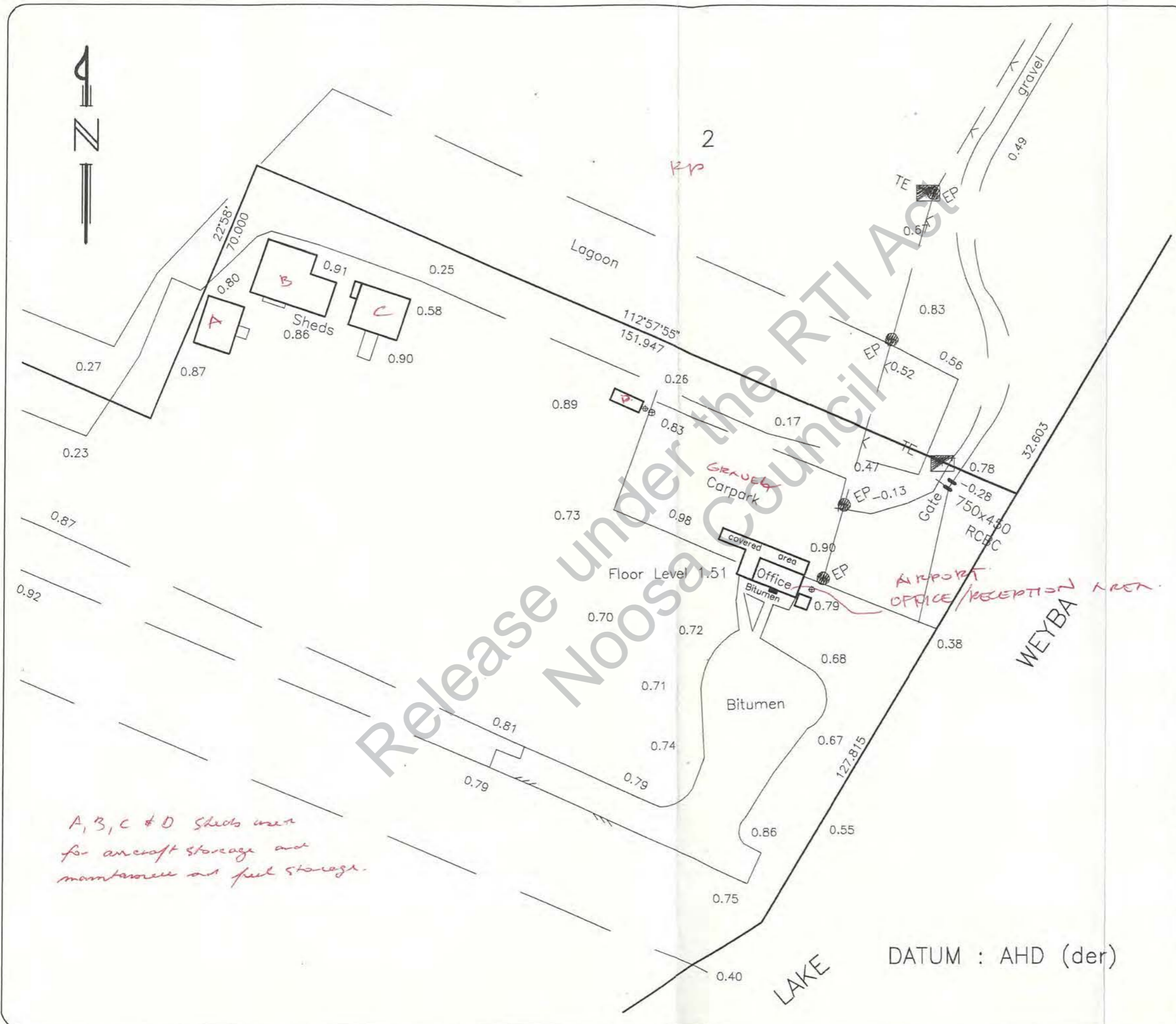
**Real Property Description**

LOT 1  
RP 160983  
PARISH OF NOOSA  
County of March

Scale. 1:1000(A3)	Date March/1994
----------------------	--------------------

PLAN No. 2 of 2

JOB No.  
**621/2**



*A, B, C & D Sheds used for aircraft storage and maintenance and fuel storage.*

DATUM : AHD (der)



No health requirements

23/5/94  
6

NOOSA COUNCIL

Contrary to the public interest

DATE : 23/5/94  
MEMO TO : HEALTH  
FROM : TOWN PLANNING DEPARTMENT  
RE : APPLICATION APPROVAL  
NO : R 480

-----  
Please provide your Department's comments in regard to the attached application:-

APPLICANT : Aust. Airlines Ltd  
LOCATION : Lake Weyba Drive Noosaville  
PROPOSAL : R0 to SF (Airport)

Attached for your information are copies of the following:-

1. Application form;
2. Location plan;
3. Covering letter or report, if any; and
4. Submitted plans

Your comments and /or recommended conditions would be appreciated as soon as possible

Thanks,  
Janine

Release under the RTI Act  
Noosa Council

Page 40 redacted for the following reason:

-----  
Contrary to the public interest

Release under the RTI Act  
Noosa Council



# NOOSA NEWS

Local Government (Planning and Environment) Act 1990  
 Section 4.3  
**Public notice of Application to Amend a Planning Scheme**  
 Application has hereby been made to the Council of Noosa to amend the Planning Scheme for the Shire of Noosa.  
 The proposed amendment is to rezone land from the Rural Pursuits Zone to the Special Facilities (Airport as shown on plan of development) Zone.  
 The proposed amendment relates to land at Lot 1 and proposed easement A in Lot 2 RP 160983 Parish of Noosa Lake Weyba Drive, Noosaville, 4566.  
 Particulars of the proposed amendment will be open to inspection at Council's offices on Level 2 at Pelican Street, Tewantin.  
 A person may on or before June 24, 1994  
 (a) request details of the proposed amendment from the Shire Clerk at PO Box 141 Tewantin 4565;  
 (b) make a signed written objection to the Shire Clerk in respect of the proposed amendment.  
 Council's file number is: R480.  
 [Redacted] Town Planner  
 [Redacted] Agent for the Applicant

Release Noosa Council RTI Act

24 May 1994

**NOOSA TOWN PLANNING PTY. LTD.**

N. 052 053 451

Contrary to the public interest B.U.R.P. M.R.A.P.L. ASSOC. DIP. CIVIL ENG.

