



AGENDA

Planning & Environment Committee Meeting

Tuesday, 11 August 2020

commencing at 9.30am

Council Chambers, 9 Pelican Street, Tewantin

Committee: Crs Brian Stockwell (Chair), Karen Finzel, Clare Stewart, Tom Wegener

“Noosa Shire – different by nature”

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REPORTS FOR CONSIDERATION OF THE COMMITTEE

1 MCU19/0117 DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR VISITOR ACCOMMODATION - TYPE 3 AT 500/90 BEACH ROAD, NOOSA NORTH SHORE

Author Development Planner, Tara Norley
Environment and Sustainable Development

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Attachments 1. Proposal Plans
2. Wave Pool & Wing Pump Buildings

APPLICATION DETAILS	
Applicant	Teatree Property Pty Ltd c/ Pivotal Perspective Pty Ltd
Proposal	Material Change of Use - Visitor Accommodation - Type 3 Rural
Properly Made Date	23 September 2019
Information Request Date	23 October 2019
Information Response Date	31 January 2020
Decision Due Date	21 August 2020
Number of Submissions	Two
PROPERTY DETAILS	
Property Address	Beach Road Holiday 500/90 Beach Road, Noosa North Shore Qld 4565
RP Description	Lot 500 on SP215779
Land Area	148,700m ²
Existing Use of Land	Vacant
STATUTORY DETAILS	
SEQRP Designation	Regional Landscape and Rural Production Area
Locality	Noosa North Shore
Zone	Visitor Mixed Use
Overlays	Biodiversity (Environmental Protection Area) Natural Hazard (Bushfire, Acid Sulfate Soils) Koala Habitat Areas
Assessment Type	Impact

RECOMMENDATION

That Council note the report by the Development Planner to the Planning & Environment Committee Meeting dated 9 June 2020 regarding Application No. MCU19/0117 for a Development Permit for Material Change of Use - Visitor Accommodation - Type 3 Rural, situated at Beach Road Holiday 500/90 Beach Road, Noosa North Shore and:

A. Refuse the application for the following reasons:

1. The proposed development is not for Visitor Accommodation - Type 3 Rural as defined under the Noosa Plan because:
 - a) a Detached house and Entertainment and Dining Business Type 2 Recreation, amusement & fitness are proposed on the site;
 - b) alternatively a Detached house and an undefined use is proposed;
 - c) the proposed lagoon/wave pool does not constitute an 'ancillary use'; and
 - d) the proposal does not have a direct connection with the environmental or scenic values of site.
2. The proposed development is for:
 - a) a Detached house, being an inconsistent use in the Visitor Mixed Use Zone under the Noosa North Shore Locality Plan and requiring impact assessment; and
 - b) Entertainment and dining business - Type 2 Recreation, amusement & fitness, being an inconsistent use in the Visitor Mixed Use Zone under the Noosa North Shore Locality Plan and requiring impact assessment or
 - c) Alternatively an undefined use requiring impact assessment.
3. The proposal does not comply with the Strategic Framework and Community Vision or the Desired Environmental Outcomes of The Noosa Plan for visitor facilities and tourism in Noosa, as:
 - a) the proposed accommodation does not support a range of accommodation styles on the Noosa North Shore, is limited to one dwelling unit and is likely to undermine the planning scheme's strategy to limit visitor accommodation on the Noosa North Shore to key identified sites contrary to 1.7.8 c) of the Strategic Framework and 3.1.3 k) of the Desired Environmental Outcomes; and
 - b) the proposed lagoon/wave pool is at odds with the natural setting, is not low key and does not facilitate education and interpretation of the natural environment, and instead relies on built infrastructure as the tourist attraction contrary to 1.7.8 d) of the Strategic Plan and 3.1.3 k) of the Desired Environmental Outcomes.
4. The proposal does not comply with the Overall Outcomes a), e), g), h), r), s), u), and oo) and Specific Outcomes O1 and O9 of the Noosa North Shore Locality Code, as the proposal:
 - a) is not directly related to recreational experiences offered in the locality, which are based around the area's natural environment;
 - b) is not consistent with maintaining the locality's remote setting and undeveloped character being an area largely dedicated to conservation;
 - c) is likely to adversely impact on the amenity of visitors and residents on the Noosa North Shore;
 - d) is not secondary to its open space setting with a very low intensity and scale of operation;

- e) will undermine the ability of the North Shore to offer visitor accommodation;
 - f) is likely to require a large number of water tankers to initially fill and continue to top up the wave pool which will impact on other ferry users and residents along the road access; and
 - g) would result in significant adverse impacts on biodiversity, native vegetation, native fauna habitat, landscape quality, and ground water quality as a result of clearing, excavation and waste water disposal.
5. The proposal does not comply with the Overall Outcomes a) and c) and Specific Outcomes O3, and O35 of the Visitor Accommodation Code, as the proposal:
- a) is not of a scale and nature complementary and respectful to its surroundings, has not been designed to integrate with the natural landscape setting and will result in adverse environmental impacts;
 - b) is not compatible with and does not promote the natural environment.
6. The proposal does not comply with the Overall Outcomes a), b) c), d) and g) and Specific Outcomes O1, O3, O4, O7, O8, O11, O14, O15, O16, O18 and O19 of the Biodiversity Overlay Code, as the proposal would result in significant adverse impacts on the natural environment as a result of:
- a) clearing 1.24 hectares of threatened species habitat of high value regrowth vegetation;
 - b) the potential to pollute a wetland with high ecological values through waste water disposal.
7. The development proposal is inconsistent with the 2020 Noosa Plan, in which the land is zoned tourist accommodation, the provisions of which seek to restrict the subject land for visitor accommodation and to preserve the amenity of the area and natural vegetation in a similar manner to the 2006 Noosa Plan.
8. Since the time of lodgement of the development application the State mapping has been updated, the subject land being now mapped as a koala priority area and core koala habitat area in which development is prohibited under the *Planning Regulation 2017* to the extent it interferes with koala habitat.
9. There is no significant economic or town planning need for the proposed development.
10. There are no discretionary matters which would warrant approval of the proposed development.
- B. Note the report is provided in accordance with Section 63(5) of the *Planning Act 2016*.

REPORT

1. PROPOSAL

The application seeks approval for a Material Change of Use for Visitor Accommodation – Type 3 Rural. The proposal includes a 327m², two storey, 2 bedroom dwelling and a 4,000m² lagoon/wave pool. The dwelling, located in the south western corner of the site, includes living spaces, a games room and two bathrooms on the ground floor, and two bedrooms, two ensuites and a kitchen/living area on the upper level.

The proposed lagoon/wave pool will cover an area of approximately 4,000m², and is located in the south eastern corner of the site, approximately 180 metres from the proposed dwelling. The proposed lagoon/wave pool is to be accessed from the dwelling by vehicle via the existing bushfire access track, or by foot via an existing walking track through the bush. The applicant

states that the lagoon/wave pool is for the use of guests of the dwelling only, and is not proposed to be opened up to the general public for use.

The applicant advises that the dwelling will accommodate up to 12 people at a time and there will be a maximum of 12 people permitted on the site at any time. It is noted however that the dwelling is two bedrooms only.

The application material did not include detailed design plans specific to the proposed design of the wave pool for assessment, rather plans for 'a similar designed lagoon' were lodged with the application material.

The application material states that the lagoon/wave pool will initially be filled by rainfall and supplemented by water tanker, with the pool levels to be maintained via two 280,000 litre water tanks (one to top up the lagoon/ wave pool, one for overflow to drain in to). The pool will vary in depth from 0 metres to 1.5 metres, and is proposed to be contained within walls approximately 2.0 metres in height in order to retain the proposed wave. The facility will also be fenced as per the requirements for pool fencing under the *Building Act*.

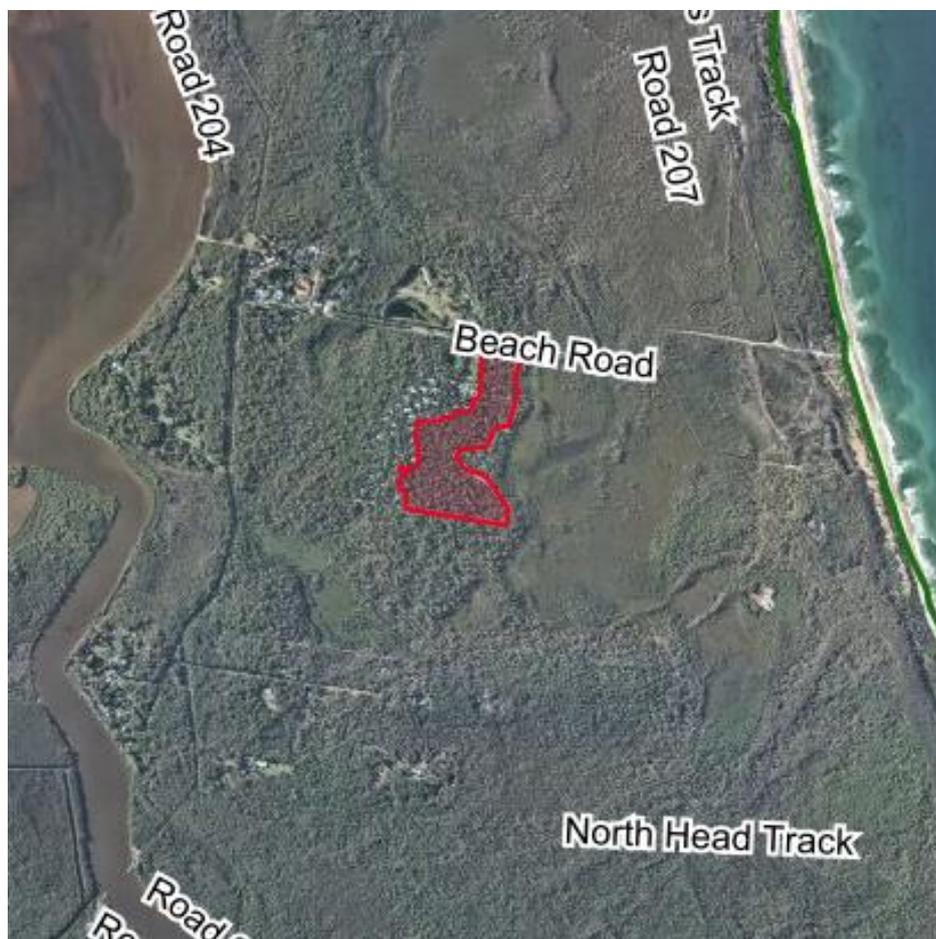


Figure 1: Locality



Figure 2: Site Plan

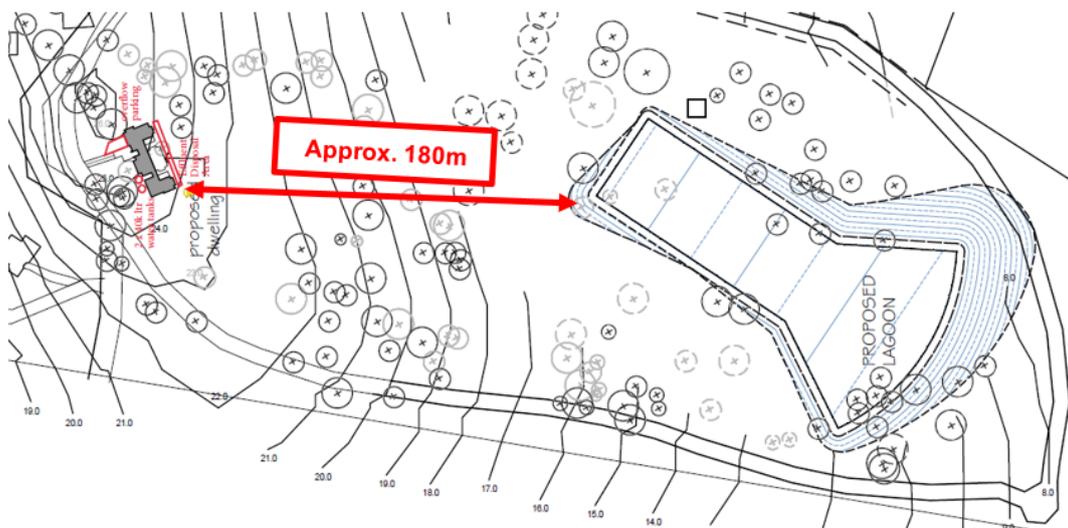


Figure 3: Extract of Site Plan

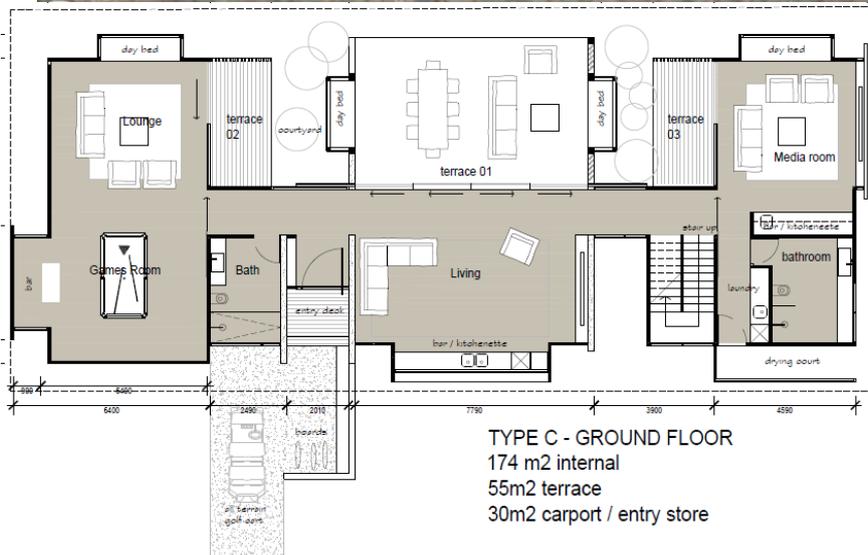


Figure 4: Ground Floor Plan

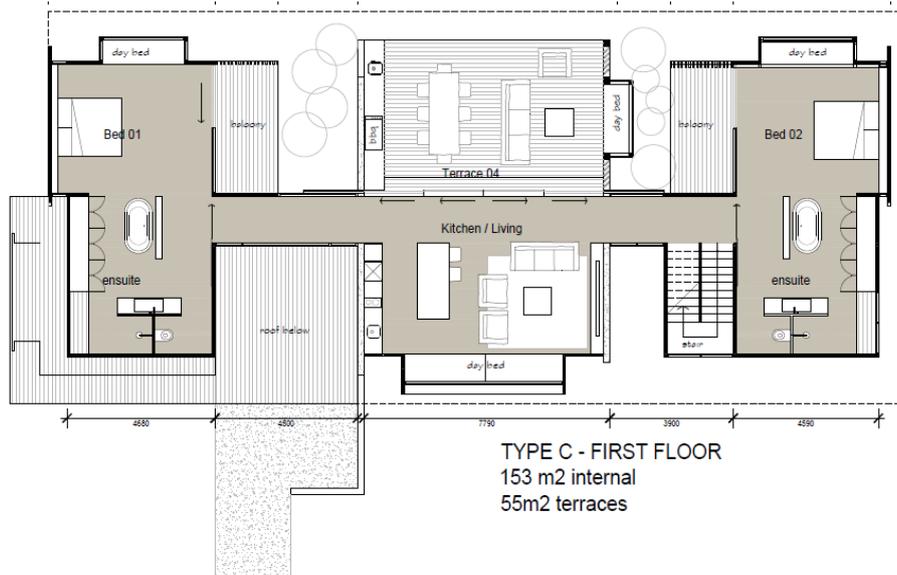


Figure 5: First Floor Plan





Figure 6: Elevations

2. SITE DETAILS

2.1. Background

Previous Approval

The subject site was previously part of a greater, master planned development, including the adjoining lot to the east and lots to the west of the site (refer to Figure 7). In October 2004, Council issued a Preliminary Approval for a Material Change of Use for Development in accordance with the 'Noosa North Shore Eco-Tourism Portal Development Code' (Portal Code) (132003.221037), which allowed for a four stage development supporting visitor accommodation for up to 400 persons and associated services on the master planned site. The Portal Code overrode the provisions of the superseded 1990 Planning Scheme (the Scheme prior to the current Noosa Plan), and required further applications to be lodged for each stage of the development for assessment against the Portal Code.



Figure 7 – Land area subject to the original master planned Preliminary Approval

The site was subdivided in 2007 in accordance with the Portal Code, creating eastern and western visitor precincts, with the remaining site area dedicated as conservation land in the form of two separate lots (refer to Figure 8).

The subject site and adjoining lot to the west, known as Noosa North Shore Beach Houses, form the eastern visitor precinct (refer to Figure 8). Noosa North Shore Beach Houses were developed with 48 visitor accommodation cabins in 2007. The subject site was proposed to be developed in 2008 as stages 3B and 4, and was to include a total of 42 holiday homes.

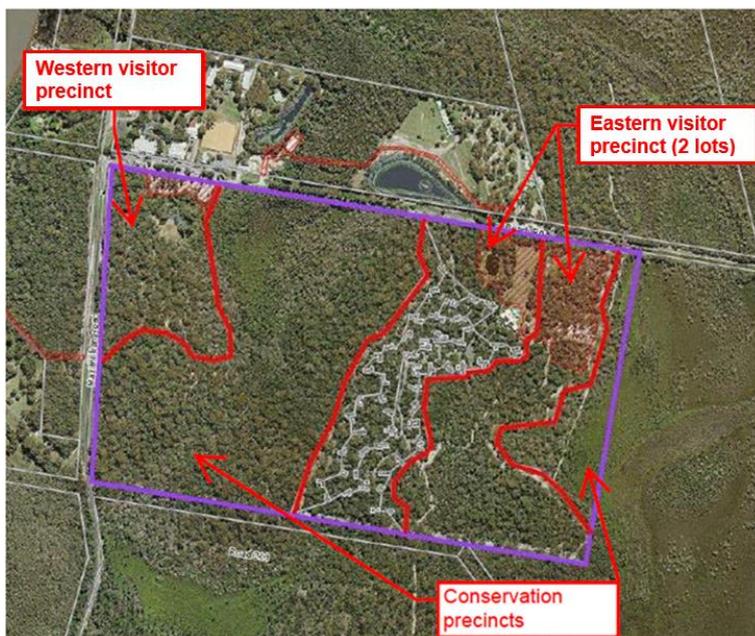


Figure 8 –Precincts created by the Preliminary Approval

In October 2008 the original developer, Petrac Company, went into liquidation and receivers were appointed to the Noosa North Shore Project. Since that time, the remaining undeveloped parcels of land, including the subject site, have been sold to individual entities. In October 2014, the Preliminary Approval over the site lapsed, and as such, The Noosa Plan supersedes the Portal Code as the document against which development on the subject site is to be assessed.

Pre-lodgement Meeting

The applicant attended a Pre-lodgement meeting with Council in 2017 to discuss a proposed Visitor Accommodation – Type 3 Rural and Open Space – Type 1 Sport and Recreation development on the subject site. The proposed Visitor Accommodation use was ‘...*anticipated to develop the beach houses (stages 3 and 4) at a similar density to what was previously approved on the site*’, whilst the proposed Open Space use included:

‘an active recreation use (wave pool), taking up a maximum of 2 hectares of area, with the final design to be configured subject to installer requirements.

‘...for use predominantly by visitors staying at the visitor accommodation beach houses and some restricted use by the public. It is anticipated there will be 2-3 paid maintenance and staff supervising the pool.’

The applicant was informed through the pre-lodgement process that the proposed wave pool was contrary to the outcomes sought for the site and the Noosa North Shore. A number of issues were raised with the applicant during the meeting including:

- The proposed tourist attraction is at odds with the natural wilderness setting of the Noosa North Shore where any tourist activities are to be low key and nature based.
- The proposal’s impact on the site’s environmental values as the wave pool would require extensive clearing of significant vegetation and earthworks to construct.
- The proposed wave pool would likely result in significant waste waters and concern is raised about appropriate treatment and the volume of water.
- The size of the wave pool would likely require a large number of trucks to fill initially impacting on the ferry, other users of the ferry and residents/visitors to the Noosa North Shore, albeit temporarily although the timeframe is unknown. Similarly ongoing topping up of the wave pool may also have similar ongoing impacts.
- Further information is needed to understand the potential noise impacts to nearby visitor accommodation from any mechanical equipment used to generate the wave action.

2.2. Site Description

The subject site is a 14.85 hectare irregular shaped lot, with a gentle slope from west to east. The site is encumbered by a 3.8 hectare easement in the northern portion of the lot, created for the purposes of treated effluent disposal associated with the Noosa North Shore Retreat and associated properties on the northern side of Beach Road (Easement A on SP207336. The subject site contains a storage shed and water tanks in the northern portion of the lot, and the lot is heavily vegetated. A 20m wide cleared access / bushfire hazard reduction track runs along the eastern and southern boundary of the site. The site is mapped as containing biodiversity and koala habitat. The vegetation on the site is classified as Category C high value regrowth vegetation, and the vegetation community is in good condition, with limited weed incursions. The surrounding Regional Ecosystem is habitat for threatened species, including Glossy Black Cockatoos, koalas, wallum rocketfrog and swamp crayfish.

2.3. Surrounding Land Uses

The subject site is bordered to the west by the Beach Road Holiday Homes development, comprising 48 eco-cabins offering short term visitor accommodation. To the immediate east is the Beach Road Bushland Reserve, whilst further to the east and south of the site is the Great Sandy National Park. On the northern side of Beach Road is the Noosa North Shore Retreat, providing short term visitor accommodation in a range of styles. The site is a 2 minute drive from the Noosa North Shore Ferry and 3 minute drive to the beach (first cutting).

3. ASSESSMENT

3.1. Instruments for Statutory Assessment

Under the *Planning Act 2016* the application must be assessed against each of the following statutory planning instruments to the extent they are relevant to the development:

- State Planning Policy;
- South East Queensland Regional Plan;
- Planning Regulation 2017;
- The Noosa Plan.

3.2. State and Other Statutory Instruments

State Planning Policy

The Noosa Plan is generally consistent with the State Planning Policy July 2017 (SPP) and the SPP raises no further issues relevant to the proposed development.

South East Queensland (SEQ) Regional Plan

The site is located within the Regional Landscape and Rural Production area of the SEQ Regional Plan. This designation protects natural assets and land from inappropriate development, particularly urban or rural residential development. The proposal does not trigger assessment under Schedule 10, Part 16 of the *Planning Regulation 2017* in relation to development in SEQ regional landscape and rural production area, due to the limited gross floor area proposed for the development.

Planning Regulation 2017

At the time of lodgement of the application, the proposal did not trigger any assessment under the *Planning Regulation 2017*.

Changes to planning framework – South East Queensland Koala Conservation Strategy 2019 - 2024

It is noted that since the lodgement of this application, the Queensland Government has released new koala habitat mapping for South East Queensland to support the implementation of the South East Queensland Koala Conservation Strategy, and amended koala conservation protections within the planning framework. This mapping replaces previous koala assessable

development area mapping. Under the new mapping, the subject site is now mapped as a Koala Priority Area and Core Koala Habitat Area (refer to Figure 9). On 7 February 2020, development interfering with koala habitat in koala priority areas and koala habitat areas became prohibited development under the *Planning Regulation 2017*. This means that an application for the proposed development could not be lodged today.

