



Consultation Report

NOOSA PLAN 2020

AMENDMENT NO. 2



December 2024

Contents	
PART 1 CONSULTATION PROCESS	2
1. Consultation Report	2
2. Purpose and Intent of the Amendments	2
3. Ministerial Approval for Public Notification	2
4. Public Notification and Community Consultation	2
4.1. Public Notification	2
4.2. Communication	3
4.3. Website	3
4.4. Static display	3
4.5. Local and social media	4
4.6. Pop up displays	5
4.7. Enquiries	5
4.8. Your Say Noosa engagement	5
4.9. Submissions	5
PART 2 CONSIDERATION OF SUBMISSIONS	6
5. Council Consideration	6
6. Summary of Changes to Proposed Amendment No. 2 Following Council Consideration of Submissions	6
7. Tourist Accommodation zone review	9
7.1 General submissions	9
7.2 Thomas Street / Gympie Terrace / Albert St	12
7.3 The Islander Resort, 185 Gympie Terrace, Noosaville	13
7.4 Noosa Lakes Resort, 3 Hilton Terrace, Tewantin	16
7.5 48 Noosa Drive and 2 Katharina Street, Noosa Heads	21
7.6 2 Halse Lane, Noosa Heads - Halse Lodge	23
7.7 Parkridge Estate 75 Resort Drive, Noosa Heads	24
7.8 Duke Street, Sunshine Beach	27
7.9 Howard Street, Noosaville	28
7.10 Gympie Terrace, Edward Street, James Street, Elizabeth Street Noosaville	30
7.11 The Retreat Peregrin, 384 – 390 David Low Way, Peregrin Beach	30
8. Short-term accommodation	33
8.1 Support for short term accommodation amendments	33
8.2 Short Stay Letting Local Law, regulation and enforcement	40
8.3 Concerns and objections to STA amendments	42
8.4 Visitor accommodation in Hinterland	56
9. Housing Choice	60
9.1 Size of and requirement for Small Dwellings	60
9.2 Dwelling house and dual occupancy in the Medium and High Residential zones	65
9.3 Delorme and Wyandra Street	74
9.4 Pomona and Cooroy	76
9.5 Affordable Housing & Affordable Rental Premises	79
9.6 Building Height Incentives	92
9.7 Secondary Dwellings	96
9.8 Growth generally	97
10. Home-based business	99
11. Industry	99
12. Rural Residential	100
13. Rezoning For Environment Management and Conservation	101
14. Car Parking requirements	104
15. Fences, streetscapes and built form	105
16. General Sentiment or non-amendment specific	106
17. Kin Kin	111
18. Cooran	111
19. Pomona	112
20. Cooroy	113
20.1 Affordable rental premises in Community Facilities Zone (specifically 62 Lake Macdonald Dr)	113
20.2 Cooroy - other	121
21. Tewantin	122
22. Noosaville	128
22.1 Noosa Business Centre	128
22.2 Noosaville Other	129
23. Noosa Heads	131
23.1 Zoning / Rezoning	131
23.2 Noosa Junction Hospitality Precinct	137
24. Coastal Communities	150

PART 1 CONSULTATION PROCESS

1. Consultation Report

This Consultation Report has been prepared as part of the public consultation process on Proposed Amendment No. 2 to Noosa Plan 2020. This report is prepared under the requirements of the *Planning Act 2016* and Part 4 section 18.4 of the *Minister's Guidelines and Rules*.

This report provides an overview of the public notification and community engagement activities undertaken for Proposed Amendment No. 2 and outlines how Council has considered each properly made submission.

2. Purpose and Intent of the Amendments

The Noosa Plan 2020 first commenced in July 2020 with an administrative amendment adopted in September 2020.

In January and April 2023 Council resolved to propose amendments to Noosa Plan 2020, following endorsement of the Noosa Housing Strategy and Short-term Accommodation Monitoring Report in 2022. Both documents stressed the importance of planning scheme amendments to facilitate greater housing choice and redress an imbalance between accommodation available for tourists and accommodation available for permanent residents, including key workers.

Proposed Amendment No. 2 includes a number of changes around housing and short-term accommodation including:

- expanding housing choice, diversity and affordability;
- creating feasible pathways for affordable housing;
- prioritising permanent residents in Residential zones and key Centre zones by preventing further short-term accommodation;
- rezoning certain land to increase opportunities for smaller dwellings and key worker accommodation, including a review of the Tourist Accommodation Zone extent;
- ensuring visitor accommodation in Rural and Rural Residential zones maintains the permanent resident's dwelling and does not replace it;
- setting clear outcomes for Noosa Business Centre as an integrated village providing a diversity of housing and employment.

The amendments also propose to:

- establish clear guidelines for development in the Innovation Zone;
- expand the hours of operation for food and drink outlets and include a definition for amplified music in the Hospitality Precinct at Noosa Junction; and
- recognise the future of sports medicine by facilitating an integrated health and wellbeing precinct within the Noosa District Sports Complex.

3. Ministerial Approval for Public Notification

Proposed Amendment No. 2 is a major amendment and subject to Section 20 of the *Planning Act 2016* and Chapter 2, Part 4 of the *Minister's Guidelines and Rules*.

Proposed Amendment No.2 underwent a rigorous State Interest Review and in April 2024, the Minister for Housing, Local Government and Planning and Minister for Public Works approved the proposed amendments for the purpose of public notification and community consultation, following which Council resolved on 16 May 2024 to publicly notify the proposed amendments.

4. Public Notification and Community Consultation

4.1. Public Notification

The proposed amendments were publicly notified following the requirements of the *Planning Act 2016* and *Ministerial Guidelines and Rules*. Public notification and consultation was also carried out in accordance with the Communications Strategy and Communications Plan approved by Council and State Government. Notification of the proposed amendments was formally given through a public notice in the Courier Mail and Noosa Today on Friday 31 May 2024. This was both in hard copy distributed papers and online classifieds. A copy of the public notice was placed in a prominent position at Council's Customer Service counter.

As outlined in the public notice, submissions were welcome up to and including 14 July 2024. Following closure of the public notification period, Council, at its meeting on 18 July 2024 resolved to re-open the consultation period from 19 July to 28 July 2024 and notify the community via Facebook and media release with updates on the Your Say webpage. Submissions lodged after this date were accepted and considered.

PUBLIC NOTICE

PLANNING ACT 2016 NOTICE OF PROPOSED AMENDMENTS TO NOOSA PLAN 2020 - AMENDMENT No. 2

At its meeting of 16 May 2024, Noosa Council resolved to propose amendments to Noosa Plan 2020, and release the proposed amendments for the purpose of community consultation.

Noosa Plan 2020 - Amendment No. 2 is a major amendment which seeks to support housing supply, housing choice, housing diversity and housing affordability by:

- expanding housing choice by requiring and incentivising smaller dwellings, accessible dwellings, affordable dwellings and dwellings specifically built for permanent rental;
- creating feasible pathways for the development of additional social or affordable housing;
- prioritising permanent residents within the Medium and High Density Residential zones and key centre zones by preventing further short-term accommodation;
- ensuring any visitor accommodation in Rural and Rural Residential zones is in conjunction with the permanent resident's dwelling and not replacing it;
- rezoning certain land to increase opportunities for smaller dwellings and key worker accommodation;
- reviewing the Tourist Accommodation Zone to both rezone some areas for permanent residents and neighbourhoods and a broader range of local business uses, as well as including certain existing resorts in the Tourist Accommodation zone;
- setting clearer expectations for the future development of the Noosa Business Centre so that it functions as an integrated village providing a diversity of housing and employment;
- establishing clear guidelines for the development of the Innovation Zone;
- facilitating an integrated health and wellbeing precinct within the Noosa District Sports Complex; and
- generally improving the operation of the planning scheme.

The proposed amendments implement the key recommendations of both the *Noosa Housing Strategy 2022* and *Short-term Accommodation Monitoring Report 2022*.

The proposed amendments to Noosa Plan 2020 are available in an electronic format, along with a range of supportive explanatory material. To view, visit yoursay.noosa.qld.gov.au

Electronic copies of the proposed amendments to Noosa Plan 2020 are available for inspection at Noosa Council's office 9 Pelican Street, Tewantin or at the Council libraries at Noosaville and Cooroy. Council will be advising of specific dates and venues where you can view the proposed amendments and talk to a planner.

You can make a submission regarding any aspect of the proposed amendment between Friday 31 May and Sunday 14 July 2024.

A properly made submission must -

- be made in writing to Noosa Plan 2020, PO Box 141 Tewantin Qld 4565; or
- via email to np2020amendments@noosa.qld.gov.au; or
- electronically using Council's online form via yoursay.noosa.qld.gov.au; and
- include the name and address of each person who is making the submission; and
- be received by Council before the closing date for submissions.

For more information on the amendment call (07) 5329 6500 and ask to speak with a strategic planner, or send an enquiry via email to np2020amendments@noosa.qld.gov.au.

Requests to purchase an electronic copy of the proposed amendments can be directed to np2020amendments@noosa.qld.gov.au

Larry Sengstock
Chief Executive Officer (Acting)
Noosa Council.

Have your say
View proposed amendments to Noosa Plan 2020 at yoursay.noosa.qld.gov.au or visit Council's offices 9 Pelican Street, Tewantin.

By 14 July 2024
Contact np2020amendments@noosa.qld.gov.au; Call 5329 6500 or post to PO Box 141, Tewantin 4565

noosa.qld.gov.au

noosa.qld.gov.au

4.2. Communication

On, or within the week of 31 May 2024:

- 646 letters were sent to the owners of properties where a zone change was proposed, outlining the proposed change and reason;
- 393 letters were sent to owners of properties, or body corporates, adjoining sites of proposed zone changes;
- 105 emails were sent to planning, design and development consultants known to operate, or have clients in, Noosa Shire notifying of the proposed amendments. They were also invited to attend an industry stakeholder briefing;
- 39 tailored emails were sent to business and community groups advising of the proposed amendments and urging them to share information with their members; and
- Postcards were shared and left at various locations.

4.3. Website

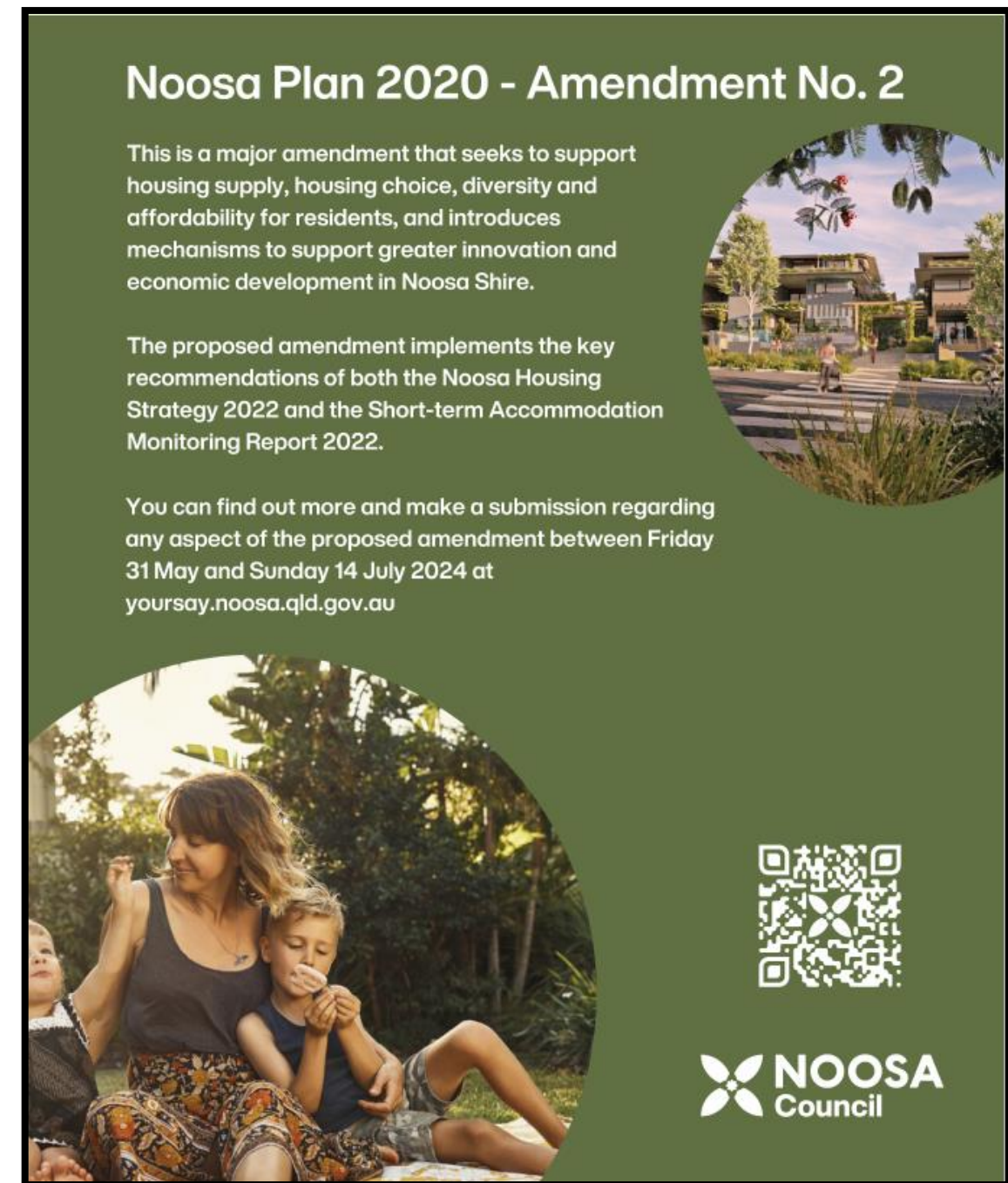
A dedicated community consultation page was published on Your Say Noosa. This included:

- the public notice;
- a summary of the proposed amendments and their purpose;
- the proposed amendments in track change version;
- the proposed mapping amendments;
- 12 fact sheets;
- frequently asked questions;
- details of pop-up dates and locations and static display locations;
- artistic impressions of the proposed new bonus provisions for affordable housing on key sites;
- downloadable submission forms; and
- ability to make an immediate electronic submission.

In addition to the Your Say Noosa consultation page, Council's Noosa Plan 2020 draft amendments page was updated. This page provided a summary of the proposed amendments and how to find more information and make a submission, also directing people to the Your Say Noosa Page to view the proposed amendments and fact sheets.

4.4. Static display

A hard copy tracked change version of the proposed amendments, including amended maps and copies of 12 fact sheets were available at Council's customer service counter (level 2) at Pelican St Tewantin, as well as at the Cooroy and Noosaville libraries for the duration of the public notification period. Printed posters and postcards with QR code also allowed interested persons to access material online.







Have your say

The Noosa Plan 2020 - Amendment No. 2 is a major amendment that seeks to support housing supply, housing choice, diversity and affordability for residents, and introduces mechanisms to support greater innovation and economic development in Noosa Shire.

You can find out more at
yoursay.noosa.qld.gov.au



4.5. Local and social media

A media release on 31 May 2024 outlined the outcomes sought by the proposed amendments and included dates and locations of all pop-ups. A media release on 17 June 2024 addressed the proposed changes to short-term accommodation and the prioritising of residential housing for residents and residential amenity. Both these were picked up by local newspapers (including Sunshine Coast Daily) and radio stations, leading to editorials and interviews.

The May 2024 edition of “Your Noosa” included a substantial article on the proposed amendments focussing on housing choice. Both the June and July 2024 editions of “Your Noosa” featured smaller reminder articles regarding the proposed amendments and housing choice and the opportunity to make a submission. All of these were included within locally distributed free newspapers.

Throughout the consultation period multiple social media posts were published about the proposed amendments and how to access information, talk to planners or make a submission. Media attention also arose from external business or community groups and individuals raising attention to particular matters associated with the proposed amendments.

Plan for greater housing choice



Submissions on the amendments can be made until Sunday, July 14.

From May 31, Noosa residents are invited to comment on a suite of planning scheme amendments aimed at improving housing diversity, enhancing economic development, and tightening controls on short-term accommodation.

Key proposals include expanding housing options and incentivising the market to provide more

locally appropriate social and affordable housing in key areas. The amendments propose restricting further short-term accommodation in medium and high-density residential zones and key centre zones to prioritise permanent residents.

Some Tourist Accommodation zone areas in Noosaville, Noosa Heads and Sunshine Beach are

also proposed for rezoning to prioritise permanent residents and provide for a broader range of local business uses.

Residents can learn more and discuss the amendments at upcoming pop-ups:

Noosa Farmers Markets, Noosaville – Sunday, June 9, 6:30am – 11:30am.

Gympie Terrace, Noosaville – Thursday, June 13, 9am – 12pm.

Peregian Square, Peregian Beach – Friday, June 14, 2-5pm.

Arcadia Street, Noosa Heads – Wednesday, June 19, 11am-2pm.

Pomona Memorial School of Arts Hall – Thursday, June 20, 2-5pm.

Outside Harvest Fresh, Cooroy – Friday, June 21, 9am-12pm.

Submissions on the amendments can be made until Sunday, July 14 via the yoursay.noosa.qld.gov.au website, by email to NP2020amendments@noosa.qld.gov.au, or by post to Noosa Plan 2020, PO Box 141, Tewantin Qld 4565. Electronic copies of the amendments can also be viewed at Council's offices and Noosaville and Cooroy libraries. Submissions must include the submitter's name and address.



4.6. Pop up displays

Pre-advertised talk-to-a-planner pop up displays of the proposed amendments were conducted through June 2024 as follows:

- Sunday, June 9, Noosa Farmers Market, Noosaville, 6:00am-12 noon. Four Planners spoke with approximately 120 people.
- Thursday, June 13, Gympie Terrace, Noosaville, (near Boathouse) 8:30am–12 noon. Four Planners spoke with at least 60 people.
- Friday, June 14, Peregrin Square, Peregrin Beach, 2:00pm-5:00pm. Two planners spoke with approximately 25 people.
- Tuesday June 18, Arcadia Street, Noosa Heads, 11:00am-12:30pm. Three planners spoke with approximately 15 people.
- Wednesday, June 19, Arcadia Street, Noosa Heads, 11:00am-2:00pm. Three planners spoke with approximately 40 people.

- Thursday, June 20, Memorial School of Arts Hall, Pomona, 2:00pm-5:00pm (immediately preceding Council meeting). Two planners spoke to approximately 20 people.
- Friday June 21, Maple Street, Cooroy 9:00am-12 noon. Two planners spoke to approximately 50 people.



4.7. Enquiries

In addition to the above "pop-ups" staff responded to over 80 public enquiries via phone, email or walk-in customers. Some of these conversations lead to submissions, whilst some people had their questions sufficiently answered and did not feel the need to make a submission.

4.8. Your Say Noosa engagement

The proposed amendments were outlined and accessible on the Your Say Noosa webpage where engagement projects are consistently displayed. Close to 3,850 participants interacted with this page during the consultation period. Over 1,800 participants downloaded a document. Over 1,500 visited multiple pages within the project and at least 180 made a submission via the Your Say Noosa platform.

4.9. Submissions

475 written submissions on the proposed amendments were received through a combination of Your Say Noosa electronic submission, email or hard copy submissions. This included an online submission with 600 unique signatories. Submissions varied from one line to over 10 pages. Some addressed just one issue and others many different issues. There was representation from individual property owners, development sector and community organisations, as well as participants who did not identify where they lived or what their interest in Noosa Shire was.

PART 2 CONSIDERATION OF SUBMISSIONS

5. Council Consideration

Following receipt of submissions, Councillors and staff had various internal workshops to analyse the content of submissions and revisit the proposed amendments against the concerns of submitters, testing various scenarios, with further expert advice obtained on economic feasibility. At a Special Meeting commencing on 5 December and concluding on 12 December 2024, Council formally considered all submissions and made the decisions outlined in the following tables.

For privacy, names have not been included in this report, however submitters can identify their own reference number(s) provided to determine how their submission(s) have been considered, noting that as the report has grouped issues, separate elements of their submission may be located in multiple sections of this report. Some submissions have been summarised or paraphrased for simplicity.

Council’s resolution at its Special meeting on 12 December 2024 is as follows:

- That Council note the report by the Strategy and Sustainability Manager to the Special Meeting dated 5 December 2024 regarding Proposed Amendment No. 2 to Noosa Plan 2020 and:
- A. Note the Submissions Table contained in Attachment 1 including the summary of submissions, responses to submissions and recommended changes to proposed Amendment No. 2 to Noosa Plan 2020;

B. Under section 18.4 of the Minister's Guidelines and Rules prepare a Consultation Report and notify submitters of how their submission has been dealt with and upload the Consultation Report to Council's website;

C. Under section 19.1 of the Minister's Guidelines and Rules endorse the changes proposed to Amendment No. 2 to Noosa Plan 2020 as outlined in this report and summarised in Attachment 2 and Attachment 3 and authorise the CEO to make the changes and any other consequential changes as required prior to submitting to the State

Government with the correction of an error in Attachment 2, Page 3, Item 7, second dot point, that should read: *"optional development bonuses including an additional storey (2m) in height on key sites if providing ~~10~~ 20% of the total GFA as affordable rental premises"*; and

1. With the exception of the proposed changes in response to public submissions identified as 2.5 in Attachment 2 and that this proposed change referring to a 7m landscape buffer along Hofmann Drive be removed from the amendments;

2. With the exception of clause 9.1 in Attachment 2 and reword this clause to provide further clarity as follows:
"Remove the 100m and 20m building setbacks for boundaries of lots that adjoin privately owned properties that are proposed for inclusion in the Environment Management and Conservation Zone as part of these amendments. The normal setbacks will continue to apply for side and rear boundaries for buildings and structures in the Rural Zone."

3. That In Section 2 in Attachment 2, proposed changes in Section 1.2. be deleted;

4. Include in item 3 additional Item 3.12:"3.12 proceed with the proposed high density residential zone over 4 Albert St, Noosaville (Council owned carpark), while noting its current important role in the provision of public car parking."
- D. Under section 21.1 of the Minister's Guidelines and Rules give notice of a request to adopt the proposed amendments to the Minister.

For reference, “Attachment 1” was the complete analysis of all submissions as per section 7 and onward of this consultation report and “Attachment 2” was the summary of changes following Public Notification, as per section 6 of this report. Both have been updated to reflect the above resolution of Council.

6. Summary of Changes to Proposed Amendment No. 2 Following Council Consideration of Submissions

Proposed Amendment No. 2 as publicly notified		Proposed changes in response to public submissions	
1. Noosa Junction Hospitality Precinct			
<i>extend the operating hours for food and drink outlets from 10pm Sunday - Thursday and midnight Friday - Saturday to midnight 7 days a week; and</i> <i>introduce a new definition for amplified music to enable application of the same provisions as live music to all amplified music.</i>		1.1.	proceed with the proposed extended hours of operation for food and drink outlets to 12 midnight seven days per week
		1.2.	amend amplified music provisions to apply to inside and outside the venue unless acoustically treated to the appropriate levels.
		1.3.	include requirements for acoustic treatment for new dwellings in High Density Residential zones where immediately adjoining the Major Centre Zone.
2. Noosa Business Centre			
<i>provide guidance and detailed planning including levels of assessment in accordance with the Minster’s conditions of approval of Noosa Plan 2020.</i> <i>acknowledge Maroochydore Principal Centre in the Centres Hierarchy.</i> <i>set clearer expectations for the future development of the Noosa Business Centre so that it functions as an integrated village and employment centre with the Innovation Zone.</i> <i>align precincts, transit hub and main street to reflect approved subdivision layout and include a 10m landscape buffer along the extension to Hofmann Drive.</i> <i>Replace the High Density Residential Precinct with the High Density Residential Zone.</i>		2.1.	increase GFA for supermarket in Village Mixed Use precinct to 3,500m ² provided it is included in the overall 7,500m ² retail GFA cap.
		2.2.	amend provisions for the Retail Precinct to acknowledge additional 6,200m ² retail GFA remaining under the 24,500m ² cap.
		2.3.	allow for the provision of the remaining 700m ² of showroom retail GFA on Lot 2 as can no longer be provided for on Lot 22 due to health hub development.
		2.4.	reduce the levels of assessment for Business Park to code once initial development is undertaken.
		2.5.	Amend annotation for Transit Hub Site from “Community” to “Transit and Civic” to be more specific for the proposed transit hub and provide flexibility for supporting civic uses on the site.

3. Tourist Accommodation zone review	
Halse Lane, Noosa Heads Halse Lodge - Proposed realignment of Tourist Accommodation zone and Biodiversity Overlay and Riparian buffer - Proposed restriction of tourist accommodation to backpackers / low cost visitor accommodation and include rooming accommodation 	3.1. amend to clarify "low cost accommodation" as being short-term accommodation that includes backpackers accommodation and motel 3.2. amend to make rooming accommodation and backpackers accommodation code assessment within an existing building.
48 Noosa Dr, Noosa Heads Proposed rezoning from Tourist Accommodation zone to High Density Residential zone 	3.3. Retain the proposed High Density Residential zone and include additional consistent uses of low cost accommodation (short term accommodation) where backpackers or motel, subject to impact assessment over a maximum of 40% of the site area and subject to a masterplan.
203-207 Gympie Terrace, Noosaville Proposed rezoning from Tourist Accommodation zone to District Centre zone and new Mainstreet Precinct 	3.4. remove 207 Gympie Terrace from active frontage requirements 3.5. reinstate 0.8:1 plot ratio for site area above 2000m² in the District Centre zone in the Mainstreet Precinct in Noosaville, consistent with current allowance; 3.6. reinstate 0.8:1 plot ratio for 207 Gympie Terrace Lot 2 in the High Density Residential zone, consistent with current allowance. 3.7. amend PO41 of the District Centre zone code to change reference to residential dwellings being “ancillary to” to “complementary to” and the corresponding AO to reinforce that a mixed use building format is residential in conjunction with a business activity. 3.8. tidy up of provisions for greater clarification and make any consequential changes to the provisions and mapping as a result of the changes.

185 Gympie Terrace, Noosaville – Islander Resort <i>Proposed rezoning of mixed use residential / commercial lots fronting Gympie Terrace and Thomas Street from Tourist Accommodation zone to District Centre zone and new Mainstreet Precinct</i> 	3.9. Lots 20-28 GTP2026 and lots 1-3 GTP 2743 fronting Gympie Terrace at 185 Gympie Terrace be removed from the proposed District Centre zone and Mainstreet Precinct and remain in the Tourist Accommodation zone.
3 Hilton Terrace, Tewantin – Noosa Lakes Resort <i>Proposed rezoning from Tourist Accommodation zone to Medium Density Residential zone</i> 	3.10. remove Noosa Lakes Resort, 3 Hilton Terrace, Tewantin from the proposed Medium Density Residential zone and the site remain in its current Tourist Accommodation zone; and 3.11. all proposed amendments referencing the site be reverted to existing wording.
4 Albert St Noosaville – Public carpark <i>Proposed rezoning from Tourist Accommodation zone to High Density Residential zone</i> 	3.12. proceed with the proposed high density residential zone over 4 Albert St, Noosaville (Council owned carpark), while noting its current important role in the provision of public car parking (NB. This is not a change but is included as a result of Council's resolution)
4. Dwelling Houses becoming inconsistent in Medium and High Density Residential zones	
▪ <i>The use of a dwelling house is proposed as inconsistent in the Medium Density and High Density Residential Zones</i>	4.1. make the use of a dwelling house consistent and acceptable development subject to requirement if located on lots less than 500m² in the Medium and High Density Residential zones; 4.2. make the use of a dwellings house inconsistent on lots 500m² or greater in the Medium and High Density Residential zones.
5. Small Dwellings	
▪ <i>The advertised amendments proposed to amend the administrative definition of small dwelling to decrease the size of small dwellings from 100m² to 75m² of gross floor area.</i>	5.1. retain the current small dwelling definition and small dwelling size of 100m² gross floor area.
5. Mandatory Small dwellings requirement in the Medium and High Density Residential Zones and dual occupancy as inconsistent in Medium Density Residential zone on lots 600m² or greater	

- mandatory 75% of all residential gross floor area as small dwellings in the Medium and High Density Residential zones; - mandatory 100% small dwellings on Lot 7 SP322201 (Walter Hay Drive, Noosaville) and on Lot 3 RP884396, (former bowl club, Noosa Drive, Noosa Heads) - and dual occupancies to be inconsistent on lots 600m² or greater.	6.1. retain the current Noosa Plan 2020 small dwelling bonus provisions as opt-in rather than mandatory in the Medium and High Density Residential zones; 6.2. make dual occupancies consistent on lots less than 1000m ² in the Medium Density Residential zone; and 6.3. make dual occupancies inconsistent of lots 1000m ² or greater in the Medium Density Residential zone.
7. Affordable rental premises and association bonus provisions including height	
- a definition for affordable rental premises requiring management by a registered housing provider as long term rental for a minimum of 30 years - optional bonuses in the Medium and High Density Residential zone if providing 10% of the total GFA as affordable rental premises - optional bonus GFA and an additional storey (2m) in height on key sites if providing 20% of the total GFA as affordable rental premises.	7.1. amend the affordable rental premises definition to reduce the long term affordable rental time to 20 years; 7.2. remove the affordable rental bonus provisions from the Medium and High Density Residential zones except on the key sites being the former Noosa Bowls Club site and Noosa Business Centre; and 7.3. retain the affordable rental bonus provisions over the Major Centre zone at Noosa Junction and Village Mixed Use Precinct at Noosa Business Centre and District Centre zone at Doonella Street, Tewantin; 7.4. Amend the PSP11 Provision of Affordable Rental Premises to reflect the changes that the affordable rental premises are applicable in some centre zones and selected High Density Residential Zones sites.
8. Community Facilities zone	
Community Facilities zone - relocatable home parks and affordable rental premises being dual occupancy and multiple dwellings as code assessment. - A site in Pomona was also proposed for inclusion in the Community Facilities zone to facilitate affordable housing outcomes.	8.1. make development up to 10 dwellings code assessment and 11 or more dwellings to be impact assessment.
N/A	8.2. Remove the annotation “5 – Emergency Services” from land in the Community Facilities Zone at 10 Sidoni Street and 87 Poinciana Avenue Tewantin
N/A	8.3. That the table of assessment for Material Change of Use for the Community Facilities Zone (Table 5.5.11) be amended to make the uses of Dwelling Unit and Dwelling House specifically consistent uses subject to code assessment on 3 Grady Street Kin Kin (Lot 206 K6575).
9. Environmental Management and Conservation Zone	
Include voluntary conservation agreement properties to be in part zoned Environmental Management and Conservation.	9.1. Remove the 100m and 20m building setbacks for boundaries of lots that adjoin privately owned properties that are proposed for inclusion in the Environmental Management and Conservation Zone as part of these amendments. The normal setbacks will continue to apply for side and rear boundaries for buildings and structures in the Rural and Rural residential zones. 9.2. revise the Environmental Management and Conservation zone on Lot 2 RP40869.

7. Tourist Accommodation zone review

7.1 General submissions

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5819677		Change to Tourist Zoning, this has proved a disaster for any owner when it comes to finance. Banks won't touch a property that can't be permanently lived in. Look what you did at Peppers, North Shore Beach Rd and Ivory Palms.	The Tourist Accommodation zone allows for multiple dwellings which are for permanent occupation. Any property with lawful use rights for permanent occupation proposed for inclusion in the Tourist Accommodation zone maintain their use right for permanent occupation.	That no change be made to proposed amendments as a result of this submission.
5804379		Very little land is zoned Tourist Accommodation, especially along the Eastern Beaches. The Eastern Beaches is an area highly desired by tourists and should have significantly more land zoned Tourist Accommodation. The community relies on tourism for its economy and its work and without adequate land supporting tourism accommodation the economy and work opportunities will be unreasonably reduced. No evidence or justification for concluding that tourists are a significant cause of reduction of the amenity of the Eastern Beaches - in the majority of cases. the impact of tourists is similar to that of residents with many tourists being families. This is one reason nominated for effectively stopping tourist accommodation along the Easter Beaches	The submitter is correct there is limited land zoned Tourist Accommodation along the coast between Sunshine Beach and Peregian Beach. Historically visitor accommodation developed within the residential zoning or with a “spot” rezoning (such as occurred with Castaways Cove). In past strategic planning specific Visitor Accommodation & Services precincts were applied at Noosa Hedas, Noosaville and Noosa North Shore, but not on the eastern beaches, although tourist accommodation has predominated in Sunshine Beach and in other pockets. The amendments propose to include 384-390 David Low Way, Peregian Beach in the Tourist Accommodation zone, increasing the amount of land for tourist accommodation purposes.	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5806866		What is the consideration for Tourism Zones and area's that cater for these activities. By switching accommodation which is situated in significant Tourism Zones to Residential (High, Medium etc) your merging 2 styles of accommodation and not considering the activities that take place and are accepted within a tourism zone: • Rubbish collection, both domestic for accommodation and industrial for commercial businesses. • Grease Trap and other associated vehicles that need to operate. • Delivery and Pickup vehicles services all aspects of tourism operations & destinations • Food & Beverage operations that service this area from as early as 4am with fishing departure, water & land activities, resident and early morning activities utilising the destination where they live. • Parks & shared public facilities that under your rezoning from tourism to residential, will now compromise these area's if consideration is given to resident who are unhappy with the activities that would usual be accepted in a Tourism Location (Gympie Terrace, Hilton Terrace, Noosa Sound, as examples) How are you introducing mechanisms to support greater innovation and economic development in the Noosa Shire if the area's your rezoning is financially unachievable to purchase. You're putting downward pressure on the businesses, trying to go about their daily activities by surrounding them with long term residents who have different living requirements to short term residents. Absolutely, reinforce the Zoning for resident in area's that to date have been allowed to operate with short term letting, Noosa Waters, Tewantin, Donella Estate Noosaville, high density area's of Noosa Heads, and Noosaville, But Tourism Area's that require services and infrastructure to support the industry should not be combined with residential of any kind. If a resident chooses to permanently occupy within a Tourism zone, then that is their decision, don't provide a platform for them to question reasonable services and activities that are required to operate. A lot of the rezoning from Tourism to Residential in major Tourism hub under the plan won't change anything other than the zoning label and an individual's perspective that they are buying in a Residential area. Not true for majority of the operations. Current owner of Dwellings / properties that previously purchased based on the current plan and re development shouldn't be disadvantaged and should be given a period to submit plans to complete under the current plan and guidelines. le give a 3-year cutoff for plans to be approved and 5 years for development to be completed... However, if any properties are sold, they are not grandfathered that same development rights as the current owners. "	Sites currently within the Tourist Accommodation zone proposed for inclusion in a Residential zone or Centres zone are largely sites with redevelopment opportunity, and if developed under the current provisions would develop for more short-term accommodation and other tourism related uses. Many of the sites proposed for inclusion in a Residential zone were formally zoned residential prior to Noosa Plan 2020 coming into effect. Under the proposed amendments, these sites provide a significant opportunity to provide housing for permanent residents and workers near services and high amenity areas. Residential infill development and mixed use development in centres are a key part of the housing solution and a long held policy position of Council. Any mixed use developments with residential and commercial uses would need to be designed to consider the mix of uses, including servicing those uses, and amenity of the residential uses. Residents who occupy mixed use building would be aware of this mix of uses and rights to operate. Council has a position to diversify its economic base and employment opportunities with strategies and actions to achieve this, to not be so reliant on tourism. Noosa has a history of tourist accommodation and residential housing developing alongside each other in a scattered fashion. Through Noosaville, Noosa Heads and along the beaches this typically occurred in the medium-high density residential zones, except where various "spot reasonings" to Special Facilities occurred for individual resorts. Most tourist accommodation developed as smaller scale complexes of separately titled self-contained units which could be occupied by either tourists or longer term residents. Since 2006 there has been a specific zone for the prioritising of visitor accommodation, and the area zoned for visitor/tourist accommodation increased significantly with the 2020 scheme. In the last couple of decades short term letting has spread through traditionally residential neighbourhoods as more locals have taken up residence within well established resorts. There is little chance this blending will ever be segregated and in part is symptomatic of lifestyle and holiday choices evolving with time. A zoning establishes objectives and priorities going forward, indicating an area where either residents or tourism is prioritised. Existing use rights and the opportunity to make development applications under a superseded planning scheme are set out in the Planning Act 2016. Council cannot remove such rights. By legislation rights are tied to a property, not the owner.	That no change be made to proposed amendments as a result of this submission.
5775668		Keep holiday resorts as holiday resorts and homes as homes. Stop allowing people to buy into holiday resorts to live and stop allowing people to holiday in homes...simple really!	Historical development approvals and existing use rights have allowed the use of many dwellings for both STA and permanent occupancy. These rights are enshrined by the Planning Act 2016 allowing for both residents and visitors to occupancy ta significant proportion of resorts and dwellings, particularly in the Medium and High Density Residential zone and Tourist Accommodation zone.	That no change be made to proposed amendments as a result of this submission.
	23132021	There has been a gradual creep of holiday accommodation turning into long term rental as they age. A natural process because the owners can't make them viable with the fees charged. Also, because most of these holiday complexes are individually owned units it takes a long time for all owners to agree to sell so it can be redeveloped.	Holidays resorts developed through the 1980s, 1990s or just beyond consist of individually titled self-contained dwelling units, each owner being free to occupy their unit, let it out to a permanent tenant or let it out to short term guests. An increasing number of active retirees are attracted to these resorts (as owner-occupier) for the lifestyle they offer close to amenities, with less upfront investment or ongoing maintenance of a house and yard in a similar area and more accessible or preferable to purpose built retirement facilities. They also offer opportunity for extended friends or relations to stay at the complex. Complexes age and individual owners have differing priorities about not only how they use their unit but how they invest in modernising their units and how welcoming they are to guests in shared spaces. Collectively a resort can have a decreasing number of attractive contemporary holiday units, thereby affecting the reputation of the whole resort. While such resorts may lose favour with paying guests, it is relatively uncommon for a strata titled resort to completely redevelop, especially if there is no noticeable uplift in height or built form. Eventually they contribute to relatively affordable housing for residents. This is a natural process and should not be attributed to Council fees and charges.	That no change be made to proposed amendments as a result of this submission.
5819720		Noosa is a tourist hotspot we live from and gives people an income in an otherwise ""dead area"". It is a holiday area and it will stay like that.	The quantum of tourism accommodation already available in Noosa Shire is very substantial and still supports considerable employment, noting that it is not the only source of employment.	That no change be made to proposed amendments as a result of this submission.
	23108589	Opposed rezoning from Tourist Accommodation to permanent residential. There should be new developments allowed to cater for permanent residents which would not impact on the current tourist zone.	The quantum of tourism accommodation already available in Noosa Shire is very substantial and still supports considerable employment, noting that it is not the only source of employment.	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Short term accommodation and holiday rentals provide good accommodation options for visitors and contribute to the local economy in a very positive way. If the proposed areas were to become permanent residential only it would impact significantly on availability of accommodation and on the local businesses. We have had holiday accommodation properties in Noosa for 20+ years and have had good experiences with guests and holiday management companies. We also use the properties for our own use.		
5802029		Without the accommodation area that is in place and tourism the shops, small businesses and great restaurants will not exist in the future. The older local residents that live in the area don't spend the money in Noosaville they spend it at Tewantin and Noosa junction if you are lucky. We have such great local businesses and small farms that supply these restaurants with beautiful produce. Then we have the hire boats and ferry's and tourists businesses that will suffer as the locals won't hire these items or catch the ferry. What happens to investment into the area with our property investors paying huge rates and fees to provide accommodation. Then we have STA that are all approved along the water front, what happens to them. The jobs that are created from tourism in the Noosa shire will suffer and there will be no need for extra permanent residents as there won't be the jobs to support this. How many businesses have to work in Brisbane and travel for work. Have a look at the hwy going to Brisbane every day because of shortage of work. There is no need to make rash decisions based on what has happened through COVID. The place was booming but so was everywhere else. I have been in business for 23 years and the stabilisation of work and accommodation is starting to happen. I don't wish for Noosa to change their zoning. Why don't we design urban space for town houses to be built. They don't need to be in the centre of Noosaville.	Mixed use will continue where currently allowed. STA will continue where currently lawful by development approvals or existing use rights. Greater diversity of business and employment in Centre zones will be permitted. Council policy is to diversify employment base and not be reliant on tourism	That no change be made to proposed amendments as a result of this submission.
5823630		I have to disagree with the idea that the council can make changes to a law that can adversely affect the value of my property, without: 1) Properly disseminating facts about the proposal to the ratepayers within the affected zones. There has been no direct communication with the property owners' registered contact addresses regarding these proposals. 2) No declaration of the anti-competitive provisions contained within these proposals 3) No consideration or concern is shown to the possible diminished value of the properties within these zones.	11 Ferguson Street is within the Medium Density Residential Zone and it is understood it contains a house, at least sometimes used for short term accommodation. All properties affected by proposed zone change received a letter of notification. The proposed zone change does not result in loss of development potential ie. GFA / height. Anit-competitive provisions are not a consideration under the plan making process in the Planning Act 2016 The use of a house and any lawfully established rights to continue short-term letting would remain irrespective of amendments.	That no change be made to proposed amendments as a result of this submission.
	23109584	I object to the proposed changes to Noosa Zoning. I purchased and moved to Noosa in 2020 after visiting for decades and knowing it to be a tourist beachside location mixed with permanent residents. Residents and visitors who enjoy the beaches, national parks and natural environment. Both residents and visitors living in harmony. Changing the zoning will have a negative impact to some existing owners' assets. Noosa needs visitors. This past weekend showed a positive economic impact to accommodation providers, cafes, restaurants, shops and their staff wages with the staging of the Noosa Concours. Noosa prides itself staging many major events throughout the year. Many of these events are sponsored/supported by Noosa Council. We need tourists to keep the Noosa economy rolling.	Metzo Noosa Resort at 152-158 Noosa Parade, built in 2003 is a complex of 18 units. It is currently zoned High Density Residential and the zoning is not proposed to change. Whilst the proposed amendments do not affect the property above, it should be noted the proposed changes are not retrospective and do not change an properties existing development approval and existing use right to operated short term accommodation. The proposed zone change does not result in loss of development potential ie. GFA / height.	That no change be made to proposed amendments as a result of this submission.
	23098676	I am a Property Owner in the Noosaville area plus the Chairman of the Noosa Pacific 2 Body Corporate. I own a Tourist Based Property in Noosaville's major Tourist Accommodation Zone area on the Noosa River. The 15 Units in Noosa Pacific 2 have been Purchased by Owners and Clientele to enjoy this Beautiful area of the Noosa Tourism Region. I understand you are considering altering the areas that are deemed 'Tourist Areas' and those that should be 'Residential'. I can understand this but my Family and Owners of Noosa Pacific 2 have Purchased property for the long term future and their commitment to the Tourist trade in Queensland. Some of my Owners already pay increased Rates for 'Transitory Accommodation' which is an impost already. I must inform you that the Region needs both Tourist Accommodation that is viable for Owners to Invest in, areas gazetted for Residential only areas should not affect the viability of this very Vibrant Tourism Industry. I believe that Noosa Pacific 2, is clearly in the Tourist Area within walking distance to Hasting Street and or Noosaville. I wish you the best but am concerned Owners might look to Sell their Tourist Units if this Review was Successful in changing the perception of areas that are clearly Tourist Accommodation.	Noosa Pacific 2 at 28 Munna Crescent is in the Tourist Accommodation and is not proposed to be rezoned. Whilst the proposed amendments do not affect the property above, it should be noted the proposed changes are not retrospective and do not change a properties existing development approval and existing use right to operated short term accommodation.	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5806555		I do agree with the dividing of areas into Tourism, Low density residential, high density residential. This is a good start to reducing short term rentals in residential areas. My neighbour operates short term rental from their home and I can only say they do all the right things, they are registered, they ensure that their house is not used as a party house. They vet their clients and I have never had any noise or other problems from them.	Support noted. It is acknowledged that many operators of short-term accommodation do an excellent job of managing their property and guest behaviour, with respect for their neighbours.	That no change be made to proposed amendments as a result of this submission.

7.2 Thomas Street / Gympie Terrace / Albert St

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23109015	Summary of submission 6.1. Although an application is currently lodged for a code assessable application for a mixed-use development including Short Term Accommodation - this submission supports the rezoning and creation of the District Centre Zone (Mainstreet Precinct) for the entire site and proposes appropriate changes/amendments. 6.2. The submission also recommends considering the entire site as a whole and removing part of the site adjoining Albert St from the High-Density Residential zone. 6.3. The scale and scope of the proposed changes to the Noosa Plan clearly constitute a materially adverse planning change (see Section 30 of The Planning Act 2016) and diminishes the value of the submitter's property. This results in a material adverse planning change - the consequence of which is the potential for a claim for compensation. 6.4. PO15 of the District Centre Zone Code should clearly state the Plot Ratio beyond 2,000m² is 1.1:1. 6.5. AO41.2 of the District Zone Code should be deleted from the proposed amendments 6.6. PO41 (a) of the District Zone Code should be changed from 'ancillary to and support' to 'complementary to'. 6.7. The Tables of Assessment for the District Zone Code should only limit the size of individual premises for non-residential uses. 6.8. The Purpose and Overall Outcomes of the District Centre Zone Code should be amended to provide for mixed use buildings with ground floor business uses and permanent residents in a range of dwelling types and sizes. 6.9. The corner of Gympie Terrace and Albert St should be removed from the Primary Active Street Frontage Character Plan. 6.10. This submission requests Council change the proposed amendments to encourage development that is economically viable for a property owner and that delivers, for residents of and visitors to Noosa, a development that celebrates environmental excellence, quality lifestyle and economic wellbeing.	Support for the District Centre zone is noted, however commercial uses should not extend down Albert Street which is residential. The proposed High Density Residential zone is therefore the most appropriate zone for rear Lot 2 of 207 Gympie Terrace given its frontage to Albert Street and location adjoining and within a residential area . An unintended consequence of the proposed District Centre zone and High Density Residential zone inadvertently reduced the GFA for sites over 2000m² in the District Centre zone and over rear Lot 2 of 207 Gympie Terrace . The current 0.8:1 GFA allowed over this site under the current provisions of Noosa Plan 2020 will therefore be reinstated so there is no loss of yield. Some clarification of provisions regarding the District Centre zone and the Mainstreet precinct will be undertaken to ensure the requirements are clear. The submitter also seeks the active street frontage be removed from the Framework and Character Plan. The key focus of the proposed Mainstreet and activation is Thomas Street and the corner extent to Gympie Terrace. It is considered reasonable that the extent of the requirements for active frontages not extend to 207 Gympie Terrace and be removed. This is consistent wit the proposed changes to the extent of the Mainstreet Precinct and District Centre zone applying to 185 Gympie Terrace discussed below. A District centre provides services for the local community and visitors to the Shire. It is important to use the land efficiently while maintaining a Noosa style-built form and character. Each locality is unique, and the proposed Mainstreet Precinct requires specific provisions to ensure these outcomes. Dwelling in the District Centre zone will provide accommodation for permanent residents and need not be ancillary to the business use. A change from "ancillary" to "complementary to" is therefore warranted. To reinforce that t a mixed use format building is residential in conjunction with a business activity, the AO is also proposed to be amended. In terms of setbacks, the site is affected by flooding and requires development to be constructed at a minimum floor level which is considerably higher than the existing footpath level. The required 6m setback for the lower storeys is required to provide a vegetated setback and dela with the changes in level which also allows for some outdoor dining opportunities to activate the public realm. Changes to the setback requirements are not appropriate in response to the submission.	That a change be made to the proposed amendments to: - remove 207 Gympie Terrace from active frontage requirements - reinstate 0.8:1 plot ratio for site area above 2000m² in the District Centre zone in the Mainstreet Precinct in Noosaville, consistent with current allowance; - reinstate 0.8:1 plot ratio for 207 Gympie Terrace Lot 2 in the High Density Residential zone, consistent with current allowance. - amend PO41 of the District Centre zone code to change reference to residential dwellings being "ancillary to" to "complementary to" and the corresponding AO to reinforce that a mixed use building format is residential in conjunction with a business activity. - tidy up of provisions for greater clarification and make any consequential changes to the provisions and mapping as a result of the changes.
	23087007	My wife and I own a property in "Twin Quays" in Albert Street immediately abutting a section of the former Service Station site fronting Gympie Terrace. It has never been clear whether the entire site is owned by one party or several so there is concern regarding how logical, efficient access can be given to each component part. The small site proposed to be rezoned for 3 storey (12 metre) high unit development will presumably be accessed off Albert Street for guests' cars, Trade deliveries etc. and would have a basement parking area. The larger site fronting Gympie Terrace would not (presumably) have access off Gympie Terrace, but also from Albert Street which will add congestion and distract from a pleasant street elevation to what is a pleasant, landscaped residential street, not a commercial zone. Ground floor commercial frontages to Gympie Terrace are expected but we would not be prepared to accept those uses wrapping around on to Albert Street. The laneway from Thomas Street is already stretched in coping with demand for commercial leases needing service deliveries and parking. The noise generated by large articulated trucks manoeuvring in the confined space from 5-6 am is most annoying for the adjacent residents who put up with garbage trucks and refrigerated	Lots 1 and 2 on RP96277 are both classed as 207 Gympie Tce. Proposed amendments show Lot 2, the smaller lot adjoining Twin Quays as going to the High Density Residential Zone, whereas Lot 1 is proposed to go to the District Centre Zone. Both lots, plus 203 Gympie Terrace, are subject to a current development application for 26 Short Term Accommodation Units and 4 Food & Drink outlet tenancies. The proposed development application over 203-207 Gympie Terrace suggest vehicle access from Albert St and a landscape buffer adjoining the northern edge of Twin Quays. This application is a separate process to the planning scheme amendments. Under the 1985 planning scheme, up until 2006 203 and 207 Gympie Terrace and 6-14 Thomas Street were all included in the Commercial A zone, allowing for a mix of business uses to 12 metres in height. The 1997 Strategic Plan included the area in the Visitor Accommodation and Services designation which lead to it being zoned Visitor Mixed Use in the 2006 planning scheme and then Tourist Accommodation in Noosa Plan 2020. In all of these zones, mixed use development with day time and evening uses were supported.	That no change be made to proposed amendments as a result of this submission

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		trucks with motors running for extended periods. This small lane must not be allowed to accept additional traffic if linked to the service station site. A number of individual free standing house sites were amalgamated to permit development of Twin Quays many years ago, so a consistent residential scale and character has been maintained along Albert Street. That the western side of the Twin Quays site now abuts a more active day/night activity zone with attendant noise should be carefully monitored to preserve residential amenity for the long-suffering neighbours in Albert Street.	The proposed inclusion of the rear portion of 207 Gympie Terrace in the High Density Residential zone adjoining Twin Quays is for the purpose of residential development.	
5782405		I wish to provide my support for the plan amendments on Thomas Street, allowing mixed use residential and commercial. I would also like to express my opposition to the increase in tourist accommodation along Gympie Terrace. My preference is to allow mixed use from Russell Street to James Street.	Support for the proposed zone change in Thomas Street to District Centre zone is noted. The amendments propose to both rezone land from Tourist Accommodation zone to High Density Residential zone and also rezone certain land sue for tourist accommodation from Medium Density Residential to Tourist Accommodation zone. Gympie Terrace has key location for mixed use development which is not proposed to change under the proposed amendments. It's not considered appropriate for mixed use from Russell Street through to James Street as these areas are predominantly residential in nature.	That no change be made to proposed amendments as a result of this submission

7.3 The Islander Resort, 185 Gympie Terrace, Noosaville

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23075053	The Islander Noosa CTS 32252 scheme is mixed use with both residential and short stay let consistent use. Was built as a resort and always operated as a holiday resort with dwellings for permanent residents (live in owners or tenants) as a consistent use in the Tourist Accommodation Zone and the original Development Approval. A redevelopment, while not impossible, is naïve given that amongst the 17 Commercial Lots along Thomas Street and Gympie Terrace there exists common property areas; shared infrastructure (toilets, pathways, bin bays) and security gated access that cannot be redeveloped without all owners voting at an AGM. Also, Lot 24, a commercial lot along Gympie Terrace is designated as a residential Lot through the State legislation of management rights. All the rezoning amendments do is add another level of complexity to the Scheme. One of the purposes of the amendments was to protect resident amenity in residential zones so it is curious that the amendments also seek to introduce residential into a development zoned Tourism by proposing a move to the District Zone, which as a corollary seems to encourage and welcome residents in Tourism zones and further confound the applicability of the short stay let law on purpose-built resorts. Rezoning to split the commercial from the residential will recreate the scenario that existed before amalgamation with consequences to devalue property and poor community reputation. As resort is a CMS and subject to Body Corporate and Community Management legislation, any notion of a redevelopment (loosely mentioned by the amendment) is subject to a hierarchy of state government overlays. So why bother to rezone given the consistent use under the Tourist Zone and the Scheme's existing use of holiday / short stay letting and permanent resident housing. The current development approvals enable short term and permanent resident housing within The Islander Noosa Resort, as this is a consistent use under the Tourist Accommodation Zone. Therefore, the amendment proposed to rezone commercial lots as District Zone to increase appeal to attract permanent letting vs short stay tourism is redundant. These past 4 years, since the introduction of the SSL Local Law, we have either read or experienced firsthand the confusion, chaos, angst and legality with 'existing right usage'. It is in our opinion, unreasonable and untenable that Noosa Council place the 17 Dual Commercial/ Residential Lot Owners at The Islander in this position where 10 years down the track they may have to apply to Noosa Council or the State to prove existing rights and incur rework and resources such as time, cost and stress (particularly when there is minimal gain given the provisions for residential housing or short stay letting allowed in the current zoning). The Islander Noosa is mixed use with residential and short stay letting as consistent use. Therefore, housing diversity and Tourism have coexisted at the Scheme since inception and already achieve some of the Noosa Plan 2020 targets. The resort is close to 35 years old, and renovations are now critical with buildings experiencing obvious problems such as leaks etc. that come with aging. Some dual commercial / residential Lot Owners have advised their intention or already refurbished to a deluxe level rather than a standard level to successfully achieve the resort standard for a unit for tourism visitors and short stay letting. The residential over the commercial lots have river views or are within walking distance of Noosa River and shopping centres. The size is best suited to a maximum 2-bedroom unit. The commercial lots are already built	A split zoning over the Islander Resort has been previously applied. The former Noosa Plan 2006 had a split zoning over The Islander Resort, with the commercial properties fronting Gympie Tce and Thomas St being in a Visitor Mixed Use zone and the balance of the property being in the Attached housing zone. The current approval on the site allows for both short term accommodation and permanent occupation. The proposed amendments do not affect existing use rights and approvals and both uses can continue despite the proposed amendments. On review of the extent of the "Mainstreet Precinct" and proposed District Centre zone and in response to the submission, it is proposed to remove the District Centre zone from the lots in The Islander Resort fronting Gympie Tce. These lots are more associated to and linked with the resort and tourist accommodation use of the site and have limited scope for redevelopment and should therefore remain in the Tourist Accommodation zone. The 5 lots fronting Thomas Street are recommended to remain in the District Centre zone and within the Mainstreet Precinct as proposed. This is based on Thomas Street and only part of Gympie Tce being the primary Mainstreet and commercial focus, and these 5 lots have the potential to redevelop in the future given their age and separation from the main resort (subject to body corporate and Council approval). These lots form a significant part of the commercial mainstreet environment. There are recent examples where individual lots within a body corporate scheme have independently redeveloped due to the age of the building. Whilst the current approval allows for both short term accommodation and permanent occupancy, the intent is that future development within Thomas Street be for permanent dwellings. Any claims for existing use rights based on the current approval and short-term accommodation use would be considered at the development application stage, should these sites redevelop.	That a change be made to the proposed amendments to remove Lots 20-28 GTP2026 and Lots 1-3 GTP 2743 fronting Gympie Terrace at 185 Gympie Terrace from the proposed District Centre zone and Mainstreet Precinct and remain in the Tourist Accommodation zone. It is recommended Lots 1-5 GTP2026 fronting Thomas Street at 185 Gympie Terrace remain in the District Centre zone and Mainstreet precinct as proposed by the amendments
	23101612			
	23098662			

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		to the 3 levels approved under the Plan and there can be no development of adding floor space by way of an additional height/ floor. Therefore, it is uneconomical to introduce a District Centre zone that opens the Islander scheme to small dwellings for permanent residents and best to leave the existing zoning to give owners this choice based on their circumstances and the limitations of the existing building. The Islander Noosa was purpose built in 1989 as a tourism resort with facilities that ideally appeal to short stay letting over permanent housing (for example: one carpark per residence/lot, no bike areas, no storage areas or gardens on title, BBQ and entertainment areas are on common property, no smoking legislation, pets under approval and constraints and no means to utilize common property when doing any renovation). The resort has leisure facilities that are expensive to maintain making levies expensive, which impacts rents for permanent letting being higher for an equivalent unit in a residential area. The CMS / Bylaws require behaviours from tenants that limit their 'freedom' in terms of noise, visitors, access that would not be as stringent if they were living in a residential area. Also, rents for permanent letting are higher than an equivalent stand-alone unit in a residential area given the cost to run the Scheme and its facilities. Given the history of the scheme, its location along the Noosa River foreshore, the number of leisure facilities and a short stay letting yearly occupancy average of 85%, it is reasonable to say that The Islander Noosa Resort is iconic in its appeal as a holiday resort;. The Scheme is registered in the Accommodation module of the BCCM and there is a 24-hour 7 day a week Resort Manager living on site. There are limitations (built into the Scheme and legislated that cannot be changed) that affect the desirability, amenity and affordability of permanent living within the scheme. It is wishful thinking that a rezoning could negate these limitations, but it could place pressure on the value of an Owner's investment. We suggest it is uneconomical to introduce a District Centre zone that opens the Scheme to small dwellings for permanent residents. However, we feel these redevelopments or uses are best left with the current zoning to give owners this choice. Over the years, many owners have chosen permanent letting (cheaper to manage) over short stay and we expect this will continue. Given the small footprint of the commercial lot it is unlikely that localized business options would be viable. Also, the location across from the Noosa River and shopping centres in a high traffic tourism area would affect affordability and barriers to entry for a broader business to set up and trade along Gympie Terrace. There is an amendment for 169-173 Gympie Terrace and 10-12 Robert Street that covers resorts such as Coral Beach, Sandy Beach, Como etc to rezone these as Tourist Accommodation. Refer factsheet 5 " To reinforce certain onsite managed and purpose-built resort sites for visitor accommodation, a number of sites in Noosaville and Peregrine Beach are proposed to be included in the Tourist Accommodation zone. As there is no further development potential, the inclusion of these sites in the Tourist Accommodation zone will not impact the future provision of permanent residential dwellings." While we see credit for this amendment (and we advocated this back in 2019), it seems incongruent to then rezone The Islander Noosa when the Scheme has onsite managed and was a purpose-built resort sites for visitor accommodation. We would also contest that the commercial lots at The Islander Noosa have limited re-development potential unless the Scheme (all 87 Lots) is redeveloped. Suggest the whole of The Islander Noosa CTS32252 retain the current zoning as 'Tourist Accommodation' and the proposed zoning to 'District Centre' be overlaid on the commercial Lots so that the amendment makes both zones consistent use. The Subject Property is one of only a handful of properties that has a commercial tenancy fronting Gympie Terrace (in which Cocos – the lifestyle and gift shop – is the current tenant) and short term residential accommodation upstairs. Our family trust derives significant income from both the commercial and short term residential aspects of the unit (and this is why we purchased the property). Accordingly, the Subject Property provides an important source of income to me and my family and contributes to our financial security. As I understand it, under the Proposal, Noosa Council proposes a rezone from Tourist Accommodation Zone to District Centre Zone of the Subject Property together with the other 16 similar commercial lots (with residential units above) along Thomas Street and Gympie Terrace. This change is not something that we would see as beneficial to us or to the community. We would be open to a modified version of the proposal such that the whole of The Islander Noosa retains the current zoning as 'Tourist Accommodation' but with the proposed zoning to 'District Centre' being overlaid on top of the commercial Lots so that the amendment makes both zones consistent use – i.e. the apartments upstairs can be rented out as short term accommodation to guests who can enjoy the rest of the Islander facilities and the downstairs commercial properties can be rented out to commercial tenants (engaged in either the tourism industry or business district ventures). This might present an opportunity for the Council to propose splitting the title between the upstairs short term residential apartments and downstairs commercial offices for the 17 properties (including the Subject Property) which have this unique feature. We would be open to such a proposal and this might help win support from other owners.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		We support the Council's foresight and commitment to maintain and improve the Noosaville surroundings – which are already world class - but believe the Proposal could be enhanced and improved by making the following amendments The Islander Noosa CTS 32252 at 185 -187 Gympie Terrace is in Noosaville and one of the six local areas identified in the Noosa Plan 2020. The Scheme is mixed use with long term residential and short stay let in addition to commercial lots fronting both Thomas Street and Gympie Terrace. It comprises: 17 Commercial Lots (3 level build and dual purpose with commercial on ground and a 2-level residential unit over the commercial). Identified as Lots 20 to 28 and Lots 91 to 93 on Gympie Terrace and Lots 1 to 5 on Thomas Street. The remaining 70 residential Lots identified as 29 to 50, 59 to 85 and 94 to 99. Since 2004, all lots, residential and commercial, are bound under one Scheme, CTS 32252 representing the amalgamation of The Islander and Islander Court Historic Background - Noosa Plan Amendment 2019. From 2019 all Lots on the Scheme were zoned Tourism Accommodation. At this time, it was apparent that The Islander Noosa CTS32252 was the only resort in the Noosaville area where the whole property did not have the same zoning and commercial lots were zoned 'Tourist Accommodation' while all the other, predominantly holiday let villas (units) and the Common Property were zoned 'Medium Density Residential'. Representation led to a rezoning and on 16 September 2019, Noosa Council staff advised the Body Corporate of The Islander Noosa CTS 32252 of a “proposed change, as a result of a submission is to include all of The Islander Resort at 185-193 Gympie Terrace Noosaville within the Tourist Accommodation Zone rather than just part of it as was previously proposed. Both multiple dwellings for permanent residents and short-term accommodation for guest remain consistent uses under the Tourist Accommodation Zone, however the purpose of the Tourist Accommodation Zone is specifically to provide for short-term accommodation, and compatible uses that support short-term accommodation and tourist attractions.” The Islander Noosa CTS 32252 at 185 Gympie Terrace, Noosaville is one of the six local areas identified in the Noosa 2020 Plan. The 2024 proposed amendment splits the commercial from the other Lots proposing a rezoning from Tourist Accommodation Zone to District Centre Zone – Noosaville Mainstreet Precinct [“185 Gympie Terrace (lots fronting Gympie Terrace & Thomas Street), 195-207 Gympie Terrace, 6-14 Thomas Street and 17 Albert Street, Noosaville are proposed to be rezoned from Tourist Accommodation zone to District Centre.”] The two main benefits (addressing the Noosa Shire housing crisis and commercial range) are best summed up by Fact Sheet 5: “ The review identified a number of sites currently zoned Tourist Accommodation were better suited to a Residential zone or Centre zone to deliver a range of small dwellings for permanent residents, worker accommodation and / or broader range of local business opportunities, rather than more visitor accommodation and tourism uses.” This proposed amendment to rezone is difficult to understand from a practical perspective, particularly since The Islander Noosa was built as a resort and always operated as a holiday resort with dwellings for permanent residents (live in owners or tenants) as a consistent use in the Tourist Accommodation Zone and the original Development Approval. It appears that the urgency to address the housing crisis, coupled with the proposed new zoning to classify Thomas and Mary Street as better suited to a Residential or Centre Zone for small dwellings for permanent residents, worker accommodation has been a key driver behind adding in the Islander Noosa commercial Lots along Thomas Street and then including Gympie Terrace. Noosa Council advise that the Amendments will pave the way for the possibility of a redevelopment at the Scheme over the next 20 years. A redevelopment, while not impossible, is naïve given that amongst the 17 Commercial Lots along Thomas Street and Gympie Terrace there exists common property areas; shared infrastructure (toilets, pathways, bin bays) and security gated access that cannot be redeveloped without all owners voting at an AGM. Also, Lot 24, a commercial lot along Gympie Terrace is designated as a residential Lot through the State legislation of management rights. All the rezoning amendments do is add another level of complexity to the Scheme. I'd also like to point out that several of the non-holiday let units are currently, in fact, occupied by local workers, with the original concept of the residential units above the commercial lots being accommodation for those shops. In many cases, this use remains. A further complicating factor related to the proposal to separate the zoning of commercial lots, is that the residence and commercial lots are on one title and bound under the CTS32252 CMS and subject to BCCM (Body Corporate and Community Management) legislation, any notion of a redevelopment (loosely mentioned by the amendment) is subject to a hierarchy of state government overlays. There is no need to rezone given the consistent use under the Tourist Zone, and the Scheme's existing use of holiday / short stay letting and permanent resident housing.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Noosa Council advise that the rezoning will not impact Owners as they will have existing right uses, that is, unless the sites redevelop. Factsheet 11 Short -Term Accommodation states “The proposed changes do not affect current lawful uses. Sites with use rights for short-term accommodation can continue to operate under their current approval conditions, regardless of the proposed changes. Should sites redevelop in the future, the new requirements would apply.” We are advised ref Noosa Council Part 1 1.1 (2) that “ In seeking to achieve this purpose, the planning scheme sets out Noosa Shire Council's intention for future development in the planning scheme area, over the next 20 years.” These past 4 years since the introduction of the SSL Local Law, there has been confusion, chaos, angst and legal issues associated with ‘existing right usage’. It is unreasonable and untenable that Noosa Council place the 17 Dual Commercial/ Residential Lot Owners at The Islander in this position where 10 years down the track they may have to apply to Noosa Council or the State to prove existing rights and incur rework and resources such as time, cost and stress (particularly when there is minimal gain given the provisions for residential housing or short stay letting allowed in the current zoning). The Islander Noosa CTS 32252 is mixed use with residential and short stay letting as consistent use. Therefore, it could be argued that housing diversity and Tourism have coexisted at the Scheme since inception and already achieve some of the Noosa Plan 2020 targets such as: 3.1 (3)(a)(iii) A connected, safe and happy community where short stay let visitors coexist happily with Housing 3.1 (3)(a)(iv) to meet diverse needs of the community. The resort is close to 35 years old and renovations are now critical with buildings experiencing obvious problems such as leaks etc. that come with aging. Some dual commercial / residential Lot Owners have advised their intention or already refurbished to a deluxe level rather than a standard level to successfully achieve the resort standard for a unit for tourism visitors and short stay letting. The residential over the commercial lots have river views or are within walking distance of Noosa River and shopping centres. The size is best suited to a maximum 2-bedroom unit. The commercial lots are already built to the 3 levels approved under the Plan and there can be no development of adding floor space by way of an additional height/ floor or redeveloping the existing decking due to changes in Council set back laws; laws I may say, will impact future redevelopment and further erode the potential value for owners. To introduce a District Centre zone that opens the Islander scheme to small dwellings for permanent residents is, I believe, an uneconomic proposal potentially detrimentally impacting all owners, but most particularly, the 17 commercial lot owners. It is far more beneficial to all to leave the existing zoning to give owners this choice based on their circumstances and the limitations of the existing building. There is an amendment for 169-173 Gympie Terrace and 10-12 Robert Street that covers resorts such as Coral Beach, Sandy Beach, Como etc to rezone these as Tourist Accommodation. Refer factsheet 5 “To reinforce certain onsite managed and purpose-built resort sites for visitor accommodation, a number of sites in Noosaville and Peregian Beach are proposed to be included in the Tourist Accommodation zone. As there is no further development potential, the inclusion of these sites in the Tourist Accommodation zone will not impact the future provision of permanent residential dwellings.” This amendment is consistent with the how the Islander operates with On Site Managers, and as a purpose-built tourist amenity. It seems then, incongruent to rezone The Islander Noosa when the Scheme already adequately meets these criteria. I would like to see the existing zoning which applies to the whole of the Islander remain and allow the existing structures to continue to operate as appears to be the application further along Gympie Terrace, where similar resorts and commercial operations are listed under one zoning. Desire the whole of The Islander Noosa CTS32252 retain the current zoning as ‘Tourist Accommodation’		

7.4 Noosa Lakes Resort, 3 Hilton Terrace, Tewantin

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5748905	23055055	Amendment will create additional stresses on the current infrastructure of the Tewantin/Noosa area and has potential to ruin the Noosa Shire residential living areas. If amendment is adopted and a developer applies for relaxation for additional building height this will impact the current skyline affecting the overall view and privacy of residents in the area (specifically for us as we back on to the Noosa Lakes Resort).	Houses at 28 and 30 Goodchap Street are separated from the southern extent of Noosa Lakes Resort (NLR) by the unformed road reserve of Earl Street. This area, including the unformed road reserve, unformed esplanade and a narrow lot of reserve between NLR and Lake Doonella is a complex riparian ecosystem with a number of environmental values and development constraints. These include Flood Hazard, Biodiversity values and a riparian buffer. Matters of State Environmental Values for high ecological	That a change be made to the proposed amendments to: remove Noosa Lakes resort, 3 Hilton Terrace, Tewantin from the proposed Medium Density

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		How can it be guaranteed further amendments will not be made and approved and become high density residential living zones?	value wetland, fish habitat, wildlife habitat and regulated vegetation are also mapped in this area. These combined circumstances would make any intensification of NLR undesirable, and redevelopment would be subject to higher habitable floor levels at a minimum. The planning consent approval of 1997 would not necessarily have been approved against the current state and local planning instruments.	Residential zone and the site remain in its current Tourist Accommodation zone; and all proposed amendments referencing the site be reverted to existing wording.
	23074994	Strong opposition to the proposed rezoning of the resort area to a medium density residential zone. The fragile mangrove and lake ecosystem surrounding the resort must be protected at all costs. These ecosystems play a crucial role in maintaining biodiversity, providing habitats for unique species, and preserving the environmental balance of the region. Rezoning to a residential area could disrupt this delicate ecological balance and lead to irreversible damage. The proposed rezoning would negatively impact the views from existing residences in the area. Many residents currently enjoy scenic views of the untouched natural surroundings. Changing the landscape to accommodate medium density residential buildings would not only ruin these views but also detract from the peaceful ambiance that drew us to live here in the first place. It is important to consider whether there are alternative locations available for residential development. Rezoning the resort area may not be the only option for meeting housing demands in the area. Exploring other free areas that are not as ecologically sensitive and that are already vacant could be a more viable solution that satisfies both housing needs and environmental protection. In addition, the resort is currently operating successfully as is the infrastructure around the resort. If this was to change the traffic in the area would dramatically increase causing further distress to existing residence.	It should be noted that the Medium Density Residential Zone has a maximum building height of 8 metres and 2 storeys. Maximum site cover is generally 40% and maximum plot ratio 0.4:1. None of these exceed the current allowance. Notwithstanding the above, in response to other submissions regarding the proposed amendments, it is recommended the site remain in its current Tourist Accommodation zone for the reasons outlined in the submission below.	
	2307487 and 23109090 and 23074878	Noosa Lakes Resort was built as motel style accommodation for tourists. The landscaping and building forms suit this kind of use. All the 'units' share 3 pools on site. Pools, buildings, and all garden areas are managed by the resort manager employed by the body corporate.	3 Hilton Terrace, Tewantin - Noosa Lakes Resort was rezoned to Special Facilities (Integrated Residential Development and Ancillary Facility) in 1997. A Town Planning Consent Permit was issued on 4 March 1998 and amended on 8 April 1998. The permit was for resort, indoor entertainment/function room (conference centre) and ancillary facilities (multiple dwelling of 94 units and accommodation building of 94 units).	
5774350		There are 95 'units' in the resort. 1 of these is a commercial/retail building. The other 94 are units which are split horizontally to accommodate tourists and short stays in three ways, downstairs or upstairs or both together. Each unit can accommodate two stays and so the overall maximum accommodation Noosa Lakes Resort can provide is 188.	Each of the 94 rateable residential properties consists of a dual key unit with a 1 bedroom unit upstairs and a downstairs motel style studio. Therefore, accommodation offered by the resort could be either	
	23080104 and 23089120	Half of the accommodation in each of the 94 units can also facilitate permanent residents as each upstairs has a full kitchen. Each downstairs cannot be used in this way as there is no kitchen and no fire separation between upstairs and downstairs. The units were not built to allow for living downstairs. So as permanent residences there are only 94 possibilities.	- a motel style studio - a 1 bedroom self-contained apartment or, - in combination, a 2 bedroom self-contained townhouse	
	23095560		The ground floor accommodation units are not self-contained dwellings as per the definition in the Planning Regulation 2017 or NP2020. In isolation the downstairs studio units have no facilities for washing clothes and no food preparation facilities. Further, given there is no fire separation between the lower level studio and the balance of the unit, installation of kitchen facilities in the ground floor units is a development offence. In February 2014 there was a specific Court order reiterating this.	
	23108806	Both upstairs and downstairs share a combined laundry area and entrance way. Car parking is by carport in front of property.	There are a wide range of cafes, takeaways and restaurants within 200 metres of the site, hence visitors are well catered for however this is unlikely to be sustainable for permanent residents.	
	23109473	There is no private land for residents use that is accessible from the living areas, or able to be used as private garden.	The extensive resort pools, shared recreation amenities and tropical landscaping influence the body corporate fees and affect the affordability of the complex. Dwellings lack private open space other than their balconies.	
	23095558		It is noted that at times the lower level studios have been occupied by longer term tenants or by owners, however they are not lawful dwellings on their own. Council should not be seen as encouraging permanent occupation in contravention of the court order.	
	23108862	Currently the Resort has a mix of users: permanent residents (owners or long-term tenant), tourist accommodation via the resort management, and short stay accommodation via short stay platforms like AirBnB.	While the Noosa Plan 2006 included Noosa Lakes Resort in the Attached Housing zone, NP2006 Multiple Housing was specifically inconsistent on this site whereas Visitor accommodation was specifically consistent. The NP2006 stated " <i>Substantial resort sites are protected for Visitor accommodation Type 4 including Noosa Lakes Resort, 1-3 Hilton Terrace on Plans SP115731, SP115743 and SP118002.</i> "	
	23108803		During the 2016-2018 planning scheme review, sites that were approved for visitor accommodation only were proposed to be included in the Tourist Accommodation zone. The 2017 Housing Needs Assessment investigated the issue of permanent residents living within established resorts and spoke to the operator of Noosa Lakes Resort. It was indicated that of the total 188 units, approximately half were occupied by permanent residents and half were available in the holiday letting pool. Council considered Noosa Lakes Resort at length because it was such a mix of visitor and resident accommodation. At the time there was an onsite conference/convention centre reliant on a quantum of visitor accommodation; it has since been converted to a restaurant, surf museum, rehabilitation clinic and commercial offices.	
	23108804	Many of the owners live upstairs and holiday let out the downstairs studio unit, however from a Noosa Council Rates perspective the Lot would be Principal Place of Residence.	Several submissions were received from residents objecting to its inclusion in the Tourist Accommodation Zone during 2019 consultation period however Council decided on weight to included it in the tourist Accommodation zone, because not only was it designed as visitor accommodation rather than housing, but it was offering shorter term accommodation for tourists and itinerant workers at a different location and different price point to much of the balance of the accommodation market.	
	23109478	54% are holiday let, leaving 46% as permanent. However this figure of 46% could be lower as some of the units are not under resort management or knowledge, and we believe are being holiday let as well.		
	23110730	If rezoned to Medium Density the number of residences that may be available are 94 – as each unit can only be used as one residence (upstairs and downstairs combined). So we are halving the potential number of residences that can be accommodated by this site. To create the same number of 188 possible accommodations - each owner would have to, at considerable expense, modify their unit to allow for separate residences by fire separating the upstairs and downstairs, incorporating laundry facilities to each floor and any other modifications needed. Not a likely scenario that all 94 owners would or could do.		
	23109306			
	23108858			
	23109609			
	23109290 and 23109186	The zone change by Council not considering the previous 30 years of this site (was a motel before Noosa Lakes Resort) essentially dooms the site to forever remain without any redevelopment or improvement as there is no benefit of redevelopment to a unit owner who has their investment for holiday purposes if it is rebuilt as a site for permanent occupation. Redevelopment of a strata scheme requires almost 100% approval from all Owners to redevelop a site. At least under the previous zoning there was a multi-purpose ability for the scheme.		
	23109018			
	23109125			
	23108800			
	23121621	With 95 owners within Noosa Lakes Resort it is extremely unlikely that all or even a majority of owners would agree to a complete redevelopment of the site. Each owner can improve the interiors of their unit gradually but not renovate the exterior. Just renovation of each unit is not going to meet Medium Density criteria. Only if there was a catastrophic event and the resort was beyond repair and needing to be rebuilt could the option of creating medium density housing exist. But could the same number of 188 residences be accommodated on the site for the same cost that insurance currently covers the units?		
	23147351			
	23109088			
	23109191			