Suite 16  
The Cooloola Centre  
97 Poinciana Ave.,  
Tewantin 4565

P.O. Box 334, Tewantin 4565  
Ph: (074) 499 929  
Fax: (074) 490 305  
A/H: (074) 499 410

30/1



PLACED ON FILE  
20/5/94

Ref. 621-5

May 23, 1994

Reserve For Environmental Park NSC as Trustee  
PO Box 141  
TEWANTIN 4565

Dear Sirs,

RE: TOWN PLANNING APPLICATION - NOOSA COUNCIL

The attached notice is served to you in accordance with the provisions of the Local Government (Planning and Environment) Act 1990.

Additional information on this matter can be obtained from the Noosa Council. Alternatively, I would be happy to discuss the matter with you.

Unless requested, no further correspondence will be sent to you.

Yours faithfully,  
NOOSA TOWN PLANNING PTY LTD

Contrary to the public interest

R480  
SP



Local Government (Planning and Environment) Act 1990  
Section 4.3

**PUBLIC NOTICE OF APPLICATION TO AMEND A PLANNING SCHEME**

Application has hereby been made to the Council for Noosa to amend the Planning Scheme for the Shire of Noosa.

The proposed amendment is to rezone land from the Rural Pursuits Zone to the Special Facilities (Airport as shown on plan of development) Zone.

The proposed amendment relates to land at Lot 1 and proposed easement A in Lot 2 RP 160983 Parish of Noosa Lake Weyba Drive, Noosaville 4566

Particulars of the proposed amendment will be open to inspection at Council's offices on Level 2 at Pelican Street, Tewantin.

A person may on or before June 24, 1994

- (a) request details of the proposed amendment from the Shire Clerk at PO Box 141 Tewantin 4565;
- (b) make a signed written objection to the Shire Clerk regarding the proposed amendment..

Council's file number is:- R 480

Contrary to the public interest  
Town Planner  
Agent for the Applicant

NOOSA TOWN PLANNING P/L  
ACN 052 053 451

Suite 16  
The Cooloola Centre  
97 Poinciana Ave  
TEWANTIN

P.O. Box 334  
TEWANTIN 4565

Ph. 074 499929  
Fax. 074 490305

Entrary to the public in BURP, MRAP, Ass. Dip. CE

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**Project**

**NOOSA AIRPORT**

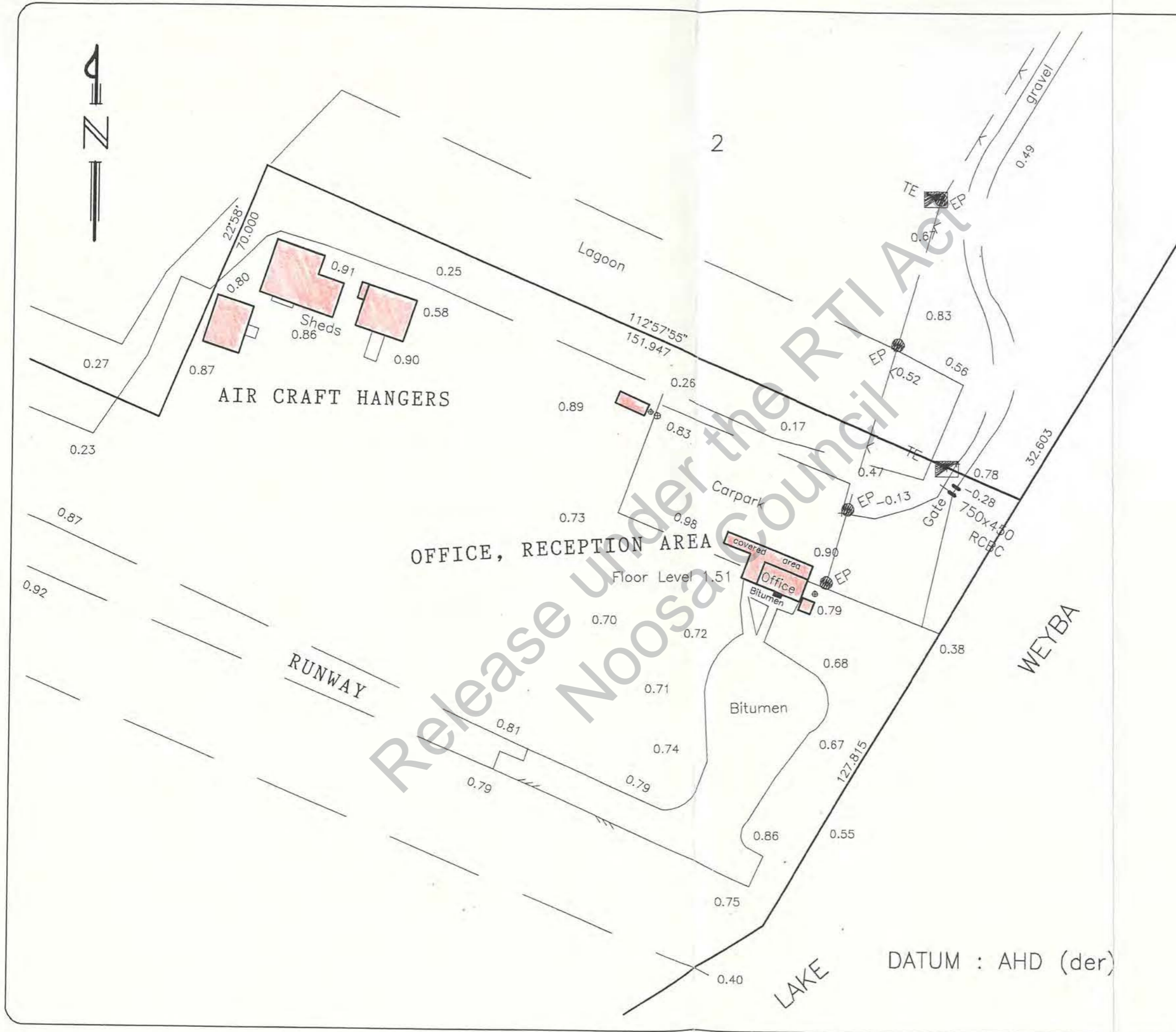
**Real Property Description**

LOT 1  
RP 160983  
PARISH OF NOOSA  
County of March

Scale. 1:1000(A3)	Date March/1994
----------------------	--------------------

PLAN No. 2 of 2

JOB No.  
621/2



DATUM : AHD (der)