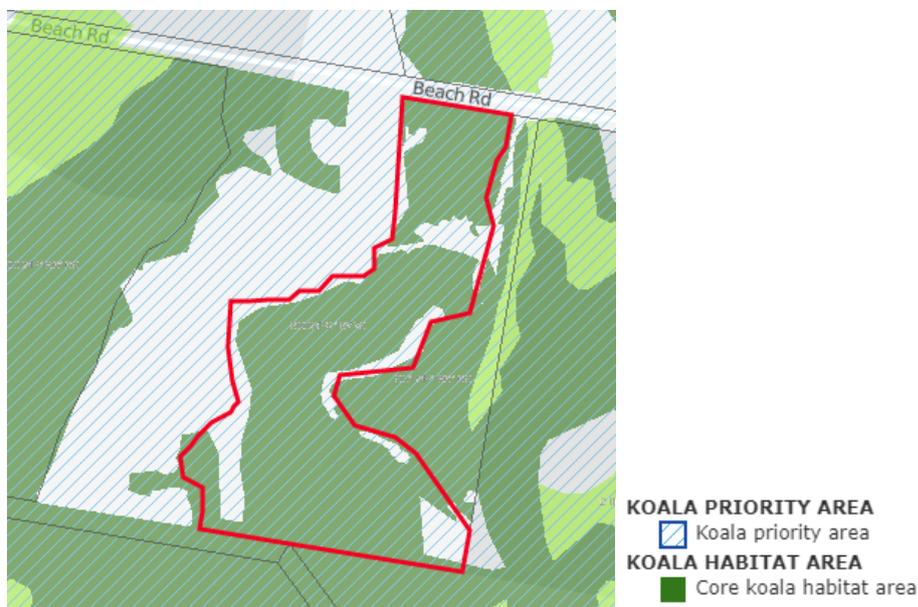


Figure 9: Planning Regulation 2017 Koala Habitat Mapping (from 7 February 2020)

3.3. Statutory Instruments – Planning Scheme

The subject site is located in the Noosa North Shore Locality under The Noosa Plan and is zoned Visitor Mixed Use. Visitor Accommodation Type 3 – Rural is a consistent use within the Visitor Mixed Use zone, requiring an impact assessment application process. As such, the application must be assessed against the whole of The Noosa Plan to the extent the provisions are relevant to the development.

Proposed Use

Dwelling

‘Visitor Accommodation Type 3 – Rural’ under The Noosa Plan is defined as:

The use of premises for short-term accommodation where accommodation has direct connection with the rural production, environmental or scenic values of the premises. The use includes a cabin park, guesthouse or retreat located in a rural setting and host farm offering rural experiences.

The proposed use is not considered to comply with the definition of ‘Visitor Accommodation Type 3 – Rural’, as the proposal is for a single detached dwelling and does not include ‘a cabin park, guesthouse or retreat located in a rural setting and host farm offering rural experiences’.

The proposal does also not have a direct connection with the environmental or scenic values of the premises, with the proposed dwelling proposed in association with a mechanical wave pool.

The proposed dwelling unit is better defined as a Detached House:

Detached house means the use of premises for a single dwelling unit which comprises the whole of the building on one lot. The term includes uses and works incidental to and associated with the detached house. The term includes the temporary use as a display home or removal home. The use may include a secondary dwelling not exceeding 65m² in area. The use is not divided further.

The original application material included statements from the applicant that the dwelling would be used by the owner *'for himself and family for short stay accommodation'* and that the owner *'does not intend to let the house out into the letting pool'*.

The applicant was informed through the Information Request process that Council officers consider the use to be a Detached House. Within the Visitor Mixed Use Zone under The Noosa Plan, a Detached House is identified as an inconsistent use. The applicant responded to the Information Request stating the dwelling *'would be used for no more than 3 months consecutively by the owner and his family. Outside of these times, the building would be rented out to private individuals wanting to stay at the house and use the lagoon'*.

Under The Noosa Plan, a Detached House can be utilised for either short-term or permanent accommodation, so therefore may still be utilised as visitor accommodation in an appropriate location.

Lagoon/Wave Pool

The proposal also includes a 4,000m² lagoon/wave pool as an 'ancillary recreation use' to the dwelling. It is considered however, that the lagoon/wave pool will be the main attraction for visitors to the site, and therefore is not considered ancillary to the proposed dwelling unit. The proposed lagoon/wave pool also does not have any direct connection with the environmental or scenic values of the site, as required by the definition of 'Visitor Accommodation Type 3 – Rural' under The Noosa Plan.

'Ancillary uses' under the planning scheme refers to uses ancillary to the lawful use on the site. The term 'ancillary' is defined by The Noosa Plan as:

'Ancillary means associated with, but incidental and subordinate to'

The proposed 4,000m² lagoon/wave pool is not incidental and subordinate to the dwelling proposed. As such, the lagoon/wave pool is a separate land use, and is more appropriately defined as Entertainment and dining business - Type 2 Recreation, amusement & fitness:

Entertainment and dining business means the conduct of a business activity, where entertainment, amusement, recreation or meals are afforded. The term includes the following types:

Type 2 Recreation, amusement & fitness: The use of premises involving recreation or amusement activities, including cinema, health & fitness club, gym, sport activity or brothel.

Alternatively, the use may also be considered an 'undefined use'.

As the lagoon/wave pool does not meet the definition of 'Visitor Accommodation Type 3 – Rural' or constitute an ancillary use as defined under the planning scheme, the development is proposing two separate uses on the site. Under The Noosa Plan, an Entertainment and dining business - Type 2 Recreation, amusement & fitness use within the Visitor Mixed Use Zone or an 'undefined use' is an inconsistent use and would be required to go through an impact assessment process.

The applicant was informed through the Information Request process that Council officers do not consider the lagoon/wave pool to be incidental and subordinate to the dwelling, and that it is a separate use, and that the applicant has lodged the application for an incorrect use type. An application for a Material Change of Use for a Detached House and Entertainment and dining business - Type 2 Recreation, amusement & fitness, or alternatively, for an 'undefined use' is required. An Operational Works permit would also likely be required for the works necessary to construct the lagoon/wave pool.

Strategic Framework

The Strategic Framework and Community Vision of The Noosa Plan outlines the overall vision sought by the community of Noosa Shire by 2021 in regards to visitor facilities, including:

1.7.8 Visitor Facilities

- c) *A Visitor Mixed Use Zone also applies to the holiday accommodation centre in Beach Road, Noosa North Shore. This site will continue to provide a range of accommodation styles and commercial services to visitors to the Noosa North Shore area, though limited expansion is intended.*
- d) *Visitor attractions throughout Noosa Shire continue to be focused on natural assets such as the beaches, national parks, watercourses and foreshore parks. Other attractions such as the lakes, mountains, trail network and coloured sands assist in decentralising visitor activities away from the south-east corner of the Shire and offering visitors different experiences.*

The relevant Desired Environment Outcomes for the Noosa Shire under The Noosa Plan are as follows:

k) **TOURISM**

A tourism industry is developed and sustained by—

- i. being based on Noosa Shire's natural assets including the subtropical climate, the beaches, watercourses and foreshores, National Parks and bushland;*
- v. contributing to the economic wellbeing of Noosa Shire;*
- vi. providing educational or learning experiences that promote or enhance understanding of environmental or cultural heritage values and farming practices;*
- vii. benefitting local residents and enhancing residential amenity;*
- vii. development being supported appropriate infrastructure and services;*
- ix. achieving ecological, economic and social sustainability;*
- x. upholding Noosa Shire's international recognition for innovation and ecological sustainability;*
- xi. retaining a range of visitor accommodation choices including camping grounds, caravan parks, backpacker hostels, hotels, motels, resorts, B&Bs, guesthouses and serviced apartments;*
- xiii. recognising visitors often base their holidays on outdoor recreation activities including swimming, fishing, camping, surfing, four wheel driving, bush walking, horse riding, cycling and boating;*
- xiv. tourism development facilitating education and interpretation of the natural environment, culture and traditions of Noosa Shire;*

Careful management of land use is considered to be of critical importance on the Noosa North Shore. The subject site is identified as one of only five dedicated undeveloped visitor accommodation sites left in Noosa Shire, and one of only two sites specifically dedicated to low impact visitor accommodation on Noosa North Shore. The inclusion of this site into a specially zoned site for visitor accommodation recognises the site's importance in providing for future visitor accommodation and the provision of a mix of visitor accommodation types and tourist experiences. The development of the site for a single dwelling only is not consistent with the outcomes sought for the site to support Noosa's tourism economy.

The planning scheme's intent for tourism within the Shire is also to encourage tourism based on Noosa's natural assets (the climate, the beaches, National Parks and bushland etc.) and/or providing educational or learning experiences that promote or enhance understanding of Noosa's environmental values. The site has key environmental attributes and potential for providing a unique visitor experience, consistent with Noosa's sustainability values, however these attributes are not being fully utilised by the proposed development, instead relying on built infrastructure as the main drawcard to the site.

As such, the proposal does not achieve the overall vision and desired environment outcomes sought for the Noosa Shore under The Noosa Plan in regards to visitor facilities and the tourism industry.

Noosa North Shore Locality Code

The proposal is required to accord with the Outcomes of the Noosa North Shore Locality Code. The relevant Outcomes are stated and discussed below.

Overall Outcomes

- a) *New uses and works are located, designed and managed to—*
 - i) *be compatible with other uses and works;*
 - ii) *maintain the safety of people and works;*
 - iii) *avoid significant adverse impacts on the amenity enjoyed by users of other premises, including acoustic and visual qualities; and*
 - iv) *avoid significant adverse effects on the natural environment, including native habitat removal, fragmentation and attrition;*
- e) *Development is secondary to and dominated by its open space setting with a very low intensity and scale of operation;*
- g) *Maintenance of the locality's remote setting and undeveloped character are achieved by—*
 - i) *a priority emphasis on conservation outcomes for the locality;*
 - ii) *ferry access;*
 - iii) *limited standards of access across the locality;*
 - iv) *avoiding the construction of a vehicular bridge across to the Noosa North Shore;*
 - v) *retention of existing vegetation with clearing kept to a minimum;*
 - vi) *ecologically sustainable management of recreational visitors and activities; and*
 - vii) *development areas limited to existing pattern, with no increase in the number of privately owned lots; and*
 - viii) *visitor accommodation and services are limited to existing type and scale; including general store, hotel, caravan park, camping grounds and built accommodation;*
- h) *The locality maintains its substantially natural state, with little effect from development;*
- r) *Noosa North Shore offers accommodation for visitors to the locality in two areas:-*
 - i) *the campground located on the beachfront; and*
 - ii) *accommodation located east of Lake Cooroibah off Beach Road;*
- s) *The scale and form of buildings and other structures are—*
 - i) *closely related to the setting and existing buildings;*
 - ii) *designed to be responsive to the informal coastal and riverside character of the locality;*
 - iii) *integrated into the landform and landscape; and*
 - iv) *consistent with the amenity and safety expectations of the community;*
- u) *Development offering Visitor accommodation and services is low key to avoid changes to the character as a result of excessive visitor numbers and adverse environmental impacts from over-use;*
- oo) *For the Visitor Mixed Use Zone - Visitor accommodation with associated Business Uses serve visitors to the locality; where -*
 - i) *they are located within the existing allotment developed for Visitor accommodation and Business Uses with no further subdivision;*
 - ii) *they continue to provide the same level of accommodation and business services as existing;*
 - iii) *the premises are low impact, low density development forms of domestic scale;*
 - iv) *development has a distinct open space feel, reflecting the seclusion and values of the Noosa North Shore; and*
 - v) *the commercial attractions established at the sites are related to recreational experiences offered in the locality.*

Specific Outcomes

- 01 *Uses are located, designed and operated to avoid significant adverse changes to the light, air quality, noise, accessibility or other conditions enjoyed by users of associated, adjoining or nearby uses.*
- 09 *There are no significant adverse effects on biodiversity, native vegetation, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to -*
- a) changes to natural drainage;*
 - b) disturbance of the dune system and wetland system;*
 - c) management of fire risk;*
 - d) erosion and the transport of sediments off site;*
 - e) unmanaged public access;*
 - f) effluent disposal;*
 - g) changes to fauna habitat and behaviour; and h) disturbance of buildings and features, including natural features, of cultural heritage significance*

The proposal does not achieve the above relevant Outcomes of the Noosa North Shore Locality Code. The inclusion of a 4,000m² lagoon/wave pool is not 'low key', and has the potential to result in adverse amenity and environmental impacts throughout the construction process.

The lagoon/wave pool is not low impact or of a domestic scale, and is not directly related to recreational experiences offered in the locality, which are based around the areas natural environment. The proposal is not consistent with the amenity expectations of the community, which anticipates that the area will retain its primary role as a coastal area largely dedicated to conservation, where development is secondary to and dominated by its open space setting, with a very low intensity and scale of operation. In addition, the development does not promote the natural environment of the area, instead relying on built infrastructure as the main attraction.

Vegetation Removal

The application material included an Ecological Assessment Report, which states:

A total of approximately 1.3ha of vegetation mapped as an Environmental Protection Area under Noosa Plan 2006 is proposed to be cleared/modified to locate the lagoon and the proposed new dwelling inclusive of bushfire safety setbacks to achieve a BAL 29 AS 3959:2018 construction Standard (12m APZ).

Approximately 0.15ha is required to be cleared to accommodate the new dwelling unit.

Approximately 1.15ha of vegetation mapped as an Environmental Protection Area under Noosa Plan 2006 and Category C vegetation under the VM Act 1999, is proposed to be cleared to accommodate the lagoon.

This calculation is based on the lagoon footprint only and has not considered additional vegetation which may require clearing to provide construction access and working areas outside of the lagoon footprint.

The proposal to clear 1.3 hectares of threatened species habitat of high value regrowth vegetation would result in significant adverse effects on the biodiversity, native vegetation, native fauna habitat and landscape quality of the site. Visitor accommodation on the site is expected to integrate with the landscape and retain existing vegetation with limited clearing.

Noise

The application material included an Environmental Noise Level Impact Assessment. Noise generating components of the proposal include people, pumps and the blowers used to generate the waves. It is noted that the noise data used for the Assessment was not specific to the design

of the lagoon/wave pool proposed on the site, and as such, the accuracy of the data cannot be verified. The report states:

The blower source noise data was extracted from a report prepared for a wave lagoon (believed to be of similar size) at Palm Springs, California.

To be able to operate the wave lagoon from 0500 to 2200 hours daily, based on the source noise data available to the consultant at the time of preparing this report, all plant and equipment must be located inside a concrete structure (or equivalent) with a minimum Rw 50. Whilst it is most likely that the wave lagoon will only be used during daylight hours, this could be as early as 0500 hours in the summer. There is also a small likelihood that the wave lagoon could be used during the evening, up to 2200 hours.

It is noted that the noise report has been produced based on information for a lagoon/wave pool 'believed to be of a similar size' as the proposal, and as such, is not specific to the pumps that will be used for the proposal. In addition, the report states that in order to comply with noise levels for the locality, the plant and equipment will need to be located inside a concrete structure. The proposal suggests the pump house will be in the ground to a depth of 5m, requiring excavation within an environmentally sensitive area.

Council's Environmental Health Coordinator has reviewed the Environmental Noise Level Impact Assessment, and has stated that noise pollution will be generated from various sources related to the lagoon/wave pool, including mechanical plant noise, car-park related noise, human noise (e.g. shouting, laughing and screaming), and music/noise from external sound systems. The Environmental Noise Level Impact Assessment provided takes into account only mechanical and human noise. As such, the calculations in the Assessment do not account for all noise sources related to the lagoon/wave pool, and that it is likely that actual noise, when calculated during operational times, will result in ambient noise levels for the vicinity being exceeded.

From the material provided it is not clear that the proposed measures will satisfactorily mitigate noise for surrounding residents and visitors

Waste Water Disposal

It is proposed that the lagoon/wave pool will require (a minimum of) 2 x 280,000L tanks to be installed to maintain water levels. A Water Management Plan prepared by TOD was supplied with the application material and stated that one of the tanks would include an unsealed base for disposal of excess water via infiltration, and one would be used for storage to top up water levels as required.

A Groundwater Dependent Ecosystem Preliminary Impact Assessment prepared by North Coast Environmental Services (NCES) was also provided with the application material. In the preparation of the report, the author carried out a desktop assessment of the ecology values of the wetland ecosystem within the Great Sandy National Park. The report states:

'No information has been provided to the NCES regarding the proposed water quality of the overflow waters to be discharged from the wave pool holding tanks. It is unknown whether the wave pool will host natural freshwater or whether it will host ionised water from salt or chlorine additives. The TOD Water Management Plan presented with the application proposes that the discharge waters will be treated to remove either salt or chlorine additives but offers no further details regarding treatment methods and final water chemistry.'

'Sustained release of salinized (from salt or chlorine additives) discharge water would represent potential to influence local water chemistry which in turn may impact the composition and abundance of local groundwater organisms as well as floras dependent upon the groundwater.'

It is noted that the recommendations of the NCES Groundwater Impact report contradicts the recommendation in the TOD Water Management Plan in regards to the method for discharging waste water.

Filling the Lagoon/Wave Pool

The application material states *'The pool will be initially filled by rainfall and supplemented by water tanker. As per the water management report, the pool levels would then be maintained by the 2 x 280,000L water tanks.'* No information has been provided on the how the 280,000 litre 'top up' tank is proposed to initially be filled.

As a volume for the lagoon/wave pool has not been provided with the application material, an estimate of the water volume has been calculated based on an average depth of 0.75m, estimating the volume at 3,000,000 litres. At this volume, calculations indicate that if the pool relies on direct rain falling on the pool surface only in order to fill up, that under average weather conditions, the pool will either not fill or will fill very slowly (approx. 50mm per year), as average evaporation is approximately equal to average rainfall. As such, a large and statistically unusual rainfall event is required to fill the pool by this method.

If the lagoon/wave pool is required to be filled from empty by water transported to the site, it is estimated this would require approximately 300 water truck movements to and from the site, requiring the use of the North Shore ferry service. In addition, the 280,000 litre 'top up' tank proposed to maintain the water level is likely to require a supplementary water source (apart from excess runoff from the pool surface) in order to maintain pool water levels during extended dry periods, which would require additional water truck deliveries.

The proposal for filling the lagoon/wave pool via natural rainfall is not considered feasible, and it is likely that a supplementary water source would be required to fill the lagoon/wave pool and to maintain the water level. The requirement to deliver the water to the site would put undue pressure on existing North Shore infrastructure (including the road network and ferry service), and would likely impact on resident's amenity along the route, the regular operations of the service during construction, and potentially during dry periods where additional water will be required to maintain levels.

On 12 June 2020 the applicant provided further information stating:

If the filling of the pool is unable to be fully undertaken by natural rainfall as per TOD Engineering Consultants recommendations, the pool will be supplemented using a water tanker from a private property on The North Shore. The applicant also owns a property at 1 Noosa River Dr, which includes part of the river.

The proposal to utilise the private property at 1 Noosa River Drive for the filling of water trucks is not supported, as the lot is a small residential lot accessed via an easement over the adjoining property (refer to Figure 10). Approximately 300 water trucks accessing the site to retrieve water from the Noosa River would put undue pressure on existing North Shore infrastructure, predominantly Noosa River Drive, and would substantially impact on resident's amenity in this area.



Figure 10: 1 Noosa River Drive, Noosa North Shore

Visitor Accommodation Code

The proposal is required to accord with the Outcomes of the Visitor Accommodation Code. The relevant Outcomes are stated and discussed below.

Overall Outcomes

- a) *Visitor accommodation is compatible with and benefits from Noosa’s natural environmental values;*
- c) *The density and design of Visitor accommodation integrates with the urban or landscape fabric of its particular locality;*
- e) *Visitor accommodation is energy and water efficient;*

Specific Outcomes

- O3 *Visitor accommodation is at a scale and nature complementary and respectful to its surroundings and does not unduly impact on adjacent or surrounding land uses or the amenity of the surrounding area.*
- O35 *Rural accommodation is associated with rural production, agricultural pursuits and promoting the natural environment and takes the form of farmstays, bed and breakfasts, cabins, cottages or a small guest lodge.*

The proposed lagoon/wave pool is not compatible with and does not benefit from Noosa’s natural environmental values and is considered inappropriate development in this location. The lagoon/wave pool is not of a scale and nature complementary and respectful to its surroundings, and is not directly associated with promoting the natural environment as per the requirements of the code.

The proposal would result in significant adverse impacts on the natural environment, as discussed under the Visitor Accommodation Code and Biodiversity Overlay Code sections of this report.

Biodiversity Overlay Code

The subject site is mapped as containing Biodiversity (Environmental Protection Area and Noosa Watercourse) (refer to Figure 11) and Koala Habitat Areas (refer to Figure 12) and as such triggers assessment against the Biodiversity Overlay Code.



**Figure 11: Biodiversity Overlay
(Environmental Protection Area and Noosa Watercourse)**



Figure 12: Koala Habitat Area
■ Habitat Regrowth
■ Remnant Habitat

The vegetation on the site is classified as Category C high value regrowth vegetation representing Regional Ecosystem 12.9-10.4 which is described as *Open forest to woodland with Eucalyptus racemosa locally prominent on Cainozoic to Proterozoic sediments ± remnant Tertiary surfaces; other species can include Angophora leiocarpa, Eucalyptus siderophloia, Corymbia intermedia, Eucalyptus tindaliae with Lophostemon suaveolens, Melaleuca quinquenervia and Eucalyptus tereticornis on lower slopes.* The vegetation community is in good condition with limited weed incursions, mainly as a result of minor edge effects. The relic Scribbygums and Bloodwoods present good nesting values due to the presence of a variety of sizes of hollows with the shrubby understory providing cover and forage values for ground dwelling animals. The Regional Ecosystem is habitat for threatened species and this is reflected in its Environmental Protection classification, including Glossy Black Cockatoos, koalas, wallum rocketfrog and swamp crayfish.

The land drains directly to the National Park to the east south/east into a Palustrine wetland characterised by Regional Ecosystems 12.2.7, 12.2.9 and 12.2.12, representing surface expression and terrestrial ground water dependent ecosystems. The wetland being listed as a Wetland of High Ecological Significance on the Map of Queensland Wetland Environmental Values – a Matter of State Environmental Significance.

These ground water dependent ecosystems rely on presence of groundwater on a permanent or intermittent basis to meet all or some of their water requirements so as to maintain their communities of plants and animals, ecological processes and ecosystem services, be it at depth or at the surface. The land to the east of the proposed development is national park and includes wetlands and habitat for threatened species. Third party advice from Queensland Parks and Wildlife Services (QPWS) requires that the habitat values of the receiving waters and neighbouring lands are maintained and not impacted by the proposed development. If the proposed use of stored rainwater to fill the lagoon/wave pool were not found to be sufficient, QPWS does not support water extraction for topping up the lagoon/wave pool. Furthermore QPWS advises “any impact to the surrounding protected area and values, from neighbouring land use, is subject to consideration under the provisions of State and/or Federal legislation as relevant, with potential for significant fines and/or rectification orders.”

The land form of the site is deeply weathered soils of silty sand overlaid on a clayey surface. These soils are characteristically nutrient poor with the overlying vegetation and bacterial associations contributing nutrients for growth. Permanent changes in nutrient status of the soil properties can cause dieback upslope and contribute to declining ecological values in the

adjacent wetlands due to nutrient input and eutrophication. Many animals have adapted to the low nutrient status and their presence in these low nutrients systems is a product of natural selection and evolutionary processes. Disruptions to the nutrient cycles and water regimes can lead to local extinctions of fauna, some unique ones adapted to acidic and low nutrient environments (swamp crayfish and wallum rocketfrog) and permanent alteration of their habitats.

