

6 REPORTS FOR NOTING BY THE COMMITTEE**9 PLANNING APPLICATIONS DECIDED BY DELEGATED AUTHORITY – APRIL 2021**

Author	Development Assessment Manager, Kerri Coyle Environment and Sustainable Development Department
Index	ECM/Subject/ All Applications
Attachments	Nil

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by the Development Assessment Manager to the Planning & Environment Committee Meeting dated 8 June 2021 regarding planning applications that have been decided by delegated authority.

REPORT

The *Local Government Act 2009* allows, by resolution, a local government to delegate its powers to the Mayor, CEO, a standing committee or a joint standing committee and the CEO to delegate those powers to another employee of Council.

Under the current delegations for the *Planning Act 2016* the ability to manage, assess and decide a range of development applications are delegated to officers with the exception of the following which are reported to Council for a decision:

- a) *an application for a variation request mentioned in section 61 of the Planning Act 2016 to vary the effect of the planning scheme;*
- b) *the approval of an application where there is substantial non-compliance with a stated policy of the Council or a high order provision of the Planning Scheme being a desired environmental outcome, or an overall outcome of a code;*
- c) *the refusal of any application where Council is the assessment manager;*
- d) *requests for change representations, and change applications to change or delete conditions that were imposed by Council at an Ordinary Meeting or a Special Meeting;*
- e) *and an application for a proposed development of significant community interest.*

It should be noted though that due to the strict time frames of the *Planning Act 2016*, officers under the current delegations have the ability to decide an application where the application has the potential for 'deemed approval'.

In accordance with the current delegations, a wide range of development applications are decided by Council officers each month, with a limited number of applications reported to Council for a decision.

The following applications were decided by delegated authority during the month of April (excluding applications seeking to remove a tree(s) adjacent to a building or structure):

1.	Application No.:	132001.210140.1
	Application Type:	Material Change of Use - Minor Change to Approval
	Applicant:	RG Strategic
	Registered Plan:	Lot 9 SP 111721
	Location:	9/512 David Low Way Castaways Beach
	Proposal:	Replace & extend deck, landscaping, pathway outside Building Envelope
	Decision:	Approved
	Decision Date:	30/04/2021
2.	Application No.:	51992.532.01
	Application Type:	Material Change of Use - Minor Change to Approval
	Applicant:	Suncoast Building Approvals
	Registered Plan:	Lot 3 RP 840262
	Location:	11 Kauri Street Cooroy
	Proposal:	Additional Awnings
	Decision:	Approved
	Decision Date:	12/04/2021
3.	Application No.:	51995.1490.05
	Application Type:	Material Change of Use - Minor Change to Approval
	Applicant:	Martoo Consulting
	Registered Plan:	Lot 1 GTP 105103 & GTP 105103
	Location:	1/3 Parkedge Road Sunshine Beach
	Proposal:	Additions to Unit 1
	Decision:	Approved
	Decision Date:	27/04/2021
4.	Application No.:	51997.2205.04
	Application Type:	Material Change of Use - Minor Change to Approval
	Applicant:	Fluid Building Approvals
	Registered Plan:	Lot 2 SP 163789, Lot 1 SP 163789, Lot 3 SP 163789 & SP 110333
	Location:	2/179 Weyba Rd Noosaville
	Proposal:	Replace Shade Sail with Patio Roof
	Decision:	Approved
	Decision Date:	27/04/2021
5.	Application No.:	51997.2373.01
	Application Type:	Material Change of Use - Minor Change to Approval
	Applicant:	Adapt Town Planning
	Registered Plan:	Lot 1 SP 110326 & SP 110326
	Location:	1/40 Alderly Terrace Noosa Heads
	Proposal:	Extensions to unit 1
	Decision:	Approved
	Decision Date:	14/04/2021

6.	Application No.:	EXE21/0008
	Application Type:	Exemption Certificate
	Applicant:	Project BA
	Registered Plan:	Lot 5 RP 858520
	Location:	9 Whale Drive Sunshine Beach
	Proposal:	Additions to Dwelling House to be exempt from code assessment for landslide
	Decision:	Approved
	Decision Date:	14/04/2021
7.	Application No.:	EXE21/0009
	Application Type:	Exemption Certificate
	Applicant:	Pure Building Approvals
	Registered Plan:	Lot 8 RP 59170
	Location:	24 Wygani Street Noosa North Shore
	Proposal:	Additions to Dwelling House to be exempt from code assessment for Flooding
	Decision:	Approved
	Decision Date:	27/04/2021
8.	Application No.:	MCU18/0102.01
	Application Type:	Material Change of Use - Minor Change to Approval
	Applicant:	RG Strategic
	Registered Plan:	Lot 3 RP 122928 & Lot 4 RP 122928
	Location:	14-16 Mary Street Noosaville
	Proposal:	Changes to Plans
	Decision:	Approved
	Decision Date:	20/04/2021
9.	Application No.:	MCU18/0130.02
	Application Type:	Material Change of Use - Minor Change to Approval
	Applicant:	Martoo Consulting
	Registered Plan:	Lot 102 SP 279285
	Location:	188 Eumundi Noosa Road Noosaville
	Proposal:	Convert Car Wash Bay 2 into Automatic Car Wash Bay
	Decision:	Approved
	Decision Date:	16-Apr-2021
10.	Application No.:	MCU20/0127
	Application Type:	Material Change of Use
	Applicant:	Innovative Planning Solutions
	Registered Plan:	Lot 252 SP 104257
	Location:	11 Leo Alley Road Noosaville