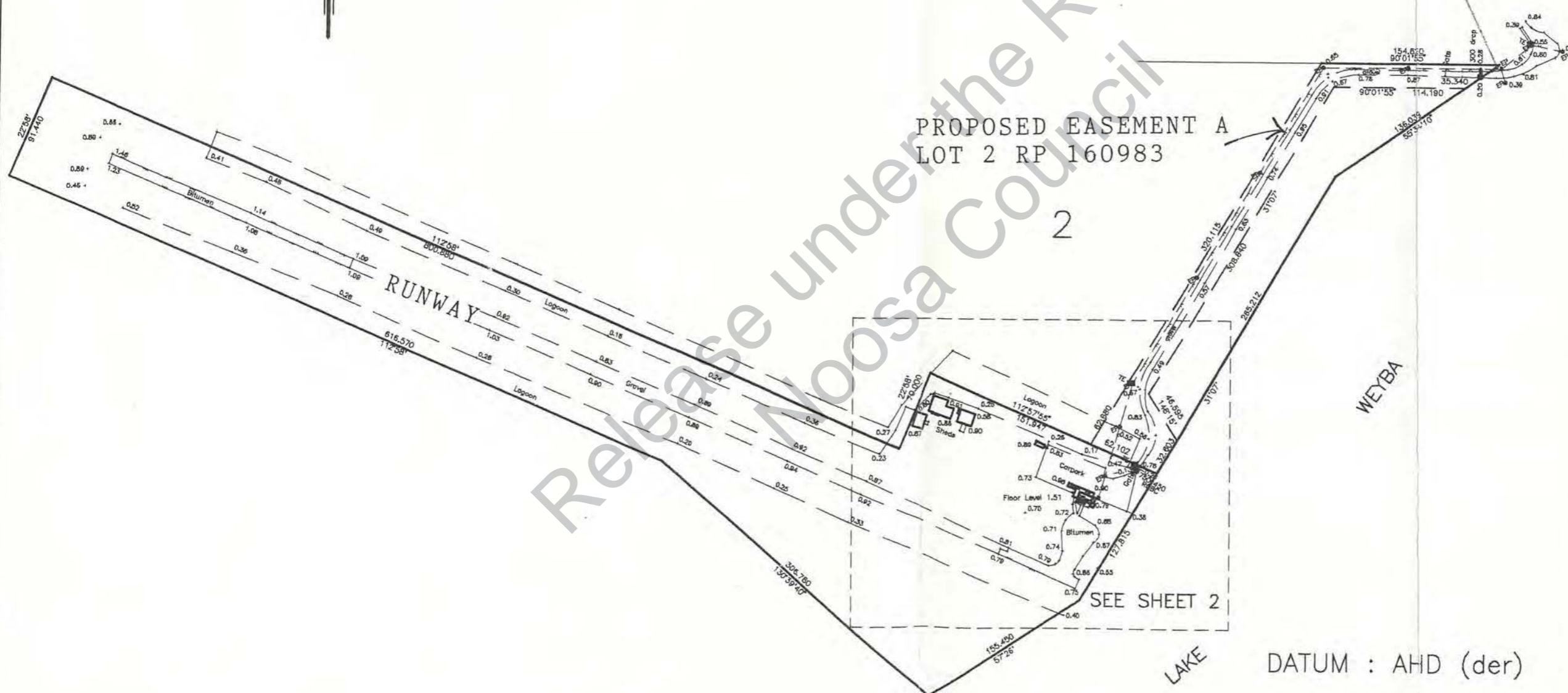


PERMITTED  
USES

PERMISSIBLE  
USES

AIRPORT

ANY USE  
ANCILLARY TO  
AIRPORT



NOOSA TOWN PLANNING P/L  
ACN 052 053 451

Suite 16  
The Cooloola Centre  
97 Poinciana Ave  
TEWANTIN

P.O. Box 334  
TEWANTIN 4565

Ph. 074 499929  
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Contrary to the public in BURP, MRAP, Ass. Dip. CE

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Project

NOOSA AIRPORT

Real Property Description  
LOT 1 & Emt A  
RP 160983  
PARISH OF NOOSA  
County of March

Scale. Date  
1:4000(A3) March/1994

PLAN No. 1 of 2

JOB No.  
621/1



QANTAS CENTRE, 203 COWARD STREET, MASCOT, NSW 2020 AUSTRALIA

925553

Supplier number: GEN15064

Date: 27/04/94

Invoice Date	Invoice Reference	Gross Amount	Nett Amount	Remarks
22/04/94	FAX ary to the public	2000.00	2000.00	QCP

TOTAL

2000.00

2000.00

A.C.N. 009 661 901.  
FORM 1876

Release under the RTI Act  
Noosa Council



**Receipt**

**HOURS FOR PAYMENT: MONDAY TO FRIDAY  
BETWEEN 9.00 AM AND 4.00 PM**

PAYMENT BY CHEQUE: Acceptance of a cheque and the issue of a receipt therefor is conditional on collection of the proceeds, and until collection no credit is to be given or implied.

NOTE: In correspondence please quote Assessment Number.

NAME & ADDRESS / DETAILS	ASSESSMENT NUMBER ACCOUNT NUMBER	AMOUNT PAID	DISCOUNT
QUANTAS - NOOSA TOWN PLANNING PTY LTD PO BOX 334 TEWANTIN QLD 4567	000114101002000003	2000.00	
QUANTAS			

PT NO: 361755  
20-May-94

AMOUNT TENDERED  
CASH — \$0.00  
CHEQUE — \$2000.00

CHANGE — \$0.00  
CASHIER/TERM — OP:05/TT:521

ORIGINAL CASH REGISTER IMPRINT IS ONLY VALID FORM OF RECEIPT

**124774**

Release under the RTI Act  
Noosa Council



**NOOSA**

**Advertising Requisition Acknowledgment**

Please find attached adjoining owner and elected representative details as requested.

Your account has been debited in the sum of \$ 21.00.

Your payment in the sum of \$ \_\_\_\_\_ is required.