The proposal suggests the pump house will be in ground to a depth of 5m. A borehole log show soil sampling finished at 2m, with the one borehole showing a clayey layer at 1.6m. Penetrating this clayey layer a further 3m is not discussed in the proposal and raises concerns about the permeability of the clayey layer and ground water interception. The applicant has also stated the 2 x 280,000 litre water tanks (12m diameter x 2.5m high) would also be buried in proximity to the lagoon/wave pool. One of the tanks is proposed to dispose of waste water by infiltrating through the base. Excavations beyond 1.6m in depth will penetrate the clayey layer and could impact on ground water, acid sulphate soils and adjacent wetland values. Previously the applicant has advised no excavations below 8 AHD will occur and acid sulphate soils will not be encountered. Updated plans were provided on 12 June 2020 stating all cuts are located above the 5m AHD level.

The location on an ancient porous sand mass, coupled with the proximity to highly sensitive wetlands and their unique fauna, requires sufficient information to assess possible deleterious impacts on the ecological values of the site and its surrounds. The information provided with the application attempts to qualify the impacts but, due to missing information, uncoordinated reports or inadequate sampling, the veracity and accuracy of the information is unacceptable to support the proposal.

It is not possible to impose reasonable and relevant conditions on impacts which are yet to be defined. The proposal, in its current form, will clear 1.24 hectares of threatened species habitat of high value regrowth vegetation and could pollute a wetland with high ecological values. No information has been put forward by the applicant which adequately addresses these issues.

4. NEW NOOSA PLANNING SCHEME (31 JULY 2020)

The subject site is located within the Tourist Accommodation zone under the Noosa Plan 2020. An application for short-term accommodation would remain impact assessable under the new scheme. Noosa North Shore is identified as a key visitor area within the shire under the new Strategic Framework. The locality provides limited opportunity for future short-term accommodation development, with development being restricted to those areas zoned as Tourist Accommodation only. The provisions under the new scheme in relation to short-term accommodation and biodiversity values within this location remains similar to the provisions under the current scheme, therefore no change in the assessment or recommendation would result under the Noosa Plan 2020.

5. CONSULTATION

5.1. Referral Agencies

Not applicable

5.2. Advice Agencies

The application was forwarded to Queensland Parks and Wildlife Service (QPWS) for comment. QPWS provided the following statement:

...the land to the east of the proposed development is national park and includes wetlands and habitat for threatened species. The wetland being listed as a Wetland of High Ecological Significance on the Map of Queensland Wetland Environmental Values – a Matter of State Environmental Significance.

QPWS requires that the habitat values of the receiving waters and neighbouring lands are maintained and not impacted by the proposed development. To assist meeting this objective QPWS supports Council's information request particularly in relation to the following matters: acid sulfate soils, bush fire management, waste water disposal and its

potential effect on ground water dependant ecosystems, and the adequacy of the proposed water filling option (rainfall into tanks).

If the proposed use of stored rainwater to fill the lagoon were not found to be sufficient, QPWS does not support water extraction for topping up the lagoon.

Any impact to the surrounding protected area and values, from neighbouring land use, is subject to consideration under the provisions of State and/or Federal legislation as relevant, with potential for significant fines and/or rectification orders.

5.3. Other Referrals

The application was forwarded to the following external expert consultant:

- Switchback 48 Consulting, Water Management

5.4. Internal Council Referrals

The application was forwarded to the following internal Council officers:

- Ecologist, Development Assessment
- Coordinator Engineering, Development Assessment
- Principal Strategic Planner, Strategic Planning

5.5. Public Notification

The application was publicly notified for fifteen business days in accordance with the *Planning Act 2016*. Two properly made submissions were received. The following table provides a summary and assessment of the issues raised by submitters.

Matters Raised	Comments
<p>The Body Corporate of Beach Road Holiday Homes CTS 37583 lodged a submission stating that they had received legal advice that the proposed application requires the consent of the Body Corporate.</p> <p>The submission stated: <i>'we have been advised that the development of the subject land (lot 500) is governed by Schedule B of the Community Management Statement. The proposed development deviates significantly from Schedule B. A change to this schedule would require approval from the Body Corporate by resolution without dissent at a general meeting. Council must seek the consent of the Body Corporate prior to assessing this application. Please find attached a copy of the Community Management Statement. We invite Noosa Council to examine the document to confirm this view.'</i></p>	<p>The subject site is within the Body Corporate of Beach Road Holiday Homes. Legal advice was received on 7 July 2016 with respect to an application over the adjoining lot to the west, which included multiple lots within the Body Corporate of Beach Road Holiday Homes. The advice stated that as the change in use does not involve a change in use of common property, and no works are involved on common property as a result of the proposal, that Body Corporate consent is not required. Therefore, as the subject application does not involve a change in use of common property, and no works are involved on common property, this advice is also considered applicable to the current application.</p> <p>The matter of conflict with the current Community Management Statement (CMS) is not a relevant planning matter to be considered, and is for the Body Corporate to consider only.</p> <p>In addition, the applicant provided legal advice from SPM Law dated 20 March 2020 stating: <i>The Body Corporate has submitted that Council must seek the consent of the Body Corporate prior to assessing this application and this premise is fundamentally rejected. The proposed works are entirely within the boundaries of this lot and not upon Body Corporate common property. Council is not required to receive consent of the Body Corporate to consider this application. This is a submission made under the Planning Act 2016 and must be concerned with Council's assessment of</i></p>

	<p><i>the relevant application under those laws. It is submitted that the Body Corporate's assertion that Noosa Council is required to obtain the Body Corporate's consent to the proposed works is fundamentally wrong in law. Noosa Council is not a party to the CMS or a member of the Body Corporate. Such obligation does not appear in any applicable legislative provision. There appears to be no legal basis to make such an assertion.</i></p>
<p>Submission received raising concerns about 'fire break maintenance and allocation' between Lot 39 and Lot 500.</p>  <p>Figure 13: Lot 39 and Lot 500</p>	<p>Firebreak maintenance is the responsibility of the property owner. It is noted that the State has exempted clearing for certain fire management activities from local Council assessment.</p>
<p>Submission received stating: 'Beach Road Holiday Homes Body Corporate has assets and infrastructure located within Lot 500 due to original estate planning. These will require easements/access rights for the BC to maintain and utilise.'</p>	<p>The subject site is encumbered by 3.8ha Easement A in the northern portion of the lot. The Easement was created for the purposes of an irrigation area to be established, if/when required. This 3.8ha effluent irrigation area is based on a 2004 effluent disposal design for the development of the entire Visitor Mixed Use zone to full capacity, as envisaged under the Portal Code. The proposed development has no impact on the existing easement and/or future expansion of the irrigation area.</p>

6. CONCLUSION & REASONS FOR DECISION

The proposed use is not considered to comply with the definition of 'Visitor Accommodation Type 3 – Rural', and is better defined as a Detached House, whilst the lagoon/wave pool is not ancillary to the proposed dwelling, and is a separate land use more appropriately defined as Entertainment and dining business - Type 2 Recreation, amusement & fitness.

The proposal relies on built infrastructure as the main attraction to the site, and therefore is not consistent with the desired outcomes for Noosa's tourism industry set out in The Noosa Plan, which aims to encourage tourism based on Noosa's natural assets to enhance the understanding of Noosa's environmental values. The proposal is also not consistent with the expectations of the community, which anticipates that the area will retain its primary role as a coastal area largely dedicated to conservation, where development is secondary to and dominated by its open space setting.

The lagoon/wave pool component of the development would result in adverse impacts on the environmental values of the area, with the proposal to clear at least 1.3 hectares of threatened species habitat of high value regrowth vegetation, and potential to pollute a wetland with high ecological values through the disposal of waste water. The proposal also requires significant excavation of an area affected by acid sulfate soils.

The proposal to fill the lagoon/wave pool via natural rainfall is not considered viable, and would likely result in relying on a supplementary water source, requiring water to be delivered to the site

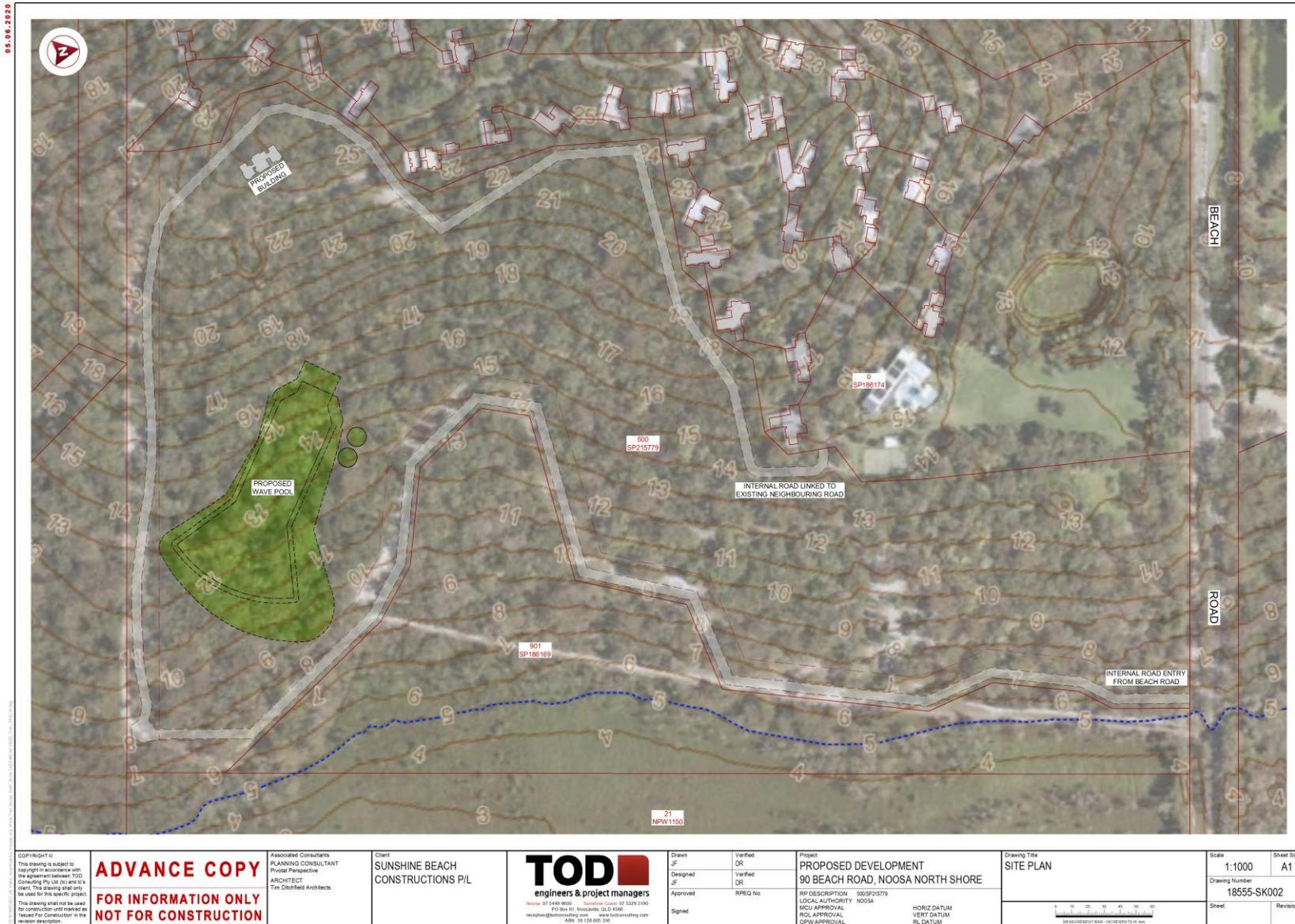
by truck. The potential for up to 300 water deliveries would place undue pressure on existing North Shore infrastructure (including the road network and ferry service), and impact on the regular operations of the ferry service during construction, and potentially during dry periods where additional water will be required to maintain levels. It would also likely impact on the amenity of residents living along the route particularly in the first instance to fill the lagoon/wave pool. The applicant’s further proposal to use river water to fill the pool is also problematic.

The New Noosa Plan identifies Noosa North Shore as a key visitor area within the shire under the Strategic Framework, stating that the locality provides limited opportunity for future short-term accommodation development. The provisions under the new scheme in relation to short-term accommodation and biodiversity values within this location remains similar to the provisions under the current scheme, therefore no change in the assessment or recommendation would result under the New Noosa Plan.

In light of the above, the application is recommended for refusal.

Departments/Sections Consulted:

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Chief Executive Officer
Executive Officer
Executive Support | <input type="checkbox"/> Community Services
Community Development
Community Facilities
Libraries & Galleries
Local Laws
X Waste & Environmental Health | <input type="checkbox"/> Corporate Services
Financial Services
ICT
Procurement & Fleet
Property
Revenue Services |
| <input type="checkbox"/> Executive Services
Community Engagement
Customer Service
Governance
People and Culture | <input checked="" type="checkbox"/> Environment & Sustainable Development
Building & Plumbing Services
X Development Assessment
X Economic Development
Environmental Services
X Strategic Land Use Planning | <input type="checkbox"/> Infrastructure Services
Asset Management
Buildings and Facilities
Civil Operations
Disaster Management
Infrastructure Planning,
Design and Delivery |



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Associated Consultants
PLANNING CONSULTANT
Practical Perspective
ARCHITECT
Tim Ditchfield Architects

Client
**SUNSHINE BEACH
CONSTRUCTIONS P/L**

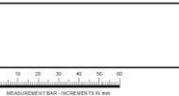
TOD
engineers & project managers
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PO Box 61, Noosa Heads, QLD 4650
info@todconsulting.com.au www.todconsulting.com.au
ABN: 59 128 890 396

Drawn JF	Verified CR
Designed JF	Verified CR
Approved	RPEQ No
Signed	

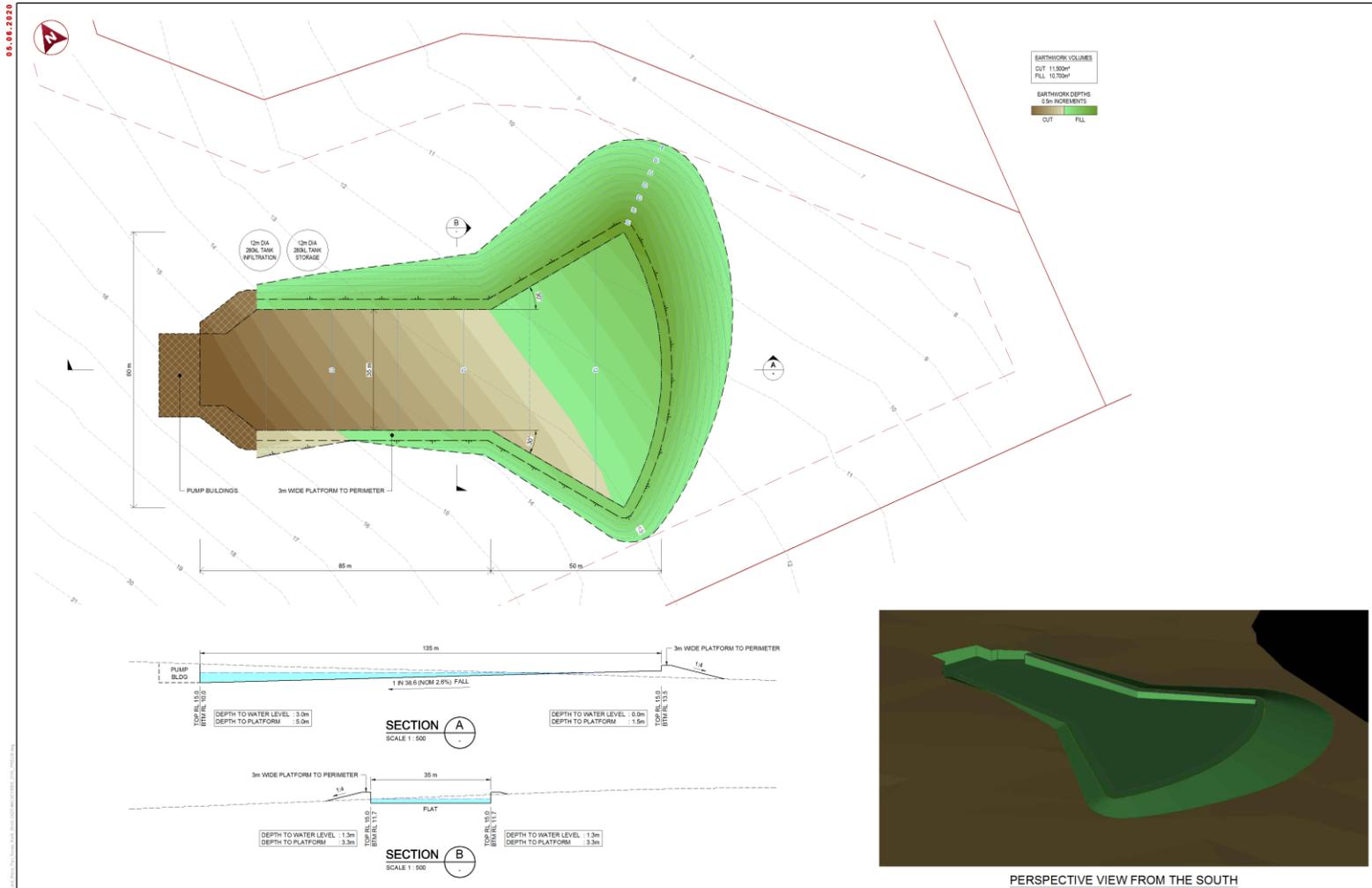
Project
**PROPOSED DEVELOPMENT
90 BEACH ROAD, NOOSA NORTH SHORE**

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LOCAL AUTHORITY	NOOSA
NCL APPROVAL	
ROL APPROVAL	
OPW APPROVAL	

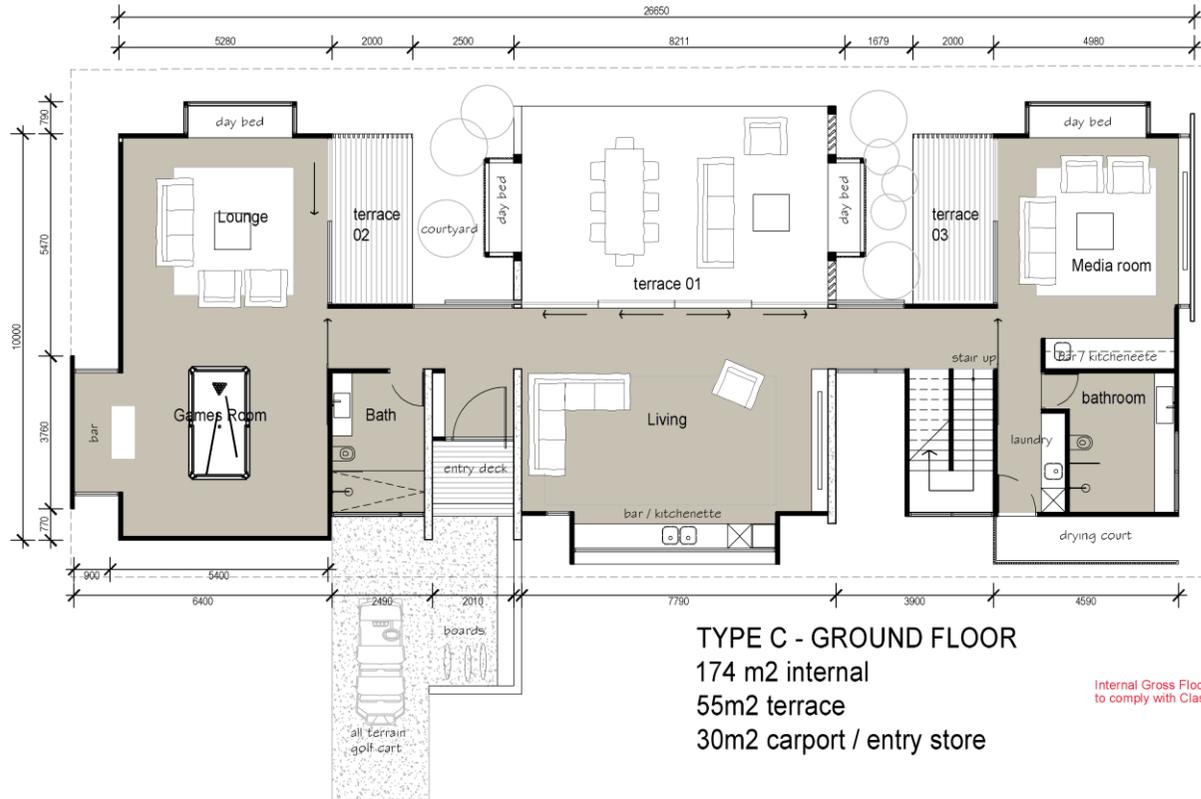
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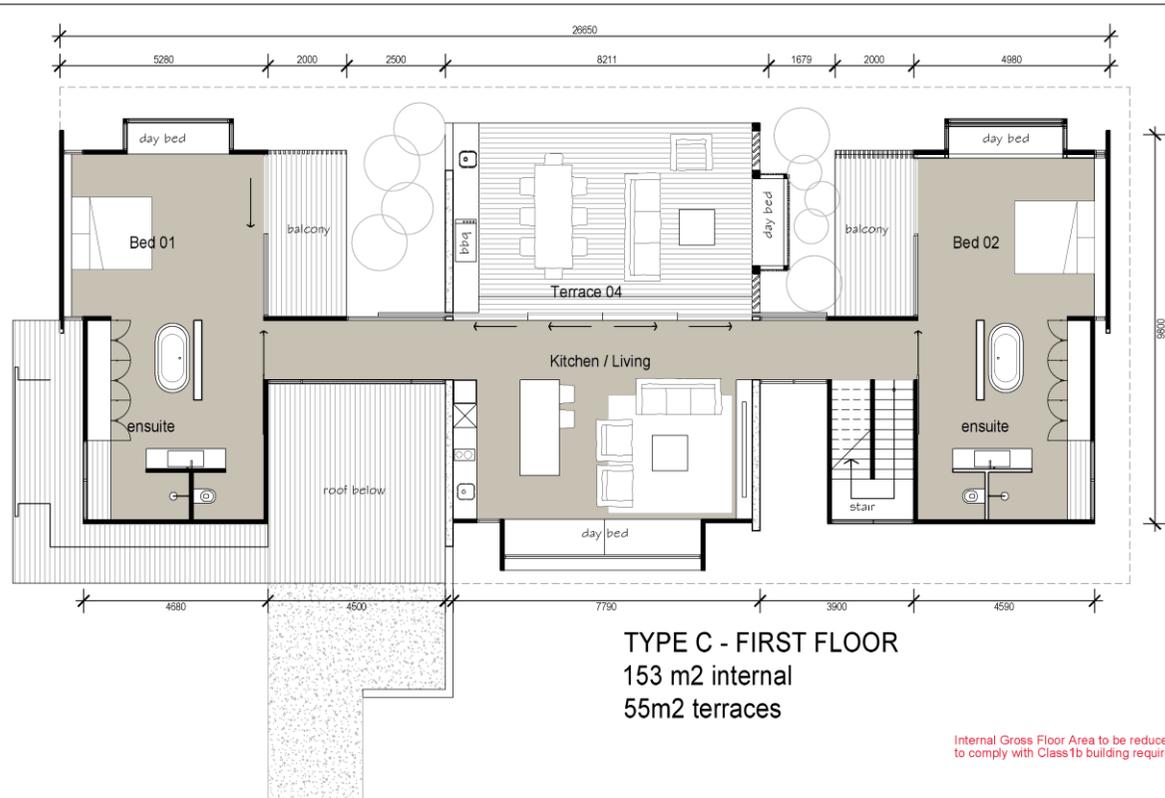
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Revision			



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		<p>HORIZ DATUM VERT DATUM RL DATUM</p>	<p>0 10 20 30 40 50 60 70 80 90 100 METRES</p>							



	P.O.Box 803 Noosa Heads Qld 4567 Ph 07 5455 4808 Fax 07 5455 4818 Email studio@tdarc.com.au	ABN 85 114 469 395 Reg No 002195 	CONCEPT DESIGN New House 90 Beach Road, Noosa North Shore Client: Mark Bain	Drawing Plans scale 1:100@A3 date June '19	Proj no. 1732 Dwg no. CD 2.03
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TYPE C - FIRST FLOOR
 153 m2 internal
 55m2 terraces

Internal Gross Floor Area to be reduced to 300m2 to comply with Class1b building requirements.