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23109115	The permanent occupation of the Studio units as a separate occupancy to the upstairs unit is not permitted. Any reference to affordability of Noosa Lakes is generally due to unit owners having disregard to this ruling and renting their Studio apartment on a permanent basis. This has been occurring at the site for many years. If Council enforced the ruling about permanent occupation of the Studio unit then the short term letting proportion would be higher.	Aside from two tourist parks and limited rooms at the Royal Mail this is the only purpose-built visitor accommodation in Tewantin. It is on a bus stop and provides convenient access to the river ferry via which guests can access more congested parts of the coast.	
	23098907 and 23109610		Despite Noosa Lakes Resort having a high number of permanent residents, the complexity of the development approval and dwelling unit configuration, which includes both permanent dwellings plus a short term rooming accommodation unit that cannot be permanent occupied, and the fact the site is unlikely to redevelop in the short term, makes it reasonable to retain the site in its current Tourist Accommodation zone.	
	23098887	What processes are in place to enforce this ruling as the number of short stay let units at the Resort would change dramatically if in fact the rules were being enforced and therefore the rationale around number of permanent occupants at the Resort changes the argument.		
	23109496			
5808117	23109016	If the site were rezones, property owners might mistakenly believe permanent accommodation of the downstairs studio was allowed, leading to management issues and misunderstandings. This presents a significant risk to public health and safety due to the fire risks associated with permanent occupation of the units. Converting studios into permanent accommodation is impractical due to current building compliance, fire separation requirements, and existing court rulings.	It is therefore recommended Noosa Lakes remain in the Tourist Accommodation zone and owners continue to live in or let out their units as they can as per their existing use rights.	
	23108595	It would be interesting to have up to date STL figures because the Tourism boom is now over and reports I have been hearing is that much of the housing in residential zones that took advantage of one of the biggest tourism booms in the towns history are now converting back to permanent rental due to lack of occupancy for these homes. The resort is a crucial part of Noosa's tourism infrastructure, offering affordable lodging for tourists, hospital visitors, and professionals. Rezoning could reduce available holiday letting units, impacting the local tourism and business economy. Noosa Lakes has an excellent Management Team that keep the pools, grounds and buildings in very good condition and appearance for the enjoyment of tourists visiting the area. A reduction in holiday lets could devalue the business managed by Noosa Blue Lakes Property Management Pty Ltd, causing financial hardship. Noosa Lakes currently employees approximately 20+ people from the Noosa region in full-time, part-time and casual capacity. It also contributes indirectly to over 20 businesses and trades from web-design, electricians, plumbers, carpet cleaners, retail and wholesale suppliers, The change of zoning will have significant impact on these local people and small businesses that are part of the tourism eco-system. The proposed changes seek to address the issue of affordable housing in the immediate Noosa area. The proposed zone changes for a Resort property will not have any short to medium term impact on housing supply or affordability. The Zone change merely limits the site for future redevelopment which will be impractical due to conflict with the state BCCM Legislation. The resort supports a specific tourism market segment, including guests visiting Noosa Hospital, corporate employees, school sporting and educational groups, grey nomads and visitors to the National Parks infrastructure. Reducing affordable accommodation could have broader economic implications and will perpetuate community perception of Noosa being un-affordable Increased density could strain local infrastructure, including parking, traffic, waste and public amenities, impacting the quality of life for residents and guests. Studio apartments in Noosa Lakes Resort tend to be small and not suitable for long term rental. This resort should stay as short-term accommodation only. It is a holiday resort and that is what it should be zoned as regardless of the housing crisis. Approve purpose-built dwellings that will provide accommodation in Noosa Shire that fits long term tenants. The units cannot comply with criteria for Medium Density (no private areas, outdoor spaces in view of other units, carparking is visible in front of each unit). Only if the entire Noosa Lakes Resort were demolished and rebuilt then could it possibly be redesigned and laid-out to meet Medium Density requirements. But I don't see this as a likely scenario. Also the Council is advocating for more homes to suit the aging population. Currently Noosa Lakes Resort units are double story and on stilts, so there are many stairs. If redeveloped, for an aging population, stairs are not suitable. The Resort is bordered by the Lake Doonella Riparian Buffer and is in Acid Sulphate Soil zone. Redevelopment with these factors provides many complexities to building and may significantly reduce further the possible medium density accommodation on this site. Noosa Lakes Resort is the only tourist/short-stay accommodation in Tewantin. While there are many tourists that stay closer to Hastings St, Noosa Junction, Noosaville, there is great congestion in those areas. Allowing such accommodation further away (but easily accessible via public bus routes) is essential to relieve the load on other areas. Also, Tewantin, Noosa Marina and other areas nearby are also tourist destinations, becoming more so as visitors want an alternative to the Hastings St vibe and Main Beach. Tewantin is a gateway to may outdoor recreation pursuits in National Parks, on the Lakes, river, Noosa North shore etc.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Noosa Shire is a tourist destination and relies on itinerant workers. Many businesses in the Noosa Shire rely on the tourist input to survive, so any changes that affect the number of possible tourists to the area can be detrimental. Those same businesses also rely on itinerant workers that can come and stay for a week, month or few months at a time. Many of these workers are using short stay accommodation as a 'home' while they work here. Currently using a property for this kind of stay is still considered under the short stay rules – maybe we need a new category to acknowledge and provide accommodation for these kinds of short stay workers? Noosa Lakes Resort was specifically built for tourist accommodation as small motel-style units with facilities in each upstairs or downstairs suitable for short stays. (The larger upstairs areas allow for permanent living as they are also fully equipped with kitchens). There are many single dwelling homes in Noosa that have multiple bedrooms, bathrooms, etc that are only used occasionally as holiday homes by the owners. Many of these then choose to short stay their homes rather than leaving their property empty the rest of the year. But the facilities are excessive for just short-stay tourists occasionally. If tourist accommodation was encouraged in the resorts instead, then investors and holiday homeowners would buy smaller properties in the resorts, thus directing where tourists should be accommodated. Resorts offer management and maintenance and tourist information which single dwelling don't. Resorts offer smaller properties with facilities that tourists need. Single dwellings offer many extra rooms and space that many tourists don't necessarily need. Resorts are located close to public transport lines and close to tourist destinations. Single dwellings are often on small local roads that need private transport to get around to destinations. If the aim of changing to Medium Density was to create more residences for permanent stays, then the plan fails as it is unlikely to eventuate in this case. And if an event occurred that meant a redevelopment, the onerous cost and site conditions would mean smaller number of residences would be created – reducing the options for permanent residences. I am the owner of a unit in Noosa Lakes and have owned this for 5 years. I bought the unit because of the flexibility it offered, holiday letting or long term letting. It is not right that the Council has the power to change the existing use of the place, and if this is passed it will affect my life in a seriously detrimental way. The upstairs one bedroom flat is already let to a long term tenant who has been there for many years (15yrs) and with the downstairs studio, at the moment I have the flexibility to sometimes long and short term let or put it up for holiday accommodation, and it is where I stay when I come to stay in Noosa. The studios in the Noosa Lakes complex do not have cooking facilities anyway due to fire regulations so how can a tenant live there permanently? If the Council's proposal proceeds, it will mean that my home will not be my home anymore. How can a council have the power to affect someone's life like this? Restricting holiday accommodation in a tourist area like Noosa Lakes which is opposite the Noosa Marina with all the cafes, shops and restaurants will affect these businesses severely as for example, long term residents do not eat out 7 days a weeks like holiday makers tend to do. The accommodation that you are wanting to make for waitresses, cleaners etc is very soon going to become obsolete because the very businesses that need them will be shutting down during to lack of tourists. My daughters live in Noosa and I often come to visit them and I choose to stay at Noosa Lakes. Noosa Lakes is in a tourist area, walking distance to Noosa Marina with all its restaurants and shops. If you stop holiday accommodation in Noosa Lakes it will obviously follow that the businesses in Noosa Marina will cease trading. Tourists bring life to places like Noosa Marina. Noosa Lakes is not an elitist or expensive options for holiday makers, and it provides a wonderful place for tourists to stay and enjoy what Noosa has to offer. We urge the Noosa Council to reconsider the proposed amendments and adopt a strategy that preserves the unique role of Noosa Lakes Resort while addressing housing diversity and affordability goals. I thought this was a proposal to shoot yourselves in the foot, but maybe it's secretly a genius way of making a housing problem go away – take away ideally placed affordable tourist accommodation in favour of longer term accommodation for residents (workers) -> get fewer tourists coming for lack of accommodation -> diminish local economy -> local businesses go bust -> fewer workers required -> less worker accommodation required -> now a stranded asset. Tourist town decreases tourist accommodation in favour of worker accommodation Tourist town suffers downturn in tourist numbers because of lack of accommodation Businesses in tourist town suffer from decreased patronage / fewer tourist numbers Businesses in tourist town close Tourist town has excess		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		residents who can't find sufficient work Workers leave tourist town to seek employment elsewhere Tourist town has excess accommodation now unoccupied, council has fewer ratepayers Noosa is a tourist town. Tourists desire accommodation that is affordable, near services, the river/beach, transport. My units provided 480 nights of accommodation in the last year, typically of 2 persons each, but some more (as the upstairs unit has a double sofa-bed in addition to the Queen bed in the main bedroom). I am sure the Resort managers could provide you with statistics for the whole resort. Noosa Lakes Resort is ideally situated with the river and Noosa Harbour with its businesses across the road, walking distance to Gympie Terrace, right at the western ferry terminal. Residents do not need and do not seek out these amenities and would not patronise the businesses or ferry to any real extent. You should not underestimate the economic boost provided to local businesses and the Noosa economy more broadly from a few hundred transient tourists each week. Local businesses will suffer. Perhaps the first to go under will be the operators of the Noosa Lakes Resort (Noosa Blue Lakes Property Management Pty Ltd). What a despicable thing to do to a local business. Then there's the restaurant at the resort that will suffer, and the boutique businesses at Noosa Harbour, the Ferry, and the broader Noosa region. The rezoning would be highly likely to decrease property values, and will certainly decrease my income from the holiday letting. I am an owner and ratepayer, but unfortunately not a voter or I could maybe do something electorally about it. Just your announcement of intent will already have done that damage, unless it is reversed. Previous experience with longer term use has been problematic. There have been times in the past when some owners have illegally allowed longer term renters in their units, and that has caused frequent disruptions in the Resort, with many Police attendances for unruly behaviour. Traffic will increase. Tourists typically have one or no car per unit, while more permanent residents are highly likely to have more vehicles to accommodate and cause traffic congestion in the area. Ideal accommodation for longer term use would be like that currently being built at the northern end of Eumundi-Noosa Road. More like that could be built around Noosaville, Cooroy, Pomona and would be much more suitable than Noosa Lakes Resort for resident accommodation. We write to express our concerns regarding the proposed amendments to the Noosa Plan 2020, specifically the rezoning of Noosa Lakes Resort at 3 Hilton Terrace, Noosaville, from Tourist Accommodation to Medium Density Residential. As the elected representatives of the owners at Noosa Lakes Resort, we believe these changes could have significant negative impacts on the property and the broader community. Key Concerns and Impacts: We urge the Noosa Council to reconsider the proposed amendments and adopt a strategy that preserves the unique role of Noosa Lakes Resort while addressing housing diversity and affordability goals. I purchased these units in good faith in 2017 on the understanding that they could be rented out short/long term or for holiday rental. Noosa is an unbelievable holiday destination for travellers within Australia and for overseas visitors. These units are at the affordable end of the Noosa accommodation scale and I believe it is unfair not only to visitors but to owners as well. Thank you for considering our submission. We do not support the submission to transition the site from Tourist Accommodation to permanent residential housing in the long term. Noosa Lakes resort was built as tourist accommodation in the mid 1990's and even though there are a number of units that have a permanent resident residing in the upper level of the units the unit on the lower level is perfect for Tourist accommodation short term. This is the reason we decided to invest in this property. It gave us the options we were looking for. There is a shortage of affordable tourist accommodation in Tewantin. Noosa Lakes is a very desirable location for Tourist Accommodation as it is on the bus route to Noosa Beach and other locations in the area. It is also close to the Noosa Marina which operates a Ferry service to Noosa and also various locations along the river. This makes this location very desirable to tourists visiting the Noosa area. Noosa Lakes has an excellent Management Team that keep the pools, grounds and buildings in very good condition and appearance for the enjoyment of tourists visiting the area. The situation of the resort near the Marina, river and Lake Donnellia makes this resort an important part of the Noosa Tourist Market. We feel that there is absolutely no value in changing the zoning from Tourist Zone to Medium Density Zone as the whole resort would have to be demolished and rebuild to fit the Medium Density Zone guidelines. The letter we received from Kim Rawlings, Director of Strategy & Environment says that the zone change will not affect our existing lawful use rights and that visitor accommodation can continue to operate but that should the property redevelop in the future the new zone requirements would apply. If this is the case, then there is no reason to change to zoning unless the council has reason to believe that there might be a reason to do so in the not too distant future. We purchased our property in Noosa Lakes as an investment unit and when we purchased it there was nothing in the searches that were done that suggested that there was a proposed zone change from		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Tourist Zone accommodation to Medium Density Zoning. We would not have purchased it if it was zoned Medium Density housing. There is a shortage of affordable tourist accommodation in Tewantin. Noosa Lakes is a very desirable location for Tourist Accommodation as it is on the bus route to Noosa Beach and other locations in the area. It is also close to the Noosa Marina which operates a Ferry service to Noosa and also various locations along the river. This makes this location very desirable to tourists visiting the Noosa area. The planned change will not address the housing crisis as purported. Many units at Noosa Lakes Resort are currently rented to permanent residents. This amendment does not create additional housing; it simply reclassifies existing units. The current situation already provides a mix of tourist and permanent accommodation, and the proposed change does nothing to enhance or increase the availability of housing in the area. The units, particularly those on the lower levels, do not meet the fire safety standards required for letting under residential zoning. To comply with these standards, significant rebuilding would be necessary. The cost and disruption associated with such extensive renovations would be considerable, and it is unlikely that all unit owners could or would undertake this. Therefore, this rezoning would actually reduce the number of available and affordable units available within the Noosa Shire. Noosa Lakes Resort serves an essential role in providing affordable tourist accommodation. Its strategic location near public transportation routes, Noosa Marina, and other attractions makes it an ideal spot for visitors, thereby supporting the local tourism economy. The proposed change threatens this balance by potentially reducing the availability of short-term tourist accommodation, which could negatively impact local businesses reliant on tourist trade. The body corporate rates would be unreasonable if it were changed to medium density and would cause financial burden to the owners of the property and create disharmony. It is my understanding that the current Body Corporate has worked very hard to lift the profile of the resort – so that it attracts tourists and workers for short stays. Tourism Noosa has concerns about the rezoning of 3 Hilton Terrace, Tewantin – Noosa Lakes Resort, from visitor accommodation to Medium Density Residential. Noosa Lakes Resort plays a critical role in the matrix of accommodation options available for visitors. The proposed change to permanent residential occupation would remove this essential offering, to the detriment of both the resort operator and the existing visitors who utilise the property. This transition would not only disrupt the current tourism infrastructure but also negatively impact the economic viability of the resort and reduce the variety of lodging options that are essential for attracting a diverse range of visitors to Noosa. It is vital to maintain Noosa Lakes Resort as part of Noosa's visitor accommodation framework to ensure continued support for the local tourism economy, the businesses, and locally employed residents of Noosa that rely on it.		

7.5 48 Noosa Drive and 2 Katharina Street, Noosa Heads

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5805293		To simply run a highlighter over a business that's taken 15 years and significant pain and debt to build, and then rebuild after Covid is seriously unjust. Quite apart from the personal impact this would obviously have on our employees & my family, this move would decimate the seasonal work force upon which just about all Noosa tourism & hospitality businesses depend. You may think that you've got that covered by the fact that residential accommodation would be built, and they'd live there. If this is the theory, I'd like to see the research that backs that up. We've been encouraging the owner to redevelop for years, with us as the cornerstone long term tenant. What you'd do with this proposal is destroy that as an option for them and condemn us to years more in an old eyesore of a property instead of a new, purpose-built resort. It's a large parcel of land with multiple lots, so perhaps mixed use could be an option. Any new tourism accommodation building would undoubtedly be multi-level and therefore have a much smaller footprint, leaving the remaining space available for residential accommodation. I assume you have data on the economic contribution our market makes to the region, and you would know of the issues that occur when low cost accommodation is full in the town. I therefore can't fathom why there would be a plan to eliminate around 50% of the young traveller accommodation available in Noosa.	48 Noosa Drive, Noosa Heads occupied by Nomads Backpackers and associated food and beverage space has a long history of visitor accommodation (motel then backpacker), despite being zoned Residential Medium Density, then Attached Housing prior to being included in the Tourist Accommodation Zone since 2020. The buildings onsite are aging and at some stage in the future are likely to be demolished with significant redevelopment potential, to 3 storeys in height. The current development and use of the site is considered underdeveloped and an inefficient use of the site in terms of built form and density. However, it is one of just a few sites that offer low-cost visitor accommodation for tourists as well as itinerant workers who may stay beyond 28 days at a time. It is acknowledged the last few years have been particularly difficult for the backpacker sector, but it has improved. The current zone, (Tourist Accommodation) allows for a dwelling house on each of the 12 individual lots, as accepted development. It allows short-term accommodation subject to code assessment and the uses of Multiple Dwellings or Resort are both consistent, subject to impact assessment. Rooming accommodation is not consistent.	That a change be made to the proposed amendments to: ▪ retain the proposed High Density Residential zone on 48 Noosa Drive, Noosa Heads; and ▪ include additional consistent uses of low cost accommodation (short-term accommodation) where backpackers or motel, subject to impact assessment, over a maximum of 40% of the site area and subject to a masterplan.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23109188 23109302	48 Noosa Drive houses Nomads Backpackers, a key tourist accommodation site for over 40 years. 2 Katharina Street is currently used for holiday apartments. Both sites are ideally situated in Noosa Heads, providing easy access to essential amenities and attractions, including the transit centre, Noosa Main Beach, and the National Park, all within walking distance. The 2006 Noosa Plan zoned the sites for attached dwellings, which was changed to Tourist Accommodation in the 2020 Plan to better reflect their use. Tourism Impact: The proposed rezoning undermines the historical and economic significance of these sites in supporting Noosa's tourism industry. Feasibility of Redevelopment: The proposed zoning restricts future redevelopment opportunities for tourism-related uses, negatively impacting local businesses. Land Value: The rezoning could lead to a reduction in land value due to the loss of potential for tourism-related development. In essence down zoning. Recommendations: • Maintain the current Tourist Accommodation zoning for 48 Noosa Drive and 2 Katharina Street to support the visitor economy and local businesses. • Conduct a thorough economic impact assessment to evaluate the consequences of reducing tourist accommodation, including potential land value reduction. • Engage with property owners to understand the practical and economic feasibility of potential developments, ensuring informed and effective zoning decisions.	Under the proposed High Density Residential zone as advertised, houses are inconsistent; multiple dwellings are code assessable, as is rooming accommodation. Short term accommodation is an inconsistent use (notwithstanding existing use rights). This site is very close to a range of employment and services in Noosa Junction as well as public transport. At a total size of close to 0.74ha it is a key site provides a significant opportunity for a mix of higher density and affordable residential dwellings for permanent residents and key workers. As with Halse Lodge the site is also ideally located to accommodate low cost tourist accommodation or itinerant workers who do not rely on private vehicles as it offers excellent access to natural attractions, employment, entertainment and public transport. Safe ingress and egress points are limited so redevelopment of the site should minimise access points. Whilst 48 Noosa Dr Noosa Heads is a key significant site within proximity of services, transport and recreation, perfectly located to deliver considerable resident housing supply and worker accommodation, it is also recognised that the site's current use for low cost tourist accommodation is also important. In this context, a reasonable outcome for the site (which includes 12 separate lots) is to have a mix of uses for both predominantly permanent residents and key workers, as well as low cost tourist accommodation in the form of backpackers and motels over no more than 40% of the site. These additional tourist accommodation uses will increase the flexibility of the site and would be subject to a masterplan. The retention of the sites in the High Density Residential zone is critical, to establish the predominant use of the site as residential and to ensure it is developed to its highest and best use and avoid each lot being under-developed for a single dwelling house, allowed under the current Tourist Accommodation zone. The Terrace at 2 Katharina Street is a substantial building with two storeys containing 6 units, above a level of carparking. Units are separately titled and predominantly occupied by residents. They are not contributing to tourist accommodation. Number 5 Katharina Street is a small complex of 4 dwellings, to the north of the existing backpackers and opposite "The Terrace" at 2 Katharina Street. While it is appreciated submitters are concerned about 3 storey development, both the current Tourist Accommodation Zone and the proposed High Density Residential Zone allow for 3 storey redevelopment. There are existing 3 storey buildings in Katharina Street and other properties in the High Density Residential Zone. While submitters' concerns are acknowledged it is still considered appropriate that 2 Katharina Street be rezoned to High Density Residential. For clarity, vacant Lots 85 and 109 (totalling 1,399m² to the immediate north west of the backpackers) are not part of the proposed rezoning and would remain in the Medium Density Residential zone.	
	23108595	Preserve Key Properties with Tourism Potential: We have concerns regarding the rezoning of 2 Katharina Street and 48 Noosa Drive (part), Noosa Heads. These sites are currently used as a hostel and zoned for tourism accommodation. Their location near Noosa Junction, Hastings Street, and Main Beach makes them invaluable for future redevelopment as key tourism properties. The historical use and strategic location of these sites offer incredible potential for enhancing Noosa's tourism infrastructure. Rezoning these areas to provide smaller dwellings and worker accommodation for permanent residents would significantly undermine their potential and negatively impact the broader tourism sector. We urge the Council to recognise the long-term benefits of maintaining these sites for tourism and to reconsider the proposed rezoning.		
	23109190	Rezoning 48 Noosa Drive to high density for small dwellings would result in the loss of Nomads Backpackers which provides accommodation for budget conscious travellers and backpackers. The reduction in tourist accommodation will have a broader economic impact on Noosa Junction. Local businesses, including retail and hospitality venues, depend on the steady stream of tourists the loss of which will diminish the vibrancy and economic viability of Noosa Junction businesses. The rigid requirement for 75% permanent accommodation reduces the flexibility for developers to respond to market demands. • Maintain the zoning of key tourism sites like 48 Noosa Drive as tourist accommodation. The importance of these sites to the local economy and their role in attracting visitors to Noosa Junction cannot be overstated. Preserving these sites will ensure continued support for local businesses and the broader tourism industry. • Allow for a variety of accommodation unit sizes from 35m² to 90m² to cater to different demographics including families and groups. This flexibility will help ensure that the housing supply meets the diverse needs of the community. • Implement a more balanced zoning strategy that supports both permanent and tourist accommodation. This could involve a more flexible requirement such as allowing 50-75% of the site to be allocated to permanent accommodation based on specific community area needs and changing market conditions. • Conduct a comprehensive impact assessment to evaluate the potential economic effects of reducing tourist accommodation. This assessment should include feedback from local businesses, tourism operators and other stakeholders to understand the broader implications on the local economy. • Engage with key stakeholders, including local businesses, tourism operators and community groups, to gather input and ensure that the rezoning plan addresses the needs of all affected parties. Collaboration with these stakeholders can lead to more informed and effective zoning decisions.		
	23094931	Fully support redeveloping 2 Katharina St and 48 Noosa Drive to High Density housing especially for worker accommodation.	Support for the proposed amendment is noted	That no change be made to proposed amendments as a result of this submission

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5772564		Our property adjoins the area being proposed for re zoning to allow high density housing at 48 Noosa Drive. Whilst we understand the need for additional housing in the area, we are concerned the proposed change could lead to a significant impact on our standard of living here in Noosa. Our main concern is impact on our privacy from a three storey dwelling next door. A three storey property would mean that, depending on the design of the building, we could have residents having direct line of site in to our back yard and balcony areas - which would significantly change the way we currently live our lives - we certainly wouldn't get the same enjoyment and feeling from using our back yard and/or balcony if people were looking directly down on us. It is also possible that the design may allow residents in the new dwelling to look directly in to our townhouse windows - meaning we would have to keep the window shades drawn all day, adding to electricity usage and an impact on the environment. The commentary around allowing additional building area if affordable housing criteria are met is a little concerning. We don't completely understand the ramifications, but would this allow the developer to build closer to the fence line thereby further impinging on our privacy? All other dwellings on Katharina Street are two story - it feels odd that you would allow a three storey dwelling at the end of the street - certainly not in keeping with the area immediately surrounding it. The privacy and "feel" of our townhouse was a significant contributing factor as to why we purchased the property and is a key element in allowing us to enjoy living in Noosa. We ask that you please keep in mind the quality of life for those already in Noosa, paying rates, contributing to the economy and community when considering future development applications.	The current building height allowance on 48 Noosa Dr is 3 storeys and under its current Tourist Accommodation zone allows for a range of tourist related uses and accommodation up to 3 storeys. There is no change proposed to the building height for these sites. In terms of setbacks or separation between the neighbouring properties, the setbacks remain the same as they are now, noting that the 3rd storey or any part of the building above 7.5 metres above natural ground level is required to be setback further than a 2 storey building, which helps to maintain privacy. Matters of privacy and overlooking are to be addressed during the application stage and consistent with the provisions in Noosa Plan 2020. PO16 of the High Density Residential zone code specifically states PO16 Development: 1. provides a high level of residential amenity to users of the subject <u>site</u>; and 2. does not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises, including privacy and <u>access</u> to sunlight.	That no change be made to proposed amendments as a result of this submission

7.6 2 Halse Lane, Noosa Heads - Halse Lodge

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23108801	Regarding Halse Lodge, owners submit: 1. Realignment of the Tourist Accommodation Zone and Biodiversity Overlay, and Changes to the Environment and Conservation Management Zone: • The introduction of a riparian buffer should be based on thorough on-the-ground assessments and is in line with the planning scheme policies on Ecological assessment guidelines (SC6.4). • Higher quality mapping and detailed materials are necessary to accurately assess the impacts of the realignment on existing structures and features. • The increase in the Environment and Conservation Management zone needs clearer documentation and consideration of existing conditions, including exempt clearing provisions. • A reassessment of the vegetation on-site is needed to reflect current ecological conditions accurately, considering recent rehabilitation and removal of invasive species. 2. Inclusion of Rooming Accommodation in the Tourist Accommodation Zone: • Support the inclusion of rooming accommodation for key workers, ensuring it aligns with the site's historical use and current needs. • Clear guidelines and support mechanisms should be established to facilitate implementation, taking into account heritage constraints. 3. Restriction of Short-Term Accommodation to Backpackers/Low-Cost Accommodation: • Oppose the restriction of short-term accommodation solely to backpackers/low-cost accommodation to maintain site flexibility and viability. • Recommend providing clear definitions and examples of "low-cost accommodation" and "backpacker accommodation to avoid ambiguity and ensure consistent application of the policy. 4. Assessment Process for Rooming and Short-Term Accommodation (Table 5.5.4): • Recommend that rooming accommodation and short-term accommodation applications for backpackers' accommodation be code assessable rather than impact assessable to streamline the process, reduce administrative burdens, and support the site's ongoing viability and responsiveness to demand.	An on-site assessment was undertaken confirming the extent of vegetation and creek embankments which identified the proposed zone alignments to be correct reflecting on ground vegetation and riparian corridor It is considered appropriate to make changes to the proposed amendments to clarify that Low Cost Accommodation in the form of short term accommodation includes both backpackers and motel style accommodation, which are by nature low cost accommodation types. It is considered appropriate to make changes to the proposed amendments to make rooming accommodation and backpackers accommodation code assessment only where within existing building. Any development proposed outside of the existing building footprint should continue to be impacts assessment due to the site's heritage, locational and community significance.	That a change be made to the proposed amendments in relation to 2 Halse Lane, Halse Lodge, Noosa Heads to: ▪ amend to clarify "low cost accommodation" as being short-term accommodation that includes backpackers accommodation and motel; and ▪ amend to make rooming accommodation and backpackers accommodation code assessment within an existing building.

7.7 Parkridge Estate 75 Resort Drive, Noosa Heads

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23108601 23105008	Unitywater operates the Noosa Wastewater Treatment Plant (WWTP) located on Wallum Lane, Noosa Heads, immediately adjacent to Noosa Springs Golf and Spa Resort and several small boutique residential communities including 'Parkridge' located at 75 Resort Drive, Noosa Heads. Whilst all care is taken in operating the Noosa WWTP, sewage treatment by its very nature can be unpleasant. Therefore, by design, a substantial buffer precinct exists around the Noosa WWTP, to protect nearby housing communities in Noosa Springs against noise, odour and visual impacts. The 1995 Environmental Impact Statement (EIS) commissioned by Noosa Council makes specific note of this buffer precinct in section 3.10 Buffer Area. This buffer precinct was a conscious decision by Noosa Council prior to an upgrade to the Noosa WWTP in 1997, in order to maximise the distance between the plant and sensitive receptors within the Noosa Springs development. Since the upgrade in 1997, there have been 12 odour complaints from neighbouring residences recorded by the plant, all of which stem from beyond the 2.5ou odour contour, and with 50% from residences on the 1.25ou odour contour (based on 2016 odour modelling provided to Noosa Council as part of the current Noosa Springs DA 21/0110). The same 1.25ou odour contour intersects the property located at 75 Resort Drive, Noosa Heads (Parkridge). The Noosa WWTP remains within licence limits, however catchment volumes are increasing and the plant is treating more sewage today than when it was built. Catchment volumes will also continue to increase into the future, meaning the plant will treat even more sewage, which will likely result in a widening of the 2.5ou odour contour. The Noosa WWTP is currently approximately 400m from 75 Resort Drive, Noosa Heads (Parkridge). The proposed planning change for this development from Tourist Accommodation to High Density Residential will have a material impact on the Noosa WWTP and impose a land use conflict due to the densification of sensitive receptors. The proposed planning change from Tourist Accommodation to High Density Residential means occupants change from itinerant holiday makers to permanent residents living right on the edge of the impacts of Noosa WWTP, and at a distance where they risk being impacted by odour, as indicated by odour complaints received to date. The 2.5ou odour contour should not be considered a static 'line in the sand' for odour, but a fluid measurement, subject to change over time as the natural or built environment changes. It should be considered a measurable risk and balanced against unmeasurable risks to reach an assessment of overall risk. Unitywater's lived experience is that permanent residents risk becoming fixated on any odour (whether caused by the WWTP or not) and attribute this to the neighbouring WWTP, resulting in recurring complaints and thereby potentially impacting Unitywater's licence conditions. This is even more of a pressing concern considering the recent changes in legislation with regards to odour control, with the passage of the This planning change has the potential to have far-reaching consequences to sewage services provided by Unitywater. Current tourist accommodations are highly regulated, however, if the land is rezoned to High Density Residential, future changes to the definition are all that is required to have severe impact to Unitywater and an increase in ongoing cost to service for the Noosa community through the requirement to retrofit significant and costly odour control enhancements to the Noosa WWTP. This means that any odour complaint made to the regulator will be investigated and could result in action against Unitywater that may lead to prosecution and costly plant modifications. In fact, in light of the new environmental legislation, Unitywater would need to pre-emptively consider costly plant modifications before any complaints are received, should this amendment be approved. These costs would be borne by Unitywater customers.	The Parkridge estate is already fully developed in accordance with development approvals of many years ago. When the approval was issued on the site, it was included in a residential zone at the time. The proposed change of zone is intended to acknowledge that occupants are predominantly permanent residents rather than tourists. No further development or expansion is proposed that would affect the operation of the WWTP.	That no change to the proposed amendments be made as a result of this submission
5778384		I strongly vote for High Density Residential zoning. Tourist zoning and allowing short term rental and AirBNB has proven inappropriate and intensely disturbing the peace that we bought into at Parkridge.	Support for the proposed rezoning of Parkridge from Tourist Accommodation to High Density Residential is noted.	That no change to the proposed amendments be made as a result of these submissions
5799544		Fully support proposed change of zone at Parkridge Noosa from Tourist to High Density Residential		
5800077		WE SUPPORT AMENDMENT 2 as it relates to the Resort Drive Parkridge rezoning to high density residences. We believe future developments and uses should be assessed for appropriateness for owner occupied and long term leased residences. Thank you for this positive change."		
5749909		I support the proposed changes. I own and reside in a villa in Parkridge and support the correction of our zoning from Tourist Accommodation to High Density Residential. Our community is 85% owner occupied, 14% permanent rental, only 7 STAs across the Parkridge complex of 180+ units and it is important that our zoning reflects our residential status.		
5807956		Supporting high density residential for Parkridge as STL experience is that it compromises security and not appropriate		
5778404		This is long overdue. The answer is YES.		
5778495		We definitely agree that Parkridge Noosa should be classified as high density residential with no further short term accommodation.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23075001	Parkridge should have never been zoned as tourist accommodation or allowed short term stays such as AIRBNB. Many people were unaware of the zoning at time of purchase and many have moved on because of it. Understanding that the approvals already granted will stay, no more should be approved. I am delighted that there could be a change of the Zoning to High Density Residential.		
5749942		As a resident of Parkridge I support the rezoning from Tourist Accommodation to High Density Residential. Our development is predominantly owner occupied/residential with only 14% being permanent rentals therefore the appropriate zoning should reflect that.		
5751390		As resident owners in Parkridge, we support the correction of our zoning from Tourist Accommodation to High Density Residential. We are a residential community, 85% owner occupied, 14% permanent rental and just 7 STAs across 180 units. We feel that it is important to have zoning that reflects the current status quo.		
	23055158	Supports all proposed changes. Specifically, the return of the Parkridge Noosa site to residential from Tourist Accommodation zoning. It is important that the true nature of use is reflected in the Noosa Plan, and as an integrated residential community, values and amenity were negatively impacted by the Tourist Accommodation zoning.		
	23053923	Strongly supports the correction of zoning from Tourist Accommodation to High Density Residential as approximately 85% of the more than 180+ units are owner occupied. Further 14% are permanent rental with 7 units being short term accommodation.		
5759573		There is a situation involving the zoning category at the Parkridge Noosa complex whereby early day off the plan buyers were led to believe that they were buying their properties in a residential zone When Noosa Council decided to introduce its short term accommodation policy Parkridge was deemed to be a Resort Hotel. Even the chairperson of the Principal Body Corporate, who was appointed by the Developer had been fooled. He wrote that he decided to buy into the community because he thought he was buying into a residential apartment He also formally submitted a proposal to the PBC to block the final decision While this was going on the Developer was communicating with Council hence Parkridge became a Resort Hotel. My understanding is that as a Resort Hotel management is exempt from the harsh Council rules Confusion reigns because there are other letting agents involved so we see individual complaint signs. One concludes these owners are under the influence of the Council rules' This background may no longer be important due to the closing down of the restaurant which was partly influenced by out-of-control functions with some customers linked to short term rentals It stands to reason that Parkridge is no longer a Hotel Resort. Hence without continuing with details of other influencing factors I seek Councils urgent attention to reverting Parkridge to its rightful place as a residential complex and force due diligence to the rules.		
5745434		I approve of the amendments and the sentiment behind them. I will always support policy that places local residents ahead of visitors and big businesses that are owned and controlled elsewhere, that purport to benefit Noosa and its residents but deliver very little value to our community and exploit our environment and people driven only be a desire for profit.		
	23085882	I am pleased to read that a proposed amendment No.2 to the Noosa Plan for the zoning of my residential home known as Parkridge from Tourist Accommodation to High-Density Residential is planned. I fully support and endorse this vital change to protect the majority of Parkridge Residents. A small number of Investors have been renting apartments on short stay to the detriment of full-time residents. Parkridge is ideally situated away from Hastings Street and other better suited short term holiday locations. The rezoning of Parkridge to High-Density Residential is a brilliant move in the right direction.		
	5781120	I support the proposed amendments to the Noosa Plan, specifically in relation to Parkridge, where I live.		
	5780665	As a permanent resident in Parkridge Noosa Heads, I support the change of zoning to residential from tourist accommodation.		
5787538		Preference is high density residential zoning, which is the reason for moving here. Tourism zoning is not conducive to a peaceful, tranquil environment, as attracts transient holiday makers, which can be loud, disruptive, as tend to be in party/holiday mode, especially short term and Air BnB, and have little thought or regard for residents and those who live here.		
5797181		We support the proposed Amendment No.2 to the Noosa Plan 2020		
5795562		Parkridge is finally residential. Greatly supported by all who live there.		
5793311		I hereby support the change of Parkridge to High Density Residential.		
5797304		I totally support the proposed rezoning of Parkridge from Tourist Accommodation to High Density Residential.		
5780674		Not soon enough! I support this amendment and hope this will be put in place asap!		
5792160		I support the rezoning of Parkridge to High Density to Residential.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23103859 and 23108521	The restaurant and function room tenancies within the facilities building precinct are unviable and remain vacant resulting in underutilisation of the building which now lacks a vibrant activated space. It is a poor planning outcome with no community benefit. It is considered that the draft planning scheme should provide additional flexibility to allow the re-use of existing buildings for compatible uses as accepted development. Such provisions would enable new tenants to change uses without needing to obtain planning approval. The proposed draft level of assessment table for the 'High Density Residential' zone does not include any provisions which would allow for compatible changes of use within existing buildings as accepted development. We consider that the planning scheme should include a site-specific provision which allows for a mix of appropriate uses for the existing facilities building. This will achieve a positive planning outcome and community benefit by supporting a diverse local economy and creating vibrant active spaces. Requests a range of small scale business, community and sport and recreation uses as accepted or code assessable development where carried out in the facilities building (Lots 101-105 on SP290703). Limits to GFA are included within the proposed level of assessment table for the various uses to ensure that they remain ancillary to and compatible with the primary residential purpose of the site. Health care services Theatre Office Sales office Shop Food and drink outlet Function facility Community use Educational establishment Club Indoor Sport and Recreation The proposed level of assessment for multiple dwellings is unnecessarily restrictive and defeats the clear purpose of the zone to provide higher density permanent residential accommodation. The zone's purpose is adequately expressed and supported by the assessment criteria and built form requirements. Impact assessable (inconsistent use) applications for multiple dwellings will require decisions to be made by full Council and will give rise to potential third party appeals. They will result in unnecessary costs, an increased burden on Council assessment resources, and delay the delivery of residential dwellings.	This submission is noted. The requests made in the submission are outside the scope of the proposed amendments and will be considered further in a future planning scheme amendment process.	That no change be made to the proposed amendments in response to this submission
	231085785	While it is accepted that "Parkridge Noosa" development being for a multiple dwelling use is being used primarily for permanent residential living, which is supported, the zoning on the subject land should be reconsidered to be able to properly provide for visitor accommodation as intended by the planning scheme, in conjunction with the existing facilities at the Noosa Springs Golf and Spa Resort. There is currently a development application being considered by the Council for a development permit for a material change of use for a resort complex (106 units), bar, food and drink outlet, outdoor sport and recreation (4 tennis courts). While the application is yet to be decided, the assessment has been completed and is recommended for approval subject to a number of conditions, which have been accepted by the applicant. The development is not large in scale providing for 106 rooms, which is intended to operate as a "5-star" resort. An approval would secure the ongoing operation of Noosa Springs Golf and Spa Resort, as an integrated development, including operation of the restaurant at night (currently not the case) and the tennis centre in the long term. Odour experts agree on the location of the 2.5 odour contour resulting from the dispersion modelling results that have been assessed against the state government's odour guideline. The proposed visitor accommodation is located to the south of the 2.5 odour contour as shown on the current zoning plan. The current Tourist Accommodation Zone is also constrained by the 2.5 odour contour. The planning scheme clearly intends to provide visitor accommodation on the land, which is reinforced by the change in zoning for "Parkridge Noosa"; however, the current location of the zoning constrains this opportunity. It is not reasonable or practical to expect that the existing facilities will be removed, and a new development be constructed in this location. Further, the current development proposal is integrated within the site, by stepping up the slope, with a built form generally not exceeding the height of the existing vegetation and presenting as two storeys to Resort Drive. It is not the case that the remaining part of the land is to be protected from development being within the Recreation and Open Space Zone. Further, it is also relevant that the subject land is privately owned and not public land. Consequently, the uses on the site are not available for general public use.	This submission is considered outside of the scope of the proposed amendments. While amendments do include a review of the Tourist Accommodation Zone, the suggested expansion of the zone in this area would require considerable investigation.	That no change be made to the proposed amendments in response to this submission

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		A number of sport and recreation and other facilities could be established on the land, which includes associated facilities including tennis courts and pools. It is not practical or reasonable for the urban boundary to bisect the subject land. It is not the case that the remaining land is included in the Environmental Management and Conservation Zone to be protected in the long term and it would be appropriate in that case for the urban boundary to be limited to the edge of the Tourist Accommodation Zone. Rather, the remaining land is intended to be developed for sport and recreation purposes. It is suggested that the following amendments should be considered: • Amend the Tourist Accommodation Zone to include the zone over the southern part of the site, generally consistent with the odour modelling that has been confirmed. • Include all of the land in the urban boundary as was the case under the former planning scheme, given development is expected to occur within Recreation and Open Space Zone and is not intended to be protected. • Reconsider the accuracy of the biodiversity overlay mapping that applies to the subject land.		

7.8 Duke Street, Sunshine Beach

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5756153		I do not believe that changing the zoning on Duke St will have a positive impact on the community. Currently our building (sempre has a mix of holiday rentals, perm rentals and owner Occupiers). This position is great for tourists to visit and spend money at all the shops below. Decreasing short term holiday accommodation would negatively impact these shops and businesses as I know in my building there are at least 2 other owners who currently short term rent. If they are no longer able to do short term rentals they will close doors and only use the units for their own use. This is impacting the businesses below as currently holiday makers stay and spend money. I believe these units like on Hasting St were designed for holiday use, so I don't think its a good decision to further impact the economy of this location by making this no longer accessible for short term holiday rentals- who spend their holiday dollars at the shops below. DO NOT change the current zoning as this not only impacts owners but also all the people that support holiday accommodation - cleaners, gardeners, etc etc, This is a vibrant hub and this would surely be to the detriment of this small strip which means some of these businesses already struggling may close up shop.	Properties operating STA lawfully can continue to do so, despite the proposed zone change. Sunshine Beach is a locality primarily intended for permanent residents, despite a high number of dwellings being used for short-term accommodation. To reinforce the residential nature of Sunshine Beach, Duke Street is proposed to be rezoned from Tourist Accommodation zone to Neighbourhood Centre zone allowing a greater range of local businesses and small permanent dwellings in a main street environment. A 3 storey height limit will continue to apply, consistent with the current building height allowance.	That no change to the proposed amendments be made as a result of this submission
	23108516	As a property owner in Sunshine Beach, I have significant reservations about the potential impact these changes will have on the area in terms of local businesses, property development and short stay letting. I am especially concerned about the impact on the small business community given the obvious detrimental impacts already being felt in the Duke St area post COVID. Prioritizing permanent residents over short-term visitors will likely negatively affect the local economy. Holiday rentals contribute substantially to the revenue of local businesses, including cafes, restaurants, and other tourism services. A reduction in STA will likely result in decreased spending in the region, leading to fewer suppliers and service providers, ultimately impacting the overall economic health of Sunshine beach and the Noosa area in general. The proposed rezoning requirements restricting future developments to multi-dwelling homes for permanent residents only, rather than individual homes, could severely limit the flexibility and attractiveness of property investment in the area. Additionally, the changes to the Tourism Accommodation Zone to High Density will hinder business opportunities, reducing the appeal for investors and developers who contribute to the economic vibrancy of Noosa. The stipulation that properties without current approval will not be eligible for future STA approval, along with the limitations on Low and Medium Density Zoning to 4 stays or 60 days, will significantly impact holiday letting. For many property owners, including myself, STA has been an essential aspect of property investment and management, providing a source of income and the flexibility to accommodate guests during peak tourism periods and events such as the Noosa Triathlon and local festivals. As a property owner, I have witnessed firsthand the positive effects of STA on the local community. The flexibility it provides not only supports major events but also ensures that the influx of visitors sustains local businesses throughout the year. The economic benefits of STA are undeniable, contributing to the vibrancy and prosperity of Sunshine Beach and the Noosa area generally. I urge the Council to consider the following key points in your deliberations:	It is acknowledged the tourism industry contributes to the local economy and that visitors appreciate a range of accommodation offerings including larger self-contained homes. It is not however the only source of employment in Noosa and, for example, Health Care and Social Assistance generated more FTE jobs in 2022/23, as did Construction. Recent studies and community consultation have shown there is an upper limit to the quantum of visitor accommodation the area can sustain and the number of accommodation properties already approved and planned for is sufficient, even during peak holiday periods and major events. They may be gaps in the local offering but this is not to say the overall amount needs to increase. Property owners with existing use rights will continue to enjoy these rights and can benefit from the income it provides. Small business and support services will continue to have clientele. Local residents do appreciate quality dining, retail and leisure experiences offered by local businesses and enjoy repeat business from loyal customers. The cost of living affects the spending decisions of tourists as well as residents and outgoings for businesses increase if good staff cannot afford to live here.	That no change to the proposed amendments be made as a result of this submission

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		1. The personal and communal benefits of STA. 2. The economic advantages for local businesses and the broader community. 3. The necessity for flexible accommodation options, especially during major events. I respectfully request that the Council re-evaluate the proposed amendments to ensure a balanced approach that supports both permanent residents and the essential tourism industry.		

7.9 Howard Street, Noosaville

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5786561		I oppose the proposed zoning change and amendment to the Noosa Plan 2000 for the Howard Street area. I can't quiet work out your reasoning in this case for Howard Street as you state long term security of housing for residents and housing affordability. Really you think this is an option along Howard Street. I acknowledge it states that no changes to short term stay conditions unless the current 1-3 Howard Street building which has been on site since the 1980's is changed. Unfortunately with past decisions by Council in mind the zone is changed and then a few years later they amend again to implement the full rules and conditions of the Zone and remove short stay status that has been in place since the 1960's. in the Noosaville area.	The Landing at 1-3 Howard Street is a 3 storey complex of 8 units. Numbers 1-15 Howard Street are all proposed to be rezoned from Tourist Accommodation to High Density Residential. This area was zoned Attached Housing in the 2006 Planning Scheme and Residential Medium Density before that. It was only included in the Tourist Accommodation Zone with the Noosa Plan 2020. The submitter's apartment is short-term let and should the land be rezoned to High Density Residential they can continue short stay letting under their existing approval conditions. Existing use rights are enshrined in legislation.	That no change be made to proposed amendments as a result of this submission
5805911 and 5805914 and 5806027		We bought our unit at 7-11 Howard St; Noosaville in 2001 as an investment property. Our unit is one of 14 holiday units within Bermuda Villas with a resident On-site Manager living in Unit 1. We live in Victoria and the main reason we purchased our property because it was in a fully managed complex and it was bought as an investment property, something we would like to keep. Our Body Corporate Committee is very active in maintaining Bermuda Villas to a high standard. The WHOLE BLOCK should be maintained as tourist /short term accommodation. Munna Beach Resort backs onto our rear fence. Unfair to section off part of the BLOCK. Bermuda Villas is close to GYMPIE Terrace and the strip of tourist accommodation and should be maintained as short term accommodation. It is a quiet street and perfect for tourists of all ages: families and the elderly tourist. NOT everyone can afford to stay at Hastings Street. Changes to our Unit and others within Bermuda Villas to High Residential occupancy creates uncertainty as an investment property. Eg. Reluctance to commit extra money to maintain and keep renovating our Unit to a high standard. This will devalue our unit and others within the complex. Even if we were to sell it, because of its value, the rent would be unaffordable for other than owners to live in it. Changing Bermuda Villas from Short term accommodation to high residential may mean that less units are in the letting pool. This will impact the on-going onsite management of our property and thus make it difficult to maintain the standard of the buildings and surrounds. One only has to look at other BLOCKS of Units nearby with High Residential Occupancy and NO ON-site Resident manager to see the standard of care and maintenance diminishes. Bermuda Villas should be maintained as short term letting because of its long history as TOURIST Accommodation. Bermuda Villas have been well managed and maintained since it was built. It offers affordable tourist accommodation compared with Hastings Street. The availability and close proximity to PUBLIC Transport is another reason Bermuda Villas should be maintained as tourist accommodation and NOT residential. Together with many guests at Bermuda Villas, we fly to the Sunshine Coast from Victoria and use public transport to get here. We do NOT drive a car. Instead we walk and access public transport to get around. Changing Bermuda Villas to high residential is likely to increase the number of cars within the area. Changing our Unit (Unit4) and all the other 14 units at Bermuda Villas into permanent residency will ONLY increase the congestion. Our Unit provides a boost to the Noosa economy. Affordable High Residential Housing should be built elsewhere.	The proposed amendments are not just about affordable housing, they are also about reinforcing residential neighbourhoods and redressing the balance between land zoned Tourist Accommodation zone and land zoned Residential. Howard Street was always historically in a residential zone and was formerly Attached housing zone under Noosa Plan 2006, changing to Tourist Accommodation zone under Noosa Plan 2020. Howard Street has a 50/50 mix of permanent residents and short-term accommodation. It forms part of the residential neighbourhood with William Street and Noosa Parade. There is some redevelopment potential / repurpose along Noosa Pde for small dwellings for permanent residents reinforcing the residential neighbourhood Regardless of the proposed amendments and change in zone, the property can continue to operate short term accommodation consistent with their approval. The change in zone does not impact whether or not an owner choses to short stay let or permanent let as they can continue to do both.	That no change be made to the proposed amendments as a result of these submissions
5807615		Owner of a unit at Bermuda Villas, 7 Howard Street, says proposed amendments to the HDRZ including Howard Street Noosaville are not likely to result in increased availability of low-cost housing and may in fact have an adverse affect on housing supply in the Noosaville area. We are owners in a multi-lot development that has a mix of holiday and permanent letting. The proposed changes to the zoning would discourage permanent letting, as such an arrangement may see the		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		termination of existing-use rights. Giving property owners the flexibility to vary letting arrangements between long and short term periods increases the housing stock available for rent. By threatening to remove existing-use rights, property owners will no longer make their properties available for permanent letting. Additionally, it is not realistic to propose the development of low-cost housing in a precinct where land values have risen to as much as \$10,000 per m2 in recent sales. Clearly, it is not feasible for potential developers to make a return on a low-cost housing scheme with attributable land values being so high. It is far more practical to identify land parcels on the Noosaville fringes where affordable and sustainable low-cost housing can be constructed. We would caution the Noosa Council from making planning decisions that are likely to exacerbate the housing shortage and leave only high-cost rental accommodation available.		
5808049		The rezoning of 1–15 Howard Street and 162–168 Noosa Parade Noosaville as part of the proposed amendment to the Noosa Plan 2020 will be very unlikely to address the Noosa Council's housing strategy of making provision for long term security of housing and to improve housing affordability for residents of Noosa Shire. The value of both land and properties in Howard Street and along Noosa Parade have increased significantly in recent years. Given the high prices these properties would demand, it would not be economically viable for developers to purchase and redevelop these properties into high density apartments or small units or studios that could be purchased at an affordable price. Current property owners affected by this proposal would be singled out and put at significant financial disadvantage when compared with other property owners within the same tourist precinct bounded by Howard Street, Noosa Parade, Weyba Road and Gympie Terrace, who are not affected by this proposed amendment. The number of properties included in this proposal is relatively small and will not make a significant impact on improving long term accommodation for residents of Noosa Shire. Tourists are the lifeblood of the Noosa Shire and make a significant contribution to the financial health of the Shire and the viability of local businesses. It would therefore seem desirable to retain the current tourist accommodation options. Instead, we would encourage the Council to plan to build long term and affordable housing along many of the current bus routes to ensure future residents have access to reliable transport to be able to access medical services, shopping facilities and social networks.		
5747983		Concerned existing Holiday Accommodation is being eroded for the sake of permanent accommodation. Specifically well-established holiday accommodations for at least 20 – 30 years (Bermuda Holiday Apartments, Noosa Keys Resort). Changing this area from Tourist Accommodation Zone to High Density Residential Zone will destroy valuable tourist destinations (the main income stream in Noosa), and destroy resort managers businesses, rendering their management rights worthless. It will have a negative effect on Gympie Terrace businesses. Permanent residents do not hire jet ski's, small boats, BBQ pontoons, SUP Boards from the river vendors, and they hardly ever dine out in the restaurants. There are very few businesses in Noosaville that do not rely on Tourists and if there are no places for tourists to stay tourism in Noosa will cease. Council and Government should open up the land South West of Beckmans Rd to Lenehans Lane where there are already a number of houses and a couple of depots. Vacant land is in abundance. There is nothing from Noosa Eumundi Rd to the Sunshine motorway at Emu Mountain Rd. Also, there is nothing between Lake Weyba Drive and Walter Hay Drive that could be opened up for housing. As of today, there are 103 residential units in Noosaville available for rent. This past weekend there were 3 open for inspections at Noosa Keys, not one person attended. Can't be too much of a demand. Do not make a knee jerk decision that will affect long term businesses. I have had Management rights for 14 Years, this decision will send me broke at 72 yrs	Owners of self-contained units within resorts such as Noosa Keys have been able to use units for either permanent or short term occupation for years and could continue to irrespective of the zoning. These interchangeable use rights have always impacted onsite management letting pools with properties moving from STA into permanent and vice versa depending on the owners' intentions. Units within long established resorts have become increasingly popular homes for retiree owners who want low maintenance properties in high amenity locations. Submitters are probably correct in suggesting they are less likely to transition to permanent rentals. The residential vacancy rate has actually increased in Noosaville since March and at June there were reportedly 29 vacancies (3.8%) according to SQM Research. Between the former Noosa Plan 2006 and current Noosa Plan 2020, the Tourist Accommodation zone, where the focus is for visitor accommodation and tourism uses, grew extensively by 47.47 ha. This effectively shifted land that was previously zoned residential to tourism, overall reducing land that was previously zoned residential by 36.65ha. The proposed amendments have reassessed the extent of the Tourist Accommodation zone and re-examined the appropriateness of the zone in the context of housing for permanent residents. Residents enjoy Noosa River foreshore all year round, supporting business on the river and restaurants on Gympie Terrace. These businesses are not exclusively supported by tourists and this assertion is disputed. There continues to be extensive land included in the Tourist Accommodation zone, despite the proposed amendments with some sites that are predominantly STA being additionally included in the Tourist Accommodation zone. Noosa Shire is very constrained by environmental constraints, as well as State Government Urban Boundaries. Council also has a policy of infill, not expansion. The spare land presented by the submission for urban development is not suitable for housing and much of it is protected as National Park.	That no change to the proposed amendments be made as a result of this submission

7.10 Gympie Terrace, Edward Street, James Street, Elizabeth Street Noosaville

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5817187		The plan sets to refine parts of Gympie Terrace to high density in order to house key workers. I have trouble understanding how the key workers could afford to live in these accommodations considering the cost to develop will be extortionate and no accommodation in that vicinity is affordable, especially considering cost of purchase, development, infrastructure.	It is acknowledged that apartments along or close to Gympie Terrace will not be affordable for everybody, however there are 1, 2 or 3 bedroom apartments in Noosaville that may be affordable for local workers noting that this may include qualified professionals and trade people on medium income. The proposed amendments increase housing stock, diversity and choice which would otherwise be developed for short term accommodation and tourist uses. High amenity locations are also sought after by residents and should not just be allocated for tourists.	That no change to the proposed amendments be made as a result of this submission
	23108517	I would like to the know the reason for rezoning our address from tourist accommodation to high density residential. What data / statistics or requests were used to come up with this plan. If I'm reading it right it has to do with the state government housing affordability. If it's on the back of this then I'm struggling to reconcile how an address such as Gympie Tce is affordable as your aware of the medium waterfront prices. I have spoken with some of Noosa most prolific real estate and commercial agencies and they are of same opinion that it will devalue the property greatly. If this happens will our rates be reduced greatly to reflect this? Please leave the zoning as is at 249 - 251 Gympie Tce.	247-251 Gympie Terrace contains a mix of uses including restaurants and modern apartments. Maisie's Restaurant has local heritage significance. It is proposed to be included in the High Density Residential Zone currently in the Tourist Accommodation Zone and with a history of Visitor and Commercial zoning. The proposed amendments would still support food and drink premises, multiple dwellings, offices and shops, and existing lawful use can continue. The height limit remains at 3 storeys. It is not It is acknowledged that apartments along or close to Gympie Terrace will not be affordable for everybody, and the proposed change is not about meeting government expectations about affordable housing. High amenity locations are sought after by residents and should not just be allocated for tourists. As discussed elsewhere in this table it is recommended the requirement for 75% of dwellings to be small dwellings be abandoned.	That no change to the proposed amendments be made as a result of this submission
5808094		Gympie Terrace and the adjoining streets represent some of the highest land values and sought after properties in South East Queensland. This includes James Street, Howard Street, and Edward Street, which is proposed to be rezoned from Tourist Accommodation, to High Density Residential. These streets are comprised of predominately purpose built tourist accommodation including resorts, which are all within a short walk to cafes, restaurants, bars and tourist attractions. They are not in close proximity to schools, hospitals, medical precincts or industrial centres that residents and key workers frequent. Redevelopment of these properties from specialist tourist accommodation to high density affordable accommodation, particularly in the short term to medium term is unlikely to occur. Pursuant of this unlikelihood is delaying or denying the modest income residents and key workers the accommodation that they need and the Noosa Plan is required to provide. Considering the proliferation of AirBNB type short term accommodation in the Noosa Shire and the shortage of affordable housing for residents and key workers, providing incentives to Air BNB providers to change to long term rental accommodation has merit.	Munna Beach Apartments at 291 Gympie Terrace are not proposed to be rezoned. The site will remain in the Tourist Accommodation Zone as it has been since 2020. More broadly it is acknowledged apartments along or close to Gympie Terrace will not be affordable however they do still offer proximity to lifestyle amenities that local residents value. Active retirees particularly appreciate “downsizing” to apartments in this area and do not require proximity to schools or employment. High amenity locations are also sought after by residents and should not just be allocated for tourists.	That no change to the proposed amendments be made as a result of this submission

7.11 The Retreat Peregian, 384 – 390 David Low Way, Peregian Beach

Your Say Reference	ECM reference	Submitter comments	Considerations	Recommendation
5804170		This property was purchased as a lifestyle property nearly 30 years ago with the long term intention to relocate to Peregian for extended periods during my retirement years and possibly used as a permanent residence as several properties are currently within the complex. At no stage during my period of ownership have owners viewed the complex as primarily a tourist location or entertainment area rather it has been viewed by all as a peaceful location which when not being used by owners can be made available to visitors. The assumption made by council that it is used primarily as tourist accommodation is not correct. Owners begrudgingly allow visitors and onsite manager in the case of The Retreat is a necessity due to the sprawling gardens and ongoing maintenance the site requires.	The Retreat - Peregian was approved as a group housing development of 21 detached homes in 1989 with modification to the original development in 1993. It was built in 1994 with the Group Title plan sealed in 1995. At the time it was built the zone under the 1985 planning scheme was “Residential Low Density”. Under the Noosa Plan 2006 the site was zoned “Semi-Attached Housing”. Since gazettal of Noosa Plan 2020 it has been in the “Medium Density Residential Zone”. Therefore, it is not accurate to attest it has been in the same zone for 30 years.	That no change to the proposed amendments be made as a result of this submission
	23108600	It is not supported by other tourist infrastructure nor attractions and will never be due to its private location 2km north of Peregian township. It is not primarily a tourist destination.	The current Medium Density Residential zone has a height limit of 2 storeys and the proposed amendment to Tourist Accommodation maintains the 2 storey height limit.	
5808621 5829455 5829446		The Retreat is largely a timber construction with aging elements which are requiring increasing investment to maintain. A redevelopment (whatever that means) is a possibility which the existing owners cannot discount in so far as owners may be forced to consider a redesign with more enduring construction. While this would be a number of years away and require full owners agreement, the owners should not be faced with a severe zoning impediment effecting existing owner occupiers nor those who have planned for such a use.	“The Retreat Beach Houses” is marketed online as an accommodation resort offering 1, 2 or 3 bedroom beach houses. In addition to the on-site manager's residence, Council records suggest 4 other houses are principal places of residence. The property has lawful use rights for both short term accommodation and permanent occupancy (which is not limited to 90 days).	
	23109497		Regardless of the proposed change in zone to Tourist Accommodation zone, properties continue to have lawful use right for short term accommodation and permanent occupancy, that can continue.	
	23108861			
5807779				
5808292 and 5808301				

Your Say Reference	ECM reference	Submitter comments	Considerations	Recommendation
5808296 and 5808304		Limiting future occupancy to tourist use or a maximum of 3 months is a contravention of my rights as an intending future permanent resident and will dramatically compromise valuations into the future being handcuffed by a Tourist zoning.	Permanent occupancy of the property is not limited to 90 days and the proposed Tourist Accommodation zone does not limit the use of dwellings to 90 days.	
5808495		Fact sheet No.5, in the section titled "Medium Density Residential Zone proposed to be rezoned to Tourist Accommodation Zone" it is stated, in the absence of clear, verified evidence, that "there is no further development potential" for The Retreat site. We don't believe this is a reasonable assumption. It is quite feasible for the owners of the free standing, strata titled properties on The Retreat site to agree to sell their holdings to a single third party affording potential to redevelop the entire site. If Council proceeds with the proposed rezoning, the ability for such third party to construct residential houses or units will be removed. This will significantly devalue the property, as it seems that it leaves only one option for redevelopment – that being Tourist Accommodation - instead of two. Furthermore, even if the property is redeveloped as Tourist Accommodation, the owners will not be able to stay in their units/houses for more than 90 days per year. This is potentially a confiscation of the value of owner's property by Council without compensation.	Under the proposed amendments, short term accommodation is proposed to be an inconsistent use in the Medium Density zone.	
5808528			Notwithstanding the current approval on the site, should the site remain in the Medium Density Residential zone and the site or individual properties wish to develop in the future, short term accommodation would be an inconsistent use.	
5808594			Multiple dwellings and short-term accommodation both continue to be consistent uses in the Tourist Accommodation under the proposed amendments.	
	23109019			
	23132019		Therefore, in response to submissions and request for flexibility in the future, the Tourist Accommodation zone is considered the most appropriate zone for the site as it provides flexibility for both continued short-term accommodation or permanent occupancy and multiple dwellings, should the site or any individual properties want to redevelop.	
5829800		There are only a maximum of 20 available units on The Retreat site (1 being the manager's residence) a relatively small number in terms of the total units available for tourist accommodation in the Noosa Shire. The number of tourist units currently available at The Retreat is actually significantly less than 20 as a number of owners reserve their houses for personal use only, never renting them out. Therefore, the rezoning will have very little impact on the number of additional accommodation sites available for tourists, while disenfranchising owners of Retreat units. We respectfully request that Council not proceed with the proposed rezoning of The Retreat, and leave the classification as it currently stands and has stood for the last 30 years." At The Retreat there is currently a mix of property uses, some occupied permanently by live in owners, some permanently in the letting pool, some both in the letting pool and used for varying periods of time by owners that can be longer than 90 days per year and some not in the letting pool and used exclusively by owners for varying periods of time. As owners we believe that the current zoning of medium density housing has been working well for all owners for nearly 30 years and there is no need to change the zoning If the proposed change of zoning were to occur, the concern is once the zoning change occurs and it is zoned short term tourist accommodation and any development changes occur to the property the short term tourist accommodation conditions will apply to the site e.g. owners can only stay for up to 90 days per year. This will devalue the properties as they will be unable to be sold to any buyer who intends to stay at the property for in excess of 90 days per year. As the present zoning has served the required use of ownership of both previous and present owners well, with its mix of uses of their properties for nearly 30 years, we see no benefit at all in rezoning our property. The proposed change to the zoning as indicated on the Council maps, indicates that all properties on the eastern side of the David Low Way from The Retreat south to the Peregrine Esplanade will be rezoned. The greater majority of this area is covered by both The Retreat and the Glen Eden accommodation. Both of these properties have a mix of uses by current owners. At The Retreat and Glen Eden there is currently a mix of property uses, some occupied permanently by live in owners, some permanently in the letting pool, some both in the letting pool and used for varying periods of time by owners that can be longer than 90 days per year and some not in the letting pool and used exclusively by owners for varying periods of time. As owners we believe that the current zoning of medium density housing has been working well for all owners for nearly 30 years and there is no need to change the zoning. Although there are 21 total units, by recent Qld legislation it has actually been made easier) by requiring only 75% of the owners to agree to sell in order to have the remaining owners also sell their units. Indeed, many could conceivably wish to do so on the basis of converting their existing rights to live on site (without the 90 day restriction of the Tourist Zone) to a similar right in any completed development which would be rendered a non-compliant by Council's proposal to change the Zone. Under the current zoning, the third party could construct either residential or tourist type accommodation. If Council proceeds with the proposed rezoning, the ability for such third party to construct residential houses or units will be removed. Additionally Tourist Accommodation allows for 2 levels where the Medium Density Residential Zone may allow for greater height. There is no question that the proposed Amendment will devalue the property, as it leaves only one option for redevelopment – being Tourist Accommodation - instead of two plus likely lesser yield. All owners including ourselves have purchased our properties with a calculation of value based on the current zoning. Council seeks to now devalue our Property whilst randomly uplifting others.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Recommendation
		This is effectively a confiscation of the value of the owner's property by Council without compensation and follows on from Council's recent interventionalist role in the rights of long term private property owners, with (perversely) the Retreat owners receiving notices of operating a prescribed activity (short term letting) without approval! (This despite the Retreat's long term operation and legal use of the property for both residential and short term letting.) We were then forced to pay a licence fee to do what we have always been legally able to do, triggering Form 29 building requirements from Council to spend thousands of dollars to upgrade properties to meet new compliance rules, despite the long held view that Houses built to comply with the regulations at the time of construction did not have to be continually updated to meet new codes and regulations. The proposal seeks to limit options for redevelopment, which directly contravenes the stated intent of the Noosa Plan 2020 – "Amendment No. 2 is a major amendment that seeks to support housing supply, housing choice, housing diversity and housing affordability." In our case it lessens options. Once the proposed zoning change occurs and it is zoned short term tourist accommodation and any development changes occur to the property the short term tourist accommodation conditions will apply to the site e.g. owners can only stay for up to 90 days per year. This will devalue the properties as they will be unable to be sold to any buyer who intends to stay at the property for in excess of 90 days per year. Surely this decision will affect the resale value. The loss of value would be reflected in a lower land value and rates and taxes as well as an unfair reduction in owner values without compensation." We purchased our House in 1994 whilst it was still at the building stage. A visit when just the framework had been erected convinced us to cancel our proposed investment in a Sydney unit and proceed to purchase House 9, at The Retreat. The reason for the purchase was two fold; one to have a Queensland property and enjoy the fabled weather and beach and secondly as an investment property. Over the ensuing years we have greatly enjoyed our time on the Sunshine Coast and two visits in particular were to recover from major surgery. The possibility of limiting our visits to 90 days precludes this possibility in the future with my husband scheduled for yet more surgery going forward. At all times since our purchase, our house has been put in the letting pool via the onsite managers. I have lived as a permanent, full-time resident at The Retreat for more than 10 years, and object to this proposed change, which from the information I've received, has not been sought by any property owner at The Retreat and which appears to fundamentally change my rights in respect to my property and its use in future to my detriment. The proposal includes no compensation for the loss of these rights or the likely impact on the future value of my property because of the proposed zoning change to Tourist Accommodation Zone. It removes a substantive option from me for the future disposal and development of my property and offers no compensation in view of this loss, nor any explanation for why such a change should be necessary or desirable. I am shocked, dismayed and angry that such an amendment would be proposed by Council without thorough and proper consultation with the property owners affected, including discussion of Council's compensation of property owners for what amounts to confiscation by Council of the value of their property. People have the right to do what they want in their own home, and other people or the state have no right to interfere in people's private lives. This extends to determining who lives in our home, who visits our home and certainly who stays at our home. In the past we have occasionally let out our home but if in the future we choose to live permanently that rightfully and properly should be our decision and no-one else's. Indeed a number of people whose homes are at the Retreat have already taken the decision to live there permanently. These places are their homes and no-one else should have a right to determine much less dictate otherwise. The adoption of this amendment would place Retreat residents who live full time in their homes in jeopardy, their permanency in peril. And indeed any other owners who like us are contemplating making our place at 2/390 David Low Way our permanent home. Who lives, resides, stays or visits our home is our business no-one else's. Those who live permanently or are considering doing so should not under any circumstances have to fear for their future security of tenure. The prospect of anyone who has bought their home at the Retreat in good faith, in the belief that it is their property until they choose otherwise is not to be undermined by the whim or caprice of others. Every one owning a home at 390 David Low Way would be forced to relinquish their legal right to permanent occupation - a legal right every owner currently enjoys. A move to change this would certainly have many owners contemplating legal action to protect and preserve their present legal right.		