The file number to quote in your advertisements is

R 480

Date supplied:-

23/5/94

Supplied by:- Janine Osborne(495 293)

Release under the RTI Act  
Noosa Council





**NOOSA**

**Advertising Requisition**

**ADJOINING OWNERS AND ELECTED REPRESENTATIVES**

A. From your rates records, please supply the names and addresses of the following property owners (allow 2 working days for supply of information):-

- 1. Address LAKE WEYBA DR Lot 2 RP 160983
- 2. Address 4 Lot R1387 43/m 3798
- 3. Address ETHEL CREEK RD Lot 7 RP 46782
- 4. Address \_\_\_\_\_ Lot 29 RP MCH 390
- 5. Address \_\_\_\_\_ Lot 1667 RP m 3772
- 6. Address \_\_\_\_\_ Lot 53 RP MCH 458
- 7. Address \_\_\_\_\_ Lot 2 RP 215933
- 8. Address \_\_\_\_\_ Lot 123 RP MCH 425
- 9. Address \_\_\_\_\_ Lot \_\_\_\_\_ RP \_\_\_\_\_
- 10. Address \_\_\_\_\_ Lot \_\_\_\_\_ RP \_\_\_\_\_

Any additional sites may be appended to this form.

Fee: \$3.00 per site.

B. The subject site is situated at LAKE WEYBA DR  
4 EASE A LOT 2 RP 160983.

and described as Lot 1 on RP 160983 Parish of NOOSA

C. Please also supply names and addresses of the relevant electoral representatives.

Fee: \$5.00 for the four representatives.

D. Insert your name and address or contact phone number.

Name \_\_\_\_\_ Contrary to the public interest 10/5

Address/Phone 499929

Page 50 redacted for the following reason:

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Contrary to the public interest

Release under the RTI Act  
Noosa Council



RAQASS 1.00  
.94  
Per. 94.09.2  
.94

NOOSA COUNCIL

11:22 23. 5

- General Assessment Based Enquiry -

P/End 25. 3

Assess No : 12617-00000-000-0 Property no : V-0037798-043

Ratepayer : 100 VACANT CROWN LAND DEPARTMENT OF LANDS BRISBANE Q 4001

Owner : 100 Ratepayer

Occupier : 0 Unoccupied

BFW= LVY= 20.00 ADJ= 20.00- UNP= BAL=

CSH= RBT= INT= DIS= DUE=

POSTP: UNP= INT= PST= UND. CSH/DIS=

DIVISION : 5 DIVISION 5 Current Plan : Instal No :

Old Assess no : 40722-50000-0 - Previous Plan: Instal No :

Strata Parent : Inhibit Inter: No

% Value : 0.001 Last Levy :

Total Land Area : 15.38000 Hectare Final Instal.:

Legal Desc. : L43/M37798:(VCL N/W LAKE WEYBA) PAR WEYBA CTY MARCH

2

Release under the RTI Act  
Noosa Council

Pages 52 through 54 redacted for the following reasons:

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Contrary to the public interest

Release under the RTI Act  
Noosa Council



RAQASS 1.00  
.94  
Per. 94.09.2  
.94

NOOSA COUNCIL

11:23 23. 5

- General Assessment Based Enquiry -

P/End 25. 3

Assess No : 05709-70000-000-8

Property no : S-0004278-123

Ratepayer : 10296 RESERVE FOR ENVIRONMENTAL PARK. NSC AS TRUSTEE P.O. BOX 141  
TEWANTIN 4565

Owner : 10296 Ratepayer

Occupier : 0 Unoccupied

BFW= LVY= ADJ= UNP= BAL=

CSH= RBT= INT= DIS= DUE=

POSTP: UNP= INT= PST= UND. CSH/DIS=

DIVISION : 5 DIVISION 5 Current Plan : Instal No :

Old Assess no : 50318-51000-0 - Previous Plan: Instal No :

Strata Parent : Inhibit Inter: No

% Value : 0.001 Last Levy :

Total Land Area : 149.40000 Hectare Final Instal.:

Legal Desc. : L123/MCH4278:RES/1387:(ENVIRONMENTAL PARK) TN NOOSAVILLE  
PAR WEYBA CTY MARCH

8

RAQASS · 1.00  
.94  
Per. 94.09.2  
.94

NOOSA COUNCIL

11:23 23. 5

- General Assessment Based Enquiry -

P/End 25. 3

Assess No : 05500-70000-000-9 Property no : D-0160983-001

Ratepayer : 2 NOOSA COUNCIL PO BOX 141 TEWANTIN Q 4565

Owner : 10152 SUNSTATE AIRLINES PO BOX 256 HAMILTON CENTRAL 4007

Occupier : 0 Unoccupied

BFW= LVY= 1496.00 ADJ= UNP= BAL=

CSH= 1348.40- RBT= INT= DIS= 147.60- DUE=

POSTP: UNP= INT= PST= UND. CSH/DIS=

DIVISION : 5 DIVISION 5 Current Plan : Instal No :

Old Assess no : 40722-10000-0 - Previous Plan: Instal No :

Strata Parent : Inhibit Inter: No

% Value : 0.001 Last Levy :

Total Land Area : 12.22000 Hectare Final Instal.:

Legal Desc. : L1/RP160983:TN NOOSAVILLE PAR WEYBA CTY MARCH

SUBJECT SITE

Release under the RTI Act  
Noosa Council



TO, TOWN PLANNING DEPT  
NOOSA COUNCIL



Handwritten initials '211' in a box. Below it are empty boxes for 'PAGE NO' and 'PAGE TOTAL'.

FROM,

Contrary to the public interest

P. O. Box 51  
TIVILLE POST OFFICE  
TOWNSVILLE 4810

(PHONE (077) 728366)

REZONING FILE No  
480

INFORMATION AS DISCUSSED OVER PHONE. THIS IS A REZONING APPLICATION OR  
IF SUCCESSFUL, A SUB-DIVISION APPLICATION WILL BE MADE.