<p>Tim Ditchfield architects</p>	<p>P.O. Box 803 Noosa Heads Qld 4667 Ph 07 5455 4808 Fax 07 5455 4818 Email studio@tdarc.com.au</p>	<p>ABN 85 114 469 395 Reg No 002195</p>	<p>CONCEPT DESIGN Visitor Accommodation 90 Beach Road, Noosa North Shore Client Mark Bain</p>	<p>Drawing Elevations</p>	<p>Proj no. 1732</p>
				<p>scale 1:100 A3 date june '19</p>	<p>Dwg no. CD 3.05</p>



	P.O.Box 603 Noosa Heads Qld 4567 Ph 07 5455 4808 Fax 07 5455 4818 Email studio@tdarc.com.au	ABN 85 114 489 395 Reg No 002195 	CONCEPT DESIGN Visitor Accommodation 90 Beach Road, Noosa North Shore Client Mark Bain	Drawing Elevations scale date 1:100 A3 june '19	Proj no. 1732 Dwg no. CD 3.06
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	P.O. Box 693 Noosa Heads Qld 4567 Ph 07 5455 4808 Fax 07 5455 4818 Email studio@tdarc.com.au	ABN 85 114 480 395 Reg No 002195 	CONCEPT DESIGN Visitor Accommodation 90 Beach Road, Noosa North Shore Client Mark Bain	Drawing Sections scale date 1:100 A3 june '19	Proj no. 1732 Dwg no. CD 4.01
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Concept image TYPE C

Tim Ditchfield architects	P.O.Box 603 Noosa Heads Qld 4567 Ph 07 5455 4866 Fax 07 5455 4918 Email studio@tdarc.com.au	ADN 85 114 489 396 Reg No. 002195	CONCEPT DESIGN Visitor Accommodation 90 Beach Road, Noosa North Shore Client Mark Bain	Drawing Images scale NTS A3 date june '19	Proj no. 1732 Dwg no. CD 5.01
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Concept image TYPE C

Tim Ditchfield architects	P.O.Box 603 Noosa Heads Qld 4567 Ph 07 5465 4838 Fax 07 5465 4818 Email studio@tdaro.com.au	ABN 85 114 489 395 Reg No 002195	CONCEPT DESIGN Visitor Accommodation 90 Beach Road, Noosa North Shore Client Mark Bain	Drawing Images scale NTS A3 date june '19	Proj no. 1732 Dwg no. CD 5.01
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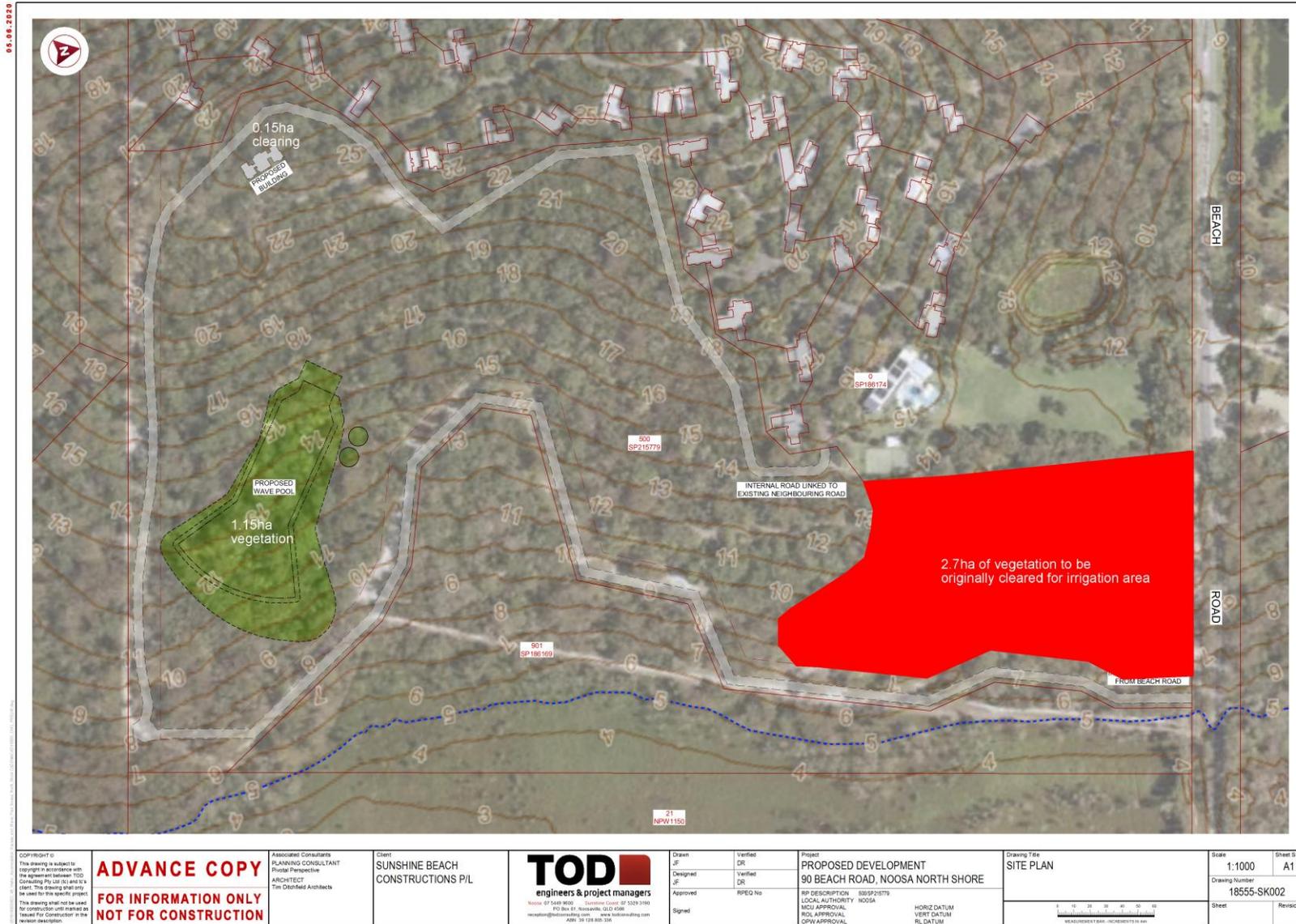


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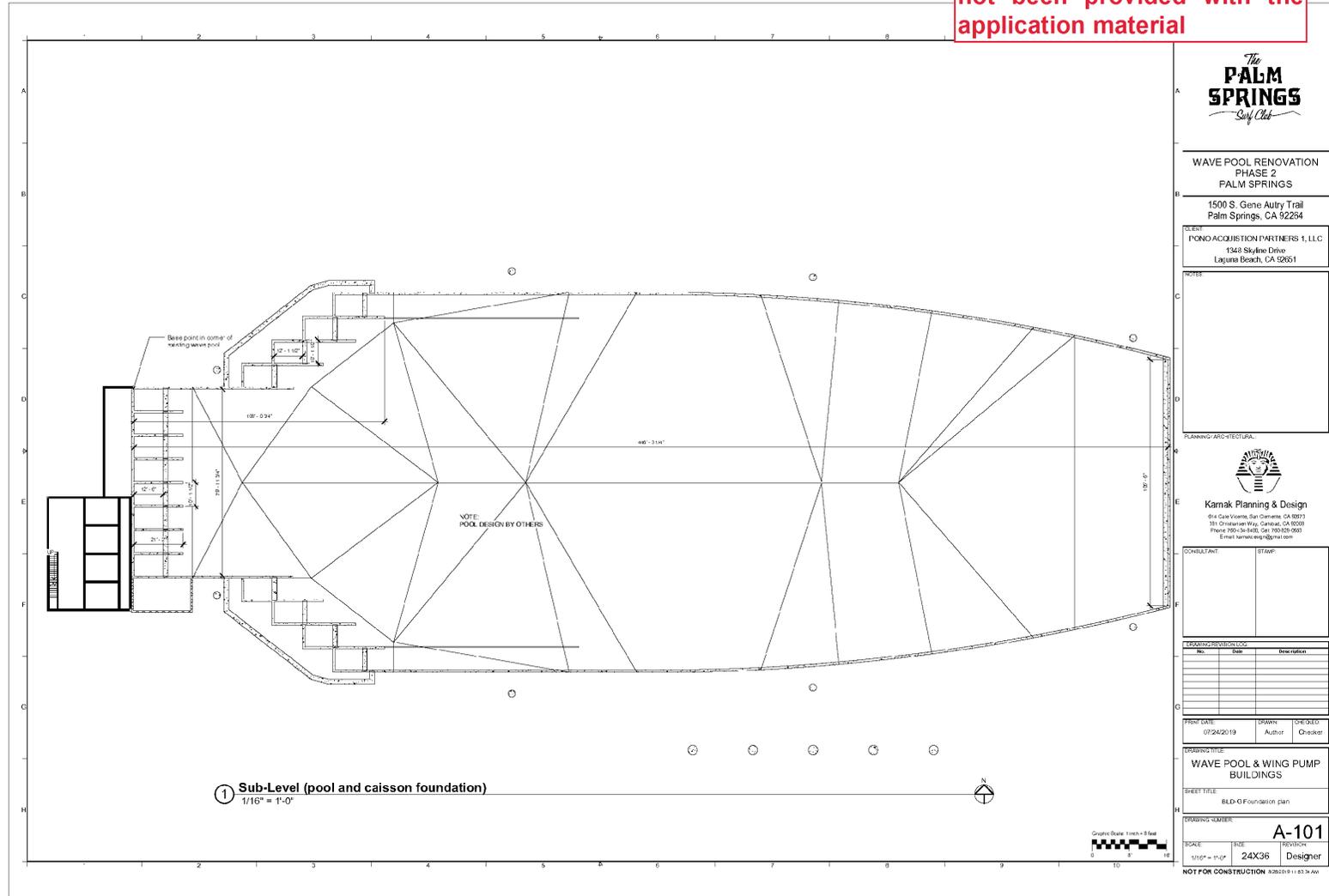
Tim Ditchfield architects	P.O.Box 603, Noosa Heads Qld 4567 Ph 07 5455 4808 Fax 07 5455 4818 Email studio@tdarc.com.au	ABN 85 114 489 395 Reg No 002195	CONCEPT DESIGN Visitor Accommodation 90 Beach Road, Noosa North Shore Client Mark Bain	Drawing Images scale date NTS A3 june '19	Proj no. 1732 Dwg no. CD 5.03
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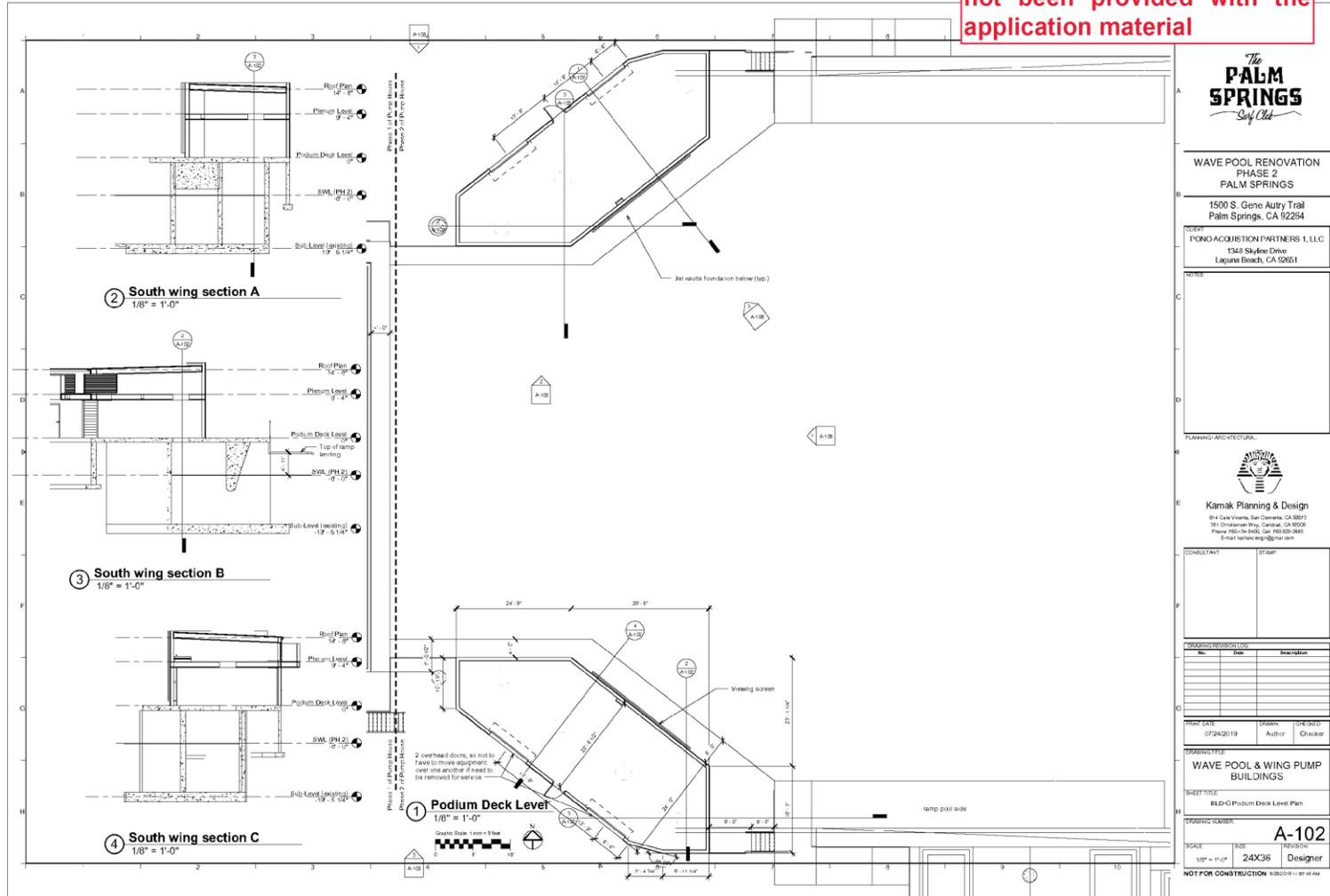
Concept image TYPE C



**NOTE: example design only.
Specific design plans have
not been provided with the
application material**



NOTE: example design only. Specific design plans have not been provided with the application material



The PALM SPRINGS Surf Club

WAVE POOL RENOVATION
PHASE 2
PALM SPRINGS

1500 S. Gene Autry Trail
Palm Springs, CA 92264

CLIENT: POMO ACQUISITION PARTNERS 1, LLC
1548 Skyline Drive
Laguna Beach, CA 92651

PLANNING ARCHITECTURAL

Kamak Planning & Design
844 Oak Grove, San Clemente, CA 92673
181 Christopher Way, Carlsbad, CA 92008
Phone 949-444-8888, Cell 949-444-9888
Email: kamak.epg@ghai.com

CONSULTANT	STAMP

PROJECT INTERESTS	No.	Date	Description

DATE	DESIGN	PREPARED
07/24/2019	Author	Checker

DRAWING TITLE
WAVE POOL & WING PUMP BUILDINGS

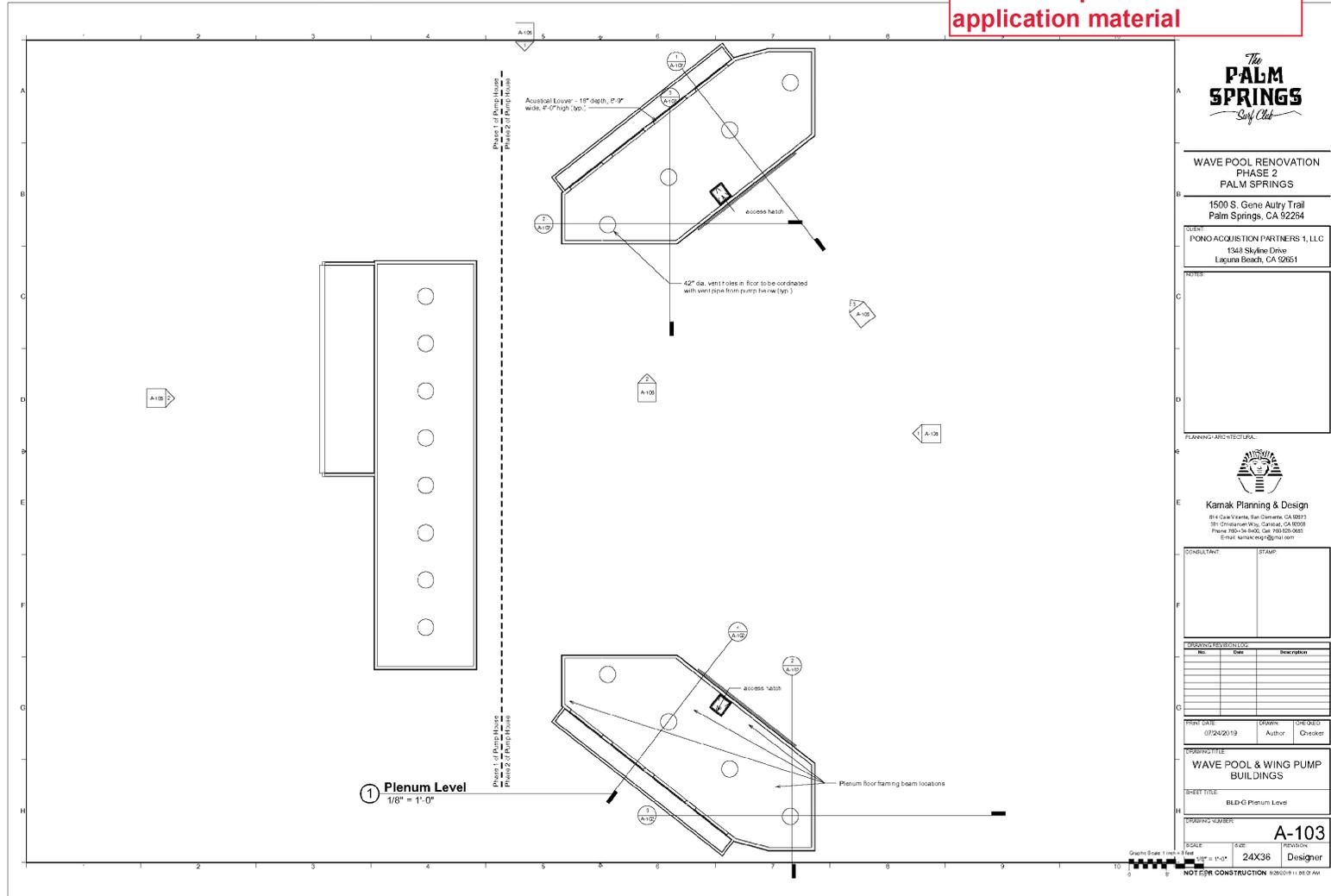
SHEET TITLE
BLD-G-Podium Deck Level Plan

DRAWING NUMBER
A-102

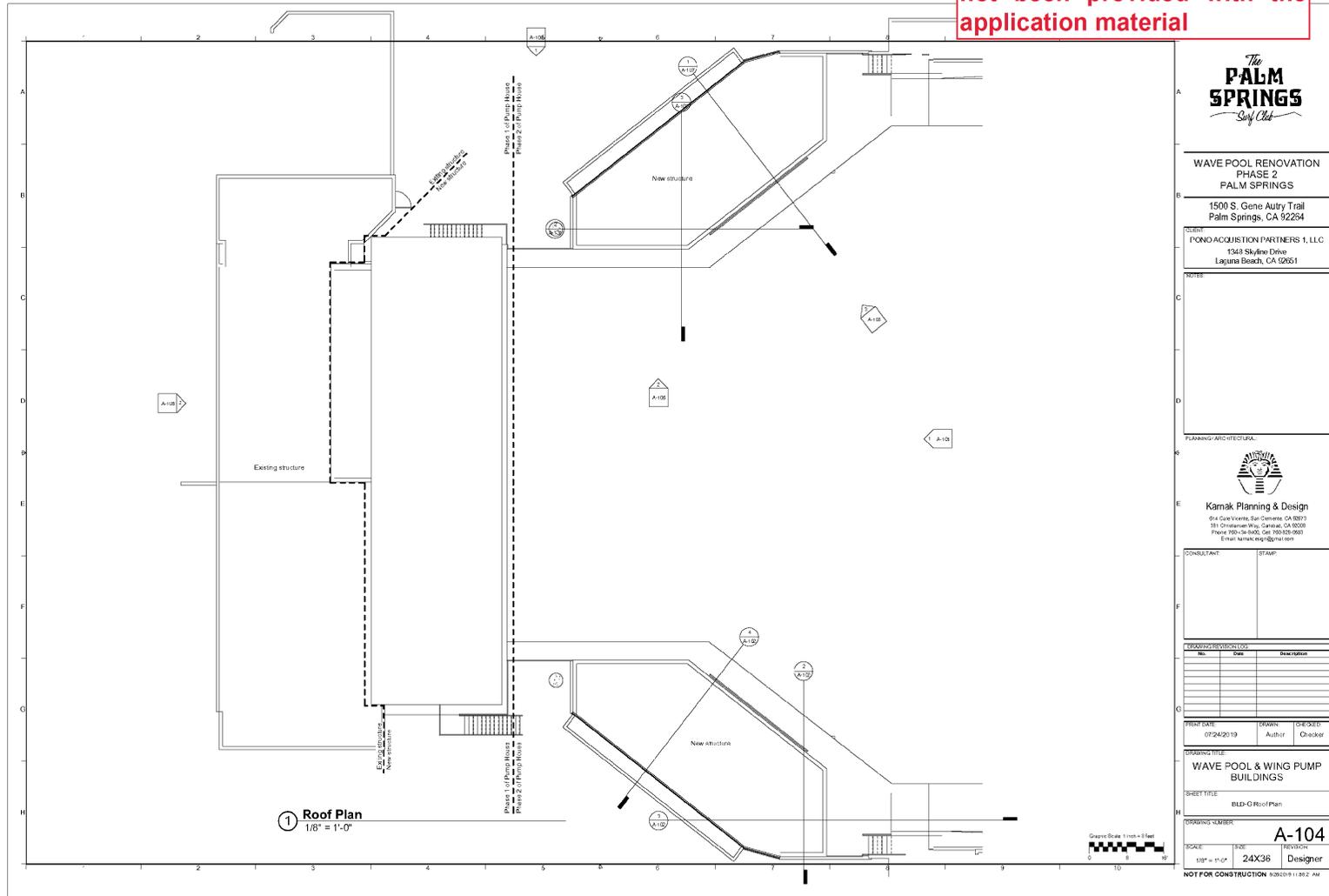
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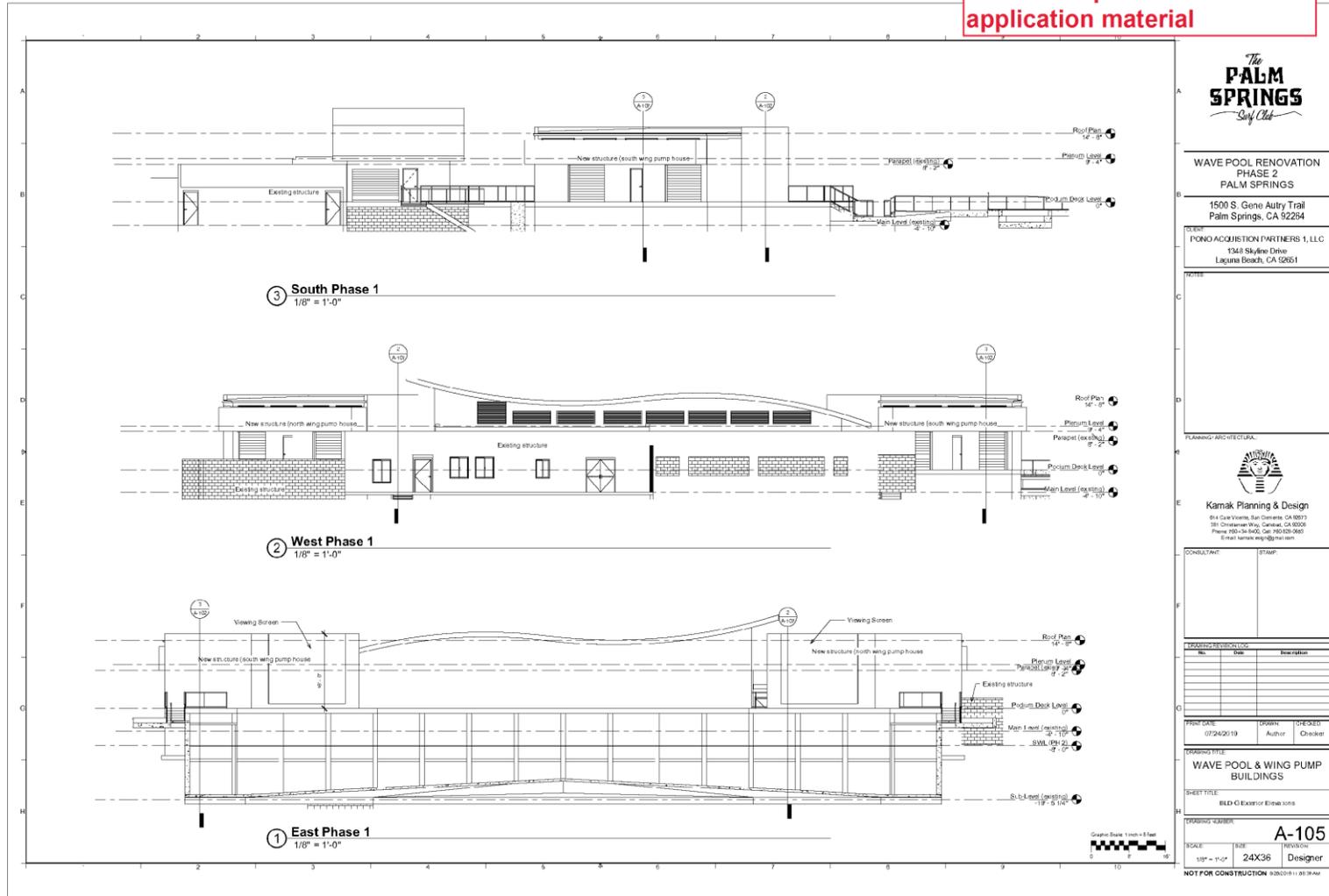
NOTE: example design only. Specific design plans have not been provided with the application material