8. Short-term accommodation

8.1 Support for short term accommodation amendments

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23101126	PBCA supports amendments to the Noosa Plan 2020 that prioritise residents and protect residential amenity PBCA is strongly supportive of the range of proposed amendments that restrict the further spread of Short-Term Accommodation (STAs) in residential and rural areas. We have concerns, however, regarding Council's ability to police these measures. The community is largely in the dark concerning detailed data on the number of STAs approved and how many have prior approval but are yet to be registered. Apart from a few isolated pockets, most of Peregrine Beach and Marcus Beach is currently zoned Low Density Residential. PBCA is supportive of the objective that this zone provides housing for permanent residents, in a low rise and low-density format so that there will be little impact from visitors. Supports the proposed amendments to the Overall Outcomes for the MDR & HDR zones that reinforces it's for multiple dwellings for local residents, rather than visitors, and limiting STA to four times / 60 days per calendar year, within the resident's principal place of residence. PBCA is supportive of the concept that visitor accommodation should be restricted, wherever possible, to the Tourist Accommodation zone. Residential areas should exclusively be for residents - not visitors. Noosa currently appears to regularly grant DA's with a six year currency period to commence and a further two years to complete. This can allow developers to argue for approval on the basis of need and then sit on the approval without acting for several years. It can also result in some of the conditions becoming outdated by the time they are implemented. Implement the requirements of the Planning Act differently Under s85 of the Planning Act the period stated for the approval should be two years to commence two years to complete (S 65 2d) especially where "need" is cited. Under s 86 Noosa Council has a "form" for Extension to Currency Period applications but it should specifically require justification for the delay (especially where "need" was cited) and, to assist the Assessment Manager, should specify how the conditions could be updated to meet the current requirements.	Support for the proposed amendments around short-term accommodation is noted. The currency period is the time period within which actions must occur before the approval lapses. Approvals generally specify the currency period. The currency period for material change of use under the Planning Act 2016 is 6 years for the first change of use to start, although a different period can be applied in an approval if reasonable / justifiable. Before a development application lapses, the proponent may apply to extend a currency period of a development approval. Council re-evaluates such applications based on current day considerations.	That no change to proposed amendments be made as a result of this submission
	23076589	NPA supports all efforts to make Noosa Shire a place where resident amenity takes precedence. We support all efforts by council to prevent further STA premises across residential areas, noting that STAs have an impact on resident amenity, sense of community, and also the availability of homes for residents, particularly long-term rental stock for key workers. We support wording in the Planning Scheme that reinforces the stipulation that secondary dwellings are not to be short-term let. Request that Council further investigate grey areas of existing use rights for pre-2006 units that may not have been used for STA since that time. Urge Noosa Council to better resource its local law department so that the monitoring and controlling of STAs meets resident expectations. Support that in Rural Zones STAs can only occur where owners are in residence however would like assurance that developments for up to 24 guests will remain impact assessable. Our concern is with large numbers of people occupying rural lots, particularly where this may lead to impacts on neighbours, detriment to the environment and impacts on public infrastructure such as roads. Whilst appreciating that council wishes to foster rural enterprises that encourage tourists away from the coast and into the hinterland, we would like council to consider how it may assess such developments. NPA supports the allowance of STAs in the Tourist Accommodation Zone and support the rezoning of existing resorts into this zone. Support efforts to move some existing land zones currently identified as Tourism Accommodation (e.g. behind Gympie Terrace) into the Residential Zone. NPA supports this move to consolidate housing for residents and better define areas where tourist activities including STAs are acceptable.	Support for the proposed amendments around short-term accommodation is noted. It is noted that some residents have lived with the impact of neighbouring short term letting for some time. The introduction of the Short Stay Letting and Home Hosted Accommodation local law in 2022 seeks to ensure that short term accommodation is lawful and that their operation not impact on residential amenity, with a code of conduct for guest behaviour and 24 complaints hotline. The Short Stay local laws team consists of a co-ordinator, 3 x assessment and compliance officers and an administration officer. The team are dedicated to the implementation of the local law and protecting our community's residential amenity, this has included proactive compliance audits in relation to properties operating without an approval, signage, and compliance with conditions. Proactive compliance will be an on-going priority of the team. The proposed amendments are not retrospective, and therefore can only restrict future short term accommodation. It is noted this is a long term solution, but will ensure that future development in residential zone will be for permanent residents only. The Planning Act protects existing use rights, and a local government cannot remove these rights. Further, the Planning Act allows applications to be made under the superseded planning scheme, after any change to the planning scheme is made. It does not follow however that this will result in approval of the use if it was already subject to impact assessment. Council's position on existing use rights pre 2006 and pre 2020 has been published in the Short-Term Accommodation Guide, available online for some time. Completion and publication of this guide met a condition of the Minister who approved the Noosa Plan 2020. Should proposed amendments proceed and be adopted this guide will be updated.	That no change to proposed amendments be made as a result of these submissions
	23087018	Support restriction on the letting of homes for tourists in the residential zones only operate 4 times per year or 60 days in total per year, restricting non-hosted, full-time STAs whilst allowing homeowners to let their principal place of residence when they go away on holiday. However, given no aspects of the scheme can impact on the existing use rights of properties that are being let on the STA market prior to the scheme's adoption, the above restrictions on letting of properties in the residential zones do not impact on the thousands of properties that can demonstrate they were being let prior to 2020. I request that Council further investigate existing rights to check if legal advice received by Council is still valid given varying treatment by other local government areas.	Since 2006 clear distinction between visitor accommodation residential units have meant units approved after 2006 cannot be used for short term accommodation unless development approval was specifically given. The proposed amendments do not support the use of dwellings in centre zones or medium and high density residential zones for short term accommodation. Statements that secondary dwellings contribute to housing choice for permanent residents and are not let to short term guests is clear. As with any element of development, Council needs to be aware it is occurring before compliance action can be taken and then, compliance action must follow due process.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		I fully support the registration system and local laws concerning STAs in Noosa. However, Council has been slow in policing and implementing those local laws. I urge Noosa Council to better resource its local law department so that the monitoring and controlling of STAs meets resident expectations. I support Council's use of data scraping services to identify unregistered properties which are being illegally short term let. I support the proposed planning amendments that will see more land leaving the Tourism Accommodation Zone than being newly incorporated into that zone. This move will consolidate housing for residents and better define areas where tourist activities including STAs are acceptable.	Council has a differential rating system and owners of transitory accommodation pay more than what permanent residential properties pay. Global trends in short-term accommodation are observed with interest however Noosa Council ultimately operates within the planning legislation applying to Queensland. Noosa Plan 2020 already made the use of short-term accommodation inconsistent in the Low Density Residential Zone. The proposed amendments seek to make short term accommodation inconsistent in the Medium and High Density Residential Zones. In the rural and rural residential zones, short term accommodation can only occur where the resident remains on site in the form of cabins and the like and does not take up the main permanent residential dwelling. There are many self-contained dwellings in Noosa Shire which are not being used for the permanent housing. Likewise, there are many which are used for housing but which are underoccupied. Both these elements are contributing to the local housing shortage. Short Stay Letting and Home Hosted Accommodation Local Law requires approval with both an application fee and annual renewal fee, which differs with the type of the accommodation. The local law approval process is not a deterrent if the net income of a short-term rental can be twice that of a permanent rental, or owners can enjoy the flexibility of staying in the property whenever they choose.	
5773225	23124789	I support Amendment No 2 to the Noosa Plan to restrict short term letting in residential areas. A more considered approach would be applying deterrents to STAs through differential rates, bed taxes and inspection fees to recoup some of the existing housing stock, balanced with less extreme regulation of the Medium Density Housing Zone. Deterrents to STAs would improve the lifestyle of residents currently forced to endure their impact.		
5780526		I support additional measures in the amendments to restrict further spread of Short Term Accommodation (STA) such as Airbnb in residential and rural areas. However, I have concerns about Council's resourcing of staff to police the measures. This includes the use of secondary dwellings on residential lots.		
	23114485	limit STA spread		
5790041		Contain the spread of Short Term Accommodation (STA)		
5780532		I support additional measures in the amendments to restrict further spread of Short Term Accommodation (STA) such as Airbnb in residential and rural areas. However we have concerns about Council's resourcing of staff to police the measures. This includes the use of secondary dwellings on residential lots.		
5787994		I support additional measures in the amendments to restrict further spread of Short Term Accommodation (STA) such as Airbnb in residential and rural areas. However I have concerns about Council's resourcing of staff to police the measures. This includes the use of secondary dwellings on residential lots.		
5774746		Please stand firm against Airbnb type organisations. I support your planned proposals.		
5779123		I wish to support the Council regulations regarding short term accommodation. I live in Ann St. Noosaville and for several years had to put up with noise, traffic, parking and rubbish from STA visitors. Some confrontations have almost lead to physical actions.		
5783302		I support efforts by Noosa council to prevent further STA premises across residential areas and believe that STAs have an impact on resident amenity, sense of community, and also the availability of homes for residents, particularly long-term rental stock for key workers. This is something affecting our community now		
5828354		I support changes to prevent STA everywhere except in Tourist zones and not allowing tiny homes to be rented as STA. Small units will just end up accommodating Tourists and we already have too many tourists being catered for. Stop allowing tourists to take over Noosa. Stop allowing STAs."		
5829397		I applaud limitations to STA and prioritising residents.		
5814997		The STAs are a problem. Noosa uniqueness must be preserved. Europe is the world's tourist hotspot because they preserve their history. They don't destroy it.		
	23115995	Without a doubt the 'short stay accommodation' has caused much of the shortage of affordable housing and rentals in Noosa, this has been inflicted upon us by the Council's excess approval of STA's over the past years.		
5818326		I feel council could assist more residents of Noosa Shire by eliminating the huge numbers of Short Stay Accommodation. This would provide more permanent housing available for permanent rental.		
5819059		Short term letting has not been beneficial to anyone who is living here. Only beneficial to Once Off visitors and their Absent Landlords. Please restrict or wind back, as other International Destinations are doing. Do not leave it too late.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5819935		Stop Noosa Tourism particularly at residents expense Stop Airbnb and alleviate rental housing for the workers that live here. Look after residents needs of maintaining greenspace, kerbside collections, timely emptying of bins especially in holiday seasons, road maintenance.		
	23083051	Lengthy 2-page submission on personal experiences as a renter. Applaud the proposed changes to short-term accommodation, please make sure you include Peregrine Beach in this. Please stop allowing more short-term accommodations, put in stricter laws and give renters a break, we're struggling.		
	23109358	There is no housing shortage in Noosa shire, as a high percentage are now Short Term Accommodation or holiday homes. This issue, which has been allowed to flourish, is directly responsible for the so- called housing crisis. Mandatory registering of ALL STA's should be enforced. Higher rates levies should be applied on STA properties to maybe/hopefully encourage these properties back to the long- term rental market.		
	23109586	Affordability would be assisted by being stronger on reducing the number of STA properties. They can be banned, as demonstrated in other councils around the world. They erode our neighbourhoods by displacing permanent residents and have significantly impacted the housing pool for local residents.		
5786464		We have had to move once already within the shire because we slowly became surrounded by STA's and life became impossible for us as we tried to raise our young family amidst the noise and bacchanalia of bucks parties and hen nights around us. Now in our second street, we see the same creeping tide of STA's arriving here too. I ask that whatever is being suggested is going to stop and even wind back the tide of STA's in Noosa.		
	23108584	The rezoning of Park Ridge and Noosa Lakes Resort are sensible additions given that long term residents are already in situ in many of the units. The rezoning solutions around Gympie Terrace will likewise result in more long-term accommodation in the long term. As with STA, residential amenity and impacts on neighbours needs to be defined and catered for in approval processes of secondary dwellings. In this regard the definitions and restrictions applying to short term accommodation should also apply to secondary dwellings. Neighbours should be notified of applications for secondary dwellings and have the opportunity to comment on plans. While I strongly support the changes that make STA inconsistent in medium and high density areas this is at best a long- term solution to an immediate, critical issue for housing availability and residential amenity in all zones. Noosa probably has enough housing. The problem is it is being used as visitor accommodation. Council has been remiss in implementing and enforcing its regulations around short term accommodation. Applying adequate resources to this would provide a shorter term solution to the housing crisis than changing zonings. Zoning is a long-term solution and just making Local Laws is certainly not enough. The laws need to be enforced. In this regard Council may consider revisiting its position on SPS and existing rights. Applying adequate resources and seeking up-to-date legal opinion is crucial in making sure the intent of the rezonings and Local Law are a reality. Noosa now lags behind other LGA's in regulating short term accommodation. Similarly Council needs to be vigilant in making sure the intent of its measures to provide worker housing are met. While an enterprising concept, secondary businesses such as the newly formed 'Spare Room' provide an opportunity to circumvent both the STA Law and zoning intent. Spare Room was recently seen on social media responding to travellers seeking one night's accommodation. The provisions for rooming accommodation also need to be strengthened to ensure its intended purpose is not eroded by visitor accommodation. The practice of residents moving into secondary accommodation on site to short term let larger houses also needs consideration.		
	23055148	Many amendments do not meet the key challenges or subscribe to Noosa's core values. In Low density zone removal of the words "neighbourhoods", "home" and "minimal impact of visitors", being replaced by "zone" and "housing" reflects an undesirable change in character and feel of this zone. In Medium Density zone the removal of the word "predominately" residential, sparks concern. How will Council guarantee Short Term Accommodation will not escalate in these zones?		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		“Visitor numbers are increasing”. In the last few years we have had a huge increase in the number of visitors to the shire. Over-tourism has had a devastating affect on our neighbourhoods, businesses, housing availability and infrastructure. Clearly residential amenity has diminished with the proliferation of Short Term Accommodation in the area. STA numbers rose after the last Plan changes in 2020, despite the Plans “intention” of making STA inconsistent in Low density areas. What guarantee can Council provide, the same will not happen with the current amendments in Med and High density zones, given there will be another offer of a Superseded Planning Scheme from State? In the very long term, making STA inconsistent in a zone may be beneficial for new dwellings but doesn’t assist with existing STA. The number of STA households in Noosa Shire is around 5000+ , this is nearly one quarter of Noosa’s households that are unavailable for long term rent (many of these STA’s were affordable housing and used to house our workers and low income families). It appears that the sole strategy in these amendments is to build more housing to meet increasing demand, rather than considering alternative existing solutions. If the majority of Short-Term Accommodation (STA) dwellings were returned to permanent housing stock, the need for additional development would be significantly reduced in residential areas. History has shown in Noosa, that compliance is extremely poor, with over 1500+ properties continuing to operate illegally and residents calls to the hot line increasing. How does Council intend to monitor and enforce ‘intended’ outcomes of the new plan? How will council ensure these new dwellings will not also convert to illegal STA?		
5778977		Please do not allow any more SSL’ s. I am strongly against Air BnB interfering in the local politics. We have a shortage of housing which particularly affects workers and those that live here. Our amenities were horrendously affected especially since Covid and the normal, lovely neighbourly way of life became a never ending party around us. I support council preventing more SSL in low and medium density and implore them to follow the paths of multiple cities around the world experiencing the same issues. Barcelona, Berlin, New York etc. have some guts to keep control Noosa Council of our home! It’s a tourist town but should be managed. The SSL accommodations should be charged fees keeping in line with what other certified accommodation providers such as resorts and hotels have to pay. They also should be under the same rules for fire safety and parking limits as. Well. These. Should actually be enforced. There should be signs outside each accom place which was specified in the July 1 changes but not enforced. Or signs are there but they are ad retiring which is not allowed in Noosa and should be fined for that. Just keep a level playing field for those who go through the correct channels and look after guests and monitor them not just leave it for a free for all.		
5807533		Due to a housing crisis, I urge council not to foster rural STA enterprises that encourage tourists away from the coast and into the hinterland. Exporting the coastal housing dilemma to Noosa’s hinterland would have severe economic and social consequences. As such I would like assurance that such developments will remain impact assessable. I support all efforts by council to prevent further STA premises across residential areas, noting that STAs have an impact on resident amenity, sense of community, and also the availability of homes for residents, particularly long-term rental stock for key workers. I support the allowance of STAs in the Tourist Accommodation Zone. I also support the minor tweaks that will bring existing resorts into this zone. We further support efforts to move some existing land zones currently identified as Tourism Accommodation (e.g. behind Gympie Terrace) into the Residential Zone. I support the registration system and suite of local laws concerning STAs in Noosa. However, I also note that council has been very slow in policing and implementing those local laws. I urge Noosa Council to better resource its local law department so that the monitoring, including follow-up of neighbour complaint, and controlling of STAs generally meets resident expectations. At the very least, such imposts should cover the costs of monitoring and policing STAs from both a planning and local law perspective. However, revenue should also help to pay for the additional impact of visitors on public infrastructure, including roads, parks, public toilets etc		
5808839		I read that Noosa Council’s aim is to put Residents First. As a resident who is flanked by three (3) whole home short stay lets (existing rights) in a low-density residential area, this does not appear to be a Residents First approach by Council nor is it conducive to comfortable living for the few residents left in my area. Residents are leaving.	Concerns of STA proliferation are noted. Council is limited in its jurisdiction with regard to reducing the number of STAs. If a property is lawfully operating STA by either a development approval or by existing use rights, they can continue to operate despite the proposed amendments coming into effect. The	That no change to proposed amendments be made as a result of these submissions
5808842 and 5808849				

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5808858		Given the devastating impacts of the proliferation of Short Stay Accommodation around the world, Noosa Council must take immediate steps to reduce the number of Short Stay Lets throughout the whole shire but particularly in Low Density Residential Areas. If a reduction of STA's cannot be effected, then reduce the number of days STA's can be short stay let to no more than 60 days a year across the shire. I live next door to a 4-bedroom, whole home STA, in a low-density residential zone. This STA has over 150 Airbnb reviews and is very busy. Noosa Council has granted the owners of this STA approval for a secondary dwelling on the property. This is their now modified garage. As a result, the scale and intensity of this residential block has now increased exponentially. The owners of the STA move into their modified garage while they short stay let the main house. The owners have 2 cars and 2 scooters. When STA guests are in residence this can increase to 5 cars plus 8 – 10 guests plus the owners in the garage. Council must contain the spread of short-term accommodation throughout the shire. The amendments to the Noosa Plan 2020: do not reflect residents aims or support public interest would result in an increase in STA will destroy Noosa's liveability and distinct qualities Principal Places of Residence (PPR) must be restricted in all zones to no more than 4 times /60 days a year I support supports all efforts by council to prevent further STA's across residential areas in all zones Council must apply the same application criteria to PPR STA's that applies to those operating under existing rights all year round If a property has not operated as a short stay rental for 4 years, the prior existing use rights should be extinguished Apply harsh penalties to unregistered owners of properties who are short stay letting Local Law enforcement must be improved. Revenue raised from short stay accommodation should fully fund the Local Law Department. Residents' rates should not be used to support these commercial businesses Apply a bed tax to STA visitors which can then go towards maintaining public infrastructure such as public toilets, parks, beach and community areas including playgrounds Limit the number of guests to 2 per bedroom, maximum of 8 guests Limit the number of rooms available in a whole home short stay let to 4 Set a minimum stay of 5 nights Owner of STA to provide sufficient off-street parking that equals the number of bedrooms available in the short stay Notify surrounding residents of short stay applications to allow for greater transparency and feedback I support the home hosted style of bed & breakfast visitor accommodation I support the proposed amendment in Rural Zones where the owners are in residence if they provide short stay accommodation	proposed amendments are not retrospective. Under the Planning Act existing use rights and development approvals are enshrined. The proposed amendments will make STA an inconsistent use in all Residential zones going forward. The proposed amendments will limit further growth in STA in residential zones. Future development in residential zones is intended for permanent residential dwellings only. The proposed amendments will not result in an increase in STA. STA in residential zones will be limited to 4 times and a maximum of 60 days per year and must be the permanent resident's principal place of residence.	
	23109187	We note the council proposes making STAs an inconsistent use in medium and high-density residential zones, conforming with low density residential zones. NRAUSTA understands that Material Change of Use approval will now be required for a new STA in these zones, delivering a practical ban. What confidence can residents have that secondary dwellings will not be STA approved in the future, delivering yet another compromise to their residential amenity and causing more stress? Already there are examples of owners moving into converted garages and offering their principal residences for STA - adding significantly to traffic and parking congestion. We consider that the proposed two or three off-street car parking spaces for a dwelling used for STA is insufficient, and a more appropriate requirement would be two off-street car parking spaces for a single dwelling and three if there is a secondary dwelling. NRAUSTA notes there are more than 3000 of these 'micro-motels' (STAs) in Noosa with a penetration rate more than 10 times the national average (Air B n'B figures). Almost 1000 of them are still not approved and registered, reflecting the slow rate of implementation of the Local Law frustrating many residents and reflecting poorly on Council administration. While Noosa once claimed leadership in containing STAs, NRAUSTA notes that other authorities are now moving decisively to achieve reductions in STAs and are far ahead of Noosa's 'light touch' constraints. In New South Wales an annual 60-day rental cap has been imposed on STAs in all Byron Bay, except its tourist zone. Around 12 more Local Authorities in NSW are expected to follow suit. A State levy on rental income is being considered. In Victoria the State has imposed a 7.5% levy on gross STA rents. In Perth there is a 90-day cap on STAs.	Secondary dwellings are permitted as accepted development and can only be occupied by a permanent resident and cannot be used for short term accommodation. Home hosted accommodation is permitted only where the resident remains onsite and hosts guests within their home. The space occupied by guests cannot be self contained – so cannot be a secondary dwelling / granny flat. It is acknowledged not all owners of properties operating STA have a local law approval and the interchangeability of some dwelling between STA and private occupation is ever changing. Council's Short Stay Letting local laws team is focussed on ensuring STA properties have lawful planning rights to operate and have a local law approval. Other state approaches across Australia in dealing with STA is noted. Noosa Council is a leader in Queensland with the first Council to introduce a local law on STA, however can only regulate STA within the legislative framework of Queensland. Noosa Council continues to lobby state government on existing use rights issues as it related to STA in residential zones. STA pays the Transitory Accommodation rating category which is depending on the rating category, can be up to double the general rate. The local law provisions are limited in its scope to controls matters which are the domain of the planning scheme, such as carparking rates, number of bedrooms and number of nights.	That no change to proposed amendments be made as a result of these submissions

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Brisbane City Council is set to introduce a permit system restricting a property's right to function as an Air B n'B unless appropriate planning approval is in place, the body- corporate supports the proposal in multi-unit dwellings, and a property manager is on-site 24/7. Internationally, a widening list of cities is imposing ever-tightening restrictions on properties offered for Air B n'B and STA. Barcelona's mayor proposes banning STAs from 2028. In Noosa Air B n'B is encouraging owners of STAs to petition council on a number of issues including accommodation availability, LTR impacts and caps NRAUSTA' view on these issues is: On Air B n'B's own numbers, Noosa already has at least 10 times more STAs than the national average. Residents have expressed their concern at this level of penetration and want fewer STAs. They will not tolerate more. Noosa Council recognises that in the past many local residents have vacated their homes and leased them to visitors for short periods to offset some of their property costs. With the principal place of residence 4 X 15 exemption this practice can continue. NRAUSTA accepts the intention of this exemption but expects Council to take all possible steps to ensure this is not a loophole being exploited by absentee investors. Constraints on business growth in Noosa are not caused by a lack of tourists, as suggested by some STA opponents, but by the lack of essential workers unable to afford accommodation in the Shire. This impact is evident in the hospitality sector, in Noosa Council's ability to employ staff, and in the education sector. If this employment trend continues, essential services such as health, banking and policing will be diminished and residential amenity and convenience further impacted. Tourism is an important contributor to Noosa's GDP. But tourism's contribution was in relative decline for some time prior to Covid as the Council successfully encouraged economic diversification. Today the health and wellness sector is the biggest contributor to local GDP in an economy that has rebounded post-Covid with growth now matching State growth. Caps on maximum rentable days, on available bedrooms, or on numbers of guests will not adversely impact Noosa's overall capacity to accommodate a range of visitors of differing financial means, or those seeking an alternative to commercial accommodation. The State's 'existing lawful use rights' planning provision is a significant hurdle for Council to fulfil its stated commitment to restore the Noosa community's precedence over visitors and investors. NRAUSTA urges council to understand how Brisbane City Council is approaching the 'lawful rights' issue as it introduces a permit system. It also urges Council to lobby directly, and through the Local Government Association of Queensland, for a State review of this regulation where it affects the ability of local authorities to protect residential amenity from the impacts of STAs, and the reduced availability of Long-Term Rents. Noting that local governments have the authority to make any local law "necessary for the good rule and government of its area", NRAUSTA urges adoption of a suite of additional provisions in residential and rural zones, including: STA land rates that at least match commercial rates, and/or a bed tax to ensure recovery of the full economic impact of tourists; cap at 60 the number of nights each STA property can be rented each year; cap at four the number of bedrooms that can be offered in each STA; cap at two (including children) the number of occupants in each bedroom; require one off-street parking for each rentable bedroom; and for re-registration of each STA that has been the subject of a complaint, a comprehensive on-site review of its compliance. Council's aim should be to not only constrain further STA expansion, but to restore the balance of resident to visitor numbers that existed prior to the advent of Air B n'B and STAs. Council's STA objectives should be detailed in a Statement of Principle for all stakeholders.	Through the local law, compliance checks can be undertaken to ensure the operation of STA meets the approval requirements and conditions of approval. Compliance is a key focus of the local laws team.	
	23108865	The NSRRA has observed how the tourism sector has also been applying pressure on Council to provide more housing for workers. After a decade of the tourism industry dominating and exploiting Noosa's residential precincts for commercial use (Short Stay Accommodation) they now have the temerity to complain there's nowhere for their cleaning and hospitality staff to live. It must also be noted that prior to the proliferation of Short Stay Accommodation in Noosa's suburbs, large, detached houses were once rented as share houses by lower paid workers. This suits the often-transient workforce of the tourism sector. The Short Stay Accommodation investment boom was followed by the mass migration of southerners into SEQ after Covid hit. The tourism industry fluctuates and the impact of Council's efforts to curb the proliferation of Short Stay Accommodation will hopefully take effect over time.	Support for the proposed amendments is noted. Council continues to lobby state government on the regulation of STA and existing use rights provisions around STA in residential zones.	That no change to proposed amendments be made as a result of these submissions

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		The NSRRA supports the policy of making Short Stay Accommodation premises an inconsistent use in medium to high density zones. Considering such measures can only be described as shutting the gate after the horse has well and truly bolted, it's unlikely to have an immediate impact on the multitude of existing residential premises used for tourism accommodation. NSRRA requests Council continue exploring options such as increased regulation to minimise the impact of the Short Stay Accommodation sector on the housing mix. Despite the Short Stay Accommodation industry lamenting the cost of regulation, the NSRRA notes a recent report by Alan Kohler on ABC News quoted a study indicating the profits from short term rentals are on average 80% higher than those of permanent rentals. Hence investors will continue attempting to procure premises for Short Stay Accommodation, push the boundaries of compliance and resist pressure to return these enterprises to the long-term rental market.		
	23109447	Some of the proposed changes are a step in the right direction – but too late. Others are concerning. The effect of STA growth on resident amenity across Noosa is well documented with varying levels of adverse impact. Eg: I have lived in the area and raised a family in a normal sized family home for over 50 years. We did sell, downsized, and our large home was demolished and replaced with a large ultra modern house and we moved into a residential apartment building on Gympie Tce, and within several years we are the only non-STA occupants. Council proposes making STAs an inconsistent use in medium and high-density residential zones, but acknowledges that existing rights over-ride STA laws. The changes appear meaningless when enforcement is impossible and loophole Council's objective to restrict STA rentals to no more than four times a year for a maximum of 15 days on each occasion is laudable but not enforceable. The proposed two or three off-street car parking spaces for a dwelling used for STA is insufficient, and a more appropriate requirement is one off-street car space for each rentable bedroom. Management of STA laws and enforcement are a long way from satisfactory as Council has been told frequently. As previously noted the State's 'existing use rights' planning provision is a significant hurdle for Council to fulfil its stated commitment to restore the Noosa community's precedence over visitors and investors. Council's aim should be to not only constrain further STA expansion, but to restore the balance of resident to visitor numbers that existed prior to the advent of AirBNB and STAs. Determined enforcement of the available laws, and adoption of further comprehensive and stringent responses is essential.	Concerns of STA proliferation are noted. Council is limited in its jurisdiction with regard to reducing the number of STAs. If a property is lawfully operating STA by either a development approval or by existing use rights, they can continue to operate despite the proposed amendments coming into effect. The proposed amendments are not retrospective. Under the Planning Act existing use rights and development approvals are enshrined. The proposed amendments will make STA an inconsistent use in all Residential zones going forward. The proposed amendments will limit further growth in STA in residential zones. Future development in residential zones is intended for permanent residential dwellings only. The proposed amendments will not result in an increase in STA. Council continues to lobby state government on the regulation of STA and existing use rights provisions around STA in residential zones.	That no change to proposed amendments be made as a result of these submissions
5801814		Investigate whether the Brisbane Council's STA's regulations would be applicable to Noosa, and whether our council's 6-year-old advice regarding existing use rights is still valid in light of Brisbane Council's present STA regulations; Re-investigate the 'existing use' legislation, to determine whether the previous legal advice (obtained before 2020) is still correct; Liaise with other local government areas to work towards relevant, up-to-date solutions for controlling STAs; Provide adequate resources for its local law department so that the monitoring and controlling of STAs meets resident expectations; Act to prevent secondary dwellings becoming STAs by providing adequate resourcing for staff, for continuous monitoring and ensuring compliance.	Council has taken a position on existing use rights for houses in the Low Density Residential zone. Council continues to lobby state government on the regulation of STA and existing use rights provisions around STA in residential zones. Secondary dwellings are permitted as accepted development and can only be occupied by a permanent resident and cannot be used for short term accommodation. Ongoing compliance checks on the use of secondary dwellings is a key focus area of the short stay letting local laws team.	That no change to proposed amendments be made as a result of these submissions
	23101565	Largely support changes that reinforce the need for MDR and HDR zones to be predominantly for permanent residential use and not tourist accommodation, however, the limitation on short term accommodation in the Medium Density Residential and High Density Residential zones to four times per year and max 60 days is unnecessarily restrictive. Short term accommodation in the MDR and HDR zones within the applicant's principal place of residence will not unduly affect permanent accommodation and therefore the number of days is recommended to be increased to at least 90 days.	General support of the amendments is noted. 60 days per year limit for STA of a resident's principal place of residences is reasonable and ensure the primary purpose of the dwelling is for housing permanent residents.	That no change to proposed amendments be made as a result of these submissions
	23103859 and 23108521	Whilst we support Council's desire to restrict short term accommodation in residential zonings, the proposed amendments are unnecessarily restrictive. In particular, we contend that allowing short term accommodation for up to 90 nights (instead of 60 nights) is appropriate and will not significantly impact the availability of permanent housing supply.		
	23098611	Short Term Accommodation is inconsistent in LOW Density Residential Zone as is Nairana Rest Residential amenities should also include: proportion of residents to visitors 80:20 at least, as well as: neighbourhood safety, belonging, "looking after each other", neighbourhood BBQs, community Xmas parties, as we used to have before STS. The light, noise, loss of privacy, refuse collection, parking,...ect. is only part of the problem, most visitors behave well, but we lost our neighbours, lost our community.	The impacts of STA on the number of residents in a neighbourhoods and the resulted issues around amenity, safety and sense of belonging is acknowledged.	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Currently we have only 11 permanent residents on the street comparing to 15 STS, "visitor accommodations". We have every week a different neighbour, who we do not know and could not trust to looking after the house while we are away (eg for holiday) During the last 4 years the previous Council managed to destroy our residential amenities, by approving at least 12 new STS's on our street. Restrict the renewal of STS to max 20% of residences on the street - leave the "original" (TOTAL of 3 or 4) which were practising STS for many years before registration was required. Focusing on "future development" does not help in the area, where is no vacant land. There will be no new development without demolishing the existing building. The amount of STS on the street especially in the Low Density Residential Zone should be limited to ZERO. It is INCONSISTENT USE. On Nairana Rest not registered STS is No:1,25,29,30, possibly 36. registered STS No:7,8,9,12,15,17,19,21,23,26 - that is far too many for the Low Density Residential Street.	However the proposed amendments cannot not prevent current STA that is lawful from continuing to operate, as the proposed amendments are not retrospective. State government Legislation enshrines existing lawful use rights and development approvals, regardless of future planning scheme changes.	
5808094		The adverse effects of over tourism at tourist hot spots worldwide is well documented with various strategies being applied to best manage this problem, ranging from tourist levies and taxes introduced in Venice, to a complete ban on residential accommodation being used for short stay accommodation by 2029 in Barcelona .	It is noted adverse effects of tourism are being experienced worldwide. Tourism related user pays systems will be explored through Council's Destination Management Plan.	That no change be made to proposed amendments as a result of this submission.

8.2 Short Stay Letting Local Law, regulation and enforcement

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23109568	Any changes to the Tourist Accommodation Zone need a very balanced approach. Affordability for families to visit and stay is also a social consideration. Any restriction to STA will simply drive up accommodation costs through simple supply/demand dynamics. Not a desirable outcome for visitors or local businesses in Noosa Heads which rely on such visitation. We would not object to Council looking to encourage, define or mandate STA as being for example – a minimum of 5 nights/7 day stay. We support prohibiting any AirBnb. The proposed plan refers to Lawful Existing Use Rights not being affected where an STA Permit exists. But what is proposed once the Permit rolls over into the next year? My understanding is the future existing use for STA could be severely impacted if it is to be determined by past STA occupancy. This raises a multitude of issues which could be viewed as quite unreasonable in a legal setting. For example if a property is not available for STA for some months due to renovations or repairs due to rain/storm damage is the owner penalised when he/she renews her permit? A quite unreasonable policy if this is so. Is it also proposed an STA Permit could be revoked or terminated if a property is unlet for 12 months? We have less concern with this but again this needs to be properly disclosed to the ratepayers of Noosa is this is Council's intention. Any such proposed changes under Amendment 2 must be fair and reasonable and not penalise one particular sector of the community who have purchased properties in good faith	The proposed amendments do not affect existing lawful STA from operating so do not impact overall numbers of STA. The proposed amendments do not propose to mandate minimum nights stay which is outside the jurisdiction of a planning scheme. If reference to a "permit" means a local law approval, the approval and annual renewal lasts 12 months and can be renewed annually, despite the occupancy of the STA.	That no change be made to proposed amendments as a result of this submission.
	23101493	Noosa has transformed from a great place to live and visit to merely a great place to visit. Residential amenity has been destroyed. These amendments threaten Noosa's desirability both as a place to live and as a place to visit. STA premises have exploded. These premises have intruded on residential living amenity. Examples: noise at all hours; car parking on verges; streets overrun with visitor cars; rowdy violent groups on the streets at all hours; unsupervised dogs continuously barking and defecating on residents' gardens; total loss of NEIGHBOURHOODS. Properties all gated and trees illegally cut down. Stressful living conditions counting the next in-coming group of visitors. Adverse economic effects of the loss of residential properties and long-term rentals. Businesses are closing due to loss of market. Professional staff can't live here let alone hospitality and other service industry employees. Drive around Sunshine and Sunrise Beach and see what is happening. Gated STA, crowded streets, soulless suburbs, few residents, no neighbourhood atmosphere. Just groups of people with no interest, involvement or concern for the region. They do not live here. Wrecking Noosa by increasing density does nothing to control and manage STA. The 2020 Plan resulted in an explosion of STA. These Plan changes will result in even more STA.	The proposed amendments cannot prevent current STA that is lawful from continuing to operate and are not retrospective. Council's position on lawful use rights is contained in the Short-Term Accommodation Guide. The local law approvals process requires STA and home hosted accommodation properties to obtain an approval for the operation of the use. The use must first be lawful by way of an existing development approval or existing use rights. Only properties with lawful use rights to operate STA are approved under the local law. The local law approval applies conditions on the operation of the STA- including a code of conduct for guest behaviour. Council has established a 24 hour complaints hotline for residents to make complaints regarding the operation of STA. Referred to Short Stay Letting local laws team. Issues raised are not relevant to the proposed planning scheme amendments.	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5751301		We need stringent compliance with and enforcement of the STA local law by Council. If applied rigorously, this law would become a template for local government throughout Australia. Council do not have the manpower to enforce. Set a deadline for registration of the remaining properties offered for SSL and now operating illegally, and those failing to register by the deadline will lose the right for later SSL approval. Release Council's legal advice around the superseded planning scheme and existing use rights on which they are approving properties for SSL. Adopt a three-strikes and you're out policy for breaches of the Local Law as originally envisaged when the law was being considered. Commit to allocating to hotline operation, enforcement and compliance all revenue raised from SSL registration fees and SSL rates (estimated to be more than \$12m/year); Assure residents no cross-subsidies from normal rates are used to fund SSL hot line operation, enforcement and compliance. Dashboard should inform residents of the number of people including Supervisor, Compliance and Enforcement Officers and Administration Staff and state their specific roles in a current update each time the Dashboard is published		
5830342		More should be done to reduce the number of whole of house STA sites. The existing approval conditions and adherence thereto should be reviewed. Sites should lose their approval if they breach the rules. Given the situation we now find ourselves in approvals should be reviewed to ensure all conditions were met and continue to be met. I believe there have been instances where approval requirements were not scrutinised correctly and that some approvals granted without the proper approval process being followed. We have a situation where there are too many whole of house STA sites and this occurred under the council's watch so the council should now address this unsatisfactory situation.		
5830017		The council need to review the adverse effect of new medium density housing on low density existing dwelling and STA approvals, current and future. That is: 1) Lack of privacy due to inappropriate building heights of medium density buildings which are currently approved by council. 2) Review existing STA approvals to reduce number in the Noosa region. 3) Put in place for all STA's signage as per council plan. Revoke any STA approvals which do not comply. 4) Put in place logistics (roads , footpaths etc) that accommodate local residents requirements		
	23094931	We have serious concerns regarding the Noosa Council's approach to Short Term Accommodation (STA) approvals currently and under the 2024 Noosa Plan. Our primary objection lies with the interpretation and application of existing laws by the Council's Local Laws team, particularly concerning approvals granted based on "existing rights" for properties built before 2006. This approach overlooks the fundamental right of residents to enjoy peaceful residential amenity. The current process allows Council staff to approve STAs independently, bypassing the oversight and accountability that Councillors are elected to provide. It is evident that the operation of STAs, specifically 'whole of house' accommodations, is incongruent with the spirit and objectives outlined in the Noosa Plan. Residents have a legitimate expectation of residential amenity, which is immediately compromised when neighbouring properties are used for transient accommodation. Unlike permanent residents, STA guests do not integrate into the community fabric; their short-term stay often leads to disruptions such as increased noise, excessive energy & waste consumption, and inconsistent neighbourhood presence. Permanent residents are required to obtain permission to conduct business activities from their homes, ensuring considerations for neighbours and community standards are met. In contrast, STA operators, driven by commercial interests, frequently prioritise profitability over the tranquillity and cohesion of residential areas. This disparity in behaviour and responsibility significantly impacts the quality of life for permanent residents. We have experienced firsthand the detrimental effects of an STA operating next door, which has dramatically diminished our residential amenity. The decision to prioritise commercial interests over the well-being of residents is deeply concerning and must be rectified. It is imperative that Council reassesses the balance between "existing use rights" and the rights of residents to enjoy a peaceful living environment. It is our belief that a legal test case is required to determine the priority of residential homes in Noosa – tourist accommodation or permanent residences? A speedy transition from approved whole-of-house STAs is required in all non-tourist zones to return these areas to "residents first" zones. This can be done in several ways such as:	Council's position on existing use rights is stated in the Short Tern Accommodation Guide which has been available since NP2020 came into effect in 2020. Assessment is existing use rights is undertaken using rigorous checks and determined by delegation. It is agreed that whole house STA in the Low Density Residential zone is not consistent with the intent of the zone for permanent dwellings and residents. Notwithstanding this, demonstrated existing use rights for STA operating prior to NP 2020 coming into effect are enshrined by the Planning Act. It is acknowledged the STA can have an impact on residential amenity. Council introduced the Short Stay Letting and Home hosted Accommodation local law to address the operation of STA and impacts on residential amenity with the introduction of a code of conduct for guest behaviour and 24 hour complaints hotline. The purpose of the proposed amendments is to make STA an inconsistent use in all Residential zones and to limit any new STA to the Tourist Accommodation zone. Council does not have the power to remove existing use rights or development approvals for STA which continue with the land. Council continues to lobby the State government with regard to existing use rights and STA. The Short Stay Letting or Home Hosted Accommodation local law cannot remove development rights or existing use rights- and is limited to the ongoing operation of the use and enforcement of the requirements of the local law.	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		No new STA applications are approved in non-tourist zones. Owners are given 5 years notice that all residential properties will be inconsistent with STA accommodation by 1 July 2029. Removal of rights If council rates are not paid on time The property is returned to residential use upon the sale of the property – there are no ‘existing use’ rights. ‘3 Strikes you’re out” – Owners lose STA rights if they have 3 upheld complaints against their property.		
	23108708	Noosa Council should conduct further tourism and real estate industry specific consultation when considering changes to visitor accommodation and clearly communicate facts around existing use rights. In the absence of a state-wide scheme, Noosa Council should mobilise its efforts for state-wide solutions which are fair, sustainable, and enforced from the State Government level. The resourcing to monitor and regulate STRA at a local level is an imposition on Council officers and staff. Moreover, different local level regulations create an opaque patchwork which can be confusing for hosts, guests, and the industry. Council could partner with Airbnb to lobby the State Government for a statewide registration scheme, and a statewide code-of-conduct which will help provide a stronger and clearer framework for guests, hosts, and the entire sector. Housing the regulation in a State Government department like New South Wales and Tasmania currently do, will also free up resourcing for Noosa Council, at a time where Councils are spread very thin in their remit and responsibilities.	While the State government has indicated it will look into the implementation of a short-term rental registration system there would appear to be little appetite for a mandatory code of conduct or state-wide regulatory system.	No change be made to proposed amendments as a result of the submission
	23099361 23101851	These amendments will result in an increase in STA that would otherwise be unachievable. Places decision making in the hands of administrative staff. Requests leadership and major administrative reform. These amendments do not reflect the community’s aims. Residents will have no access to STA decision making: no role, no right to know of, or make submission on STA applications if these amendments are endorsed. They will diminish the lived environment of Noosa and make it an undesirable place to live and an undesirable location to visit. Will destroy Noosa’s distinct qualities. Noosa Council has the capacity to effectively manage and control STA via the local law and effective assessment and management of existing rights applications. We don’t need Plan changes to achieve effective STA outcomes, we need effective leadership.	Submitters are concerned that the proposed prohibition of STA will generate an influx of applications under the superseded planning scheme assessed by officers rather than Council. It is not considered this is likely.	No change be made to proposed amendments as a result of the submission

8.3 Concerns and objections to STA amendments

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23055043	Wants freedom to rent house (in the LDR zone) for STA without controls from Council. Too many controls and fees to make it worthwhile doing just a few times a year.	Noosa Plan 2020 makes short term accommodation an inconsistent use I the Low Density Residential zone which is intended for permanent residents. This has been in place since the plan’s commencement in 2020. A permanent resident may undertake short term accommodation of their principal place of residence for no more the 4 times and a maximum of 60 days per calendar year.	That no change be made to proposed amendments as a result of this submission.
5758831		With regard to limiting Short-term accommodation to 4 times and maximum of 60 days per calendar year, when undertaken by a resident in their principal place of residence: please consider some residents are often away more than 60 days a year - please consider the income for those months away to the resident. It seems wasteful to leave a property empty while away, especially when there is a low rental vacancy environment. Consider the loss of property values if short term letting opportunities are limited, I don't think any residents of the area want downward pressure there. Some of the guests that we host come for 1 or 2 months at a time. They often are a young family of 4 or 5 people where traditional smaller tourist accommodation is less ideal over longer periods. They choose short term accommodation in areas outside tourist hot-spots for tranquillity. International and interstate visitors bring economic value to the region, but they also bring culture to a neighbourhood. I would suggest we want all types of visitors to our region, including young families and long stayers, and providing short term accommodation for them is important too.	STA in a permanent resident's principal place of residence is limited to 4 times and a maximum of 60 days per calendar year. Reference to guests wanting to stay 1-2 months would fit within the 60 days limitation for STA. If a permanent resident was to be on holidays longer than 60 days they may rent their principal place of residence for a minimum of 3 months, which is regarded permanent occupancy and not STA.	That no change be made to proposed amendments as a result of this submission.
	23073331 23076809	We reject councils' explanations why they are changing the short term stay requirements as not being completely accurate or valid. Council is unfairly and inaccurately apportioning blame to owners that are using properties for short term stay - for current long term rental issues.	Lawful existing use rights and development approvals that allow for short term accommodation are recognised by Council.	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23076684	The long term rental issues are not related solely to short term stay - but are in fact a combination of many factors, not least both state and local council laws that make long term rental properties so unattractive to investors. We'd never recommend a long term rental property to our children as it is such an unattractive investment given all the rules/restrictions that governments, both state and local, have imposed.	Whilst short term accommodation is not the only issue contributing to the rental and housing crisis, it does affect housing supply and therefore housing availability and affordability. Whilst it is recognised investors in housing seek a monetary return, housing should not be seen just as a commodity.	
	23074989	Opposed proposed rules that limit short term rental in residential areas in Noosa, because Noosa is full of good people who are just trying to find a way to supplement their income. Short-term letting of house in Noosa Waters benefits to local economy and community by having both residents who contribute to community and the global short-term tenants that stay from time to time. With the 2032 Olympics in Brisbane we are hoping there will be a spill of tourists both before and after the Olympics, to our beautiful city of Noosa, that will boost local businesses and herald Noosa as a world class destination for travellers. Having spent the last 3 years in Noosa I have discovered many people let their properties without council approval. They do not pay the extra fees or have the correct permissions and do not divulge their extra income to the Australian Tax authorities. I suggest it is these people who need to be made compliant and perhaps Council can find a way to disincentivise such activities. (perhaps large fines!)	Permanent residents can operate STA within their principal place of residence while they are away for up to 60 days and maximum of 4 times per calendar year and a permanent resident may also operate home hosted accommodation while they remain in residence, both options provide supplementary income. Both are subject to a local law approval. Whilst it is recognised investors in housing seek a monetary return, housing should not be seen just as a commodity. 2032 Olympics are some 8 years away and for a one off time limited period. Both options for accommodating guests within homes are available. The Short Stay Local Laws team are undertaking a process of identifying properties operation STA without an approval and undertaking compliance action.	That no change be made to proposed amendments as a result of this submission.
5771938		Owner of townhouse in a townhouse complex. The short-term rental platforms provide excellent competition to the complex management, improving their standards of management and forcing them to be more efficient and provide a better service. Without a few operators who work on platforms like air BNB and vrbo, the complex managers will go back to their lazy, rotting ways offering a low standard to tourists, who have far less choice. This amendment is absolutely micromanagement and playing into the hands of big, inefficient, and corrupt businesses. Competition is required in the industry and the over targeting of the online apps is just a restrictive, retrogressive, political beat up and not in line with modern thinking.	The submission does not make reference to any specific aspects of the proposed amendment relating to short term accommodation. The proposed amendments do not deal with management of STA and does not restrict use of online platforms for bookings.	That no change be made to proposed amendments as a result of this submission.
5772160		STRA provides surge support for the major events Noosa Council delivers, including the Noosa Marathon, Surfilm Festival, and Noosa Polo. If people can't find accommodation, they can't attend the events. STRA brings money into the area for which the local economy needs to run their small business. If that were to go, business would find it hard to stay open with just locals supporting the area. We need the influx of money from out of the area. There is no evidence that overly harsh and unworkable restrictions on the STRA sector will ease the housing pressures many Aussies are currently experiencing. Governments should focus on solutions which actually ease the pressure. Using Airbnb hosts as scapegoats in this complex conversation, is overly simplistic and lacks evidence.	The proposed amendments do not prevent current STA that is lawful from continuing to operate. The proposed amendments do not reduce the existing number of properties lawfully operating STA. The continued operation of lawful STA will continue to support and be serviced by local business and provide accommodation for tourists. A significant portion of the dwelling stock in Noosa is available for short term accommodation under existing development approvals and existing use rights. Permanent residents can operate STA within their principal place of residence while they are away for up to 60 days and maximum of 4 times per calendar year and a permanent resident may also operate home hosted accommodation while they remain in residence, both options provide supplementary income and make available additional visitor accommodation. Both are subject to a local law approval.	That no change be made to proposed amendments as a result of this submission.
5823786		Strong opposition to the proposed amendments to short-term letting – they will have significant negative impacts on property owners and the local community. The proposed amendments effectively preclude owners whose properties are not their principal residences from engaging in short-term letting, along with limiting those that it is their principal residence to potentially only 60 days per annum. On many occasions, these owners move to a friend or family member's home for the days it is holiday let in an effort to combat the high cost of living and provide themselves with additional income. These proposed amendments are both limiting and impractical for several key reasons: Many of the properties we manage are of a high-end, luxurious nature, not suitable for permanent letting due to the high weekly rental rates they command, which far exceed the affordability range of the average resident. Thus, these properties would not contribute to alleviating the housing crisis. Instead, their primary function as holiday homes for owners and guests ensures they remain in use, benefiting the local economy through tourism. A significant number of these properties are holiday homes for their owners, who use them periodically throughout the year. Permanent letting would not be a feasible option for these owners as it would preclude them from using their properties as intended. Short-term letting provides a flexible solution that accommodates the owners' needs while contributing to the local tourism industry. The restrictions on short-term letting could lead to a decrease in tourism-related revenue. Guests who choose short-term rentals often spend significantly in the local community, supporting businesses and services. By limiting short-term letting, the proposed amendments could inadvertently harm local economic activity. Short-term letting ensures properties are regularly maintained and kept in excellent condition to meet guest expectations. Permanent letting might not offer the same level of upkeep, potentially leading to a decline in property standards over time.	Whilst it is recognised investors in housing seek a monetary return, housing should not be seen just as a commodity. Housing for residents and key workers is a priority. Comments regarding STA accommodating attendees at events is noted. It is recognised tourists contribute to the local economy, as do permanent residents. However, the proposed amendments are not retrospective and do not impact existing lawfully operating STA. The proposed amendments propose that new development in all Residential zones be for permanent residents, which is the purpose of the zone, and not short-term accommodation. The Tourist Accommodation zone is the location for future growth in short term accommodation and other forms of visitor accommodation. Residents should also have access to, and the ability to live, in high amenity locations with proximity to recreation, waterways, transport and services. These locations should not just be reserved for tourists.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Property owners should have the flexibility to choose how they wish to utilize their properties. Imposing stringent regulations limits their ability to manage their assets effectively and undermines property rights. A more balanced approach that considers the unique nature of the holiday homes and the economic benefits of short-term letting would be more beneficial for all stakeholders involved.		
5773820		I feel everyone has a right to rent a property in Noosa. We don't analyse noise or issues at all the hotels close by. I have Airbnb on either side of my property and it's nice to hear and see people enjoying themselves and offer houses that can accommodate larger families. Why should some houses be allowed to Airbnb and others can't? Growth is needed and housing for events in Noosa Heads, for people who need to work in the area. I understand a lot of the negativity is coming from older people... it's time for Noosa to flourish and provide amazing experiences... we need as much accommodation as possible... it's a new generation now of growth and activity... There are restrictions on tall buildings... enough is enough... let everyone enjoy respectfully..		
5775622		I fully appreciate having a party house pop up next door (AirBNB) would be a disaster for a resident! I fully condone limitations on styles of use. People need places to live in a relatively long term framework (annual rent agreements). I would hate it if our opportunity to visit in what is substantially a residential area in a quiet suburb disappeared, particularly given it is a dog friendly house. But I fear that this is inevitable if the Shire moves to the intended classification of consistent use an owner being able to rent out for only 2 months a year in 4 time blocks. This would definitely force where we like to go into a long-term rental only which frankly would be a shame for the owner too who likes to enjoy her own property a few weeks of the year! With the intended framework, owners could no longer use their own properties for short term stay unless you took a month or so at the end of every long term lease which I assume is a year-long period. Balance is the key. Protecting residential neighbourhoods must be weighed up against the need for long term housing. Fairest I believe would be a 'grandmother clause' allowing owners that have used their properties for sustained short term accommodation (5 years or more) to be able to continue, with the proviso they can be shut down for rowdy or disruptive behaviours.		
5777950		Further restrictions to short term rental accommodation sector will negatively impact Noosa businesses. As a small business that manages approx 10 STR's, I pay approx \$10k per month to local contractors including but not limited to: cleaners, gardeners, pest control, pool maintenance, electricians, plumbers, handymen, painters, air-con contractors. In addition I spend money in local stores to furnish and provision my properties. Tourism is vital to the Noosa Shire. Limiting STR accommodation will negatively impact tourism		
5784863		I object to the Noosa Plan Amendment 2 - the proposed changes will not address the issue of affordable housing for families and will damage the tourism economy Noosa relies upon. I work in tourism accommodation - and previously retail - both of which rely heavily on visitors to our beautiful coastal town. Visitors and tourism contribute to thousands of jobs - not just in the tourism sector but in all of the adjacent services. The agency I work for manages over 70 properties - 95% in our portfolio are holiday homes for the owner themselves, that they let out when they are not holidaying. Holiday homes like this will never be part of the permanent rental market (even if STAs were banned outright) due to the fact the owners, their friends and families use them often themselves. By operating as a holiday home when vacant, these homes generate far more revenue and business for the local economy that just what the tourists themselves spend. The upkeep and maintenance for a home that is holiday let goes far beyond what you spend on your own home - as guests expect a certain standard. This means supporting local tradesmen, hardware stores, furniture stores, local services such as laundromats and cleaners. I process thousands of dollars worth of invoices from local trades and services every week. If these guests were staying in a hotel, yes they'd still be spending at local cafes, shops etc, however, when they are then also staying in a holiday home further revenue is generated for the local community. Holiday homes help preserve the charm and idyllic nature of our coastal town. At the moment Noosa doesn't have a feeling of being "over run" by tourism as there aren't multiple story complexes and resorts everywhere. Holiday makers are just staying in homes already here that would otherwise be vacant - bringing much needed revenue into our economy. Holiday homes are also spread throughout the shire - often bringing visitors to the more "localised" suburbs which means revenue for cafes, restaurants and shops not located in the main tourist "Strip" that is Hastings St. If holiday homes were to be outright banned, it reduces choice, reduces the number of visitors to our area and money spent in our economy. It would also mean many homes would sit vacant while the property		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		owners are not utilising the house themselves, and the many many services and tradespeople employed to maintain these homes would lose thousands of dollars in income.		
5808570	23109189	I cannot see how this will positively impact the local community or economy – in fact I am concerned it will have an immensely negative effect on Noosa's tourism industry which is the mainstay for a huge proportion of Noosa's local working population. This seems to be an incredibly negative approach to the industry that Noosa rides upon, and as someone who is currently impacted by the rental and housing crisis, I am very much for positive changes that would provide stable, affordable housing for local families. I welcome and encourage positive solutions to providing facilities, amenities and development that provides a stable, secure environment in which to raise a family, however these proposed changes will have a negative impact on the local economy and jobs. Nor can I see how these changes would contribute to positive economic growth for Noosa – particularly for the working population and families who rely heavily on the tourism industry – (whether directly, or indirectly) which is what Noosa is built upon. Holiday homes have been part of the iconic Aussie holiday lifestyle for generations, and are a huge part of our tourism industry here in Noosa. The Short Stay Letting Laws also play their part in keeping Noosa a friendly, relaxed coastal town and I appreciate the role the Noosa Council Code of Conduct plays in making sure the town benefits from the positive economic impacts holiday makers have on Noosa and surrounding beach suburbs while maintaining order for local residents. To wipe out all short stay holiday homes on the basis that holiday makers are nothing but a disruption to our local community and way of life would be an absolute error of judgement on council's behalf. While a balance must be maintained, under the proposed changes, many of these properties would simply sit empty, except for when the owners visit (as many do), taking up valuable real estate and contributing next to nothing to the local economy – which only has a negative impact on permanent local residents such as myself who rely on the thriving local tourism industry for my income. Unless Noosa council can guarantee that by removing every STA house from the residential pool, that this will flood the market with so many rental homes that the rental prices dramatically drop to a sustainable level, all this move would do is place further strain and hardship on the many local residents (including those that rent, such as myself) by removing jobs from the area. This move does not properly take into account the local businesses that benefit from and run on the holiday home industry in Noosa – working within this industry myself, this is not only my source of income but I regularly see how many thousands of dollars are processed and spent at small local businesses in order to maintain and manage the homes to hotel quality standard for the guests – this includes trade services and contractors, cleaning services, local boutiques, private chefs and holiday hire companies – all local business and residents that rely on this industry. The holiday homes are also used for local residents who need to temporarily move out of their home due to insurance issues, we have guests that book out private homes with the NDIS – where hotels are just not suited to their needs. As has always been in the past, booking a holiday home is also a more budget friendly way for many families to stay – especially for those who wish to have a more self-contained stay with their own kitchen and laundry facilities. Given many people also now have dietary requirements or wish to travel with their pets, the holiday home is an integral part of the tourism industry. As already stated, the Noosa Council Code of Conduct and Short Term Licensing laws are in place to maintain a balance for the local residents and holiday makers – perhaps focusing on the positive impact this has to the local economy and how we can better improve this for the growth of not only the local community and also to continue to attract the kind of visitors that keep our local hospitality and creative industries thriving – and by matter of ripple effect, all other businesses. It would be an absolute shame to use a copy and paste, carte blanche approach to this particular issue – where Noosa Council could be a leader in this area versus simply following what other local council areas have implemented – the long term results of which are yet to be seen. Wouldn't it be in the council's best interest to at least work with the local management businesses who are at the forefront of this industry and seek further evidence / clarification that this is indeed the approach to take in order to restore a vast quantity of affordable properties to the market? There is a balance to be struck here - this issue could be approached from an angle that benefits everyone. At this stage, it looks as if the "holiday home and the supposedly faceless people that own them" have become a monster that is imagined to be much bigger than it is, when there are MANY local businesses, local residents (inc those that rent) that whether directly or indirectly, rely on this for their income.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5786789		We have a family run business operating in Noosa Shire that manages holiday homes. We employ 5 full-time staff directly and approx. 30 people indirectly via contractors. We have lived in Noosa for 16 years and operated our business for approx. 7 years. We run a very professional company that is extremely conscious of the impact badly run holiday homes can have on neighbours. Following the implementation of the local laws inc 24/7 contact we feel the 'party house' situation has been resolved. Our guests are looking for a more personalised experience and private holiday homes offers this service. Guests feel more connected to the area by staying in residential suburbs. The additional income that these guests bring to Noosa Shire cannot be forgotten and this helps create jobs for our kids, families and local people living in the community. Cleaners, Gardeners, Tradies, Property Managers, Bin services etc etc. If these restrictions are implemented, they will have a negative effect on the Noosa Economy for locals.		
5791153		Objects to severe restrictions that the Council is proposing to make to existing Short Term accommodation in the tourist areas of Noosa. Any property zoned low, medium high, within 1 km of Noosa main beach, Gympie Terrace, Sunshine Main Beach, Tewantin Marina, should be zoned as a tourist zone, and anyone who buys or has already bought in these areas would expect the activity that goes with that. Stopping STA in these areas is going to affect local business, restaurants, shops, cleaners, hospitality staff, tourism workers, which rely on fresh tourists willing to go out and spend money 7 days a week enjoying all that Noosa has to offer. Also where are people supposed to stay eg when the Noosa Marathon is on?		
5795040	23090674	I work for Niche Holidays Noosa as a Marketing Manager, a full-time position. I have recently bought a house in the area and am about to have a baby. The current direction and future plans for shortterm rentals will directly affect me, putting my job and my family's livelihood at serious risk. Living in the area, I understand the need for local rentals. However, the black-or-white approach being taken seems to create more issues than it resolves. At Niche, we primarily manage properties that would not typically be available for permanent rental anyway, not many people can afford an at least \$3000 rent plus! Rather than alleviating the housing crisis, this plan will likely result in job losses for locals in our industry, as well as for restaurant staff and other related services.		
5793794	23092324	I am the owner of a business that caters to holiday makers, providing accommodation, and this is how we make our money which we spend in town in restaurants, local shops, surf clubs, yoga studios, the nursery, the golf club etc. Without tourism we all know that this brings employment for Noosa locals. My business employs about 30 or so people and every one of them spends their money locally, just like I do. With a severe reduction in income to our business, we will employ fewer people, and the local economy will of course suffer. And this is without mentioning the allied services such as the laundry services, the maintenance teams, electricians, plumbers etc that we use. I am also one of many owners of a STA property. There are very few places in Australia that do not allow one to rent their property to holiday makers. This allows people to use it themselves as well as earn an income. When property owners cannot rent, they stay vacant – most will not put them on the permanent rental market because permanent renters cannot afford the rent because these properties are in valuable positions and will cost more than most locals can afford. The street in which I live has a lot of vacant homes already (at least 50%) and at least when holiday makers are here, there is some life, lights and laughter. They do not cause us any grief at all, and I often speak to these holiday people and give directions or advice on where to eat and what to do if they ask. It's nice. It's not a burden. Noosa has no industry other than tourism. We all love to have a choice of restaurants and shops to enjoy from time to time but they will disappear without sufficient guests to make them survive. Why do you want to kill the goose that laid the golden egg? There is no way that it will increase rental availability in Noosa or Sunshine Beach – so why have a blanket approach – it will work in the cheaper areas perhaps but not in the expensive ones. And there is no evidence to suggest your plan will work.		
	23132317	Any modifications or restrictions on short term accommodation should only apply to properties purchased after the associated regulations and amendments are approved.		
	23145857	Noosa is a holiday destination, a tourist town. That is the main game in Noosa. Tourism is Noosa's life blood. That is how and why businesses have grown up and flourished in Noosa. It is not just another residential suburb or industry hub or a quiet retirement village. It never was any of those things although with the growth in population, all those aspects of a town have grown together with the tourist industry.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Amendment introduces new rules and complicates the existing residential landscape. It adversely impacts property owners rights and limits the availability of tourist accommodation with practically no positive impact on the affordable housing crisis. Residential and tourist accommodation exist side by side and exclusively in countless other places around Australia as it does in Noosa. Noosa Heads itself is and has always been a mixed zone and other areas such as the Sound and Noosa Waters being are residential. Regulation about usage such as noise control in the mixed areas is obviously necessary BUT leave tourism alone. Let the market determine whether more or less short-term stays come on stream. That is how free enterprise works. That is not just a local issue. What happens to Noosa's viability and economy is also a state issue. From my experience, community anger and frustration is at an unprecedented high level with some influential groups threatening to take this issue up to state level. In the current climate, Council is therefore running a big risk of state government intervention.		
5829853		By enforcing many current 3 bedroom STA units to be rented as 2 bed units (inline with their 1980s and 1990s DAs) Council is forcing owners to not abide by these living arrangement standards promoted by the Australian Government. It's a very interesting problem which the Council needs to understand and acknowledge in planning. I believe Noosa Council are far too against STAs. Noosa is a tourist town and relies on overnight tourism to fund its lifestyle. Tourist facing businesses also create the unique Noosa atmosphere. Noosa Council also needs to appreciate that those who supply STAs are not making much money out of the experience. I know as I own a STA. Investors would earn far more income from investing in a term deposit at the bank ie 4.8 per cent per annum. I strongly recommend the Council not be swayed by the negative distorted information from the Noosa Parks Association and Noosa Matters mouthpiece and instead encourage owners of STAs to continue offering their units for tourist accommodation. I believe existing usage rights need to be honoured. I believe once the once off approval is granted ie like a DA the council then can not cancel this approval unless the STA premises has been reported a number of times for noise bad behaviour etc. I believe STA rights should continue to the new buyer again based on previous DA approval and existing usage rights. I do not believe we should bring in body corporate approval and a 7.5 per cent additional tax that the Noosa Parks Association are proposing - for the reasons above. Body corporates are opportunities for difficult owners to bully other owners. It's a pipe dream to think that by stopping interstate and intrastate STA owners from renting out their units to holiday makers that they are going to instead rent them out to permanent renters. It's not going to happen as they still want access to their units for holidays. So instead they will just leave their units and houses empty like many houses at Sunshine Beach and in my own unit complex at Noosaville. Many of our units and houses are owned by wealthy people. If the Council continues to shut down STAs - these units and houses that were accommodating over night tourists are going to be empty! Note the number of restaurants and cafes shutting down - particularly along Gympie Terrace..	Three bedroom units that were approved as 3 bedrooms and have a development approval or lawful existing use rights to operate STA can continue to do so. Existing use rights are enshrined in state planning legislation. The proposed amendments are not retrospective and do not require lawful STA to cease operating. An approval under the short stay letting or home hosted accommodation local law is issued to the owner of the property as they are responsible for operating the STA property and comply with the conditions of approval. This an operational approval and does not transfer with the land.	That no change be made to proposed amendments as a result of this submission.
	23145902	My opposition is rooted in concerns about the data and methodologies that have underpinned the Council's decision-making process regarding short-term accommodation (STA) policies. I have consistently opposed the Noosa Plan 2020, particularly the Council's decision to classify short-term accommodation as an inconsistent use in the Low-Density Residential Zone. This decision was based on data that I believe was fundamentally flawed and significantly overestimated the scale of the STA issue in Noosa. At the time of the original plan's development, the Council relied on data from a scraping company, AirDNA, and a report that used vacant homes on census night to estimate the number of properties being rented as short-term accommodations. Industry professionals, including real estate agents, highlighted the potential inaccuracies and dangers of these methods, suggesting that they grossly overestimated the problem. Establishing an accurate baseline number of STAs in the Shire at the outset of the Council's investigation was crucial. The adage "Garbage in, garbage out" aptly describes the situation. Misleading data leads to misguided policy responses. The Council frequently cited figures of 5,000-6,000 STAs in the Shire, derived from questionable sources. Four years later, the Council's own figures indicate there are approximately 2,600 registered STAs. This discrepancy suggests that the original problem was significantly overstated, resulting in a disproportionate response from the Council. The Council's original intent to curb the perceived excess of holiday houses in the low-density zone by making holiday renting an inconsistent use was likely based on these inflated numbers. Current data shows there are only 444 licensed dwelling houses in this zone, out of approximately 20,000 low-density dwellings. Thus, only about 2% of low-density dwellings are affected by STA regulations, indicating that the problem was far smaller than initially perceived. This disproportionate response reflects an incorrect policy decision based on inaccurate data.	Considerable research and data collection from a range of sources including the use of BnB Guard, online booking platform scraping, rates data, Tourism Noosa Survey data, approvals data etc. informed the preparation of the Short Term Accommodation Monitoring Report and the identification of properties operating short term accommodation at that point in time. The local law approval process applies to certain properties operating short term accommodation, with approximately 1200 STA properties exempt from requiring an approval. Whilst approximately 2800 properties have gained a local law approval, 1200 are exempt and it is likely 1000-1200 odd properties are still to gain an approval. The number of properties operating STA is ever changing with properties moving in and out of permanent and STA and vice versa. The proposed amendments do not prevent current STA that is lawful from continuing to operate. The proposed amendments do not reduce the existing number of properties lawfully operating STA. A significant portion of the dwelling stock in Noosa is available for short term accommodation under existing development approvals and existing use rights. The proposed amendments relate to future development, so new development in all Residential zones is intended for permanent dwellings for residents. The Tourist Accommodation zone continues to be available for future growth in short term accommodation and other forms of visitor accommodation. Separate amendments around the delivery of affordable housing are proposed, separate from the short-term accommodation issue.	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		During the original planning process, we urged the Council to conduct an economic assessment of the proposed changes. We sought an understanding of which businesses would be impacted and the potential effects on medium and high-density zones. By prohibiting investor activity in the low density zone, the 2020 plan inadvertently shifted investor interest to duplexes and apartments in medium and high-density zones. This shift has had significant unintended consequences, driving out tenants and reducing the pool of affordable accommodation available for local workers. The overarching issue with the Council's approach is a lack of evidence-based decision making. Accurate problem identification and quantification are essential for appropriate policy responses. The current and proposed amendments appear to lack a solid empirical foundation, potentially leading to misguided and ineffective policies. The current median unit price in Noosa Heads stands at approximately \$1,643,000. With interest rates around 6.5%, the interest-only repayments on such a property, based on a 20% deposit, amount to roughly \$1,650 per week. This financial burden is far beyond what can be considered affordable accommodation. Simply rezoning or excluding STA investors by making the use inconsistent in medium and high density zones will not lead to a significant decrease in property prices to bring these units back into the affordable rental market. The economics do not support such an outcome. Rather than making these properties available for permanent rent, it is more likely that they will be kept for personal use, either as holiday homes or primary residences. This scenario does not benefit those seeking affordable accommodation and does nothing to address the underlying issue of housing affordability in our shire. The proposed amendment seems akin to "slamming the gate after the horse has bolted." It fails to consider the current economic realities and the likely behaviour of property owners. By making STA an inconsistent use in these zones, we are not solving the affordable accommodation issue but merely shifting the problem or, worse, causing properties to be withdrawn from the rental market altogether. A more nuanced and comprehensive approach is needed to address housing affordability. This should involve accurate data analysis, economic assessments, and policies that consider the broader impacts on the housing market and community. Without this, the proposed amendment is likely to have limited effectiveness and unintended negative consequences.		
	23109020	Noosa council's proposals will destroy STRA opportunities and will not solve housing pressures in the area. This will only hurt local businesses and reduce the range of experiences available to holiday makers. While the proposal may disrupt the 'party house' phenomenon, which I think everybody can agree is a reasonable outcome, it is not reasonable to take a blanket approach that will be detrimental to the majority: non-offending stakeholders, providers, visitors and local businesses alike. Noosa already has mechanisms in place for disaffected community members to lodge formal complaints, and it is the council's responsibility to act on those complaints in a timely and effective manner. 3,420 jobs are supported by tourism in Noosa. Over one billion dollars is spent by tourists in Noosa annually. The Queensland Government's tourism strategy aims to increase figures substantially into 2032. These amendments will affect tourism more than any other sector and restrict accommodation opportunities which in turn will hurt local businesses and Noosa's international reputation. The decisions Noosa Council makes about the amendments they wish to put forward will have far reaching implications and it is not at all clear that any of them will be favourable. I suggest that more research should be conducted into the true causes of perceived problems, the real likely effects of new restrictions and a transparent investigation into any claims that have arisen to warrant these amendments. The existing research seems insufficient to warrant hastily conceived actions that will have such far reaching and detrimental implications for our community.	The proposed amendments do not prevent current STA that is lawful from continuing to operate. The proposed amendments do not reduce the existing number of properties lawfully operating STA. A significant portion of the dwelling stock in Noosa is available for short term accommodation under existing development approvals and existing use rights. Permanent residents can operate STA within their principal place of residence while they are away for up to 60 days and maximum of 4 times per calendar year and a permanent resident may also operate home hosted accommodation while they remain in residence, both options provide supplementary income and make available additional visitor accommodation. Both are subject to a local law approval. It is recognised tourists contribute to the local economy, as do permanent residents Council's economic development policy is to diversify its economy and not be so reliant on tourism, hospitality and retail. Healthcare and social services is now a significant employment sector in Noosa Shire. The proposed amendments propose that new development in all Residential zones be for permanent residents, which is the purpose of the zone, and not short-term accommodation. The Tourist Accommodation zone is the location for future growth in short term accommodation and other forms of visitor accommodation. Residents should also have access to, and the ability to live, in high amenity locations with proximity to recreation, waterways, transport and services. These locations should not just be reserved for tourists.	That no change be made to proposed amendments as a result of these submissions.
5808509	23109288 23109183	Strong opposition to the proposed changes to the Noosa Plan 2020 that seek to restrict Short Term Accommodation (STA). As a property owner on Noosa Parade in Noosa Heads, I am deeply concerned about the potential implications of these amendments on our community and on property rights. Key Concerns: The ability to rent out my property for short-term stays has been an important aspect of property ownership in Noosa. Restricting STA could severely limit my ability to utilize my property for short-term rental income, thereby affecting my financial investment and flexibility in managing my property. Short-term rentals contribute significantly to the local economy by attracting tourists who spend money on local businesses such as restaurants, shops, and recreational activities. By restricting STA, there is a risk of reducing tourist numbers and impacting the livelihoods of local businesses that depend on tourism. Noosa is known for its diverse range of accommodation options, including short-term rentals, which cater to different preferences and budgets of visitors. Restricting STA could limit the choices available to tourists		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		and potentially drive them to seek accommodation outside of Noosa, thereby reducing Noosa's competitiveness as a tourist destination. Instead of outright restrictions, I believe that effective regulation of short-term rentals can address concerns related to noise, parking, and community impact while still allowing property owners like myself to continue benefiting from STA. Measures such as licensing, occupancy limits, and noise control can strike a balance between supporting tourism and protecting community interests. Many property owners, myself included, have made investment decisions based on the ability to rent out our properties for short-term stays. Any changes that devalue our properties or reduce rental income potential could have long-term negative consequences for property values and the local housing market. I urge the Noosa Council to reconsider the proposed changes to the Noosa Plan 2020 regarding Short Term Accommodation. I believe that collaborative efforts between the Council, property owners, and the community can achieve a balanced approach that supports sustainable tourism, preserves property rights, and addresses any legitimate concerns about STA.		
	23094949 23101846	Making STA incompatible in Medium and High Density areas will not make apartments more affordable and will most likely reduce the amount of stock available to tourists, exasperating the issue. The values on Hastings St are being manipulated by these Council rules. These rules favour the Hastings St properties and will create a price mechanism in the marketplace that will artificially inflate those prices. As the Council seeks to punish property owners by recalcitrant and overly officious short term stay rules, the certainty of price and returns in favoured areas like Hastings St will provide privilege and preference to a select few. Tourism Research Australia have just released their latest data for the year ending March 2024. Total visitors to Noosa (overnight and day-trippers) is 2.09M. Their total spend in the Noosa area is \$1.1415B. That money supports our economy and employs many people. These planning rules will reduce the number of visitors to Noosa significantly. The trickle-down effect of these rules will see a loss of jobs in many industries, from, tourist adventure companies, boat hire companies, property managers, housekeeping staff, laundry staff, laundry and amenities service providers, food and beverage suppliers, restaurant staff. Already struggling restaurants will close, the young population will have less opportunity to secure their first jobs. Prioritising permanent residents in existing medium and high density housing areas will do little to improve availability and affordability for permanent residents. Most of the high density apartment blocks close to Noosa main beach, ie Noosa Drive, Edgar Bennett Ave, Viewland Drive were built for holiday accommodation. They lack storage space and have shared common resort style facilities. They have not been designed with permanent residents in mind and are ill suited to permanent lifestyles. Changing the allowable use in these zones will not make them more affordable; simply less usable. Most of the owners of these apartments are interstate owners who use the apartments themselves. They are likely to become lock-up and leave propositions, thus forcing tourists elsewhere, and exasperating the problem. Staying in Noosa will become less affordable and will at best become a destination for the elite only. The Council needs to put its energy into creating progressive solutions to these issues. Popular places all around the world have to deal with tourism and affordability. Noosa will need to do the same and hard thinking will be required		
5796324		I feel changing the STRA plan will affect Noosa's tourism and diversity of accommodation. If tourists can't book holiday rentals they will simply go elsewhere. The tourist dollar won't be in our community and small businesses will suffer. Changing the STRA will definitely have a negative affect on our area.		
5797499		I am an owner of a property in Sunshine Beach that we use personally and for short-term letting. I understand some of the reasoning behind the Amendment but do not think it will be successful in its stated objectives of increasing accommodation for permanent residents and will have a negative impact on the Noosa economy. Because we use our property to spend time working and holidaying in Noosa we cannot have long term tenants. Short-term letting allows us to have the flexibility to use the property when we can and to generate income when we are not there. This right is fundamental to the value that our property has for us and also its resale value. Furthermore, when we are short-term letting our guests are spending money in Noosa Council area, we are spending money on our cleaners and gardeners as well as the property management team. The cost of accommodation in Noosa is kept competitive with other markets as there is more supply. The current regulation of STA in Noosa is already significant and places restrictions on where short-term letting properties can be established.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Additional restrictions will just result in more properties being vacant for longer periods rather than being available for long-term rent as owners like us need to use our properties ourselves. It will also reduce employment in Noosa and a significant loss of revenue form holiday makers. I do not agree with or support further regulation of STA across the Noosa area, as outlined in the amendment to the Noosa Plan 2020.		
5797511		I do not support further regulation of STA across the Noosa area, as outlined in the amendment to the Noosa Plan 2020. As a property owner in Sunshine Beach, we use our home both personally and for short-term letting. While I understand some of the reasons behind the Amendment, I believe it will not achieve its goal of increasing permanent resident accommodation and will negatively impact the Noosa economy. We use our property for working and holidaying in Noosa, making long-term tenants unfeasible. Short-term letting provides us with the flexibility to use the property as needed while generating income when we're away. This is crucial to the property's value for us and its resale value. Additionally, when we engage in short-term letting, our guests spend money in the Noosa Council area, and we employ cleaners, gardeners, and a property management team. The current regulation of short-term accommodation (STA) in Noosa is already substantial, restricting where such properties can be established. Further restrictions will likely result in more properties being vacant for longer periods rather than being available for long-term rent, as owners like us need to use our properties. This will also reduce employment in Noosa and lead to a significant loss of revenue from holidaymakers.		
	23098667	Relevant property is let on a short-term basis, provides an important source of income for my wife and me, as we enter our retirement years. This income underpins the security of ourselves and our wider family. I have seen the benefits of Noosa's short-term accommodation industry firsthand, delivering support to local retail, hospitality and tourism companies. Often, more family-friendly accommodation rates mean visitors are able to stay for longer and therefore support the local business community for longer. As a property owner and rate payer, I feel any restrictive amendments to the STA rules are an intrusion on the democratic rights of STA owners to manage their assets as they see fit. We take financial risks with owning property in Noosa, and I would like to ask if the Council will be there to support STA owners in the event of a downturn - as surely that would be equitable, given its view that it somehow has a right to control the revenue streams of STA properties. I have seen this attempt to restrict STA owners before, and would shudder to think that this Council is going to repeat the errors of the likes of Queenstown Lakes District Council (QLDC), (New Zealand), where that Council ignored the pleas for more land to be opened up for development, (going back to the 1980s) - only for several decades later to try and shift the blame onto STA owners, by attempting to impose draconian STA rulings on them. I do not agree with, nor support further regulation of STA across the Noosa area, as outlined in the amendment to the Noosa Plan 2020, and would be very disappointed in Council should it continue down this misguided path.		
	23098915	We write as owners of a property in Katharina Street in Noosa Heads which we use for family holidays and short term letting. This property provides an important source of income to me and my family who rely on this for our financial security. We have seen the benefits of Noosa's short-term accommodation industry firsthand with it remaining our favourite place to visit with so much to do and a good variety of holiday accommodation. As a property owner and rate payer, we would appreciate having continued flexibility on the use of our property. We feel that council should not dictate the use of our property. In summary, we do not agree with or support further regulation of STA across the Noosa area, as outlined in the amendment to the Noosa Plan 2020.		
	23101560	The stated aims of the Council by these proposed amendments is to provide housing choice and improve affordability. There are greater systemic issues at play here, such as the Council's "population cap" causing a massive shortage of supply locally, the increase building input costs nationally/globally and the high cost of land, particularly in Noosa (due to the "Cap" and a reluctance to approve anything). These Council measures, seek to achieve this aim by introducing planning rules which will increase the value of some properties and reduce the value of other properties. Those in the zones which allow STA will artificially rise in value and other properties not in those privileged zones will reduce in value. This is a form of economic or social engineering whereby the new planning rules will create economic winners and losers. Many people have invested in the area on the basis that the Council will act progressively and not in a retrograde manner. There will be no new investment in the area once these rules are imposed as	The purpose of landuse planning and zones is to specify the landuse uses that are suitable in that zone, which vary zone to zone and affect the development potential and range of uses permitted in the zone, which affect land value. Land use planning zones have been in effect in Noosa for well over 50 years. Existing lawful STA can continue to operate, despite the proposed amendments. Lawful development approvals and existing use rights enshrined by the Planning Act 2016. The proposed amendments do not reduce STA and can continue to be used by visitors supporting the tourism industry.	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		all those existing investors will lose their money on their properties as a result of the Council's approach. There will be a flow-on effect in telling their friends in Melbourne and Sydney not to put hard-earned money into Noosa as the Council are reverting to a NIBMY model. Where do you think all the money that makes Noosa prosperous originated from?, where do you think most of it still comes from?. Money to support the retail and hospitality industries, the adventure tourism businesses, the boat hire businesses on the river, all the industries that support this that live in the Noosa Industrial Park? As a consequence of a shrinking economy there will be less money in circulation and many of these businesses will have to close. This relates to those businesses that cater for the population that make up the existing permanent/semi-permanent members of the community. The planning rules will also adversely affect the number of tourists that come to Noosa. There will be fewer STA places available meaning that there will be an artificial cap placed upon the number of tourists that can be in Noosa at any one time. This will have a significant economic effect in the area and the current level of domestic spend that occurs in the Noosa area (\$1.18B in the 12 months to March 2024) will significantly reduce. Put simply this money will not be circulating in the Noosa economy anymore and it will be a direct result of the Council imposing draconian planning rules. If your plan was to turn Noosa into a village these new planning rules will be effective in doing so. However, you will force out from Noosa all those people who have invested into it and all the businesses that have been created based upon the presumption that Noosa is progressive. Your social engineering through these planning rules will have adverse economic consequences for Noosa. I do not think that you have consulted properly with all the interested persons that pay rates and are connected to Noosa. At the least, you need to do this, as I think in those circumstances you will receive considerable push back from them about what you are proposing. If you want to achieve housing choice and improve affordability, I suggest that you make decisions which have a direct impact rather than seeking to indirectly achieve those ends through these planning rules. By these rules you are simply shifting the costs from the Council to private owners in the area, and by extension reducing the local economy to a point where business will close.		
	23101616	I do not agree with or support further regulation of STA across the Noosa area, as outlined in the amendment to the Noosa Plan 2020. I own a small apartment located in the Peppers resort, Noosa Heads development. The property was purchased as a vacation rental, which is correctly zoned. The sole purpose of this purchase is to provide additional income supporting our desire to begin a family and help compensate for the loss of income that goes with parenthood. Whilst helping provide financial security for my family, I also believe we contribute solidly to the overall health of the Noosa community, providing short-term, affordable accommodation for both domestic and international tourism		
5800117	23109192	Noosa is Australia's premium beach holiday destination and we have been holidaying in Noosa for over 50 years. In 2012 we bought our unit (2/32 Alderly Terrace) and have let it out as a holiday unit ever since. In 2019 we relocated from Melbourne to Brisbane so we could be closer to our Noosa unit which we and family now use for about 4 months per year, the other 8 months are let out as holiday accommodation managed by Niche in Hastings St We do not wish to permanently let the unit out as this would mean we can no longer stay in our unit and nor can our family. The guests we have had from Niche are excellent holiday guests - either small young families or older couples in their 60's or 70's and most are repeat guests who come year after year. We need the income from holiday letting to cover the ever increasing costs of holding the unit eg our rates have increased from \$2536 in 2012 to \$7520 in 2023, as have body corp rates , internet , cleaning costs etc Alderly Terrace is made up of 2 town houses (both holiday let), a house (used as a holiday house and not rented out) and 2 small blocks of units either holiday let or used for holiday accommodation by their owners , there are no permanent residents in our street . We love Noosa as do our many guests, our daily rental is much lower than Hastings St establishments and allows many people on medium incomes to visit and stay in Noosa. I agree there is a rental crisis in Australia and I accept Air BB and other short term services has had an effect, but our unit since it was built in 1975 has always been used as a holiday let professionally managed by Niche (previously R&W). Restrict the use of one off holiday houses in the middle of residential areas, Alderly Terrace has no permanent residents and restricting holiday letting in areas like this will only take away affordable holiday lets and most owners in our block use their units frequently so are unlikely to want to let out permanently.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5808445		I believe this consultation process needs to have more extensive, diverse and inclusive community engagement to support sustainable planning processes; and to have that engagement validated by quantitative and qualitative research methods including feasibility and impact assessments to build consensus and make informed long term planning decisions. I personally want to be included and involved in a consultation process that is meaningful, inclusive and thoughtful rather than reactive and short term. As a property owner and rate payer, I want to maintain existing use rights for properties who have the ability to short term or permanent let; and for all historical approvals and uses to continue unchanged. From a long-term planning perspective, I believe key nodes should be aligned with short-term accommodation due to the important service they provide and contribution they make to Noosa's tourism and the proximity to key areas like national parks, beaches, riverways and lakes. My concern is for preserving visitor accommodation options and supply along with the required zonings to support all forms of short-term accommodations. It is critical Noosa continues to offer a variety of accommodation options, catering to all budgets and preferences which can lead to satisfied visitors and repeat tourism. It is Council's responsibility to protect the economic stability of the tourism sector, ensuring local businesses and employment dependent on tourism remains robust and resilient.	Extensive community engagement was undertaken during the public notification of the proposed amendments including 7 pop-ups, opportunities for meetings, phone and email enquiries to name a few. Existing lawful STA can continue to operate, despite the proposed amendments. Lawful development approvals and existing use rights enshrined by the Planning Act 2016. The proposed amendments do not reduce STA and can continue to be used by visitors supporting the tourism industry.	That no change be made to proposed amendments as a result of this submission.
	23109588	As a Short Stay host I believe that the proposed amendments to the Noosa Plan 2020 making short term accommodation an inconsistent use in the Medium and High Density Residential Zones will have a detrimental effect on tourism, local businesses and employment and affect the success of major events held at Noosa. I understand and acknowledge that the Council is trying to address the housing and rental shortage in the area and it is complex because it is heavily orientated to tourism as well as being a residential area. However I do not think that the proposed amendments will solve the issue as there are many other factors that are contributing to the housing crisis other than STRAs. Currently STRAs provide competition in the accommodation sector giving families a choice in accommodation when visiting for work, holidays or personal reasons especially in this extraordinarily popular tourist destination. Noosa is world class and visited by many around the globe. To deny STRAs in welcoming tourists to the area will certainly have an impact on the local economy and the tourist industry. STRAs such as the one I run on a regular basis, employ cleaners, pool and garden maintenance workers and other trades when required which contributes to the local economy. Also guests are visiting shopping precincts, going to the vast amount of restaurants, taking adventure tours, hiring transport vehicles and recreational equipment which again contributes to the local economy. It would be very sad indeed if the proposed amendments had a detrimental effect on the Tourist Industry as it would take a long time to gain the confidence of visitors to the region and the businesses that rely heavily on the tourist industry. The Council should continue to focus on other solutions which are actually going to ease the housing pressure and not use STRAs as the problem.		
	23109530	ASTRA understands that Council has to balance competing interests from an increasing ageing population that have moved into Noosa to supporting Noosa as a tourism destination. Council will know that a significant amount of short-term rental accommodation has been withdrawn from booking platforms over the past two years; up to 2,600 properties. Anecdotal evidence and feedback from our network and members is that the vast majority of these properties have remained in private use. ASTRA maintains, supported by legal opinion, that properties' existing use rights must be preserved. Regardless of the proposed amendments, existing short-term rental accommodations in medium and high-density residential zones must remain. Contrary to popular perception, evidence shows that STRA – which represents approximately 1% of all housing stock in Australia – is not a significant cause of housing affordability and availability issues. Recent reports, such as the Urbis report into STRA in 2023, highlight the lack of consistent correlation between STRA stock and long-term rental availability or affordability across major Australian cities. As a result, ASTRA emphasises that STRA should be viewed as a minor part of the solution rather than a noteworthy culprit. In response to the proposed amendments Noosa Shire Council has put forward, ASTRA offers a set of recommendations that are proportional to STRA's impact on LTRA, and safeguard the rights of property owners and STRA operators, while protecting the current and future economy of Noosa. These recommendations are outlined in detail in this submission and can be summarised as: 1. Limit the number of licences as a percentage of total new dwelling stock, rather than through artificial night caps While recognising the need for moderation in STRA growth, we oppose artificial limits on STRA accommodation. Instead, we encourage Council to consider linking any new STRA to limits as a	Noosa has a long history of properties moving between STA, permanent occupancy and private holiday use depending on the owner's intended use of the property. This movement is not impacted by the proposed planning scheme amendments. Existing lawful STA can continue to operate, despite the proposed amendments. Lawful development approvals and existing use rights enshrined by the Planning Act 2016. The far majority of properties in the Medium and High Density Residential zones have lawful use rights for STA. The proposed amendments do not reduce STA and can continue to be used by visitors supporting the tourism industry. As noted in the Short-Term Accommodation Monitoring Report, at 2022, STA as a proportion of dwelling stock in the coastal urban area and specifically in Noosa Heads, Noosaville and Sunshine Beach are high at around 26%, 52 % and 32% respectively, so 1% of housing stock across Australia is not representative of the Noosa Shire situation. Future STA will be limited to the Tourist Accommodation zone where additional growth can occur. The Short Stay Letting and Home Hosted Accommodation local law has been in place for 2.5 years which includes an approval and renewal process, code of conduct for guest behaviour and 24 hour complaint hotline. Permanent residents can additionally operate STA within their principal place of residence while they are away for up to 60 days and maximum of 4 times per calendar year and a permanent resident may also operate home hosted accommodation while they remain in residence, both options provide	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		percentage of total dwelling stock, rather than the proposed zones and arbitrary impact assessments which are cumbersome on operators and breach privacy. 2. Improve governance for STRA operators Acknowledging the presence of a very small minority of bad-faith participants in the industry, we advocate for enhanced governance measures for STRA operators. This includes maintaining the 24/7 emergency contact for all STRA dwellings and ensuring all STRA operators are part of a comprehensive licensing regime for the property owner, and separately for the host and or property manager. ASTRA strongly advocates for a statewide code of conduct. 3. Reverse the 60-day cap ASTRA does not support any form of night caps. Noosa's tourism potential ranges well beyond 60 days per year. ASTRA knows the national average of non-leisure guests staying in our short-term accommodation is 40%. Our member data in Noosa says locally 30% of guests that stay in our shortterm accommodation are non-leisure guests. They may be with us for emergency response or recovery, for family violence reasons, on short-term work placements or a variety of other non-leisure reasons. Overseas experience suggests that caps do not work. After New York City put restrictive rules in place, hotel prices increased significantly and the short-term rental accommodation market moved underground. Rental prices in New York City increased by 2.3% and the availability of rental inventory dropped by 3.6%. Caps led to the development of an unsafe underground black market of properties without property insurance or compliance and regulation. 4. Replace the double rates payments with a 2% state based all visitor accommodation levy Short-term rental accommodation owners in Noosa currently pay double the amount of their rates. This is an unsustainable impost on STRA hosts. A state based accommodation levy would be applied on approved transitory accommodation. This proposed levy would be an appropriate measure in lieu of any caps which, as we outline in this submission, unnecessarily hampers the local economy and severely restricts people's ability to generate revenue year-round. 5. Align to the State Planning Scheme and State Register of Properties To ensure consistency across the state of Queensland, we recommend the Council align with the State Planning Scheme and advocate for a state register of STRA properties. A state register of properties will help ensure more accurate data, and lead to stronger compliance, safety and regulation. 6. Advocate for the establishment of a Statewide accreditation/licence for the host and or property manager in Queensland ASTRA strongly encourages Noosa Council to advocate to the State Government for the introduction of an affordable short-term rental license for operators managing properties and collecting rents on behalf of others. An entry-level certification similar to the RSA (Responsible Service of Alcohol) would be required of all owner-hosts. This initiative aims to establish a standardised certification process, improving quality and ensuring that all operators and property owners possess the necessary qualifications and understanding of the requirements for short-term rentals. Bans and restrictions on STRA which have been trialled in cities internationally (like New York City, referenced above), are now being reviewed and in some cases, repealed, because of the negative outcomes. In the most recent case in Italy, the Regional Administrative Court of Tuscany (TAR) has overturned a ban on registering short-term rentals for tourists in the historic UNESCO centre of Florence. The decision now overturns the ban imposed by the Municipality of Florence, which prohibited the registration of new short-term rentals in the most historic part of the city and had been inserted as a variant to the Florentine urban planning regulations. Under the ruling 858/2024, the TAR has now ruled that the short-term rental ban has expired and appeals against the decision are "inadmissible", with a new operational plan for the city being approved..	supplementary income and make available additional visitor accommodation. Both are subject to a local law approval. User pays options for visitor to Noosa Shire will be explored through the Destination Management Plan. Council has lobbied in the past for a state wide approach to dealing with STA, but in the absence of a state wide approach, Council has managed the issue with a local law and planning scheme amendments.	
5808710	23109360	ALLOGGIO, in consultation with legal experts, maintains that existing property use rights must be preserved. Regardless of the proposed amendment, current short-term rental accommodations in medium and high-density residential zones should be allowed to continue operations. Despite common belief, data indicates that STRA - accounting for roughly 1% of Australia's total housing stock - is not a primary driver of housing affordability and availability challenges. Recent studies, including the 2023 Urbis report on STRA, demonstrate a lack of consistent correlation between STRA inventory and long-term rental availability or affordability across major Australian urban centers. Consequently, ALLOGGIO emphasizes that STRA should be considered a minor component of the solution rather than a significant contributor to the problem. In light of Noosa's proposed amendments, ALLOGGIO presents a set of recommendations that are commensurate with STRA's impact on long-term residential accommodation, protect the rights of property owners and STRA operators, and safeguard Noosa's future economic prosperity. 1. Reconsider restrictions on STRA locations - While acknowledging the need to manage STRA expansion, we disagree with arbitrary limits on STRA accommodations. We suggest Council explore tying new STRA approvals to a percentage of total housing stock, rather than the proposed zoning and subjective impact assessments, which burden developers, operators and infringe on privacy.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		2. Enhance oversight for STRA providers - Recognising the existence of a tiny fraction of unscrupulous actors in the sector, we support stronger regulatory measures for STRA providers. This includes retaining the round-the-clock property manager requirement for all STRA units and ensuring all STRA providers participate in a comprehensive certification system for property owners, and separately for hosts and/or property managers. We will update the existing STRA Provider Code of Conduct, bolstering its enforcement. ALLOGGIO advocates for a uniform statewide code of conduct. 3. Eliminate the 60-day restriction - ALLOGGIO opposes any form of nightly limits. Noosa's tourism potential extends far beyond 60 days annually. The Australian and New Zealand Short-Term Rental Accommodation Association (ASTRA) data shows that nationally, 40% of guests in our short-term accommodations are non-leisure travellers. In Noosa, this figure is approximately 10% lower. Therefore, we estimate that 30% of our short-term accommodation guests are non-leisure visitors, staying for reasons such as emergency response, family crises, temporary work assignments, or various other non-leisure purposes. Global examples suggest that caps are ineffective. Following New York City's implementation of restrictive rules, hotel prices surged significantly, and the short-term rental market went underground. Rental prices in New York City rose by 2.3% and rental inventory availability fell by 3.6%. Caps led to the emergence of an unsafe black market of properties lacking proper insurance, compliance, and regulation. 4. Substitute double rates with a 2% state-wide visitor accommodation levy - STRA owners currently face double their normal rates, an unsustainable burden. This levy would apply to approved temporary accommodations. In proposing a broad-based tourism levy, we reiterate our stance against caps - for all reasons outlined in this submission and because it hampers our revenue generation capacity. We do not endorse any cap system. 5. Harmonize with State Planning Scheme and State Property Registry - To ensure uniformity across Queensland, we advise the Council to align with the State Planning Scheme and push for a state-wide registry of STRA properties. A state property registry will guarantee accurate data, stronger compliance, safety, and regulation. 6 Evidence Based Decision Making - Comprehensive economic impact studies and accurate data are crucial for informed STRA policymaking in Noosa. This approach ensures balanced policies that consider STRA's multifaceted role in tourism, community support, property rights, and long-term planning, while fostering stakeholder engagement and adaptive policymaking.		
	23108859 23108805 23108802	The exclusion of granny flats from short-term letting is counterproductive. Allowing short-term letting for secondary dwellings would provide a solution to both the problem of party houses and the rental shortage. This policy has been successfully implemented in Byron Bay, and Noosa should follow suit. The current plan amendment misinterprets state law and requires immediate revision. The transfer of existing use rights or short-term accommodation (STA) permits upon property sale must be upheld. These permits are issued for the property, not the owner, and cannot be revoked without legal repercussions. Any attempt to invalidate these permits will result in legal action due to the significant devaluation of affected properties. The council's tardiness in processing permit renewals is unacceptable and raises suspicions of intentional delays to catch non-compliance. The council must improve its efficiency in handling renewals to prevent undue stress and financial burden on property owners.	Secondary dwellings are exclusively for permanent residents and are a key part of the affordable rental housing solution. Home hosted accommodation is available as an option provided the space is not self-contained. Existing lawful STA can continue to operate, despite the proposed amendments. Lawful development approvals and existing use rights enshrined by the Planning Act 2016 and transfer with the land. Local Law approvals are issued to the owner and operator of the STA.	That no change be made to proposed amendments as a result of this submission.
	23108595	Despite the positive aspects, the proposed amendments to the Noosa Plan 2020 present several potential impacts and areas of concern for the tourism industry: Loss of Accommodation Options - Rezoning certain visitor accommodation areas to residential use may reduce the number of available lodging options for visitors, visiting friends and relatives, and those needing short-term accommodation for reasons other than holidays. This could lead to a decline in tourism revenue and negatively impact businesses that rely on visitor spending both directly and indirectly. Impact on Local Businesses: The reduction in visitor accommodation could affect local businesses, including restaurants, shops, entertainment venues, tours, and attractions which depend on a steady flow of visitors. Downzoning and Economic Impacts: The rezoning of areas traditionally used for visitor accommodation to residential and local business use can be seen as a downzoning of these sites, reducing their potential for new tourism-related developments. This could limit future growth of the tourism sector and the competitiveness of Noosa as a premium holiday destination reducing the number of higher-yielding overnight visitors and subsequently impacting many local businesses reliant on this visitor expenditure. Investment and Development Constraints: Investors and developers might be discouraged from upgrading existing tourism infrastructure or investing in new tourism infrastructure, if the zoning changes limit the types of permissible developments and/or create constraints that render good projects unviable.	Existing lawful STA can continue to operate, despite the proposed amendments. Lawful development approvals and existing use rights enshrined by the Planning Act 2016. The far majority of properties in the Medium and High Density Residential zones have lawful use rights for STA. The existing tourist accommodation offerings have capacity for over 30,000 visitors. Options range from campgrounds to luxury homes and all areas of the Shire have had potential to include some level of tourism. The proposed amendments do not result in a reduction of existing STA or other forms of tourist accommodation which can continue to operate if lawful. Noosa has a long history of properties moving between STA, permanent occupancy and private holiday use depending on the owner's intended use of the property. This movement is not impacted by the proposed planning scheme amendments. There has been a high degree of churn over the last decade as some properties have been removed from letting pools and others have become available. Online booking platforms so the emergence of additional dwellings becoming available and self-managed, rather than relying on onsite management. The proposed amendments do not reduce STA and can continue to be used by visitors supporting the tourism industry. The proposed amendments do not impact a property from being upgraded. If a property was to significantly propose an expansion in floor area, then an assessment will determined around existing use rights and change to the development approval at the time.	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		This could lead to slower economic growth, fewer new (or upgraded) attractions or facilities for overnight visitors and declining appeal as one of Australia's premium holiday destinations. Opportunities within the hinterland have to date been constrained and limited, particularly in relation to eco cabins and small boutique operations particularly aligned with the Noosa Trail Network. As coastal visitor accommodation opportunities have been reduced, Tourism Noosa feels that greater consideration for small-scale development be allowed for uses that align with the Noosa Plan's strategic vision. Quality of Stay: Changes in zoning and the potential reduction in visitor accommodations could affect the overall visitor experience. Ensuring a variety of lodging options and maintaining vibrant business and entertainment areas are crucial to preserving Noosa's reputation as one of Australia's premier tourism destinations. Considering the concerns and potential impacts outlined above, Tourism Noosa proposes the following recommendations to ensure that the amendments to the Noosa Plan 2020 support both housing diversity and the sustainability of Noosa's essential tourism sector: • Preservation of Lodging Options: Preserve the current visitor accommodation zoning for critical areas to ensure that Noosa continues to offer a variety of lodging options to suit a diverse range of visitors. This preservation is vital for sustaining the visitor economy and supporting local businesses that rely heavily on visitor spending. • Economic Stability: By maintaining these zones, we can protect the economic stability of the tourism sector, ensuring that local businesses and employment dependent on tourism remain robust. • Visitor Experience: Ensuring a range of accommodation options enhances the visitor experience, catering to diverse preferences and budgets, which can lead to higher visitor satisfaction and repeat visitation. • Encouraging Regional Dispersal of Visitors: Investing in the hinterland will help distribute peak period traffic more evenly across the region, reducing pressure on coastal areas and promoting a more sustainable tourism model. This approach will enhance the visitor experience by offering more diverse attractions and accommodation, thereby increasing the overall appeal of the Noosa region. • Creation of Local Jobs: Developing tourism infrastructure in the hinterland will generate new employment opportunities, particularly in areas where affordable housing is more viable. This initiative will support local economies and contribute to community well-being by providing residents with accessible job options within their vicinity. • Supporting Affordable Housing: By focusing on regions where affordable housing is more feasible, we can ensure that the workforce required for new tourism developments has access to suitable living conditions. This strategy not only addresses housing affordability but also helps in retaining a stable workforce for the tourism and hospitality sector. • Sustainable Growth and Development: Targeted investment in the hinterland aligns with sustainable development principles. It promotes the balanced use of resources, preserves the natural environment, and fosters long-term economic resilience. • Exploration of Other Areas: Explore other areas within the Noosa region for developing affordable and diverse housing options. This approach prevents the need to rezone existing visitor accommodation areas, thereby preserving their use exclusively for tourism purposes. • Balanced Development: This strategy supports balanced development, ensuring that housing needs are met without compromising the availability of visitor accommodations. • Community Support: By identifying and utilising areas more suited for residential development, we can garner community support and minimise resistance from stakeholders invested in tourism zones. • Inclusive Planning Process: Engage more deeply with tourism operators, local businesses, and residents most likely to be impacted to gather comprehensive feedback on the proposed amendments. This engagement ensures that the planning process considers the needs and perspectives of all key stakeholders, particularly primary stakeholders. • Building Consensus: Enhanced community engagement helps build consensus and mitigates conflicts, leading to a more widely accepted and successful implementation of the planning amendments. • Informed Decision-Making: By incorporating diverse viewpoints, the Council can make more informed decisions that reflect the community's aspirations and address potential concerns effectively. • Comprehensive Assessments: Conduct comprehensive impact studies to assess the potential economic, social, and environmental effects of the proposed zoning changes. This thorough examination will help in understanding the full implications of the amendments. • Data-Driven Decisions: Impact studies provide valuable data that can guide decision-making, ensuring that the amendments are beneficial and sustainable in the long term.	The tourism industry is quite competitive and the economic realities of establishing and running successful tourism ventures have prevented some hinterland operators from succeeding or even getting off the ground. There are various considerations such as safe access, provision of services, amenity of neighbours, compatibility with surrounding rural uses. The proposed amendments continue to allow for a range of visitor accommodation in the hinterland, whilst also insuring there is no loss of housing for permanent residents. There was a significant shift in land formerly zoned Residential under Noosa Plan 2006 that was included in the Tourist Accommodation zone under Noosa Plan 2020, significantly reducing land for permanent residents. The proposed amendments redress the imbalance between land within the Tourist Accommodation zone and land with residential zones. The proposed amendments propose land be rezoned from Tourist Accommodation zone to a Residential or centre zone and certain land within a Residential zone is proposed to be included in the Tourist Accommodation zone. There remains significant land within the Tourist Accommodation zone for the purpose of tourist accommodation and tourism uses and additionally, a significant portion of existing dwellings within the Medium and High Density Residential zone have development approvals and or existing use rights to operate STA. Council's economic development strategy seeks to diversify Noosa Shire's economy and whilst tourism is significant, the highest employment sector in Noosa Shire is the healthcare and social services sector. It is important the tourism sector is supported by workers that have accommodation that is affordable. Council's Housing Strategy outlines a number of actions to address the housing crisis, including the proposed amendments around housing supply and affordability. Infill, not expansion, and small dwellings in centres is part of the housing solution. Considerable community engagement occurred as part of the proposed amendment public notification process including 7 pop ups, stakeholder meetings, factsheets and the like over a 6 week period extended to 8 weeks for submissions. Significant research, data collection and specialist studies where required are undertaken as part of the planning scheme amendment process. The public submission and review process provides additional feedback and input into the proposed amendment process.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Mitigating Negative Effects: By identifying potential negative impacts early, the Council can develop strategies to mitigate these effects, ensuring that the changes lead to positive outcomes for the entire community.		
	23108519	Whilst the rules preventing Home-hosted accommodation (defined to be of less than 3 consecutive months) and limiting short stays (to 4 stays and a maximum 60 days in a year) may be intended to capture tourist-type arrangements, it appears they also limit and impose cost on residential premises made available for less than 3 months as emergency-type housing and/or accommodation for key workers. In conjunction with others, I am investigating the establishment of a network (linked by internet website) to make available for a period up to 4 months, privately-owned backyard studios/bungalows/spare rooms to women over 55 years of age who find themselves living in cars or without a proper roof over their heads as a result of the lack of current affordable housing and of their being in typically lower paid employment. We are investigating facilitating this across various areas in Australia. Our plan envisages using only short-term housing arrangements while using that short period to link the women to resources that may aid their efforts to secure more permanent affordable accommodation. The target demographic does not include the manifest homeless but instead, women who likely will remain in the workforce beyond age pension age, who do not qualify for any government housing, who likely have limited superannuation, are asset poor and who form the highest growing segment among the homeless or those at risk of homelessness in Australia. The council's proposed changes to the code should allow an exception for providing short term accommodation and an exception to limits on Home hosted accommodation for emergency-type accommodation such as described above and for key worker accommodation. Approval, registration and annual registration renewal should not be required. Council's limits to the use of tiny homes and caravans situated on residential premises in low density, rural and rural residential zones could be relaxed to allow for stays of up to 6 months in the case of emergency housing and key worker housing, subject to rules that satisfactorily preserve public amenity and deal with waste disposal. I understand that Fraser Coast council has changed its rules to allow for such arrangements if the tiny home/caravan is located out of view in the backyard of a residence. This was motivated, I understand, by the need to find, urgently, more affordable accommodation. It is important to consider the above changes to short stay and home-hosted rules to allow for more urgent access to affordable short-term emergency and key worker accommodation because: - the supply of new affordable accommodation is not immediate and cannot meet present demand - the provision of 'help' by private owners in existing 'spare' residential accommodation is potentially a simple measure that may alleviate the immediate crisis and it should not face barriers as a result of regulations (at any level of government); nor should concerns about the ability of a home-owner to obtain valid insurance to cover provision of short term emergency accommodation arise as a result of such arrangements being contrary to Council or other regulations/ laws.	The described use does not sound like Short-term accommodation because it is not providing accommodation to tourists or travellers, but rather housing residents. Home hosted accommodation such as a bed and breakfast does not occur in a self-contained dwelling but rather in part of the host's home. It is within the land use definition of Home-based business and lodgers or guests do not have their own cooking or laundry facilities for instance. There is no specific time limit attached to the use of a secondary dwelling, which is second dwelling on a lot with primary house. These can be rented out as residential dwellings and it should not matter if that is for 4 months or 2 months. Taking in a local resident as a lodger or boarder for any length of time is not of consequence to the planning scheme if you are living together as one household for the duration of their stay. Alternatively, you can rent individual rooms to individuals through the rooming accommodation definition and that can be covered formally through the RTA or informally on your own. There are specific exemptions in the Planning Regulation for crisis accommodation for people escaping domestic violence. It is suggested that the submitter be invited to discuss their proposals with Strategic Planning to resolve what may be in the way.	That no change be made to proposed amendments as a result of this submission.