Contrary to the public interest 15/94

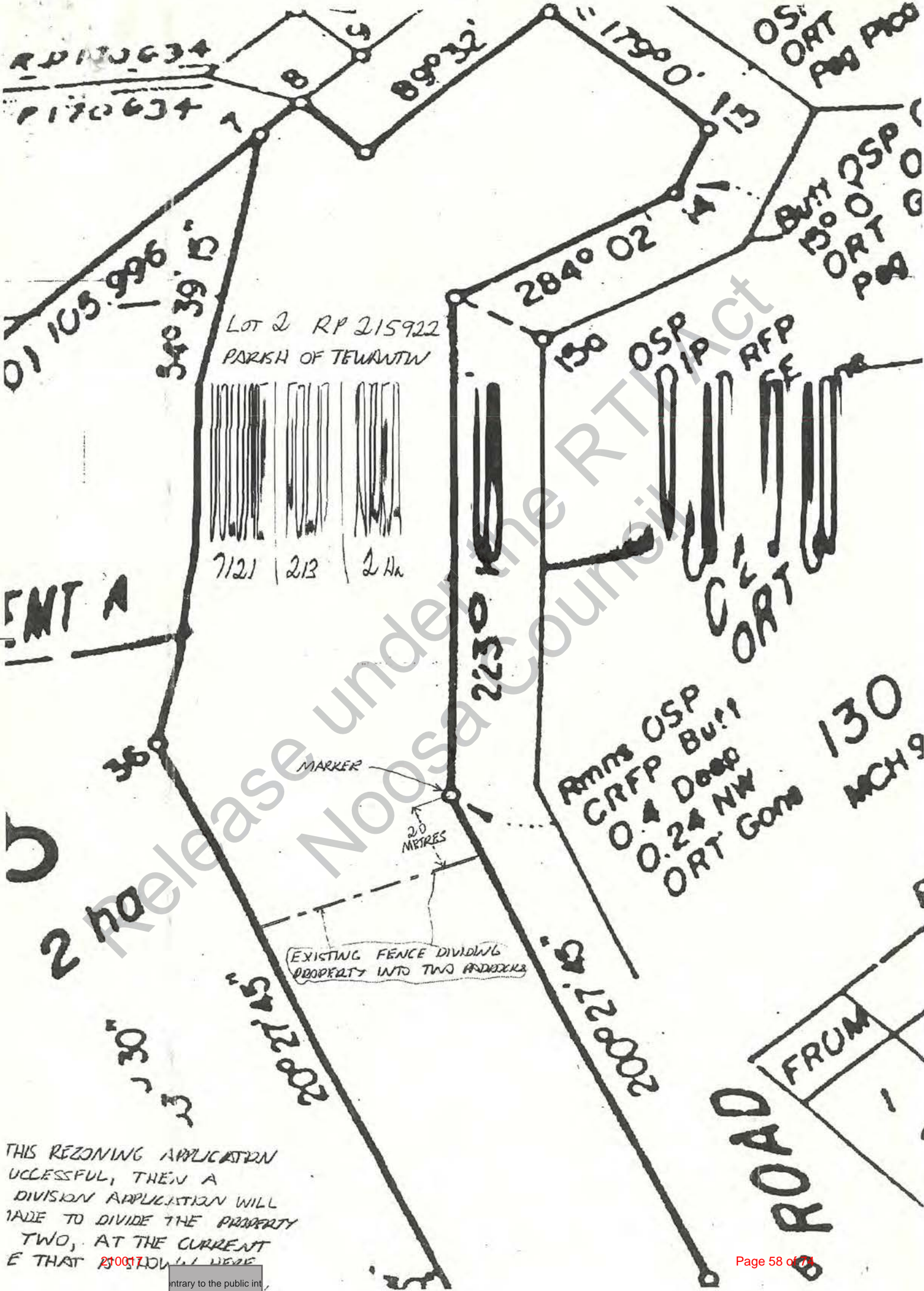
ONE PAGE TO FOLLOW (TOTAL TWO PAGES)

Release under the RTI Act  
Noosa Council

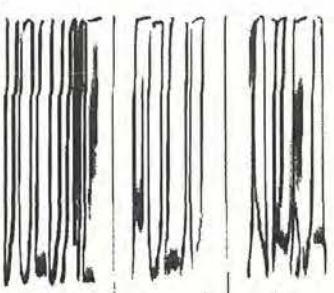
FILE: R 480

DATE	CON- TION	FOR INFO
FILE		

ACKNOWLEDGE CARD  
MEETING



LOT 2 RP 215922  
PARISH OF TEWANTIN



7121 | 212 | 214

MARKER

20 METRES

EXISTING FENCE DIVIDING  
PROPERTY INTO TWO PARCELS

THIS REZONING APPLICATION  
SUCCESSFUL, THEN A  
DIVISION APPLICATION WILL  
MADE TO DIVIDE THE PROPERTY  
TWO, AT THE CURRENT  
E THAT

210017

contrary to the public int



RP170634  
P170634

105.996  
39.15

ENT A

2 ha

30  
3  
347.282

LOT 2 RP 215922  
PARISH OF TEWANTIN

VOLUME	FOLIO	AREA
7121	213	2 Ha

MARKER

20 METRES

EXISTING FENCE DIVIDING  
PROPERTY INTO TWO AREAS



ROAD FROM

WIDE DIAG. ROAD

THIS REZONING APPLICATION  
UNSUCCESSFUL, THEN A  
DIVISION APPLICATION WILL  
MADE TO DIVIDE THE PROPERTY  
TWO, AT THE CURRENT  
E THAT IS SHOWN HERE

rary to the public



# NOOSA SHIRE COUNCIL

PLEASE PRESENT TO CASHIER WITH PAYMENT

SUBDIVISION	AMOUNT	ACC NO.	BONDS	AMOUNT	ACC NO.
Road/Drainage Plan Exam	_____	121010	Building Bond	_____	982130
Water/Sewerage Plan Exam	_____	121015	House Removal Bond	_____	982230
Road/Drain Field Inspect	_____	121020	Swimming Pool Bond	_____	982232
Water/Sewerage Field Inspect	_____	121025			
Access Field Inspect	_____	121030			
Subdivision Application Fees	_____	121035			
Easement Doc Perusal	_____	121040			
Survey/Easement Seal	_____	121045			
Policy Lists etc	_____	121050			
House Removal Inspect	_____	121055			
Building Engineer Inspect	_____	121060			
Upgrade As-Construct Plans	_____	121065			
Standard Drawings	_____	121070			

**BOND REFUND DETAILS**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

CONTRIBUTIONS	AMOUNT	ACC NO.
Landscaping Contributions	_____	600921
Tree Planting Contributions	_____	600922
Flood Study	_____	601320
Beach Access	_____	60112
Street Lighting Contrib	_____	602020
Roads & Drain Contrib	_____	603021
Bikeway Contribution	_____	603022
Car Parking Contrib	_____	603120
Cooroy Sewerage Headwks Contrib	_____	635621
Coastal Sewerage Headworks Contrib	_____	643621
Water Headworks Contrib	_____	655621
Parks Contributions	_____	600620