**NOTE: example design only.
Specific design plans have
not been provided with the
application material**



**NOTE: example design only.
Specific design plans have
not been provided with the
application material**



2 CLIMATE CHANGE RESPONSE PLAN

Author	Principal Strategic Planner, Rebecca Britton Strategic Land Use Planning
Index	ECM/Climate Change
Attachments	1. Project Plan 2. Community Engagement and Communications Plan 3. Climate Change Response Plan PCG Charter

EXECUTIVE SUMMARY

This report provides an update on climate change planning currently underway and sets out a process for developing a Climate Change Response Plan (CCRP) that considers both emissions reduction and climate adaptation for Council and the community. The report seeks Council endorsement of a Project Plan, revised Community and Stakeholder Engagement Plan, and revised Project Control Group Charter (PCG).

RECOMMENDATION

That Council note the report by the Principal Strategic Planner to the Planning & Environment Committee Meeting on the Climate Change Response Plan dated 11 August 2020 and

- A. Approve the Project Plan and Community and Stakeholder Engagement Plan provided at Attachment 1 and 2 to the report; and
 - B. Approve the updated Climate Emergency Response Plan PCG Charter provided at Attachment 3 to the report.
-

REPORT

Background

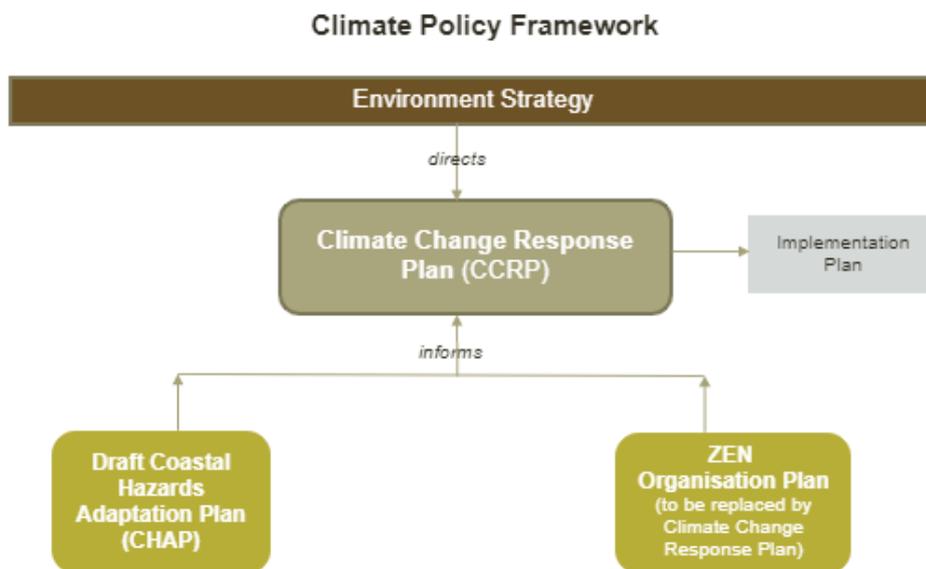
Council staff have made progress on the development of the Climate Change Adaptation Plan including a literature review, background paper, and sector-based risk assessments. The detailed Coastal Hazards Adaptation Plan (CHAP) is a component of this work and is in its final stages of drafting. The draft CHAP is proposed to go out for community consultation in the later part of this year. The draft CHAP will be reported to Council separately.

The Zero Emissions Noosa Organisational Strategy (ZEN Organisational Plan) is focused on getting Council's corporate emissions reduced and much has been achieved in the past three years of implementation. An audit of the strategy in late 2019 identified the need for significant updates to the strategy to target outstanding actions and to incorporate broader community emissions initiatives. This is consistent with the community emissions target set out in the Environment Strategy - *zero net emissions by 2026*.

Council's Climate Emergency Declaration in 2019 was the first for Queensland and amongst hundreds of local governments world-wide sending a strong message to all levels of government to take urgent action on climate change. It is appropriate that Council now takes a more integrated approach to climate mitigation and adaptation as part of its climate emergency response.

Climate Change Response Plan

It is proposed that a Climate Change Response Plan (CCRP) be developed to replace the ZEN Operational Strategy 2016 and to incorporate (roll in) the Climate Change Adaptation Plan that is not yet complete (see climate policy diagram below).



Both the ZEN Organisational Plan and Climate Change Adaptation Plan and current operational plan initiatives, as follows:

- *Continue to implement and undertake a review of the Zero Emissions Noosa (ZEN) Strategy and Action Plan*
- *Finalise the Climate Change Adaptation Plan and initiate implementation of actions.*

The intent of the CCRP is to tackle first those initiatives that can build resilience for Council, the community and the environment now and into the longer term. That is, a no-regrets proactive approach that looks across the various sectors and provides for multiple benefits in terms of cost efficiencies, emergency preparedness and community resilience. The draft project plan (attached) outlines the scope, governance, consultation process, and plan development for the next 6 months.

The objectives of the CCRP are to:

- Develop and implement a plan that meets the policy outcomes and targets stated in the Noosa Council Environment Strategy.
- Provide for close consultation and participation by community groups, key sector representatives, levels of government and the broader community.
- Appropriately manage identified risks posed by climate change to different sectors including council, waste, agriculture, households, communities, business, emergency management, and biodiversity and natural systems.
- Identify and prioritise responses for emissions reduction, climate change adaptation and community preparedness.

The development of the CCRP will be of interest to numerous stakeholders across the community including infrastructure providers, businesses, key sector representatives, community groups, levels of government and the broader community. The Community and Stakeholder Engagement Plan (attached) provides for consultation and participation throughout the process to ensure climate risks are identified and assessed as they relate to the various sectors, and appropriate responses proposed.

The project control group for developing the Climate Change Adaptation Plan was established in 2017 to provide high level guidance to the project team regarding the scope, consultation process and project findings. The PCG has been mostly focused on the CHAP to date. A revised charter (Attachment 3) has been prepared to incorporate the expanded scope for the project and the new Councillor representatives previously endorsed to join the group.

Previous Council Consideration

Ordinary Meeting Minutes, 20 April 2017, Item 5, Page 4

That Council note the report by the Program Coordinator Climate Change Adaptation to the Planning & Environment Committee Meeting dated 11 April 2017 and

- A. Approve the Community & Stakeholder Engagement and Communication Plan for the project;*
- B. Note the draft Climate Change Adaptation Plan (CCAP) Project Control Group charter; and*
- C. Appoint Councillors Jackson and Stockwell as members of the CCAP Project Control Group.*

Ordinary Meeting Minutes, 20 October 2016, Item 1, Page 10

That Council note the report by the Executive Manager to the Planning & Environment Committee Meeting dated 11 October 2016 on the outcomes of the organisation's baseline greenhouse emissions assessment and

- A Adopt the Zero Emissions Noosa™ Organisational Strategy 2016-2026 provided at Attachment 1 to the Report with the following changes:*
 - 1. Page 2, paragraph 3, of the Strategy to read:
It is in the Council's and community's interest to contribute to global mitigation of those impacts by reducing Council's GHG emissions; and*
 - 2. Page 6, the last sentence of Item 6.1 of the Strategy, to read:
It is in the Council's and community's interest to contribute to global mitigation of those impacts by reducing Council's GHG emissions.*
- B. Note that work is proceeding on the development of a detailed Action Plan to implement the Strategy.*

Finance

The CCRP is to be developed in-house with staff from Strategic Planning and Environment Services. The project will be a continuation of work already underway and will bring adaptation and mitigation activities into closer alignment as a more coordinated responses to climate change.

Resources will be required for peer review and technical input, subject to budget. This will include assistance from sector-based experts to help identify appropriate options and responses. The Nature Conservancy Alliance would be able to assist with peer review through Council's existing partnership arrangement.

Risks & Opportunities

The CCRP will be an important planning document to help manage and mitigate climate change risks for Noosa Council and the community. The CCRP will provide an action oriented program of priorities to reduce emissions, improve preparedness and build long term resilience.

Consultation

External Consultation - Community & Stakeholder

External input from the community and stakeholder will occur through key phases of the project as outlined in the Community and Stakeholder Engagement Plan.

Internal Consultation

Principal Strategic Planner, Planning and Infrastructure
 Director, Environment & Sustainable Development
 Director, Infrastructure Services
 Director, Community Services
 Director, Corporate Services

Departments/Sections Consulted:

- | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><input checked="" type="checkbox"/> Chief Executive Officer
 Executive Officer
 Executive Support</p> | <p><input type="checkbox"/> Community Services
 X Director
 Community Development
 Community Facilities
 Libraries & Galleries
 Local Laws
 Waste & Environmental Health</p> | <p><input type="checkbox"/> Corporate Services
 X Director
 Financial Services
 ICT
 Procurement & Fleet
 Property
 Revenue Services</p> |
| <p><input type="checkbox"/> Executive Services
 X Director
 Community Engagement
 Customer Service
 Governance
 People and Culture</p> | <p><input checked="" type="checkbox"/> Environment & Sustainable Development
 X Director
 Building & Plumbing Services
 Development Assessment
 Economic Development
 X Environmental Services
 X Strategic Land Use Planning</p> | <p><input type="checkbox"/> Infrastructure Services
 X Director
 Asset Management
 Buildings and Facilities
 Civil Operations
 Disaster Management
 Infrastructure Planning,
 Design and Delivery</p> |



Climate Change Response Plan

Version: For council endorsement
 Date: July 2020
 Prepared by: Rebecca Britton

Project Governance

Project Sponsor	Kim Rawlings, Director Environment and Sustainable Development
Project Director	Kim Rawlings, Director Environment and Sustainable Development
Project Manager	Rebecca Britton, Principal Strategic Planner
Project Team Members	Craig Doolan Rebecca Britton Annie Nolan Grant Hinner
Project Groups (eg PCG, Advisory)	Climate Change Response Plan PCG

Background

Noosa Council has made substantial progress on taking action on climate change and in preparing for climate related impacts. The following has been achieved to date:

- **2016-2020 developed and implemented a Zero Emissions Organisational Strategy** - including installing solar PVC on 7 council buildings, offering community group grants for solar, establishing a free solar advice hotline and education program, and partnering with ZEN Inc on a range of initiatives including solar for business.
- **2017 adopted a Noosa Shire Climate Change Response Policy** - setting out council's commitment to proactively respond to climate change and build knowledge and capacity to respond as an organisation
- **2018 completed a climate change governance audit** - assessment of how climate change and associated risks are being considered across various Council departments and governance processes. Completed as part of Council participation in QLD Climate Resilient Councils initiative.
- **2019 adopted an overarching Environment Strategy** with outcomes and targets for emissions reduction and climate adaptation
- **2019 declared a Climate Emergency**– making a strong statement in support of taking action on climate change as part of a collective voice across local governments world-wide
- **2017-2020 progressed development of a Coastal Hazard Adaptation Plan** including new modelling, risk assessments and options analysis for responding to coastal erosion, stormtide, permanent tidal inundation and sea level rise.

This progress has highlighted the need for a more holistic approach to the way council is planning for and taking action on climate change to ensure adaptation and mitigation actions relating to climate change are integrated and targeted. This means considering both emissions reduction as well as long term adaptation and resilience as part of council's land use planning, asset management, infrastructure delivery, disaster

Project Plan



<p>management and community projects. The Zero Emissions Organisational Strategy is due for review, providing an opportune time to take a broader community view of Noosa’s climate response.</p>
<p>The Climate Change Response Plan (CCRP) aims to:</p> <ul style="list-style-type: none"> - provide an action-oriented program that sets clear priorities for council and the community in taking action on climate change, preparing for climate change risks, and building long term resilience. <p>Objectives of the CCRP are to:</p> <ul style="list-style-type: none"> - Develop and implement a plan that meets the policy outcomes and targets stated in the Noosa Council Environment Strategy - Provide for close consultation and participation by community groups, key sector representatives, levels of government and the broader community - Appropriately manage identified risks posed by climate change to different sectors including Council, waste, agriculture, households, communities, business, emergency services, and natural systems. - Identify and prioritise responses for emissions reduction, climate change adaptation and community preparedness. <p>A separate Community and Stakeholder Engagement Plan accompanies this project plan.</p>
<p>Drivers of the Project</p> <p>The climate crisis we face is systemic and broad ranging, impacting multiple sectors. Council has a critical role to play at the local level in facilitating change, investing, influencing, and partnering with others to ensure Noosa does its bit to reduce emissions. Equally, Noosa Council has a role and responsibility to proactively plan and prepare for the inevitable impacts over time as the climate changes.</p> <p>ZEN operational strategy</p> <p>Noosa Council’s Zero Emissions Organisational Strategy 2016-2026 (ZEN Operational Strategy) was adopted by Council in October 2016. The central pillar of the ZEN Strategy is for Noosa Council operations and service activities to achieve net zero emissions by 2026. The purpose of the ZEN Strategy was to develop a decision-making framework to provide a cost-effective way forward for the Council in achieving net zero emissions.</p> <p>The ZEN Strategy has been reviewed informally, however due to a number of changes in the scientific, social and political landscapes, the strategy is now due for a significant revision. The significant changes since the original strategy was developed include:</p> <ul style="list-style-type: none"> • 2017 Queensland Government Climate Transition Strategy • 2017 Noosa Council Transport Strategy • 2018 IPCC Special Report on Global Warming • 2019 Noosa Council Environment Strategy • 2019 Noosa Council Climate Emergency Declaration. <p>Climate Emergency & IPCC projects</p> <p>In 2019, Noosa Council joined hundreds of other governments around the world including 96 councils across Australia in declaring that the world is experiencing a climate emergency. This was done because, despite decades of warnings about the consequences of inaction to avert catastrophic climate change from many independent scientific bodies, most nations continue to not take the issue seriously enough. This past summer of unprecedented bushfires, drought, extreme heat and flood events, and species loss may indicate that climate ‘tipping points’ have already been reached affecting community networks, health</p>

Project Plan

and safety, food production, water security, economic stability. It has emphasised that we can only accept solutions that set Australia and Noosa on a trajectory of zero emissions.

The 2018 Intergovernmental Panel on Climate Change (IPCC) report recognised that to limit global warming to 1.5°C requires urgent action by 2030, and that global net CO_{2e} emissions must decline by about 45% from 2010 levels by 2030 and reach zero by 2050.

Climate projections for Noosa Shire show that if current global annual greenhouse gas emissions trends continue, within 30 years the average length of the longest continuous heatwave for a given year will increase to almost 140 days in length. By the year 2070, relative to the present day, this figure will have increased to a point where the longest heatwave goes on for almost a month.

Based on these projections, we can expect increased risk to people, property, infrastructure and natural environments from sea level rise, coastal erosion, stormtide inundation, flooding, bushfires, extreme weather, high temperatures, and changes in seasonal rainfall and temperature averages.

Of particular concern is the high proportion of dwellings unlikely to withstand extreme winds associated with tropical cyclone conditions, for which projections show the natural range will expand southward to include Noosa Shire, concurrent with an increased intensity in storms.

Regional climate projections published by the IPCC in 2013 show that based on current trends the north-east coast of Australia can expect an increase of approximately 0.8m in mean sea level by the year 2100. Noosa Shire Coastal Hazards Adaptation Plan (CHAP) project reveals that a significant amount of public and private assets are exposed under this scenario, including:

- approximately 2,000 private lots during a major stormtide event
- up to 120 dwellings lots during a major coastal erosion event
- up to 52km of stormwater network exposed to saltwater backflow during highest astronomical tide conditions.

A number of climate change risks have been identified to Council, the community, economy and local biodiversity. These risks take the form of:

- increased financial costs associated with operation, maintenance, replacement or relocation of infrastructure and built environment assets owned by Council
- conflict stemming from real or perceived legal liability
- impaired economic conditions for various sectors across the shire, including tourism
- physical damage to privately-owned assets
- disruption of ecosystem function and local flora and fauna lifecycles
- adverse health effect (physical and mental) for individuals.

For these reasons, it is imperative that Noosa Council in close partnership with the community, takes immediate and proactive steps to:

- reduce emissions and improve resource efficiencies
- identify and implement appropriate actions for addressing the likely consequences of climate change across various sectors
- increase community resilience and capacity to adapt to climate change risks.

COVID 19 has temporarily delivered unusual environmental benefits including cleaner air, lower CO_{2e} emissions and respite for wildlife. The big opportunity from this is how we can best capitalise on this momentum and continue to showcase Noosa (and its brand) as an exemplar for sustainability, emissions reduction, environmental protection and positive climate action.



Project Plan

<p>Alignment with Corporate Plan implementation</p> <p>The CCRP will set out a whole of shire climate change response to help prepare for climate change and to achieve net zero emissions for Council and the community. This is consistent with the Corporate Plan's key focus area to: 'plan our response to climate change'. It also aligns with strategies and targets expressed in council's Environment Strategy 2019.</p> <p>The scope of the CCRP is to articulate the programs and activities that Noosa Council will implement to achieve the target set in the Environment Strategy that <i>"Noosa Council operations and service activities, and the Noosa community as a whole, will reach net zero emissions by 2026"</i>.</p> <p>The CCRP will outline the activities that Council will continue to undertake for its own operations to achieve net zero emissions. It will also outline the role of Council in assisting the Noosa community achieve net zero emissions by 2026 and the associated activities it will implement to help achieve this goal. It will recognise that Council requires participation by different levels of government and the community as a whole to achieve the community target.</p> <p>The CCRP will carry forward the intent of Council's 2019 Climate Emergency Declaration and set timelines to reflect the urgency of action need on climate change.</p> <p>In terms of adaptation responses, the CCRP will take a sector-based approach to understanding climate risk and determining appropriate interventions to build resilience and mitigate risks. Setting in place this risk-based framework will also increase Noosa's preparedness and resilience to current day disruptions and extreme events.</p>
<p>Principles or Frameworks</p> <p>Noosa Council Sustainability Principles state:</p> <p><i>Principle 1 - Resources are sustainably managed so that the lifestyle of the community is preserved, without compromising the ability of future generations to meet their own needs (consistent with the Brundtland Commission definition of sustainability).</i></p> <p>The principles outlined in the current Zero Emissions Noosa Organisational Strategy 2016-2026 will also guide the CCRP:</p> <ul style="list-style-type: none"> • Leadership by the Council with support of the Community • Acceptance that we have a moral obligation to act • Pursuit of multiple benefits • Action that is prioritized by impact <p>Principle 7 of the Noosa Transport Strategy states: <i>Align our organisational transport options and usage with Council's Zero Emissions Strategy.</i></p>
<p>Pre-scoping input from internal stakeholders</p> <p>The CCRP needs to:</p> <ul style="list-style-type: none"> • Cover both Council and community emissions • Clearly identify Council's role in reducing community emissions and mitigating climate risks • Set a clear roadmap for how we intend to achieve zero net emissions by 2026 • Provide for close collaboration with ZEN Inc and other community groups to enable greater reductions in community emissions and to identify adaptation actions • Take an action oriented sector based approach to developing a climate response based on the following sectors: <ul style="list-style-type: none"> - Households and community (including transport) - Business and tourism

Project Plan



- Emergency management
- Biodiversity and natural systems
- Agriculture
- Noosa Council (including waste)

Project Scope

Project Objectives and Outcomes

Is	Is Not
Preparation of a 5 year plan that provides direction and implementation actions for how Council will achieve the outcomes and targets set out in the Environment Strategy for emission reduction and climate resilience.	The project does not include the implementation of the detailed actions within the plan which will require further budget allocation.
A collaborative document developed in partnership with community groups and individuals	Internal facing operational plan

Project Assumptions

Assumptions made while developing this scope
The plan will be prepared in house with some assistance from specialist consultants where needed and where budget allows
The plan will require expert peer review
Council will aim to complete the plan within the 2020-21 financial year
The plan will identify priorities and budgetary requirements for both Council and community emission reduction initiatives and adaptation actions
The plan will be prepared in consultation with appropriate representative members of the community.