8.4 Visitor accommodation in Hinterland

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23147230	I strongly disagree with the proposed amendments to the provisions for short-term accommodation, there is not enough short-term housing in the hinterland and no Hotel/Motel accommodation to speak of. The majority of our buyers come from interstate and need short term accommodation for relatives in properties other than their own. Owners should have the right to rent out accommodation to whomever they want within reason and apply to regular rights and considerations of all other residents in the community. Short-term accommodation should have the same considerations as long-term accommodations and be treated no differently.	The proposed amendments continue to allow short term accommodation in the Rural and Rural Residential zone in the form of cabins, yurts and nature-based tourism and the like, where the resident remains onsite in their main residence. Home hosted accommodation is also a consistent use in the Rural and Rural Residential zones, both options providing a range of visitor accommodation options in the Hinterland. Short term accommodation in the form a motel is a consistent use in the District Centre zone in Cooroy.	That no change be made to proposed amendments as a result of this submission.
5756797		Large Rural Residential Zone, lots over 10ha should have similar rules to rural zone lots over 4ha. Such as: Short-term accommodation will only be a consistent use, and code assessable if the accommodation is: - on the same site as the applicant's principal place of residence. - located on a site with an area of at least 4 hectares and - does not incorporate conference or function facilities; and	The short-term accommodation provisions for Rural Residential zone apply to size from 4 hectares and larger, so therefore apply to lots over 10 hectares. The comments regarding visitor to rural residential areas are for nature-based tourism and visitors stay in home hosted accommodation and short stay accommodation is noted. The proposed amendments continue to allow short term accommodation in the Rural and Rural Residential zone in the form of cabins, yurts and natura based tourism and the like, where the resident remains onsite in their main residence.	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		d) within no more than four guestrooms, cottages, cabins or permanent tents, not exceeding 200m² total gross floor area and accommodating no more than eight guests. Rural Residential and Rural zoned, short term accommodation and home based accommodation that is nature based tourism can occur in a self-contained dwelling if owner occupier resides. Most people visit Rural Residential and rural areas for nature-based tourism and stay in home based accommodation and short stay accommodation. These types of accommodation are very different to what's provided in medium and high res areas. There is less impact to the environment for tourists that stay in self sufficient rural and rural res areas.	Home hosted accommodation is also a consistent use in the Rural and Rural Residential zones, both options providing a range of visitor accommodation options in the Hinterland. A permanent resident may undertake short term accommodation of their principal place of residence for no more the 4 times and a maximum of 60 days per calendar year.	
	23098880 and 23109171	We applaud councils' intent to address unmet housing needs and put in place additional controls on short term accommodation (STA). However, we don't believe the STA controls go far enough or are prescriptive enough in some circumstances. The controls do nothing to roll back the number of STAs that under the amendments will now be considered an inconsistent use. Rural zoned properties must be protected from development and the negative impacts associated with visitation and short-term accommodation. 6.8.3.3 - P02 – designed to ensure development (including accommodation) does not result in the loss or diminished productive capacity of Agricultural Land Conservation areas. The 200-metre separation of sensitive land use from land on an adjacent property is sufficient. The ability to enable diversification of income streams in rural areas (e.g. farm stays) through short term accommodation must be carefully monitored and managed. Agricultural Land Conservation areas are only a portion of Noosa's Rural landscape. Many people living in ecological linkage and connecting habitat areas do not want short term accommodation near them - P04 is inadequate in protecting permanent residents or the environment in rural zones from the negative impacts of development associated with visitation and short-term accommodation. How is visitor accommodation compatible with nature conservation? The ambient noise in many rural areas especially biodiversity areas is minimal and must not be subjected to noise and disturbance (vehicle movements, music, voices, increased property maintenance ...) associated with short term visitation. Such noise can have impacts many kilometres away, not just adjoining properties. Earlier this year while at our hinterland property we were overwhelmed by music from a residence several kilometres away. We are concerned that council is pushing the issues associated with visitation and short-term accommodation from Noosa's beachside precincts into the hinterland and its rural surrounds, all without adequate controls. We purchased a hinterland property to allow us to get away from the busy-ness of the beachside during increasingly hectic holiday and event driven visitation. A distant neighbour of ours with ~4 hectares (no residence) in a rural zone set up several camping tents (for themselves and may guests ~ 10 people) for an extended easter break a few years back. These temporary structures were around 1.5 km away from our hinterland wildlife property / retreat (of around 9 hectares), but the noise (screaming, voices, music, ...) bike and vehicle movements generated were horrendous. It's ridiculous allowing accommodation for 24 guests on an area of 4 hectares. If 8 guests are permitted on a site area of at least 4 hectares, then tripling the number of guests should require a proportionate increase in site size of at least 10-12 hectares, and even then there is no guarantee neighbouring properties won't be affected. Short term accommodation should be considered an inconsistent use where it: - Causes any overlooking or noise even at a distance that is likely to impact upon the amenity and/or disturbance of residents in adjoining rural properties. - Necessitates clearing of native vegetation or a site expansion, including to act as a bushfire break - Has any potential to impact on waterways / riparian corridors, fauna habitat and migration, and remnant endemic ecological communities - Increases traffic and noise in biodiverse rural area as opposed to areas that are used primarily for agricultural pursuits - Has the potential to compromise the ecological values of the land itself, adjoining land or natural waterways i.e. where the land in question or adjoining land: - o Has an 'Environment - Enhance or Protect', conservation or wildlife heritage or biodiversity overlay or designation - o Has a creek and remnant vegetation around a riparian corridor - o Is identified as priority or core habitat for any rare, vulnerable or endangered fauna species, not just Koalas	Support for the proposed amendments is noted. The proposed amendments cannot prevent current STA that is lawful from continuing to operate. The purpose of the proposed amendment is to ensure dwellings in rural and rural residential areas are for permanent residents and are not let out on an ongoing basis for visitors, as is currently allowed. The proposed amendments continue to allow short term accommodation, tourist park and nature-based tourism in the Rural and Rural Residential zone in the form of cabins, yurts only where those activities are on the same site as the principal place of residence. Home hosted accommodation is also a consistent use in the Rural and Rural Residential zones, both options providing a range of visitor accommodation options in the Hinterland where the resident remains onsite. The proposed AOs 4.1-4.4 aim to restrict the scale and density of visitor accommodation and therefore the potential impacts on residential amenity. Because the resident must remain onsite, the potential for residential amenity impacts will be greatly reduced. In addition, a local law approval is required which include a code of conduct for guest behaviour and 24 hour complaints hotline, both addressing potential residential amenity issues including noise disturbance. Low impact visitor accommodation that does not impact on and protects the environmental and rural values of the site, allows for an appreciation of environmental attributes of the site. The proposed amendments increase the controls around visitor accommodation in the Rural and Rural Residential areas, with requirements for the resident to remain on site and increased provisions around density and size. The proposed amendments require both nature-based tourism and short-term accommodation to only occur where on the same site as the applicant's principal place of residences – retaining properties principal purpose for housing permanent residents at all time. The proposed amendments do not change the current allowance for nature-based accommodation up to 24 guests as code assessment. The proposed amendments do however include additional requirements and limitations for STA accommodation up to 24 guests as impact assessment with an additional requirement for the resident to remain the same site. Impact assessment allows for community to make a submission and the whole planning scheme is considered which is a much more rigorous assessment process. All the provisions of the planning scheme would apply including requirements for land within Biodiversity and Riparian overlays.	That no change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		- Contains a threatened ecological community with rare, endangered and vulnerable plant species such as the critically endangered Lowland Rainforest of subtropical Australia. It's unlikely that an impact assessment by a third party will take the effort to, have the local knowledge, or carry out the assessment with an impartial. Neighbours in rural areas should be notified and have the right to object to the development and use of nearby properties for short term / visitor accommodation. The increasing number of properties with covenants and land for Wildlife (LFW) program participation is a testament to this increasing trend. Such properties must be protected from the negative impacts of development and over visitation. 6.8.3.3 Criteria for assessment P02 – Agricultural Land Conservation Areas The performance and acceptable outcomes attempt to ensure development (including accommodation) does not result in the loss or diminished productive capacity of Agricultural Land Conservation areas. I would however contend that the 200-metre separation of sensitive land use from land on an adjacent property (A02.4 Rural land that which may be subject to biodiversity overlays (Schedule 2 maps)) is insufficient. The ability to enable diversification of income streams in rural areas (e.g. farm stays and glamping) through short term accommodation must be carefully monitored and managed. It should be recognised that Agricultural Land Conservation areas are only a portion of Noosa's Rural landscape. Many people living in ecological linkage and connecting habitat areas do not want short term accommodation near them which leads to the next point. The P04 Visitor accommodation We do not believe the Performance or Acceptable Outcome criteria stated in P04 adequately protect permanent residents or the environment in rural zones from the negative impacts of development associated with visitation and short-term accommodation. The acceptable outcomes do not distinguish between rural properties based on their characteristics and usage e.g. Land actually used for agriculture vs. environmental conservation vs. leisure activities (e.g. like horse stabling/riding). With respect to the performance criteria: 1. Can council please tell me how visitor accommodation is compatible with nature conservation? 2. Who decides whether visitor accommodation detracts from the rural amenity of adjoining properties; the owners making the money, council or affected adjoining residents? The ambient noise in many rural areas especially biodiverse areas is minimal and residents must not be subjected to noise and disturbance (vehicle movements, music, voices, increased property maintenance etc) associated with short term visitation. Such noise can have impacts many kilometres away, not just on adjoining properties. Earlier this year while at our hinterland property we were overwhelmed by music from a residence several kilometres away. Fortunately this was a one off, but if that were to occur every weekend it would completely destroy the quiet enjoyment of our property. Many people in environmental areas have moved there to get away from the noise and busy-ness of residential areas and must not be negatively impacted by short-term accommodation / visitation. Given our reading of the Noosa 2020 plan amendments we do not believe there are sufficient controls. Fact Sheet 11 - Short-term accommodation Rural Zone We are concerned that council is pushing the issues associated with visitation and short-term accommodation from Noosa's beachside precincts into the hinterland and its rural surrounds, all without adequate controls. Quadrupling the allowable floor space and tripling the number of guests is a change we do not support. We purchased a hinterland property to allow us to get away from the busy-ness of the beachside during increasingly hectic holiday and event driven visitation. Notwithstanding the proposed assessment criteria in Part 6 Zones, and, code assessment criteria in Part 5 Tables of Assessment, we do not believe the control measures are sufficiently restrictive to prevent issues. It's absurd to allow accommodation for 24 guests on an area of just 4 hectares. If 8 guests are permitted on a site area of at least 4 hectares, then tripling the number of guests should require a proportionate increase in site size of at least 10-12 hectares, and even then there is no guarantee neighbouring properties won't be affected. In our opinion short term accommodation should be considered an inconsistent use where land development or usage for short term accommodation or nature-based tourism: - Causes any overlooking or noise that is likely to impact upon the amenity and/or disturb residents in adjoining rural properties. - Necessitates clearing of native vegetation or a site expansion, including to act as a bushfire break. - Has any potential to impact on waterways / riparian corridors, fauna habitat and migration, and remnant endemic ecological communities. - Increases traffic and noise in biodiverse rural areas as opposed to areas that are used primarily for agricultural pursuits.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		- Has the potential to compromise the ecological values of the land itself, adjoining land or natural waterways i.e. where the land in question or adjoining land. Has an 'Environment - Enhance or Protect', conservation or wildlife heritage or biodiversity overlay or designation. - Has a creek and remnant vegetation around a riparian corridor. - Is identified as priority or core habitat for any rare, vulnerable or endangered fauna species, not just Koalas e.g. Greater Gliders, Platypus and tusked frogs ... Council's focus on just one iconic species – Koalas – is inadequate. - Contains a threatened ecological community with rare, endangered and vulnerable plant species such as the critically endangered Lowland Rainforest of subtropical Australia. It's unlikely that an impact assessment by a third party will take the effort to, have the local knowledge, or carry out the assessment with an impartial view given who is engaging them to undertake the work. Neighbours in rural areas should be notified and have the right to object to the development and use of nearby properties for short term / visitor accommodation; especially where the development / use: - Is not an otherwise acceptable development or code assessable, or - Requires an impact assessment to be undertaken.		
	23076589	Support that in Rural Zones STAs can only occur where owners are in residence however would like assurance that developments for up to 24 guests will remain impact assessable. Our concern is with large numbers of people occupying rural lots, particularly where this may lead to impacts on neighbours, detriment to the environment and impacts on public infrastructure such as roads. Whilst appreciating that council wishes to foster rural enterprises that encourage tourists away from the coast and into the hinterland, we would like council to consider how it may assess such developments.	Support for the proposed amendments allowing STA where resident remains on site is noted. The proposed amendments require bot nature-based tourism and short-term accommodation to only occur where on the same site as the applicants principal place of residences – retaining properties principal purpose for housing permanent residents at all time. The proposed amendments do not change the current allowance for nature-based accommodation up to 24 guests as code assessment. The proposed amendments do however include additional requirements for STA accommodation up to 24 guests as impact assessment.	That no change be made to proposed amendments as a result of this submission.
5817144		Encouraging more farm stays in rural areas of the Noosa Shire.	There remain a lot of options for offering visitor accommodation in the hinterland. In the Rural Zone, the planning scheme allows for: - accommodating guests in the home of the resident host (traditional bed and breakfast), falling under the definition of home-based business - nature based tourism in guest rooms, cottages, cabins, permanent tents - farm stay or short-term accommodation in outbuildings such as cabins/cottages, converted rural buildings or similar - parking of a few RV's or applying for up to 25 camping sites - short-term letting your own home up to 4 times per year for no more than 60 days.	That no change be made to proposed amendments as a result of this submission.
5807306		Restricting short term stays will reduce tourism in the hinterland, which is in great part responsible for the vibrant communities we have. Our shops, cafes, boutiques and niche breweries will suffer. Our young people will have less employment opportunities. The hinterland needs vision and leadership, not draconian measures."	- farm stay or short-term accommodation in outbuildings such as cabins/cottages, converted rural buildings or similar - parking of a few RV's or applying for up to 25 camping sites - short-term letting your own home up to 4 times per year for no more than 60 days.	
	23109493	No objection to the intent of this amendment; however, there should be no intended or unintended consequences that include: Preventing a home owner in the Hinterland eg., Pomona, Kin Kin etc etc from erecting a second or even a third dwelling for private use or for use as short term accommodation without restriction on days a year for use as Holiday or STA. Where the buildings are relatively small, single level and are not disrupting the rights and amenity of neighbours.	For all of the above there are parameters and code provisions that apply to protect rural uses, environmental values and amenity of neighbours. Further, accommodation options are also allowed for within the hinterland towns and villages where there are more services. The employment aspirations of young people within the Noosa Hinterland should not be limited to the tourism sector.	
5818217	23121619	I started a Home hosted one bedroom room in our two bedroom house, that I keep at a very low price to help me in semi-retirement. This was the original Airbnb model which I think works well, it does not take away from local residents needing rental properties. And as I live in the home people behave and we don't have any parties or create noise issues. I agree that we have enough short-term accommodation and that people's greed needs to be curbed. A lot of homes need to be returned to the rental market or sold as permanent homes. Ensuring any visitor accommodation in Rural and Rural Residential zones is in conjunction with the permanent resident's dwelling and not replacing it. - By this I think you mean that they do Home hosting in which case I agree that they shouldn't be building extra accommodation to use as holiday accommodation. But if it's a small tiny home for elderly relatives / family members, I think that should be allowed and monitored. So that the tiny homes just aren't put on the rental market at huge prices or rented out on Airbnb.	Home hosted accommodation as per the traditional B&B model (included in the home-based business use definition) remains supported. There are provisions for a secondary dwelling, either attached or detached such as a tiny home. There is capacity to develop cabins or cottages for guests on one's rural property with varying processes depending on whether it is nature-based tourism or just short-term accommodation.	That no change be made to proposed amendments as a result of this submission

9. Housing Choice

9.1 Size of and requirement for Small Dwellings

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23108597	We generally support small dwellings and incentive for reduced parking provision, however, a reduction in gross floor area from 100m² to 75m² will conflict with: - Provisions for accessibility which are required for State funding under the Social Housing Design Guidelines and State Delivery Kit. Generally, 1-bedroom product can achieve <75m² (including 1-bed LHA Platinum), however this is unachievable for 2-bed products (which are still a relevant affordable rental option). The second bedroom is not only for a family member, but the space for a carer should this be required. - Options to provide social or affordable housing for families who are in need. A maximum of 75m² will exclude the provision of affordable rental premises for families requiring 2 or more bedrooms including those escaping domestic violence. Small dwellings need to consider 1 and 2 bedrooms LHA Gold and Platinum, not just a flat rate size limit. For multiple dwelling proposals within the Medium and High Density Residential Zones, the provision of affordable rental premises for families (2 bedrooms or more) will require an impact assessable development application. Accessible housing means dwelling/s designed to Liveable Housing Australia - Liveable Housing Design Guidelines Platinum level or National Disability Insurance Scheme (NDIS) Specialist Disability Accommodation Design Standard of fully accessible or high physical support. This definition is excessive for social housing projects. The requirement within the Dual Occupancy Code and Multiple Dwelling Code for 20% dwellings to be LHA Platinum or NDIS SDA would be difficult to achieve. Based on our experience of delivering housing to vulnerable people including the elderly and people with disabilities, a target of 20% LHA Gold would be more appropriate for the Multiple Dwelling Code. We also note that for State funded projects, we are to provide 50% LHA Gold. LHA Platinum would also conflict with the small dwelling requirement as noted above.	Definition The Noosa Plan 2020 defines what a “small dwelling” is, within the administrative definitions, noting that Local Governments have the ability to create additional administrative definitions beyond those within the Planning Regulation 2017. Currently a small dwelling means a dwelling that has no more than 100m² of gross floor area. It was proposed within the advertised amendments that this figure be reduced to 75m². Gross floor area excludes elements such as car parking, balconies, voids, and stairwells. The height of the dwelling is not a determining factor as to whether it is small dwelling. Correlation of size and cost One of the most basic ways of reducing the cost of housing is to reduce capital costs and ongoing maintenance costs. Smaller floor plans mean: - Less building materials needed and fewer construction trade hours (per dwelling). - Less finishings, fixtures and furniture - Less ongoing heating/cooling/lighting etc - Quicker construction (per dwelling) meaning less borrowing costs before completed. - The high cost of land per dwelling is shared across a greater number. That said, kitchens and bathrooms are amongst the most expensive elements of a build so as every dwelling needs these there is tipping point at which small dwellings are cost efficient. Given the significant increase to building and land costs over recent years, smaller dwellings on smaller lots may only be feasible in some localities in the Shire and in other localities small dwellings would likely be feasible on lots where a critical scale of small dwellings can be met. This is a result of the higher costs in the kitchen, bathroom and laundry portions of a dwelling. Noosa Shire has a history of not supporting small residential lots, so most new houses constructed on lots of 600m² or greater are typically around 300m² in floor area. On larger lots, houses are also larger with houses over 500m² floor area not uncommon in the hinterland. Most housing in Noosa Shire is within low density settings. While low density living has many amenity and lifestyle advantages it is out of financial reach for many people with the median sale price of a detached dwelling in Noosa Shire over \$1.3M. Further, it is not sustainable to continually spread urban settlement outwards in a low density format, especially where transport options are limited. There is a real need for improved housing choice close to services and employment. The current planning provisions offer bonus floor area, site cover and a reduction in landscaping if a development provides three small dwellings to one other. These provisions have been successful in providing small dwellings, with most multiple dwelling complexes developed since the implementation utilising these provisions. The market has reacted positively to dwellings less than 100m² in area. Clearly, not all small dwellings will be “affordable” given their location or amenity however the size of the dwelling influences the end price of the dwelling for either purchase or rent. Some recent examples in Noosa Heads and Noosaville are very well finished “luxury” apartments with less than 80m² of internal floor space. These may appeal to people wanting to downsize from houses but still live in comfort close to amenities. Household suitability It has not been assumed older people need smaller homes. However, there is a definite miss-match between dwelling size and household size which leads to an underutilisation of housing and residential land. Some older residents would choose to downsize from a house to an apartment if there were any available. Some have taken up residence in established resorts where apartments are modest in size but close to amenities. Nearly 80% of occupied private dwellings are separate houses and nearly 78% have 3 or more bedrooms. Even if all new housing consisted of small dwellings, we would not see a monoculture. While Noosa has a good supply of houses, the small dwelling provisions have	That a change be made to the proposed amendments in response to submissions to: - retain the current Noosa Plan 2020 small dwelling definition and small dwelling size of 100m² of gross floor area. - retain the current Noosa Plan 2020 small dwelling bonus provisions as opt-in rather than mandatory in the Medium and High Density Residential zones; - make dual occupancies consistent on lots less than 1000m² in the Medium Density Residential zone; - make dual occupancies inconsistent of lots 1000m² or greater in the Medium Density Residential zone; - make the use of a dwelling house consistent and accepted development subject to requirements if located on a lot less than 500m², in the Medium and High Density Residential zones; and - make the use of a dwellings house inconsistent on a lot 500m² or greater in the Medium and High Density Residential zones.
	23108584	The idea that small dwellings are suitable for and desired by older residents is an assumption that doesn't acknowledge the reality. Smaller dwellings may be suitable for the older frail aged cohort (but not the two storey townhouses that proliferate in Noosa). Younger retirees in the 60-80 year old range use and want larger homes with space for gardening, entertaining, hobbies, and visiting family. The emphasis on smaller dwellings also ignores the needs of working families with children.		
	23109188 23109302	Developing high-density small dwellings is not financially viable due to higher construction costs and the lack of financial modelling demonstrating economic soundness.		
	23094949 23101846	Housing affordability and availability is not just a Noosa problem, it is a national and international problem. Providing incentives for developers to build smaller apartments on expensive blocks of land without relaxing height covenants will not work, and your 75m² requirement is far too restrictive for anything other than a couple or couple and one child, that's doesn't sound diverse. Incentivising small dwellings with a size of 75m² will restrict the market they can be sold into. A small family cannot live adequately in 75m².		
	23097662 and 5808199	Instead of saying affordable housing needs to be exclusively 75m² max dwellings, include larger ones in a variety of shapes and sizes to provide 'actual' housing choice. This is important. Would you want a choice if you were in that situation? We do not want a monoculture development, if there is to be some form of legitimate residential development on community zoned sites it should at minimum be a mix of housing densities, and on parts of the site only, to avoid over concentration and associated predictable neighbourhood problems. I do not think that reducing the minimum acceptable dwelling size in Noosa Shire from 100m² to 75m² actually meets housing needs, or is a step forward that will pass the test of time. Sure you can put a roof over someone's head but does 75m² meet their genuine housing needs? Quality of life at home has a huge impact on a person's ability to function as a thriving member of a community. It may appear on face value to tick a box with the state government. But these planning moves steadily push developing world living standards on Australians, young and old. These 75m² flats will limit living standards in Noosa Shire for a long time to come. I suggest leaving it at 100m² minimum for most small dwellings and include some 75m². The 75m² idea is a developers dream. Same land, more saleable and/or rent-able dwellings, higher construction costs so more overheads to be enjoyed. Then afterwards it's more neighbour noise, disagreements, courtyard arguments etc etc etc. It really feels like the Australia of these late baby boomer years is an Australia on the decline. I note in proposals for the Medium Density Residential zone and High Density Residential zone, (where at least 75% of units are small dwellings and a minimum of 10% of the total gross floor area is affordable rental premises), the		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Noosa plan incentivises developers to cram in dwellings that increase building coverage to the detriment of healthy outdoor recreational space.	also allowed for 1 in 4 dwellings to have dwellings greater than 100m ² which can be used for those that need or prefer a larger dwelling.	
	23101845	Under the proposed changes small dwellings are defined as having a gross floor area of no more than 75m ² s. This is a very limiting factor and there needs to be more flexibility, particularly as many essential workers have children and more room could be an important consideration. As I understand the current plan the definition of small dwellings is no more than 100m ² s. This is a significant reduction in size. Extend the definition of small dwellings to include dwellings of no less than 75m ² and no more than 90m ² . Multiple dwellings are proposed to be a consistent use in the Medium Density Residential zone if at least 75% of the total gross floor area is within small dwellings. This is again very restrictive and although it might work well for some sites such as in Lanyana Way, it may not be appropriate for other sites, particularly sites that currently have single dwellings on land of more than 600sq meters.	At 2021 there were 5,328 lone person households in the Shire and a further 9,282 consisted of two people, combined that is two thirds of all households. Some of these might appreciate a smaller home. Many people can afford larger homes and enjoy hosting visitors. There will continue to be many large homes, but of the limited proportion of new housing to be built, the proportion of small dwellings must be maximised. Given the cost of housing multi-generational households are increasing in some places as are co-housing arrangements. It will not be until after the 2026 census that real numbers of these are known, however the existing stock of larger homes, as well as the ability to add a secondary dwelling should assist these families.	
	23101565	The increased site cover allowances from 40 percent to 45 percent (where at least 75% of units are small dwellings and a minimum of 10% of the total GFA is affordable rental premises) is welcome but does not go far enough to incentivise the development of small and affordable dwellings. Recommend an increase in building height to allow at least an additional storey where the majority of the units small dwellings and provide affordable housing. Oppose reduction of small dwellings to 75m ² . 100m ² is still a small dwelling. Recent research undertaken by the Institute indicates that 75m ² generally represents a one bedroom apartment, with the average two bedroom apartment having a typical internal area of 100m ² . It is unreasonable to expect 75% of all dwellings constructed within the Medium Density Residential and High Density Residential zones to be one bedroom or less. This does not meet a market need for diverse housing typologies in a range of sizes to cater for a variety of living situations. The proposed amendments seek to ensure 75% of new dwellings are small dwellings the MDR and the HDR zones. Proposals which do not comply with this criteria are proposed to be 'inconsistent'. Whilst initiatives that encourage some smaller dwellings to improve affordability and to cater for smaller households are supported, provisions which result in 'inconsistent uses' are unnecessarily prescriptive and contrary to principles of performance-based planning which encourage innovation and flexibility to address site context. The proposed amendments would be more effective if incentives such as height bonuses and car parking reductions were offered to encourage smaller dwelling typologies.	Contrary to submitters assertions small families can, and in many places do, live in small dwellings. It is not unreasonable for families of 2-4 people to occupy a small dwelling, especially when children are very young. In metropolitan areas small families will often trade internal living space for proximity to employment, childcare, communal open space or other amenities. Alternatively, there are as stated, over three quarters of the existing housing stock with 3 or more bedrooms, which families might prefer. Disability Access The indicative dwelling floor plans for social housing suggest that a platinum level 2 bedroom unit can be accommodated within 77m ² of internal floorspace and that 100m ² is sufficient for a 3 bedroom Gold standard of accessibility. Therefore, it is not necessary that a dwelling be particularly large to accommodate accessibility. SDA community residences are also being constructed in low density housing environments. Building Bulk Submitter references to "high rise" are noted, however the Medium Density Residential zone allows for two storey development, the same as the Low Density Residential Zone. The High Density Residential zone generally allows for three storey development. These are all considered "low rise" products within the broader construction industry. A dwelling house in the Low Density Residential Zone can achieve 50% site cover. By comparison Noosa Plan 2020 specifies that the maximum site cover in the Medium Density Residential zone is 40% unless at least 3 small dwellings are provided for every one other dwelling, in which case a site cover of 45% is allowed. Therefore, assertions that amendments are allowing developers to cram in dwellings that increase building coverage to the detriment of healthy outdoor recreational space are unfounded. The footprint of building does not necessarily increase if using the space more efficiently to house more people.	
	23103859 and 23108521	Whilst the proposed amendments to encourage more smaller dwellings (including increased site cover, density provisions and reduced setbacks and landscaping) is commended, the requirement to achieve 75% small dwellings (i.e. a gross floor area of no more than 75m ²) to remain "code assessable" is prescriptive and contrary to the principles of performance based planning which underpin the Queensland planning framework. It removes the ability for applicants to provide a mix of dwellings that consider a range of factors including market, location and site context.		
	23109190	The development of small dwellings on this site may face practical and economic challenges making it less attractive to developers. The mandated size of 75m ² for permanent accommodation units may not be suitable for all demographics. While it might suffice for smaller households or individuals, it does not adequately cater to families or groups requiring larger living spaces Essential worker accommodation needs to be diverse in size and shape ranging from as small as 35m ² to 90m ² . This diversity ensures that the housing supply meets the varied needs of different workers from single individuals to small families. Smaller studio dwellings, in particular, are crucial for young professionals and transient workers who do not require large living spaces. The current constraint and bonus provisions for 75m ² units do not provide sufficient incentive for developers to create a diverse range of essential worker accommodation.	Centres The proposed amendments do not change the current requirement that <u>all</u> dwellings in the Major Centre Zone be small dwellings. There are no provisions (or proposed provisions) for the Major Centre Zone that exclude roof top terraces, however use of a rooftop and construction of an additional storey with shared amenities are separate matters. It would come down to the proposed outcomes to determine if altering the height provisions were warranted for a specific proposal. The bonus height provided for affordable rental accommodation in the Major Centre Zone is an example of this.	
	23109495	The reduction in size of small dwellings from 100m ² to 75m ² excludes families, NDIS inclusivity and mixed living arrangements from accessing diverse housing choices, reduces the diversity of housing available and impacts on housing affordability for families and single people in the area. The size of small dwellings should be retained at the current 100m ² GFA, to provide for housing diversity and accommodation of a broader range of household types.	Tables of Assessment Within the Medium Density Residential and the High Density Residential Zones the use of Multiple dwelling is proposed to be code assessable if at least 75% of the total GFA is within <i>small dwellings</i> . In the High Density Residential Zone the use is code assessable if <u>at least 75% of dwellings</u> are <i>small dwellings</i> . This can generate two quite different scenarios. Feasibility testing was undertaken with the outcome detailed below under 'Feasibility \ scenario testing'. Too Prescriptive There is a view Council is being too prescriptive in making certain lower density housing outcomes inconsistent and requiring most units be small dwellings. The opportunity to improve housing diversity is decreasing with every large house or house-alternative large dual occupancy built on the limited Medium or High Density Residential land in the Shire. Locality Variances	
	23109586	The proposed amendments to the MDR zone will result in poor outcomes in some areas, such as Pomona where I live. Small dwellings of 75m ² on typical lots of 1000m ² does not suit the character of the area. The area is more family focussed and I would argue that the need for small dwellings isn't the same across the entire Noosa Council area. I urge council to reconsider the proposed "inconsistent use" for single residential dwellings "dwelling houses" in this zone. In the interests of housing diversity, this should still be a possibility for new buildings as well as existing properties that are subject to a new MCU (ie future alterations and additions). Continue the proposed "consistent use" for Dual Occupancies in the MDR zone. This may be more appropriate in some instances than small dwellings (ie in Pomona where it would be closer to the prevailing character in the area rather than small dwellings) Reconsider the size limits of "small dwellings" m2 by itself is a blunt mechanism to control affordability. Suggest other affordability measures are used, if this is the target. 75m ² dwellings do not guarantee affordability.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		There is little flexibility in MDR zone other than for large lots >1000m². Dwelling houses are inconsistent, Dual Occupancies are inconsistent, Multiple Dwellings larger than 75m² GFA are also inconsistent (unless there are enough units to allow 25% of units to be larger than 75m². This does not promote housing diversity, nor development in keeping with surrounding character. There needs to be greater diversity in housing choices not a focus on only 75m² dwellings. These may cater for small households and individuals but what about the rest of the demographic? Units of 75m² will not be suitable for families other than small ones (2 beds would be the maximum at this size). Housing affordability seems to be ignored for family households that cannot be accommodated in 75m². There is a vacant lot two doors up from my own house at 21 Hill St Pomona. - The remainder of the street is dwelling houses with a few dual occupancies, despite the south side of this street being zoned MDR. How would 3 or 4 75m² units on this block, (should it be built upon) be in keeping with the surrounding neighbourhood character? There needs to be more options. The density of the so-called "medium density" zone is equal or lower in density to the low density residential zone (medium density site cover is 40%, low density is permitted to be 50% from a birds eye). As a reported "bonus" this is allowed to increase to 45% and 0.5:1 plot ratio, if 75% of dwellings are provided at 75m² GFA) This seems contradictory, and needs further consideration. In the low density zone, a secondary dwelling is permitted to be 65m². I would argue that there isn't enough difference between the 65m² and the 75m² dwelling size allowances to encourage diversity in housing type. Perhaps the affordable dwelling should jump to 85m² to improve the diversity.	There could be an argument for locality variance in housing choice however this is not in relation to the size of small dwellings or the need to include small dwellings within development or redevelopment. Locational variance based on property value or proximity to waterways or beaches is not justified. Removal of Impediments There are submitter suggestions that to get the smaller dwelling outcomes Council must remove process difficulties and provide higher certainty for future applications and incentivise compliant applications. Compliant multiple dwellings are code assessable in the Medium and High Density Residential Zones. This already creates concern amongst the community who feel shut out of the process. Bonus development incentives are offered for small dwellings and affordable dwellings. These have been taken up by various developers since 2020. It is recommended that Council continue to offer bonuses for desirable outcomes advancing housing choice. Feasibility / Scenario testing The scheme amendments were drafted nearly 2 years ago and were based on a 600m² site relatively free of constraints such as steep slopes or easements, three dwellings could be achieved. However, construction costs have increased exponentially since 2021 as has land costs. While three units can physically fit on such a site it may no longer be commercially viable in some localities. Given these issues the advertised provisions that require Multiple dwellings on lots 600m² or greater are recommended to be removed but retain the current optional bonus provisions for small dwellings. It is also recommended to increase the maximum lot size for a dual occupancy from 600m² to 1,000m² in the Medium Density Residential Zone. 73-77 Eumundi Noosa Rd and 2C-2E Starboard Ave The applicant has undertaken feasibility assessments which support the submission option 2 is the most economically viable, however, the submission does not specify that option 3, an option Council would prefer, is unviable. This is an economic business need decision. Council seeks to provide for the needs of the whole Shire's community. The need of the community is for small dwellings, as there is a good supply of larger dwellings in the form of townhouses, units and dwelling houses which has been demonstrated in the Noosa Housing Needs Assessment 2017 and 2021.	
	23109126	We support the intent of reducing the maximum size of the “small dwelling” definition under the Noosa Plan 2020. Whilst the reduction in size to 75m² of gross floor area is achievable, we would suggest that this should be slightly increased to 80-90 m² of gross floor area to support a greater diversity of two-bedroom typologies within buildings. With the intention that new multiple dwellings in Noosa Junction are predominantly small dwellings – requirement that 75% of multiple dwelling gross floor area to be small dwellings (no greater than 75m²), consideration needs to be had to the liveable design outcomes for residents. With smaller apartments and smaller living areas, Noosa Council needs to ensure that new developments incorporate community areas and public realm, that act as an extension of the living area of apartments, to support the health and wellbeing of residents. We consider that green rooftops must be supplied in Noosa Junction to these new, small dwelling apartment buildings for community amenity – to enhance the wellbeing and support creative, active and healthy lifestyles of the residents. Providing rooftop gardens for residents is best practice, and has successfully implemented, in other localities across Australia. The green rooftop should not be counted as an additional storey.		
	23145858	Forcing landowners to build 75 square meter dwellings won't solve the greater issue. Under the proposed amendment, on our own land at 41 Picture Point Cres Noosa, to recoup any land value at all, we would need to stack our site with many 75 square meter units. We have run an economic analysis, and we would need to sell each 75 square meter unit for millions of dollars, each would then rent in the vicinity of \$2-4000 per week in today's economy, and we would still be losing money at that. By no means will the proposed amendments assist, whatsoever, to resolve housing affordability for workers, if built in the location of 41 Picture Point Cres.		
	23108709	Opposition to specific provisions of MDR zone – making dwelling houses and dual occupancies inconsistent on these sites as well as new dwellings being no more than 75m². Requirement to build 75% of the GFA on site for small dwellings if redeveloped is concerning as does not align with the characteristics of my property or Noosaville foreshore.		
5784863		I object to the proposed amendments - particularly those around rezoning and apartment complexes with 75% small dwellings - will not address the issue of housing that is in line with what young families, or young professionals, can afford. An apartment or unit that is 75m² is not realistic for a young family.		
5803241		75% of medium density units to be 75m² GFA - While I understand the need for increased density, I am concerned that this mix does not provide diversity in the range of new housing options being provided (eg. 75% of all new developments would be 2 bed, 1 bath apartments). I think this level of density should be limited to key centre areas (Noosa Junction, Gympie Terrace, Hasting St etc) with larger units or duplex's still being supported where they are adjacent to an existing house or townhouse.		
	23108640	Within the HDR zoned portion of 9 Noosa Drive, Noosa Heads, developments that consist entirely of small dwellings are subject to code assessment, instead of impact assessment. The general intent of the amendment is supported, however it is requested that the definition be increased to allow for slightly larger units and that there be scope to include a small portion of dwellings which are not classified as small dwellings. The 75m² size restriction removes flexibility for unit size to respond to market demand. 75m² the dwellings will be too small to accommodate a comfortable two bedroom apartment or a modest three bedroom family unit. With the average size of a three bedroom unit being 120m², a unit up to 100m² would still respond to the intended market seeking affordable housing for key workers and residents. Additionally, with the prominence of work from home, 75m² also severely restricts the capability to have a study area or home office. To allow for the development to respond to the	In terms of the suggestions to incentivise small dwellings, while public transport runs along the front of this site, the higher density scale of 0.75:1 in the medium density housing zone would need to be tested for built for outcomes and traffic to determine impacts, and is premature for this amendment. Similarly, in terms of the unbundling and share car outcomes, no changes could be incorporated in the suburbs without critical car parking and traffic studies undertaken. Noosa is slowly seeing an increase in car share usage, and this could be looked at as part of a future study but is premature at this point of time. Summary Submissions relating to the size of small dwellings have been reviewed and when considering disability accessibility, feasibility and small dwelling diversity, the small dwelling size should remain at the current 100m². The current planning scheme incentivises small dwellings through bonus provisions. Within advertised amendments small dwellings became mandatory and bonus provisions could only be recouped if providing 'affordable rental premises'. The circumstances around providing affordable rental accommodation are no longer as favourable as they were when amendments were drafted. Therefore, to ensure a supply of small dwellings continues where it is financially and physically viable, it is now recommended that the provision of small dwellings remain optional in the MDR and HDR zones with a “bonus” for providing small dwellings at a rate of 3:1.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		market, accommodate a variety of dwelling sizes and allow for efficient floor plate design, it is requested that a 'small dwelling' be increased to 100m². The amendment has been drafted to require developments to consist entirely of small dwellings to qualify for the incentives. Whilst the general intent of the provision is appreciated, it is suggested that a requirement of only 75% of dwellings will for the overall development to incorporate a range of dwelling sizes which will respond to the market and improve commercial feasibility. This outcome would still achieve the intent of significantly increasing the number of small dwellings available in the locality, whilst making development more likely to occur by allowing flexibility to align to market demand. It is requested that provisions within the Major Centre Zone Code are similarly amended to require only 75% of dwellings to be small dwellings to qualify for the incentives relating to building height (AO17/PO17) and site cover (PO19). We note that the amendments proposed to the Noosa Heads Local Plan further limits future development to provide only small dwellings. It is understood that the intention of the amendment is to incentive the provision of small dwellings, rather than prohibit the provision of non-small dwellings. As such, it is suggested that AO17 and PO17 be removed. If a minimum 20% of the total gross floor area is affordable rental premises and all the dwellings are small dwellings, the development benefits from an increase in height (AO5/PO5), site cover (AO7/PO7) and plot ratio (AO8/PO8). While Coles Group appreciates the intent of these changes given the current community needs, it is considered that providing 20% of the gross floor area as affordable rental premises is too high and would deter the incorporation of affordable housing into future development on the site. We request that this be reduced to a 10% requirement for gross floor area to be affordable rental premises. This will allow for inclusion of affordable housing to be a more commercially viable option. It is requested that the same incentives be provided within the Major Centre Zone, in that the category of assessment be reduced to code assessment where 75% of units are small dwellings and 10% affordable rental premises are provided. We note that the Major Centre Zone Code is currently drafted in such a way that the benefits for including affordable rental premises only apply within Noosa Junction. It is requested that the wording of AO17/PO17 and PO109 be amended to ensure that the site is not excluded from these benefits by not being located within the Noosa Junction Hospitality Precinct.		
	23113058	Encouraging the construction of small dwellings up to 75m ² will restrict their market appeal. A small family cannot live comfortably in such a space.		
	23109123	The expectation that medium-density land will be redeveloped for small dwellings of 75m ² is unrealistic.		
5808858		Amending the medium density areas to allow the building of small dwellings that have a gross floor area of 75m ² is in favour of developers, not residents.		
	23108860	Lack of market for 75m ² homes.		
5808842 and 5808849		Amending the medium density areas to allow the building of small dwellings that have a gross floor area of 75m ² is in favour of developers, not residents.		
5808850		As a young person I will need my own housing, but I don't want a 75m ² house. I would ask the council to have ways for me to get my own housing but not just in high rise or high density.		
5808839		Amending the medium density areas to allow the building of small dwellings that have a gross floor area of 75m ² is in favour of developers, not residents.		
5808887		I object to changing the definition of small dwellings from 100m ² to 75m ² . These are tiny shoe box style homes that are out of the character of our towns and do not offer diversity. They do not accommodate families, or even couples that want/need larger homes. This is a complete lack of housing diversity and there does not appear to be any controls.		
5808529		The assertions of the amendments have not been tested, can 3 dwellings with 3 parking spaces be built on the land size you have quoted. Focusing on 75M2 negates the fact that key workers, critical to the day to day operation of the shire, would likely have families.		
	23092080	The level of assessment table (Table 5.5.2) for future multiple dwelling applications is not supported. Currently, the proposed amendment to the Level of Assessment table for Multiple dwellings located within the Medium Density Zone requires a high proportion of yield to be delivered as 'small dwellings'. This is the only option for code assessable applications. The Planning Regulation 2017 does not define a 'small dwelling'; therefore, the planning scheme is not consistent with the state's requirements for plan-making. Furthermore, it is not the role of the planning scheme to dictate the composition of unit types within a development. Market factors do this. As such, this administrative definition and subsequent requirement within Table 5.5.2 Medium Density Residential for 75% of multiple dwelling developments to be 'small dwellings' to be Code Assessable should be removed.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		To incentivise small dwellings, Noosa Council should establish a 'fast-track' assessment process that offers applicants a high level of certainty for compliant applications that provide the 75% of small dwellings sought within the table of assessment (Table 5.5.2). To encourage the transition from dwelling houses to multiple dwellings occupying land in newly created and existing Medium density Residential Zones, Council must remove process difficulties, provide higher certainty for future applications and incentivise compliant applications. To make all other applications for multiple dwellings within the Medium Density Zone 'Impact Assessable – inconsistent use' will result in a low transition from houses to increased density developments in the fullness of time. The 'multiple dwelling' use itself remains consistent with the Purpose and Overall Outcomes (Section 6.3.2.2(1)(a)) of the Medium Density Zone Code and, therefore, should not be made Impact Assessable. Only multiple dwelling applications that do not comply with the specified maximum height limit should be made 'Impact Assessable'. Suggest criteria for code assessment be changed from "If at least 75% of the total GFA is within small dwellings" to "If no greater than 8.5m building height" Whilst it is highly advised against, if this will remain unchanged as part of the amendment, the definition of 'small dwelling' should then remain unchanged at 100m² GFA to allow for a variation in unit types.		
	23222384	This submission supports the incentives to encourage the delivery of housing supply, housing choice, housing diversity and housing affordability on appropriately located sites near transport, services and amenities. Owners of 73-77 Eumundi Noosa Rd and 2C-2E Starboard Ave, Noosaville submit their land is a relatively large site in a good location, suitable for a medium-scale residential development that maximises the efficiencies in infrastructure and service provision. This submission requests Council change the proposed amendments to encourage development that is economically viable for a property owner and that delivers, for residents of Noosa, a development that celebrates environmental excellence, quality lifestyle and economic wellbeing. From a property development perspective, the construction costs, profit margins and developers' decisions about build quality and design also have an important impact on the financial viability of schemes. In particular, increasing construction costs are a key determinant influencing developers' decision making around size, layout and design of apartments. Since the release of the proposed planning scheme amendments in June 2020, the owner of the site has undertaken a development feasibility study of four different design schemes: 1) Individual Dwelling Houses on each of the six existing titles – 6 houses; 2) Multiple Dwelling Units >100m² based on the current Noosa Plan 2020 (40% GFA and site cover) – 15 townhouses; 3) 100m² small dwelling units based on the development bonuses in the Noosa Plan 2020 (50% GFA and 45% site cover) – 27 units; 4) 75m² small dwelling units based on the development bonuses in the Noosa Plan 2020 – Major Amendments (50% GFA and 45% site cover) – 36 units; Based on the current market and development feasibility mentioned above – by far the most economically feasible development is option 2 (Multiple dwellings >100m²) – 15 townhouses. An application for this development is being lodged for this development option within the next four weeks (end of September). The main market for this product is local and domestic 'downsizers', which are also the main demographic within Noosa. Considering the site's relatively large area, close to shops, recreational services, transport and amenities – it is unfortunate that the planning scheme amendments do not make the density bonuses sufficient to make a redevelopment option of a larger number of housing units for a range of housing - more attractive for the owner to develop at a density that is economically feasible. By providing for range of housing typologies within redevelopment sites, the range of housing is more appropriately addressed, rather than the potential misalignment between housing supply and demand within densifying neighbourhoods. The currently proposed provisions within the Medium Density Development zone does not allow for an economically feasible redevelopment of the site to support housing supply, housing choice, housing diversity and housing affordability. Council has insufficiently turned to other mechanisms by which housing affordability and choice can be increased in areas within this zoning. For example, the current proposal for 15 dwellings in place of 6 lots currently would make a significant contribution to both of these objectives and would represent a meaningful point of difference in the market that responds to community needs. This form of development would not be achievable under the proposed planning controls to the detriment of the community at large.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		To incentivise the redevelopment of Medium Density Residential zoned sites, the following changes are recommended to the Noosa Plan Amendments: - Gross Floor Area bonus from 0.5:1 to 0.75:1 (allows for 54 x 75m² units) - Carparking provisions to be communal and uncoupled from the sale of each unit - An amendment could be made to PSP11 for incentives to be provided to developments that include an average of 75m² units, rather than all units required to be less than 75m² – providing for a range of unit types and sizes. Amend SC6.12.3(2) of PSP11 for incentives to be applied in the Medium Density Zone to allow for feasible redevelopment of sites		
	23121618	Noosa Council is attempting to take too much control over the residents of Noosa and their decisions regarding the land they own. Since 1968, I have witnessed enormous growth. However, I also recognise the essence of Noosa, with its trees and undeveloped river-shore. The Council needs to acknowledge this and refrain from intervening unnecessarily. Noosa is a unique area. We are already struggling to manage the high density we currently have. Requiring people to build smaller dwellings will not only change the nature of Noosa—known for its larger properties and homes that contribute to its uniqueness—but also cause environmental and crowding problems.		
	23121612	I wish to submit an objection to the amendments to our Noosa Plan 2020. I do NOT agree with the idea of 'requiring' any landowner to do anything, with their land, let alone forcing them to build 'smaller dwellings'!! You cannot 'tell' people what to do with their own land.		
	23109192	Gross floor area for small houses in medium density housing zone to be minimum 100m ² .		