	Proposal:	Low Impact Industry & Warehouse
	Decision:	Approved
	Decision Date:	06/04/2021
11.	Application No.:	MCU20/0138
	Application Type:	Material Change of Use
	Applicant:	Pivotal Perspective
	Registered Plan:	Lot 24 RP 65319
	Location:	7 William Street Noosaville
	Proposal:	Multiple Dwelling (3 dwellings)
	Decision:	Approved
	Decision Date:	06/04/2021
12.	Application No.:	MCU20/0150
	Application Type:	Material Change of Use
	Applicant:	Altum Properties No 9 Pty Ltd C/- JFP Urban Consultants
	Registered Plan:	Lot 1 RP 230931 & Lot 1 RP 849431
	Location:	101 & 105 Eumundi Noosa Rd Noosaville
	Proposal:	Multiple Dwellings (34 units)
	Decision:	Approved
	Decision Date:	30/04/2021
13.	Application No.:	MCU20/0159
	Application Type:	Material Change of Use
	Applicant:	Building Suncoast Green
	Registered Plan:	Lot 4 SP 295958
	Location:	11 Vision Court Noosaville
	Proposal:	Low Impact Industry
	Decision:	Approved
	Decision Date:	06/04/2021
14.	Application No.:	MCU21/0002
	Application Type:	Material Change of Use
	Applicant:	Building Suncoast Green
	Registered Plan:	Lot 5 SP 295958
	Location:	13 Vision Court Noosaville
	Proposal:	Low Impact Industry
	Decision:	Approved
	Decision Date:	6/04/2021

15.	Application No.:	MCU21/0015
	Application Type:	Material Change of Use
	Applicant:	One Property Pty Ltd - Marc Joyce
	Registered Plan:	Lot 54 RP 76937
	Location:	21 Nannygai Street Noosaville
	Proposal:	Dual Occupancy
	Decision:	Preliminary Approval
	Decision Date:	30/04/2021
16.	Application No.:	OPW20/0211
	Application Type:	Operational Works
	Applicant:	Innovative Planning Solutions
	Registered Plan:	Lot 252 SP 104257
	Location:	11 Leo Alley Road Noosaville
	Proposal:	Earthworks
	Decision:	Approved
	Decision Date:	06/04/2021
17.	Application No.:	OPW20/0238
	Application Type:	Operational Works
	Applicant:	Stuart Davidson
	Registered Plan:	BUP 102401 & Lot 1 BUP 102401 & Lot 2 BUP 102401
	Location:	Seven Flags 195 Weyba Rd NOOSAVILLE
	Proposal:	Stormwater & Vehicle Crossover
	Decision:	Approved
	Decision Date:	07/04/2021
18.	Application No.:	OPW20/0245
	Application Type:	Operational Works
	Applicant:	Building Suncoast Green
	Registered Plan:	Lot 4 SP 295958
	Location:	11 Vision Court Noosaville
	Proposal:	Carparking & Crossover
	Decision:	Approved
	Decision Date:	06/04/2021
19.	Application No.:	OPW21/0002
	Application Type:	Operational Works
	Applicant:	Neil Cassidy
	Registered Plan:	Lot 100 RP 59216
	Location:	17 Urunga Pde Boreen Point
	Proposal:	Vehicle Crossover
	Decision:	Approved
	Decision Date:	20/04/2021