Assumptions may include deadline, resources, technology, policy, budget etc

Strategic Alignment

Key goals/objectives to which this project will contribute

Council Vision: Different by Nature
<p>Emissions reduction</p> <p>The CCRP will identify the initiatives to be undertaken to achieve net zero emissions for Council and the community by 2026. This will contribute to Noosa Shire being one of the very few regions that achieve a net zero emissions target well in advance of the global Paris Agreement requirements of net zero emissions by 2050.</p>
<p>Community Resilience</p> <p>The CCRP will also provide a road map for building community preparedness and resilience to climate change across different sectors including for temperature increases, heatwaves, changes in average rainfall, drought, coastal hazards, floods and major storm events. This will place Noosa Shire in a unique position of having a comprehensive climate response across both climate change adaptation and climate change mitigation (emissions reduction).</p>



<p>Disaster management</p> <p>Have a proactive and long-term climate response will also assist with disaster management by helping to build Noosa’s resilience to current day natural disasters through appropriate land use and infrastructure planning, asset management, community disaster preparedness, and knowledge building.</p>
<p>Corporate Plan</p> <p>Relevant key focus areas of Theme 1 of the Corporate Plan include:</p> <ul style="list-style-type: none"> • adopt an overarching Environment Strategy - now adopted • implement Council’s Zero Emissions Operational Strategy – in place since 2016. <p>Theme 1 also includes the need to ‘plan our response to climate change’. The CCRP will provide a holistic climate response that includes the continued implementation of the outcomes and targets sought through the Environment Strategy, ZEN Operational Strategy and the draft Coastal Hazards Adaptation Plan.</p> <p>Other relevant focuses in the Corporate Plan include:</p> <ul style="list-style-type: none"> • Maintain the ability to respond to disaster events (Local Disaster Management Plan) • Provide support for a sustainable tourism sector • Undertake long term financial sustainability planning incorporating Asset Management Plan outcomes • Noosa Shire is an exemplar of sustainable living with an appropriate focus on natural, social and economic capital • Our community assets are being maintained in accordance with our planned asset management program and our asset management plans are linked to our budgets and long-term financial plan • Best practice risk management practices are embedded in decision making.
<p>Noosa Council Operational Plan</p> <p>Initiatives from the Operational Plan relevant to the CCRP include:</p> <ul style="list-style-type: none"> • Implement the Noosa Environment Strategy • Continue implement and undertake a review of Zero Emissions Noosa Strategy (ZEN) and Action Plan • Finalise the strategic review of landfill emission reduction opportunities • Finalise the Climate Change Adaptation Plan and initiate implementation of actions - now to be called the Climate Change Response Plan (CCRP). • Continue to implement the Noosa Transport Strategy priority actions as determined by Council • Finalise the development of the Walking and Cycling Strategy • Implement recommendations arising from the Noosa Spit Shoreline Erosion Management Plan (SEMP)
<p>Overarching Strategies</p> <p>The Environment Strategy includes a number of specific strategies relating to biodiversity, waterways, coasts, sustainable living and climate change that provide policy direction for the CCRP:</p> <p>Strategy 1.3 - Improve long-term survival for threatened species and ecological communities Strategy 2.2 - Protect and enhance coastal environments and vegetated buffers to coastal foreshores Strategy 3.1 - Reduce waste to landfill Strategy 3.2 - Encourage incorporation of more sustainable building elements Strategy 3.3 - Adopt sustainable agricultural practices Strategy 4.1 - Reduce emissions and resource consumption Strategy 4.2 - Increase community resilience and capacity to adapt to climate change</p>

Project Plan



<p>Strategy 4.3 - Manage the natural environment in a way that improves resilience to climate change.</p> <p>The Environment Strategy Implementation Plan includes a number of initial specific actions relating to:</p> <ul style="list-style-type: none"> carbon sequestration through landscape restoration in partnership with landholders emissions reduction at Noosa landfill energy efficiencies throughout council facilities (eg solar PV systems) investigating emissions offset possibilities investigating a solar bulk buy scheme for Noosa residents community education programs (eg. for waste and solar) encouraging and facilitating electric vehicle take up through a network of charging points throughout Noosa improving our understanding of impacts on foreshore areas, assets and infrastructure and vulnerable ecosystems. This includes increasing climate resilience in urban areas through urban design and landscape improvements.
Other Relevant Plans/Supporting strategies
Waste Reduction and Recycling Plan Noosa Shire Planning Scheme Noosa Design Principles Local Economic Plan Transport Strategy Local Disaster Management Plan

Risk Assessment and Management

Risk Assessment	Risk Level (high, medium, low)	Mitigation
Plan doesn't meet community expectations	M	Clearly define Council's roles and responsibilities
Strategy doesn't achieve Environment Strategy targets	H	Community targets are suitably ambitious and require the various stakeholders to take collaborative action to achieve targets
Limited ability to consult with community on draft plan due to potential COVID restrictions	M	Use alternative methods of consultation to large face-to-face meetings including online workshops, small one-on-one meetings, Your Say Noosa, webinars, flyers, direct mailouts etc.
Limited budget to engage specialist consultants	M	Use in house expertise, access existing resources/case studies, source critical information with budget available, identify information/research gaps for later action
Insufficient hazard information to adequately assess risk to asset/system	M	Opportunities to close these gaps during project will be implemented, with future opportunities clearly identified in CCRP where required.

Project Plan



Major Tasks – Responsibility & Timing

Include critical milestone/ decision stages. The phases and specific tasks listed provide an example

Project Phase – Description of specific tasks	Who	Start	Deliverables /Outputs	Critical Approval/ Decision required
Scoping/ Research				
Prepare background paper on sectors	Project team	Jan 2020	Background Paper	Project Director review
Project scoping	Project team, Project Director	May 2020	Project plan, Terms of Reference for PCG, engagement plan	Project Director approval to report to ET
Project Initiation				
ET signoff - project plan, engagement plan and PCG Charter	ET	June 2020	Briefing note	Signoff by ET
Councillor Workshop – briefing on climate science, project scope and proposed community consultation	Councillors	July 2020	Project briefing	Nil
Council endorsement – project plan, engagement plan, PCG Charter	Council	Aug 2020	Council report	Council endorsement
Development				
Risk assessment including considering range of adaptation options and emissions reduction responses	Project team	May – Oct 2020	Risk assessment workbooks and summary	Nil
Stakeholder consultation with key sector interests	Project team	Sept – Oct 2020	Small group meetings, one-on-one interviews Summary paper on stakeholder consultation	Advice on key issues and comment on background paper
Draft Plan	Project team	Sept-Oct 2020	First draft CCRP	ET, PCG and Council
Community Consultation on draft plan	Project team	Nov	Consultation collateral Post-consultation summary report	Update PCG, council workshop
Finalise Plan	Project team	TBC	Final plan	Council to endorse final
Implementation, Evaluation, Monitoring and Review				
Develop implementation plan and indicators of success	Project team	TBC	Implementation Plan	PCG to input and council to approve
Evaluation of the process and deliverables against the project indicators of success	Project team	End of first year implementation	Progress report	PCG and Council to note

Project Plan



Reporting Requirements

Reported by	To Whom	Reporting Requirements	Frequency	Format
Project Manager	Project Sponsor	Status update	As required	Written and verbal
Project Manager & team	Climate Change and ZEN PCG	Status Report	At each deliverable	Written and verbal

Delivery model and Estimated Resources Required

Procurement Approach <i>(eg are consultants required)</i>	Engagement of specialist consultants in accordance with procurement process	Dependent on budget
Resources required (Team members and days/hours)	Anne Nolan Grant Hinner Rebecca Britton Craig Doolan	1 x FTE (existing resource) 1 X FTE (existing resource) As required As required

Reference or Supporting Documents

Zero Emissions Noosa (ZEN) Organisational Strategy 2016
Environment Strategy 2019
Coastal Hazards Assessment Report 2018 - latest modelling and mapping of coastal hazards

Approvals

Prepared by: Project Manager	Rebecca Britton	Date:	July 2020
Approved by: Project Sponsor	Kim Rawlings	Date:	July 2020
Approved by: Project Director	Kim Rawlings	Date:	July 2020

Project Plan



Terminology

Objective	A statement of what is going to change in the status-quo as a result of the project/ the end towards which the project is aimed at.
Outcome	The consequences that occurs from the output (secondary benefit). For example, processes and impacts.
Output	The direct product that results from completion of a project and the project meeting the objectives (primary benefit)
Project Director	The person who is not a sponsor but has responsibility for a portfolio area in which a project lies.
Project Manager	The person who has the responsibility for a project delegated to him/her. The person is responsible for the project for the life of that project and may have a staff & resources allocation to undertake the project.
Project Scope	A comprehensive description of the aims, drivers and alignment to strategic direction for the project
Project Sponsor	The owner of the project who delegates authority for managing the project to the project manager but retains overall responsibility for its success in terms of providing resources & corporate commitment.
Projects Team	The people, including the project manager, that are assembled to undertake the project
Related Projects	A project that relies on, is interrelated with or is a precursor to a project
Stakeholders	<p>A person or group who supplies input to a project or will receive the outputs and or outcomes of the project</p> <p>Critical Stakeholder: The stakeholder or related project that can stop your project</p> <p>Essential Stakeholder: The stakeholder or project that can delay your project</p> <p>Non-Essential Stakeholder: The stakeholder or project that has an interest in your project</p>

Community & Stakeholder Engagement Plan

Climate Change Response Plan project



Project Name	Climate Change Response Plan (CCRP)		
Date	January 2020 (updated July 2020)		
Department	Environment & Sustainable Development	Branch	Strategic Land Use Planning Environmental Services
Project Team	Rebecca Britton, Principal Strategic Planner Anne Nolan – Emissions Reduction Project Officer Grant Hinner – Program Coordinator Climate Change Adaptation		
Target start date	1 January 2020	Target finish date	March 2021
Project Description			
To help the Noosa Shire mitigate the effects and adapt to the impacts of the climate emergency, Noosa Council is preparing a Climate Change Response Plan (CCRP). The CCRP will provide an action-oriented program that sets clear priorities for council and the community to act on climate change, prepare for climate change risks and build long-term resilience.			
Project background			
Council has made substantial progress on taking action on climate change and in preparing for climate related impacts. The following has been achieved to date:			
<ul style="list-style-type: none"> - 2016-2020 developed and implemented a Zero Emissions Organisational Strategy - including installing solar PVC on 7 council buildings, offering community group grants for solar, establishing a free solar advice hotline and education program, and partnering with ZEN Inc on a range of initiatives including solar for business. - 2017 adopted a Noosa Shire Climate Change Response Policy - setting out council's commitment to proactively respond to climate change and build knowledge and capacity to respond as an organisation - 2018 completed a climate change governance audit - assessment of how climate change and associated risks are being considered across various Council departments and governance processes. Completed as part of Council participation in QLD Climate Resilient Councils initiative. - 2019 adopted an overarching Environment Strategy with outcomes and targets for emissions reduction and climate adaptation - 2019 declared a Climate Emergency – making a strong statement in support of taking action on climate change as part of a collective voice across local governments world-wide - 2017-2020 progressed development of a Coastal Hazard Adaptation Plan including new modelling, risk assessments and options analysis for responding to coastal erosion, storm tide, tidal inundation and sea level rise. 			
The climate crisis we face is broad ranging, impacting multiple sectors. Noosa Council has a critical role to play at the local level in facilitating change, investing, influencing, and partnering with others to ensure Noosa does its bit to reduce emissions. Equally, council has a role and responsibility to proactively plan and prepare for the inevitable impacts over time as the climate changes. It is imperative that council, in close partnership with the community, takes immediate and proactive steps to:			
<ul style="list-style-type: none"> - reduce emissions and improve resource efficiencies - identify and implement appropriate actions for addressing the likely consequences of change across various sectors - increase community resilience and capacity to adapt to climate change risks. 			
Understand context & scope project			
Context for engagement			
Political			
<ul style="list-style-type: none"> • The CCRP will be of considerable interest to some key interests and it is important to keep these stakeholders and the broader community engaged throughout the project. • Noosa Council is often seen to be at the forefront of taking action on climate change, providing a positive example for others to follow. This project provides opportunities to build on this positive momentum, leveraging a range of economic, community and environment benefits. • Council's attention will remain on building understanding and capacity of the community and key sectors in addressing climate risks and emission reduction, rather than concentrating on the few that wish to debate the science. Consistent with council's Climate Change Response Policy, council will continue to focus on the latest CSIRO and IPCC reports as the key 'sources of truth'. • It is expected that the majority of the community accepts the science underpinning climate change projections, is committed to improving knowledge and understanding overtime, and thus would support Council's objectives with regard to the development of the Plan. 			

Economic / financial

- Economic impacts on Noosa’s local economy and tourism industry as a result of climate risks will be an important consideration requiring close engagement with key business and tourism representatives to encourage knowledge sharing and participation.
- Emissions reduction and adaptation responses may involve significant capital expenditure for some initiatives. For capital projects with a long lead in time, this may require long term financial planning and clear triggers to be set in place. Community input into implementation actions, including questions around who should pay and when, is required.

Social

- Impacts to private property and community assets will be an important consideration for the project.
- Seeking to engaging with different elements of the community (including those with low interest) to raise awareness of climate risks and facilitate increased preparedness is an important social outcome of the project.

Technological

- Methods of communicating using innovative digital technology will be employed and will be tailored to meet Covid-19 restrictions
- Adoption of interactive and dynamic visual aids will be used to communicate climate risks and consequences were possible including mapping, webinars and videos.

Legal

- There are legal implications for Council to consider regarding legal liability and fiduciary duty concerning disclosure.

Environmental

- The impacts of climate change on natural systems and biodiversity is broad ranging requiring a more detailed understanding of how to best manage and protect environmental values under changing conditions.
- Engagement with local environmental groups, researchers, levels of government, and property owners to facilitating cooperative partnerships will be beneficial.

Historical

- A Noosa Shire Climate Change Adaptation Strategy was prepared by SEQ Catchments and NICA some 5 years ago and included considerable community consultation. This serves as a first pass assessment of adaptation actions and a useful reference for this project.
- The CCRP will need to consider other relevant planning studies, plans and strategies, and the implications for the Noosa Plan 2020.

Scope

Based on the above, the CCRP will:

- cover both Council and community emissions
- clearly identify Council’s role in reducing community emissions and setting actions around adaptation
- set a clear roadmap for how we intend to achieve zero net emissions by 2026
- provide for close collaboration with ZEN Inc and other community groups to enable greater reductions in community emissions and to identify adaptation actions
- take a sector-based approach to developing a climate response based on the following sectors:
 - Households and community (including transport)
 - Business and tourism
 - Built environment and infrastructure
 - Emergency management
 - Biodiversity and natural systems
 - Agriculture
 - Noosa Council (including waste)

Project Aims

The Climate Change Response Plan (CCRP) aims to:

- provide an action-oriented program that sets clear priorities for council and the community in acting on climate change, preparing for climate change risks, and building long term resilience.

The objectives of the CCRP are to:

- Develop and implement a plan that meets the policy outcomes and targets stated in the Noosa Council Environment Strategy
- Provide for close consultation and participation by community groups, key sector representatives, levels of government and the broader community

- Appropriately manage identified risks posed by climate change to different sectors including council, waste, agriculture, households, communities, business, emergency services, and natural systems.
- Identify and prioritise responses for emissions reduction, climate change adaptation and community preparedness.

The CCRP and its community engagement outcomes will seek to:

- Raise council and community awareness of the need to urgently reduce GHG emissions and facilitate council and community emission reductions;
- Improve Noosa Council and the community’s understanding of current and future risks from climate hazards and how they might change through time as a result of climate change;
- Enable council to consult with the community clearly and sensitively throughout key stages of the project so the community understands the implications and contributes to the decision making;
- Identify what council and community actions are required to reduce emissions and to avoid, reduce or adapt to climate change risks as they relate to people, property, assets and the environment; and
- Provide mapping and visual products and deliverables that are useful for a range of purposes across council departments and within the community (e.g. planning scheme, asset management, community awareness, disaster management and financial planning).

Identification of key stakeholders, groups and individuals of influence

Key Internal Stakeholders:

- o Council
- o Executive Team
- o Environment and Sustainable Development Department
- o Infrastructure Services Department
- o Community Services Department
- o Corporate Services Department
- o Executive Office
- o Project Control Group (PCG)

Key External Stakeholders:

- o LGAQ
- o State and Federal governments (including State Department of Environment and Science)
- o University of the Sunshine Coast
- o University of Central Queensland
- o Griffith University
- o Zero Emissions Noosa Inc. (ZEN Inc.) and associated project working groups
- o Translink
- o Sunshine Coast Environment Council
- o Media
- o The Nature Conservancy
- o Local primary and secondary schools
- o Earth tech
- o Infrastructure providers
- o Residents and ratepayers groups and various other community groups

Table 1 Key sectoral stakeholders for targeted consultation

Sector	Key stakeholders	
Agriculture	<ul style="list-style-type: none"> • Country Noosa • Food and Agribusiness Network 	<ul style="list-style-type: none"> • Department of Agriculture and Fisheries • Noosa and District Landcare
Built environment and infrastructure	<ul style="list-style-type: none"> • Council Infrastructure Services • SEQWater, Unitywater • Energex, Energy Queensland 	<ul style="list-style-type: none"> • Telecommunications (NBN, Telstra, Optus) • Department of Transport and Main Roads
Business and Tourism	<ul style="list-style-type: none"> • Tourism Noosa • Visit Sunshine Coast Noosa • Chamber of Commerce • Noosaville Business Assoc. • Hastings Street Association • Noosaville Business Association 	<ul style="list-style-type: none"> • Peregian Beach Business Assoc. • Sunshine Beach Association • Tewantin Traders Association • Eumundi Chamber of Commerce • Sunshine Coast Business Council • Cooroy Chamber of Commerce

	<ul style="list-style-type: none"> Noosa Junction Association
Emergency management	<ul style="list-style-type: none"> Queensland Fire and Emergency Service (QFES) State Emergency Service (SES) Rural Fire Brigade Queensland Ambulance Service Queensland Police Service Queensland Health Surf Life Saving Queensland
Biodiversity and natural systems	<ul style="list-style-type: none"> Queensland Parks and Wildlife Service (QPWS) Noosa and District Landcare Noosa Parks Association Community Bushland Care groups Noosa Integrated Catchment Association Wildlife Preservation Society of Qld (Sunshine Coast and Hinterland) Noosa Biosphere Association
Households and communities	<ul style="list-style-type: none"> Residential Tenancies Authority Aged care facilities Peregian Beach Community Association Council Community Development team
Noosa Council	<ul style="list-style-type: none"> LGAQ Executive Team Infrastructure Services team Community Development team
<p>IAP2 level – inform= tell them, consult =ask them, involve= bring them into the discussion, collaborate = work with them, or empower = they tell us what they want and we do it</p> <p>The IAP2 level will vary depending on the stage of the project. Based on the phases described below, the level of engagement will be:</p> <p>Phases 1 – 2 = inform (provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions)</p> <p>Phases 3 – 4 = collaborate (partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution) and consult (obtain public feedback on analysis, alternatives and/or decisions).</p> <p>Phase 5 = consult (obtain public feedback on analysis, alternatives and/or decisions) and involve (work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered)</p>	
<p>Components and sequence</p> <p>Engagement processes – Covid19 aware</p> <p>Due to the current environment, the project will depend mostly on virtual forms of engagement. The project cannot depend on traditional pop-ups and workshops with face-to-face interaction. The project will use Your Say Noosa (YSN), newspapers and social media (Instagram & Facebook), webinars and online workshops, presentations to specific groups (e.g. Country Noosa, Noosa Parks Assoc.), and a limited number of small face-to-face meetings with key stakeholders. Some opportunity for 'drop in' sessions to the Strategic Planning Office may be suitable.</p> <p>Stage 1 Consultation: Stakeholder engagement –</p> <ul style="list-style-type: none"> Purpose <ul style="list-style-type: none"> expert and technical input/discussions with key stakeholders, community groups, industry/sector experts Inform key stakeholders of project scope and approach Present climate projections Seek to understand key stakeholders' issues Request stakeholder comment on draft sector background paper Consult to capture the on ground / local knowledge of climate impacts on the sector, their business or livelihoods Discuss potential options and barriers/enablers Methods <ul style="list-style-type: none"> Face-to-face small group meetings with each sector representative/s Provide fact sheets, summary reports, preliminary risk assessments, background paper <p>Stage 2 Consultation: Broader community consultation</p> <ul style="list-style-type: none"> Purpose <ul style="list-style-type: none"> Inform the broader community of the project scope and approach Share climate science, summary assessments by sector, and proposed adaptation options Request feedback on draft CCRP Methods <ul style="list-style-type: none"> Project bulletins available on council internet, social media and YSN Online survey through YSN Community drop-in sessions (in accordance with Covid-19 restrictions) at Strategic Planning office front Media engagement and utilisation of 'Your Say Noosa' website for other resources and feedback Fact sheets and FAQs available at key community locations (libraries, information centres) Explore option of producing short webinars to further explain certain aspects of the project. 	

- Request feedback via YSN, email and mail.

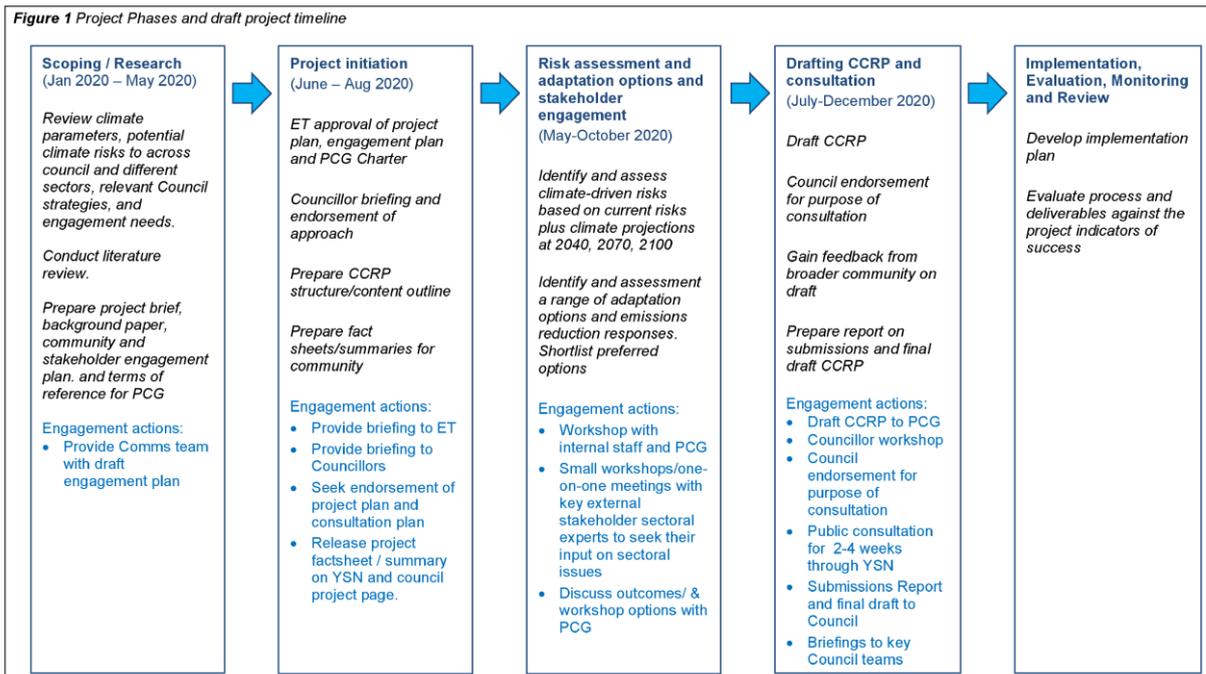
Post-engagement: Submission review and Council for endorsement

- Purpose
 - Review submissions on draft CCRP, make updates to plan as needed, present to Council for endorsement
- Methods
 - Project bulletin of survey results
 - Social media and YSN webpage updates
 - Written response to submitters to close the loop.