9.2 Dwelling house and dual occupancy in the Medium and High Residential zones

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23144933	Submitter has proffered online change.org petitions with a total of 960 unique signatories, 329 of which have listed city and postcode within Noosa Shire. Some of the signatories have submitted their own submissions separately. A. Petition seeks owners in Medium and High-Density Zones retain their rights to build a single dwelling house or a duplex as granted under the Noosa Plan 2020. It calls upon Council to: - Instigate and conduct an independent economic analysis of the impacts of all the proposed amendments to ensure no harm is done to the economy. - Support Development Plans: To ensure all proposed amendments consider and support the endorsed economic development plan, the endorsed housing strategy and that outcomes adhere to the principles of the Council endorsed small business charter. - Reject Proposed amendment No. 2 to the Noosa Plan 2020 and to engage with our communities before making any final decisions. - Take adequate time to consult with all stakeholders across the Noosa shire. - Conduct open forums in Community spaces and facilitate open, clear, easy to understand, dialogue with the Residents to inform the public of the potential impacts. B. Stakeholders across the community have joined in opposing Amendment No. 2 reflecting a broader concern among our Residents. The primary objectives of this petition are as follows: - To highlight the lack of proper consultation with affected stakeholders, which has created a disconnect between planning/Council decisions and the realities faced by residents. - To emphasize that there is no need to rush these amendments to the State Government. Adequate time must be allocated for further stakeholder consultation. - We wish to preserve the character of our neighbourhoods and maintain our rights as Residents. We call upon Noosa Council to: - Reject Proposed Amendment No. 2 to the Noosa Plan 2020 and to engage with our communities before making any final decisions. - To ensure that sufficient time is taken to consult with all stakeholders across the Noosa Shire. - Instigate and conduct an independent economic analysis of the impacts of the proposed amendments to ensure no harm is done to the economy, - To ensure all proposed amendments consider and support the endorsed economic development plan, the endorsed housing strategy and that outcomes adhere to the principles of the council endorsed small business charter.	The NP2020 proposed amendments as advertised made the use of a dwelling house an inconsistent use in both the Medium and High Density Residential Zones. They also made the use of a dual occupancy an inconsistent use in the Medium Density Residential zone if the lot area is 600m² or larger (noting it is already an inconsistent use in the HDR zone). Housing Choice and Diversity In most circumstances land is put to the highest and best use. Properties in the Medium and even High Density Residential zones are highly valued and recent history has shown a market preference for large, low density, high end dual occupancies or even houses rather than a greater number of smaller modest units. The medium density residential zone covers land that is mainly used for multiple dwellings such as apartments and townhouses or dual occupancies as well as retirement communities and relocated home parks. In preparing Noosa Plan 2020 Council sought to make the use of a dwelling house an inconsistent use in the Medium and High Density Residential Zones, as well as the Tourist Accommodation Zone. This was not possible because of legislative provisions. Council continued to lobby for this to be changed. Since amendments to the Planning Regulation 2017 in December 2022, local planning instruments can make the use of a dwelling house assessable development and inconsistent in the Medium and High Density Residential zones. Dwelling houses are not an efficient use of the limited quantity of medium density residential land. If centrally located medium density residential land is underutilised it applies more pressure on outward expansion into vegetated landscapes, where there is no alternative to car reliance. Nearly 80% of occupied private dwellings are separate houses and nearly 78% have 3 or more bedrooms. Existing and future housing stock in the Low Density Residential Zone, Rural Residential Zone and Rural Zone is considered ideal for families, even multi-generational families. Use rights and Property Values Planning schemes specify what development is allowed in each zone. By their very nature they control what people can and cannot do on their land.	That a change be made to the proposed amendments in response to submissions to: - retain the current Noosa Plan 2020 small dwelling definition and small dwelling size of 100m² of gross floor area. - retain the current Noosa Plan 2020 small dwelling bonus provisions as opt-in rather than mandatory in the Medium and High Density Residential zones; - make dual occupancies consistent on lots less than 1000m² in the Medium Density Residential zone; - make dual occupancies inconsistent of lots 1000m² or greater in the Medium Density Residential zone; - make the use of a dwelling house consistent and accepted development subject to requirements if located on a lot less than 500m², in the Medium and High Density Residential zones; and - make the use of a dwellings house inconsistent on a lot 500m² or greater in the Medium

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5795728	23085880	This amendment is restricting current owners of dwelling houses to be able to sell their homes to prospective buyers who may want to Increase the size and scale of the existing home yet allow developers to build dual occupancy/multiple dwelling on the same block. This seems so unfair to the current owners and provides an unfair advantage to developers who want to purchase these blocks of land	Planning legislation contains savings provisions that ensure if a planning scheme change affects somebody's interest in a property (e.g. removes a particular consistent use) they may continue an existing lawful use and they may apply to have a development application assessed under the superseded planning scheme. If such a development application is refused, they may seek compensation. While it is a matter for Council to determine, it is likely Council would support the extension of or replacement of an existing house in the MDR zone, subject to assessment of the scale and intensity. Therefore, if an existing house was destroyed it could be rebuilt.	and High Density Residential zones.
5776174		Strongly object to proposed amendments to the planning scheme which will make the construction of a dwelling house inconsistent in the Medium & High Density zones. My family home has been 98 Hilton Terrace, Noosaville (MDR zone) since 1999 and we have no intention of ever moving or changing the use from a dwelling. The current dwelling was built over 60 years ago and had some renovations around 2000. The current structure is ageing and susceptible to flooding even without the predicted sea level rises. This will necessitate the construction of a new house at some point, however these proposed amendments aim to take away what should be a fundamental right for the owner of residential land who wish to build a single residence. I have the controlling interest in land at 100 Hilton Terrace, Noosaville (MDR zone), which is currently a holiday unit complex. We have a 3-lot subdivision approval, and it is our intention to build three dwelling houses. Planning is well underway, and the timing of demolition of the current building and construction of the new dwelling houses is dependent on various factors including financing. The proposed amendments are likely to make this unviable in the timeframe required. I also have the controlling interest in land at 88 Hilton Terrace, Noosaville (MDR zone) which we purchased for the future development of a house some 10 years ago. This has been in the planning stages for many years and the proposed amendments take away our rights to develop it as a single dwelling house. I appreciate the intention of the proposed amendments, however making dwelling houses inconsistent in the medium density zone takes a broadbrush approach across every medium density zoned site across the Shire and I urge Noosa Council to either change the proposed amendment or consider sites like the above individually to provide the future protection of the right to build a dwelling house in this location which is well suited for this use as it has a lower impact on this sensitive riparian zone.	Existing houses should not become any more or less costly and developers will continue to be interested in developing properties with redevelopment potential. A vacant Medium Density Residential lot would not have existing use rights associated with a dwelling house, however owners may seek approval for a dwelling house prior to any amendment proceeding and for a period of 12 months after the commencement of the amended scheme. The amenity value of a property (e.g. whether it is situated on waterfront or with water views) is not grounds for determining consistent land uses, that is the purpose of zoning. Residents V's Tourists Use of properties in the Medium Density Residential zone for short term accommodation is proposed to be restricted further. New dual occupancies or multiple dwellings cannot be used for short term accommodation. The logic that a large house is less appealing to tourists than 2 or 3 bedroom units belies the fact that so many houses are currently short term let with large groups taking advantage of the high number of bedrooms. Very small lots Council's property data suggests Lots 322, 323 and 324 at 33-37 Douglas St are in the one ownership, but the submitter has advised there are reasons they are distinct interests. Collectively the sites could be redeveloped for attached housing but individually they would be unlikely to accommodate more than a dwelling house each, especially given the narrow width of each lot. Upon review there are about 30 Medium Density Residential lots (not already developed for 2 or more separate properties) less than 500m2, most of which are in Sunshine Beach. It's accepted that more than one dwelling is unlikely on such lots and for this reason it is recommended a dwelling house remain accepted subject to requirements in the MDR zone where lot size is less than 500m2. Feasibility of redevelopment Feasibility of redevelopment - Given the time elapsed since these scheme amendments were first drafted construction and land costs have significantly increased impacting the viability of many developments. Making dual occupancies inconsistent on sites 600m2 or more requires a minimum of 3 dwellings which, on smaller lots where only 3 dwellings can be achieved, must all be small under the 3:1 ratio. This would now most likely not be feasible, possibly rendering these sites undevelopable individually. Therefore the opt-in for the incentives as is the current case, is more flexible to changing market conditions. It is however considered a site of 1000m2 or more could achieve 1 large and 3 small dwellings and development of sites this large for a dual occupancy would not be appropriate. Therefore, it is now recommended that Dual occupancy be inconsistent on sites of 1000m2 or more in area. Land value barrier to affordability Submitters have raised various neighbourhoods and specific sites where the land value is very high given proximity to the beach or river, having special views or other circumstances. They have factored that the cost of land and construction of multiple dwellings would make any resultant unit expensive and therefore the objectives of the Housing Strategy will in no way be advanced. As already indicated not all small dwellings will be "affordable" given their location or amenity however the size of the dwelling influences the end price of the dwelling and some may appeal to people wanting to downsize from houses. If the sites are not physically suitable for anything other than a single house, reconsideration of the zoning may be in order to better reflect that.	
	23108709	Making dwelling houses and dual occupancies inconsistent in the Medium Density Housing Zone and restricting new dwellings to 75m2 will impact on Property Value and Character. Introduction of high-density low-cost housing would undermine the aesthetic and historical character of the Noosaville foreshore area. It restricts my ability to redevelop my property for a single dwelling house. Appreciate that certain parts of the amendments are proposed to meet the Housing Strategy however they do not align with objectives of the housing strategy in the following areas: The introduction of high density small dwellings will significantly impact the character of the area and my property and alter the lifestyle of current residents and the Noosaville foreshore, impacts on infrastructure and traffic as a result of increased housing density; Environmental impact of high density housing which can lead to waste generation and environmental degradation; and Heritage and character of the Noosaville foreshore and development should be sympathetic to this and one size fits all approach undermines this. Visual impact from the river and the current mix of dwellings will be impacted with increased small dwellings; Traffic management and increased vehicle load on the transport system, roads and roundabouts. Any changes would need effective traffic management plans. Identify other suitable areas, consider mixed use developments, enhanced infrastructure management and upgrades and environmental protection measures.		
	23108586	Oppose making dwelling house inconsistent in MDR zone. It is not only not good planning policy to make the proposed construction of a dwelling house impact assessable, it is also contrary to the objectives of the amendment, which Council records "is a major amendment that seeks to support housing supply, housing choice, housing diversity and housing affordability ...". Making housing impact assessable is contrary to each and every of those objectives. The construction of a Dwelling House in a Medium Density Residential Zone ought to remain categorized as accepted development with requirements.		
5830014		Concerned that the proposed changes will lead to urbanisation, over densification of our towns. We cherish the larger lots, laid back, peaceful environment within Noosa Shire. I don't think that tiny stacked housing is in line with our community. I also think we need to safeguard the heritage character of the houses in our area. I don't think that a house should ever be inconsistent use of a town lot nor should council decide what must be built but rather allow for a development application to be decided upon per case with proper community consultation/ feedback. There is also a concern that developers/builders will have an unfair advantage in purchasing medium/high density lots.		
5822340		Take out the clause that you cannot build a house if the land is zoned medium density, high density etc.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5825531		This amendment is restricting current owners of dwelling houses to be able to sell their homes to prospective buyers who may want to increase the size and scale of the existing home, yet allow developers to build dual occupancy/multiple dwelling on the same block. This seems so unfair to the current owners and provides an unfair advantage to developers who want to purchase these blocks of land.	Summary The proposed change is one Council has sought for many years and continuing to support the underutilisation of higher density land for lower density outcomes will not improve housing choice and will prevent achievement of dwelling targets, applying more pressure on less suitable parts of the Shire. It is acknowledged that properties less than 500m2 are impractical for multiple housing and continue to list a dwelling house as a consistent use where the lot area does not exceed 500m2. The development of a dual occupancy should not be supported in the Medium Density Residential Zones if the site is large enough to viably accommodate a greater number of dwellings. For this reason, it is recommended that the use of dual occupancy be consistent (subject to code assessment) where the lot area is less than 1,000m2. Above that size both a house and a dual occupancy should be inconsistent.	
5825024 and 5824859	23132017	Medium and high density residential zones need to allow for property owners to be able to replace existing dwellings with single residential houses, (not just duplexes), to allow for families to build new homes and continue living on their current properties. Allowing the build of new single detached dwellings in medium and high density zones, would be prioritising permanent residents over short term rentals as families need larger homes with 4 bedrooms, families do not fit in 2 bedroom or 3 bedroom duplexes! 2 and even 3 bedroom duplexes will be used as short term rentals, as they do not suit /are not liveable, for families who work and go to school in the area. Not permitting new single dwellings to be built in medium and high density zones would be against and contradict councils plan to prioritise permanent residents over short term rentals. Our house along with others are approaching / at their 'use by date'. Our house is old and needs to be replaced with a new family home which is liveable, by providing enough space for adults plus school aged children, and needs to meet current home liveable standards and be energy efficient. We should not have to move to a new home elsewhere, when we own our property in Attunga Heights Noosa Heads and are rate payers and purchased our property for our family to grow and live in. Our family should be permitted to replace our family home with our desired new family home in the exact same location as our current family home, where, we and our children are familiar with, and can access school, after school activities and all the facilities our family needs. We should not have to pay the extra cost to build duplexes instead of a family home.		
	23132317 new	The proposed amendments seem to put restrictions on existing use of property. I can possibly understand changes on a go-forward basis (ie after the regulations are approved), but any new restrictions should not apply (ie be retro-active) for existing residents. For example, protect existing residents' rights to redevelop their property into the same property-type as they had purchased (eg single-occupancy/dwelling to single occupancy/dwelling). The amendment indicates that this may been considered a material change of use and therefore not allowed, instead requiring residents to redevelop their homes into dual occupancy. Dependent on the size of the lot occupied by an existing dwelling house, additional freestanding or attached dwellings could be developed to make better use of the site. In this instance, the property would no longer be a dwelling house by definition and would be defined as either dual occupancy or multiple dwelling. I would propose that the language is modified to apply only to dwelling purchased AFTER the amendments come into effect.		
5824078		No changes to change of use of residential areas. A block that holds a house can be replaced with a house. No more small blocks, duplex, tiny homes being jam packed in. No sardine streets full of cars because there are no car ports/ garages to house them. The streets belong to residents not developers.		
	23113004	Medium & High Density Proposals don't make sense in some of those zoned areas are Definitely not in "affordable housing areas" and will be to local ratepayers' detriment.		
5829787		Mandating small multiple dwellings in MDRZ is unacceptable. There has been no evidence presented to support the claim by council that single dwellings in medium density residential zone (MDRZ) is inefficient and unsustainable. This proposal is not only unacceptable, it is unAustralian! Permanent residents like me chose to purchase our property for its location and street character, independent of its zoning. A lot of older dwellings in the medium density residential zone are old beach shacks or holiday homes that are not well designed and many are not well constructed. It is unacceptable for council to deny owners the right to rebuild (or extend) an older house as a single dwelling should they wish to do so and be fortunate enough to be able to. Small Multiple Dwellings in MDRZ will not be affordable. A small increase in supply will not materially affect prices because it is small relative to the overall market and it competes with nearby properties, to which its prices are tied. Zoning is not an important determinant of housing prices because other factors, such as interest rates, immigration, taxes or location premiums, are more important. The cost of small multiple dwellings developed in MDRZ and HDRZ of Noosa is not likely to be affordable given the premium on the land value of properties in these zones particularly in the eastern beaches and along the river system and near Noosa Junction. The development of small multiple dwellings in the MDRZ will not assist the housing crisis in the short or long term. Increasing planning restrictions will increase rents. There has been no economic analysis to support the proposed mandating small multiple dwellings in MDRZ. Council proposes to mandate small multiple dwellings in medium and high density residential zones in order to address the housing crisis by increasing supply of affordable and accessible accommodation. Yet there is no evidence presented to demonstrate that the proposed changes will have the desired effect other than a brief reference to median rents.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Mandating small multiple dwellings and excluding single dwellings in the MDRZ represents a significant planning restriction. Zoning restrictions need to be relaxed to allow more housing - restrictions substantially contribute to higher rents. The development of small multiple dwellings in the MDRZ will compound congestion in many areas around Noosa.		
5829798		I object to the proposed change to uses in the medium density residential zone in Proposed Amendment No. 2 that would have the effect of rendering single detached housing an inconsistent use and only operate to protect existing single detached dwelling houses as a pre-existing non-conforming use. Our property at 47 Plover Street, Peregian Beach, is a single detached dwelling house and was one of the ""original"" houses in Peregian Beach. The property has been used as such, as far as we are aware, since it was built and it is our present intention to continue to use it for that purpose. At the time of the acquisition of our property we made certain assumptions as to land use and, indeed, ongoing land use. The effect of the proposal is akin to a compulsory acquisition of one of our use rights without compensation. There are 8 or so blocks (in addition to our block) to the immediate south of our block that are the subject of the medium density legacy zoning in the town plan, dating back more than 20 years. There are a corresponding number of blocks that front the slip road from David Low Way to the west of these blocks that also have the benefit of the zoning. Consistent with the existing use rights in the zone, Council has recently allowed the construction of new single detached dwellings on a number of these blocks. The genie is therefore already out of the bottle and it would be wholly inconsistent of Council to now seek to restrict what others immediately adjoining these properties may do on their properties by these changes. Peregian Beach is not dominated by multi-unit dwellings by way of general statement and Plover Street is not. In fact, compelling the construction of dual occupancies or multi-unit dwellings in the zone could affect the amenity of the street for permanent residents, which is one of the stated objectives of the proposal. That is not to say that the right to do so which currently exists should be lost. Single detached homes contribute to the diverse character and charm of Peregian Beach and our street. They offer varying architectural styles and larger outdoor spaces, which are valued by many residents. A compulsory shift away from these homes could alter the aesthetic and social fabric of our community, potentially leading to a loss of neighbourhood identity. There is no guidance in the proposal as to what protection of a pre-existing non-conforming use will mean nor is there any guidance as to cessation of that use. In either case only some vague concepts of fact and degree based on materiality of scale and intensity is made. For example, what is to happen with certainty to an existing detached dwelling house: 1. in the event of damage or destruction; 2. renovation; or 3. build for a similar use but of increased scale, Having to take planning advice as to whether something as simple as a renovation is lawful is an unacceptable position for any property owner. To suggest that someone cannot renovate or rebuild their dwelling house or without applying a fact and degree test or build a new dwelling is inconceivable. The proposed limitation on site cover is unacceptable in these circumstances. The right to renovate or rebuild an existing dwelling house or to build a new dwelling house should be respected in the proposal. Further, to insist that on a lot size of less than 600m2 (with the effect of a 40% site cover and unchanged set-backs) a requirement for construction of dual occupancy or multi-dwelling is: 1, with the current costs of construction, uneconomic; 2. does not recognise that with certain lot orientations either may not be possible to construct at all or economically; 3. without an increase in height in the zone to provide the required car parking and density of dwelling will require significant excavation of subterranean basements which is uneconomic or will present significant engineering challenges which are not economic to resolve; and/or 4. will have a devaluing effect of property within the zone, which if the planning scheme is required to be put in place for all in the community, is hardly likely to be benefiting all and in particular the property owner. Deterring development because it is uneconomic means that any economic benefits that could be achieved through a renovation will also be a missed opportunity for Noosa. Homeowners who have invested in these properties should be assured that their current use will not be disrupted or devalued by the new zoning proposal. If a change must be made, implementing measures to grandfather existing properties will help maintain stability and protect the investments of current residents while transitioning towards higher-density development. In fact, restricting single detached dwellings is likely to affect housing affordability negatively. Detached homes often provide options for families seeking more space at a lower cost compared to multi-dwellings. By limiting these options,		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		there may be a risk of reducing the availability of affordable housing for larger families or those seeking more private living arrangements. The zone has and should continue to allow a lesser use and then authorise a more intense use rather than prescribe only a more intense use. If multi-dwelling is to be authorised, the zone should also allow a site cover plot ratio that is of a lesser density to allow for the construction of a ""granny flat"" style second dwelling of smaller GFA with a lower total GFA coverage. One of the stated objectives of the proposal is to reinforce a range of medium density housing types for permanent residents. It is important to recognise that higher-density multi-dwellings, for the reasons stated above under the heading ""Economics"" do not automatically translate to affordable permanent accommodation. To maximise the investment already made in our property and then taking into account the cost per multi-dwelling could clearly mean that permanent housing costs do not decrease but in fact will increase. It is also not clear as to what permanent housing stock is capable of being created in locations immediately adjacent the beach. The underlying costs of these assets means that the permanent rental that is required to be charged is not payable by those that Council is seeking to provide for. Larger single detached dwellings can often accommodate higher density living and allow cost sharing amongst occupants that cannot be achieved in multi-dwelling development. A thorough analysis of market trends and cost factors is essential to ensure that the proposal effectively addresses affordability concerns rather than simply increasing the density without achieving the desired reduction in housing costs. It is not evident that this assessment has been made. A balanced and inclusive approach will help ensure that the needs of all residents are met while achieving the desired urban planning outcomes. The current proposal does not do this.		
5826568		The proposed medium density changes are preposterous. If somebody wishes to build a single house on a medium density site that is over 600m2 they should be allowed to as they own the land and have a right to have house. We have gone from a council town plan where it seemed they wanted absolutely no development to now wanting every developer to flood the town and build more units?! . Why are Noosa Council trying to create more population growth in areas that are already congested and full. The town does not have enough resources and infrastructure to cope with this. The reason Noosa is loved is because of the low density building everywhere. Furthermore, if someone wants to build two house sized duplexes on a medium density site that is over 600m2 they should be allowed to.		
	23108860	Strong objection to restrictions that don't allow for single and dual occupancy homes on properties over 600m2 and that only small dwellings of 75m2 can be built on such properties. This will impact on the economic viability of such properties, and they will likely not be viable or affordable. Lack of equity that lots smaller than 600m2 can have a duplex or a single dwelling and also issues about replacing a single dwelling with a single dwelling. In addition allowing for a duplex is still increasing housing density so this should be allowed. Housing in the Gympie Tce and Mary St area has increased significantly in recent years and adding numerous small dwellings will make a busy area even busier. This would be better located in areas such as Noosa Civic and not the river precinct.		
5824305		I would like council to reconsider the amendment that would have housing blocks of 600 sq m have multiple dwellings on the blocks. We, as residents, want the right to choose what we have on our blocks. Making blocks smaller will change the atmosphere of our shire, we don't want to live on top of each other. It will create issues with where children will play, as yard space will be reduced or eliminated altogether. Council will be required to supply more recreation areas, costing more money to find land and maintain these areas. There will also be issues with parking, which is already an issue in some parts of the shire. Some streets already have no space for the vehicles or the residents they have now. Adding more houses will just increase the problem."		
5829569		Two years ago we purchased our property at 20 Ventura St, Sunrise Beach with the sole object as an investment to retain it as our permanent residence for our retirement. Our future intentions are to develop our property into Dual residency/Duplex so our son can also remain living in Noosa Shire to bring up his planned family in the adjoining Duplex.. We are 100% against your proposal as it could separate our family and not give our son the opportunities to continue residing here. Your proposal does support permanent residency and not short term rentals which we also in favour.		
5817654		I disagree with the densification in the proposed amendment 2 in relation to both making single dwellings an inconsistent use in medium density and use of community facilities zones for any type of housing. My objection is in relation to already lacking infrastructure and services in the shire to support further densification together with taking away landowners future rights to build standalone homes and to putting any type of housing on community use facility land. Noosa shire and particularly hinterland towns do not have adequate public transport, road networks or health and community services to support another level of even higher volume of very small dwellings in the proposed amendment 2.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5821247	23122806	I wish to object to the MANDATORY nature of the proposed Amendments to the Noosa Planning Scheme, as it affects ""Medium Density"" and ""High Density"" zoned property. These Amendments would IMPOSE an increase in the number of Dwellings, leading to RAMPANT and UNCONTROLLED OVER development by the PRIVATE SECTOR. Noosa Council has very successfully and uniquely maintained a balance of housing development for the past 30 years. Adopting these Amendments to Medium Density and High Density zones will lead to a most dramatic change in the neighbourhood characteristics of Noosa. To date Noosa has been so successful without MANDATING MAXIMUM density developments in these zones. Council MUST oppose these Amendments, which would impose a massive change to Noosa's hard fought unique neighbourhood character."		
5822370		My specific concerns are property owners in these areas will be mandated by the council what they can do with their land, if they wish to extend an existing dwelling or rebuild. I'm also concerned that insufficient parking has been allowed for with the small dwellings. Many workers work shifts, have tools, work in areas not supported by public transport etc and as such a vehicle is a necessity.		
5822774		When we purchased in Noosa Heads nearly 20 years ago we chose the area because the Noosa Plan determined that the area was residential, not medium density. The area was and still is a community of residents, we all know each other. We can walk to the shops and planed to live here for the rest of our lives peacefully and surrounded by local neighbours. Recently Delorme Street zoning changed and immediately the big machines moved in and building started. If the proposals are passed our community will be lost as small unit blocks are built, renters will move in and out with regularity, our community where long term residents know their neighbours will be gone. This is why people love living in Noosa why are you trying to destroy what is good? unit blocks in previously low density communities is not the solution. Did anyone consider where people will park and the increased road traffic. Wishing that people will use other forms of transport is a dream not a plan. How is taking away the transit centre from Noosa Heads consistent with increasing public transport use? More generally. I understand the need for low cost housing in the area but the solutions proposed are unbelievable.		
5825024 and 5824859	23132017	Medium and high density residential zones need to allow for property owners to be able to replace existing dwellings with single residential houses, (not just duplexes), to allow for families to build new homes and continue living on their current properties. Allowing the build of new single detached dwellings in medium and high density zones, would be prioritising permanent residents over short term rentals as families need larger homes with 4 bedrooms, families do not fit in 2 bedroom or 3 bedroom duplexes! 2 and even 3 bedroom duplexes will be used as short term rentals, as they do not suit /are not liveable, for families who work and go to school in the area. Not permitting new single dwellings to be built in medium and high density zones would be against and contradict councils plan to prioritise permanent residents over short term rentals. Our house along with others are approaching / at their 'use by date'. Our house is old and needs to be replaced with a new family home which is liveable, by providing enough space for adults plus school aged children, and needs to meet current home liveable standards and be energy efficient. We should not have to, move to a new home elsewhere, when we own our property in Attunga Heights Noosa Heads and are rate payers and purchased our property for our family to grow and live in. Our family should be permitted to replacing our family home with our desired new family home in the exact same location as our current family home, where, we and our children are familiar with, and can access school, after school activities and all the facilities our family needs. We should not have to pay the extra cost to build duplexes instead of a family home.		
	23122666 and 23122670	I am a Noosa resident and own the property at 10 Weyba Street, Sunshine Beach. This property is located in a medium density residential zone. There is an old single-storey dwelling on the property including a pool. We have just bought this property in March 2024 with the purpose to demolish the old dwelling and build a new dwelling intended to become the home and longterm property of our children. The dwelling is currently tenanted. The proposed changes to Medium Density Residential Zone poses a significant threat to us as it would dramatically impact our existing planning rights. This is a deeply personal matter for me. It directly impacts my children's future wellbeing. Furthermore, it is a severe financial threat to myself and my family as the value of this recently purchased property is about to decline dramatically if these changes are implemented.		
	23132344	WE wish to OBJECT to various aspects of the proposed Amendment No.2 of the Noosa Plan 2020. 1. When a person buys a developed or undeveloped property they do so with knowledge of the existing Council Regulations relevant at the time of purchase. This property then becomes the owner's personal realm, kingdom and their part of Australia. Governments and planners may see changing demographic and regional needs arise with time,		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		necessitating new Regulations, but WE believe it is unethical and immoral to apply these new Regulations to existing owners of properties, which potentially will impede on and or restrict their freedom to enjoy and develop their realm in a manner they understood allowable by the Council Regulations at the time of their purchase. Thus, WE believe it is imperative that any new Regulations, zoning changes and restrictions should only be applicable to these properties at the time of a change of ownership of said properties. 2. With regard to the proposed medium and high density development changes, there will be significant impacts on parking availability and public space usage and accessibility. Encouraging increased public transport usage is laudable, but also, as a consequence, decreases freedom of choice in shopping precincts and ease of access to public amenities. The time wasted and the inconvenience created would be considerable. Unforeseen urgent contingencies could become a nightmare. Those with mobility and physical impairment and the elderly will be severely affected. Garbage collection services will be impacted by the increased volume of garbage, and impeded as well by the increased street parking thereby affecting its efficiency and ease. Australia is an increasingly over-regulated country relative to many other countries, This is just another example of such, and of the worsening bureaucratic and elected officialdom intrusiveness on the freedom of action, choice and enjoyment of its citizens. WE strenuously urge to Council to seriously reconsider what is being proposed with these objections in mind. We would also add that the communication with all relevant rate payers and property owners with regard to this Proposal has been woefully inadequate. How many people review on a regular basis, or at all, the Council website and or the local, if any, tabloids? Surely direct, clear and comprehensive mail communication to all potentially affected Shire households would have been, and should be considered, more appropriate. Linda Michelle Christall and David Mark Newbold		
	23145858	Objection to the inability to knock down and re-build a singular dwelling house on Medium Density and High-Res land. Thank you all for the time and immense effort that you are putting in to help us as a community attempt to resolve the issue of housing supply, housing choice, housing diversity and housing affordability. The issue is a large and complex one which has been a foot in Australia, Queensland and Noosa for more than 30 years. As all levels of government seek to push more and more population to the Noosa area, solutions absolutely need to be found. We personally want to be a part of finding a truly workable and sustainable solutions – a win/win outcome for all concerned. Noosa is comprised of a sophisticated and intelligent community who are eager to assist with the challenge of finding fair and equitable solutions to housing supply, housing choice, housing diversity and housing affordability. In making the amendments proposed, council would be stripping the community of their ability to choose, changing the conditions under which working-class people purchased their land. Council are unfairly attempting to put the housing problem that was created by all levels of government across some 30 plus years, back onto the people. For all landowners in Noosa there has always been the right to knock down and re-build a new dwelling house on one's land. To have this housing choice / right, taken away, at the discretion of councillor's leadership, takes away the fundamental human right to be able to house oneself and one's family in the way that person sees fit. While the proposed amendments look to afford one class of person (in the lower socio demographic) to be afforded with 'housing choice', it directly discriminates against another class of person (in a higher socio demographic) to bestow upon them little to no housing choice, devaluing their asset, in some cases taking away that person's livelihood, in some cases risking poverty for that person, should they become unwell or want to realise their retirement via their land holding. Forcing landowners to build 75 square meter dwellings won't solve the greater issue. Under the proposed amendment, on our own land at 41 Picture Point Cres Noosa, to recoup any land value at all, we would need to stack our site with many 75 square meter units. We have run an economic analysis, and we would need to sell each 75 square meter unit for millions of dollars, each would then rent in the vicinity of \$2-4000 per week in today's economy, and we would still be losing money at that. By no means will the proposed amendments assist, whatsoever, to resolve housing affordability for workers, if built in the location of 41 Picture Point Cres. The traffic implications in such a tiny, tiny, street as Picture Point Cres, if multiple 75 square meter units (or indeed anymore units) were to be built on our site, would be horrific, as would the overall impacts on neighbouring already newly built, single dwelling homes and holiday makers in neighbouring resorts. Our old, but comfortable single dwelling home on our high-res site by way of example, can currently house a family of 8 or 4 individuals in 4 individual bedrooms. Without the said amendments being brought in, and should we be able to successfully sub-divide our land into two blocks, we have the potential to build two dwelling houses, and we can provide two homes, housing approx. 16-20 persons between them, in effect doubling the housing currently provided on our hillside without creating a heinous traffic and parking situation for neighbours and resort users of Picture Point Cres. To not have directly invited the actual land holders to engage on a matter that has such far reaching detrimental impacts for so many in this community, persons of every differing socioeconomic status, is considered an injustice by many. Leave inside the proposed amendments everyone's right to build dwelling houses, duplexes etc on medium and high-res land sites, adding in an additional permission layer to build 75 square meter units for those who freely choose to and for those it suits.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Consider an incentive program to really encourage developers to want to choose the option to develop 75 square meter units. We can use a 'stick' or 'carrot' mentality as leaders, and we suggest a 'carrot' will have the best effect. The incentive of parking relaxations offered thus far in no way incentivises us as developers. We invite local and state government to allocate and / or purchase land, within a short 10–20-minute distance of the Noosa town centre and truly engage with incentivise / reward developers to develop affordable housing upon it, leading by example in the first instance. Create a public transport system for essential workers from those designated sites, to enable fast and comfortable travel into the Noosa town centre.		
	23104865 and 23108587	My property at 51 Poinciana Ave is a unique and valuable asset, not only to my family but to the Tewantin community as well. The property, which spans 7578 m2s, is characterized by its unobstructed lake views and significant environmental and aesthetic value. This unique setting has attracted a high market value, with an unimproved capital value of \$1.8 million. The proposed amendments to rezone my property to accommodate smaller and low-cost dwellings raise several concerns: Loss of Property Value: The introduction of smaller, low-cost dwellings on this property could significantly decrease its value. The premium associated with the lake views and the spaciousness of the land would be undermined by high-density, lower-cost housing. Aesthetic and Character Concerns: The amendments threaten the aesthetic and character of the neighbourhood. The charm and appeal of Tewantin are partly due to its larger properties and open spaces. High-density housing would alter this character, potentially making the area less desirable. Infrastructure and Environmental Impact: Increased density could exacerbate existing infrastructure issues, particularly with stormwater management. The area already experiences significant overflow and erosion during heavy rains, and additional housing would likely worsen these problems. Moreover, the environmental impact on Lake Doonella, a critical part of the local ecosystem, cannot be overlooked. Given the unique characteristics and existing value of my property at 51 Poinciana Ave, I strongly urge the Council to consider an exception to the proposed changes for this site. The property's significant size, its premium lake views, and the current infrastructure limitations make it unsuitable for the proposed high-density, low-cost housing. The proposed amendments, as they pertain to my property, raise significant concerns regarding property value, aesthetic and character preservation, traffic congestion, and infrastructure strain. I strongly recommend that the Council reconsiders the proposed changes for my property and explores alternative solutions that can achieve the housing objectives without compromising the unique characteristics and liveability of Tewantin. By maintaining key properties like mine, exploring other suitable areas for high-density housing, and implementing comprehensive infrastructure plans, the Council can ensure a balanced and sustainable approach to development.	51 Poinciana Av is the single largest MDR zoned property in the Shire with 7578m2 of lakefront land in the heart of Tewantin. While its zoning has changed with subsequent planning schemes the site has had the capacity for development as units since at least the 1985 planning scheme. It is not proposed to change the zone of the land with the proposed amendments but change the uses which are consistent in that zone. The southern portion of the property falls reasonably steeply to where it shares over 82 metres of boundary with Lake Doonella. This portion of the site is generally undevelopable due to elements of flood hazard, landslide hazard and environmental values associated with the riparian zone of the lake edge. There is also some Matters of State Environmental Significance mapped on the southern-most parts of the block, associated with regulated vegetation and essential wildlife habitat. The existing house sits above the 9 metre contour line. It would be possible to excise the existing house and all steeper waterfront land from the site (estimated to be approximately 3.8ha) leaving approximately 3.7ha of land available for the development of multiple dwellings, close to the school and town centre. The owner may then wish to consider a change in zone to their home and the southern portion to better reflect the ongoing low density nature of the site. However, the reconfiguration of this site to accommodate just a small number of large, low density houses would be very inefficient and is not supported. It is not imagined small multiple dwellings built on this site will be "low-cost housing" however they would improve housing choice in central Tewantin.	
	23101845	Among the blocks of land in Tewantin that will be impacted by the changes to medium density, is a significant site at 51 Poinciana Ave which is 7578 square metres, with an unimproved value of \$1.8M and which has unique uninterrupted Lake views that attract a premium in terms of amenity. The only other sites that have the same level of uninterrupted Lake views, not constrained by vegetation are 1 and 5 Werin St. #1 Werin St is a recently developed site with two unattached dwellings, (that would not be acceptable with the proposed amendments), one of which was sold recently for \$2.85M. Five Werin St is a single dwelling property owned by myself and my husband which is adjacent to 51 Poinciana St and the land has an unimproved value of \$1 M. We recently had an unsolicited offer of \$5M, which gives an indication of the value of the amenity of the Lake view. Requirement for small dwellings could well have impacts on the potential sale value of individual dwellings on the site at 51 Poinciana Ave, as there would be an expectation that the view would attract a higher price point, not necessarily in tune with the expectation of affordability. The site at 51 Poinciana Ave should be considered as an exception to the proposed 75sq small dwellings over 75% of the land available for dwellings due to the likelihood that such an outcome will not result in affordable housing.		
5776098		I believe that the Noosa Plan 2020 Amendment 2 is in general very positive. The higher density in and around the Major Centre zone of Noosa Junction makes obvious sense, and I am in full support. The same goes for the changes around the Noosa Business Centre to reflect the new arrangements made with the landowner to further develop the site. Key to both of these areas is public transport and I hope that linkages between these 2 areas are bolstered for the benefit or residents. I also applaud the changes to the Medium Density Residential Zone to enforce higher density on blocks of 600m2 or larger, rather than allowing a simple duplex. As a Local Government Area, we clearly need a greater number of lower cost housing in the major centre zone areas and elsewhere.	Support for the proposed amendments is noted.	
5803241		Not supporting townhouses on sites over 600m2 will negatively impact the character and built form of some streets. Rather than this being driven by the lot size, I think it should be driven by the existing uses on the adjacent sites. If a site is in the middle of a row of houses or townhouses, it would be better to maintain this built form & character than change to units.	It is suspected the submitter's reference to "Townhouses" is a dual occupancy. The preceding section outlined that it is recommended a dual occupancy remain consistent on an MDR zoned lot less than 1,000m2 in area but that on lots larger than this a greater number of dwellings is expected. Whether the site is development for 2, 3 or more dwellings, the same development provisions apply in terms of height, gross floor area and setbacks etc. which maintain the overall streetscape character.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5827206		To assist with achieving smaller housing sizes within residential zones, there should be a ban on building a single dwelling occupying more than one lot, as is currently permitted. Additionally in the Medium Density Zones, the proposal to make dual occupancy inconsistent with lots over 600 sq.m. is not consistent with the intent of the meaning of Medium Density, which should be aimed at Duplex accommodation, or perhaps Triplex if the lot is a suitable size. i.e. the council's choice of a delineation point of 600 sq.m. is too small. The Medium Density zone should be reserved for Duplex accommodation, or Triplex, (but not more), only if the lot size is at least 750 or 800 sq. m."	Support for not allowing a single dwelling over multiple lots is noted. It cannot however be prevented as Council does not have the power to prevent the amalgamation of two lots. The intent of the Medium Density Residential zone is to provide for multiple dwellings as stated in Noosa Plan 2020 which is 3 or more dwellings on a lot. Whilst dual occupancy is also consistent in the zone, it is considered an underutilisation of sites where 3 or more small dwellings could be developed. However as outlined in the preceding sections if the land and construction costs are such that it is commercially unviable to build small multiple dwellings there is a risk no further housing eventuate at all. Therefore, it is recommended that incentives be applied for small multiple dwellings but a dual occupancy remain consistent on lots less than 1,000m2 in area.	
5824095		The current Plot Ratio and Site Cover for the MDR zone is already extremely restrictive at 0.4 and results in sub optimal designs to achieve a Medium Density outcome. The proposed Amendments should in fact bring the Medium Density Residential Zone - Dual Occupancies in line with other areas where a Plot Ratio of 0.5-0.6 is much more common and provides for enhanced living arrangements. By removing the allowance Dual Occupancies for lots >600m2 will discourage any increased density in this zone due to the substandard product and increased construction costs. Consideration should be given to: a) Increasing the allowable Plot Ratio/Site Cover and GFA to 0.6/60% of the site area whilst not changing the current allowable land area for Dual Occupancy or; i) Allowable development of Dual Occupancies on lots <800m2 under the proposed Amendment No.2 Any lot <800m2 does not generally suit high density uses as proposed under the Amendment No. 2. This increased density would be better suited to larger sites, those >800m2 at a minimum.	A 0.6:1 plot ratio has not been tested for built form outcomes nor for the impacts on the transport network or other key services such as public transport. A change to these parameters would need various studies to support the increase in plot ratio, which have not been done for this amendment package. There are various examples across the Shire where Multiple dwellings fit comfortably on lots less than 800m2 and deliver good built form outcomes. The size of the lots suitable for dual occupancies has been reviewed and it is now recommended they be allowed on lots less than 1,000m2 in area. Council has undertaken feasibility assessment which supports a 0.5:1 plot ratio for a ratio of 3 small dwellings to one other dwelling, noting that small dwellings are proposed to revert to 100m².	
5808118		Overall the document and ideas are well intentioned and very clear with very detailed information. I understand the difficulty in the task and why changes are needed. Suggested improvements for Medium Density Zone: The proposed changes seem punitive for medium density lot owners. High-density zones enjoy additional height and footprint advantages, while medium density does not this means multiple dwellings will be problematic The incentives for land owners and developers to build affordable house are of very little value. I believe the affordability is related to the land value not the dwelling. The 600 m2 cutoff appears arbitrary without basis. Why not 650, or 700 m2? The impact of mandating small multiple dwellings on 600 m2 parcels could make land 599 m2 more valuable than 601m2. Not all land parcels suit multiple dwellings; corner blocks or those with larger frontage are more appropriate to allow more appealing complexes. The difference between 3-bedroom * 2 duplexes and 2-bedroom * 3 smaller units won't significantly impact population growth. To make a difference, you would need at least 4 dwellings per land parcel, achieving 7-8 beds per household. On 600 m2 blocks will be challenging Owner rational behaviour may lead to locking up 75 m2 units as holiday homes as the holding cost is lower per unit and this wont improve housing shortages. Consider site-specific criteria for multiple dwellings (e.g., 20m frontage minimum, corner blocks) instead of relying solely on square meters as a trigger point. Relax car park setbacks and exclude them from gross floor area calculations. Explore on-street parking permits rather than on-premises parking increasing housing footprint on the land. Allow an additional storey or basement in medium-density buildings to level the playing field with high density. This would gradually incentivise redevelopment and increase housing supply markedly Prioritize structure footprint for housing and reduce landscaping by a small but meaningful margin. Lobby the state government for land tax relief as incentive to build small dwellings	The submission is correct in that land value does contribute to affordability, but construction costs also play a large part. The incentives are not only directed to providing affordability but to provide for housing diversity. It is acknowledged that market and rental house and unit prices are high in the Shire, but Council does not have a do-nothing option when there is a significant housing crisis on hand. Not enabling affordable or diverse housing choices for those on low, low to medium and medium incomes will cost the community socially and economically. While the market may value one lot more than another, there will always be a cut off threshold. Site specific parameters could be considered but given the many shapes, locations, depth, width and topography of lots this become unwieldy. Should a lot be constrained, the size of the dwellings could be reduced to fit on the required number of dwellings for the lot. The lot market value should reflect its constraints. Carparking is already excluded from the plot ratio calculation and the bonus provisions allow slightly more site cover (45%) and less landscaping (35%) to offset the additional carparking created by the bonuses. Reducing setbacks for garaging would impact on streetscape outcomes and the long term position that garaging is not the dominate built form facing the street. Noosa's long held position for building height is 2 storeys and 8 metres above natural ground level. Any change to building height would need to be publicly notified and tested which has not been undertaken. Basements are already permitted in all areas; however, low lying and flood hazard areas create obstacles for basements to occur. Noting the submission suggestion to implement on street parking permits which could be considered as part of the Noosa carparking study but it is outside the Planning Scheme jurisdiction.	

9.3 Delorme and Wyandra Street

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23090396	Opposed the proposal of disallowing the replacement of the existing dwelling (should it be demolished) with a new single dwelling house in the Medium Density Residential zones. Where new apartments are being constructed, they are 'luxurious', even if the area is small, because such is reality of profit- making. The apartments will be new, close to all amenities and Noosa attractions, so unlikely to be inexpensive and affordable for renting/buying by low-income residents for whom the amendments are intended. The price of a single unit is higher than the selling price of the original house. Delorme street, Noosa Heads', is a small, no-through way, narrow street, with a well establish and mutually supportive community (95% owner-occupied and 76% of people living there for more than 6 years). The proposed changes will adversely impact the Delorme street community by lowering the value of properties (through effectively limiting the range of buyers to mostly developers), creating unsustainable traffic and noise, negatively impacting privacy and amenity of residents in a single dwelling living next to a multi dwelling building, or in between them, and completely changing the character of what currently is a neighbourhood one feels lucky to live in. Some owners bought a house here with the intention of staying put (for the retirement years or otherwise) appreciating its amenity. When, in time, some houses in the street are sold, they might find themselves living in an uncomfortably changed environment without a viable option of replacing their asset that has diminished in value with a comparable house. It is a big price to pay for the policy that is unlikely to deliver enhanced housing affordability. As the current situation at Delorme Street (and its closest vicinity) demonstrates, the houses so far sold to developers and demolished were more affordable to buy or rent than a single unit of the dual occupancy units being built in their place. The price of a single unit is expected to be much higher than the selling price of the original house. This results in a situation that, instead of paying a lower price per accommodation now the new residents would need to pay a much higher price. Where new apartments are being constructed, they are 'luxurious', even if the area is small, because such is reality of profit- making. Also, considering that the apartments will be new, close to all amenities and Noosa attractions, it is highly unlikely that they will be inexpensive and affordable for renting/buying by low-income residents for whom the amendments are intended. The residents will be mostly the people who can afford living in Noosa. Obviously, the residents, and tourists, would need services and the people providing them would need affordable accommodation. However, low/medium income people providing services would find it difficult to reach the income proportional to the prices of accommodation. Even 'professionals' find it difficult to afford Noosa real estate. The current real estate is very expensive, built on expensive land at high building costs resulting in high selling/renting prices. Therefore, the proposed amendments would not increase housing affordability even if the accommodation is small (currently median price of 1 bed unit \$828k. rent around \$700p/w). The prices of buying and renting in Noosa are growing. This makes the proposal unlikely to result in increasing housing affordability for single people and even more so for families. Probably using council owned land and building public housing with controlled rental price could be a feasible solution for affordable renting and possibly ownership.	In 2020, 30 house blocks Delorme Street and a portion of Wyandra Street were "upzoned" from Detached Housing to Medium Density Residential given excellent proximity to the major centre, transit hub and other established units. Property owners did not object at the time. Delorme Street is not considered any less suitable for small dwellings than any other street in Noosa Heads or nearby localities. The neighbourhood has a mix of modest original homes, substantially renovated homes and some large contemporary homes with a number of modern dual occupancies built within the last few years. As has been pointed out by submitters, new dual occupancies constructed in the neighbourhood are still large high end homes. It is recommended that the use of dual occupancy continue to be code assessable on lots that are under 1,000m², therefore allowing all lots in Delorme St and Wyandra Street to be redeveloped for either dual occupancies or multiple dwellings. Planning legislation contains savings provisions that ensure if a planning scheme change affects somebody's interest in a property (e.g. removes a particular consistent use) they may continue an existing lawful use and they may apply to have a development application assessed under the superseded planning scheme. If such a development application is refused, they may seek compensation. While it is a matter for Council to determine, it is likely Council would support the extension of or replacement of an existing house in the MDR zone, subject to assessment of the scale and intensity. Therefore, if an existing house was destroyed it could be rebuilt. Existing houses should not become any more or less costly and developers will continue to be interested in developing properties with redevelopment potential. Given the age and condition of houses there is no expectation that redevelopment along the street will be swift so any impact on amenity or character should be gradual over a long period. Construction vehicles will be spread out over time and not concentrated at one point. Delorme Street is a local, no through road with a sealed pavement width of around 7 metres. Parking is allowed on both side of the road and some residents already park cars, boats or trailers in the street. Safari Street is of a similar width with Wyandra Street a collector street and noticeably wider. As properties redevelop for dual occupancies or units they are required to construct footpaths, hence eventually footpath connectivity will improve with redevelopments. The same requirement is not applied to new houses.	That a change be made to the proposed amendments in response to submissions to: - retain the current Noosa Plan 2020 small dwelling definition and small dwelling size of 100m² of gross floor area. - retain the current Noosa Plan 2020 small dwelling bonus provisions as opt-in rather than mandatory in the Medium and High Density Residential zones; - make dual occupancies consistent on lots less than 1000m² in the Medium Density Residential zone; - make dual occupancies inconsistent of lots 1000m² or greater in the Medium Density Residential zone; - make the use of a dwelling house consistent and accepted development subject to requirements if located on a lot less than 500m², in the Medium and High Density Residential zones; and - make the use of a dwellings house inconsistent on a lot 500m² or greater in the Medium and High Density Residential zones.
	23108864	While we understand the council is under pressure to provide both more and affordable housing, the council's primary responsibility, for which it was elected, is to represent the interests of Noosa residents, not to be a mere rubber stamp for the state government or a proxy for developer interests. The definition of 'affordable housing' begs the question of affordable to whom, restaurant workers? Current developments, for example at 3 Delorme St, at an anticipated price of about \$3 million for just one of the 2 new dwellings, on the one block, is hardly an endorsement of council planning strategy, only developer profits at the expense of the 'residential amenity' of existing residents.		
	23105137 and 23108602	Owners in Delorme street expressing concern to MDR zone changes. Their home has been extensively renovated and sits on a site of 725m². Objects to a dual occupancy or house being inconsistent. Prevents replacement of their house if destroyed by fire. Also concerned about affects of amendments on the character and amenity of the whole street. Will generate much traffic and lead to parking congestion. Social fabric of the quiet street will change. Delorme Street is uniquely different to Wyandra Street.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23104799	Long term home owners of Delorme Street appreciate the street as it is, characterised by family homes. Object to changes to the MDR zone which would prevent construction of a house or duplex. Introducing multiple dwellings will ruin the safety and amenity of the street, increase traffic and create strain on local services and amenities. They will erode the fabric of the neighbourhood. Request that houses and duplexes be allowed but not multiple dwellings. Council should find better location for multiple dwellings.		
	23109085	Long term residents of Delorme St concerned about proposed amendments to MDR zone and the impact this will have on character and amenity of street. Object the prevention of a dual occupancy and a dwelling house. Lose the ability to rebuild a detached dwelling if something should happen the existing house. Impacts of increased traffic and lack of parking, and limited existing access to the street as only one entrance. Loss of community and impacts on infrastructure.		
	23145900	As residents of Safari St, Noosa Heads, we would like to formally make a submission to express the concern on the proposed amendments to the Noosa Plan 2020. Particularly the plans to amend the sites within the Medium Density Residential Zone in Delorme St, Noosa Heads, which runs vertically into our property in Safari St. This submission relates specifically to the proposed change for properties in the Medium Density zone that, under the new provisions are prohibited from construction of single or dual occupancy dwellings and instead only multiple dwellings will be permitted - multiple dwelling of 75 square metres in size. This area is populated by long term residents, families with young children and members of the 50+ demographic. Our property sits in the centremost point where Delorme St meets Safari St. Key concerns with proposed amendments: 1. An increase in dwellings and therefore the residential capacity will be severely unsafe. There is not enough suburban infrastructure at present to keep current residents safe, let alone handle a potential increase in residents to this area which is clearly the aim of these amendments. These streets do not have a single footpath, they have minimal working street lights and both sides of the street have uneven nature strips which are unfit for a pram, wheelchair, walking aid or even for a small child walk to down safely. To walk down these streets it is almost always necessary to have to walk on the road for secure footing which means avoiding parked cars and oncoming traffic along a sloping street with a hill in both directions. Children, parents with prams, the disabled and the elderly are doing this on a daily basis and we have witnessed multiple situations where our own children, family members with a disability and other long term residents almost get hit by a car. - The danger is heightened when there is an even greater increase in traffic from construction vehicles. This has been evident in the past 18 months when the (two laned) street is reduced to one lane because of the congestion caused by construction vehicles. Previously, when the Council has been to consider the possibility for a footpath in Safari St to allow for residents to move safely about their community, the council replied "this is not a high priority area." If the safety of current residents is not a priority in this area, then why is it the chosen locale for affordable housing projects with an aim of increased residential capacity? The safety of the community and current long term residents is more important than revenue raising and dwelling expansion, when there is not the proper infrastructure to do so safely in the proposed area. 2. Financial and societal impact to current long term residents has not been considered. The changes to this plan and ability for future rebuilding and renovation will affect the potential values of the properties in these streets. As many of the properties in Delorme St are over the 600 square metre threshold, their current investment opportunity has changed substantially. This also means that if any of these properties were to be impacted by fire, flood or other catastrophic natural disaster the owners are restricted from rebuilding a single dwelling residence again. They would be forced to replace their homes with multiple small dwellings which would have profound impacts on not only their lives, but insurance cover, long term. 3. Community Engagement plans should include direct communication with residents specifically affected. The importance of communication with the public was a key message in the elections past and present for Noosa Council. To our knowledge, no residents of Delorme St or Safari St have been approached or informed directly for consultation or discussion about these amendments. There has been no research or impact studies shared with residents that outline the economic, societal or infrastructure benefits that these amendments will have directly on them. This is an expectation by ratepayers as contributing members of this community. In conclusion, whilst we support the strategy of increased affordable housing in the Noosa Shire, without an educated and considered planning process customised to specific addresses, where community safety		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		and financial prosperity is paramount, the current amendments for this locale just do not serve the best interest of the long term residents who currently call these streets home.		

9.4 Pomona and Cooroy

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5808887		Overall, I am against amendments that increase the density of our Shire, especially the Hinterland Villages, particularly Pomona. I would like to note the initial findings of the Pomona Placemaking Study. Residents overwhelmingly told council they don't want the town to change, they want to preserve the small, unique village look and feel and restrict development. The proposed changes are not in line with this feedback in any way. They change and densify the town, they erode the character and they open up development. The people of Pomona must be listed to and the amendments must reflect the views expressed in the Place Plan, views that have been consistent for many years. Pomona people prioritise and value low impact, low scale, low density living. The Hinterland Villages Code states low density specifically. These amendments fly in the face of the values of Pomona residents and must not go ahead. I object to the failure to set min and max number of relocatable homes. This is essentially a blank cheque for development.	They level of concern from Pomona residents is noticeably high however some submissions gave little insight into what specific proposed amendments they were objecting to. The proposed planning scheme amendments were prepared before the Place Project commenced and the two projects are quite distinct. The fact that residents like the town the way it is acknowledged however the lack of housing choice has been raised as an issue, particularly for senior residents. There are people in Pomona with unmet housing needs. Ideally these needs could be met within the existing built form however that is not realistic. At the 2021 census almost 98% of occupied private dwellings in Pomona were separate houses, most of which have 3 or more bedrooms, while 60% of households consist of just 1 or two people. There are no retirement facilities, and very few flats or town houses for older residents who want to stay in their community but may not manage a larger house and yard anymore. At 2021, 16 people were living in caravans, it would be more by now. Home ownership rates are high with over 85% of occupied private homes owned with or without a mortgage but accordingly there are few properties available for rent. Increasing housing choice is necessary and because of constraints such as flood hazard and bushfire potential as well as riparian values and agricultural lands there is limited scope for expansion of urban development. <u>This package of amendments includes no proposed increase to the number of Medium Density Residential Zoned lots.</u> Even in 2020 the lots zoned Medium Density Residential were nearly all previously zoned Semi-Attached Housing. Some properties on Church Street, Hospital Street and Hill Street have been zoned with the capacity for flats or dual occupancies since the 1985 planning scheme. Overall outcomes state that <i>Pomona remains a small country town with a distinct heritage character and identity.</i> The planning scheme includes a Heritage Overlay which is intended to protect local heritage places and character areas. It is generally possible to retain character buildings on site, sometimes moving them to the front of the lot, while allowing for another small dwelling (or more than one) to the rear or side. Further guidance on this is anticipated with an expansion in character areas in the next planning scheme review. However, it should be acknowledged that there are many building companies offering small, detached homes that would complement the historical built form of Pomona, and that many early Queensland workers cottages were no larger than 75m² in floor area. The 3 new houses at 11 Church Street (in the MDR zone) achieved a density of 1 dwelling per 1,449m². The new houses are large and offer no improvement to housing choice. By contrast, 15 units are approved for the balance of that site at a density of 1 dwelling per 500m². The notion that this development is "high density living" is erroneous. For Pomona a residential density of 1 dwelling per 350m² within the limited application of the MDR zone could easily be absorbed without damaging the character or social fabric. The minimum lot size is 1,000m², unless not connected to sewerage reticulation, in which case it is 2,000m². Excluding those already developed for dual occupancies or approved for units, MDR lots are generally between 900m² and 2,000m² in area with an average of around 1,280m². It is suggested dual occupancies remain consistent on properties under 1,000m² in area. This would allow a notional 500m² for a dwelling at the front and 500m² for a separate dwelling behind (as per a rear access lot). On lots of 1,000m² or more it would be preferable that two or more small dwellings be added to existing house blocks. Secondary dwellings have not been taken up at a dramatic rate in the two years since it has been lawful to rent them out. As the planning scheme is just reflecting the change to the <i>Planning Regulation 2017</i> there is unlikely to be significant change with uptake continuing to be very paced. Nowhere in Pomona or Cooroy has an allowable height over 2 storeys (8 metres). Retention of essential services becomes threatened if population numbers are stagnant and key workers cannot secure housing. At 2021, 63% of workers in Noosa Hinterland lived in Noosa Hinterland, the rest	That a change be made to the proposed amendments in response to submissions to: - retain the current Noosa Plan 2020 small dwelling definition and small dwelling size of 100m² of gross floor area. - retain the current Noosa Plan 2020 small dwelling bonus provisions as opt-in rather than mandatory in the Medium and High Density Residential zone; - make dual occupancies consistent on lots less than 1000m² in the Medium Density Residential zone; and - make dual occupancies inconsistent of lots 1000m² or greater in the Medium Density Residential zone; - make the use of a dwelling house consistent and accepted development subject to requirements if located on a lot less than 500m², in the Medium and High Density Residential zones; and - make the use of a dwellings house inconsistent on a lot 500m² or greater in the Medium and High Density Residential zones.
	23145604	We recognise the seriousness of the housing situation not only here but all over the nation. This is a problem that will not be remedied easily, as if it is done haphazardly will fuel social discontent and community anger. Small homes of 75m² for 1 & 2 bedroom units obviously are not for families. Which has raised the belief that they must be for singles or parents with 1 child. We regularly hear that growth is the answer when in fact the opposite is true, growth is the problem we have seen in other places. Beenleigh is a classic example once was a nice community in a small town is now another sad reflection on what was once there now just mass suburban traffic and social problems. Logan City of which I have some experience is a classic case of when the rush to growth & not plan properly has unintended consequences like their rates are high compared to Noosa. Pomona has become one of the hinterland gems that people from all over come to visit you must be very careful not to make it like everywhere else and destroy what we all cherish most. There's something special about this place !		
5808807		As a resident of Pomona who would like to see the town maintain its small village country feel, I object to the changes with regard to the medium density housing zones to allow for multiple 75 m2 dwellings I also object to the use of community zones being used for temporary accommodation or low cost living spaces. This will strongly impact the aesthetic and demographic of the town.		
5808790		I object to the proposed Medium Density change regarding Pomona having 39 lots set aside to developers, where the dwellings are multiple and are 75 sq m. Who is going to live in a shoebox the size of a storage container? In what way does this retain the character of Pomona as it is?		
5827668		The dwellings proposed at 75 sq are going to look horrible especially on the main road coming into Pomona (Hill Street). You talk about building these buildings with no infrastructure in place i.e. bus transport. Developers will have already worked out the ways to get the most from their dollar not caring about keeping the ambience of our village. This is not acceptable totally against this plan for developing these properties and also using land that the Lions group or SES.		
5821093		No small development of houses in Pomona, no space for car parks and change the feel of the town. Don't pull down the old houses, we need our heritage. Don't change our community houses & our community clubs to put little houses there, this is what makes a community happen, not more people! We like our lifestyle in the hinterland, I have been here 50 years so many things have change, my kids were born here & my grandkids too, it's hard enough to for them to find work we don't more people or little houses. I have fought for Noosa all these years to have a beautiful environment. Low development, population cap as it was.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23145961	We would like to lodge our objection of these new plans to Pomona. We recently completed a survey to how we see the future of Pomona and the view was to keep this town as it is with its quant hinterland town feel and look. The new plans go completely against this, building small dwellings on community spaces. Parking and increased traffic would be a big concern as well as the look of the town. We are losing too many villages to increased building. We looked long and hard for a place to live and settled on Pomona for its Village feel. Loosing some old Queenslanders to make place for town houses would make the approach into the village completely different. Please leave our town a small town.	are travelling to work from somewhere else. As pointed out by a submitter, small towns like Pomona are facing closures of banks, medical centres etc. Schools and emergency services are struggling to attract and retain staff. Modest housing growth improves the chance of retaining services in town. It is proposed the Community Facilities Zone can contribute to housing choice for residents including those with special needs. Housing choice would be facilitated through provision of communal housing models, accessible housing, affordable rental premises and if for a relocatable home park or retirement facility would include small dwellings and affordable housing. It is specifically proposed the use of Relocatable Home Park be made a consistent use subject to impact assessment in the Community Facilities zone, just as the use of Retirement Facility currently is.	
5818583		Appalling destruction of our towns, region, and lifestyle, planned out for us by Noosa Council. It is utterly ridiculous to think a dwelling of 75m ² is sufficient, let alone comfortable, to house a family. It would barely suffice for a granny flat. The plans to radically densify the hinterland country towns in particular, would create unprecedented street parking issues, and destroy any notion of peaceful living like we enjoy currently. I do not wish to see the country town atmosphere lost to urban density plans with its noise, congestion, and disharmony.		
5808870		There should have been a lot of consultation before you can change the zoning of privately owned homes, such as the low density residences in Pomona that will be pushed to become medium density small houses. People should be able to maintain or improve their way of life in their own home without becoming prey to greedy developers who want to knock their house down and build a minimum of three 75m2 small houses on their plot.		
5808876		Pomona should not have any more high density living as it will change the small village feel and destroy the character of our town. We do not need our roads any busier over the past five years I've watched more and more people move here it's put so much pressure on our infrastructure, parking ability to even go to chemist as I can't get a part. Pioneer Road is so busy and dangerous as more cars and heavy trucks use it and it's quite a high speed my daughter walks along there to catch her bus. There isn't even a safe walking path along that road to walk into town. Our infrastructure will not cope and an increased human population will destroy what we have here. The environment and wildlife most importantly are under so much pressure as it is and we have lost a lot of wildlife due to having busier roads and trees being removed.		
5808822		The proposed changes will reduce standard of living and reduce amenity for all living in the Shire. More people automatically means more traffic, more congestion, more noise, more rubbish and more angst, possibly resulting in more crime. What planning is in place to provide the additional infrastructure to support increased population - roads, car parking, sports and recreation, public transport not forgetting g health and education. The infrastructure needs to be in place before the increased population. More development means less trees and once again impacts our wildlife. Have impact studies been done on the impact on our ecosystems and bio-diversity. Any sub- division has an impact on wildlife and more cars/dogs that accompany increased population means more loss of wildlife. What is the impact on villages like Pomona where these changes have the potential to completely alter the physical landscape of our village to something akin to a horrid ghetto. Cooroy has already been totally ruined through poor developments and your total incompetency with regard to the Quarry has already reduced our lifestyle. And now you are wanting to diminish our lifestyle (and destroy the wildlife) even further through allowing unnecessary and unwanted increased density in our village. As some areas need to remain as villages. What was the point in wasting money on the Pomona Placemaking Study when it appears you are not going to take any notice of what residents have stated.		
5808888		I do not want any of these amendments to be enacted and change the original Noosa Town Plan 2020. I think it is highly inappropriate to increase the density throughout Noosa Shire. The proposed amendments completely contradict the values and character of the shire and specifically Pomona. It is disgraceful to dictate what type of dwelling is inappropriate to be built on a med/high or low density zoned block, i.e no single or duplex dwellings within these zones and that you are not allowed to renovate your property to increase its size without a change in MCU which would most likely be rejected as per your proposed amendments. I believe the proposed amendments need to be better evaluated to align with what constituents want and value throughout Noosa Shire and that a much more in-depth community engagement and consultation process needs to be conducted.		
5829016		It don't see that these proposed amendments reflect the values and desired outcome of our small community. With the recent growth in our population, the town is already struggling with the inability to find a park in and around town to just pop into the chemist or doctors and with more vehicles proposed to require parks		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		on the roads with the proposed dated low/medium/high density areas the town won't be able to cope and will add further struggle with the facilities and services currently provided. Although I'm very aware that something needs to be done to address the homeless situation that the Noosa area is currently dealing with the potential for locals already owning houses to lose their rights to make changes and renovations to their own properties if these proposed amendments are actually legally and legitimately passed, will not solve the problem but in fact increase the issue of people further requiring housing. Factoring in the flood areas and zones in our town I am quite miffed to see the community areas addition in temporary housing as required in and around the railway area on the maps and up and beyond around the school. This all should of been demonstrated with a visual of all the maps fully detailing the areas that will change and the growth and estimated added population to each and every area on the map that has been proposed. To hear that some parcels of land have already been rezoned and sold to developers is exceptionally disheartening. When you have towns that are closing down banks and doctors and wanting to increase populations there are a lot more issues that need to be addressed prior to be able to cope with what may come.		
5830347		I am stunned by the urgency these changes to a plan that is 4 years old has been jammed thru with so little explanation and consultation with the community that you are supposed to represent. You must not allow change from 3 to 4 storey buildings. You must not allow building in conservation areas. You have to focus on building infrastructure adequately. You asked us to complete place project for Pomona and you are ignoring everything we said as a community. Stop! Listen and address the concerns of the community you are supposed to support. Stop treating our concerns as trivial. How can you rezone whole streets into medium density housing any consideration of the impact on those residents property value, probably their only asset. How can you not take into account the basic infrastructure needs required when adding hundreds of people to a small community like Pomona!!		
5817936		Noosa/Pomona does not need rezoning. I am very much against this proposed plan. If you really want to change Pomona, fix the roads, kick out, or reduce the scale of operation of Cordwells, finish the foot path at the top of hill street going down hill, stop closing all the bush tracks by putting up gates, no more speed reductions, maintain nature strips and fire breaks more regularly, and bring back kerbside collections. Simple ideas that the public actually want and would appreciate, not rezoning areas so you can cram more tiny homes on one block, over populate an area and increase car and traffic volume. Leave the hinterland alone, stop trying to implement city life on a country town		
5829619 and 5829625	23145873 and 23145874	I wish to submit my objections to the many changes in this proposal that will affect Pomona township in a negative way as well as many other surrounding hinterland areas and Noosa itself. The Pomona Place Plan update has already stated that the overwhelming response of Pomonian's is that we love our town and don't want it to change. The opening statement in the Update on Council's own website states "We love Pomona just the way it is" and follows on with retaining the towns heritage, charm and quiet village quality. People are concerned with population growth increasing the number of residents and visitors to the area and potential impacts this would have on local infrastructure and environment. There is currently an overlay for Pomona which states it will be kept as a town of character with low density housing, many green spaces and heritage buildings. The proposed amendments for Noosa of Medium Density Residential housing; Relocatable Home Parks and being able to develop Community Use Facilities are absolutely and totally in opposition to the present town overlay.		
	23145876	My overriding concern is that the proposed amendments treat the smaller hinterland towns/villages of Pomona and Cooran in exactly the same manner as the well-developed hubs of Coorory, Tewantin and Noosaville. Pomona and Cooran are not the same as Cooroy, Tewantin and Noosaville, rather they are smaller, more isolated settlements which have retained many of the positive aspects of the small country town/village life-style and amenity. I object to ANY medium density housing in Pomona and/or Cooran. Living in Pinbarren between Pomona and Cooran, I have significant concerns that medium density housing will destroy the very fabric of these communities. The current proposals by council are little more than a simplistic cookie-cutter approach to jam in more housing wherever possible, irrespective of the suitability of individual locations and communities to support the increase in population which will occur. While the appropriateness of medium		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		density housing is inescapable in well-developed hubs such as Cooroy, Tewantin and Noosaville, it is entirely inappropriate to pretend the same formula can be simplistically applied to Pomona and Cooran. The recent hinterland placemaking consultation processes identified the strong view of the residents that protections need to be in place to preserve the extant way of life, with housing which is older style single dwellings on large lots. The primary findings of the community consultation included that the residents love Pomona just the way it is; the residents were concerned about population growth and the increasing number of residents with the potential impact on local infrastructure, the environment and amenity; and that it is important for Pomona to retain its heritage and charming, quiet village qualities. As such, it is entirely incongruous and counterintuitive to propose medium density housing in Pomona. On the Council's website is an article dated 21 Feb 2023 in which Environment and Sustainable Development Director, Kim Rawlings, said placemaking was about putting people at the centre of Council's planning and design process. Given Council has identified the overwhelming view of Pomona residents is to preserve and protect our extant lifestyle and housing, I call on Council to be true to its words and place the people of Pomona and Cooran at the centre of its planning processes by abiding by the peoples wishes to preclude any medium density housing in either location. The Draft Amendments to the Noosa Plan 2020 need to be amended to specifically preclude medium density housing in Pomona and Cooran. Further the heritage overlays for both locations should be expanded to provide further protections to the character buildings and houses spread through both. Note that the comments above could realistically pertain to all the hinterland small towns/villages in Noosa Shire, however I have focussed on Pomona and Cooran as I live between these two locations.		
5828986		I think this is an absolute disgrace, how on earth can our little town accommodate such an influx of people! Oh that's right IGA want to expand too		
5823626		I'm not happy about changes to the number of dwellings on property. Also the proposed use of community sites for tiny homes etc. we were asked as a community to give our views on the Pomona plan not long ago and I believe these changes go against everything that we want in our village		
5804012		Development not to proceed as the local infrastructure cannot handle more people and this will add to the further destruction of our environment.		
5808746		It will be detrimental to the true country townships. The more they become reliant on outside input, the weaker the structure.		
5808753		The small town integrity and character of Pomona is at risk here by the absolute outrageous recommendations for medium density housing and number of dwellings. It is ripe for developers to come in- not OK! And will not solve the housing crisis. Leave Pomona alone!		
5805731		This is wrong and deceitful. It is a senseless money grabbing exercise. The fauna habitat is a life line. This is disgraceful.		