20.	Application No.:	OPW21/0015
	Application Type:	Operational Works
	Applicant:	Building Suncoast Green
	Registered Plan:	Lot 5 SP 295958
	Location:	13 Vision Court Noosaville
	Proposal:	Carparking & Crossover
	Decision:	Negotiated Approval
	Decision Date:	06/04/2021
21.	Application No.:	OPW21/0021
	Application Type:	Operational Works
	Applicant:	The Property Clinic c/- 360 Civil Consulting Pty Ltd
	Registered Plan:	Lot 11 RP 64921
	Location:	17 Cloudsley St NOOSAVILLE
	Proposal:	Vehicle Crossover
	Decision:	Approved
	Decision Date:	19/04/2021
22.	Application No.:	OPW21/0023
	Application Type:	Operational Works
	Applicant:	Hampton Homes C/- Adapt Town Planning
	Registered Plan:	Lot 2 RP 175654
	Location:	11 Webb Road SUNSHINE BEACH
	Proposal:	Vehicle Crossover
	Decision:	Approved
	Decision Date:	21/04/2021
23.	Application No.:	OPW21/0038
	Application Type:	Operational Works
	Applicant:	SCIC Developments c/- Adapt Planning Pty Ltd
	Registered Plan:	Lot 671 RP 225123
	Location:	75 Southern Cross Pde SUNRISE BEACH
	Proposal:	Vehicle Crossover
	Decision:	Approved
	Decision Date:	30/04/2021
24.	Application No.:	OPW21/0054
	Application Type:	Operational Works
	Applicant:	Pile-it Pty Ltd
	Registered Plan:	Lot 891 RP 906963
	Location:	13 Waterside Ct NOOSAVILLE
	Proposal:	Boat Lifting Device
	Decision:	Approved
	Decision Date:	09/04/2021

25.	Application No.:	OPW21/0065
	Application Type:	Operational Works
	Applicant:	Immackulate Designer Homes
	Registered Plan:	Lot 3 RP 101395
	Location:	17 Warana St NOOSA HEADS
	Proposal:	Vehicle Crossover
	Decision:	Approved
	Decision Date:	09/04/2021
26.	Application No.:	OPW21/0073
	Application Type:	Operational Works
	Applicant:	Robert & Doreen Elmes
	Registered Plan:	Lot 617 RP 883864
	Location:	34 Masthead Qy NOOSAVILLE
	Proposal:	Boat Lifting Device
	Decision:	Approved
	Decision Date:	09/04/2021
27.	Application No.:	OPW21/0097
	Application Type:	Operational Works
	Applicant:	Leigh & Wendy Kerrison
	Registered Plan:	Lot 26 RP 181298
	Location:	12 Outlook Dr TEWANTIN
	Proposal:	Vehicle Crossover
	Decision:	Approved
	Decision Date:	21/04/2021
28.	Application No.:	RAL20/0021
	Application Type:	Reconfiguring a Lot
	Applicant:	Vantralia Pty Ltd - Max Watterson & Associates
	Registered Plan:	Lot 3 RP 113733
	Location:	2 Pearsons Road Cooroy
	Proposal:	Lot Reconfiguration (1 lot into 19 and park)
	Decision:	Approved
	Decision Date:	30/04/2021
29.	Application No.:	RAL20/0025
	Application Type:	Reconfiguring a Lot
	Applicant:	Gershon Dorfman - Max Watterson & Associates
	Registered Plan:	Lot 174 RP 884826
	Location:	19 Key Court Noosa Heads
	Proposal:	Lot Reconfiguration (1 lot into 2)
	Decision:	Approved
	Decision Date:	15/04/2021

30.	Application No.:	RAL20/0031
	Application Type:	Reconfiguring a Lot
	Applicant:	Brett David Starkey
	Registered Plan:	Lot 55 GTP 107028
	Location:	755/61 Noosa Springs Dr Noosa Heads
	Proposal:	Lot Reconfiguration 1 into 2 lots
	Decision:	Approved
	Decision Date:	14/04/2021
31.	Application No.:	RAL21/0003
	Application Type:	Reconfiguring a Lot
	Applicant:	Total Concept Homes Pty Ltd - Cadcon Surveying & Town Planning
	Registered Plan:	Lot 2 RP 131369
	Location:	108 Black Mountain Range Road Black Mountain
	Proposal:	Lot Reconfiguration (1 lot into 2)
	Decision:	Approved
	Decision Date:	30/04/2021
32.	Application No.:	RAP20/0025.01
	Application Type:	Referral Agency Planning Minor Change to Approval
	Applicant:	Chris Clout Design
	Registered Plan:	Lot 322 RP 880346
	Location:	38 Saltwater Avenue Noosaville
	Proposal:	Detached House (Setbacks, Roof Pitch & Eaves)
	Decision:	Approved
	Decision Date:	08/04/2021
33.	Application No.:	RAP20/0046.01
	Application Type:	Referral Agency Planning Minor Change to Approval
	Applicant:	Brent & Lara Gunther - Adapt Town Planning
	Registered Plan:	Lot 2 RP 171778
	Location:	7 Webb Road Sunshine Beach
	Proposal:	Ext to Dwelling House (Alterations and additions)
	Decision:	Approved
	Decision Date:	28/04/2021
34.	Application No.:	RAP21/0008
	Application Type:	Referral Agency Planning
	Applicant:	Bree Monaghan - Adapt Town Planning
	Registered Plan:	Lot 50 P 9319
	Location:	202 David Low Way Peregrine Beach
	Proposal:	Dwelling House (Site Cover & Setbacks)
	Decision:	Approved
	Decision Date:	15/04/2021