Internal engagement tools:

Internal:

- Briefings for Councillors
- Briefings for ET
- Project Control Group meetings/updates
- Departmental branches/teams as needed

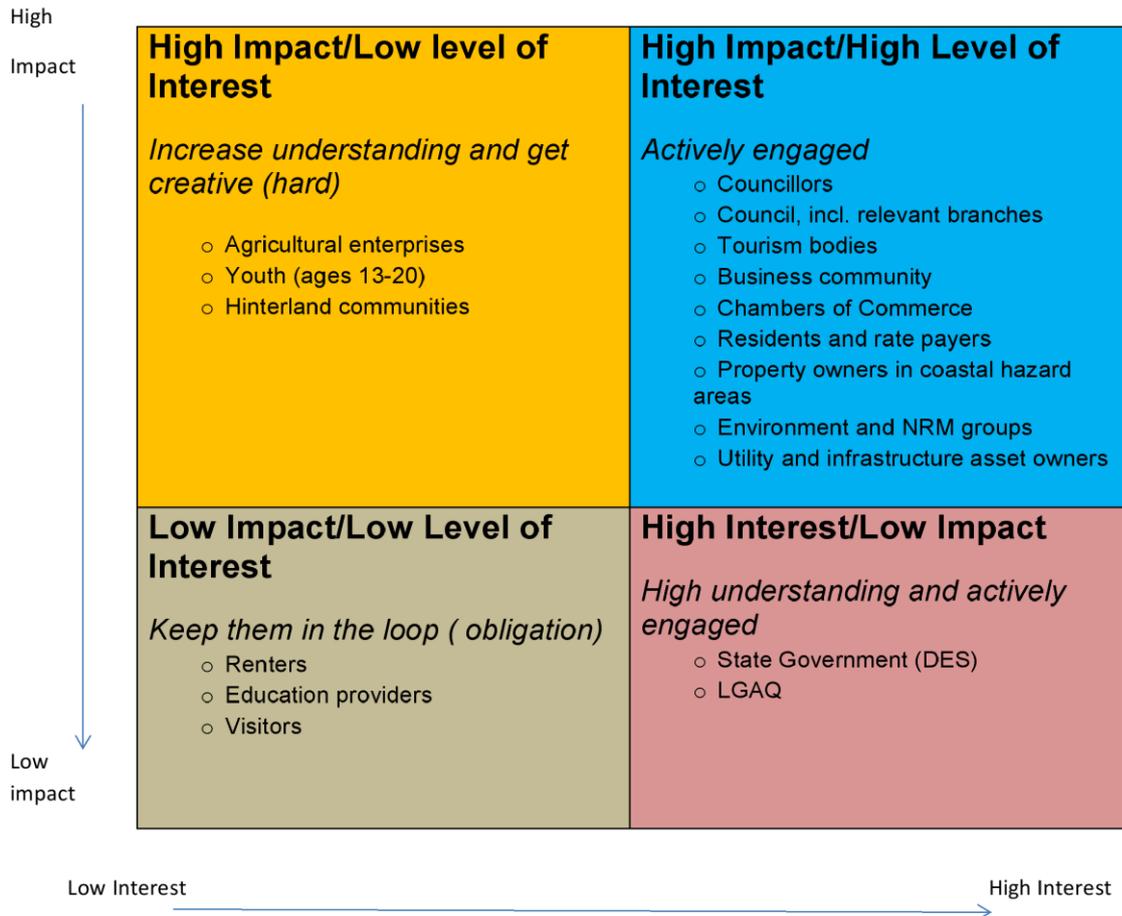


Monitoring and evaluation - success metrics	
<p>Indicators for success include:</p> <ul style="list-style-type: none"> • Greater council and community awareness of the need to reduce emissions that lead to emissions reduction for both Council and community • Council is provided with a better understanding of community concerns and issues regarding the project • The project team took appropriate steps to help people who have low interest but who are potentially highly impacted to become aware of the project and have the opportunity to contribute • The engagement contributed to better outcomes for the project • The process was sufficiently flexible to address issues as they arose • Participants were provided with the information they needed to contribute to the level they desired • The plan is evidence based and relies on contemporary information from CSIRO and IPCC. <p>Measurements to be employed to gauge the success of the engagement include:</p> <ul style="list-style-type: none"> • Media responses • Number of submissions received • Cumulative number of participants in online webinars/workshops • An assessment of the quality of feedback provided by the community 	
Databases used and file location	
<p>N:\07 Planning\19 Strategic Planning\Climate change and coastal management\Climate Change Adaptation Plan\Engagement</p> <p>ECM: Subject/Climate Change</p>	
New databases created and file location – that will be created for this project. Include stakeholders. Location on ECM. Please send to CE Branch to load to our Lists page if appropriate to share internally.	
<ul style="list-style-type: none"> • Climate change stakeholder database lists • Database list of submitters and their contributions during public consultation process • YSN database if required. 	
Expected communications required	
<p>External communications</p> <ul style="list-style-type: none"> • Media releases/liaison • Council Facebook and other social media pages • Fact Sheets • Project news • Noosa Council dedicated webpage & YSN • Noosa Library eNews • Pop-up displays at Strat Planning office • Events calendars • Online webinars/forums • Online workshops 	<p>Internal communications</p> <ul style="list-style-type: none"> • Article in Pelican Brief newsletter • Councillor briefings • Staff emails • Departmental branches/teams briefings as needed or specifically requested
Closing the gap	
<p>Methods for acknowledging submitters and informing community of progress/outcomes: Email; Letter; Media Release; Your Say Noosa - news feed; Social Media posts</p>	
Debrief	
<p>Periodic updates to PCG.</p>	

Stakeholder Groups – Levels of Impact and Interest

This diagram helps when developing an understanding of which groups and individuals require most communicating with and engaging with to have a successful project.

Where there is a low level of interest, but the impact of Councils decisions will be high, creative thinking will be required to ensure that these groups or individuals are reached during the consultation.





Project Control Group Charter

CLIMATE CHANGE RESPONSE PLAN

Name	Climate Change Response Plan (CCRP) Project Control Group (PCG)
Goals	<p>The CCRP project will:</p> <ul style="list-style-type: none"> • Consult with the local community clearly and sensitively throughout the project so key stakeholders understand the implications of various decisions and have opportunities to contribute to decision making; • Identify opportunities to reduce Council and the local community's greenhouse gas (carbon) emissions and develop a program of fiscally sound actions to implement these by prescribed milestones; • Improve Council and the community's understanding of current & future risks from climate change and how they might change through time; • Develop a program of projects and monitoring actions that seek to avoid, reduce or adapt to these risks to people, property, Council assets and the environment where able; • Provide resources, including mapping products, that are necessary to ensure various Council departments are adequately considering climate change in carrying out their functions, as well as for informing Council's key stakeholders and the local community; and • Provide direction for a coordinated approach for Council, Council's suppliers, and the local community to reduce Noosa's carbon emissions, adapt to a changing climate and enhance resilience through prosperity.
Roles & Responsibilities	<p>The primary role of the PCG is to provide high level guidance to the project team on information gathering (including scope) involved in informing the CCRP, methods for engaging relevant key stakeholders and groups, and the content of the final plan.</p> <p>The PCG assists with ensuring relevant public and private interests are being appropriately considered during the plan's development and that delivery timelines are adhered to as best as possible.</p> <p>PCG members are to respect the confidentiality of draft CCRP project findings, including any supporting material.</p> <p>The PCG would have oversight and provide advice on policy related matters.</p>
Timeframes	<p>The agreed project schedule is:</p> <ul style="list-style-type: none"> • Scoping and Project initiation – 1st half 2020 • Consultation and Plan development – 2nd half 2020
Meeting Frequency	Monthly or as needed according to Project Plan
Membership	<p>Cr Clare Stewart (Mayor) Cr Brian Stockwell Cr Tom Wegener Chief Executive Officer (<i>ex officio</i>) Executive Manager (Governance), Executive Office Director, Environment & Sustainable Development Director, Infrastructure Services Director, Community Services Director, Corporate Services Craig Doolan, Manager Environmental Services Rebecca Britton – Principal Strategic Planner Anne Nolan – Project Officer Carbon Reduction Grant Hinner – Project Coordinator – Climate Change Adaptation</p>
Meeting Coordinator	Anne Nolan – Project Officer Carbon Reduction

3 PLANNING & ENVIRONMENT COURT APPEAL NO D102 OF 2020 - REFUSAL OF ANCILLARY DWELLING UNIT AT 1/33 GATEWAY DRIVE, NOOSAVILLE

Author **Manager Development Assessment, Kerri Coyle**
Environment & Sustainable Development

Index **ECM/ Application/MCU20/0008 / Case/ Turner Property Group**

Attachments **Nil**

EXECUTIVE SUMMARY

Nil

RECOMMENDATION

That Council note the report by the Manager Development Assessment to the Planning & Environment Committee Meeting dated 11 August 2020 regarding Planning & Environment Court Appeal No. D102 of 2020 and agree to defend the appeal.

REPORT

On 21 May 2020 Council at its Ordinary Meeting resolved to refuse an application for an ancillary dwelling unit at 1/33 Gateway Drive, Noosaville for the following reasons:

1. The proposed development is not for an Ancillary Dwelling Unit as defined under section 2.11.5 of the Noosa Plan because:
 - a) A detached house is proposed on the premises;
 - b) The proposed dwelling unit is not subordinate to the non-residential use;
2. The proposed development is for a detached house which under Table 11.9 of Division 10 of the Noosaville Locality Plan is an inconsistent use in the Industry Zone requiring impact assessment.
3. The proposed development is inconsistent with the Noosaville Locality Code in the following respects:
 - a) The proposed use will be incompatible with other uses and works on the premises contrary to 11.7.2(a)(i) of the Overall Outcomes Division 16;
 - b) The proposed use fails to protect the subject premises for industrial functions to the exclusion of incompatible uses contrary to 11.7.2(vv)(ii) of the Overall Outcomes Division 16;
4. The proposal is inconsistent with Overall Outcomes 14.51.2(a) and (b) of the Detached House Code as land zoned industrial is not suited for residential use and would be located in the vicinity of land uses which would adversely impact the occupation and use of buildings and the site by residents and would result in the residential development preventing or inhibiting the conduct of existing land uses.
5. The proposed development fails to provide sufficient car parking on site for the dwelling unit and the non-residential use contrary to Overall Outcomes 14.110.2 c) and d) and Specific Outcome O7 of the Driveways and Carparking Code.

As a result of Council's decision to refuse the application, the applicant has now lodged an appeal to the Planning & Environment Court. The applicant seeks that the development should be approved.

It is in order for Council to defend the appeal and the recommendation is worded accordingly.

Previous Council Consideration

Ordinary Meeting, 21 May 2020, Item 8, Page 12

That Council note the report by the Development Planner to the General Committee Meeting dated 18 May 2020 regarding Application No. MCU20/0008 for a Development Permit for Material Change of Use – Ancillary Dwelling Unit, situated at 1/33 Gateway Drive, Noosaville and:

- A. Refuse the application for the following reasons:
 1. The proposed development is not for an Ancillary Dwelling Unit as defined under section 2.11.5 of the Noosa Plan because:
 - a) A detached house is proposed on the premises;
 - b) The proposed dwelling unit is not subordinate to the non-residential use;
 2. The proposed development is for a detached house which under Table 11.9 of Division 10 of the Noosaville Locality Plan is an inconsistent use in the Industry Zone requiring impact assessment.
 3. The proposed development is inconsistent with the Noosaville Locality Code in the following respects:
 - a) The proposed use will be incompatible with other uses and works on the premises contrary to 11.7.2(a)(i) of the Overall Outcomes Division 16;
 - b) The proposed use fails to protect the subject premises for industrial functions to the exclusion of incompatible uses contrary to 11.7.2(vv)(ii) of the Overall Outcomes Division 16;
 4. The proposal is inconsistent with Overall Outcomes 14.51.2(a) and (b) of the Detached House Code as land zoned industrial is not suited for residential use and would be located in the vicinity of land uses which would adversely impact the occupation and use of buildings and the site by residents and would result in the residential development preventing or inhibiting the conduct of existing land uses.
 5. The proposed development fails to provide sufficient car parking on site for the dwelling unit and the non-residential use contrary to Overall Outcomes 14.110.2 c) and d) and Specific Outcome O7 of the Driveways and Carparking Code.
- B. Note the report is provided in accordance with Section 63(5) of the Planning Act 2016

Finance & Risk

It is premature at this stage to provide advice on the likely prospects of the appeal. There will be costs associated with defending the appeal, particularly if the matter proceeds to trial.

Consultation

External Consultation - Community & Stakeholder

Thynne Macartney – Tim Quirk, Solicitors

Internal Consultation

Departments/Sections Consulted:

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Chief Executive Officer
Executive Officer
Executive Support | <input type="checkbox"/> Community Services
Director
Community Development
Community Facilities
Libraries & Galleries
Local Laws
Waste & Environmental Health | <input type="checkbox"/> Corporate Services
Director
Financial Services
ICT
Procurement & Fleet
Property
Revenue Services |
| <input type="checkbox"/> Executive Services
Director
Community Engagement
Customer Service
Governance
People and Culture | <input checked="" type="checkbox"/> Environment & Sustainable Development
Director
Building & Plumbing Services
x Development Assessment
Economic Development
Environmental Services
Strategic Land Use Planning | <input type="checkbox"/> Infrastructure Services
Director
Asset Management
Buildings and Facilities
Civil Operations
Disaster Management
Infrastructure Planning,
Design and Delivery |

REPORTS FOR NOTING BY THE COMMITTEE

4 DEVELOPMENT ASSESSMENT FEES & CHARGES VARIATIONS FOR 1 JANUARY 2020 TO 30 JUNE 2020

Author **Manager Development Assessment, Kerri Coyle
Environment & Sustainable Development**

Index **ECM/ Subject/ Fees and Charges**

Attachments **Nil**

EXECUTIVE SUMMARY

Not Applicable

RECOMMENDATION

That Council note the report by the Manger Development Assessment to Planning & Environment Committee Meeting dated 11 August 2020 regarding waiver or partial waiver of development application fees for 1 January 2020 to 30 June 2020 as detailed in the Report.

REPORT

As part of Council’s budget each year, Council adopts its Fees and Charges for the financial year, including its regulatory and commercial charges for lodgement of development applications.

The fees and charges policy for development applications cover a number of policy provisions include delegation to the Director, Environment & Sustainable Development to *“partially or wholly waive a development fee where strict application of the scheduled fee is obviously unreasonable for the type of application being received.”*

This report identifies proposed applications where a fee variation has been granted for the last 6 months. Between 1 January 2020 and 30 June 2020 there were 5 proposed applications where a partial waiver or full waiver of the development application fees was granted, with 3 agreed to and 1 request agreed to in part. The tables below sets out a summary of each application and the reason for the fee waiver.

Application No	Applicant	Application Details	Fees & Charges Policy	Fee proposed
DBW20/0004	Fluid Building Approvals – 28 Plover St Peregian Beach	Development Building Works	\$1138	\$0

The owner of the property is seeking to rebuild their house at 28 Plover Street, Peregian Beach after it was significantly damaged by the recent Peregian Beach fires. The previous house was lawfully built over the maximum building height for the area, and therefore has existing use rights. The owner is seeking to rebuild the same dwelling which notwithstanding the site’s existing use rights triggers an application for building works due to the Coastal Protection overlay affecting the site. In view of the circumstances it is considered a full fee waiver is warranted.

Application No	Applicant	Application Details	Fees & Charges Policy	Fee proposed
OPW20/0009	Dan Powell – 441 Cooroy Belli Creek Rd Cooroy	OP Works - Roadwork, Drainage & Earthworks	\$2150	\$2,150
<p>The applicant requests a fee variation as he suggests that he was quoted a \$1000 to \$1300 fee by a staff member.</p> <p>The applicant could not provide the staff member name and the proposed fee does not correspond with any fee listed within Council’s fees and charges. Further the works involve removal of an existing dam wall which has resulted in significant environmental disturbance and were carried out without a development approval. Significant time has already been spent by officers investigating this matter and advising the owner how to address the impacts from the works carried out. It is therefore not agreed to vary the application fee.</p>				

Application No	Applicant	Application Details	Fees & Charges Policy	Fee proposed
MCU20/0020	Noosa Council as applicant - 31 Butler St Tewantin	Open Space Type 1 Sport & Recreation – Sports Field Lights	\$5671.00	\$2835.50
<p>The applicant is seeking a 50% reduction of application fees for the installation of 4 x 20m high lights at the existing Noosa District Sports Complex. The rugby league club has a lease on the State/Council owned property.</p> <p>As per Noosa Council Policy – any non-profit, volunteer, charitable, community, sporting, religious organisation not in possession of a permanent liquor or gaming licence is eligible for 50% reduction in development application fees. Noosa Pirates Rugby Club holds a Community Club Liquor Licence which is for a sporting club run by volunteers.</p> <p>It is suggested that the 50% reduction of fees would be reasonable as the rugby club is run by volunteers and the proposal is for lights associated with the use of the site for sport and not the clubhouse.</p>				

Application No	Applicant	Application Details	Fees & Charges Policy	Fee proposed
REC16/0022.01	27 Pavilion St Pomona	Extension to Currency Period	\$1870.00	\$935
<p>The applicant is seeking a 50% reduction of application fees for the extension to currency period application. The applicant indicates that they have completed the bulk of the operational works required for the subdivision and have experienced significant extra forecast expenses with Unitywater requiring the construction of a hydrant on the footpath outside the new proposed block. This is expected to cost in excess of \$15,000.</p> <p>The original application was for a Reconfiguration of a Lot (1 into 2) approved in 2016 with a 2 year currency period. It is noted that reconfiguration approvals which required operational works generally had a 4 year currency period consistent with the planning legislation. This application only had a 2 year currency despite also requiring an application for operational works. It is suggested that the request be approved given the short currency period originally applied.</p>				

Application No	Applicant	Application Details	Fees & Charges Policy	Fee proposed
51988.2849.04	49 Hastings Street – Gavin Maddock Design Studio	Change to DA (add gym & pergola area)	\$4900.00	\$2450.00

The applicant is seeking a reduction of application fees for the change to the development approval from \$4,900 to \$1,000. The applicant indicates that the addition of a pergola will provide additional shelter from the sun, increased privacy from the adjacent resort and is attached to the existing building. The applicant believes the fee of \$4900 is excessive as the change is limited to an attachment to the building, open to the air and does not impact on the site’s gross floor area.

The fee reduction to \$1,000 is not reasonable as it will not adequately reflect Council’s likely costs in assessing the application. However, it is recommended that a fee reduction of 50% apply. The applicant has engaged early with Council officers through a number of emails and in preparing the application the applicant has generally addressed the matters raised by Council officers and therefore the proposed fee is considered appropriate to cover likely assessment costs. Furthermore, the matters of consideration in the assessment will be limited.

Previous Council Consideration

The fees and charges for development applications for this period were considered by Council at the Special Budget Meeting in June 2019.

Finance

The agreed variations to development application fees amounted to a total of \$7,358.50 and had no significant impact on the budget for 2019-20.

Risks & Opportunities

The fee variations are considered to be reasonable and adequately justified.

Consultation

External Consultation - Community & Stakeholder

Nil

Internal Consultation

Nil

Departments/Sections Consulted:

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Chief Executive Officer
Executive Officer
Executive Support | <input type="checkbox"/> Community Services
Director
Community Development
Community Facilities
Libraries & Galleries
Local Laws
Waste & Environmental Health | <input type="checkbox"/> Corporate Services
Director
Financial Services
ICT
Procurement & Fleet
Property
Revenue Services |
| <input type="checkbox"/> Executive Services
Director
Community Engagement
Customer Service
Governance
People and Culture | <input checked="" type="checkbox"/> Environment & Sustainable Development
x Director
x Building & Plumbing Services
x Development Assessment
Economic Development
Environmental Services
Strategic Land Use Planning | <input type="checkbox"/> Infrastructure Services
Director
Asset Management
Buildings and Facilities
Civil Operations
Disaster Management
Infrastructure Planning,
Design and Delivery |

5 ENVIRONMENT AND SUSTAINABLE DEVELOPMENT DEPARTMENT UPDATE - 4TH QUARTER 2019-20

Author Director Environment and Sustainable Development, Kim Rawlings
Environment and Sustainable Development Department

Index ECM/ Subject/ Environment and Sustainable Development Reports

Attachments Nil

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by the Director Environment and Sustainable Development to the Planning and Environment Committee Meeting dated 11 August 2020 providing an update on operations of the Environment and Sustainable Development Department for the period 1 April to 30 June 2020.

REPORT

The adopted organisation structure includes the following branches under the Environment and Sustainable Development Department:

- Environmental Services;
- Strategic Land Use Planning;
- Economic Development;
- Development Assessment; and
- Building and Plumbing

This report provides a brief summary regarding recent achievements, current priorities and future initiatives for the Environment and Sustainable Development Department.

ENVIRONMENT AND SUSTAINABLE DEVELOPMENT DEPARTMENT

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
Director's office			
COVID-19 – Business Support Response	<ul style="list-style-type: none"> Coordinated Business Round table representatives from all Business Associations, Tourism Noosa and Local, State and Federal Government. Supported by Council 9 Point Covid Recovery Framework 	<ul style="list-style-type: none"> Continued implementation of 9 Point Recovery Plan Ongoing meeting of Business Round table 	<ul style="list-style-type: none"> Review Recovery Plan and associated resourcing.
Noosa Plan 2020	<ul style="list-style-type: none"> Finalisation of New Noosa Plan in preparation for Council consideration of Adoption 	<ul style="list-style-type: none"> Council adopted the New Noosa Plan 16th July 2020, comes into effect 31 July 2020 	<ul style="list-style-type: none"> Support the implementation of the New Noosa Plan internally and externally.
Tourism Noosa Collaboration	<ul style="list-style-type: none"> Working together on Business Round table communications. Collaborated on Noosa Trails Network Grant application under the Qld Tourism Infrastructure Grant Program 	<ul style="list-style-type: none"> Collaborating on Plastic Free Noosa Program Working together on joint Hinterland Road show to promote a range of initiatives, provide information and engage with our Hinterland Towns 	<ul style="list-style-type: none"> Continue regular meetings with Tourism Noosa on a range of key initiatives and opportunities. Prepare for Hinterland Roadshow, information on New Noosa Plan, Noosa Trails Masterplan
Kabi Kabi Engagement	<ul style="list-style-type: none"> Ongoing engagement with Kabi Kabi applicant group. Letter of support provided from Kabi Kabi for the Noosa Trails Grant Program 	<ul style="list-style-type: none"> Exploring the development of a Noosa Council Engagement Protocol with Kabi Kabi is ongoing. Engage with Kabi Kabi on cultural burn practices to share knowledge with Council staff. 	<ul style="list-style-type: none"> Continue to meet regularly and engage with Kabi Kabi applicant group on a range of mutual initiatives and projects of interest. Collaborate with Kabi Kabi group on the development of engagement protocol. Work with Kabi Kabi on Cultural training for Noosa staff.
Social and Community Housing	<ul style="list-style-type: none"> Collaborating across departments considering a range of options to progress the achievement of increased affordable and community housing outcomes across the Shire. 	<ul style="list-style-type: none"> Meetings with a number of landowners, Community Housing provider and Department of Housing to advance discussions on community housing outcomes 	<ul style="list-style-type: none"> Workshop with Council to explore affordable and community housing outcomes and Council's role

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
Environmental Services			
Implementation of the ZEN Organisation Strategy	<ul style="list-style-type: none"> • Online solar information session facilitated by AEF with 75 registrations. • Successful waste strategy scoping workshop facilitated by MRA consultants. • Completion of Council carbon footprint review. • Councillor induction on ZEN Strategy completed. 	<ul style="list-style-type: none"> • Review of ZEN capital projects for 20/21. • Initiation of Climate Change Plan integrating broader Climate Change Adaptation Plan and ZEN Organisation Strategy. • Community emission profile review and update. 	<ul style="list-style-type: none"> • Report to Council on Climate Change Plan project scope. • Complete Council's 2019-20 carbon footprint inventory. • Development Scope for Offset strategy. • Scoping of the Waste Strategy.
Private Land Conservation Partnerships - Land for Wildlife (LFW) and Voluntary Conservation Agreements (VCA)	<ul style="list-style-type: none"> • 18 new LFW signups, 6 LFW property revisits, 8 visits to VCA properties, • Land for wildlife incentives - final figures for the 2019/ 20 financial year - 9275 tubestock planted on 8 hectares, 26 hectares of land managed for environmental weeds and Landowner co-contribution (labour @\$43/hr and materials) = \$67,760. • One new VCA established. • Uploaded species information into the Wildnet database (Approximately 8,000 records to date). • Direct seeding trials on Cooroibah Nature Refuge as part of post-fire recovery. 	<ul style="list-style-type: none"> • Continue delivering the LFW program, sign up new properties, revisits on demand, roll out LFW incentive program to members for new financial year. • Contacting owners of deregistered properties to reactivate properties that form strategic linkages in the landscape. • Compile final list of split zoned properties for incorporation into the next planning scheme amendment. • Update website with better info on LFW, and info on VCA program. 	<ul style="list-style-type: none"> • Continue delivering the LFW program, sign up new properties, revisits on demand, and roll out LFW incentive program to members for new financial year. • Contacting owners of deregistered properties to reactivate properties that form strategic linkages in the landscape. • Update website with better info on LFW, and info on VCA program.