9.5 Affordable Housing & Affordable Rental Premises

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23108597	We are delighted to see that the Draft Amendments to the Noosa Plan have a strong focus on facilitating pathways for the delivery of additional housing supply, housing choice, housing diversity and housing affordability. This demonstrates Council's commitment to tackling the housing crisis that is currently gripping the Shire and the nation more broadly. This submission outlines our observations of the proposed amendments and our view on their success in achieving the desired objectives: Whilst the inclusion of a new administrative definition for social housing is supported in principle, we recommend the second point be amended to reference an entity other than the state (e.g. a not-for-profit organisation or local government) as registered community housing. In addition to our concerns with the reduced size of small dwellings, we recommend consideration for reducing the minimum use period for Affordable rental premises from 30 years to 20 years. For our typical funding requirements (eg. if subsidy funded) the subsidy will expire after 20 years, so there may not be the ability to operate as affordable rental premises for the last 10 years.	The proposed amendments seek to apply development incentives for 'affordable rental premises' and a pathway forward through subsidised rents for those who meet the affordable housing criteria. Housing Cost The median sale price for dwellings in Noosa Shire is almost twice that for the whole State. The gap between Noosa Shire and the State has been widening over the last several years. Accordingly median rents across Noosa Shire are also considerably higher than other areas, particularly in areas close to employment options. Noosa Shire has a high proportion of housing that is owned outright, as high as 49% in Noosa Heads. This represents households for whom housing security and affordability may not be a concern. There are factors beyond the control of Noosa Council that influence housing affordability, for instance tax regimes that favour property investments and desirability of short term letting holiday homes.	That a change be made to the proposed amendments in response to submissions to: - retain the current Noosa Plan 2020 small dwelling definition and small dwelling size of 100m² of gross floor area. - retain the current Noosa Plan 2020 small dwelling bonus provisions as opt-in rather than mandatory in the Medium and High Density Residential zone;

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		We support the introduction of dual occupancy and multiple dwellings as a consistent use Community Facilities Zone subject to code assessment if for affordable rental accommodation. This opens up a multitude of opportunities on what may otherwise be underutilised land throughout the Shire. We support the introduction of PSP11 Provision of Affordable Rental Premises which offers clear guidance to developers on the process for successfully delivering affordable housing in partnership with a Registered Community Housing Provider.	Influencing factors include the very high land values, given local amenity and the finite supply of developable land. Construction costs have also risen exponentially in the last few years and borrowing costs have risen. It is appreciated that builders and property developers are operating businesses and need to make money to stay afloat. They are not expected to operate at a loss. Many tourist destinations are feeling the impacts of tourism eroding residential amenity and short term accommodation is in part contributing to the issue of demand for permanent housing stock and rising asset values and high rental costs. Competing demand between visitors and residents is addressed in more detail in sections 4, 5 and 6 of this submissions table.	▪ make dual occupancies consistent on lots less than 1000m² in the Medium Density Residential zone; ▪ make dual occupancies inconsistent of lots 1000m² or greater in the Medium Density Residential zone; ▪ make the use of a dwelling house consistent and accepted development subject to requirements if located on a lot less than 500m², in the Medium and High Density Residential zones; and ▪ make the use of a dwellings house inconsistent on a lot 500m² or greater in the Medium and High Density Residential zones. ▪ remove the affordable rental bonus provisions from the Medium and High Density Residential zones except on the key sites being the former Noosa Bowls Club site and Noosa Business Centre; and ▪ Retain the proposed amendment for additional bonuses for 20% affordable rental premises provisions in the Major Centre Zone (Noosa Junction and the Village Mixed Use Precinct of Noosa Business Centre), District Centre Zone Doonella Street Precinct and the High Density Residential zoned site at the Noosa Business Centre and the High Density Residential Zoned portion of Lot 3 RP884396 at Noosa Junction.
	23109495	The requirement to ensure affordable rental premises for 30 years places unreasonable burden on both Council and landowners to maintain a legally relevant mechanism which can enforce this requirement. Affordable rental premises should not extend beyond 10 years, in line with existing legislative framework.	Social Housing For the size of the population there is a reasonably good mix of social housing within Noosa Shire, and more is planned. However, a relatively small proportion of people qualify for social housing, and waiting lists are long. Affordable rental premises for low to medium income workers are desperately needed.	
	23108640	The costs involved with realising the incentives or complying with requirements risks compromising the financial feasibility of undertaking development on the former Noosa Heads Bowls Club, preventing any additional housing from being realised at all. The aspirations for providing greater housing choice for the community, including affordable housing and small dwellings, must be balanced with the commercial realities of undertaking development in the current economic climate that is significantly constrained by high construction costs and diminishing returns. Within the High Density Residential Zoned portion of the site, it is acknowledged that the amendment aims to provide incentives where development provides affordable rental premises. It is considered that providing 20% of the gross floor area as affordable rental premises is too high and would deter the incorporation of affordable housing into future development on the site. We request that this be reduced to a 10% requirement for gross floor area to be affordable rental premises. This will allow for inclusion of affordable housing to be a more commercially viable option. It is requested that the same incentives be provided within the Major Centre Zone, in that the category of assessment be reduced to code assessment where 75% of units are small dwellings and 10% affordable rental premises are provided.	Household needs The 2021 census indicated that compared to the broader Sunshine Coast region, most parts of Noosa Shire have higher proportion of lone person and two person households (small households). Across the Shire 66.9% of all households were small households. Noosa Shire however has high proportions of large dwellings of 3 or more bedrooms, being 76.8% across the whole Shire, noticeably higher in Tewantin and the hinterland. Key workers will be of various ages and stages of life, some have dependent children living at home and some do not. It is not assumed they are all single. Households with more than one income may have more options however they are still limited.	
	23109126	We considered the proposed definition of Affordable Rental Premises to be too restrictive particularly, the requirement for the dwelling to be owned or leased by a registered Community Housing Provider (CHP); and managed by a registered CHP, as long-term rental housing for a minimum of 30 years. Whilst we acknowledge that housing provided by a CHP should be one of the options for delivering affordable housing in Noosa, it should not be the only option. The ability for the private sector to deliver affordable housing without a community housing provider (i.e. private build-to-rent accommodation) should also be contemplated within the definition. We note that Noosa Council contemplates entering into both an Infrastructure Agreement, and use of a covenant on title (between Council and the landowner) to secure the use for its intended purpose for the agreed term – thereby negating the requirement for a CHP. The proposed additional storey at a maximum of 2.0 meters is considered to be too restrictive on built-form. We consider that an additional storey at 3.0 metres (total building height of 15.0 metres) would be a more appropriate outcome – allowing for superior design and built-form outcomes, and better integration of commercial and retail spaces at the ground floor. The Amendments for Housing Choice provide a strong foundation for facilitating the delivery of further affordable dwellings in Noosa Junction, however the Amendments in their current form will not facilitate the sustainable and feasible delivery of new homes.	Community Housing Providers The definition of Affordable Rental Premises relies on management by a Community Housing Provider. Private build-to-rent developments rely on a certain scale to be feasible. While a proportion of the dwellings might be affordable, they need to be cross-subsidised by profitability of the balance as there is no residual gap funding available to private property managers. The likelihood of a development within Noosa Shire being able to operate under such circumstances without the involvement of a CHP is low. Feasibility The affordable rental premises (ARP) provisions advertised were based on the ability, in part, for the developer/owner to access capital funding and/or availability payment funding from the State or Federal Governments via a community housing provider (CHP). These funding streams, while available in some form, are not suited for small scale development or for a mum and dad investor wanting to place their investment unit with a CHP and receive market return with the CHP accessing gap funding (availability or recurrent funding sources). Recurrent funding is required for the ARP package to be feasible for a small investor, needing a similar scheme to the National Rental Affordability Scheme (NRAS), which has now finished and has not been replaced. The current recurrent funding sources rely on feasibility of a whole development's life cycle and a complex funding application to State or Federal Governments and unlikely to be accessed by small developers as seen in Noosa Shire. Therefore, with no appropriate or suitable type of funding available, this places the feasibility of development providing ARP at risk, particularly in the MDR and most of the HDR sites across the Shire.	
	23099355	Our understanding for renewal of a 500m² Lot – with a combined 320m² GFA of restaurant/ café/ retail Lots on ground and 3 x 75m² apartments on each of levels 1 & 2 above, we estimate over 20 car parks as being required, even with bundling/car pool considerations noted in the “draft” amendments. Clearly this is not achievable, desirable nor financial. Likewise for our holding on western side of Arcadia Walk (Lot 2 on RP109923 & Lot 2332 on RP95668) – which currently has 720m² retail on 992m² land. With several tenants likely to vacate soon including anchor Westpac, it would be perfect opportunity to re-position the Retail Lots (many of the current tenants can't survive with continuing losses with past 3 wet seasons & limited internal seating), and add affordable small dwellings above. For similar ground floor retail and say 10-12 small apartments above results in a planning need 40 plus car, on a site that currently has NIL parking. With seemingly little to No Council support for parking “in lui” contributions, this means the site will just continue to deteriorate and is not renewable. (The building already has significant salt damp that needs rectification). Renewal would mean sustainable initiatives & affordable housing – all that the majority of Residents and Businesses urgently wish to see, but there is NO path in current & proposed Planning that will see that happen. Sadly cars in front of people. Surely Noosa Council has a social responsibility to assist in providing good people and essential workers with a roof over their head. Currently there is NO “strategy” to support this in Noosa Junction and after 25 years without a single new development, same old same old will continue, energy inefficient buildings and tenants, businesses failing, people living in cars, empty shops and derelict buildings.	Considering the above it is recommended not to proceed with the ARP and associated bonus provisions in the MDR zone and most of the HDR zone (some exceptions). In terms of the ARP in the Major Centre zones and selected HDR sites, when considering the ability of these zones to access an additional storey and 2m in building height and the associated plot ratio may allow a scale of development needed for the ARP to proceed. Therefore, it is recommended to retain the ARP and associated provisions in the Major Centre (Noosa Junction), Noosa Business Centre Village Mixed Use Precinct, District Centre Zone Doonella Street Precinct and the advertised HDR zoned sites which were subject to the additional 1 storey and 2m in building height. Sustainability The Planning Scheme incorporates an existing Sustainable Building Design Code which addresses many aspects of sustainability, in addition to what is already in the National Construction Code. Land Lease Community Development It is assumed a 'land lease community development' is the equivalent of the defined land use of 'Relocatable Home Park'. A Relocatable Home Park is currently consistent in most of the residential zones and proposed to be allowed in the Community Facilities zone. It is acknowledged this use while it may be more affordable is land consumptive and require a large site which is difficult to find in the Noosa Shire. Caretaker's residences & live/work options	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23109190	The Proposed Amendments include incentives for incorporating affordable rental premises within mixed-use developments in the Major Centre Zone. Specifically, if the development is located in Noosa Junction or the Village Mixed Use precinct of the NBC, and the residential component consists entirely of small dwellings with a minimum of 20% of the total residential GFA allocated to affordable rental premises, the following provisions apply. The inclusion of these incentives are a positive step towards promoting affordable housing within Noosa Junction. However, there are several areas where these provisions could be further refined to enhance their effectiveness and practicality. - The maximum height of 14 metres (4 storeys) is not sufficient to fully optimize the development potential of these sites: increase it to 15 metres to allow for better architectural design, improved commercial opportunities at the ground floor and the possibility of incorporating car parking within the building. - Achieving the proposed maximum plot ratio of 2.15:1 could be challenging given the existing car parking requirements and other development constraints. Without flexible car parking solutions such as contributions in lieu of on-site parking and/or shared parking arrangements, developers would find it difficult to fully utilize the allowable floor area. - Guidelines for the requirements for small dwellings and affordable rental premises lack clarity. - Allow for a variety of accommodation unit sizes from 35m² to 90m² to cater to different demographics including families and groups. This flexibility will help ensure that the housing supply meets the diverse needs of the community. - The emphasis on 75m² units does not provide enough incentive or flexibility to meet the varied requirements of essential workers. There is a need for more diverse and smaller accommodation options, particularly those that can function without the provision of car parking. Smaller studio dwellings are crucial for young professionals and transient workers who do not require large living spaces. - Smaller studio dwellings under 45m² should not be required to provide on-site car parking. These units are ideal for occupants who rely on public transport, e-scooters, bicycles or other sustainable transportation options. Essential worker accommodation needs to be diverse in size and shape ranging from as small as 35m² to 90m². This diversity ensures that the housing supply meets the varied needs of different workers from single individuals to small families. Smaller studio dwellings, in particular, are crucial for young professionals and transient workers who do not require large living spaces. The current constraint and bonus provisions for 75m² units do not provide sufficient incentive for developers to create a diverse range of essential worker accommodation. Provide stronger incentives for developers to create a variety of unit sizes. This could include increased height limits, reduced infrastructure charges or expedited approval processes for projects that incorporate a range of essential worker accommodation. More significant incentives are needed to encourage the development of varied unit sizes and types. Remove the car parking requirement for studio dwellings under 45m². This change acknowledges the transportation habits of occupants in smaller units, who are more likely to use public transport, e-scooters and bicycles. This will also make these units more feasible and attractive for development. Encourage the integration of sustainable transport options within essential worker accommodation developments. This includes providing facilities for bicycles, e-scooters and access to public transport. These measures will support the overall goal of reducing car dependency and promoting environmentally friendly transportation.	In the past 'Caretaker's residences' have presented issues in the industrial estates in regard amenity of the residents. There are conflicts between residential expectation amenity and industrial uses. Noosa industrial areas are not generally well serviced with public transport or open space facilities. The current Planning Scheme incentivises small dwellings which have been well received by the market. Most unit developments since 2020 utilising these provisions. The Planning Scheme building height in metres is an Acceptable outcome and can be varied slightly if proper justification is provided as part of the material change of use application. It's not entirely clear what submitter considers to be multi-storey. The planning scheme already allows for 4 storey development in Hastings Street and on select sites such as in Serenity Close. Even higher buildings exist elsewhere. The only instances where maximum building heights are being increased (by 2 metres) in these amendments are at Noosa Junction, the Noosa Business Centre and in Tewanin, and only where 20% affordable rental premises are being achieved. These would allow for long term rentals close to employment centres. Proposed amendments are seeking to increase housing choice and affordability with particular consideration of key workers. Presumably the submitter supports secondary dwellings, which are facilitated throughout the Shire. There is no intention to make changes to the Open space and Recreation zone or the Environmental Conservation zone. Most "green space" would fall within one of those zones. The Community Facilities zone is intended to accommodate a range of community activities, infrastructure activities, special residential uses, recreation activities and limited low scale ancillary business uses. At Cooroy for instance 62 Lake MacDonald Drive is in the Community Facilities zone because it was purchased to serve as an extension to the cemetery. It has never been earmarked for open space, nor was it ever the intention exotic pine trees remained on the site indefinitely. Affordable, inclusive rental housing has become a priority community use that is not accessible in the mainstream private market and for that reason Council has had to consider allowing it in the Community Facilities zone like other essential social infrastructure. Short term accommodation in Rural and Rural Residential Areas. The Planning Scheme has not changed and allows one secondary dwelling (granny flat/tiny house) on Rural and Rural Residential property rented out for permanent accommodation only. These secondary dwellings are not permitted to be rented out for short term accommodation. Small scale Short term accommodation in the rural areas is permitted providing the resident is residing onsite, such as cabins or glamping tent.	
	23109123	The amendments fail to address the systemic issues contributing to housing unaffordability and lack of diversity. The economic viability of redeveloping medium-density land for small dwellings needs thorough analysis from real estate and economic experts. The creation of feasible pathways for social or affordable housing is vaguely defined. The amendments lack clear mechanisms or partnerships to ensure these pathways are practical and effective. Without addressing the economic and regulatory barriers, the same obstacles that historically impeded affordable housing developments will persist. The amendments rely on traditional zoning and regulatory approaches rather than exploring new models of housing development. For instance, the potential for mixed-use developments, co-housing models, or public-private partnerships is not fully considered. These innovative approaches could provide more flexible and economically viable solutions for housing diversity and affordability.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Instead of focusing on rigid outcomes and working backward, the council should identify and address barriers to achieving housing diversity and affordability. This involves understanding the root causes and developing targeted strategies to overcome them. For example, addressing regulatory and financial barriers that prevent the development of affordable and diverse housing types. The current planning scheme lacks a specific definition for worker accommodation. This omission hinders the approval of innovative housing solutions aimed at key workers. Introducing a clear definition for worker accommodation within the planning scheme would provide a framework for developing affordable housing for essential workers. Identifying and utilizing low-density residential land parcels over 700m² in appropriate locations can facilitate innovative housing solutions. These larger lots can accommodate small dwellings or co-housing models, providing affordable options while maintaining the character of the area. Encouraging such developments would require adjusting zoning regulations to support these innovative housing types. The project at 49A Eumundi Noosa Road serves as a prime example of what could have been achieved with a more innovative and solution-focused approach:		
	23101565	The Institute has reviewed the Proposed Amendments to the Noosa Plan 2020 and we are concerned they do not go far enough to support the urgent need for additional housing supply including affordable housing to support a local workforce. The provisions impose greater restriction that will hinder the development of multiple dwellings, eg assessment criteria that requires multiple dwellings to be accessible housing, which will require a larger floorplate and increase construction costs. The requirement for accessibility is addressed through the National Construction Code 2022 and greater requirements should not be imposed through a planning scheme. The increased site cover allowances from 40 percent to 45 percent (where at least 75% of units are small dwellings and a minimum of 10% of the total GFA is affordable rental premises) is welcome but does not go far enough to incentivise the development of small and affordable dwellings. Recommend an increase in building height to allow at least an additional storey where the majority of the units small dwellings and provide affordable housing. Multiple dwellings are inconsistent use in the Low Density Residential zone yet they allow for gentle density housing which may provide an affordable option for key workers. The Institute recommends that some small multiple dwellings be allowed to be introduced to the Low Density Residential zone to enable small units, townhouses, row housing, and triplexes to be integrated gently into established areas. The built form of these dwellings is still able to be controlled through height, setback and site cover provisions and will have a minimal visual impact to a low density area. Re PSP11 Provision of Affordable Rental Premises specifies that the Council may utilise three mechanisms to secure the delivery and long term retention of dwellings for affordable rental premises through: • approval conditions; • an Infrastructure Agreement; and • a use covenant which will secure affordable rental stock. We understand that registrable covenants must be for a specific purpose and seek further clarity on whether Council intends that the covenants be registered and if this can be lawfully achieved. The Noosa Plan needs to provide greater uplift in suitably located areas to encourage redevelopment for additional higher density dwellings. Support height bonuses in the Major Centre zone for Noosa Junction where the residential component provides entirely small dwellings and where 20% of residential GFA is affordable rental. However, PO17 is a repeat of the AO and does not allow for a performance-based solution. The Major Centre zone also introduces plot ratio bonuses where the residential component is entirely small dwellings and a minimum 20% GFA is affordable rental. While we support bonuses being provided, we recommend the proposed amendment removes the reference to the provision of affordable rental as it will restrict and complicate the titling arrangements (i.e. place a covenant on title) over the site. The provision of smaller dwellings will in themselves enable greater affordability and can be either purchased or rented by Noosa residents. Supports the proposed changes to the Community Facilities zone and mapping of specific sites to enable the development of affordable rental premises, small dwellings, and affordable housing on community land. These sites are appropriately located to offer the supporting services and facilities required for future residents of affordable rental and affordable housing and provide opportunities for partnerships with faith-based organisations, Council, and community housing providers.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23063897	It would be lovely if affordable housing was achievable in the Noosa Shire, but the reality is construction costs + developer profit is the main consideration Assimilation to neighbourhood, robust construction and proximity to public transport & amenities factored into success of social housing elsewhere. Increased height & density elsewhere allowed the owners of old small 2 storey shops to make redevelopment to 4 storeys feasible where they own / occupy and receive rent from the additional two floor of accommodation. I have also worked on new housing projects with a large success development company where they recognised the need & provided accommodation specially for elderly residents in medium to high density apartment over the top of or close to shopping precincts. Adapting the town plan to encourage the redevelopment of barn construction supermarkets to high end apartments over a shopping complex can avoid any more land clearing and provide opportunity for aging, large house residents to downsize and provide more stock in the local housing market. Ensure the revisions to the town plan acknowledge and cater for the location and visual appearance of solar energy systems, chimneys, cafe kitchen/ bakery flues and air conditions. I see none of these in the artist impressions presented. Having a roof or balcony comply with height limits & open space area then covered in air condition units, flue extractors and aerials is a poor outcome. They are important and add a huge expense and inconvenient to the design if not incorporated in the overall design. Consult and learn from other Council's around Australia who have successfully increased density in nominated precincts into the town plan document. Consult with experienced structure engineers about ways to reduce construction costs. If it costs less to build 3 stories over a car park at 12.3 meters high rather than forced to fit in 12m - consider this as part of the affordability model to be adopted. Providing a simple section with general floor to floor heights showing ramp gradients would provide a far better method of coming up with maximum height of a building rather than just stating round figures like 8m and 12m etc. Never underestimate the value of good orientation & openable windows /cross air ventilation in this housing type. It is only affordable if you don't need excess energy to make it liveable.		
	23108595	The proposed changes have not been thoroughly investigated in terms of the actual likelihood of successful implementation. Many of the properties being rezoned may not see the proposed changes occur due to market dynamics and logistical challenges. The market itself dictates the feasibility of these changes, and without thorough investigation, the aim to achieve improved housing may simply not materialize. The proposed rezoning could face significant barriers, making it an impractical solution to the housing issue. The focus on residential use over tourist use within prime real estate (eg: waterfront) locations is unlikely to alleviate the growing lack of housing affordability options. Developing tourism infrastructure in the hinterland will generate new employment opportunities, particularly in areas where affordable housing is more viable. This initiative will support local economies and contribute to community well-being by providing residents with accessible job options within their vicinity. By focusing on regions where affordable housing is more feasible, we can ensure that the workforce required for new tourism developments has access to suitable living conditions. This strategy not only addresses housing affordability but also helps in retaining a stable workforce for the tourism and hospitality sector. Explore other areas within the Noosa region for developing affordable and diverse housing options. This approach prevents the need to rezone existing visitor accommodation areas, thereby preserving their use exclusively for tourism purposes.		
	23094949 and 23101846	Amendments to the Medium and High Density areas will not make apartments more affordable Housing affordability and availability is not just a Noosa problem, it is a national and international problem. Providing incentives for developers to build smaller apartments on expensive blocks of land without relaxing height covenants will not work Zoning changes in places like Gympie Terrace will not result in more permanent accommodation becoming available. What it will do is eventually create a bunch of very tired holiday accommodation sites reducing the visual appeal of these precincts. The Council needs to put its energy into creating progressive solutions to these issues. Popular places all around the world have to deal with tourism and affordability. Noosa will need to do the same and hard thinking will be required		
5829787		The changes are unlikely to increase the supply of affordable accommodation in the short or long term. Small Multiple Dwellings in MDRZ will not be affordable. A small increase in supply will not materially affect prices. That is because it is small relative to the overall market and it competes with nearby properties, to which its prices are tied. The cost of small multiple dwellings developed in MDRZ and		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		HDRZ of Noosa is not likely to be affordable given the premium on the land value of properties in these zones particularly in the eastern beaches and along the river system and near Noosa Junction. There is no evidence presented to demonstrate that the proposed changes will have the desired effect other than a brief reference to median rents. The Council should be developing and implementing affordable housing and accessible housing within the existing town plan as the State Government has suggested. If they cannot then they need to explain why. Council also needs to explain why the proposed amendments do not comply with the SEQ Plan The proposed amendments are substantial and have considerable implications for the character of Noosa far beyond the intended aim of providing affordable and accessible accommodation. The changes seek to address a number of important issues but Council has not demonstrated that the proposed changes will be effective in providing affordable and accessible accommodation or worker accommodation while maintaining character and amenity and respecting property holders existing rights available under the current plan.		
	23092085	Affordable housing is achieved by the correct balance of land supply (and price) and the ability to deliver affordable housing (complicated further by the post Covid19 significant hikes in construction costs). Council should be considering their policy around two significant lost opportunities: Land Lease Community developments should be encouraged providing low cost manufactured homes as an ownership alternative. Land Lease communities provide a “stamp duty” free entry arrangement further enhancing the affordability option for purchasers. With appropriate design criteria this can be achieved in lower land cost locations thus enhancing the affordability. Small scale dwellings (up to 65m²) within existing and new industrial buildings where the site has sufficient carparking to mitigate additional loads onto the street parking arrangements which are predominantly already maxed out. The dwelling component should not come at the expense of the delivery of usable industrial floor space and more importantly should not be available on the ground floor. The best example of a completely integrated industrial/commercial and warehouse top dwellings development is in Byron Bay. The Byron Bay precinct has become a fully integrated community providing activation 24/7. I would go as far to say these dwellings could also be located on top of the typical industrial structure if height limits are readdressed. All members of the community wish to live in a vibrant and activated precinct where the opportunity to own property is not limited to the elite as lower income groups are continually pushed further and further from their employment opportunities.		
5819677		There is enough rentals but not sufficient of the cheap under \$600pw rentals which were traditionally unrenovated houses and small apartments. An investor has a right to get the best return possible not be a social housing provider. You should do an audit of your land and look to build low cost or crisis housing through developers not for profit or community groups		
5806555		Opposed bonuses where buildings include 20% of low cost accommodation. This will not work in practice. People who buy/live in high cost, luxury apartments do not want to share with low cost renters. If an agent is used to administer the low cost rentals, how will this work and who pays for their fees?		
	23109493	As a general policy, waterfront parkland or bushland should be protected for future generations and not converted in private use or converted to developments. Existing public parks, sporting fields should not be converted into developments or lost as open public space. Planning controls should promote cycling and walking, and use of zero emission transport. Boats on the water should not be considered ‘affordable housing’ with people living permanently aboard. Boats are not the same as: a tiny home, unit, apartment, attached or detached home especially as boats: sink if not maintained and cared for; can burn to the waterline in locations where fire rescue/ appliances cannot get to; typically do not have utilities such as connected water, electricity, gas or sewage capture; or easy means of escape in event of a calamity, apart from jumping overboard; and require constant care, maintenance and repair to keep them fit for purpose – Safe and Environmentally sound - in the harsh marine environment.		
	23145857	Noosa Council has spent the last five years talking about providing affordable housing and supporting businesses. Yet it has done nothing about the issue of affordable housing. Instead it is focussed on limiting short term stays and undermining the tourist industry while just talking about affordable housing. Research carried out in other, similar tourist towns like Byron Bay and Lorne in Victoria, demonstrate that limiting short term stays has little or no impact on the availability of affordable rental accommodation. There have been no development approvals for affordable housing in the Noosa Shire and no credible plans that have had proper financial and design analysis. These kinds of projects have long lead times. Councils’ urgent focus should therefore be on how, where and when to provide affordable housing not		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		fiddling around with existing housing stock and compromising the tourism industry. So much time, money and effort is being wasted while businesses are closing down and the workforce is being decimated. The deliberate strategy to limit short term stays and the failure to address the real and pressing need for affordable housing threatens the tourist trade and the whole economy of Noosa.		
	23108640	Coles Group is supportive of the changes to AO10/PO10 of the Dual Occupancy and Multiple Dwelling Code which reduces the accessible housing requirements to 1 in 5 from 1 in 3. The reduction in landscaping required for developments which are all small dwellings and a minimum of 10% affordable rental premises is also supported. We are generally supportive of the inclusion of AO20/PO20 of the Driveways and Parking Code which reduces the car parking requirements for small dwellings which include affordable rental premises. However, to be in line with the other changes sought, it is requested that the requirement for affordable rental housing is reduced to 10% of the residential GFA.		
	23132016	I am a member of the body corporate of a "no frills" strata complex in Noosaville which opened in 2016. The price of a 2 bedroom, 1 bathroom, 1 car space townhouse was \$385,000 when I purchased in 2016. At the time it was the only new, low maintenance, well situated, "affordable" residential complex I could find in the Noosa area. 8 years later an identical unimproved unit in my complex recently sold for over \$800,000. Rents are over \$600/week for these 9 square residences (this area includes the ground floor garage). So what was originally affordable is now out of reach for many people. One of the attractions of this complex was, and still is, its low body corporate fees. However, as the building ages and cost of inputs rise these fees are going up. High density housing may only be affordable for buyers or renters if it has low body corporate fees. This is only possible if the development does not have expensive amenities like a pool or an on-site manager. Green landscaping and recreational facilities come at a cost and require regular maintenance. These expenses inflate body corporate fees for owners and flow on to rents. Further, if a complex has amenities which would be attractive to short stay visitors, owners may let their residences to this clientele which defeats the purpose of affordable housing. The quandary for planners is how to cater for affordable homes in a development which also incorporates larger or more up-market residences whose owners are seeking lifestyle amenities rather than just a roof over their heads?		
	23132021	There is a lot of proposals about creating housing for workers and lower income residents. Great idea but this housing needs to be developed and paid for by someone. Our experience and living and investing in this town over the last 45 years is the cost of land and development costs have been the influencing factors first and foremost. The council cannot do too much about the cost of the land but it certainly has contributed to development costs. The rates and fees the NSC charges have pushed up housing and unit costs so high it is not viable to build small reasonably priced homes to sell or rent. So the council is responsible for forcing investors to move elsewhere or build more luxury homes. Many developers won't even deal in Noosa because of the Council! The Mum and dad investors have also left the market especially in Noosaville as the cost of rates and insurance (due to your declaration of climate disaster plan) forces them to put rent so high to cover the costs. That is on top of a higher rate level, land tax and agents fees or worse Body Corp fees. So holding costs are too high to provide cheap rent. (I was quoted \$16,000 PA for insurance for an old home in Noosaville and other companies won't even insure us.) Council delays at approving plans has contributed to the rising costs. Building costs have risen 40% in the last 5 years. Sometimes it can take your building department years to approve a project. By the time your middle management get it done the developer walks away. I fear that the Council is bowing to State Government dictates about housing. It is not a council issue to provide Government supported housing. Not with our Rates. We already pay taxes to QLD Govt for that. Is it about government funding, that council is changing our town plan? There has been a gradual creap of holiday accommodation turning into long term rental as they age. A natural process because the owners can't make them viable with the fees charged. Also because most of these holiday complexes are individually owned units it takes a long time for all owners to agree to sell so it can be redeveloped. An area that could be changed from Low to High density dwellings is the area around Neptune circuit and keel court, Noosaville Older home there eventually could be redeveloped to duplexes.		
	23144929 and 23145074	To genuinely support housing supply, choice, diversity, and affordability, the council should unlock more greenfield development sites and utilize unutilized council and state-owned land.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23144930	Property values in Noosa do not support the development of small dwellings without significant changes to gross floor area (GFA), plot ratio, height restrictions, setbacks, and parking requirements. Without these adjustments, the financial feasibility of developing smaller dwellings on medium-density sites is questionable, and developers may be discouraged from pursuing such projects.		
	23144928	Property development must make financial sense for developers. If the proposed amendments render medium density sites unprofitable due to stringent restrictions and requirements, developers are unlikely to invest in these projects. This lack of investment will result in a stagnation of housing supply, contrary to the council's objectives of increasing housing diversity and affordability. It is crucial to create a regulatory environment that balances community needs with the economic realities of property development. Adjust zoning regulations to support innovative housing solutions on low-density residential land parcels over 700 m2 in appropriate locations. Encouraging developments that maintain the character of the area while providing affordable housing options can be achieved through flexible zoning policies that accommodate new housing models, such as co-housing and mixed-use developments. Establish clear mechanisms and partnerships to ensure practical and effective pathways for the development of social or affordable housing. Addressing regulatory and financial barriers that have historically impeded affordable housing developments is essential. This could involve exploring public-private partnerships, incentives for developers, and streamlined approval processes for affordable housing projects. Re-evaluate the regulatory framework to remove barriers that stifle creativity and prevent the development of innovative housing solutions. A more flexible and supportive planning scheme will encourage the development of diverse and affordable housing options, helping to achieve the council's goals.		
	23113004	Beachfront and beachside streets in some of Australia's most expensive suburbs isn't usually the target for "affordable". 75m ² in some areas with those zonings are ridiculous. (I have been working with our town plan since 1990).		
5826568		Why is Noosa council trying to place the onus of affordable housing/cheaper housing on the private individuals? It's a very socialist/Marxist policy whilst simultaneously lining the pockets of developers.		
	23055061	Cheap accommodation for workers is admirable but all workers have some travel time and distance to contend with. Such top-storey workers accommodation would become a ghetto and very detrimental to the Noosa brand.		
	23055043	Large specific areas for rental accommodation will create future slums.		
5808529		The amendment does not contain any cost analysis demonstrating the viability of what has been proposed, no inducements will overcome the land value being a barrier to building affordable property in Noosaville.		
	23094937	Of total gross floor of affordable rental premises should be at least 60%. What is the point of allowing an extra storey if you aren't serious about increasing affordable permanent residences – 20% is a joke!		
5829852		Small multiple dwellings are definitely not a solution for affordable housing so close to the beach, how do you balance the land purchase cost and construction?		
	23145647	The council policy decision requiring at least 75% of small affordable housing of not more than 75 m2s be provided as a part of new development in the urban medium and high density zones of Noosa will not achieve the intended outcomes. The high cost of land and rising building costs are significant and will defeat the policy to provide low cost affordable housing.		
5829853		The proposed approach is pretty much "social engineering" by forcing those that want to live in high density areas to live in small 2 bedroom units. These units will not be "affordable housing" for obvious reasons just check similar sized unit price levels and will not allow families to live in these areas. I am all for "proper" affordable housing which needs to be subsidised and built where land is a lot cheaper than in the high density zones of Noosaville. The Council needs to be realistic when using this term - affordable housing. It has to be affordable!		
5825156		We totally object to the Proposed Amendment No. 2 to the Noosa Plan 2020 . If it were to be adopted, It will devalue our property at 7/2-4 William Street , Noosaville by 33% . Obviously, the Councillors have not had time to do an economical study. This proposal is a total disregard to hundreds of local property owners, small local businesses and Noosa Council Rate Payers.		
5828354		I do not believe that it is possible to have ""affordable accommodation"" in Noosa because property values are so high. The only way would be if State Government builds and owns the property. Putting 4 stories on Gympie Terrace will not provide cheap accommodation for workers because it's prime location with		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		highly sort after views. This will make the value of the accommodation very expensive and it will not be affordable to the average worker.		
5821244		While I understand the necessity of creating additional housing for residents and key workers, I believe this plan fails to achieve that goal. Key workers are unlikely to afford these high-density living areas in prime locations like Gympie Terrace. This plan appears to prioritize developers over the community's needs.		
5819720		Not everybody can expect to find housing within the Noosa area. If people cannot find a place or afford it, they have to move into the outskirts like it is usual everywhere.		
5824573		I would like council to comprehensively consider the need to regulate/oversee the allocation of new affordable homes to ensure that target populations eg. Health and education professionals and other key worker roles, which are critical for a growing community are prioritised in the short, mid and long term. I would want council to oversee the developers interests to ensure that affordable housing options are sustainable long term options and offer high quality housing options to lower income professionals who work and provide critical support to our community. The artist impressions of these new multi residential dwellings look great but I note these are artist impressions only. As such I have concerns re the comment that gardens and water features should not be costly so as to not create expensive body corporate fees. Whilst I agree with keeping body corporate fees as low as possible, I believe it is essential that green spaces and nature areas are essential to ensure that people living in these apartments have quality considered aesthetics both inside and out. Correct planting will also ensure environmental cooling and help with energy consumption and therefore reduce bills.		
5817187		If read correctly the plan sets to refine parts of Gympie Terrace to high density in order to house key workers. I have trouble understanding how the key workers could afford to live in these accommodations considering the cost to develop will be extortionate and no accommodation in that vicinity is affordable, especially considering cost of purchase, development, infrastructure. The plan also mentions allow boarding accommodation along Pacific Avenue but provides no information on infrastructure costs associated with said accommodation. Is Noosa Council continuing to charge exorbitant infrastructure fees for boarding accommodation? There is also no evidence of how the Noosa plan will ensure affordable accommodation will follow through. The development called The Whitely was meant to be affordable and it is far from affordable, unless the 30% of income is based on a very high level of remuneration.		
5828945		I believe that it is flawed reasoning to think that increasing housing supply will address housing affordability. All these changes will do is create problems for the existing local population. Please do not increase density or height limits within zonings as it will just lead to other issues such as increased traffic congestion especially during holidays. Noosa is beautiful because it has a low density urban environment, cramming people into small dwellings only leads to social problems and further removes people from our wonderful natural environment.		
5814997		While increasing affordable housing for more younger people is needed careful consultation with every ratepayer is needed. Ratepayers feel their preferences are being ignored.		
5818217	23121619	I agree that more small single level units are needed for older residents, which would be preferable to aged care facilities. Giving people independence. Utilising large blocks or by joining two blocks together, you could fit 6 to 8 units. This model could also work in two story units for young families to keep the price down and give them a small yard for children. Creating feasible pathways for the development of additional social or affordable housing - I'm not sure how you will manage this one. Is there government funding available? If there is can additional homes be knocked down and more units put on those blocks so that multiple families can live there rather than just one small family.?		
	23108603	South-east Queensland and Noosa has a rapidly expanding population and a lack of affordable housing. There is substantial evidence that poor state and local planning has caused this housing problem. Noosa has a very strong character with a unique way of life and natural environment that makes Noosa special and should not be subject to rampant development. But - Noosa council must find housing styles and densities within its local planning scheme and to start seriously looking at answers rather than finding reasons not to meet the housing problem. In last two years, three applications for affordable housing were refused by council in Noosa, Tewantin and Cooroy.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		The amendment No. 2 does not support a solution to the housing crisis. It could be dozens of years before the rezoning of strata properties MIGHT make way for affordable/social housing. Setbacks and parking requirements limit the feasibility of secondary dwellings. Home sharing rentals are considered legal. Many large homes could be modified to form 2 and 3 apartments under new planning schemes. Noosa Shire is one of few councils within Australia which does not allow the development of Dual Occupancy (One Title). Noosa Shire is one of the few councils within Australia which does not allow the development of a strata titled duplex – in a residential zone, (conditional that it does not adjoin a lot with existing duplex approval). Many councils within Australia are encouraging smaller residential lots down to 300m ² . Noosa council minimum lot size is 600m ² . The minimum size Rural Residential lots in Noosa shire is 20,000m ² . Within the same street/road, but in the adjoining council the minimum size lot is 6,000m ²		
5808118		The incentives for land owners and developers to build affordable house are of very little value. I believe the affordability is related to the land value not the dwelling size. High and medium-density areas often occupy premium locations (near beaches, rivers, etc.), these changes will not translate to affordable housing. Focusing on the low-density zone for affordable housing initiatives seems more practical. Allowing blocks 800m² to be duplex-zoned or split into two 400m² parcels or 700m² into two 350m² would assist more than targeting high density and medium density properties only.		
	23104865 and 23108587	I acknowledge and support the Council's efforts to address the significant unmet housing needs in Noosa Shire. The need for housing for key workers, older residents, people with disabilities, those in crisis, first home buyers, and those qualifying for housing assistance is undeniable. The Council's initiative to increase the availability of smaller dwellings, accessible homes, and other diverse housing types is commendable and necessary for our growing community. However, it is crucial to carefully consider the specific impacts of these changes on existing properties and neighbourhoods like Tewantin where the proposed amendments may have unintended negative consequences. To address the need for affordable and diverse housing without compromising the value and functionality of existing properties, I recommend Council explore other areas within the Noosa region that are more suitable for high-density, low-cost housing. Areas with better infrastructure and fewer environmental constraints should be prioritized. Consider mixed-use developments that combine residential and commercial spaces in areas with strong infrastructure support. This approach can help meet housing needs while promoting economic growth and community integration. While I support the Council's efforts to create more affordable and diverse housing options, it is essential to carefully consider the specific impacts on existing properties and the broader community.		
	23109568	Seeking to increase affordable housing opportunities in the Tourism Accommodation Zone seems to make little sense due to little availability of land or sites and the cost of such sites. Building or converting to 3 levels where such sites might exist will still carry high cost which will need to be passed on in any rental. Building affordable housing is also an important and pressing social consideration. The proposal, as we understand it, to zone such land close to Civic is sensible. Society changes as do needs but the reality is land cost will dictate such locations for housing and any planning changes should address as a priority where the best opportunities lie rather than look to amend existing use rights of ratepayers		
5801814		I strongly support the proposed amendments to Noosa Shire's planning scheme, especially those which seek to support housing supply, choice, diversity and affordability by: - expanding housing choice by requiring and incentivising smaller, accessible, affordable dwellings, and those premises built for permanent rental - Preventing further short-term accommodation in Medium and High Density Residential zones and key centre zones; - Re-zoning areas to increase opportunities for the construction of smaller dwellings and worker accommodation; and - Creating pathways for the development of social and affordable housing.		
	23108865	The NSRRA rejects any contention the inclusion of a handful of "affordable" housing units in high rise developments or increasing supply of medium density unit developments in the suburbs will have any discernible impact on the affordability of Noosa's high value and exclusive real estate market. Whilst the NSRRA recognises the challenges across the country of low paid workers attempting to access affordable accommodation, we reject the contention that increasing development of smaller premises in Noosa will necessarily solve the issue in an exclusive, high value, coastal property market. Developers seldom undertake projects to provide a community service and will inevitably sell or rent to maximise profits according to market conditions. Introducing new 'tiny home' developments or building more blocks		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		of units is a simplistic solution to the complex pressures within the Noosa property market, which remains in a state of transition. The NSRRA is concerned that Council's pursuit of excessive new development forms may become surplus to requirements, create planning conflicts and/or be open to exploitation for uses that don't assist 'key' workers to find accommodation. The NSRRA also notes the full potential of State planning amendments which allow secondary dwellings to be built in the low density residential zone hasn't yet been felt. Separate self-contained units or granny flats can now be made available to the permanent rental market. The NSRRA has no objection to the building of appropriate public or social housing on State or Council land, on the condition it reflects a proven community need and remains in public hands. However, we believe the issue of social and emergency housing has been conflated with lobbying from the tourism and real estate sectors for Council to solve the issue of affordable housing. The NSRRA considers the majority of determinant factors affecting housing affordability sit well outside Council's jurisdiction. The NSRRA objects to the proposal to allow religious or other (allegedly) benevolent organisations to exploit their land to build residential or tiny home developments. Such proposals are open to exploitation and once given the green light, would be difficult for Council to control or ensure conditions of approval are complied with.		
	23109184	Considering the exclusivity and excessively high value of our real estate market, it's questionable whether this proposal would have any significant effect on housing affordability or significantly accommodate the low paid workforce. Particularly as developers, investors and landlord's primary objective is always to maximise profits. In any case, the previous Council's 'Housing Strategy', which initiated these latest planning amendments, is an attack on the Noosa Plan as it further increases the development density allowable within Noosa's urban footprints. Addressing housing affordability is a complex issue which is mostly influenced by macroeconomic factors and Federal and State policy settings. Although Council does have a small role to play in working with the State to approve social and emergency housing, limited ratepayer resources should not be squandered addressing issues well outside Council's jurisdiction. (Particularly as Council's 'Housing Strategy' seems to be a reaction to lobbying from vested interests)		
5808888		I believe that the proposed amendments are not going to create any relief or benefits in regard to affordable housing as this is a problem bigger than just rezoning. It is also not the job of council to be involved in essentially capping prices of private property.		
5808887		I object to the changes to the Community Facilities Zone to allow further residential development. These locations should not be densified or used for this purpose. I object to the community residence changes, the affordable housing changes (including increased site coverage, plot ratio and reduced landscaping) and relocatable home parks. I believe this negatively impacts the character of our towns, particularly Pomona.		
	23109358	Allowing higher density will enable more building but it will more than likely be unaffordable for most people. The area behind Gympie Terrace is expensive real estate and it is unlikely to help our workers as the rents will be too high. Affordable housing – affordable for whom? Council should resist pressure from the State Government. Bonus development rights for 20% affordable housing will not alleviate any shortage of accommodation but will be detrimental to the area.		
5808445		I believe broader consultation and validated feasibility and impact studies are required to understand where in Noosa it is economically viable for individuals and Developers to build more housing (including affordable) given the underlying land values. My concern is several of the amendments will not fulfil their desired intents because the existing land or property costs, especially in built-up key nodes simply means redevelopment would not be commercially viable; and/or permanent rentals would still be unaffordable for the residents these planning amendments seeks to serve.		
5800117	23109192	Councils and governments need to release land and give tax breaks to companies to build rental accommodation. Councils and governments need to build rental accommodation in their own right.		
	23098611	The recent rezoning of Bottlebrush Ave to High Density Residential is a significant loss of privacy by new 4-storey buildings, which are apparently consistent with the current zoning. The street always served as a long term rental accommodation with 2 story duplexes and small unit blocks. Recently two new apartment blocks been built, with apartments selling between \$1.5M and \$2.7M - very unlikely "affordable" for workers.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5817144		I would like to see the allowance of rural zoned areas to be subdivided. Plots of 20 acres will provide land for more housing, yet still retaining the countryside feel.		
5818921		We have reviewed the documentation and as residents of Noosa Shire who have struggled to get onto the property ladder, we celebrate the changes that are being proposed via the Amendment No.2. They are addressing the actual challenges in the Shire that affect a large proportion of young working families and younger individuals who want to establish themselves here. They are the people who have relocated here in the last 5 years and are working hard to make Noosa Shire better. They ride bikes, they live in smaller homes, they work in the Shire and support local businesses rather than supermarket chains. The changes will of course anger many older residents awho seem to only care of maintaining the status quo, but its time for the Shire to evolve and reflect all of its residents' needs, not just those who treat is as their own private paradise and wish to keep it that way forever. "		
	23145960	I understand the thrust in the planning amendments related to affordable housing and increased dwelling capacity related to population projections. However I am concerned about two factors I see as roadblocks to achieving related outcomes in what I would term the open market more affordable dwelling thrust as distinct from the more specific defined affordable rental housing sphere: With the under lying high land values in Noosa the blanket imposition in medium and high density zones that 75% of the dwellings in a multiple housing development must be small dwellings and as such a maximum of 75m2 GFA makes a high proportion of such potential open market developments commercially nonviable- this imposition sits beside current borrowing cost, material cost, labour cost and worker shortage pressures for developers. There is a thrust to better exploit medium and high density zones with a view over time of redevelopment of such sites. No doubt the forward plan envisages some factor of redevelopment on such older existing sites. However the majority of such duplex and multiple dwelling existing dwellings are held as lots in Community Title schemes. Although the legislation has changed, gaining a community approval (even duplexes) to sell and cease a Title scheme for future development is a significant obstacle. Even if a developer seeks to acquire all such lots in a complex by individual purchase transactions it is a significantly more complex and time consuming process than a single lot transaction on non title scheme land. I have a downstream concern related to the above factors. I believe the medium and high density zone provisions will not yield the dwelling volumes anticipated (in the sense of more open market affordable dwellings and carrying the desired population projections) and that there is a higher potential for State pressure on Noosa Council to be exerted to allow dual occupancy in current low density residential zones. Such pressure might manifest itself as encouragement to examine potential areas to be re-zoned as Low-medium Density Zones with the proviso that dual occupancy is to be permitted in the zone. To mitigate this potential I believe the Plan amendments for medium & high density zones with respect to multiple housing must be more flexible with a mix of potential dwelling sizes alternative to the proposed small dwelling size of up to 75m2 GFA and its single blanket 75% proportion application. Such varied unit dwelling sizes in in ranges from 75m2 up to say 125m2 GFA could be categorised into medium density zone areas or localities spanning the hinterland towns and Tewantin through to the highest land value coastal areas. In my opinion such dwelling size flexibility with a sensitivity to inherent underlying land values would enable more commercially viable open market redevelopments which would be more likely to achieve the desired Plan outcomes and avoid the potential for State influence on options in Low Density Residential zones.		
5818217	23121619	I don't agree with multi-storey buildings and I also think that prices need to be capped, otherwise everything will immediately become too expensive. It would be good for these to be kept as rental properties, especially for workers that work locally in the hospitality and restaurant industries as we are predominantly a tourist location. Rezoning certain land to increase opportunities for smaller dwellings and key worker accommodation - Depending on the land that you want to rezone, I do not agree with losing more open spaces,or nature reserves. If it's an area say around the central town area, e.g. Noosa Junction ,Tewantin Township and it's kept to 3 stories? I think this could help with local workers eg cleaners, restaurant workers etc. It needs to be monitored otherwise apartment rents could be made enormous and it would not help any of the people that need them. It's the people that work in these jobs that don't earn huge incomes that need to be living locally to keep everything running. Also as people get older, we will need more carers as well. They also don't get paid huge wages and need to be available at all hours for the elderly. This Needs to be monitored but I don't know how ? Could prices be capped in these buildings? Ensuring any visitor accommodation in Rural and Rural Residential zones is in conjunction with the permanent resident's dwelling and not replacing it. - By this I think you mean that they do Home hosting in which case I agree that they shouldn't be building extra accommodation to use as holiday		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		accommodation. But if it's a small tiny home for elderly relatives / family members, I think that should be allowed and monitored. So that the tiny homes just aren't put on the rental market at huge prices or rented out on Airbnb.		
	23108597	We support the consideration of reduced car parking provision for sites at Noosa Junction, Noosa Business Centre or Doonella St, Tewantin where certain requirements are met. We support the proposed amendments to the Medium and High Density Residential zones in principle, and support the general increase in sites zoned Medium Density Residential or High Density Residential, particularly in areas close to key services and public transport. An increase in options for higher density with a requirement for affordable housing will offer more opportunities to deliver affordable housing provision for disadvantaged individuals and families in appropriate locations.		
	23101604	I think allowing small homes on existing house sites is a fantastic and truly sustainable option. Using up community land is a bad idea. It is becoming common knowledge that we as human beings are becoming more and more stressed living in today's world, and studies have proven that green spaces with mature trees are good for our mental health and the health of the environment. We don't want to have to drive to a National Park or State Forest, we need to be able to walk to a green zone, have some time out, and reconnect. Please don't take our very precious green areas!		
5792180		Disappointed with proposed changes – how could they increase the housing supply in any meaningful way, when it lacks any real upzoning or changes to parking requirements in areas with appropriate zoning to allow new development in built up areas. If the current housing crisis were not motivation enough, the state plan is clear that Noosa has to be prepared to absorb new people. Not to mention that smart urban land use is one of the best and easiest ways to reduce emissions. Without a clear framework for allowing, god forbid even encouraging, development to leverage existing density, we ensure that sprawl will continue unabated. One response to this is that there is no more land to sprawl into. Well, that may be strictly true within Noosa shire's borders, but people need to live somewhere so they will just end up living farther out and increasing traffic, congestion and our deadly reliance on private motor vehicles. What we need is more apartments and choice in areas near transit and facilities, e.g. Noosa Junction and Noosaville. I see nothing in this plan to achieve that. I keep hearing council bemoan the fact that there are many large dwellings with only one or two residents. Where do we propose they move to when the average apartment price is now more than \$2 million? Or are we just suggesting that they take in boarders and that will solve it? The overwhelming takeaway from this proposal is that Noosa Council is not serious about addressing either the housing crisis or the climate crisis.		
	23109083	Introduce flexible car parking solutions and differentiate requirements based on use and location. Preserve key tourism sites, implement a balanced zoning approach, and conduct comprehensive impact assessments. Expand Hospitality Precinct provisions to include bars, nightclubs, and hotels; establish clear entertainment guidelines; and consider establishing a Safe Night Precinct. Increase the height limit, simplify provisions, and incentivize innovative solutions. Determine a maximum size that allows for effective yield, meeting the needs of families as well as couples. Sizing should be capped at 120 m2 to allow for 3-bedroom units as part of the development mix. Remove car parking requirements as a norm and consider location, public transport availability, proximity to work hubs, and alternate forms of transport (scooters/bikes, etc.). Enhance incentives for diverse accommodations. Provide detailed viability studies, ensure transparent information sharing, and engage stakeholders in collaborative planning. It is unreasonable and irresponsible to impose regulations that have not been proven to be economically viable. Highlight the shortcomings and lack of detailed evidence supporting financial viability. Emphasize the need for comprehensive economic costings of the proposed amendments. Address the timeline for large key sites to become shovel-ready and available for use.	It is acknowledged car parking can create a financial barrier to redevelop in the Major Centre zone at Noosa Junction. Council is committed to further reviewing the car parking rates in the future but was outside the scope of these amendments. For further detail see Section 14 of this Table. For a detailed response to tourism sites see Sections 1 and 2 of this Table. The Hospitality Precinct already provides for entertainment uses such as bars, nightclubs, Hotels, Theatres and function centres. In terms of housing outcomes please see a detailed response in Sections 4, 6 and 7 of this Table	That no change be made to proposed amendments as a result of this submission

9.6 Building Height Incentives

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5780526		The amendments recommend altering building height limits for residential developments at the Shire Business Centre and at Noosa Junction. The proposal is for developers to enjoy an extra storey, going from 3 storeys to 4 storeys, if they incorporate some affordable rental housing. There are other incentives to encourage affordable housing. Council should not be abrogating a long-standing position on building heights in the shire for the sake of a handful of affordable apartments (20% of yield from the development).	Noosa Council has a history of low-rise building heights so that the built form does not dominate the landscape. The tallest buildings and highest densities are not in or adjoining the major activity centres where they might be expected but along the waterways. Three storey development (12 metres) has been allowed in parts of Noosaville, Noosa Heads and along the beaches, and until 2006 in Tewantin. Hastings Street has a 4 storey height limit (15 metres), and select development projects such as Settlers Cove also had 4 storeys. Scattered historical approvals have also resulted in higher resort buildings, predominantly on waterfront. As part of proposed amendments there is a proposal to revise building heights in just three areas and only in return for significant affordable housing outcomes (20% of the development). These are: - the Major Centre Zone and former bowls club site at Noosa Junction; - Noosa Business Centre and the High Density Residential Zone adjoining the centre; and - Tewantin District Centre Zone within the Donella Street precinct. In all these instances it was proposed building heights could only be increased by an additional 2 metres. In Tewantin it would mean a 3rd storey and in the other areas a 4th. This additional building height within these specific defined areas is not considered to alter the generally low rise character of Noosa and realistically only few sites will take up the option to provide affordable rental housing with the additional 2 metres. Otherwise, existing height limits will still be applied. Broader state and national definitions categorise anything of 1-3 storeys as “low rise” and 4-8 storeys as “medium rise”. Suggestions that “high-rise” development is proposed, and comparisons with the Gold Coast are somewhat sensationalised. In an area where conservation land, waterways and other constraints impede opportunity to designate additional land for housing, some centrally located land, close to public transport needs to be used more efficiently in order to address housing needs. Building heights across the Shire will majority remain unchanged as part of the proposed amendments. The only location where this could occur are in the Major Centre Zone and old bowls club site at Noosa Junction, Noosa Business Centre and the High Density Residential Zone adjoining the centre and in Tewantin District Centre Zone within the Donella Street precinct. Building heights can only be increased by an additional 2m in height and are subject to the development including 25% of affordable rental premises. The additional 2m in building height within these specific defined areas is not considered to alter the generally low rise village character of Noosa and not every site will realistically take up the option to provide affordable rental housing with the additional 2m. If they don't there current building heights will still be applied. An integrated traffic and land use study is currently underway to identify the implications of the proposed amendments and upgrades required to the road and intersection network. Providing more housing in Noosa Junction will increased the activation of the centre and will have positive impacts on the local economy and will help support local businesses in Noosa Junction. Noosa Junction is well located to public transport and services and more affordable housing options will allow key workers to live near or close to work therefore reducing impacts on the local traffic network. Submitter Comment about height limits in residential areas is noted. There is no Council routine of approving relaxations for wealthy owners. Some proponents have rigorously challenged height limitations with large buildings and where for instance minimum floor levels need to be met for flood immunity there may be slight modification to height limit. Some approvals are the result of court orders rather than Council decision. Submitter suggestion that developers should be incentivised to provide affordable housing within the existing height restrictions and environmental requirements is noted however incentivising will always lead to compromise somewhere, whether that is height, site cover, number of carparks, charging of fees and charges etc. The areas where height is proposed to be modified have minimal residential neighbours to affect. It is noticed that some submitters are conditionally opposed to height increases in that they are not considered appropriate in many established areas but that the Noosa Business Centre may be able to absorb the increased height.	That no change be made to proposed amendments as a result of these submissions.
5787994				
5780532				
	23076589			
	23094937	High Density Residential Zone Key sites adjoining major centres – do not agree with allowing increase to 4 stories. This should never be allowed in this area.		
5787962		Building heights should be kept at a maximum of three stories.		
5790039		The slogan reads "Different by Nature". It's the Nature part that matters. Not adjusting the storey height. A slippery incline which can never ever be re-climbed once a precedent is set.		
5783302		I understand that council wishes to provide incentives for property developers to include affordable housing in your developments. However, I do not support the alteration of long-standing building height restrictions to achieve this goal. I strongly believe that Noosa should not sacrifice a long-held principle and 3 storey limit for what will ultimately be a small number of affordable apartments.		
5780704		Altering the height limits in certain areas of the Shire from 3 stories to 4 stories is not something to be taken lightly as the low level across the Shire is something that has helped keep the Noosa so attractive. I feel there are other ways to meet the Housing Strategy without this compromise and in so don't support this change		
	23076594	I do not support four storey building heights, I want the area to retain its low rise village feel and to continue to have that point of difference, It is why locals and visitors come here.		
5806555		I oppose allowing buildings to add an extra floor if they also include 20% of low cost accommodation.		
5748248		Strongly against proposal to change Noosa Junction densities and height. 4 stories does not fit with the Noosa Plan to have low rise buildings - it must be limited to 3 stories. Developers can get more accommodation in Noosa Junction by just building a second storey.		
5795785		I have concerns about letting go of the long-term ceiling of 3 storeys- a long-standing position on building heights in the shire for the sake of a few affordable apartments (20% of yield from the development).		
	23087018	I don't support the increase of building height restrictions from 3 to 4 stories in any part of the Noosa Shire as this would have a detrimental impact on the desirable village feel for which Noosa is renowned.		
5784502		Concerned about any alteration to building heights in the Shire.		
5781702		No 4 storey increase for Noosa Junction or no increase about Noosa Civic		
5790041		I am especially concerned about raising building heights to 4 stories, anywhere in Noosa. Please don't do it. Those of us who have lived long enough know that the thin end of the wedge becomes a prying instrument to then push the door further open. Let's not lose sight of Noosa's specialness, which can be reductively reduced to just two things: it is totally surrounded by greenery and its buildings are no higher than trees. It is extremely unique in the globe.		
	23114485	Retain height restrictions		
5808839		I do not support four storey building heights / structures anywhere in the shire, including Noosa Junction where a four-storey structure is proposed to aid in creating affordable housing. Leave the height restrictions that are currently in place, as is, across the shire		
5808842 and 5808849				
5808858				
5808410		Do not change height restrictions, we don't need another Gold Coast.		
5791675		Ensure height limits are maintained in residential areas, stop allowing relaxations for wealthy owners		
5808857		We do not support amending Noosa's long-standing restrictions on building heights in Noosa Junction and other areas of the Shire. These height restrictions are essential for preserving Noosa's village atmosphere and unique character, contributing to its reputation as an exceptionally well-designed coastal region. Increasing building heights would undermine the aesthetic and environmental values that attract		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		residents and visitors alike. Developers should be incentivised to provide affordable housing within the existing height restrictions and environmental requirements.	Good planning suggests the highest buildings should be in our highest order centres in proximity to employment and transport. They should not be on the beach or river where they are overshadowing public open space or blocking views.	
	23108865	Strongly objects to the proposal to increase building height limits from the current 1-3 storeys (Medium Density) to 4 storeys (High Density). If it's not the State pressuring Council to fast-track urban infill development, including raising our building height limits to 4+ Storeys (high-density), who is? There's no evidence a groundswell of residents have lobbied Council to diminish Noosa's amenity with higher and more intensive development.		
	23109358	Residential building heights should be maintained. Low rise and 'village feel' are synonymous with Noosa (alongside conservation), without this the area will eventually become an extension of the rest of the sunshine coast and will lose visitors. Uphold the Noosa Plan. Four storeys in Noosa Junction will be detrimental to the look and feel of our local village.		
5803241		The strict 8m height limit has become an integral part of Noosa's character. It has enabled the creation of a built form that sets Noosa (and the surrounding suburbs) apart from all other coastal towns in SEQ. It ensures that the landscape takes precedence and tree canopies are always visible above buildings. I think it would be disappointing to give this height datum away when the council has worked so hard to maintain it for many years.		
5828945		Please do not increase density or height limits within zonings as it will just lead to other issues such as increased traffic congestion especially during holidays.		
5828354		I don't support any increase to building heights over 3 storeys anywhere in Noosa.		
5773225	23124789	Noosa has an established reputation as being different and natural. I do not support any increase in building height limits from the current 3 storeys over carpark, especially not as a 'sweetener' for developers.		
	23055061	Allowing 4 storey buildings at Noosa Junction would be an unacceptable deterioration in the landscape of Noosa and make it less desirable as a destination.		
5821244		I am strongly against the height and number of levels of the proposed development in Lanyana Way. Allowing buildings in these areas to rise to four stories and reach heights of 14 meters directly contravenes the Noosa Council's own regulations as detailed in Factsheet 6, which limits the number of levels in high-density living areas. Noosa has thrived under the three-story height limit, creating a visually stunning community that has resisted the high-rise trends that plague the rest of the Sunshine Coast. Adhering to this standard is crucial to prevent the gradual erosion of this vital rule. Any increase in building height will set a dangerous precedent, leading to a future where Noosa resembles the Gold Coast, which is unacceptable.		
5819059		Please ensure that the Height Restrictions are maintained, as this is part of the allure of this locale. Do not allow sneaky ways around the levels allowed.		
5818875		The height restrictions in Noosa is what has always separated the unique look and feel from any other seaside towns in the world. Please do not ruin this environment.....It is so special and beautiful!!		
5818539		Opposed to the proposed changes that would allow the construction of high-rise buildings in Noosa. The essence and charm of Noosa are defined by its natural beauty and its absence of high-rise structures, distinguishing it from other urbanised areas such as Surfer's Paradise. Noosa's identity and brand is intrinsically linked to its environment-focused ethos, a lack of high-rise buildings, lack of round-a-bouts and traffic lights, a focus on our national parks and other protective philosophies put into place decades ago. Permitting the construction of any building exceeding three storeys within the Noosa Shire would irreparably alter the character of our beloved region. It would unleash an armada of greedy developers who would gradually chip away at any remaining restrictions, and Noosa as we know it would be lost forever. It is crucial that a restriction on building height to 3 storeys be enshrined in local law, permanently, to preserve Noosa's unique identity for future generations. There can never be high-rise apartments in Noosa. We should not permanently degrade what makes Noosa so special, simply to appease short-term thinking globalist politicians and economists who are obsessed with a mindless "growth at any cost" mantra that leaves over-population and environmental ruin everywhere it touches. No high-rises in Noosa. Ever. "		
	23109184	Raised building heights, tiny home clusters and more unit blocks in the suburbs will unavoidably result in loss of amenity and planning conflicts.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23115995	We strongly object to the proposal to increase building height limits from the current 1-3 storeys (Medium Density) to 4 storeys (High Density). This has successfully been fought against by Noosa residents for many decades, resulting in the uniqueness and beauty of Noosa today.		
	23108584	While supporting housing development in and around this major centre (e.g. shop top housing and rezoning surrounding streets to medium density) allowing four storeys goes against Noosa's long-held commitment to low rise, and creates a precedent for allowing four stories in other locations in the Shire. It is not worth destroying the village atmosphere and Noosa's long held values for what will be only a small number of 'affordable' dwellings that will no doubt not be delivered until long into the future when the housing situation will be substantially different. The Junction is a unique part of Noosa's heritage and the gateway to its major attractions. Few people visit Noosa without driving through or visiting the Junction. To retain the current laid back and friendly village look and feel the current height restrictions should not be altered. Four storeys will not only create extra traffic congestion and parking issues, it will also create a city atmosphere, shaded streetscapes, wind tunnel effects, and obstruction of traditional views that will impact the appeal of local businesses, of the Junction, and of Noosa itself. Similarly, for the same reasons, four storeys are not supported in the business centre. However, the arguments for retaining low density are not as compelling here, given the area is primarily new build, mostly commercial in nature, and not part of Noosa's historic central district. If there MUST be high rise to meet housing targets then it should be here, where services and transport are available, and close to the industrial area and hospital where a good deal of employment is located.		
5791675		Do not allow 4 stories in the junction, allow housing over shops utilise the coles site for local resident housing. Force this owner to provide suitable housing not more large bottle shop retail spaces (Barks visuals are nice but not what will be built -it will be a wall of more white concrete)		
5806872		Ensure that the 12m height limit cannot be relaxed for any reason, especially along Gympie Tc. No concessions at all! All car parking requirements for a development must be adhered to.		
	23098611	The height of new development causing significant loss of privacy of properties on Nairana Rest. The wide hinterland view and river glimpses changed to windows, balconies, or white walls of the neighbouring properties and the solar panels, added above the maximum height of the building. Proposal: restrict the height of new developments on Bottlebrush Ave to 2 storey and a garage under, not to diminish the value of properties on the street behind.		
5754267		Very concerned about any proposal for 4 storey buildings anywhere. Noosa is getting too dense and putting 4 storey buildings in areas already struggling with traffic and parking is a folly. Please think very carefully about anything beyond 2nd storey at Noosa Junction. Let's move this kind of accommodation to near Civic or areas beyond, so that the accommodation remains for workers not for investors.		
5788841		Please don't destroy the character of Noosa Junction, by allowing 4 stories. I prefer any higher rise accommodation to be sited near Noosa Civic.		
	23109584	If Noosa Council wishes to provide more permanent housing then maybe consider expanding the Noosa Civic area like 'The Hoff'. Maybe consider increasing height limits in this area.		
	23113058	Why isn't the council approving more developments around the Civic Centre precinct and permitting increased building heights in this area? Taller buildings would provide more housing in a location that already has the necessary transport and commercial infrastructure.		
	23094949 23101846	We do not want the height in areas like Hastings Street, Little Cove, Noosa Sound, Noosa River to change, but in areas like Noosa Junction and the surrounds of Noosa Civic, there should be precincts of 5-6 stories of residential on top of commercial spaces. Why is the council not approving more around the Civic centre precinct, and allowing height increases for this hub/area?. Taller building heights would allow for more accommodation in an area which employs many people with already inbuilt transport and commercial infrastructure to support it.		
5818217	23121619	I don't agree with multi-storey buildings and I also think that prices need to be capped, otherwise everything will immediately become too expensive. It would be good for these to be kept as rental properties, especially for workers that work locally in the hospitality and restaurant industries as we are predominantly a tourist location. Reviewing the Tourist Accommodation Zone to both rezone some areas for permanent residents and neighbourhoods and a broader range of local business uses, as well as including certain existing resorts in the Tourist Accommodation zone - I don't have a problem so much with this ,but if anything new is built that we keep the three stories high criteria. I would hate for multilevel buildings to suddenly become allowed and then the whole of the Noosa being ruined and turned into another Maroochydore. Once a		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		couple are built it will open the floodgates to hundreds of multilevel apartments. And while I have brought this up I'm also not happy with the fact that Noosa Springs owners sold off their land for Parkridge to be built and now they think that they can just bully the residents to give up open Spaces and koala habitat for the original hotel that was supposed to be built on the Parkridge land. And build it still and have their cake and eat it too.		
	23109493	We do not support 4 story buildings as a standard across the Noosa LGA. Four stories, in specific sites and limited in total number, with good space around them however, seems an appropriate policy to generate accommodation for local workers. These sites must promote cycling and walking as a means to get to work or a connection (bus) to work.	Council engaged a local architect to provide concept drawings to ensure a 4 storey building can fit within a 14m built form including allowances for commercial floor to ceiling heights on the ground floor. These concepts were available for viewing as part of the advertised amendment package. It is considered 14 metres is sufficient for a 4 storey building.	That no change be made to proposed amendments as a result of these submissions.
	23101565	The proposed amendments would be more effective if incentives such as height bonuses and car parking reductions were offered to encourage smaller dwelling typologies. Support height bonuses in the Major Centre zone for Noosa Junction where the residential component provides for small affordable dwellings. However elsewhere in residential zones, also recommend an increase in building height to allow at least an additional storey where the majority of the units small dwellings and provide affordable housing.	It is unclear how an additional metre of height would allow buildings to better meet the needs of the community and enhance the urban landscape of Noosa, unless it is referencing roof pitch and articulation. If so that is less compatible with rooftop activation/ utilisation. Regarding Affordable Housing, other avenues exist for proponents to have their proposal assessed by the State and height restrictions of the planning scheme may not be adhered to anyway. Consecutive Noosa Planning schemes have applied an 8 metre height limit although slight relaxations to this have been given for achieving roof pitch, particularly where minimum floor heights are necessary. It is noted that the QDC generally allows a height of 8.5 metres by comparison, although it has not seemed necessary to match this. 9 metres is not considered necessary and it would still be preferable to assess an individual proposal on its merits if circumstances genuinely called for this allowance.	
	23109083	The height provisions still pose challenges to achieving optimal development outcomes. The 14-meter height limit seems arbitrary and does not provide sufficient flexibility for developers to incorporate various design elements and maximize the use of available space. The 14-meter height limit restricts the ability to design buildings that effectively integrate commercial activities at the ground level, residential spaces above, and necessary amenities such as car parking and communal areas. An additional meter would provide significant flexibility to achieve more practical and aesthetically pleasing designs. Allowing a 15-meter height limit would enable developers to create more viable commercial and mixed-use spaces. This additional height can accommodate a range of uses that contribute to the vibrancy and economic health of Noosa, including ground-floor retail, mid-level office spaces, and upper-level residential units. Increasing the height limit aligns with the strategic intent and outcomes outlined in the draft Noosa Plan, which aim to support a vibrant mixed-use centre. Greater height flexibility supports these goals by enabling more innovative and effective development solutions. Adjust the maximum height provision from 14 meters to 15 meters. This change will provide the necessary flexibility for developers to design buildings that better meet the needs of the community and enhance the urban landscape of Noosa. Use the increased height limit to promote mixed use developments that integrate commercial, residential, and community spaces. This approach supports the strategic goals of creating a dynamic and vibrant urban centre. Offer additional height bonuses for developments that incorporate green building practices and sustainable design elements. This incentive can encourage environmentally friendly development that benefits both the community and the environment.	It is recommended that the allowance for one additional storey in height in exchange for delivery of affordable rental premises proceed and time be allowed to test this in the building market.	
	23109126	The proposed additional storey at a maximum of 2.0 meters is considered to be too restrictive on built form. We consider that an additional storey at 3.0 metres (total building height of 15.0 metres) would be a more appropriate outcome – allowing for superior design and built-form outcomes, and better integration of commercial and retail spaces at the ground floor.		
	23145960	I feel the proposed extra storey height amendments are reasonable and considered. There will be strongly voiced views and opposition to this by some who will point to this being an erosion of a longstanding point of Noosa difference managed in Noosa Planning schemes. However, I believe the changes are in appropriate locations with appropriate assessment benchmarks and realistically cannot be said to be a thin edge of the wedge that will ultimately spread and destroy the character of Noosa.		
	23108597	Whilst we note the incentive of additional height has been included in site-specific locations if 20% of the GFA is affordable rental premises, we would welcome the issue of height for affordable housing to be re-considered more generally. We suggest that the 3-storey height limit of 8.0m is lifted to 9.0m to allow for modern building design and certification requiring 3.0m floor to floor. From a safety perspective, this also assists with additional clearance for ceiling fans as a mechanism for low cost ventilation. Funding for air conditioning is typically not available for State funded social housing projects.		