HEALTH, BUILDING & BYLAWS	AMOUNT	ACC NO.
Sign Application Fee (NEW)	_____	102561
State Fire Services	_____	114233
Building Services Authority Insurance	_____	114234
Workplace Health & Safety	_____	114238
Swimming Pool First Regn. Fee	_____	116526
Health Inspection - Pools	_____	116690
Building & Inspect Fees & House Removal	_____	117501
Boundary Setback Relaxation Fee	_____	117502
Building Dept - Document Sales	_____	117505
Plumbing & Drainage Inspect Fees	_____	117518
Plumbing & Drainage Scrutiny Fees	_____	117518
GTP / BUP Regn & Sealing Fees	_____	117520
Other Building	_____	117522
Swimming Pool Building Fees	_____	117523
Private Works Cross Overs	_____	163605
Engineering Supervision - Fill Levels	_____	166002

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

INSPECTION & CONNECTION FEES	AMOUNT	ACC NO.
Cooroy Sewerage Inspection Fees	_____	435010
Coastal Sewerage Inspection Fees	_____	443010
Water Connection Fees	_____	581100

FILE# \_\_\_\_\_ \$ \_\_\_\_\_ TOTAL DATE \_\_\_\_\_ REC NO. \_\_\_\_\_

CASHIER *Please Return to Relevant Dept.* cash 1

2



**NOOSA COUNCIL**

**Town Planning**

MAPS		
STRATEGIC PLAN MAPS	\$5	119506
Includes 1 x Rural & 1 x Coastal Map		
COMPLETE SET of ZONING MAPS	\$150	119510
ZONING MAPS First Map	\$5	119510
Subsequent Maps	\$3	119510
CADASTRAL MAPS - LARGE	\$10	119510
CADASTRAL MAPS - SMALL	\$5	119510
OTHER MAPS	\$3	119510

DOCUMENTS		
STRATEGIC PLAN	\$10	119506
SCHEDULE TO TOWN PLANNING SCH	\$6	119510
COMPILED POLICIES/EXPLAN SHEETS	\$15	119510
(No charge for individual copies)		
DEVELOPMENT CONTROL PLANS	\$10	119510
NOOSA SHIRE POPULATION BOOKLET	\$15	119510
NSA RESID POP. ESTIM & GROW PROJ	\$10	119510
NORTH SHORE - HISTORY OF APPLIC	\$5	119510
OTHER TOWN PLANNING DOCUM.		119510

APPLICATION FEES		
REZONING	2000.00	119502
CONSENT		119502
PERMITTED DEVELOPMENT SUBJECT to CONDITIONS		119502
OTHER		119502

ADVERTISING REQUISITION DETAILS		
ADJOINING OWNERS	\$3	119502
APPLICATION COPIES	\$5	119502
PURCH OR FAX OF APPLIC DETAILS		
(The Act does not provide that maps, photos or drawings may be reproduced and sold)		
\$5 up to 10 pages then 50c per page thereafter		119510

SIGNATURE TP OFFICER Contrary to the public interest

JETTIES	
JETTY APPLIC.FEE	142418
JETTY BOND	982234

(\$500 will be refunded if works are inspected and found satisfactory)

FINANCE	
PRINT & STAT EDP (SALE OF MAPS)	106205
\$10 for set A4 \$20 for set A3	

**TOTAL \$ 2000.00**

Name: ~~Just Artistic~~ Qantas

Address: P/- Noosa Town Planning P/L  
PO Box 334 Tewantin

File # R 400

Date: 20/5/94 Rec # 361755



Ref 621-3

R 480

Shire Clerk  
Noosa Council  
PO Box 141  
Tewantin 4565

Dear Sir,

**RE: REZONING APPLICATION - AUSTRALIAN AIRLINES LTD  
LAKE WEYBA DRIVE NOOSAVILLE**

In regard to the above please find attached:-

- \$2000 application fee
- completed application form
- Plans of Development numbers 621/2 and 621/1.

As Council are aware the use of the airstrip commenced with a Town Planning Consent Permit TPC 503. This approval lapsed as a result of a permit condition which limited the life of the approval.

Accordingly it is necessary to apply to Council to reinstate the approval and this is the purpose of this application. This application doesn't seek to expand the use by way of additional facilities.

In view of the circumstances behind the application my Client requests that Council accept a reduced application fee and in this regard \$2000 has been submitted to cover Councils costs.

I note that the rezoning application maybe construed to require an Environmental Impact Statement. However as the rezoning is purely an administrative procedure and doesn't involve any construction work we ask Council not to require an EIS.

The purposed rezoning accords with Council Strategic Plan which designates the subject land for airport usage.

Vehicle access to the site is currently over the adjoining Lot 2 RP 160983 which is owned by Contrary to the public interest  
It is proposed to formalise this access or make alternate access arrangements.

If you require any additional information in this regard please call me.

Yours faithfully,  
NOOSA TOWN PLANNING PTY LTD

Contrary to the public interest

12/5/94



LAND DETAILS

Postal address (list all road frontages) Lake Weyba Drive  
Noosaville 4566

Real Property Description Lot 1 RP 160983 & proposed easement in  
Lot 2 RP 160983

Parish of Weyba Area of land ABT 15 Ha.  
Airport

Use currently made of land or previous use if now vacant

PROPOSAL DETAILS

Existing zone Rural Pursuits

Proposed zone Special Facilities (airport as shown on  
plan of development)

Use(s) intended to be made of the land following rezoning, including whether subdivision is proposed Airport



Please accompany your application with four copies of relevant plans, fee and a letter or report addressing reasons for making application, other information in support of the proposal and, where relevant, compliance with Town Planning Scheme provisions.

OWNER DETAILS

Full name of land owner Qantas Airways Limited- AUSTRALIAN AIRLINES LTD

Full address of land owner [Redacted]  
CONTRARY TO THE PUBLIC INTEREST

Signature(s) under seal if company DIRECTOR, [Redacted] Phone (Bus Hrs) 02-691-1843  
SECRETARY, [Redacted] Date 21.4.94  
CONTRARY TO THE PUBLIC INTEREST



APPLICANT DETAILS

Full name of applicant Qantas Airways Limited AUSTRALIAN AIRLINES LTD.

Full address of applicant C/- Noosa Town Planning Pty Ltd  
PO Box 334 Tewantin 4565  
CONTRARY TO THE PUBLIC INTEREST Phone (Bus Hrs) 074 499929

Signature(s) under seal if company DIRECTOR, [Redacted]  
SECRETARY, [Redacted]  
CONTRARY TO THE PUBLIC INTEREST



AMOUNT .....

RECEIPT NO. ....

DATE .....