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
		<p>In 2013 Council provided young casuarina trees to one of our VCA properties. Now in 2020, these same trees are providing food for the Vulnerable Glossy Black-Cockatoo.</p>	
<p>Community Bushland Care Program</p>	<ul style="list-style-type: none"> • The Bushcare program was mostly in hiatus during the quarter due to COVID and the potential high risk to many of our volunteers. • Staff and contractors maintained multiple Bushcare sites through COVID shutdown period. • Developed and delivered a COVID Safe Plan and induction to allow the volunteers to safely return to working bees early July. • Engaged contractors for initial works at Burgess Creek. • Completed species lists and monitoring plans with volunteers to assist with their Multi Year Environment Collaborative grant project sites at Castaways and Marcus Creeks. 	<ul style="list-style-type: none"> • Due to COVID & health concerns, 4 bushcare group leaders have stepped down until a time when the situation has improved. Currently working with these groups to explore options for them to continue until that time. • Monitoring the COVID situation for indications that our COVID Safe Plan is working well or needs to be reviewed. • We have received an application for a new group at Cooran in Yellowbelly Bushland Reserve (a high priority reserve) and are working on promotion for expressions of interest. • Reviewing all groups' annual work plans and adjusting where required (due to COVID). • Allocating contractor and other 	<ul style="list-style-type: none"> • Continued delivery of the program, business as usual. • Continue to provide project support to the Eastern Beaches MEC grant. • Investigate options to integrate technology for administration to increase efficiency.

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
		<p>resources for the year based on the above plans.</p> <ul style="list-style-type: none"> • Exploring options to give Bushcare a more effective digital presence. • Depending on the COVID situation in the coming weeks, we intend on engaging external trainers to deliver 3 workshops. 	
			<p>The Rainbow Park Bushcare group launched a new program to work on weeds in the lower Burgess Creek area. A proposed launch in April, after a very successful community day with 50 participants, was delayed by COVID. During the COVID break, Council contractors undertook some works on weeds to kick-start the program. Volunteer work is due to start in August.</p>
<p>Yurol Ringtail Project</p>	<ul style="list-style-type: none"> • HQ Plantation have mostly completed harvesting of pine in Yurol SF. • DAF have begun hardwood harvesting in Yurol SF. 	<ul style="list-style-type: none"> • Continue to support community information, customer queries and engagement with HQP and DAF to ensure stakeholder and community awareness of harvesting underway. • Councillor site visit planned. 	<ul style="list-style-type: none"> • Work with research partners to implement a baseline koala survey for the Yurol-Ringtail project.
<p>Pest Management</p>	<ul style="list-style-type: none"> • Completed 4th quarter of Biosecurity Surveillance Program including the inspection of properties in the Pomona, Lake MacDonald, Ringtail Creek, Cootharaba and Boreen Pt areas. • First round of Coordinated Wild Dog control baiting program completed on properties in the Como, 	<ul style="list-style-type: none"> • Feral pig control trapping in Como and Kin Kin areas. • Fireweed control on properties in the Cooroy and Lake MacDonald areas. • Inspection of properties in the Cooroy Creek area for the identification and mapping of Cat's Claw Creeper weed infestations. • Commence Transport and Main 	<ul style="list-style-type: none"> • Complete 1st quarter of Biosecurity Surveillance program. • Carry out Fox Den detection and fumigation in August as part of annual Fox control program work. • Complete 2nd round of Coordinated Wild dog control baiting program in September. • Complete property inspections for

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
	<p>Cootharaba, Kin Kin, Cooran, Federal and Ridgewood areas.</p> <ul style="list-style-type: none"> Biosecurity Surveillance Program for 2020 – 2024 developed and approved by Council resolution. 	<p>Roads annual contract work for control of priority weeds on State road reserve network and control of Feral Deer.</p>	<p>Mexican Bean Tree in the Pomona area.</p>
<p>Environment Grants</p>	<ul style="list-style-type: none"> The final three Multi-year Environment Collaborative (MEC) Grants started after a couple of months postponement due to COVID – Eastern Beaches rehabilitation, Mary River Rural Landholder projects, and Plastic Free Noosa program. Completed previous round of Environment Project Grants (advertised in February-March 2020) with three successful projects and total funding of \$35,761. 	<ul style="list-style-type: none"> Annual acquittal and review of Environmental Alliance Grants, one year into the three year agreements. 	
<p>Noosa River Plan</p>	<ul style="list-style-type: none"> Community consultation on second draft of plan undertaken December/ January. Briefed Councillors on feedback received and next steps. 	<ul style="list-style-type: none"> Developing a Terms of Reference for a Stakeholder Engagement Group. 	<ul style="list-style-type: none"> Report to Council a summary of feedback and Terms of Reference and bring group together to support finalisation of the Noosa River Plan.
<p>The Nature Conservancy Partnership - Bring Back The Fish</p>	<ul style="list-style-type: none"> The Project Management Plan endorsed by Council in July, pending independent scientific review of monitoring and evaluation plan. Technical Advisory Group convened. 	<ul style="list-style-type: none"> Support the Project Manager in project delivery. Initiate an independent scientific review of Monitoring and evaluation plan. 	<ul style="list-style-type: none"> Report to Council the first annual report on project.
<p>Bushland Reserve Management</p>	<ul style="list-style-type: none"> Natural Areas team completed report on turtle monitoring from the 2019/20 summer season. Finalised 19/20 Ecological Restoration program across Bushland Reserve Network 	<ul style="list-style-type: none"> Finalise draft Bushland Strategic Management Plan. Checking and maintenance of fire access trails as we move towards fire season. Liaising with contractors over planned burns to see if any more can be completed this year. 	<ul style="list-style-type: none"> Finalise drafts of new Bushland Strategic Management Plan and Bushland Reserve Fire Management Plan. Continue to liaise and work with Council's Fire Management contractor to deliver 20/21 Planned Burn Program. Commence Council's Fire Trail &

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
		<ul style="list-style-type: none"> • Liaising with adjacent land owners surrounding priority Planned Burns for 20/21 program • Consult/notify adjacent property owners of proposed 20/21 Fire Trail/Fuel Reduction program. • Finalising installation of new sprinkler systems in flying-fox impacted areas at Wallace Park. • Commence proactive tree management program along priority Bushland Urban Interface areas 	<p>Fuel Reduction 20/21 Program</p>
Noosa Trail Network	<ul style="list-style-type: none"> • Completion and public launch of the new Noosa Trail Master Plan. 	<ul style="list-style-type: none"> • Communicate track closures related to the forestry work in the Yurol-Ringtail areas. • Continue to collaborate with Noosa District Landcare with revegetation projects on the trail network. 	<ul style="list-style-type: none"> • Work with Noosa Tourism and community stakeholders to develop a community reference group for the delivery of the Noosa Trail Master Plan. • Seek State and Federal funding opportunities to initiate implementation of Trails Masterplan
Strategic Land use Planning			
New Noosa Plan	<ul style="list-style-type: none"> • Ministerial sign off of New Noosa Plan subject to conditions. • Revised scheme according to conditions where relevant. 	<ul style="list-style-type: none"> • Council adopted New Noosa Plan • Preparing for implementation following the plan coming into effect 31 July 2020. • Engaging with State on first amendments. • Community engagement plan for amendment processes. • Establishing base position for ongoing monitoring processes. 	<ul style="list-style-type: none"> • External information and communications (once adopted) to support implementation. • Initiate monitoring of new scheme.
Coastal Hazards Adaptation Plan	<ul style="list-style-type: none"> • Phase six (of eight) report received sign-off in June from LGAQ and the QLD Department of Environment & Science (DES). • Completion of all cost-benefit 	<ul style="list-style-type: none"> • The final project technical summary report (Phase 7) to be submitted to LGAQ and DES for review. • Submitting draft CHAP to Council, seeking endorsement to initiate 	<ul style="list-style-type: none"> • Develop engagement actions (including collateral) for use in public consultation on draft CHAP. • Finalise CHAP per public comments and submit to LGAQ & DES for

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
	analysis work (Phase 7).	public consultation (Phase 8).	review and sign off.
Whole of Shire Climate Change Adaptation Plan	<ul style="list-style-type: none"> Final draft of literature review. Identifying key sectoral experts for invitation to participate in sectoral advisory working groups. 	<ul style="list-style-type: none"> Integrate with ZEN Organisation Strategy to from Comprehensive Climate Change Response Plan Report Climate Change Response Plan Scope to Council 	<ul style="list-style-type: none"> Ensure alignment and cross-project support occurs with QERMF work being lead by Council's Disaster Management Officer.
Business as Usual activities	<ul style="list-style-type: none"> General advice and advocacy. Customer enquiries. Demographic update for Council. Contribution to development application assessments. 	<ul style="list-style-type: none"> General advice and advocacy. Customer enquiries. 	<ul style="list-style-type: none"> General advice and advocacy. Customer enquiries.
Economic Development			
Local Economic Plan (LEP) implementation	<ul style="list-style-type: none"> The strategic intent of the LEP and the associated 68 actions continue to be delivered by Council and its partners. A review of the LEP action plan is underway, beginning with the discovery phase that includes a Shire-wide Business Survey. Following the establishment of a COVID Business Response Roundtable, the group adopted 9-point recovery framework. The Business Survey in May and June was completed by 680 local business people. Results can be found here: https://www.noosa.qld.gov.au/business-survey-1/business-survey 	<ul style="list-style-type: none"> Implementation of the COVID Business Recovery Framework that includes: Destination Marketing, COVID Safe business support and monitoring, direct council business support measures, infrastructure investment, and re-skilling programs Deliver actions that respond to the finding of the Business Survey 	<ul style="list-style-type: none"> Continued implementation of the COVID Business Recovery framework Expansion of the Peregian Digital Hub and its programs Commence targeted consultation on the review of the LEP Deliver Firetech Connect programs Continue to support business associations to build capacity and deliver value to members
Business Support and Development	<ul style="list-style-type: none"> Establishment of the COVID Response Business Roundtable has provided to be an invaluable source of support for the business community. Its success has been in creating a sense of togetherness, 	<ul style="list-style-type: none"> Continue to support all business groups including the operation of the Business Roundtable. Providing 'concierge' services to key clients on an as needs basis. 	<ul style="list-style-type: none"> Focus on business support elements of the COVID Business Recovery Framework. Continue to lead a flexible and co-ordinated approach across Council

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
	<p>and providing a direct channel to local, State and Federal government decision-makers.</p> <ul style="list-style-type: none"> • Council’s subsidised Professional Services Panel has supported 53 businesses and individuals to date. • Council’s funded partnership with Business Mentors Noosa (BMN) has proved to be a very successful investment. Five renewals and twenty new mentees located in the Noosa Shire Council area. • Council provided Noosaville Business Association and Hastings Street Association with a Quick Response Grant of \$2,000 each as a contribution to their co-ordinated efforts to provide COVID Safe best practice for their members. The materials developed have been shared with other business precincts • Council has directly supported businesses with fee waivers or cancellations and has approved 4 temporary extension permits for outdoor dining. Council has deferred infrastructure charges for 31 developments to date. • The Digital Hub Director has supported tenants and members of the various technology groups Headquartered at the Hub, in a mentoring capacity, particularly in the COVID shut-down period 	<ul style="list-style-type: none"> • Digital Hub Director continues to provide mentoring services and manage the transition of potential new tenant. 	<p>to support business recovery</p>
<p>Industry & Sector Development</p>	<p>Tourism</p> <ul style="list-style-type: none"> • Tourism Noosa, as part of its key role in the COVID Business Recovery plan, has developed a tourism recovery marketing plan and 	<ul style="list-style-type: none"> • Tourism – continue to support Tourism Noosa’s implementation of its strategic plan and launch of new campaign. • Digital Hub – continue strong growth 	<ul style="list-style-type: none"> • Digital Hub expansion – lead design of next stage as part of Rufous Street project. • Increase partnership opportunities with Tourism Noosa related to

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
	<p>will launch a new campaign at the end of July</p> <p>Tech/Digital</p> <ul style="list-style-type: none"> The Digital Hub was closed to all tenants and event activity in early March. All rent and co-work charges were waived for the period March to June. The Digital Hub, following the development of a COVID safe plan, was reopened in late June. By 1st July, the Digital Hub activity including revenues returned to close to pre-COVID levels Firetech Connect secured a further \$100k from the Federal Governments Bushfire Recovery Fund. This takes funding of this program to \$250k. Firetech Connect is a program that builds Bushfire resilience through technology innovation. More detailed information here: www.firetechconnect.com/ The Digital Hub was converted into a 3D manufacturing facility in late March to supply Shields to frontline medical staff <p>Education</p> <ul style="list-style-type: none"> NETA (Education and Training Alliance) developed a Future Skills Hub scoping document for funding consideration by State Government Council’s Economic Development team worked with the Property team to assess interest in the TAFE site. In early July Council decided not to pursue the purchase of the TAFE 	<p>and plan for expansion.</p> <ul style="list-style-type: none"> Education Sector – NETA focus on progressing Learning Hub proposal Agribusiness/Food – continue to support local food initiatives 	<p>new/expanding markets – digital/tech tourism, education tourism, food tourism, indigenous tourism.</p>

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
	<p>site. Food & Agriculture</p> <ul style="list-style-type: none"> • www.eatlocalnoosa.com.au is an industry led initiative that connected our local produce market to the consumer, initially in response to COVID restrictions impacting the seafood industry supply chain. 		
Communications and Marketing Program	<ul style="list-style-type: none"> • Significant resources, between Economic Development and Environmental Health teams, has been dedicated to provide targeted and relevant COVID safe information to businesses • The e-newsletter and targeted updates have been published to a distribution list of 1,500+. • The COVID safe business webpages have been updated on a daily basis https://www.noosa.qld.gov.au/business-covid-19 	<ul style="list-style-type: none"> • COVID response and recovery communications and messaging. 	<ul style="list-style-type: none"> • COVID response and recovery communications and messaging. • COVID Business Recovery Framework communications.
Leadership & Strategy Program	<ul style="list-style-type: none"> • Economic Development team contributed to the following Council projects : <ul style="list-style-type: none"> ○ Overall COVID response ○ Rufous Street PCG (next stage Digital Hub) ○ Bushfire Federal Funding consultation (\$1.2m fund) ○ TAFE site opportunity ○ FY 2020/21 budget process 	<ul style="list-style-type: none"> • Support and influence regional priorities through involvement with RDA, Sunshine Coast Business Council and others. • Continue to represent economic and business interests across Council activity. 	<ul style="list-style-type: none"> • Support and expand Council's consultation with the business sector in relation to major strategic policy and decision making matters.
Business as Usual activities	<ul style="list-style-type: none"> • Represent Council at a range of business and network forums. 	<ul style="list-style-type: none"> • Client management and inward business enquiries. • Meetings with key stakeholders internally / externally. 	<ul style="list-style-type: none"> • Ongoing business enquiry management.

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
Development Assessment			
Local Government Infrastructure Plan for next planning scheme	<ul style="list-style-type: none"> • LGIP completed and finalised with Ministerial signoff allowing adoption as part of New Noosa Plan. 	<ul style="list-style-type: none"> • New LGIP adopted as part of New Noosa Plan 2020 adoption. • Assist Finance department in compiling Infrastructure Charges and Trunk Infrastructure Information for inclusion in the Council Annual Report 2019-2020. 	<ul style="list-style-type: none"> • External information and communication) to support implementation.
Auditing program for Advertising Devices	<ul style="list-style-type: none"> • Agreements continue to be reached with a number of business owners in Gympie Terrace, and Mary/ Thomas Street to address non- compliant signage. 	<ul style="list-style-type: none"> • Auditing program temporarily ceased due to COVID-19. • Temporary additional signage permitted for some businesses impacted by COVID-19. 	<ul style="list-style-type: none"> • Continue auditing program for advertising devices – Noosa Civic & Hinterland area subject to COVID-19.
Business as Usual activities	<ul style="list-style-type: none"> • Monthly reporting to Treasury Qld State Government and Australian Bureau of Statistics on development approval information. • Settlement of Loxton & Trixton Appeal. • Andema Trial completed and awaiting judgement. • New request management system for planning enquiries/complaints commenced • Implemented Relief on payment of Infrastructure Charges with no interest to accrue for next 12 months to respond to COVID-19. • Implemented reviewed staged payment plans to assist with COVID-19. 	<ul style="list-style-type: none"> • Negotiations on Gabarrin, Stockwell & Kaymond appeals underway. • Preparation work for Serratore Appeal • Preparation work for commencement of new Planning Scheme – application fees, development of forms and templates, staff training, and processes for Superseded Planning Scheme applications. • Working with Council ICT Branch in developing electronic application processes and for planning applications. • Working with individual businesses to address their circumstances and COVID-19 impacts. 	<ul style="list-style-type: none"> • Continued assessment of Development Applications lodged under The Noosa Plan. • Ongoing management of Infrastructure Charges issued and receipted including relief provided in assistance to Covid-19.
Building and Plumbing			
Business as Usual activities	<ul style="list-style-type: none"> • New 10 day time frames are challenging for plumbing approvals, continuing to undertake process 	<ul style="list-style-type: none"> • Continue to promote Council's obligation in reporting and recording legislative compliance obligations for 	<ul style="list-style-type: none"> • Ensure Councils record management documentation is compiled as per legislative

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
	<p>improvements and staff return to work part time to achieve legislative timeframes.</p> <ul style="list-style-type: none"> • During COVID-19 period continued to deliver customer services by way of phones, electronic and controlled face to face meetings. Maintained complaint management and legislative compliance obligations in meeting resource and set budgetary approvals. • Worked to maintain legislative time frames for the delivery of Council services for field inspections and plumbing and building application management. • Delivery of monthly reporting to Qld State/ Federal Government agencies. 	<p>external and internal customers.</p> <ul style="list-style-type: none"> • Staff return to work part time to meet outstanding timeframes for approvals. 	<p>obligations to Australian Bureau of Statistics (ABS), Unitywater, Queensland Treasury and the Queensland Building Construction Commission.</p>
<p>Plumbing and Building Audit, Educational Programmes and Swimming Pool Immersions</p>	<ul style="list-style-type: none"> • Investigated three swimming pool emersions and prepared reports for Queensland Health • Continue to investigate and prepare investigation outcome reports for swimming pools, spas and pond immersions as requested by Queensland Health. 	<ul style="list-style-type: none"> • Maintain obligations to investigate emersions as requested. • Organise a local industry swimming pool committee, in promote industry expectations and legislative requirements. 	<ul style="list-style-type: none"> • Stage two, of the Backflow prevention device audit programme is around 60% completed. • Continue to investigate and report findings from swimming pool, Spa and Pond Emersions as direct from Queensland Health. • Develop local industry swimming pool working group to promote consistency in delivery of legislative obligations and local compliance support networks.
<p>Compliance Approvals – Council and Community.</p>	<ul style="list-style-type: none"> • Continue to undertake desk top study and file management of Internal Council Building files (stage one completed, next stage underway). • Completed this quarter: 	<ul style="list-style-type: none"> • Prepare advice and plumbing approval for Toilet amenities block Pomona Showgrounds • Prepare building compliance and plumbing approvals for Cooroy and Tewanin Football clubs. 	<ul style="list-style-type: none"> • Complete report of outstanding Council building files and prepare a report of outcomes and actions undertaken. • Undertake compliance inspections for waste water treatment facilities

BRANCH ACTIVITIES	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	THE NEXT QUARTER
	<ol style="list-style-type: none"> 1. Building compliance for Cooroy gymnastics sporting complex. (roofing) 2. Building compliance and plumbing approval, Pony Club Tewantin 3. Advice lighting towers Tewantin sports complex. 4. Prepared and delivered plumbing compliance approval for Bicentennial Hall 5. Prepared and delivered plumbing compliance approvals for land owners with properties affected by recent bushfires within the shire. <p>Negotiated removal of water meters with Unitywater from Council billing system</p>	<ul style="list-style-type: none"> • Tinbeerwah and District Rural Fire brigade approvals for building compliance and plumbing approvals (Tinbeerwah/Cooroibah) • Drinking fountains (street scape Unitywater and Council project) shire wide. • Council water meter project, this project identifies water meters to be removed due to the low usage and/or no registered usage. Saving Council ongoing service charges from Unitywater. 	<p>within non-sewered areas within the shire.</p> <ul style="list-style-type: none"> • Report outcomes of ongoing water meter billing savings to Directors of Finance and Environment and Sustainable Development
<p>Electronic Plumbing Application Project</p>	<ul style="list-style-type: none"> • Worked with ICT Branch for the implementation of Councils electronic Plumbing and Building application approval programme for customers. Promote the extension of this programme to all customers 	<ul style="list-style-type: none"> • Continue to work with Council's ICT team for the <u>expansion</u> of this pilot programme to encompass all Council building and plumbing customers. • Further develop strategies for the delivery of this programme to all customers. 	<ul style="list-style-type: none"> • Continue to work with ICT team to identify strategies for the seamless delivery of this programme to all customers. • Promote electronic application service at next proposed consultants and contractors meeting in September.

Previous Council Consideration

Nil.

Finance

Nil.

Risks & Opportunities

The new Noosa Plan has now been adopted and came into effect 31 July 2020. A significant implementation Plan is underway to support internal and external users of the Plan. Workload is high across all teams as a result and applications are likely to increase. Monitoring of this will occur to ensure resources are drawn on for customer service and timeframes to be maintained.

Consultation

External Consultation - Community & Stakeholder

Nil.

Internal Consultation

Departments/Sections Consulted:

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Chief Executive Officer
Executive Officer
Executive Support | <input type="checkbox"/> Community Services
Director
Community Development
Community Facilities
Libraries & Galleries
Local Laws
Waste & Environmental Health | <input type="checkbox"/> Corporate Services
Director
Financial Services
ICT
Procurement & Fleet
Property
Revenue Services |
| <input type="checkbox"/> Executive Services
Director
Community Engagement
Customer Service
Governance
People and Culture | <input checked="" type="checkbox"/> Environment & Sustainable Development
X Director
X Building & Plumbing Services
X Development Assessment
X Economic Development
X Environmental Services
X Strategic Land Use Planning | <input type="checkbox"/> Infrastructure Services
Director
Asset Management
Buildings and Facilities
Civil Operations
Disaster Management
Infrastructure Planning,
Design and Delivery |