9.7 Secondary Dwellings

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23109359	I am generally in agreement with the Proposed Amendments to the Noosa Plan though it is hard to see how I would be affected by the proposed changes but it is a comfort to see Noosa Council's response to the housing crisis although not in the short term. I was hoping to help with the new relaxed rules on Granny-flats and who can live in them but 65m2 is too small for us as two bedrooms and two bathrooms are needed and 65m ² require more space which, as far as I know, are not available at this time.	In terms of the proposed amendments the changes are limited to - ▪ reinforcing that secondary dwellings are for permanent residents, and not operated for short term accommodation or a bed and breakfast, ▪ removing the requirement that it be for a family member or part of the extended household (legislative change in 2022); ▪ reinforcing they are small and subordinate to the balance of the dwelling house; and ▪ requiring a carparking space (which may be in tandem). A secondary dwelling is by definition part of the <i>dwelling house</i> defined use, therefore it is not a possibility to make it inconsistent or even assessable in a given zone unless the use of a dwelling house is also inconsistent or assessable. Nor is Council able to alter the administrative definition of a secondary dwelling from that within the Planning Regulation 2017.	That no change to the proposed amendments be made as a result of these submissions.
5801943		To assist in addressing the shortage of affordable rental housing, the maximum floor area for secondary dwellings in low density residential zoned areas could be increased from 65m2 to 75m2 (provided setbacks and site cover provisions are met) to facilitate the creation of secondary dwellings which have more functional layouts, increased living areas and two bedrooms with ensuites which would improve flexibility and appeal particularly where shared living arrangements are needed. This would also bring the size of often detached secondary dwellings to be in line with the minimum for high density small dwellings and achieve parity and consistency within the Noosa Plan 2020 for these two dwelling types.	Use Given secondary dwellings cannot be subdivided off from the main house they are a means of providing permanent housing whether for extended family or for paying tenants. In different places the planning scheme makes or is proposed to make the following statements: ▪ <i>Short-term accommodation does not operate in a secondary dwelling ;</i> ▪ <i>A secondary dwelling is not used for short-term accommodation or home-based business (bed and breakfast)</i> ▪ <i>A secondary dwelling...is not let to short term guests</i> The submitter suggestion about letting it to short term guests no more than 4 time / 60 nights per year are noted. Currently the Table of assessment is clear that this allowance applies to only one dwelling on site. The scenario of a secondary dwelling being tenanted by a permanent tenant, and that tenant temporarily leaving and making the secondary dwelling available for short term guests while residents of the principal dwelling remain as normal, should be no more problematic than the reverse situation (ie the tenant staying in place while residents or the primary dwelling temporarily depart and let out their home in their absence). However, in the interest of retaining residential areas for residents to the general exclusion of tourists it is not recommended redrafting be attempted to capture this scenario.	
	23101126	PBCA supports the proposed amendments that will allow for a variety of low-density dwelling types such as secondary dwellings and rooming accommodation. These secondary dwellings will be small and must protect the low-density character of the site and the zone.		
5791675		Do not allow secondary dwellings on blocks smaller than 1,000m ² in residential areas and protect urban vegetation. Enforce vegetation clearing laws instead of wiping approvals through		
5808887		The changes to secondary dwellings ie extending tenancies beyond family members, will densify our towns and have negative impacts on the character and amenity of these locations. Furthermore, the provision of only 1 carpark for these secondary dwellings is insufficient. It is likely families and couples with more than 1 car will rent these dwellings and as such vehicles will be stored on the street, negatively impacting amenity. It also increases noise and secondary impacts to neighbours in low residential areas. STA's are inconsistent in these zones due to the increased impacts, these secondary dwellings must follow suit or at least have provisions to deal with the negative impacts eg parking, rubbish, noise, visual amenity etc. I also contend that secondary dwellings are outside the character of Pomona, which under the Hinterland Villages code prioritises large open outdoor spaces.		
	23092080	I do not, support changes to the Medium Density Residential Zone Code (section 6.3.2 of the Noosa Plan 2020, amendment no.2) as they relate to secondary dwellings. The removal of PO3 and inclusion of PO8 of the Medium Density Residential Zone code, which prohibits the use of secondary dwellings for short-term accommodation, is not supported. Suppose an existing secondary dwelling exists on a site within the Medium Density Residential zone. In that case, it should be afforded the same ability to be leased for short-term accommodation for a limited 60-day period, where the secondary dwelling is located on a principal place of residence property.	Size The secondary dwelling must be subordinate to the rest of the house and maximum height and site cover provisions as well as side boundary setbacks control the overall size of built form. Modest one or two bedroom arrangements allow for flexible living including disability access if necessary within the current 65m ² limit. It should be noted that regardless of the size of the lot, secondary dwellings must fit within the site cover, gross floor area and setbacks set out in total for a dwelling house under the Planning Scheme, which means the total built form on the lot should not exceed the bulk and scale of dwelling house with no secondary dwelling. Residential Amenity The planning scheme seeks to achieve open space at the front of lots where a 6 metre building setback applies. This is designed to create open streetscapes with capacity for landscaping. It is appreciated that some residents experience unfortunate neighbourhood circumstances where short term or permanent residents do not respect the privacy and amenity of neighbours. It is suggested this is not the direct result of there being a secondary dwelling but perhaps how that secondary dwelling has been used, for example being let out to holiday makers with inadequate management. Providing building setbacks are met there should be no need to apply additional screening or soundproofing requirements to a secondary dwelling. Car parking A dwelling house which incorporates a secondary dwelling requires a total of 3 car parking spaces. This is considered sufficient. Costs & Complexity Council charges additional rates and infrastructure charges on secondary dwellings. These comments are noted but are outside the scope of the proposed planning scheme amendments. However, given the important role of affordability of the secondary dwellings, Council may consider further ways of supporting and encouraging the use, especially where it retains and adds to an original house.	
5754650		Proposed amendments for Low Density Residential Zone will create a major loss of residential amenity and disrupt the lifestyles of existing residents. Existing low-density residents will be enduring not one occupier per lot, but two sets of occupiers with different lifestyles who share a yard, a single driveway, and pool. This is effectively a dual occupancy without planning provisions. Seeks enforced protections for existing residents to restore a degree of certainty about what living in the low density neighbourhood will be like. There are many granny flats that were built either surreptitiously, without any planning input, or were built under self-assessment in a cheap and shoddy manner. These secondary dwellings were once part of a single household, but since the State Government made these legally acceptable without any planning requirements many of these remain inadequate with regard to neighbourhood amenity, parking and noise. Suggests a requirement to install safety mechanisms such as fire alarms, and soundproof and visually attractive fencing to restore privacy between lots. Require owner install compulsory privacy screens that offer soundproofing from decks and entertaining areas that are disruptive to neighbouring properties.		
5823093		Low density housing- granny flat/secondary dwellings. We support the car parking changes that allow tandem and uncovered parking as an incentive for community members to build secondary dwelling that allow for aging parents to downsize to live with family members. This in turn creates more housing opportunities for the community.		
	23108584	As a matter of equity, given that the addition of one and two-bedroom dwellings on low density lots will add to Council costs and demand on infrastructure and services Council's rating structure should be		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		adjusted to charge extra rates for lots with secondary dwellings. It creates a situation where properties using least services and infrastructure are paying a premium for those that use more. As with STA, residential amenity and impacts on neighbours needs to be defined and catered for in approval processes of secondary dwellings. In this regard the definitions and restrictions applying to short term accommodation should also apply to secondary dwellings. Neighbours should be notified of applications for secondary dwellings and have the opportunity to comment on plans.	In relation to fire separation and safety the owner of the property needs to ensure their secondary dwelling complies with building code requirements so accommodation for renters is safe. These are not planning scheme matters. The Queensland Government is currently proposing a state wide code for design and siting of secondary dwellings which may override the planning scheme provisions in the future.	

9.8 Growth generally

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23108865	The Noosa Shire Residents and Ratepayers Association (NSRRA) has concerns these latest planning amendments will increase existing pressures on infrastructure and services and inevitably result in new planning conflicts. The Noosa Shire is already facing the consequences of the 15% increase in projected population growth approved in the Noosa Plan 2020. (As confirmed by the State's DILGP Land Supply Development and Monitoring Report 2021). It must be noted, despite impacts of the relatively new Noosa Plan's urban infill provisions not yet being fully realised, Council is now proposing further planning amendments which can only increase pressure on services and infrastructure and adversely affect resident amenity. NSRRA considers the increased density of development outlined in Amendment Number 2. poses an additional threat to the Noosa Plan's desired outcome of maintaining development levels compatible with the Shire's sustainable 'carrying capacity'. A planning strategy which has enjoyed almost unanimous community support over many years of public consultation. It now appears the Noosa community is being asked to support increased development pressure, stretched services and loss of amenity to address a commercial tourism problem of the sector's own making. NSRRA notes Council has publicly rejected the contention that these proposed amendments are a response to State pressure on local governments to intensify urban infill provisions. It appears vested interests of the tourism, real estate and development sectors have succeeded in pressuring Council to relax development restrictions.	Noosa Plan 2020 Proposed Amendment No. 2 is considered a balanced approach to increasing housing choice without expanding urban boundaries and with minimal alteration of zones or built form. The Proposed amendments are not a simplistic approach of increasing supply, expecting housing costs will decrease. Unlike other local government areas, Noosa does not have substantial growth opportunities with few vacant sites. There is little growth yet to occur in a housing market dominated by large detached, underoccupied low density houses. Therefore, it is important that the remaining underdeveloped sites make the greatest contribution to housing choice, specifically that more small dwellings, affordable dwellings, and accessible dwellings are created and communal housing forms are available, thereby providing options for local people currently unable to access housing. Urban infill within established communities is the most logical and sustainable way of achieving housing diversity. Public transport, water, sewerage, telecommunication cabling, are all less sustainable in a low density dispersed population. The carrying capacity philosophy of the planning scheme remains but is also continually reviewed against trends in living and housing arrangements. For example the number of large dwellings housing just one or two people, or not housing any residents at all is far greater than was anticipated in the 1990s when the philosophy was first embedded in Noosa planning instruments.	That no change be made to proposed amendments as a result of these submissions
	23109184	Only a few years after approval of the Noosa Plan 2020, which increased our projected population capacity by 15% (mostly through urban infill), Council began a process which attempts to cram even more people into urban areas. Although Council's consultation for the Noosa Plan 2020 failed to clearly outline the population growth impacts of the new plan, the 15% increase (approx 4000 dwellings) in projected population capacity was confirmed in the State's DILGP Land Supply Development and Monitoring Report 2021: (The State) <i>"has identified increased planned dwelling supply in both the consolidation and expansion areas. It is noted that the Noosa Plan 2020 adopted on 16 July 2020 has increased consolidation capacity by about 4000 dwellings and this is reflected in Noosa's planned dwelling supply."</i> Considering the full impact of Council's 2020 urban infill policy is yet to flow through, it seems highly questionable that Noosa Council is now looking to facilitate even higher development density provisions. Its apparent Council's housing strategy was motivated primarily by the tourism industry, who have been lobbying for Council to address the issue of worker accommodation. This is pretty rich given the tourism sector has spent the last decade procuring thousands of Noosa's residential dwellings for short term accommodation, thereby removing many of them from the permanent rental market. It appears Council is asking the Noosa community to sacrifice its amenity to address a conflated tourism industry crisis of their own making. Council's Amendment No 2. public consultation documents flatly reject the contention that these planning amendments are related to State pressure on Council's to fast-track urban infill development to absorb population growth. Given it's not the State mandating this development and residents haven't exactly been pressuring Council to approve more units and raise building heights etc (which of course places further pressure on traffic, services and infrastructure) it's reasonable to assume the previous Council was disproportionately influenced by the stakeholder groups (vested interests) who were invited into Council to design the Housing Strategy. I fail to see how Council could claim any mandate from the community to disregard the 'population cap' strategy, which to this point has mostly protected Noosa's environmental integrity and 'village style' amenity, which ironically are our tourism industries greatest assets. I am therefore requesting Council reconsider or temper the urban infill provisions described in Amendment No.2 to the Noosa Plan 2020 for the following reasons:	The aging of the population and the fact that many residents are not engaged in the local workforce means that many local workers cannot be accommodated here. That is not limited to the tourism sector staff but affects every sector including teachers, nurses, aged care workers, social service workers, emergency services and public servants. Much of the traffic on the road and the parked cars can be attributed to workers who have no option but to drive here from other places. Noosa Shire is indeed a special place and there is a desire to maintain what makes it special. It is however not appropriate to do nothing, and continue to see low to middle income families and individuals forced out because there is no accommodation available. Council continues to work with the State government and with Unitywater on assessing projected population and capacity. The amendments have been modelled for dwellings but total persons is an element considerably harder to predict. A traffic and land use study is currently being done to determine what if any upgrades to the road network are necessary. Noosa has a Local Government Infrastructure Plan which anticipates the desired level of service for different forms of infrastructure. Developers contribute to the infrastructure improvements necessitated for their development. The Housing Strategy was not motivated by the tourism industry, and the Housing Stakeholder Reference Group generally consisted of experts in housing and social services including local residents. It is a reality that Noosa has chosen to limit development including densities and heights. This has contributed to the limited quantum of housing and the cost of it, to purchase or rent. However, abandoning the philosophy of a sustainable population carrying capacity in favour of considerable growth is not the wish of the Noosa Community as evidenced by every election and community engagement exercise of the last 30 years.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		- Further increasing development density inevitably places more pressure on infrastructure, services and traffic congestion. - The desired outcome of providing key worker accommodation won't necessarily be achieved by Amendment No.2 to the Noosa Plan 2020. - Council has failed to provide updated population projections should these latest planning amendments be adopted. - Council does not have a mandate to further undermine the Noosa Plan's protections which were hard won by the community over the last 20+ years.		
	23109358	Infrastructure to cope with the added population ?		
	23108603	Almost 30 years ago Noosa's former mayor Noel Playford introduced a "Population Cap" of 56,000. Although many Noosa residents naively believed the Population Cap was real, it was always meaningless. There is obviously no mechanism for doing it and there would be all sorts of constitutional problems if one tried, and certainly, unenforceable. In 2022 the Population for Noosa Shire Council was 57,397, with a population density of 65.82 persons per square km. In an area of 872 km², (one of the lowest population densities in Australia). Noosaville population was 8769, with a population density of 331 persons per square km. Peregrine Beach combined with Marcus Beach the population was 4972, with a population density of 362 persons per square km. Peregrine Springs population was 11,235, with a population density of 1,767 persons per square km – almost 5 times the population density to that of Peregrine Beach with minimum effect on Noosa Shire. The amendment No. 2 does not support a solution to the housing crisis in this setting		
	23109447	Maybe its time to accept we have reached a population/visitor limit with an accompanying sustainable business limit. Bigger and More is not necessarily Better for Noosa.		
	23109359	My wife and I have lived in Noosa for nearly 25 years and we have seen little changes in that time, but as I understand it Noosa likes to be modelled as a Cycle Friendly Shire. That being the case, I was wondering what happened to the pedestrian/cycle track that was supposed to be built to link McKinnon Drive with Lakeview Drive and provide a safe passage for walkers and cyclists instead of travelling along the dangerous Lake Cooribah Road. Obviously, most avoid this by using their cars.		
	23108584	I find it incredible that Council is proposing a substantial increase in population density in the coastal areas without a considered or realistic plan for infrastructure, services, traffic and parking. Just piling people in as a knee jerk reaction in order to meet State requirements is likely to result in congestion, parking chaos, and the potential for compromising resident safety in the event of disasters. Parts of Sunshine and Sunrise Beaches, Noosa Heads and Noosaville are already becoming huge parking lots with little off-street parking available outside (and sometimes within) working hours given the use of garages for residential living, ownership of trailers and boats, and the widespread use of residential accommodation for STA. The proposed amendments will only worsen this situation.		
5804027		Vehemently oppose changes to Noosa Plan in regards to density and housing. The Noosa Plan is a long existing set of guidelines agreed upon by the residents of Noosa to preserve our way of life.		
5819720		Noosa is simply full, already cannot cope with all the people living there now. What does the Plan 2020 change here? Nothing except converting Noosa more and more towards a ghetto style area like the removal of parking possibilities project Doonella Street. How should people park to go through a blood test, doctor or physio? What about the small shops and coffee places? Casualties, not that important that people owning them are making a living from them, creating workplaces?		
	23101565	The Noosa region is forecast to accommodate more than 18,800 people over the next 25 years and construct 5,000 new dwellings primarily within the existing urban footprint. 1 Industry plays a critical part in ensuring these homes can be delivered to meet these growth targets and provide housing for the Noosa community. The Institute is the leading peak body representing the property industry in Queensland with members located across the state. Research commissioned by the Institute's Research Foundation indicates that the property development industry is a major contributor to the Sunshine Coast and Noosa economy; with the property development industry directly providing 11.6% of the region's employment and \$4,423.60 million to the Gross Regional Product (GRP). The Institute is deeply invested in the Noosa community and is well positioned to provide comments on the amendments and the ability for the Noosa Plan 2020 to deliver housing supply in this critical time of need. The Institute has reviewed the Proposed Amendments to the Noosa Plan 2020 and we are concerned they do not go far enough to support the urgent need for additional housing supply including affordable housing to support a local workforce.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		The Institute recommends Council undertakes modelling to ensure the proposed amendments are capable of achieving the targets set out in ShapingSEQ 2023 and makes the necessary adjustments in light of the new targets. There are insufficient incentives in both zones to encourage amalgamation and redevelopment to provide additional housing opportunities and achieve the dwelling targets specified in ShapingSEQ 2023 A review of the proposed zoning maps reveals that many of the rezonings relate to changing Tourist Accommodation to High Density Residential to provide additional permanent residential. Given that these areas have existing use rights, it is hard to see how the changed zoning will have any significant impact on housing supply for key workers. The Noosa Plan needs to provide greater uplift in suitably located areas to encourage redevelopment for additional higher density dwellings.		
	5793916	I have serious concerns about the infrastructure - widening of roads etc that will be required for the increase in density of housing. The traffic on the roads already requires improved roadways, and more people will = more cars on the roads. The promised road from Noosa Cooroy Rd to Eumundi Noosa Road is a must before any high density housing is added to the Shire.		
5823567		We live in Low density area of Noosa Heads, we feel we have reached population capacity and Noosa Shire does not have the infrastructure to accommodate the amended 2020 plan like the foreshore plan leave it alone and tidy up our existing streets, parks and rubbish		
	23145605	In addition to the points outlined below I am also extremely concerned about the Noosa 2020 plan with regards to residential density. Is this not going against EVERY bit of common sense in a protected biosphere? As a resident in the junction area, I would like my formal objection recorded.		

10. Home-based business

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23101126	It is not clear why a new administrative definition for High impact home-based business is proposed. Activities such as panel beating, vehicle repairs, spray painting, furniture manufacturing, welding, and the like, is totally incompatible with residential amenity and should not even be considered for inclusion in the Low Density Residential zone. Reference to these activities is totally incompatible with definitions of residential amenity and is not supported	Submitters concerns are noted. The intent was to create an administrative definition of High impact home-based business activities to cover activities such as vehicle repairs, services, detailing; panel beating; wood working/manufacturing involving the use of power tools; metal work etc. This would then allow a higher level of assessment for such activities and stronger provisions to manage amenity impacts from these types of businesses. Currently these uses are defined in Table SC1.1.2 Industry thresholds. This was picking up smaller food processing businesses which were not considered high impact such as spice grinding or home based catering/cooking which was not the intent. The definition helps identify business that are considered high impact and therefore need stronger amenity provisions to reduce impacts. There is a need to retain the definition for High Impact home based business to help identify uses that require stronger amenity controls. This is considered important given the recent amendments to the <i>Planning Regulation 2017</i> of 2 August 2024 which introduce provisions which affect all home-based business. Refer to Attachment 3 of Councils Report on response to submissions. This change to the <i>Planning Regulation 2017</i> means that irrespective of what the planning scheme says, home-based business are capped at either accepted development or code assessable with assessment benchmarks depending on the number of workers and visitors. Home-based business cannot be made impact assessable and if the scheme already says they are impact assessable the category of assessment for the material change of use is taken to be code assessment. When assessing a development application for home-based business, the local government must only assess a home-based business on any impacts which may be experienced because of the activity such as hours of operation and cannot be made impact assessable. The assessment of a code assessable development application for a home-based business must be carried out against the assessment benchmarks stated in section 17A(3) of the <i>Planning Regulation 2017</i>.	That no change to the proposed amendments be made as a result of this submission

11. Industry

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
--------------------	---------------	--------------------	----------------	----------

	23108596	As per MCU16/0112.01 & OPW16/0209.01, we are approved for 160m2 of retail space as an ancillary use to our primary industrial use and would strongly oppose any alteration to our approved use, however understand the need for council to define this for future applications. Referring to “An industrial use in conjunction with other uses of a scale and nature which operate more like bars, function facilities or in some cases defined as hotels, are not considered appropriate in industrial areas due to potential interface issues and conflicts with traditional industrial uses.” We strongly oppose any restriction on how we might go about showcasing our brand and product within the area and times we’re already approved to do so. In the case of existing business, we urge council to honour and enforce approvals.	The proposed amendments will not apply and cannot retrospectively be applied to any existing approved uses. The business can continue to operate under its current approvals.	That no change to the proposed amendments be made as a result of this submission
5791675		1. Allow food beverage breweries to serve food and drink in industrial areas Stop the creep of retail dress and furniture shops 2. Allow accommodation over industrial for multipurpose uses and increase vegetation and streetscaping around action street 3. Action street area is held by one owner that refuses to maintain their properties wasting good industrial sites 4. Ensure warehouses are built suitable for purpose eg use by factory warehouse uses and a reasonable amount are above 150m² and height suitable to industry uses. There is a proliferation of small industrial units not suitable for businesses other than retail or private storage and a severe shortage of large warehouses suitable for small industries that support constriction trades. These businesses have had to leave Noosa for Coolum or Yandina. 5. Stop approving expansions for large multinational companies and support the local businesses	The Amendments propose no significant changes to Food and drink outlets in Industrial Areas. The proposed amendments will only allow food and drink outlets for ancillary sales or consumption of food and drink products manufactured on site as part of an industrial use and limit food and drink outlets to no more than 30% of the total gross floor area of the site or 60m², whichever is the lesser. These size limitations are the same requirements for a stand-alone food and drink outlet in the current Noosa Plan 2020, so there is no real change. The purpose of the amendment is to clarify the intent of the current provision and reduce any confusion. Breweries can still operate in industrial areas and have tastings etc, provided they comply with these requirements. Breweries that wish to operate beyond these requirements are not considered appropriate and are better located in centre zones where there are more services and infrastructure to care for patrons and les reverse amenity impacts from surrounding industrial uses. e.g. car parking, public transport etc. The amendments are not proposing any changes to landscaping requirements in industrial zones or allowing residential uses in industrial zones. Caretakers accommodation is a consistent use in industry zones provide the need can be justified. Allowing for residential development in Industry zones creates reverse amenity impacts and can restrict existing and future industry uses from operating. The Noosa Plan 2020 currently does not allow for any more self- storage facilities in industrial areas in the Shire.	That no change to the proposed amendments be made as a result of this submission

12. Rural Residential

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23108586	Rural Residential Zone Code: It is clear from the drafting of this table that it is intended to be an alternative provision to the QDC as provided by section 33 of the Building Act 1975 (Qld). In respect of PO5(e) and (f), the limitation of storeys, and visual aspect of storeys, is a quantifiable standard, and therefore ought not be a Performance Outcome, but rather an Acceptable Outcome. Ideally, a provision limiting the number of storeys ought not be included at all. Further, we submit that the Planning Scheme should not: a) limit the number of storeys allowable for a building or other structure. In the circumstances, AO5.1 has made provision for maximum building height and provided buildings and structures comply with maximum building height the number of storeys ought not be limited; b) the proposed PO5(f) is obsolete because of the drafting of PO5(e): i. where PO5(e) provides that buildings and other structures are no more than two storeys in height, the maximum allowable storeys to be built is 2 storeys. In such circumstances the building/structure will be a 2 storey building/structure and a 2 storey building/structure will look like such; ii. irrespective of whether a three or more storey building/structure may externally appear as a two storey building, PO5 would not be met because PO5(e) remains as limiting all buildings/structures to 2 storeys. AO5.4 provides individual buildings or roofed structures do not cover more than 500m2 of the site. This provision is extremely unclear. It is not discernible whether the 500m2 is measured as: a) “gross floor area”, which is defined to exclude certain aspects of a building including areas used for parking; or b) the entire area of the building/structure or entire area of the roof of the building/structure, which would be inconsistent with the terminology used in AO5.5. AO5.5 provides that the total gross floor area of all buildings on site does not exceed 500m2. We submit this is unreasonable because: a) 500m2 site cover on a 1,500m2 site (30%, as consistent with AO5.3) is significantly more likely to adversely impact upon the desired Performance Outcomes than say a 500m2 house and 300m2 shed on a 20,000m2 site;	The submitters feedback is appreciated, however some of their comments are not directly related to proposed amendments. For example, both AO5.4 and AO5.5 have been in the scheme since 2020 and are not proposed to be altered. AO5.4 addresses the roofed footprint of an individual building (not GFA) and AO5.5 addresses total GFA on a site (so excludes things such as vehicle parking, verandahs, voids, staircases) Noosa Shire has a history of ensuring the built form fits in with the landscape rather than dominate it and it is not unreasonable that exceptionally large houses are referred to planning. The planning scheme specifies a maximum building height in storeys and metres for each zone. In relation to dwelling houses it is allowed by Building legislation to do this as an alternative provision to the Queensland Development Code. There are many instances within Noosa Plan where quantifiable standards are included within Performance Outcomes and to date the scheme has been accepted by the State as drafted appropriately. In relation to secondary dwellings there may be a state-wide code in the near future that addresses size and siting of these. Removal or demolition of a building is assessed against the Waste Management Code and the water Quality and Drainage Code. The submitter’s suggestions will be considered as part of future planning scheme reviews, however would not prompt changes to the current package of proposed amendments.	That no change be made to the proposed amendments as a result of this submission.

		b) the community expectation is to be able to build large houses rural residential property; c) in many circumstances, the construction of a large 1 storey house is preferred, and provides better housing options; d) it is unreasonable to put such a small limit on large lots, for example it is unreasonable to expect a 10,000m2 lot to reduce its allowable dwelling size to 400m2 with a 100m2 granny flat, particularly in circumstances where Performance Outcomes (a) to (f) are met due to site aesthetics and vegetation As a solution for this submission, we propose that the approach adopted by Moreton Bay Regional Council be adopted. Being that a “sliding scale” be adopted as the alternative provision for site coverage. Table 5.7 of the proposed Planning Scheme categorises building work for removal or demolition not associated with material change of use as code assessable development for all zones. We submit that demolition for all buildings should not be categorized as code assessable. We submit the categorization of demolition should be limited to circumstances where there is something unique or remarkable about the building/structure proposed to be demolished, e.g. heritage, character, etc. Ordinary, non-remarkable buildings and structures ought to be accepted development with requirement. Further to the above, we submit that it appears the purpose of categorizing the demolition of all buildings/structures is so that Council may charge a bond for the proposal. If that is not the purpose or intention of such categorization, it appears to be the effect of it. The Planning Scheme ought to be amended in this regard because: a) making demolition of ordinary buildings/structures is better planning policy and better meets the objectives of the proposed amendment to the Planning Scheme (i.e. to support housing supply and housing affordability); b) Council has other avenues of ensuring demolition works are completed appropriately and/or community infrastructure and amenities is appropriately protected and/or repaired. Support the amendment to Table 5.9.3 Bushfire Hazard Overlay and Table 5.9.8 Landslide Hazard Overlay because those aspects of development are regulated by the building assessment provisions. Our only submission in this respect is for the Planning Scheme to properly reflect those amendments in Part 9.3 of the Planning Scheme.		
--	--	--	--	--

13. Rezoning For Environment Management and Conservation

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23076589	NPA supports the proposed allowance for rural property owners with Voluntary Conservation Agreements to choose to have their land rezoned to Environmental Management Conservation in a split zone arrangement to ensure ongoing environmental protection.	The intent behind the proposed rezoning of land to Environmental Management and Conservation was a genuine desire to protect the landscape and environment. Numerous landowners with existing Voluntary Conservation Agreements took up the option to rezone part of their property in this fashion.	It is recommended that a change be made to the proposed amendments to: - revise specific building setbacks for the boundary of adjoining properties in the Environmental Management and Conservation zone where such land is in State or Local Government ownership. - revise the Environmental Management and Conservation zone on Lot 2 RP40869.
5807533	23114512	I support the proposed allowance for rural property owners with Voluntary Conservation Agreements to choose to have their land rezoned to Environmental Management Conservation in a split zone arrangement to ensure ongoing environmental protection. However, I would like to request that the western boundary of the environmental management and conservation rezoning over part of my property at 423 Old Ceylon Road Ridgewood (2RP40869) requested by me as part of the current round of Noosa Plan amendments be moved 100 metres east of the current line.	However, because it has potential to affect how neighbouring property owners can use their land, letters were sent to adjoining owners to advise them of the proposal. The Rural Zone Code specifies increased setbacks to property in the Environmental Management and Conservation Zone as follows: It is suggested that this increased setback should only apply if the adjoining EMC land is in public ownership by state or local government.	
	23109532	I see no point in owning land and not doing anything with it, farmers are disappearing this is why I'm looking to use the knowledge I have gained over the years to start a small scale diversified farm gate type business selling fresh reasonably priced produce and as a way to add more value creating networks and teaching others how to grow their own food, which given to the rising cost of living is more relevant in these times than ever. I'm also looking at environmentally friendly options to herbicides and slashing by exploring the possibility of creating a business I've seen online where they are using goats to clear the land of invasive weeds. It was the wish of the neighbouring land owners to put a voluntary conservation agreement on their land and receive funding to manage it. Now they are seeking to add further protection to their land to split the zoning of the land to an Environmental Management and Conservation zone, their choice. The restrictions that this would put on our land not our choice your letter outlines the changes to boundary setbacks of adjoining land for certain types of buildings within 100 metres all the items mentioned are what you would expect to be able to do on a farm (Rural property) basically what is being proposed takes away the normal use of approximately 12 acres, a third of our land. Not within 100 metres are there to be buildings that house animals and areas of animal waste, guess where our cattle have always preferred to camp and produce large amounts of organic fertiliser, up on the ridge under	The requested boundary realignment of the EMC zone is noted and will be accommodated.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		the trees where the grass is lush within metres of the boundary to said property, who is going to tell the cows? As farmers living and working on the land, we seek to keep our rights to our land and not be forced to give up our way of life. These changes would be devastating and have great impact on our future on the land and its value to us and others that may follow. It's our opinion that the current setback should remain as they are, for all rural properties and the proposed setback of 100 metres is ludicrous and unjustified. Please support Farmers to stay on the land and not be replaced by the privileged few .		
	23118326	On 28th April 2020 when I nominated part of my property to be rezoned to Environmental Management and Conservation Zone, I was not made aware by Noosa Council the process would affect my neighbours' land usage. I believed the re-zoning of my property would affect only my property and not the property of my neighbours. I note several clauses in the Noosa Plan 2020, under the headings Built Form, and Acceptable Outcomes, do place limits on the usage of land on my neighbours' properties to within 100 metres of my boundary. I consider this limitation on the rights of my neighbours to be unjustified. I do not wish the rezoning process of my property to continue while these clauses apply, or until they are amended or replaced so that the rights of my neighbours as outlined are not compromised in any way		
5808204 and 5808206 and 5808207	23108863	The proposed planning scheme amendments to rezone 60 Stanfield Lane (of which I share a boundary of 396 meters) to an Environmental & Conservation zone includes many restrictions to adjoining or adjacent properties relating to both building structures (sheds & holding yards) and agricultural purposes at a distance of 100 meters from the boundary of the proposed planning amendment lot. These restrictions render what is presently zoned on my property as ""agricultural land"" effectively useless as the 100-meter depth will encompass the entire agricultural area and in fact almost my entire property (see below "proposed affected reach" images via Noosa councils interactive mapping). 396 lineal meters x 100 meters = 39,600 m² of affected land on my property of a total 46,000.00m² leaving 6,400m² of unaffected land (just under 86% of our property effected by the proposed restrictions). These proposed restrictions if enacted will severely hinder the practical use of my land for agricultural purposes in an area classed as such in a Rural zone which in turn will severely lower the value of my land, the proposed neighbouring lot and all relevant neighbouring lots as detailed below. These proposed restrictions will also prohibit future plans for my children to own a horse, chickens etc and will delay or prevent future plans to host eco accommodation on our property of which is known to the Noosa council by way of email enquiries to this affect. These proposed restrictions will also prohibit the effective care of our well-established decades old citrus/ lychee/ longan/ pomegranate/ jack fruit/ mandarin/ jaboticaba/ Mango & Davidson Plum orchards which we are in the processes of re trenching and re-laying our irrigation system. I believe this may also hinder future plans to renovate our home for our growing family (my youngest son is 9 weeks old). Whilst I am all for the conservation and the preservation of natural flora and fauna, I believe these proposed restrictions are not in alignment with the general use of land in Black Mountain nor with the ethos of the majority of its residents who believe in self-sustaining natural living. These proposed restrictions severely diminish the rights of landowners to grow their own food and live naturally on the land. In a time where the cost of living is greatly increased this will also place further financial and psychological stress on landowners affected by this "Environmental & Conservation zone". Should I ever choose to sell my property in the future I am certain this would also severely impact the sale value of my land. For all of the above reasons I do strongly object to the proposed planning scheme amendment to rezone to an environmental management and conservation zone so that I may maintain the right to use my land to live sustainably and naturally as we have done so since it was purchased as well as maintain the right to fruit farm, house animals if I choose and the ability to propose hosting Eco accommodation/ Eco Tourism in the future.		
5808209	23110756	This will have a negative effect on 4 properties especially the proposed 100 metre exclusion zone. This will include weed and pest control. Inability to use herbicide for weed control, fungicide use, insecticide use. removal of non-indigenous species. 311 Black Mountain Road is designated LAND FOR WILDLIFE . Which is mainly trees with some grassland with a small amount of cattle agistment I fully support the other properties objections to the proposed amendment		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		I have operated this property as a farm running cattle and cattle agistment and diversifying with growing roses all which use pesticides and insecticides for 50 years. It is well-suited for dairy or cattle farming, or for housing horses. Currently zoned rural. However, a proposed zone amendment would prohibit this, complicating the sale of a rural property that functions as a dairy or cattle farm, especially with a mandated exclusion zone potentially splitting the property. Given its slope and adjacency to 60 Stanfield Lane, Black Mountain, runoff concerns arise, affecting land use and invasive vegetation management. This amendment would severely limit the property's appeal and reduce its market value, impacting future use and investment potential.		
5808208	23108863	The application of the split zone will have a significant and detrimental effect on #50. In particular the increase boundary set backs, consequent upon the rezoning of #60 which will impact most of #50 Part of #50 will now have restrictions imposed being within 100m of the boundary with the Neighbouring Property. The affected area is approximately 30,148m². This is close to 80% of the area of #50. The rezoning would restrict us from constructing ordinary sheds used to store chemicals or machinery or animal pens or holding yards over nearly all of the usable land on our site. Most of that part of #50 that is outside of the 100m setback is steep, most of the flat usable area is within the 100m set back. These are matters that could usually be undertaken on Rural zoned property according to Part 6.8 of the Noosa Shire Planning Scheme. We are retiring in a few short years to #50 and the retirement planning has been in place for several years. We intend to live self-sufficiently to the extent it can be done. In this regard we intend to run a few cattle (as the feed will allow) along with poultry and potentially goats. We also hope to plant some seasonal vegetables and fruit trees. With the current economic climate, it more than emphasizes how we want to live in our retirement. Currently, we do not have electricity and we run a solar and battery set up. We bought here because it was 'country' and zoned Rural and allowed us to have a way of life that would be economically sustainable for us as well as allowing us to comfortably retire. In our future retirement plans, we will require new sheds to house feed for animals, farm machinery including tractor, slasher, and sprayers. Even if we keep limited amount of livestock we intend to do so responsibly and will need to upgrade stock holding yards for the purpose of spraying livestock for ticks and diseases. We anticipate construction of a shed for the purpose of holding chickens and ducks. To support the growing of vegetables and fruit we will require a small shed containing organic fertilizers and composting. As part of our intention to be self sustaining, animal waste, will be collected and recycled as organic fertilizer. There is an existing shed on the Affected Property but it can't be foreseen if it will meet future needs. We anticipate needing to keep a considerable amount of chemicals on the Affected Property to control of groundsel, lantana, bougainvillea, and camphor laurel amongst other noxious weed species. Ironically the worst of the lantana is growing into the Affected Property from the Neighbouring Property as the owner of the Neighbouring Property has failed to take any measures to eradicate it. Part of the existing dwelling on the Affected Property is within 20 meters of the Neighbouring Property. This may restrict our ability to extend or otherwise modify the existing dwelling that would otherwise be currently permissible. The intended re-zoning of the Neighbouring Property will have a significant impact on our planned future way of life. We have spent our money and time in preparation of retiring to our rural oasis. This rezoning will not only reduce our ability to be self-sustainable but also reduce our saleable options for the property if we need to sell, to move further out to obtain the self-sustainable lifestyle in our retirement that we had envisaged.		
5808210		I've been on this property for nearly forty years. We purchased it from my father-in-law, Don Pigdon, who used to run cattle on over 100 acres of land before subdividing it into lots that now form the parcels on both sides of Stanfield Lane. The exclusion zone overlapping my property significantly impacts our way of life. For four decades, we have raised livestock here for consumption, and we also engage in cattle agistment to generate additional income. Maintaining or rebuilding holding yards and adjacent sheds is crucial for storing pesticides, insecticides, fertilizers, and livestock feed. These chemicals are essential for various tasks: insecticides are used to spray cattle for ticks, while pesticides help control noxious weeds like Camphor Laurel, Lantana,		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Groundsel, and Bougainvillea. These measures are essential for the health and upkeep of our livestock and property.		
5822964		This is in relation to a proposed split zoning of 637 black mountain rd which my property adjoins. I have concerns regarding boundary setbacks, new structures and buildings. The impact it will have on my property and its value in the future. It doesn't outline everything in detail enough, for example the storage of machinery. It doesn't define machinery. Other concerns I have is the fact that when considering a zone change was it just the landscape of this area considered or was the way the land was being used at present and in the future also considered. The current landowners run a thriving health and wellness retreat/ air BnB with regular visitors and traffic which will drive straight through the new proposed zone risking environmental impact and possible damage over a period of time.		

14. Car Parking requirements

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23115995	The council decision to remove the requirement for developers to provide on-site parking will and has exacerbated the already huge parking problem in Noosa, it beggars belief. Our residential suburban street is always filled with excess vehicles often blocking both sides of the street. In Mary street, where our previous office was located, it was impossible for patients to park.	Traffic and car parking are very divisive matters within the Noosa community and the basis of considerable disharmony. Many drivers are dependent on their private vehicle because they feel they have no other satisfactory option, however have suggestions for what other drivers could be doing.	That no change to proposed amendments be made as a result of this submission
	23099361 23101851	Noosa's suburban street structure cannot absorb greater traffic in residential streets. A basic principle of good Town Planning is to ensure commercial traffic is not directed into residential streets. Off street parking provisions in particular require more thought. There is an inherent inconsistency in these proposals. Council planning discourages frontages dominated by car parking (PO13 Low Density, PO17 Medium). I am aware of residents whose plans for off street parking have been rejected. Yet Council allows vehicles to be parked and banked in multiples on verges and footpaths. My area frequently resembles a used car yard. Noosa's streets cannot safely accommodate an increase in cars through additional density. Off street parking must be re-thought, particularly in relation to STA and secondary dwellings. These proposals will result in Noosa becoming a high density urban environment. If Council is to do that, Council must control the knock-on effects of parking. Consideration should be given to residential parking permits etc as occurs in high density urban areas.	Car dependency is definitely a restriction on land development capacity, and a certain residential density is necessary before public transport becomes efficient. This has been a factor in urban sprawl throughout Australia. As has been highlighted, part of the cost of housing is the cost of accommodating a vehicle.	
			It's not proposed to remove the requirement for on-site carparking associated with development.	
			There are some travel demand measures proposed which only apply to development incorporating significant affordable rental premises at Noosa Junction, Noosa Business Centre and a site in Tewantin.	
			Council is currently preparing a Parking Management Plan which will take a precinct by precinct approach to not only car parking but also parking of motorbikes, scooters and micro-mobility devices.	
5824573		I think more consideration needs to be made to carpark spaces. In high density population countries e.g., Switzerland, car parks for residential and commercial buildings are fully underground. There is no reason why the same principal shouldn't be used here. If you are going up, four storeys, you need also to go down sufficiently and ensure that people have enough space for their vehicles. Most professionals will still need a car/s to function in Noosa. Public transport is not sufficient to be able to allow people to operate successfully without a car e.g., consider the nurse doing a night shift or the new teacher working at SBSHS and living in Tewantin. I would challenge any member of council to consider how they would manage without a car, or successfully operate as a one car family. Shared parking spaces are highly problematic and would not be a long term desirable solution at all and I believe would lead to social problems among the residents. Developers need to factor into their budget forecasts ample underground parking.	Basement carparking is very expensive to construct and is most frequently employed where there are many storeys of leasable area above to make it worthwhile. Noosa has relatively few areas of more than two storeys in height. It also often relies on mechanical pump out of stormwater from the basement which becomes very problematic in major weather events if power is lost.	
	23087018	Given the continued intensification of dwellings, the provision for just 2 or 3 vehicle spaces on individual properties may be insufficient. We already have residential streets which are choked with parked cars from residents. The allocation of on-site car spaces in the proposed amendments seems to be less than adequate and requires review to better reflect current car usage. While car sharing makes sense in high-density, inner-city areas, it is unlikely to work in a location like Noosa. The best solution for Noosa's traffic congestion is to capture incoming traffic, particularly day-trippers, and have those visitors transferred to an improved local public transport network. I support the proposed planning amendments that will see more land leaving the Tourism Accommodation Zone than being newly incorporated into that zone. This move will consolidate housing for residents and better define areas where tourist activities including STAs are acceptable.		
	23109126	Whilst we support the proposed mechanisms for reducing car parking through the inclusion of car share solutions and the unbundling of car parking, we consider these amendments do not provide sufficient relief from the stringent car parking requirements under Noosa Plan. These onerous car parking	It is acknowledged that car parking rates in the Planning Scheme may provide a barrier to redevelopment. The travel demand measures go some way in alleviating the car parking rate. While the review of the car	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		requirements under the Noosa Plan 2020 result in an unfeasible quantum of car parking that is required to be delivered. The cost of this car accommodation has to be embedded in the cost of the affordable rental dwelling, which makes it cost prohibitive and ultimately financially unviable – especially on smaller sites. We consider these car parking ratios, as endorsed by Noosa Council, together with the adoption of green transport solutions and car park in lieu policy, will help achieve the outcome of the Noosa Housing Strategy to “prioritise the delivery of housing over the delivery of car parking”.	parking rate was not within the scope of this amendment, Council is committed to reviewing this in the near future.	That no change be made to proposed amendments as a result of these submissions.
	23109083	The current car parking requirements remain a major barrier to the effective development of Noosa. The stringent standards do not account for the unique challenges faced by small sites, nor do they differentiate between the parking needs of various types of commercial uses and their locations within a building. They also do not allow for emerging forms of personal transport. Introduce flexible car parking standards that account for the unique challenges of small sites. Options should include contributions in lieu of on-site parking, shared parking arrangements, and off-site parking solutions. These approaches will provide developers with the flexibility needed to make projects viable while still addressing parking needs. Develop council-provided car parking infrastructure in strategic locations within Noosa. Expanding existing car parks or creating new external car parking facilities can support redevelopment efforts by providing necessary parking solutions without burdening individual sites. This centralized approach offers clarity on costs and is achievable, facilitating more effective redevelopment. Provide incentives for developments that promote sustainable transportation options, such as bicycle parking, car-sharing programs, and improved pedestrian access. Encouraging alternative modes of transport can reduce the overall demand for car parking and support broader environmental goals. There is a need for more diverse and smaller accommodation options, particularly those that can function without the provision of car parking. Smaller studio dwellings under 45 m2 should not be required to provide on-site car parking. These units are ideal for occupants who rely on public transport, e-scooters, bicycles, or other sustainable transportation options. Eliminating the car parking requirement for these smaller units will make them more viable and able to be achieved in an economic viable manner. Remove the car parking requirement for studio dwellings under 45 m2. This change acknowledges the transportation habits of occupants in smaller units who are more likely to use public transport, e-scooters, and bicycles. This will also make these units more feasible and attractive for development.		

15. Fences, streetscapes and built form

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23109586	I strongly urge the council to reconsider setbacks that are measured to the outermost projection as this actively discourages generous eaves, which are crucial for solar passive design and retaining noosa's character roof forms. The former allowance of a 600mm projection of eaves into setback zones were sensible. I believe it may still be written this was in the QDC. Further consideration of the proposed front fence requirements is needed with practical examples tested. It should be noted that there have been many fences erected around the shire that are built upon retaining walls resulting in a fence height of 2m plus the retaining wall height. This is a poor outcome, and I assume that these were completed without approval. I would like to see better compliance with this, ie by nominating maximum height above natural ground level. Site cover on steeply sloping sites may not be contained under a single "birds eye view" given the slope of the land and strict height controls. I suggest that special consideration needs to be given to any site with a slope of >15 degrees, as good design suggests that you should step with the land. It seems that the new scheme is removing the previous allowance for multiple changes of level and this will be challenging on sites such as I have suggested above. Whilst I am generally not supportive of increased density, may I bring to your attention that the density of the so-called "medium density" zone is equal or lower in density to the low density residential zone (medium density site cover is 40%, low density is permitted to be 50% from a birds eye). As a reported "bonus" this is allowed to increase to 45% and 0.5:1 plot ratio, if 75% of dwellings are provided at 75m2 GFA) This seems contradictory, and needs further consideration. The plot ratio vs site cover density controls need to be explored further as 0.5:1 does not align with a site cover of 45% if the dwellings are two stories. So if housing affordability is the goal then please get the	Eaves and setbacks distance The QDC sets building setbacks to outermost projections and under Noosa Plan 2006 Noosa Council did allow for eaves within this, however it led to larger footprints and site cover and less ability to get deep planting between buildings and boundaries. The Planning Scheme is bound by the <i>Planning Regulation 2017</i> definitions and as such the setbacks definition cannot be varied by a Local Government. Fencing A compliant fence is two metres above the natural ground level and any fence higher than that requires an application to Council. It is noted that a Council approval is not gained in all instances and is a enforcement matter which is then progressed. Density, Site cover and plot ratio The Medium Density Residential Zone (MDR) has a greater allowable density than the Low Density Residential Zone (LDR) as only one dwelling and one secondary dwelling (max. 65m²) is permitted on a site in LDR, whereas more than two dwellings are permitted in the MDR. The purpose of less site cover and plot ratio/gross floor area in the MDR, is to ensure the built form is not too imposing given multiple dwellings can occur, outdoor areas/landscaping open space are of sufficient size to accommodate two and more households and additional carparking can be accommodated. As part of the Noosa Plan 2020 and current amendments, the bonus provisions were tested on a range of different size and shaped sites in both the MDR, HDR and some centre zones. The concept plans prepared by a local architect indicate that the bonus provisions allow for good building design including sufficient space for the required landscaping open space, car parking and outdoor areas.	That no change be made to the proposed amendments as a result of this submission.

		numbers right. Perhaps a separate GFA figure is allowable if the dwellings are two storey? For example 45% site cover over two stories = 0.9 GFA (minus garages, outdoor living etc) In the high density residential zone 75:1 does not align with a site cover of 45% if the dwellings are three stories. For example 45% site cover over three stories = 1.35 GFA (minus garages, outdoor living etc)		
	5823093	I would support relaxing to building garages / carports within the front setback, to cater for the car parking situation in low density areas.	There's been an increasing occurrence of carports and other built structures in the front 6 metre setback of low density neighbourhoods. Likewise high solid fences are becoming increasingly popular. Both take away from the open streetscape of neighbourhoods. Relatively few lots in Noosa Shire are less than 600m ² in area and there should be adequate space to fit within the planning scheme parameters. While there may be site specific circumstances that make car parking impractical further into the property it is still preferable that they be the exception rather than the norm.	That no change be made to the proposed amendments as a result of this submission.
	23101565	Concerned with the change to PO9 of the Low Density Residential zone and PO14 of the Medium Density Residential zone which both specify that buildings and structures within the front 6m of the property should be avoided. Previously it just asked for buildings to be consistent with the predominant character of the streetscape. Too prescriptive and does not allow for a performance assessment where the predominant streetscape setback is currently less than 6m. We recommend these provisions be reverted to their current wording to enable discretion to be applied where needed. Proposed amendments should be drafted in a way that Acceptable Outcomes are specific, quantifiable measures that are one way of addressing a broader corresponding Performance Outcome. Further, POs should be drafted as broadly as possible so as not to stifle innovation and not be a repeat of the AO criteria. We recommend revising the proposed amendment with this in mind.	It was required to strengthen the provisions as Council is receiving multiple siting variation application that were large bulky structures and were having a negative impact on the streetscape and reducing landscaping open space for residents. In term of drafting, the Planning Scheme is a performance based document and OLD State Government rules do not allow for prescriptive wording.	That no change to the proposed amendments be made as a result of this submission
	23108859	Surveillance and Zoning Issues on Main Roads** The policy regarding surveillance of main road houses, particularly the restriction on solid fences, is intrusive and poorly considered. This policy negatively impacts privacy and neighbourhood amenity. Residents on main roads face unique challenges, and solid fences are essential for safety and privacy. The lack of adequate privacy can lead to increased stress and reduced quality of life for these residents. Additionally, Edwards Street, a main road in a 60 km/h zone, should be rezoned to medium density. This change would better align with the needs of the area and improve the overall residential environment. Instead of clearing more bushland to add affordable housing, the council should consider rezoning existing properties or subdividing in-town areas to create more duplexes and address the housing shortage. I recommend revisiting the zoning density of main road properties to better align with residential needs and to address the lack of neighbourhood amenities. Site Coverage Regulations** The 40% site coverage limit hinders property owners from renovating and upgrading their homes. This regulation is overly restrictive and financially burdensome. The council should reconsider this limit to facilitate reasonable property improvements.	Edwards Street, Sunshine Beach is a distributor road but not considered a main road. The south-eastern extent of the road is in the Medium Density Residential zone. Its zoning can be considered in a future planning scheme review.	That no change to the proposed amendments be made as a result of this submission
	23108805			
	23108802			
5791675		Ensure residential houses are protected from demolition and resale unless they are termite ridden or irreparable. Noosa is losing good suitable houses to investment renovators every day. Why is the map saying Pacific avenue and showing Nebula street??! Enforce the less than 50 percent site coverage on beachfront and Sunrise high dunes, do not allow relaxations for megamcmansions of concrete Protect high dunes from private creepage Protect sea view amenities for all residents, no blocking if sea views by walls Ramp up remnant native vegetation protection Enforce native vegetation planting on all sites	The submitters concerns and suggestions are noted. Clearing of dunal vegetation (not within your own property) is definitely illegal however Council needs evidence it is occurring before any action can occur. It is not clear on the question about Pacific Avenue/Nedula Street? Approval is needed before tree clearing can occur within a private property and the Coastal Protection Overlay and Biodiversity Overlay both add extra protections at some properties. Site cover, boundary setbacks and other built form provisions seek to provide separation between buildings and provide an interesting building rather than large bulky dwelling. The draft amendments seek to limit high solid front fences and require open streetscapes however experience is that it will be difficult to enforce.	That no change be made to proposed amendments as a result of this submission.

16. General Sentiment or non-amendment specific

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5784502		I am concerned about traffic in the Shire and endorse all efforts to discourage private car usage . Councils should not be threatened by State Government overriding local planning controls/schemes. Affordable housing is essential as part of the mix in any precinct, but provision of same should remain under Council planning scheme control . The natural environment must be cherished and protected. De-forestation must be stopped. Lighting near the coast must be controlled to support marine turtles Property owners must be supported to conserve wilderness on their land.	The submitter's environmental and social concerns are noted and appreciated. Amendments do address some of their issues.	That no change be made to proposed amendments as a result of this submission.

5748175		I would like to suggest that the whole of the park grounds along Gympie Tce, to be fully topped dressed. The park grounds are trodden, sinking, tree roots showing, simply worn out. I would like to suggest that the whole park be given good maintenance, refurbishment to bring it back to the way it was many years ago.	This submission relates the Draft Foreshore Infrastructure Masterplan and is not relevant to the proposed amendments. This submission has been referred to the Infrastructure Services Team.	That no change be made to proposed amendments as a result of this submission.
5746909		All sounds good!	Support for the proposed amendments is noted.	That no change be made to proposed amendments as a result of this submission
5754786		I and other Weyba Esplanade residents are against any extensions of Noosa Farmers Market due to increase in traffic congestion. If it goes ahead this Council will be creating yet another Hastings Street nightmare. Will you learn? In high season we have cars bumper to bumper from Lesley drive roundabout up through Noosa Junction attempting to access Hastings Street. To extend the market means to join onto this traffic jam. If the management are seeking more stalls it may be helpful to remove such stalls that sell Rocklea produce and is not authentic local farmers produce. The FM original conditions were to have a traffic controller and this isn't occurring. Nor are their health inspections. Weyba Esplanade has already had river embankment erosion and a request to Council for yellow lines to be placed in our street was ignored. The neighbours have had enough with the squeeze we contend with every Sunday just to get out of our driveways. There is no more parking spaces available and the road is deteriorating due to the extra traffic.	Not of relevance to proposed scheme amendments – referred to DA as relates to an application	That no change be made to proposed amendments as a result of this submission
	23063897	I look forward to no more land clearing in the Noosa Shire and some urban density over the transit hub and supermarkets in Noosa junction to enhance the place and provide housing opportunity for all types of residents.	The amendments provide for affordable housing and small dwellings within and around key centres in Noosa Shire. This housing will cater for a broad spectrum of the community including key workers, elderly residents, families who don't need larger detached dwellings, people wanting to downsize etc. Built form provisions will apply to these developments ensuring good design outcomes in keeping with the Noosa Design Principles and sub-tropical design outcomes.	That no change be made to proposed amendments as a result of this submission
5819135		This information should have been included with our rates notices. This is too important not to have had wide spread information given to all local residences. We should not have to our properties rezoned without proper consultation. What is being proposed is too dense and not enough car spaces being provided. I know council wants us all to walk or ride a bike but for a lot of us this is not possible. I personally cannot do my job without a car! Let Noosa remain a beautiful green space not an Aura dense mess.	Submitters concerns about the consultation process are noted. The owners of any properties being "rezoned" were personally notified so it is considered this submission may relate to a change in consistent uses and densities instead. Development still requires onsite car parking.	That no change be made to proposed amendments as a result of this submission
	23145647	Many of the proposed amendments reflect the current land uses. I agree that the 2020 plan should be brought up to date to align with current approved development. Allowing intensified development without the provision of adequate car parking is questionable as this will cause parking congestion and conflict on existing residential streets. Currently it is difficult to find car parks in much of the Gympie Terrace high use area. Is the council proposing to fill the gap by providing significant additional public parking? The council's assumption that two thirds of households in the council area having three or more bedrooms only accommodate one to two people is incorrect. Many residents have larger houses encouraging their family and friends to come and visit regularly due to the attractiveness of Noosa. These additional rooms provide an opportunity for family members to come together and reunite in an increasingly global world. Many friends and visitors also enjoy Noosa in these larger homes when alternative accommodation is not available or is unaffordable.	It is not proposed to increase the number of public car parks. On-site carparking remains a condition of development or redevelopment. Occupancy rates and numbers of persons usually resident is obtained from Census data. Residents are people who live here, not family and friends who visit from time to time. It is not sustainable to continue to build big dwellings to accommodate anybody who may want to visit Noosa. It does not improve housing choice or affordability for residents and workers.	That no change be made to proposed amendments as a result of this submission
5819720		The whole Plan 2020 is a slap in the face for every land owner and not tolerable. Why doesn't the council just seize the blocks of land? That's what it basically is. We doubt that this invasive scheme is constitutional at all. The short term rental fees were declared unlawful as well because only the federal government can introduce taxes. It is not the councils decision what people buy on their block of land. The Noosa council doesn't have the power for that and can only approve distances to the fence line, limiting building heights or similar things.	Local Government planning schemes regulate what new development can occur on any site. Every piece of land is included in a zone and the zoning affects what you can do with it. As an example the medium density residential zone covers land that is mainly used for multiple dwellings such as apartments and townhouses. Many uses are already inconsistent in the medium density residential zone. These amendments propose to add the use of dwelling house to that list in an attempt to encourage housing choice. Existing houses can remain and Council can support replacement of an old house with a new one.	That no change be made to proposed amendments as a result of this submission
	23055148	Even with government subsidies, how can housing in areas like Noosa Junction ever really be classed as affordable? Agrees with the inclusion of "Encouraging transition to a Smart Biosphere that is future focused, evidence based and focuses on people and place. An economy less reliant on tourism and population driven industries", in the Amendment. Transport does not seem to have any amendments yet is an area that requires huge change, innovative thinking and careful consideration. Many housing and infrastructure issues could be solved, with little impact to the environment, with the implementation of a modern transport system in Noosa. Spending tax payers funds on upgrading our bus system rather than subsidising and incentivising developers, would	Building heights across the Shire will majority remain unchanged as part of the proposed amendments. The only location where this could occur are in the Major Centre Zone and old bowls club site at Noosa Junction, Noosa Business Centre and the High Density Residential Zone adjoining the centre and in Tewantin District Centre Zone within the Donella Street precinct. Building heights can only be increased by an additional 2m in height and are subject to the development including 25% of affordable rental premises. The additional 2m in building height within these specific defined areas is not considered to alter the generally low rise village character of Noosa and not every site will realistically take up the option to	That no change be made to proposed amendments as a result of this submission

		ensure workers/students would not need to be housed in business precincts, rather they could make use of affordable housing in residential areas- where residents are supposed to live.	provide affordable rental housing with the additional 2m. If they don't the current building heights will still be applied. An integrated traffic and land use study is currently underway to identify the implications of the proposed amendments and upgrades required to the road and intersection network. Providing more housing in Noosa Junction will increase the activation of the centre and will have positive impacts on the local economy and will help support local businesses in Noosa Junction. Noosa Junction is well located to public transport and services and more affordable housing options will allow key workers to live near or close to work therefore reducing impacts on the local traffic network. The removal of the word predominantly provides a stronger policy intent for the residential zones. That is, these zones are for residential purposes exclusively and therefore makes no allowance or consideration for other non-residential uses in the zone. This coupled with the proposed amendments seek to make any new short-term accommodation an inconsistent use in the medium and high density residential zones, bring these zones in line with the Low density residential zone. The proposed definition of affordable rental premise means one or more dwellings which are: a) Affordable housing; b) Entirely small dwellings; c) Owned or leased by a registered provider within the meaning of the Housing Act 2003; and d) Managed by a registered community housing provider, as long term rental housing for a minimum of 30 years. This definition required the affordable housing to be owned or leased by a registered provider for a minimum of 30 years, thereby ensuring the housing remains affordable.	
5808118		A number of low-density blocks (700-900 m2) will eventually need to be smaller. The state government already agitating for this change. Consider proactively controlling Noosa destiny by allowing blocks over 800m2 to be duplex-zoned or split into 2 * 400m2 parcels. The challenge is not the lack of car garages; it's that residents often don't use them for parking cars. Implement parking permits for high and medium-density areas could alleviate this issue, freeing up valuable m2s for additional housing. Of course, this approach would need to be carefully considered and may not apply universally to all streets in the shire.	In line with ShapingSEQ Council is already reviewing lower density residential areas and giving consideration to whether there are any areas that could accommodate second dwellings while not adversely affecting the residential amenity or character. Such considerations are reasonably complex and should take a place by place approach. Vehicles are allowed to park on streets unless there are specific management systems in place. Council is currently working on a parking management plan to determine where if anywhere, on street parking needs to be more stringently controlled. Again there is great variance across the Shire.	That no change be made to proposed amendments as a result of this submission
5804654		Object in total to the amendment No2 noosa plan 2020	Submission noted	That no change be made to proposed amendments as a result of this submission.
5806294		More community inclusion and discussion	Submission noted	That no change be made to proposed amendments as a result of this submission.
5798285		DECLINE all proposals this is not for the greater good of Noosa Shire or our future	Submission noted	That no change be made to proposed amendments as a result of this submission.
5829000		What I have read about the plan does not consider many fundamental needs of the community, nor has it been adequately assessed against its impact on local amenity, businesses and the true benefits that it is intended to provide for people to improve affordable housing opportunities. There are no published costings for these proposals. It is a concern that there was only about 6 weeks of extended time to respond to this proposal after a substantial period of less than transparent negotiations. I urge the Noosa Council to seriously reconsider this proposal and make a genuine effort to properly engage with the local community and its stakeholders to develop a more comprehensive and considered plan for improving opportunities for families, businesses, their employees, tourism and short term accommodation.	Submission noted	That no change be made to proposed amendments as a result of this submission.
5830354		I would like to object to the new rezoning of areas in the Noosa Shire. The rezoning will cause more traffic, destruction of local wildlife habitat and parking chaos. Medium and high density zones is not what the region requires as it will contribute to the above and destroy the tranquillity of the community. Gympie Terrace requires the parking that is in place for community and business use. This will destroy what so many have come to the region for and to escape what they have left.	Submission is noted. The parking within the road reserve along Gympie Terrace is not a matter for the planning scheme.	That no change to the proposed amendments be made as a result of this submission
5827673		Please preserve the Noosa character. Limit or avoid the High density approvals. I believe that Noosa shire should preserve the character of the shire by only allowing medium density. No high rise style accommodation as stated in the explanation of 'high density' zoning. Additionally Noosa Shire does not have the road, transport, school, etc etc infrastructure to cater for large population growth associated with high density dwellings. Thanks for looking to only approve / modify zones to medium or low density.	Submission is noted. Nowhere in the Shire has an allowable building height of more than 4 storeys and relatively few areas have an allowable height over 2 storeys. There are few sites zoned High Density Residential and given the allowable height and plot ratio this is not comparable with "high density" in other local government areas. Noosa Shire does have capacity for additional housing and additional residents however it is not intended to spread urban growth beyond existing boundaries.	That no change be made to proposed amendments as a result of this submission.

	23122674	I do not approve of the proposed Amendment No 2 and the proposed changes to density laws in particular.	Submission is noted, it is hoped their specific concerns are captured somewhere in this table.	That no change be made to proposed amendments as a result of this submission.
5803250		More accurate information on what this council is doing around the Sunrise beach area.. This council lacks true town planners.. We need proper thinking done. People are saying they want out of this Noosa Council.. going back to SSC.."	Submission is noted.	That no change be made to proposed amendments as a result of this submission.
5817311		Lack of transport.. will this lower home values,...interruption to wild life . The parking available is at a premium now how will our village manage with all the extra cars... Are there not more suitable areas near transport.	There is little guidance to determine what specifically the submission is objecting to. It is possibly the housing proposal at Lake Macdonald drive Cooroy, which is addressed at length elsewhere in this report.	That no change be made to proposed amendments as a result of this submission.
5817897		Generations of Noosans have upheld that we want this place to be a little different from everywhere else. We don't want high rise, we don't want hotels in our suburbs. We don't want over development. Hands off our piece of paradise.	Submission is noted. The issue of visitor accommodation and building height are addressed at length elsewhere in this report.	That no change be made to proposed amendments as a result of this submission.
5817916		I feel there needs to be much more effective consultation I live in this area and it very isolated due to no public transport very few taxis available....as an older person just a trip to the shops is an effort ...	Submission noted.	That no change be made to proposed amendments as a result of this submission.
5821408		This plan is too big a chance especially around density.	Submission is noted.	That no change be made to proposed amendments as a result of this submission.
	23144997	Noosa Has always been Special – that is why we have all chosen to live here! We didn't chose to live on the GOLD COAST with its develop at all costs attitude. We chose to live in a low rise environment with an affinity with our wild life and a desire to retain our parks and landscape. We all understand the issues at play in the world of supply and demand in the real estate landscape, Noosa Has ALWAYS been an area that lacks room to expand, we are penned in by the river and sea and the Hinterland that provides the water for our residents . I am NOT happy with the views of our council and their planning.	Submission is noted.	That no change be made to proposed amendments as a result of this submission.
5746936		Long-term resident concerned amendments not based on evidence or studies showing how outcomes will be achieved or are even the most appropriate or wanted outcomes. What costs are amendments going to impose on existing residents, in terms of rates, fees, and impact to property values? Where is honest analysis of the impacts that other newly-imposed short-term-rental costs and regulations have had? No amendments should be made without a legitimate and statistically accurate understanding of whether or not those amendments are genuinely wanted by the residents of Noosa.	The proposed amendments are consistent with the recommendations of both the Housing Strategy and Short-Term Accommodation Monitoring report. The Housing Strategy was founded on a comprehensive Housing Needs Assessment in 2022 and the STA Monitoring Report was a comprehensive assessment of Council's planning policy around visitor accommodation, including STA, both prior to the introduction of Noosa Plan 2020 (under the provisions of The Noosa Plan 2006) and following Noosa Plan's implementation. These reports looked at the implications STA and growth in online booking platforms has had on housing supply and affordability as well as residential amenity. Rates are based on land use – so if a property is undertaking STA now, they should be paying the Transitory Accommodation rate. This will not change with the proposed amendments. Likewise, all STA properties (unless exempt by the local law) require a local law approval and annual renewal. This does not change with the proposed amendments. Property values are not a planning matter – however there is no loss to development yield under the proposed amendments, with building heights and gross floor area allowances remaining the same, and in some cases bonus provisions are allowed where affordable housing is provided. The introduction of the local law has had a positive outcome for residential amenity and dealing with complaints, the associated annual renewal fees for regulating STA under the local law are minimal. Detached houses pay \$1.10 per day and units pay \$0.55 per day under their annual renewal fees. The public consultation process of the proposed amendments provides residents the opportunity to have their say, and all submissions are considered. In summary, the proposed amendments are founded on comprehensive background studies and strategies and the costs to STA operators does not change. The submission is not considered to warrant any changes to the proposed amendments as publicly notified.	That no change be made to proposed amendments as a result of this submission.
	23080125	Submitters have various suggestions for pathways, connectivity, changes in land uses etc. Most of which are not related to the proposed planning scheme amendments. Suggests an investment program to encourage cooperative transformation within Noosa Junction starting with the Cinema, Bowls Club Site, Noosa Fair, and Noosa Junction Plaza. Convert low-cost holiday accommodation within the broader Noosa region into worker accommodation and develop new high-end visitor accommodation. The regional strategy for tourism requires affluent tourists who provide the highest level of economic contribution per visitor. Existing low-cost holiday accommodation is more suited to being affordable for worker accommodation than new-build accommodation in major centres. Worker accommodation is needed immediately and needs to be sustainability low cost. The success of Airbnb in the region reflects an appetite from visitors to the region for accommodation more suitable to	Suggestions noted in the submission and will be considered. In terms of the low cost accommodation see a detailed response in Section 5 and 6 of this Table. The grandfather rights are the legal interpretation of State Government planning legislation and currently cannot be varied.	That no change be made to proposed amendments as a result of this submission.

		families and groups. A loss of worker accommodation in the area negatively impacts multiple stakeholder groups. These realities should not be ignored. The solution to these problems is not to simply build low-cost accommodation in highly desirable areas. New-build accommodation should always be of a higher quality than existing dwellings and accommodation in highly-desirable locations will always be more expensive than other accommodation. Recognise the natural features of different areas and work with them. This includes the attractiveness of the Noosa Hill and Noosa Junction as a group-oriented tourist accommodation option within Noosa Heads, particularly given the opportunity for the later to be redeveloped with this intent. Incentivise use of accommodation in a way that is consistent with the collective needs of the community through the dynamic adjustment of Council taxes. This may mean that accommodation likely to attract high-value tourists and has a history of good management is allowed to operate as an STA with little Council tax overhead, while properties which do not meet this standard are discouraged from operating as an STA via increasing taxes. Convert existing accommodation to its best long-term purpose. This will see existing accommodation which does not attract high-value tourists instead converted into worker accommodation. Equalise rights associated with STA by phasing out 'grandfathered' STA rights. All rights and incentives (ie Taxes) should be established based on zoning, event history, and suitability to support collective goals.		
	23094931	Fully support proposed zone changes from Tourist Accommodation to High Density Residential for permanent accommodation to allow for smaller dwellings. Fully support rezoning of Parkridge from Tourist to High Density accommodation to reflect the current use. Having this address zoned tourist accommodation has caused heartache for residents and should be a residential area, as the properties were originally sold as. Fully support Halse Lodge rezoning to reflect true usage of land	Support noted	That no change be made to proposed amendments as a result of this submission.
	23076589	NPA supports all efforts to make Noosa Shire a place where resident amenity takes precedence. We support all efforts by council to prevent further STA premises across residential areas, noting that STAs have an impact on resident amenity, sense of community, and also the availability of homes for residents, particularly long-term rental stock for key workers. We support wording in the Planning Scheme that reinforces the stipulation that secondary dwellings are not to be short-term let. Request that Council further investigate grey areas of existing use rights fr pre-2006 units that may not have been used for STA since that time. Urge Noosa Council to better resource its local law department so that the monitoring and controlling of STAs meets resident expectations. Support that in Rural Zones STAs can only occur where owners are in residence however would like assurance that developments for up to 24 guests will remain impact assessable. Our concern is with large numbers of people occupying rural lots, particularly where this may lead to impacts on neighbours, detriment to the environment and impacts on public infrastructure such as roads. Whilst appreciating that council wishes to foster rural enterprises that encourage tourists away from the coast and into the hinterland, we would like council to consider how it may assess such developments. Concerns, given the continued intensification in residential areas, particularly with added secondary dwellings, that the provision for just 2 or 3 vehicle spaces on individual properties may be insufficient – request council review the requirements for car spaces to better reflect current car usage. Whilst we applaud council's thinking in trying to encourage car sharing, we do not believe that this approach is applicable to Noosa – better suited to high-density, inner-city areas. NPA does not support four storey residential structures in the Shire Business Centre nor at Noosa Junction. Apart from existing historical developments in Hastings St, Munna Point and Serenity Close, buildings across the shire should be restricted to three storeys not four storeys. Do not believe that Noosa should sacrifice a long-held principle for what will ultimately be a proportionally small handful of affordable apartments. NPA supports the efforts to control lighting spill on beaches in the Coastal Protection Scenic Amenity Overlay, in favour of nesting turtles. NPA also supports the proposed allowance for rural property owners with Voluntary Conservation Agreements to choose to have their land rezoned to Environmental Management Conservation in a split zone arrangement to ensure ongoing environmental protection. NPA supports the new inclusion of battery storage device as a land use. NPA supports the addition of accessible housing as a land use, being "dwellings designed to Liveable Housing Australia - Liveable Housing Design Guidelines Platinum level or National Insurance Scheme (NDIS) Specialist Disability Accommodation Design Standard of fully accessible or high physical support."	Support noted for some aspects of the submission. Better resourcing for the Short Stay Local Law Department is noted. Council position is informed by legal review and remains unchanged, allowing interchangeable use rights (permanent and short-term accommodation) for pre 2006 units. Large short term accommodation development have historically been highly scrutinised and this philosophy is not being undermined as part of these amendments. The review of carparking is out of scope of these amendments but Council is committed in reviewing car parking provision across the whole planning scheme in the future, including travel demand measures. Building height Please refer to Section 7 of this Table for a detailed response to building height.	That no change be made to proposed amendments as a result of this submission.

5808616		Changes to Medium density plan. It needs to ensure that low density houses adjoining a development do not have their privacy and amenity trashed. I live behind the Whitely and as a result we have view to seven fences and a clear view into their apartments. They also can see into our house. Plus the decrease of value of our property. This issue needs to be addressed and council must protect adjoining properties better. Adjoining residents are not happy that council allowed this to occur. Fix it and do better!	The Medium Density Residential Zone Code requires that new uses are located, designed and managed to be compatible with permanent residential living. It includes various provisions that development does not unreasonably overshadow, obscure views, present an appearance of bulk, and provide adequate setbacks from neighbouring properties. Provisions are considered fair and reasonable and no further change to the proposed amendments are necessary in this regard.	That no change be made to proposed amendments as a result of this submission
5808857		We believe more should be done to reduce Noosa's traffic congestion by expanding public transport, creating pedestrian areas, and improving bike lanes. Enhancing these alternatives not only eases congestion but also promotes a healthier, more sustainable lifestyle for residents and a more attractive destination for visitors. We support measures such as congestion charging, one-way roads, and turning restrictions to prevent shortcuts, as well as the introduction of speed bumps in residential areas."	Council has been trying to reduce car dependency for many years by improving public transport infrastructure, free services and constructing better pathways. It is an ongoing commitment to make it as easy as possible for people to move about the Shire without reliance on a car, but is not specifically a matter for the proposed planning scheme amendments.	That no change be made to proposed amendments as a result of this submission

17. Kin Kin

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23101621	St Luke's Church, Kin Kin was built and dedicated in 1926 and is one of the oldest church buildings in the Noosa Shire. The church became no longer required for worship services for the Anglican Church Southern Queensland (ACSQ), and it was deconsecrated in 2021. The decision was made to sell the property in 2022 as it became surplus to ACSQ's missional requirements. The property has been on the market since 2022. There have been a number of parties interested in purchasing the property. In almost every instance, potential buyers withdrew from the process during the due diligence phase due to the restricted nature of the zoning. ACSQ proposes that the zoning be amended to Local centre zone due to its location and close proximities to other properties in the Local centre zone and Community facilities zone. In line with the purpose and overall outcomes of the Local centre zone, the property will continue to be able to deliver community activities among other activities (Noosa Plan 6.4.3.2 (1)(a)) as well as residential uses (6.4.3.2 (1)(b)). Having the flexibility to use it for residential uses would also be in line with the existing adjoining uses and the purpose of Noosa Plan 2020- Amendment No.2 which seeks to support housing supply and housing choice. If the Noosa Shire determines that the property needs to remain in the Community facilities zone, ACSQ requests that the Place of Worship label be removed. As stated above, the property is no longer a consecrated place of worship. Since the property went on the market for sale, there has been no interest from other religious organisations to use it as a place of worship.	It is appreciated that there may not be a demand to use the site as a place of worship, so removing the annotation should not be considered too significant a change as to warrant readvertising. Changing the zone of the land to Local Centre is not supported and would be considered too significant a change. Under the proposed amendments various uses are consistent in the Community Facilities Zone, including a community residence, affordable rental premises, relocatable homes, residential care, retirement facility, rooming accommodation, childcare, community care, community use, education or healthcare and indoor sport and recreation. It would be beneficial if the historically significant building, which faces north into the adjoining community land could be repurposed into a community or business use which still allowed access for appreciation of its heritage value. The balance of the site to the rear (south) would be more suited to a family home or other form of residential use without attracting excessive traffic into Grady Street. It is suggested the most appropriate way of protecting the integrity of the building but allowing flexibility for a purchaser is to retain the Community Facilities Zone but specifically allowing the uses of a dwelling house or dwelling unit on that site.	That the table of assessment for Material Change of Use for the Community Facilities Zone (Table 5.5.11) be amended to make the uses of Dwelling Unit and Dwelling House specifically consistent uses subject to code assessment on 3 Grady Street Kin Kin (Lot 206 K6575).

18. Cooran

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5808801		43 James St was rezoned rural. It's within walking distance to all services. Please review. Town water easement.	This submission does not relate to the proposed amendments. The site in question has a history of being zoned Rural Pursuits and Rural over the last 40 years. It is within the Rural Landscape and Rural Production Area under ShapingSEQ. As such rezoning it for intensification is not possible.	No change be made to proposed amendments as a result of this submission.
5808734	23109494	This submission requests the land located at 195 Tablelands Road, Cooran formally described as Lot 2 on SP 105618 to be incorporated within the Rural Residential Zone rather than the existing designation of Rural Zone. The intent of this zoning change is so that the site could facilitate more affordable Rural Residential housing sites in the future. It is also requested that the related strategic frameworks and maps be revised to reflect this zoning change. The site is located directly adjacent to Rural Residential zoning and comprises a total area of 8.89 ha. The site is well positioned in close proximity to the town centre of Cooran which contains essential services to meet the daily needs of residents. The township also provides public transport facilities including a bus interchange and train station, which provides twice-daily access to Brisbane. All services and utilities are readily available to the site.	This submission does not relate to the proposed amendments. The property is within the Rural Landscape and Rural Production Area under <i>ShapingSEQ</i>. As such rezoning it for intensification is not possible.	No change be made to proposed amendments as a result of this submission.
	23145856	I strongly object to all amendments that have been put forward. The tiny homes and all the amendments to the housing are a disgrace. High density living is not conducive to the health and wellbeing of people and our roads and parking are already unable to cope with the	The submitters' concern about change is noted. There are however very few proposed amendments for Cooran. There are for example no proposals for up zoning, attached housing or small lot housing in Cooran.	No change be made to proposed amendments as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		amount of people using them now let alone seeing thousands more people come to the area. Our infrastructure won't be able to cope either. Lake McDonald, Cooroy, Pomona and Cooran are rural areas and we want them to stay that way. We live in these areas to get away from the city life, noise and chaos. Plus the high, medium and low density living changes are not in keeping with the rural setting, I could not think of anything worse for our rural areas. Any new developments and housing developments need to be in keeping with what is already in place in each area. There is plenty of land out west and small towns out west that need more people. More people would stimulate these areas and create jobs. As long as the block sizes are in keeping with what is already there most people would be happy. If there is no land available on the coast then there is no land, don't squeeze people in and ruin it for everyone. Noosa can't cope with more people living permanently in the area. The tiny homes, medium and high density living is an eyesore. There will be a lot more mental health issues if these housing amendments are put through, people need space and nature to thrive not concrete jungles. People live in rural areas for a reason, not so it can be turned into the city.		