NOOSA COUNCIL

Pelican Street Tewantin (PO Box 141 Tewantin Q 4565)  
 Phone (074) 49 5228 Fax (074) 47 1062 DX 41952



Contrary to the public interest

5.1.94

8

Airport — as is for approval

B Rezoning Special Facilities, (Airport) Plan of Development  
Plan of existing strips & Buildings

EIS — Theoretically required but applicant should apply for waiver.

Conditions — Hours & size of aircraft.  
Bitumen sealed carparking landscaping

Access — Coldler conditions of rezoning  
~~Bitumen seal~~

G Fees: \$2000

Advertising — Consultancy

Consultant. to talk to me

Press Release

**QANTAS**

Qantas Airways Limited  
Qantas Centre, Bldg. A/5  
203 Coward Street  
Mascot 2020 Australia  
Telephone: 691 1843  
Fax: 691 1853  
Site: SYDNNQF

Contrary to the public interest  
Real Estate Manager

Timing 6 months likely from oppn.

Australia can sell approval  
(awaiting gazette)

Write to [redacted]

& send form.

Attachments  
Consultancy

&  
R2 Form.

TRC. 503

7141/3 TRP

Contrary to the public interest

REF M

Notation...  
to a zone...  
within...  
G that...  
210017

Lot 7 - roll banner  
Lot 8 - Kings  
Lot 9 - N4E  
Lot - Foster & Sun



John Kelly (495.247)  
00724

29 November, 1995

Contrary to the public interest

REAL ESTATE CONTROLLER  
QANTAS AIRWAYS LIMITED  
203 COWARD STREET  
MASCOT NSW 2020

Dear Contrary to the public interest

Thank you for your letter of 8 November 1995 enclosing a copy of the proposed Licence Agreement between Contrary to the public interest and Qantas Airways associated with the access to the Noosa Airstrip.

I have referred this proposal to our Planning Department for its consideration as to its suitability to satisfy the rezoning requirements. Preliminary assessment suggests that this arrangement will not be satisfactory because it has a finite term associated with it, unlike the rezoning of the airstrip land which will be a permanent legal change of land use rights.

Assuming Council were to accept the five plus five licence the situation that exists now could be replicated in 10 years time. The difficulties and associated costs with resolving this problem in 10 years time would be significantly magnified, particularly if developmental works were undertaken at the airstrip during the term of the Licence.

As I have indicated above I have referred the draft Licence to our Planning Department for their comment and I will contact you when these have been received. However it is my strong recommendation to you that you secure a permanent arrangement that will resolve this access problem once and for all.

Yours faithfully,

Contrary to the public interest

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



401

PLACED ON FILE  
14/11/95

8 November, 1995

QCC5.096.0012.NSA

RECEIVED  
13 NOV 1995  
NOOSA SHIRE COUNCIL

Contrary to the public interest

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

Dear Contrary to the public interest

Thank you for your letter of 20 October, 1995 regarding the formalisation of the easement/licence agreement for access to the Noosa Airstrip.

We have requested Contrary to the public interest consideration of an indefinite agreement so as to conform with Council's rezoning process. Attached is his solicitor's response. As you can see, Contrary to the public interest is not prepared to agree to an indefinite arrangement. We are not able to negotiate any further term than the 5 + 5 already agreed. I would appreciate your comments on his concerns and how we might be able to resolve this matter.

Also enclosed is a copy of the current draft agreement between the two parties. There are still a couple of matters to be resolved. Please advise if this draft would meet Council's requirements.

Yours faithfully,

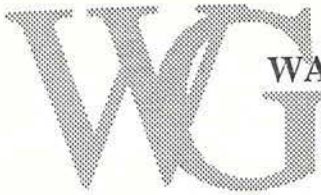
Contrary to the public interest

REAL ESTATE CONTROLLER

FILE 00724  
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95 21365

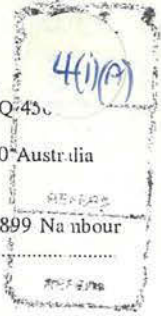
Released under the RTI Act  
Noosa Council





**WARREN GARDINER & CO**  
**S O L I C I T O R S**  
**& N O T A R I E S**

Suite 5, First Floor, Dodds Place  
 104-106 Currie Street, Nambour Q. 4560  
 Postal Address:  
 P.O. Box 213, Nambour Q. 4560 Australia  
 ☎ (074) 41 4844  
 ☎ International +61-74-41 4844  
 Facsimile: (074) 41 2182 DX: 41899 Nambour



Principal: Contrary to the public interest

Your Ref:

3rd November, 1995

Our Ref: WG:AC:956107

The Real Estate Controller

Contrary to the public interest  
 Qantas Airways Limited  
 Building QCC5  
 203 Coward Street  
 MASCOT NSW 2020

FAX NO: 02 691 1853

Dear Sirs

RE: NOOSA AIRPORT - ROAD LICENSE

We acknowledge receipt of your faxed message of 27th October 1995, which we have referred to our client.

We have discussed the matter at length with our client, and we are instructed to advise that an indefinite agreement as you propose is not acceptable. An indefinite and/or road license in perpetuity, in fact is the same as an easement. If registration is involved, then we are talking about an easement.

Our client is not willing to have his property so encumbered, as the same would have a detrimental effect on any further development of the area.

Such being the case, we would respectfully suggest that you go back to Council, and indicate that all you can negotiate is what our client has offered. We would also suggest that you get something in writing from Council setting out the basis upon which they require such permanent access.

It is noted in the past, no permanent agreement whatsoever was in existence in relation to the previous development consent.

Contrary to the public interest

We await your further advices.

Yours faithfully  
WARREN GARDINER & CO

Contrary to the public interest





## LICENCE AGREEMENT

This agreement is made on the \_\_\_\_\_ day of \_\_\_\_\_ 1995.

**BETWEEN:** Contrary to the public interest  
State of Queensland ("Licensor")

**AND:** **AUSTRALIAN AIRLINES LIMITED** (ACN 008 642 886) of  
203 Coward Street, Mascot, New South Wales ("Licensee")

### INTRODUCTION

- A. The Licensor is the registered owner of certain realty at Noosa described as Lot 2 in Registered Plan Number 160983 being the whole of the land comprising of Title Reference number 15890109.
- B. The Licensee desires to enter into a Licence with the Licensor for access over the area marked as Easement A annexed hereto as Annexure 'A'.
- C. The Licensor is prepared to grant the Licence referred to in Recital B on the terms and conditions contained in this Licence.