35.	Application No.:	SPS21/0010
	Application Type:	Request to Apply Superseded Planning Scheme
	Applicant:	RG Strategic
	Registered Plan:	Lot 761 MCH 805764
	Location:	16 Columbia Drive Sunrise Beach
	Proposal:	Detached House - Short Term Accommodation
	Decision:	Refused
	Decision Date:	14/04/2021
36.	Application No.:	SPS21/0011
	Application Type:	Request to Apply Superseded Planning Scheme
	Applicant:	Noosa Town Planning
	Registered Plan:	Lot 661 SP 230056
	Location:	18 Amaroo Place Cooribah
	Proposal:	Detached House - Short Term Accommodation
	Decision:	Refused
	Decision Date:	23/04/2021
37.	Application No.:	SPS21/0013
	Application Type:	Request to Apply Superseded Planning Scheme
	Applicant:	Pivotal Perspective Pty Ltd
	Registered Plan:	Lot 265 N 21858
	Location:	68 Noosa Parade Noosa Heads
	Proposal:	Detached House - Short Term Accommodation
	Decision:	Approved
	Decision Date:	13/04/2021
38.	Application No.:	DBW21/0043
	Application Type:	Building Works
	Applicant:	Core Building Certification
	Registered Plan:	Lot 4 SP 264694
	Location:	1558 Cooroy Gympie Road Federal
	Proposal:	Additions (patio) to Dwelling House (Riparian Buffer)
	Decision:	Approved
	Decision Date:	15/04/2021
39.	Application No.:	DBW21/0031
	Application Type:	Building Works
	Applicant:	Pure Building Approvals
	Registered Plan:	Lot 787 RP 910421
	Location:	38 The Anchorage Noosaville
	Proposal:	Works within 4.5m of the Revetment Wall
	Decision:	Approved
	Decision Date:	12/04/2021

40.	Application No.:	DBW21/0023
	Application Type:	Building Works
	Applicant:	Pivotal Perspective
	Registered Plan:	Lot 565 RP 48112
	Location:	36 Ross Crescent Sunshine Beach
	Proposal:	Additions to Dwelling House (Coastal Protection)
	Decision:	Approved
	Decision Date:	30/04/2021
41.	Application No.:	DBW21/0022
	Application Type:	Building Works
	Applicant:	Project BA
	Registered Plan:	Lot 4 RP 894113
	Location:	44 Pine Street Cooroy
	Proposal:	Shed in Biodiversity
	Decision:	Approved
	Decision Date:	16/04/2021
42.	Application No.:	DBW21/0021
	Application Type:	Building Works
	Applicant:	Project BA
	Registered Plan:	Lot 1 RP 192078
	Location:	3 Upper Pinbarren Ck Rd Pinbarren
	Proposal:	Shed in Riparian Buffer Zone
	Decision:	Approved
	Decision Date:	12/04/2021
43.	Application No.:	DBW21/0015
	Application Type:	Building Works
	Applicant:	Property Projects Australia
	Registered Plan:	Lot 130 M 11115
	Location:	5 Sandalwood Close Marcus Beach
	Proposal:	Additions to Dwelling House (Setbacks & Filling beyond 3m)
	Decision:	Preliminary Approval
	Decision Date:	21/04/2021
44.	Application No.:	DBW21/0011
	Application Type:	Building Works
	Applicant:	Pure Building Approvals
	Registered Plan:	Lot 174 RP 161234
	Location:	9 Toulambi Street Noosa Heads
	Proposal:	Additions to Dwelling House
	Decision:	Approved
	Decision Date:	15/04/2021

45.	Application No.:	DBW21/0003
	Application Type:	Building Works
	Applicant:	Noosa Building Certifiers
	Registered Plan:	Lot 17 SP 173767
	Location:	51 Wirruna Drive Cooran
	Proposal:	Structure outside of Building Envelope
	Decision:	Refused
	Decision Date:	13/04/2021
46.	Application No.:	172007.545.01
	Application Type:	Building Works
	Applicant:	Suncoast Building Approvals
	Registered Plan:	Lot 78 RP 94023
	Location:	25 Arkana Drive Noosa Heads
	Proposal:	Change to PBA (Replace balustrade & Extend roof)
	Decision:	Approved
	Decision Date:	07/04/2021

Previous Council Consideration

Council receives monthly reports on planning applications that have been decided by delegated authority.

Finance

Nil.

Risks & Opportunities

Nil.

Consultation

External Consultation - Community & Stakeholder

Nil.

Internal Consultation

Nil.

Departments/Sections Consulted:

<input type="checkbox"/> Chief 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 Fleet ICT Procurement 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