### IT IS AGREED

#### 1. GRANT OF LICENCE

The Licensor hereby grants to the Licensee an exclusive Licence to enter upon and use the area set out in Annexure A as amended from time to time "the Licensed Area") for the purposes of access and egress to the Licensee's property for purposes related to its business as an airline operator, and described as Lot 1 in Registered Plan Number 160983, provided always that the exclusive licence granted by the Licensor to the Licensee of the licensed area, shall not exclude the joint use of the licensed area by the Licensor, or his agents servants or invitees for the purposes as stated in Item 5 of the First Schedule.

#### 2. TERM AND RENEWAL

- 2.1 The term ("Term") of this Licence is for a period of five (5) years commencing from the date hereof.

2.2 The Licence will be automatically renewed for a further period of five (5) years, unless otherwise terminated by either party by twelve (12) months notice in writing prior to the expiry of the then current term or superseded by a new licence agreement pursuant to Clause 6.

### 3. LICENCE FEE

3.1 The Licensee agrees to pay to the Licensor during the term of this Licence the Initial Licence Fee referred to in Item 7 of the First Schedule in the manner which the Licensor may specify in writing from time to time. Unless otherwise provided, the Licence Fee shall be payable annually in advance on the commencement date of this Agreement and thereafter on each anniversary. All payments should be made to the Licensor at P.O. Box 354, Noosa Heads, Queensland, 4567 or as otherwise directed by the Licensor in writing.

3.2 The Licensee agrees to pay to the Licensor in the same manner and upon the same days as the Initial Licence Fee increases in the Licence Fee effected in accordance with Item 8 of the First Schedule.

### 4. INDEMNITY

The Licensee indemnifies and shall keep indemnified the Licensor from and against all actions, claims, demands, losses, damage, costs and expenses incurred by the Licensor for which either the Licensor or the Licensee may become liable in respect of or arising from:

(a) loss of or damage to any property (including, without limitation, aircraft);

(b) injury to any person,

caused by:

(c) an act, negligence or default of the Licensee or of the Licensee's employees, agents, invitees, contractors or sub-contractors; or

(d) the operation of any equipment, machinery or thing by the Licensee, its employees or agents (other than the negligent operation of any equipment, machinery or thing by an employee or agent of the Licensor)



#### 4. LICENSEE'S OBLIGATIONS

The Licensee shall:-

- (i) **Stamp duty:** Pay any stamp duty payable on this Licence in accordance with the laws of the applicable State;
- (ii) **Permitted use:** Use the property for the purpose specified in Item 5 of the First Schedule and for no other purpose without the prior written approval of the Licensor;
- (iii) **Assignment:** Not assign any right, privilege or benefit or obligation arising or which may arise from this Licence without the prior written consent of the Licensor;
- (iv) **Insurance:** Effect and keep current during the term of this Licence a policy of insurance with a reputable insurer against any liability which may arise under this agreement, such insurance to be sufficient to meet any claims for which it might be liable in an amount of at least ten million dollars (\$10,000,000) for any one occurrence, and Licensee shall note the interest of and name Qantas as an additional named assured and provide a certificate of currency upon demand;
- (v) **Repair & Maintenance:** To maintain the road to a reasonable all weather standard excepting during flood periods to a standard commensurate with the standard of the licensed area at the commencement of this licence.
- (vi) **Legal costs:** The Licensee will pay on demand all the Licensor's reasonable legal costs associated with the preparation, execution, completion and enforcement of this Licence agreement.

#### 6. NO TENANCY

The Licensee acknowledges that the rights and privileges hereby conferred shall rest in contract only and nothing in this Licence shall be construed as creating a tenancy or conferring on the Licensee any estate or interest or exclusive right of occupation in the Licensed Premises.

#### 7. GOVERNING LAW

This agreement shall be governed and construed by the laws in force in the State of Queensland and the parties irrevocably submit to the jurisdiction of the courts of Queensland.

8. NOTICES

Any notice or other communication, which either party desires or is required to give to the other party, shall be faxed, delivered or mailed by pre-paid post:

If to Australian Airlines to:

Real Estate Manager,  
C/- Qantas Airways Limited,  
Level 5, Building C,  
14-16 Bourke Road,  
MASCOT NSW 2020

Fax: 02 691 1853

Contrary to the public interest



IN WITNESS WHEREOF, the parties hereto have executed this agreement effective as of the day and year first set forth above.

**Licensor**

SIGNED by Contrary to the public interest

.....

in the presence of :

.....

**Licensee**

SIGNED for and on behalf of  
AUSTRALIAN AIRLINES LIMITED by

.....

in the presence of :

.....

Release under the RTI Act  
Noosa Council



FOLIO: 2-4.

HAS BEEN TRANSFERRED TO: 00290

FROM: VARIOUS

TO: VARIOUS

DATED: VARIOUS

SUBJECT: PROPOSED STRUCTURE NOOSA AIRPORT.

DATE: 15/4/96

INITIALS: Contrary to the public inter



# Qantas Airways Limited

FAX Transmission

**From:** [Redacted: Contrary to the public interest]  
**To:** John Kelly  
**Company:** Noosa Council

**Date:** October 13, 1995  
**Time:** 3:05 PM  
**FAX #:** 074 47 1062

**Message:**

I understand you have a Council meeting scheduled for Monday morning and I wanted to give you an update on our progress regarding the rezoning application for the Noosa Airstrip.

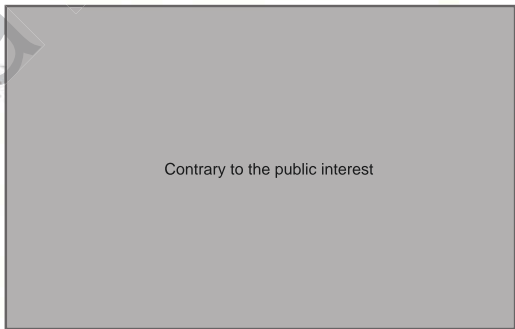
We have reached agreement with [Redacted: Contrary to the public interest] regarding the registration of the easement and a draft document has already been forwarded to his solicitors for comment. He has agreed to a 5 year licence agreement with a further 5 year option.

It would be appreciated if you could confirm that the term over the easement will co-incide with the term relating to the zoning application granted to Australian Airlines.

FILE: 00724

OFFICER	ACT
PKU	

R 480  
 CTS. CAND



959847  
 VOICE: 691 1843 FAX: 691 1853

203 Coward Street, Mascot, NSW, 2020, Building C, Level 5, 12-14 Bourke Road,, Mascot.