19. Pomona

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23151268	The Catholic Archdiocese of Brisbane, as represented by the Noosa & Districts Catholic Parish are the owners of a property described as 2 Range Street, Pomona, which is the subject of a proposed zone change. We write in relation to the proposed rezoning of 2 Range Street, Pomona (Lot 14 P5013), from its current zoning of Low-Density Residential Zone to Community Facilities Zone. Council has specified that the amendment to the Community Facilities Zone aims to increase housing outcomes consistent in the zone, particularly where they are offering a form of affordable, or specialist housing not readily delivered through the broader local housing market. We are supportive of the amendments to the zone itself, however, we request that 2 Range Street, Pomona, be identified within the Pomona Local Plan Area Map under Schedule 2, reflective of the adjoining site at 1 Church Street, Pomona (Lot 13 P5013). Both sites, being 2 Range Street and 1 Church Street, Pomona, are improved by an existing Church and associated structures, operating in conjunction with one another. Given the sites proximity, ownership, and existing improvements, we are of the view that consistency across these sites within the planning scheme will most effectively facilitate the outcome of the proposed amendment. The inclusion of both sites within Schedule 2 will facilitate Councils intent to facilitate social and affordable housing.	Currently:- - 1 Church Street, being St Patrick's Catholic Church is zoned Community Facilities and specifically annotated "4" being for place of worship. - 2 Range Street plus the portion of Lot 17 between the two sites are both zoned Low Density Residential. It is proposed 2 Range Street plus the relevant portion of Lot 17 be included in the Community Facilities zone but it had not been proposed the place of worship annotation be applied to them. Application of the annotation would send the message that this is the preferred use of the land and would make the use of place of worship subject to code assessment rather than impact assessment. While the utilisation of the site for community outcomes is supported the reason behind the proposed rezoning was specifically to facilitate housing choice.	That no change be made to proposed amendments as a result of this submission.
5815894		I object to the proposed change in zone from Low Density Residential to Community Facilities for 2 Range St. An increase in residential occupancy (i.e. relocatable and multi-dwelling housing) has the potential to impact in the following ways: - Increase heavy traffic loads already experienced to access Mt Coororra (Tuchekoi NP) Walk – a popular weekday and weekend hiking track - Increase road verge parking experienced during regular events (i.e. Church and Sporting events) - Greater pressure on the integrity of the existing road infrastructure - Potential increase in roadkill - Adverse impact on the visual amenity, privacy and views of the existing residencies - Significantly detract from the bushland setting and character enjoyed by residents and day-visitors alike - increase in impervious area, that if not appropriately managed will increase downstream/downhill flooding issues already experienced by adjacent landholders (i.e. those living between 2 Range Street and the tributary of Six Mile Creek). - Impact existing natural habitats and wildlife dependency on these areas – the site provides corridor linkage for Eastern grey kangaroos, who frequent the grassed areas along Mountain Street to graze, browse and rest. The dependency on this grassed area has been made more obvious, with increased numbers being observed in recent times (a possible result of the change in corridor movement due to the development occurring along Church Street).	Submitters' concerns are acknowledged. In adopting the Housing Strategy in 2022 the Council has already committed to "<i>Partnering with registered Community Housing Providers and other not for profit organisations whose mission aligns with the vision of the Noosa Council Housing Strategy, with the aim of providing more social and affordable housing</i>". It is proposed the Community Facilities Zone can contribute to housing choice for residents including those with special needs. Housing choice would be facilitated through provision of communal housing models, accessible housing, affordable rental premises and if for a relocatable home park or retirement facility would include small dwellings and affordable housing. Specifically affordable rental premises and relocatable home parks are being made consistent in the zone. The proposed amendments as advertised indicated that relocatable home park would be subject to impact assessment meaning that the public notification would be required. While it was proposed that the use of multiple dwellings be code assessable, it is now recommended that code assessment apply to applications for up to 10 dwellings and that anything larger than this also go through impact assessment. One site in Pomona is proposed to be added to the Community Facilities Zone, however there is no specific development proposal for the use of the site. Irrespective of the planning scheme there are legislative avenues for State facilitated social or affordable housing, or support services and temporary accommodation for persons escaping domestic violence.	That no change be made to proposed amendments as a result of these submissions.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23145604	As for the mobile van park behind St Patrick's church will the not-for-profit org have a supervisor on site 24/7. Also what support systems will put in place ie Mental health, extra ambulance, extra police, community safety cameras, hopefully this will be put in place before you can even think about putting all these extra pressures on our town.		
	23086116	The Noosa Plan 2020, which is a statutory planning instrument enforceable by law, contains the Pomona Character and Framework Plan, which is what I term a 'ghost document'. It has no effect and certainly can't be considered a statement of intent by Noosa Council. We know as much from the statement made by Mr Anthony Dow, then Acting Director of Environment and Sustainable Development, to the full council on 19 August 2021. The statement is attached for reference. I suggest that the Noosa Plan 2020 must be amended once the Pomona Place Plan is completed so that the place plan replaces the Pomona Framework and Character Plan.	The role of the Framework and Character plans is to provide a high level indicative design outcomes for each location in terms of key buildings, distinctive landscape features, active frontages, key pedestrian and cycle linkages, key view lines etc, that help make up the individual unique character of villages and towns. These helps provide direction for future development in these locations and what should be considered with the interface between private and public land when a development application is assessed in these local areas. The Pomona Place Plan will help provide the next layer of detail and direction for the Framework and Character plan. It will enable council and the community to prioritise the delivery of key design and character outcomes for the Village guided by the Framework and Character Plans. Overtime this may result in the need to update or review the Character and Framework Plans and this can be done in a relevant future amendment.	That no change be made to the proposed amendments as a result of this submission.
5814998		Pottery Street has large blocks with access to town services, my block is low density as with some others, all large blocks. My neighbour's property is 5 acres, is zoned rural residential but has a council approval to subdivide their block into smaller blocks so my question is if something is zoned rural residential and can be subdivided then what's the point of zoning at all? Why not zone pottery street to medium density where the blocks are much larger and so could accommodate for a lot more housing, more so than the blocks on hill St, hospital St and school St.	Theses submissions are not strictly responding to proposed planning scheme amendments. The western side of Pottery Street has various characteristics and values that preclude urban housing development. The further expansion of the Medium Density Residential Zone would be a significant change and contrary to most of the submitted sentiment from Pomona	That no change be made to the proposed amendments as a result of these submissions.
5815405		I understand you wish to house more people, close to town, on medium density blocks, in Pomona. I think you should also consider small acreage, walking distance to town, with services already provided for, i.e. top of red street, pottery street, they are tucked away and walking distance to town.		

20. Cooroy

20.1 Affordable rental premises in Community Facilities Zone (specifically 62 Lake Macdonald Dr)

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5803434 and 5803437 and 5806939 and 5808359 and 5808870 and 5808850 and 5803443 and 5804035 and 5804893 and 5816319 and 5804153 and 5805755 and 5805766 and 5805839 and 5805862 and 5806213	23109357 23108520 23122676 23097662 and 5808199 23108522 23123621 23123623 23112914 23112938 23108588 23113500 23113499 23113501 23113502 23113503 23113504 23113541	Inappropriate use of Community Land: - Council should not make your proposed new affordable high/medium density 75m2 max floor area rental popup accommodation estates a consistent use in community zoned land. - Many of these community areas do not facilitate the proposed developments and are zoned for use appropriately as they are - Community Facilities land needs to be kept for community use. - Public land is just that, public - it "belongs"" to the community! - These spaces need to be protected for current residents and residential amenity. - Council is to steward community land for the benefit of the whole community. - Community land provides a range of benefits to the community that are very real but aren't sufficiently valued by non-locals and governments looking to solve a temporal crisis - 'Act in haste, repent in leisure'. - This land is needed for the expansion of our local cemetery. It was purchased for cemetery expansion – there is not enough room for the next 50 years at the cemetery at the moment so don't take away any more land. - It doesn't sound good about the community land getting eaten up with small houses - Every time we walk through 62 Lake MacDonald Dr to visit the cemetery for the beauty of the hill, we are never the only ones there. - There are thousands of Cooroy locals with family members in that cemetery finding peace in their grief visiting their loved ones in such a special place. It would be completely disrespected building on this hill.	62 Lake Macdonald Drive was included in the Future Urban Zone under the 1985 planning scheme and the Detached Housing designation of the 1997 Strategic Plan. It was purchased by Noosa Council late in 1999 for the future expansion of the cemetery and included in the Community Services zone of the 2006 planning scheme. In 2008 a Development Permit was issued for the cemetery use over the site. With the exception of the storage shed this expansion has not been necessary as yet. Noosa's three cemeteries hold deep significance for individuals and families as final resting places as well as spaces to honour, remember and reflect. Council factors in the changing community needs and cemetery practices in determining cemetery requirements into the future. The proposed subdivision allows for expansion to the Cooroy Cemetery to provide for additional burials in the future. The purpose of the Community Facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including for example: - educational establishments; - hospitals; - transport and telecommunication networks; and - utility installations. The scheme allows that where there is no specific purpose annotated on the zone map, community facilities land can provide for a use consistent with the needs of the local community. Affordable housing is in need. The zone already allows for residential care and retirement facilities, proposed amendments would expand these residential uses to include relocatable homes, accessible housing and affordable rental premises, housing outcomes that are less likely to be delivered in the ordinary private market, given land and construction costs.	- Proceed to make the use of dual occupancy and multiple dwelling consistent where exclusively <i>Affordable rental premises</i> as defined; and - Change the proposed amendments to make Multiple Dwellings code assessable in the Community Facilities zone up to and including 10 dwellings but that for 11 or more dwellings impact assessment be required to allow for public notification of a development application

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5806228 5806413 5806506 5817187 5807113 5807191 5807306 5807365 5807872 5808853 5808004 5808174 5808181 5808643 5808648 5808685 5808722 5808781 5806443 5826637 5826237 5824969 5830137 5829119	23113498 23114683 23114684 23114689 23146133 23145959 23116006	- It is disturbing that a community residence (housing for up to 6 people requiring assistance or support with daily living) can be constructed in the Community Facilities zone without requiring a development approval if they meet the criteria specified in the Planning Regulation (2017), or become a consistent use, subject to impact assessment if it's at least 150m from industrial or electrical infrastructure. - I believe so much in providing homes for everyone doing it tough though I think it can be done differently than the plan outlined to us so far by council Lack of Community Consultation & Transparency - Under the proposed amendments it looks like high density residential can sneakily enter the community facility zone - land that can obviously be used for a multitude of purposes of community benefit, via a backdoor - If you wish to put residential on community land, propose to rezone it to something residential and give the community a proper change of use discourse and process - To circumvent the rezoning process is essentially leaving the community in the dark - For the council to want to, at any time they want to, rezone land without any public consultation and sell land to developers to build these tightly packed high density housing is very sneaky and undesirable - Councils approach to this whole development has been far from transparent - This should be allowed to be pushed through without any community consultation - Transparency is important to maintain integrity/credibility - Council has due diligence to provide community with transparency and must provide supporting technical reports before continuing with the proposed development - It is imperative that residents have a say in decisions that significantly impact the future of our town - As rate payers and local residents, we have a right, we have a voice - What was the tender process for doing a deal with Coast2Bay Housing? - Unlike Pomona which had held a public meeting and had help to properly explain the ramifications of the NP amendments Cooroy for some reason had not been afforded that opportunity. - Very initially some residents were assured well before the council elections that Cooroy had no major changes being made due to Qld govt pressure. We were also assured the Qld govt planned that there was "Nothing major planned for Cooroy" so accepted in good faith that we were to face no major changes. Cooroy Township Character - Deeply concerned about the potential impacts of such a high-density development on our town and community. - Strong objection to development of a 150 to 160 unit complex anywhere in Cooroy. - Cooroy is a quiet country town with no existing high-density unit complexes. Such a development is not in keeping with the township's character or the zoning of the proposed site. - The proposal will not integrate with the surrounding development and it will be inconsistent with the developed character of the existing neighbourhood. - We do not need the volume of housing. - This would be a swift way to ruin the unique character of our beautiful country town. - Maintain this town's character and charm - Prioritize the preservation of Cooroy's character, safety, and community spirit. - This development would undermine the very qualities that make Cooroy a desirable place to live. - It is shocking and disheartening to see the council considering a project that would fundamentally alter the character of our township, particularly on its outskirts. - It will decrease the visual amenity of this picturesque gateway into Cooroy. - Noosa Shire differs from other built up, high density areas because of our laid back, relaxed country feel. Multi storey buildings popping up in our community spaces, because council have sold land to developers who can override our town plans, is frightening. - This is not one street's local issue it is a whole town issue	The site is not public open space for recreation and has never been zoned as such. Outdoor recreation such as walking dogs is a convenience that should not be relied upon whatever the future of the site. With regard to the defined use of a Community Residence, Queensland's Planning Regulation 2017 makes it prohibited for a planning scheme to state it is assessable development if it meets the requirements of schedule 6 of the regulation. This is out of Council's control. There is no proposed rezoning involved with 62 Lake Macdonald Drive, nor is there any proposal for "high density" housing anywhere in Noosa hinterland. The proposed planning scheme amendments as advertised make <i>affordable rental premises</i>, as either dual occupancy or multiple dwellings, code assessable development, removing the requirement for public notification and third party appeal rights. Impact assessment would be required for a residential care facility, retirement facility, rooming accommodation or relocatable home park. The potential impact of any of these uses would not necessarily be greater than those of multiple housing for affordable rental premises. If an impact assessable MCU application was lodged for multiple housing in this location it would be reasonable for Council to expect any or all of the following: - acoustic assessment; - stormwater report; - vegetation management and geotechnical report; - visual amenity report; - needs assessment; and - social impact assessment report. Most of these would still be required for code assessment but possibly not the last two. Given the level of community interest and concern it is considered that code assessment be preferred up to and including 10 dwellings, however impact assessment be required for an application of 11 or more dwellings. Special legislative provisions exist for public housing, affordable housing, crisis housing and community residences. It should be acknowledged that there are avenues for developers or Community Housing Providers to have an application for affordable housing assessed by the State, having regard to, but not necessarily complying with the local planning instruments. These avenues do not allow for third party appeal rights either. Council making the use impact assessable would not be any guarantee that community opposition would be influential. There is no proposed "high density" housing in Cooroy or anywhere in the hinterland as part of the proposed planning scheme amendments. To date Council has only resolved to propose a subdivision creating 3 lots and to sell one of those to a Community Housing Provider who would seek to develop 25 units. Quoted figures of 150-160 units are speculative and not realistic. No detailed building designs have been received by Council or presented with the proposed scheme amendments to judge amenity and character. Cooroy already has a significant amount of Medium Density Residential zoned land and two sizable "over 50's" communities. It also contains social housing. According to the 2021 census, 95.8% of occupied private dwellings in the Noosa Hinterland SA2 were separate houses. This makes housing choice particularly limited for people unable to rent a house. Properties to the south and south west of the subject site, off Pear Tree Lane, have been included in the Medium Density Residential zone since 2020. They are owned by the State and have been subject to a native title claim. It is possible some form of attached or communal housing will eventuate on this land but would need to take into account some biodiversity and hydrology features.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		- It is already difficult getting in to see a doctor within a few days. Cooroy has an ageing population and town infrastructure is already overstretched. - What is planned for Crystal St and Myall streets, apart from a re/sealing program that will end at the wonky, car spring damaging approach to the inadequate bridge that does not include pedestrian access. - What can result from Maple St community land, e.g. the Catholic Church land if that is rezoned and sold. I kept hearing that the property which must be in a heritage overlay could be sold and used as medium or even high density: does that actually mean a lot of two storey townhouses such as Kauri St where the "record" number of townhouses on one block is presently 9? As Approved by council: the Maple St properties would be directly alongside low density properties, as well as at the cemetery, and apparently at the entrance to Crystal St via Myall St (where two adjacent properties have been purchased by one buyer and a development sign was briefly put up. - Will council be financially compensating low density property owners because of devaluation due to medium and high density buildings being plonked on their boundaries.		
		Affordable Housing - built form and density - Providing affordable housing is imperative but not multi storey developments that don't support the existing community. There must be other options! - I support the development of smaller units but these need to be spread out over several small areas and in smaller amounts in order to avoid overwhelming single areas. - I note in proposals for the Medium Density Residential zone and High Density Residential zone, (where at least 75% of units are small dwellings and a minimum of 10% of the total gross floor area is affordable rental premises), the Noosa plan incentivises developers to cram in dwellings that increase building coverage to the detriment of healthy outdoor recreational space. - It is too many small dwellings of way too many people for the proposed areas. It will be capitalised on by developers and negatively change the face of Noosa shire as we know it. - Affordable housing in the proposed administrative definition is not housing that's affordable to buy for a new entrant to the housing market - it seems to be only for rental - the lesser of two housing alternatives in the Australian conception. Australians want affordable housing to buy, as well as for others to rent. Expand your definitions to allow some Council land to be sold at lower than market rate and make developers pass that saving on to new buyers so that their mortgage cost is reduced. - The definition of affordable housing should be broadened to include houses that would appeal to, and be affordable to, new entrants to the home ownership market, and create feasible pathways for that. - It is a quick fix and entirely unsustainable, potentially filling the pockets of developers through organisationally managed rentals instead of making it possible for actual residents to buy these dwellings. - The housing proposed by Coast2Bay for 62 Lake Macdonald Drive is unlikely to be the type of development anyone would want to buy into, even if it could. These not-for-profits create another tier of intermediary between an Australian and individual home ownership. Home ownership has helped to make the Australian economy one of the most stable and prosperous economies in the world up until recent times. - The plans that Coast to Bay are attempting to develop on Lake Mac Donald Road is worrying. As mentioned by Kim Rawlings in local media, the development will be similar to the overcrowded and unsightly development at 9 Kauri St Cooroy. That development is ridiculously busy and to imagine it will be developed to 160 residences is only asking for social housing unrest. Overcrowded, overdeveloped and no quality of living for the residents. Loud, non private and squashed. - Greedy developers are taking advantage of the housing crisis using the smoke screen of 'not for profit'. - There is no stopping developers adding more storeys or units once these amendments go through. Especially up on a hill with views over the mountain. - Surely you can find new locations for affordable housing and support your current ratepayers at the same time?? - It is far better for individuals and families to be integrated into diverse housing options that promote a balanced and cohesive neighborhood environment. - The density is too much. 25 units to be built on 3158m2 with the following two lots of 7825m2 and 9170m2 to be pro rata is upwards of 150 units. That is far too dense for this area.	The maximum height allowed in the Community Facilities zone is 8 metres and two storeys, the same as the Low Density Residential zone throughout Cooroy. Plot ratio is not to exceed 0.75:1 and site cover not to exceed 50%. Boundary setbacks apply. Various performance requirements are focused on protecting residential amenity for neighbours. Affordable rental premises are specifically for long term well-managed rentals as it is not possible to ensure housing remain affordable once it is sold. Home ownership rates in Noosa Hinterland are high and a limited number of properties are available for rent. Cooroy's rental vacancy rate has been as low as 0.2% within the last 12 months and still only around 2%. Over 70% of the existing social housing within Noosa Hinterland is in the form of tenancies with 3 or more bedrooms. By comparison many people on the social housing register only qualify for 1 or 2 bedrooms, such as a single pensioner, a couple or a single parent with one child. Small dwellings are quite adequate for these small households. Cooroy has just 6 one bedroom dwellings and 10 two bedroom dwellings within the existing State managed housing portfolio. Much existing social housing is underoccupied and could accommodate families if existing occupants had more suitable small dwellings to move into. In terms of dispersal, Council is supportive of secondary dwellings as a means of creating additional small rental properties right throughout the Shire, as well as small units within centres. This is just one of multiple strategies to create more affordable housing choice. Coast2Bay is a Registered Charity and a Tier-1 Registered Community Housing Provider. They have a reputation for providing and maintaining/managing quality housing products with a well-established interest in Noosa Shire. The future of proposed lots 2 and 3 is not yet determined but will be based on local need. There is no current proposal beyond 25 community housing units on lot 1. Council is mindful of optimum dispersal rather than concentration models for affordable housing and has no intention of creating a social problem. 9 Kauri St Cooroy is a new complex of 10 multiple dwelling units across a site of 2137.54ha in area. This is not overcrowded or excessive density.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		• We don't want monoculture developments. Instead of trying to force 160 dwellings in a location that cannot support it, put smaller clusters of dwellings in more distributed locations with better surrounding infrastructure for load balancing. • Smaller more affordable units can be built without overwhelming single areas and definitely should not be allowed to be built in large developments in one area. They should also not be owned by developers and government but be able to be bought by residents. • I understand that there is a need for housing at the moment but this is not solely down to airbnbs. It is in fact down to the ridiculous amount of money spent over the past 5 years which has caused inflation, sending interest rates through the roof which have to then be passed down onto tenants. This quick fix of building houses for people will not help these people in the long run. • I am aware that there is a rental problem at the moment nationwide and understand there is a need for certain people to be housed given their circumstances. I do however believe in assimilation to an existing communities' aesthetics and general aura as outlined across much of the Noosa shire, due to policies put forward by Noosa council in the past. • If there is to be some form of legitimate residential development on community zoned sites it should at minimum be a mix of housing densities, and on parts of the site only, to avoid over concentration and associated predictable neighbourhood problems. • All of the amendments from zone changes to types of housing (only small dwellings or multiple dwellings allowed) to site cover and even car parks is setting many areas in Noosa up to be exploited by developers and entirely changing this highly valued area in so many negative ways. • Council have indicated a density of development at 62 Lake Macdonald Drive that would permit 159 dwellings on a residential footprint of around 2Ha. Council has said the type of housing would be similar to "the townhouses in Kauri Street". However the density outlined by Council to Dianella Court residents is approx. twice the maximum density of any townhouses in Kauri Street, and up to 8 x the density of adjoining Dianella Court and Viola Place housing. • Amendments currently proposed to the Noosa Plan by Noosa Council (not the State Government) would permit developers to maximise the built site coverage with small (75m2 maximum) dwellings with minimal requirements for the development to provide onsite recreational areas or car parking. • These houses are proposed in 'way-too-great' a number, are too small, and will only provide a partial band-aid solution to a much broader housing problem. Rather than solve the problem of affordable housing, the legacy they would likely leave would be to the detriment of the quality of life of the entire Cooroy community.		
		Affordable housing - negative socio-economic influences • The town needs to be prosperous, enhanced with further gentrification not brought down with a higher percentage of social needs. • High-density, low-cost living often correlates with increased crime and social issues. Integrating such a large number of units into a small community like ours could compromise the safety and wellbeing of our residents. • Too many people in high need brings crime and unsavoury elements and they will be congested in one spot. • An increase in crime leads to increase in house and car insurance. • Noosa Council are making Cooroy into a dumping ground for the homeless and dole bludgers. • There will be a real drop in property values. • Personal experience of areas in the UK in which low socio-economic people are bunched together in high density - The UK government provided homes for people in the 70s called council estates. By the time the 80s and 90s were around, these areas were unrecognisable and where a hotspot for crime and disorder. This does not fit Noosa as it stands at the minute and will down the line cause a lot more harm for society. • I understand that there is a need for more housing in the Noosa shire but your plan is to put houses in place that are subsidized by welfare, however to do this you are plummeting the real estate costs of neighbouring properties to do so. I have had my house appraised and am set lose 10% of its value, which in turn ensures that I myself, a ratepayer, won't be able to afford to stay in the local area. Your own housing strategy states that developments can't have a negative impact on an existing area. This has huge negative impacts on me, my family and our ability to enjoy life here in the Noosa shire, you must consider these points • We already have 2 areas in town that are for community housing which are town houses and units. This many extra houses/ units will be devastating to our community	Council has expressed a desire to contribute to the provision of affordable housing and this site has been identified as having potential for that purpose. There has not been any decision that the whole site would be developed for social housing. Proposed Lot 1 is proposed to be developed by Coast2Bay for 25 Community Housing units that they would construct, manage and maintain. They have earned considerable respect for their performance in this area and have assisted many tenants. It is desirable to distribute social housing throughout all urban parts of the Shire. There is already a significant distribution of Social Housing in Tewantin, Noosaville, Sunrise Beach, Sunshine Beach and Cooroy with just a few dwellings at Cooran and Peregrine Beach. These areas still enjoy high levels of residential amenity and high property values. It would not be the intention of concentrating large numbers of social housing in one neighbourhood. Council continues to review land holdings throughout the Shire to see if other suitable areas exist	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		- Where will all these people work? - Our town is stretched for job opportunities. Building high density housing just put more pressure on the community and take jobs away from our town and our youth - There is no large industry for employment. - Why don't Noosa Council build social housing in Noosa. There's lots of work in Noosa being a server. - The housing will not be for key workers for the tourist areas of Noosa as Cooroy is too far out without appropriate public transportation. - The housing is for assisted rental for the socioeconomic level of people that do not bring wealth into an area instead they bring an economic need that Cooroy is more than likely unable to shoulder. - I fully agree that we need small dwellings & cheaper rentals for workers on minimum to medium wage. I propose that high density & commission housing be spread out over Federal, Tinbeerwah, Tewantin, Cooribah, Coolum, Peregrine etc. including Cooroy, Pomona & Cooran. Grouping commission and high density homes in one area will bring congestion, reduce the authenticity and attraction of the town & possibly escalate crime.		
		Residential Amenity - Please consider what this will do in the long run to this beautiful place current residents work so hard to live in. - This development will adversely impact on the amenity of adjoining land i.e. the existing adjacent residential development. - It will cause a loss of enjoyment for current residents where they have made their homes. - Proposal is directly at odds with proposed definition for residential amenity: <i>"the combined public and private qualities and characteristics of an area that contribute to a resident's living condition, health and wellbeing and overall enjoyment of their dwelling and neighbourhood. Elements which impact residential amenity include:</i> noise and vibration from different sources including machinery and equipment (but not temporary construction noise), traffic and transport, business activities, resident and guest use of neighbouring dwellings and outdoor areas; loss of privacy and overlooking into indoor and outdoor private spaces; or light spill from public light sources and surrounding properties affecting sleep. - Construction noise from the clearing of approximately 1.3Ha of woodland and the same area of grassland and construction of approximately 160 dwellings over 5 years does not qualify as temporary construction noise. What about our right to enjoy our homes without five years of living beside a construction zone? - Local residents will be expected to "put up" with very significant and very heavy construction noise, dust, mess and traffic for a number of years. In addition to the environmental impact of this there is likely to be considerable disruption to the way of life and Noosa Council simply expects people to put up with this? - There will be construction traffic during the building process. Our street can barely contain the working cars of our residents never mind an additional 30-50 Utes every morning waking up my kids at 5:30am onwards. Which is also going on at the same time as dam upgrades at Lake MacDonald with constant heavy trucks frequenting the Lake McDonald Drive entrance to the street. - The new development has a six-fold increase to its neighbouring properties. How is this part of the council's idea for what is considered a normal burden on people's lives who currently reside here? This density is quite simply insane. - We live on the lower side of Dianella court and already have to deal with the noises coming from up the hill. At certain times, we can hear the conversations in the houses parallel to us and you're planning on	With regard to the proposed planning scheme amendments uses that are already consistent on Community Facilities zoned land, include childcare or schools, emergency services, infrastructure plant, places of worship, hospitals etc. It's not apparent why residential homes would have more impact on residential amenity than any of these. It can be argued that any change has the capacity to affect existing residential amenity, that can include noises, smells, odours, dust, light spill, traffic, etc. The eventual clearing of the pine trees for example has been intended since Council purchased the land. Should development of the subject site proceed site management plans would be in place to mitigate construction impacts. Construction to the northern side of Lake Macdonald Drive has occurred fairly consistently over the last decade as new houses were built. It is inevitable as communities grow.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		adding in 6 residencies to every one of the existing properties on Dianella. Your housing strategies state that noise pollution must be considered when building new developments. - Imagine the noise from the density of that many residences. My households sleep will be massively impacted - Loss of privacy - overlooking directly into my front yard and front windows (where both my children sleep) from up on the hill across the road. - The development on Lake McDonald Drive has street lights 4m from existing residents back yards - Families who work so hard to live and play in Noosa will leave this area if these amendments go through because the cascading effects will be detrimental to our residential amenity. - We purchased our property on Dianella court and was told our only new neighbours would be those from an expanding cemetery. We envisioned a green, peaceful home, with pine trees in front of us, a creek behind us and a street in which I could safely monitor my children as they grew older. Your development will have a completely negative impact on all those things. - I and my family live in Swift Dr . where you are intending to put the housing in Cooroy. I'm sure that there will be a better location to put the so called cheap housing. Our area is full of people that have worked hard and bought into this area thinking that it is developed as far as its going to be even when we bought our house we were told that it was an easement and would never be built on. Being in the valley we hear the noise from the houses in the Dianella Ct but the noise that these units will create will be unbearable for us as I'm in bed most days suffering from migraines. I sure that the council owns more suitable land that allows for plenty of parking and still leaves enough room for parks so the families can enjoy the so called low income housing. Hope the council comes to its senses and find a more suitable location for these housing crisis shenanigans and actually fix the problem.		
		Vegetation / Habitat / Slope stability - Find an already cleared land to build your houses. - This land is a wildlife corridor for many animals including Kangaroos, Echidna's, Possums both brush tail and ring tail, a variety of Snakes, Black Cockatoo, Kookaburra, and I hear Koalas mating calls at night. - The destruction of the natural environment will lead to the displacement and probable death of all the native animals - To take this passage of land away will be destructive to this animal population who transverse this corridor daily. - It needs to be kept as green space for wildlife - It is full of mature native trees. As far as the trees go other than the Pines, there's 43 mature Gympie Messmates, 1 Bunya Pine, 1 Casaurina, 4 Swamp Box and 12 Acacias. All native and all endemic to this area. This corridor needs to be retained for both flora and fauna to remain in town and part of the town plan and in our beautiful community. - I like going in greenspace and getting visual peace and having somewhere near where I live to unwind. - In an area that lauds itself as a biosphere and all about conservation, wildlife habitat and natural environment, it is facetious to cut down a stand of mature trees in a wildlife corridor (as per land adjacent to the Cooroy cemetery). Leave existing mature trees and wildlife habitat alone. - Completely removing all the pine trees will cause a number of different issues. The slope of the land you are planning on building stages 2&3 on plus a road surely must be at risk of sliding down towards Dianella court once all the tree roots have been removed/ decomposed. I would like to see a report done on this as this will affect my house substantially and will possibly have a financial penalty for myself when purchasing insurance. - These trees are allowing a slower filtration of rainwater into street storm water drains, given that my house shares a boundary with an overflow creek that resembles a fast flowing river during heavy rain events, what steps have you followed to ensure that the current floodways are built to sustain an additional 150-170 roofs in area currently only servicing 28 roofs?.	The site contains plantation pine trees and a small stand of plantation hardwood planted since the 1970's The pine are not native species nor are they food trees for wildlife. The hard wood trees are in mostly poor condition as a result of lightning strike some years ago and were specifically planted for harvesting. It is acknowledged that some fauna would utilise the site, however, plantation timber such as the existing trees can be harvested. The understory of the pine is mostly weed species and mostly grassed area beneath the hardwood. The native species are individual trees in or near the gully and to the north western perimeter of the site and do not provide any significant habitat for fauna. Even if the land were used for an expansion of the cemetery as originally purchased for, these trees would be harvested. The land has never been zoned for open space or for passive outdoor recreation. While the site slopes it has not been mapped for landslip potential. There is no reason to assume landslip would occur. The matter of hydrology is discussed separately.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Traffic, Parking and Transport Infrastructure • Cooroy can't cope with its existing traffic and car parks in town how is it going to cope with another 200-250 cars a day? • Infrastructure in the whole of the shire needs improvements . The existing residents struggle throughout the shire with parking , public transport. If council is considering high density housing if you do t provide better roads, better parking better public transport how will the entire shire cope • Traffic is already coming to stand stills on weekdays & parking is hard to find. • How is the railway bridge connecting both sides of the town ever going to flow it struggles now. • Already difficult to merge into Lake McDonald Dr from intersecting streets. Substantial intersection works will be needed. • Dianella Court is currently a cul-de-sac and busy with local traffic. Proposed new residents would use the end of Dianella Court to come and go. • Lake Macdonald Drive is already a very fast and busy road. The proposed development will add very considerable short to medium traffic increase whilst construction works commence and ongoing will significantly increase traffic obviously on a road which is already poorly maintained and unsuitable for large volumes of traffic. What investigations have council performed in respect of this aspect if any and what are the results of those investigations? • Lake Macdonald Drive adjacent to this property has minimal visibility to the Southwest (corner). It would also need to be a steep descent, creating less visibility. • The road is not suitable for the increased number of cars this development would create. Children already struggle to cross the road there on their way to school. Most cars drive at 80km and don't slow down until they hit the bend in the road. Police never speed trap here so everyone knows they can speed and not get caught. • This will vastly impact the already over crowded intersections of Swift Dr and Lake Macdonald Dr and Swift Dr and Cooroy Noosa Rd at peak times. • Evacuation safety in case of fire or flood - Dianella Court residents will be behind 200 plus cars turning onto the end of our street (a no through road) to get out onto Lake Macdonald Dr. • There is already increased traffic travelling on Elm making it difficult to merge onto Elm St. • What is the parking situation for this development both during construction and once developed? Our street is at capacity already and cannot take more thoroughfare traffic or parked vehicles. • We have the issue of on street parking on the new development. Can you ensure me that the end of the cul-de-sac (where my kids play) won't become a shortcut to stages 2 & 3? • Regarding car parking, the max 75m2 dwellings have proposed car parking requirements of essentially one car per house in the high and medium density residential zones, understood to exist in some of the coastal areas, but not Cooroy. But there doesn't appear to be any parking specification for the same small dwellings should they be plonked in the community facilities zoned land. Council needs to think this through. Locals near community zoned land threatened by controversial residential proposals are concerned about the planning amendment proposal indicating 75m2 allows for up to 2 bedrooms. Where does the second tenant park their car? Existing residents do not want other street's cars filling their street. Some houses with teenage children already have four cars per house, two in the garage and two in the street. Occupants of these regular houses have a right to park their cars out the front of their own house. • You need more car parks in your proposal. Cars are not going away. Sunshine Coast public transport is light on. • I want to be able to drive around town and find somewhere to park. • You propose car parks not be covered, even though we are subjected to hail storms in our region. Rising insurance costs are a known reason why the cost of everything is going up • The local area already has already seen a significant population boom and the Cooroy town centre already lacks the infrastructure to deal with it. • Development of this density would exceed the capacity of the town's infrastructure which is already strained. • Appears to be little planning done to consider the infrastructure impact on the local community • The proposed site is not within walking distance of essential services such as schools, shops, and public transport.	Submitters are correct in that Cooroy is affected by delays at two very problematic intersections on Elm Street in need of upgrading. Council has been advocating to the State Government to address these for some time. The suggested figure of 200-250 cars is excessive. An upgrade to the intersection of Lake Macdonald Drive and Dianella Court is proposed to accommodate the additional cars from the proposed subdivision. A traffic engineer designed the intersection upgrade. At this stage there is a plan to sell proposed Lot 1 for the purpose of 25 small community housing units.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		• There is no public transport that passes by this development and if the children are to attend the local school, they are not in a zone in which they can use the school bus due to the vicinity of the school. • This lack of accessibility would make it impractical for residents and could lead to further issues related to transportation and convenience. • This would spill parked cars into the surrounding low density streetscapes. It would generate potentially 250 to 320 cars to Cooroy's struggling road infrastructure. Due to the railway line, Cooroy is a split town. Who wants to see that many more cars at the low density Dianella Court - Wilgee Court intersection or at ANY OTHER CORNER IN TOWN?		
		Flooding and Drainage • Dianella Court sits at the low side of 62 Lake Macdonald Drive, a sloping site thickly vegetated over half of it's area. 62 Lake Macdonald Drive already releases an excessive amount of stormwater into the Dianella Court residential area and mitigation work is needed. if 62 Lake Macdonald Drive were to be developed, all the vegetation would be removed (replaced by 2.7Ha approx. of roofs and hardstands) and even more stormwater would be generated This increased stormwater load would pass either directly or indirectly to one point - the drainage system under the Dianella Court, Wilgee Court, Lake Macdonald Drive intersection. It would then flow in drainage creeks through residential areas before ending up in Six Mile Creek. Many downstream areas already flood in heavy or sustained rain. • This will add large amounts of storm water run off, off of concrete and roofs instead of soil and root systems. The storm water drainage pathway behind our backyard turns into a rampant river every heavy rainfall period that comes up to our first retaining wall (I have video evidence of this); this is without blockages and the extra stormwater created by this development meeting at the intersection of Dianella Court and Lake MacDonald Drive. • What has been done in regards to mitigating future flooding in the overflow creek given the run extra run off caused by land coverage. During heavy rain events, the road already floods at the intersection of lake MacDonald and Dianella. • You are removing the trees for stages 2 & 3 before starting stage one, what report has been done on the extra run off from the sloping hill towards the end of the cul-de-sac once the trees are removed? I have video evidence of rapids forming in this area. You cannot make an existing situation worse with a new development.	The Kauri Street entrance to the cemetery is at the natural top of a hill with the land falling in most directions from this point. A gully captures some of the overland flow and directs flows into a culvert then runs beneath adjoining properties in a pipe system and eventually discharges on the western side of Lake Macdonald Drive. Between Dianella Court and Swift Drive there is a drainage reserve under the control of Council as trustee. This strip is subject to flood hazard and riparian values. There is a natural drainage line that also falls from Pear Tree Lane south of 27 Dianella Court. Urban development, while increasing impervious surface and reducing absorption, is accompanied by stormwater management plans which ensures that there is a non-worsening of stormwater at boundaries. Stormwater management plans are designed by hydrological engineers who model rainfall data, catchment information and other assumptions and include measures such as pipe sizes, landscaping and retention basins to ensure a non-worsening. Sediment and erosion control measures are designed by civil engineers to mitigate sediment runoff from the site prior unit development. In addition, unit development is also required to demonstrate a non-worsening at the new lot boundaries from the driveways, roof and overland flow. The stormwater is controlled by options such as roof size, rainwater harvesting tanks, landscaping and pipe sizing.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		- Increased drainage/run-off associated with land clearing and development could potentially cause flooding at the Dianella Ct, Lake Macdonald Drive intersection and along the drainage easement to properties on the northeastern verge of Dianella Ct. - The risk of flooding from water catchment to the lower areas. - Increased flooding risk. As a resident of Marblewood Court we already experience issues with water run off on our land due to the clay bottom of the area we live (former brickworks) especially in Summer as it is hard for water run off to be naturally absorbed in the land. The construction of the proposed development at this site is likely to make this matter considerably worse resulting in water run off on a far more concentrated level and even less ability for the already poor soil to absorb water resulting in potential flooding issues for residents of the low lying blocks of land adjacent to 62 Lake Macdonald. What infrastructure planning and considerations have been made by Council in relation this? - The land is sloping and so much water comes off that hill when it rains. With a development there it would create a massive flooding river going into the existing drainage that floods regularly now without much rain and in turn would put the homes along there in more danger of being flooded. - There will be increased water run off from an overly developed land on the high side of land. - Storm water issues are a major problem from the cemetery, an actual “water fall” forms from the cliff edge onto Lake McDonald Drive.		
		Inconsistency - One of the reasons there is a shortage of housing is that there are legitimate considerations in proper planning to maintain standards of living for existing ratepayers, and environmental considerations, that take time to manage. Cutting red tape is usually a recipe for short term gain and long term pain. - Noosa Shire's connection to nature and desire to stay small was what sets Noosa apart from the rest of the country. While everyone else is building up and destroying the natural skylines of their cities, Noosa stays true to its core and upholds its beauty. This amendment is so far away from the Noosa shire that we came to love. It seems as though something else is influencing the desire to create pockets of 'affordable housing' rather than the love for the shire's previous beauty. - The medium / high density proposed development appears to be in contradiction of other aspects of the Noosa Council policy. I specifically refer to your policy documented online in regard to Tree Management and Trees on public land. Noosa Council already runs a "land for Wildlife" program specifically aimed at areas with over one hectare of land. This is two hectares of land being potentially wilfully destroyed to make way for a high density development that on the surface appears to be completely not in keeping with the local area and also appears to be in contradiction of other stated policies. So I am rather bemused as to how such a change can be made when it is clearly in direct contradiction with other stated policy. - It seems to be getting harder to keep everyone happy in Australia. But there are no shortcuts to anywhere worth going. You might find as we have that in the case of 62 Lake Macdonald Drive, the current housing proposal would not pass muster against Noosa Council's code assessment on material grounds. - You fought to stop Gem life and now propose high density building which in time will create a slum situation.	Other significant multi-residential proposals at Cooroy have been refused for various reasons including location outside of the Urban Boundary, location in the water supply catchment, proximity to industry, location outside the priority infrastructure area, bushfire hazard, flood hazard. There has not been a comprehensive assessment of the use of multiple dwellings on this site nor are there proposed plans submitted to Council. Any plans for multiple dwellings would still be subject to assessment by Council ensuring the development complies with the Noosa Plan 2020. The operational works and building works are subject to assessment. Vegetation has been addressed above. Plantation timber has always been able to be harvested.	

20.2 Cooroy - other

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5805099		Opposed to rezone of 3 Ruby Street, Cooroy to Medium Density Residential This is “a significant” amendment. It may benefit someone in the future, however at the expense of long term existing ratepayers and residents. Why are you prioritising new people and trying to attract more people to an already under serviced built up area. This encourages multiple residences most likely being occupied during our business hours for a use inconsistent with its very close neighbour(s). Nothing will stop these new extra residents encroaching on our property. Our property together with 24 Cedar Street are already half the size of the other properties in Ruby Street, so there is already a significant built up area here. A medium density structure next door would significantly impact our amenity on our East side,	3 Ruby Street is currently in the District Centre Zone, (as is the submitter's property). The next 5 properties up Ruby Street (numbers 5-23) are in the Medium Density Residential zone, as are those to the north of Opal Lane. 3 Ruby Street had approval for 4 dwellings in the early 1990's before a rezoning from Residential Low Density to Village Business and the construction of a commercial shed in the mid 90's. The site takes access from a residential street without main street frontage and is more suited to residential rather than commercial development.	That no change be made to the proposed amendments as advertised as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		including privacy, morning sun and the value of our property. We are a narrow block running north-south. At the very least you are attempting to fix one problem while creating more. A medium density development also takes time to build and will impact on us for a significant period. I know that a development can happen at any time, however please do not encourage one in the short term as construction will also significantly disrupt and disadvantage our business for a year or two. It is already hard enough. I believe that Council should address current issues and plan infrastructure first before attracting more people to already overwhelmed services. Our west side near the bridge crossing over the railway line has long needed an upgrade. If / when that happens it will only encroach towards us and with your planned amendment, we would then be squeezed in and impacted from both sides. Cooroy is a small town, this is changing the character of the area. Other properties nearby are large family blocks, which then one by one the whole area will get swallowed up, at which time there will be significantly more people arriving here than these amendments will provide for, so on it goes. Then, the future problems will be even worse while the current existing properties all get lost for no actual benefits. The Council cannot just keep letting people in, even encouraging it, with nowhere to go and/ or limited services available.	The site is unlikely to accommodate many dwellings and should not cause a security threat or hardship to the neighbouring properties.	
	23123261	Regarding the residential zoning on diamond st Cooroy. I am requesting that blocks 14-20 diamond st be rezoned to medium density to allow for multi dwelling development. I believe there is good cause for this change.	Properties at 14 – 20 Diamond St have second frontages to Diamond Lane with each lot having a site area more than 1,000m ² . They do not adjoin other Medium Density Residential land with exception to land to the south of Diamond Lane. While mostly older houses, #14 accommodates a podiatry practice. There may be merit in investigating this strip further in a future planning scheme review, including traffic and access considerations. However, it is outside the scope of these amendments.	That no change be made to the proposed amendments as advertised as a result of this submission.
	23098289	Objects to the reduced area of a caretakers premises from 100 sq metres to 75 Sq metres. It is a downgrading of living standards. We are trying to protect our small shop and offer an increased degree of protection to this building The Council has declared this premises as a heritage site. We have unfortunately, had a number of itinerants living in their cars near our shop and we have been subject to a number of break-ins. Our lock protecting our power supply has been smashed several times and our toilet door has been prised open. That raises concerns that if the toilet is accessed, then the intruder has access to the inside of the shop and can possibly light a fire which would remain undetected for a significant period of time. The Police have had some success in moving people on, but technically these itinerants are not breaking the law until they actually break into the premises. Our preferred solution is to provide 24 hour protection and build a caretakers premises on the adjacent land to the shop. We have had preliminary plans drawn up. Our intention is to subsidize the rent to a security person who could offer a form of permanent protection. We have in fact discussed this proposal with a suitable person but he has a family and ideally requires at least two bedrooms as well as a small kitchen and living area. The site is not ideal being close to the railway but we are confident that with sound proofing and adequate insulation of the building we could overcome these issues. In fact the site has several advantages in that the primary school children can walk to school and the parent can walk to work if he/ she has employment in one of the several shops in the immediate area. The real issue however, is the potential size of the caretaker housing. Even at 100 sq metres in area, it is not a large area to accommodate a family. We submit that we are trying to assist with the permanent housing problem as well as protecting our heritage site. Why do you want to force this reduced standard of living onto other people? The plans for the proposed caretakers building are being finalised and will be lodged as soon as we can manage it.	In the current Noosa Plan 2020 a caretaker's residence is allowed to be 90m². In the proposed amendments it is just tied to being a small dwelling as defined. This was proposed to reduce to 75m² but as discussed elsewhere in this report is proposed to remain 100m². So the allowable size of a caretaker's residence would actually increase from 90m² to 100m². While not intending to discriminate against families, sites adjacent to railway stations, or within industrial estates are not ideal locations for family homes. Caretaker's accommodations are limited in size because the caretaking is the subordinate use of a non-residential site. The particular site in question has character and heritage values that make substantial building work difficult. The submitter's concerns are noted, however it is suggested there are avenues to pursue a development approval for specific circumstances and 100m² such be an adequate size.	That no change be made to the proposed amendments as advertised as a result of this submission.

21. Tewantin

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23108706	The current approval that has not yet been acted upon by Sundale, due to changing market conditions and demands (design diversity, functionality, etc) in recent years. Such market demands are continuing to evolve quite rapidly and in response to these evolving market factors, Sundale is intending to significantly change the as-approved facility design, for Retirement Facility and Residential Care Facility purposes, accompanied by ancillary administration uses. The nature of such intended changes would necessitate a new development application over the site, being made to Noosa Council.	The court approved DA over 100 McKinnon Drive is acknowledged, so too are the hurdles that the aged care sector have endured over the last four years. It is understood that independent living units cross-subsidise the more costly residential care component and allow for aging in place. The owner of the site is redesigning their proposed facility however there is a concern that too great an emphasis will be put on independent living units and not enough on residential care.	That no change be made to proposed amendments as advertised as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		A future development application for Retirement Facilities on this site, regardless of it being integrated with Residential Care Facilities, will require Impact Assessment, despite the integration of these uses on this particular site being endorsed as Acceptable Outcomes, by AO7.2(a) of the Community Facilities Zone Code. Requests a further change to Noosa Plan 2020, to be included within the currently proposed Town Plan Amendment No. 2, with specific reference to the site located at 100 McKinnon Drive such that annotation 3 of the Communities Facilities Zone Label Legend, within the Tewantin Local Plan Area Map, is amended to annotation 12 - thereby recognising both Retirement Facility and Residential Care Facility as being relevant to the subject site at 100 McKinnon Drive Tewantin, consistent with P & E Court determination Ref: 132007.1965. ie "12 – Retirement Facility and Residential Care Facility"	There are limited sites available for residential care in a community with a high proportion of elderly. This site is expected to contribute to the need for residential aged care and affordable retirement living. Marketing for the proposed "Bella Noosa Retirement Community and Care Centre" suggest it will contain a mix of 1, 2 and 3 bedroom units. It is unclear why retirement facilities need to contain 3 bedroom dwellings when Noosa already has a high proportion of large dwellings. While the use of residential care is accepted the use of retirement facility should be subject to impact assessment so a more comprehensive assessment of need and benefit can be made. Council has the ability to reduce development application fees for not-for-profit applicants if appropriate.	
5807886		We are very supportive of the creation of the new Doonella Street Precinct, which creates the opportunity to develop more affordable housing in an area that is extremely well-suited to high density residential given its proximity to shops, medical facilities, public transport, etc. It is a site that will have minimal impact on residents of Tewantin and hopefully not be subject to NIMBY complaints that sites within the suburbs often face. We are also supportive of the Bark Concept design for the Doonella St Precinct. We would however like to highlight that the council missed a significant opportunity, and that was to include the adjacent sites on Sidoni Street (Transport and Main Roads Building) and The Old Police Station Site (10 Sidoni Street and 87-89 Poinciana Avenue) within the new Doonella Street Precinct. The inclusion of these sites would enable a consistent-looking built form to be developed along this Doonella Street/Sidoni Street corridor and neatly form a high-density accommodation boundary to the Tewantin Commercial District, which has minimal impact on the amenity of Tewantin residents and maximum benefits for the community as a whole. Currently, Council has no amendment to the zoning of the Old Police Station Site proposed, even though the site was abandoned by Queensland Police over 3 years ago and put on the market in early 2023. The TMR Site is apparently also likely to be disposed of in the medium term. If the council were to add the TMR and Police Station Sites (10 Sidoni Street and 87-89 Poinciana Avenue, Lot 506 and 507 SP 316542) to the Doonella Street Precinct, I do not believe this would be considered a major change, as the community currently views the site as commercial/residential mixed use, exactly as the same as they view the Doonella Street Precinct. By including the sites in the Precinct is consistent with current use (office and residential) and consistent with the Councils long term objective of containing retail within the main Tewantin Centre. Expansion of the Doonella Street Precinct would mean that through developments on the sites, a substantial impact on smaller form housing supply in the shire could be tackled between the state-owned Doonella Street Site (~79 apartments) and the Old Tewantin Police Station site (~30 apartments)"	87 Poinciana Av and 10 Sidoni Street have a long history of being zoned for Special Use / Community Facilities given the police station and residence. So too does the Dept of Transport and Main Roads office at 8 Sidoni Street. This package of planning scheme amendments had already been progressed to State Interest Review before a request to review the zoning had been made. The sites adjoin two storey residential units in the Medium Density Residential Zone to the west. Land opposite to the north is also included in the Medium Density Residential Zone and land opposite to the east is in the District Centre Zone. In general, it is considered the site is well located for attached housing and potentially commercial or community uses but not retail nor other uses that rely on an active frontage. Vehicular access to the site is likely to be limited to left-in / left out arrangements. Tewantin does not have high density residential development and the Medium Density Residential zone, which adjoins this site allows only for two storey development. The allowable building height in the Community Facilities Zone is 2 storeys. Under the proposed amendments the Community Facilities zone allows for multiple dwellings in the form of small affordable rental premises only. Other residential uses supported by the Community Facilities Zone, such as Residential Care or Retirement Facility are not considered the optimum uses of the central site. The owners have expressed an interest in doing small, affordable units for key workers, but have outlined development costs and financial constraints to two storey development. On 2 September, notice was given that Poinciana Blue Pty Ltd has requested 87 – 89 Poinciana Avenue and 10 Sidoni Street be considered under the State Facilitated Development pathway for 40 residential units including both build-to-sell and build-to-rent units, of which at least 15% is to be affordable. This process will run its course irrespective of planning scheme amendments. The character references for the owners are acknowledged but not planning grounds for considering the zone. Despite the submitter's suggestion about the nature of the change, changing the zone is a significant change, that would warrant readvertising the amendments, especially if changing it to allow for 3 storey development. With the exception of removing the existing annotation for emergency services, more comprehensive zone review would need to wait until a subsequent planning scheme review.	That: - the Annotation of "5" for Emergency Services be removed from the Community Facilities zone over Lots 506 and 507 SP316542; and - no further change to proposed amendments be made as a result of these submissions
	23109355	In accordance with the aims of the amendments to rezone certain land to increase opportunities for smaller dwellings and key worker accommodation - The submission requests the inclusion of the site in the District Centre (Doonella St Precinct) zone. The site was previously owned by the Police and sold as surplus land, following confirmation from all government agencies that the land was not required for a community use. There is an opportunity to appropriately rezone the land in accordance with the intent of the major planning scheme amendment process. Currently, redevelopment of the site into Multiple Dwelling Units is inconsistent with the 'Community Facilities Zoning'. Rezoning will enable increased residential housing choice in either a wholly residential development, or a mixed use format with restricted commercial uses (noting the site was already used for a community use as a Police Station and housing and adjoins an existing state government office (DTMR)). This submission supports the incentives to encourage the delivery and long-term retention of affordable rental premises on appropriately located sites near transport, services and amenities. However, the following amendments are sought to allow for a development more appropriate for the site: PO41 (a) of the District Zone Code must be changed from 'ancillary to and support' to 'complementary to', as well as the corresponding AO41.2 of the District Zone Code be deleted from the proposed amendments. 6m setback from Sidoni Street and Poinciana Ave with allowance for reduced setbacks to secondary frontages. The changes proposed by this submission does not alter the Council's policy position for land use outcomes expected for appropriately located sites. The proposed rezoning is not considered significantly different requiring re-advertising.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		The unique location of the site complements and expands what is sought to be achieved with the District Centre (Doonella St Precinct) zone. The expansion of the District Centre (Doonella St Precinct) zone to include the site would provide: - A significant increase in the supply of small form housing, sought to be achieved by the precinct and aligns with the aims of the council's proposed amendments; - A complementary development to that envisaged for the Doonella St Precinct; - A consistent built form along Sidoni and Doonella Streets to make an attractive entry statement to the Tewanin Village; and - Increased additional, affordable high-density housing in an ideal location proximate to transport, and shops and amenities.		
5807894		I support the requested rezoning of the Old Tewanin Police Station Site to be part of the Doonella Street Precinct to enable the development of more affordable housing in Tewanin. I lived in the Old Tewanin Police Station for the past 8 months and recently moved to the house at 89 Poinciana Street so I can vouch for the benefits for potential residents living on the site with its excellent location. I am a single mother with 3 children. I was in a severe crisis position, literally with the prospect of becoming homeless and living out of our car and campsites. At the time, financially there was no way I could afford most the rentals, and the ones I could afford I didn't have a chance at getting in such a competitive market. Bruce and Danielle Bairstow provided me with an affordable housing option, compared to the exorbitant prices in the current rental market. They gave us a chance to find our feet. They are helpful and compassionate and have a genuine care for their community and Noosa region. With their help, we have a roof over our head and are blessed to able to live in a lovely coastal community location, abundant with opportunities, and walking distance to everything we need. It's made such a difference to our lives, and we'll be forever grateful. I am sure that if the site could be rezoned to allow for affordable housing to be built there it would be a great benefit to many others in the community in situations like me.		
5808412		I support the Council's new Doonella Street Precinct and further, I support the proposal for the Council to expand the new Doonella St Precinct to include the Old Tewanin Police Station Site and police houses (10 Sidoni St and 87 Poinciana Av)		
5808755		I do not consider that this would be a substantial change of use to what is there on the site currently (offices and housing) which is an eyesore. A larger Doonella St Precinct creates the opportunity for a substantial increase in smaller, more affordable housing which we desperately need, in an area where such a development doesn't impact the wider community. It just makes sense to use the corner site for high density accommodation "		
5750190		Complete the next stage of Beckmans Road bypass and allow more dwellings to be built on Beckmans Road properties that are currently zoned as Rural residential. Close to schools, shops, transport etc.	The Beckman's Road bypass is a state road link identified in Council's current LGIP. Officers continue to advocate for the construction of this road by the State and support its construction. When this road is constructed, consideration could be given in the future to the hierarchy of Beckman's Road. Future consideration may be given to the review of the Rural Residential zoning	That no change be made to proposed amendments as a result of this submission.
	23101845	Tewanin has many properties that have important heritage considerations and the proposed restrictive approach will further reduce and eliminate its character and charm. The principle of locality specific approaches should come into play, particularly in Tewanin enabling planners to accept adaptations that reflect the unique character of its early heritage.	While Tewanin has many character buildings there are not many that meet the criteria for heritage listing and streets and neighbourhoods have been substantially modified leaving no specific areas intact that would justify inclusion in a character area. The oldest parts of Tewanin are also those closest to the town centre, transport, employment, the primary school etc where additional housing makes the most sense. Many houses were built on double blocks (two separate titles) and it is not reasonable to prevent property owners from replacing an aging house with two modern houses. Good quality, well maintained character buildings such as original Queenslanders are generally valued and often renovated. However, this comes at a high cost to the owner, and it is not always practical if the land has been zoned for higher density development for some time.	That no change be made to proposed amendments as a result of this submission.
5820076		Facilitating an integrated health and wellbeing precinct within the Noosa District Sports Complex;" is mentioned on the summary page. I've opened all the fact sheets and can find any helpful information without success. The sports field should be left for community sports and not for healthcare. Once buildings are constructed there is no going back. There is plentiful health care hubs in goodchap street and in the new Noosa civic construction s so we do not need to steal public and shared outdoor space for these services. It is taking resources for the future youth and generations. I strongly object to changes.	Submitters concerns are noted. It is not the intention that medical or allied health clinics congregate in the sports centre. Rather that there will be a multi-purpose space where professionals in the areas of sports medicine and rehabilitation can complement sports and recreation occurring on the site. The use of an office will be subject to impact assessment and therefore public notification and is only consistent where directly associated with the delivery of sport or recreation programs or activities by or on behalf of council or another level of government.	That no change be made to proposed amendments as a result of this submission
5818217	23121619	Facilitating an integrated health and wellbeing precinct within the Noosa District Sports Complex - If this means putting in more doctors surgeries anything to do with health is a good thing ,as most of the doctor	It is not the intention that this site accommodate additional GPs and it is unlikely to contribute to mental health services. Medical professionals are likely to be directly related to sports medicine and physical rehabilitation.	That no change be made to proposed amendments as a result of this submission

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		surgeries books are full and with the elderly numbers increasing, I think anything to do with well-being is a positive. I think we could also benefit from more mental health initiatives.		
	23108518	The submission relates to land owned by NoosaCare at 4 - 14 Carramar Street and under contract by NoosaCare at 16 & 18 Carramar Street, Tewantin and which adjoins the existing Carramar aged care facility. While not currently under the control of NoosaCare, 2 Carramar Street is also being pursued as part of the NoosaCare proposal. NoosaCare have identified the need for retirement housing and affordable worker accommodation to support and complement the existing Carramar aged care facility. This strategy is critical to ensuring the long term sustainability of NoosaCare and the services they provide. The current Carramar facility at 186 Cooroy Noosa Road is however at capacity, with the site's development footprint fully established and unable to accommodate further expansion. In order to accommodate retirement housing and affordable worker accommodation, use of the Carramar Street properties owned and under contract by NoosaCare is proposed. There are three significant factors which will impact the aged care operating environment in the future and which have influenced this strategy: 1. The large number of baby boomers, those born between 1946 and 1965, who are reaching later life in the next decades and increasing demand for aged care services; 2. The focus by the government on Home Care subsidy in an effort to avoid higher cost residential care, resulting in the average age of residents rising, their level of care increasing and length of stay reducing; and 3. The current shortage of nurses, care workers and support staff worsening in the years ahead. The concept is for secure retirement housing with a range of service and support options for the Noosa community, together with affordable and convenient accommodation for Carramar staff. The facility will: • be owned and managed by NoosaCare (a not for profit organisation). • incorporate Assisted Living Services and include Government home care packages and resident packages for cleaning, meals laundry etc. provided by NoosaCare. • provide for emergency medical assistance from staff of the Carramar aged care facility. • provide for co-location with the aged care facility. • provide a mix of housing choices from bedsit, 2 bedroom and some 3 bedroom units, with the majority of the facility comprising small dwelling units as defined under Proposed Amendment No. 2. • provide a more affordable retirement option and not compete with the 'over fifties lifestyle village'. Benefits resulting from the proposed facility will include: • Co-location – the Federal Governments goal of supporting seniors to live at home for as long as possible means people are entering retirement living at an older age than previously experienced. The average age of residents entering retirement village living is now 75 years old, with an average occupancy of 5 years. Co-location benefits older people as they can quickly access acute care services from the same provider in an adjoining proximity. This reduces the stress of searching for an alternative high care facility when a health event or general aged-related deterioration occurs. The location of the proposed retirement living community sits on the boundary of NoosaCare's Carramar residential aged care facility, allowing for the provision of high care services as well as the option of providing fast and smooth relocation for residents to higher care facilities as required. • Provision of affordable staff accommodation – the lack of skilled staff in the aged care sector has been well reported and has exacerbated following the COVID pandemic. A shortfall of at least 110,000 direct aged care workers in Australia is projected by 2030. This is of significant concern for the Noosa LGA, given its higher than average resident age compared with the Queensland average. The highest age group in the Noosa LGA is people 70-74, representing 8.0% of the local population, compared with 4.6% for the state. The provision of affordable accommodation for aged care staff is critical, particularly given the lack of available rental accommodation and the high median house price relative to the state average. NoosaCare plans to provide housing for 24 staff within the proposed development. This will assist NoosaCare's ability to provide direct and indirect care services, and will add to the number of housing options available in the Noosa LGA. The need for diversified and affordable housing is well documented under Noosa Council documents. The Noosa Plan 2020 Proposed Amendment No. 2 is identified by Council as a major amendment which seeks to support housing supply, housing choice, housing diversity and housing affordability and which includes:	The submission is acknowledged, and the intention of NoosaCare to broaden their accommodation offering to include staff accommodation and aging in place options which is generally supported. 4-10 Carramar Street are already in the Community Facilities Zone, and at this stage are annotated for Residential Care, meaning the use of residential care would be code assessable but the use of retirement facility would need to go through impact assessment, noting that Council has the ability to reduce development application fees for not-for-profit applicants if appropriate. Accommodation that is exclusively for staff of the care facility would be considered ancillary to the use and therefore also code assessable. The proposed amendments sought to make the use of multiple dwellings code assessable if exclusively affordable rental premises, this has been discussed at length elsewhere in this report however at the concern of the community it is recommended that impact assessment be required once the development exceed 10 dwellings. Affordable rental premises are, by definition, limited to small dwellings and it is recommended small dwellings continue to include any dwelling with a GFA not exceeding 100m² (rather than 75m² as was advertised). The rezoning of #12 and 14 to Community Services could not be done now as it would be considered a significant change warranting renotification, however can be considered in a future planning scheme review and if other lots are purchased by then that would also be considered. However, it is worth noting that uses of dwelling house (including secondary dwellings), community residences and small scale rooming accommodation (up to 5 bedroom) are all consistent uses in the Low Density Residential Zone, and since there are already established houses on the Carramar Street sites, modifying some of these might suit short term aspirations without the need for planning applications. Given Council is just considering the Noosa Plan 2020 Proposed Amendment No. 2, it is not clear what	That no change be made to proposed amendments as a result of this submission

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		- expanding housing choice by requiring and incentivising smaller dwellings, accessible dwellings, affordable dwellings and dwellings specifically built for permanent rental; - rezoning certain land to increase opportunities for smaller dwellings and key worker accommodation. The proposal by NoosaCare for retirement housing and affordable worker accommodation to support and complement the existing Carramar aged care facility is consistent with outcomes of the Noosa Plan 2020 Proposed Amendment No. 2 and Noosa Housing Strategy 2022, and is also supported by the Housing Needs Assessment 2021.		
	23104865 and 23108587	As a long-term resident and property owner, I am deeply invested in the sustainable development of our community and wish to ensure that any changes to the planning scheme support the needs of all residents without compromising the unique character and functionality of our Neighborhoods. The current traffic infrastructure, including the roundabouts at Moorindil St and Werin St, is already under significant pressure and increased density on 51 Poinciana Av would exacerbate these traffic issues. Specifically: - Higher density housing will result in a greater number of vehicles entering and exiting Poinciana Ave. This increased traffic volume will add to the congestion, particularly during peak hours, making it more challenging for residents to safely enter and exit their properties. - The roundabouts at Moorindil St and Werin St are critical junctions that already experience heavy traffic. Additional vehicles from new developments will put further strain on these roundabouts, potentially leading to longer wait times and increased risk of accidents. - The left-in, left-out turning arrangement, while necessary, is not ideal for managing increased traffic. It limits access options for residents and can lead to congestion and confusion, particularly for visitors unfamiliar with the area. - Increased traffic flow can also pose safety risks for pedestrians and cyclists in the area. With more vehicles on the road, the likelihood of accidents increases, compromising the safety and well-being of local residents. The current infrastructure in Tewantin is already struggling to cope with the existing population. The proposed amendments would place additional strain on several critical infrastructure components: - Stormwater Management: The stormwater capability along Poinciana Ave is inadequate, leading to frequent overflows and erosion during heavy rains. The natural overland flow paths for stormwater are already stressed, and increased housing density would exacerbate this problem, potentially causing more severe flooding and damage to properties. - Sewer Provision: The provision of sewer services across the site is another significant concern. The existing sewer infrastructure may not be capable of handling the increased load from additional dwellings, leading to potential overflows and environmental hazards. - General Infrastructure: Without substantial upgrades to the stormwater and drainage systems, as well as the provision of adequate sewer services, additional housing will only increase the strain on our infrastructure, leading to more frequent and severe problems. This not only affects current residents but also undermines the sustainability and liveability of the area for future residents. To address the need for affordable and diverse housing without compromising the value and functionality of existing properties, Identify Other Suitable Areas: Explore other areas within the Noosa region that are more suitable for high-density, low-cost housing. Areas with better infrastructure and fewer environmental constraints should be prioritized. Before implementing any zoning changes, it is crucial to develop and implement comprehensive traffic management and infrastructure upgrade plans. These plans should include: - Traffic Management Strategy: Develop a detailed traffic management strategy that addresses the increased traffic flow and access issues on Poinciana Ave. This strategy should include potential upgrades to roundabouts, improved signage, and safe pedestrian and cyclist pathways. - Stormwater and Drainage Upgrades: Invest in significant upgrades to the stormwater and drainage systems to address current issues and accommodate additional load from new developments. This includes enhancing overland flow paths and ensuring adequate drainage capacity. - Sewer Infrastructure: Ensure that sewer infrastructure is upgraded and expanded to handle increased demand. This will prevent potential overflows and environmental hazards. The proposed amendments raise significant concerns regarding property value, aesthetic and character preservation, traffic congestion, and infrastructure strain. I strongly recommend that the Council reconsiders the proposed changes for my property and explores alternative solutions that can achieve the housing objectives without compromising the unique characteristics and liveability of Tewantin. By	An integrated traffic and landuse study is currently underway and is likely to make recommendations about certain roads and intersections. At times through the day the Poinciana Av / Sidoni St / Doonella St route is indeed at saturation point. Capacity planning for the planning scheme including the Local government Infrastructure Plan as well as UnityWater's network service plan has factored in the highest level of development according to the zoning of the land and any hard constraints (such as flooding). Central Tewantin is very well serviced by public transport and pathways and some residents may choose to minimise the use of a private car. It is well located in terms of all services including the primary school and a range of employment options. Ongoing urban expansion is neither practical nor desirable. It is not known where in Noosa Shire is suitable for low cost housing but they should be aware Council has explored every possible area and projects are planned for various parts of the Shire.	That no change to proposed amendments be made as a result of this submission

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		maintaining key properties like mine, exploring other suitable areas for high-density housing, and implementing comprehensive infrastructure plans, the Council can ensure a balanced and sustainable approach to development.		
	23101845	I am fully supportive of the idea that more housing stock is needed to keep pace with growth as well as the fact that the houses need to be able to be rented or purchased by essential workers at a price point that is within their reach. I appreciate that certain plan amendments are being proposed to meet the objectives of Noosa Council's Housing Strategy and in that context my submission specifically references Action 5.2.6 in the Housing Strategy viz: • Ensure growth in housing and population does not adversely impact on the character, lifestyle and environment enjoyed by residents. • Growth is consistent with the capacity to cater for traffic and carparking, water and sewerage and other infrastructure. • Growth is not at the expense of sustainable care of the environment and management of waste. • Growth is sympathetic to the heritage and character of local communities. • Locality specific approaches are likely to be necessary My focus is on the changes proposed for the medium density area from Werin St to Memorial Avenue which includes sites accessing Poinciana Avenue on which single dwellings are currently based as well as the vacant land in Doonella Street. Since moving to Tewantin just under 4 years ago, we have personally witnessed the massive increase in traffic flowing down Poinciana Avenue, particularly at peak times. The completed roundabout at Beckman's Rd has not made any significant inroads into this problem and as the proposed Stage/s for further work to create the Tewantin Bypass have no budget allocation to date, it is anticipated that this congestion will only worsen. We can cite examples of driving on occasions to Cooroy at peak hour and seeing the traffic coming from Cooroy often banked as far back as Carramar. It usually takes us between 1 to 3 minutes to exit Werin St even out of peak times, something we did not experience when we first moved here. Of course during peak times it is even worse. Traffic builds up closer to the Tewantin Village and it is not uncommon to note the difficulty residents in Doonella St face exiting their homes as well as the time taken for motorists to exit the car park behind the village in Doonella St. Building multiple small dwellings in Doonella St with the attendant car parking provision will exacerbate this issue and is not at all consistent with the capacity to cater for traffic and carparking. This is a major issue and cannot be understated. Any increase in density will have significant impacts on all residents without a major and innovative solution to traffic congestion. Recommend Council develop a traffic management strategy that not only assesses the impacts of the proposed changes to medium density in Tewantin but identifies and implements a realistic set of solutions to reduce traffic congestion before any amendments are made to medium density for Tewantin. The storm water capability along Poinciana Ave is a major source of problem for a number of properties. Following incessant rain or a medium to heavy downpour, it is not at all uncommon for significant overflow of the gutters with water surging down into all the properties in Werin St and along sections of Poinciana Ave. Ourselves and all our neighbours have had serious problems with water overflow and consequent erosion. We personally have had to undertake significant soft and hard landscaping costing thousands of dollars to try to mitigate this impact. Building more dwellings will only increase this problem unless all the ageing infrastructure is replaced and updated long before the new plan is approved. Recommend Council upgrade the storm water and drainage systems in Tewantin to address the current negative impacts of overflow as well as assess the potential impacts of the proposed amendments of the Town plan and ensure all upgrades are in place before any changes are made. This also relates to the impact of water flow. Lake Doonella is a very important part of the estuarine system. It is a shallow lake that can be impacted by stormwater runoff and urban runoff. I have sited State Government reports that refer to the silting in the Lake being exacerbated by urban runoff and the storm water drainage contributes to this. It is not uncommon to see water coming down gutters from streets such as Shield St for days after a rain event. Additional buildings that are created near the Lake will increase the potential for further silting due to such runoff. Recommend Council consider the potential impacts on Lake Doonella with increased density of the Tewantin Medium Density component of the Plan. In considering the range of major impacts that will affect all existing and new residents in Tewantin if the plan amendments go through as proposed, there is a strong case to maintain the existing plan provisions for medium density in Tewantin in the foreseeable future until and when these impacts can be addressed. Equally important is to ensure that when such changes are introduced, there is sufficient flexibility to enable adaptations that address Housing Strategy Action 5.2.6	The submitter's support for improved housing supply and choice is appreciated. An integrated traffic and landuse study is currently underway and is likely to make recommendations about certain roads and intersections. At times through the day the Poinciana Av / Sidoni St / Doonella St route is indeed at saturation point. Capacity planning for the planning scheme including the Local government Infrastructure Plan as well as UnityWater's network service plan has factored in the highest level of development according to the zoning of the land and any hard constraints (such as flooding). The allowable density of the Medium Density Residential zone is not actually increasing from the current level. However, it is intended to prevent underdevelopment of the land. Tewantin has many character buildings however streets and neighbourhoods have been substantially modified. The oldest parts of Tewantin are also those closest to the town centre, transport, employment, the primary school etc where additional housing makes the most sense. Central Tewantin is very well serviced by public transport and pathways and some residents may choose to minimise the use of a private car. It is well located in terms of all services including the primary school and a range of employment options. The Lake Doonella and Noosa River water quality and riparian environments are of considerable importance and various measures within the planning scheme are directed at mitigating impacts on the waterways and bank stability. A significant portion of the Doonella Street Precinct is owned by the State, purchased for the purpose of public housing, which they can build irrespective of what the planning scheme says.	That no change to proposed amendments be made as a result of this submission

22. Noosaville

22.1 Noosa Business Centre

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23109495	Consistent uses within zones should be subject to code assessment. The Tables of Assessment for development in the NBC specifically, retains and/or increases levels of assessment to impact assessment, including where the land use is identified as an anticipated land use in the NBC. This is inconsistent with the Tables of Assessment in other Centres. Consistent development in the Noosa Business Centre should be code assessable, as they are in other Centres of Noosa. The Major Centre Zone Code imposes limitation, by way of an Overall Outcome which nominates a total gross floor area, on development in the Showroom Precinct and Village Mixed Use (VMU) Precinct of the NBC. This is an unnecessary elevation of the GFA provision of the scheme, which does not provide the ability for future consideration of need, and should be removed from the Overall Outcomes. The size of the supermarket within the Major Centre Zone Code VMU Precinct should be adjusted to 3,500m2, in accordance with the extensive discussions that have taken place with Council staff. The Major Centre Zone Code permits expansion of the Retail Precinct by 6,200m2. However the proposed amendment to PO6 in Table 6.4.1.3, restricts additional retail within the existing Retail Precinct on Lot 1. To maintain the ability to deliver the additional retail provided under the current Noosa Plan 2020 to the stated 24,500m2 GFA, this amendment to PO6 must be deleted. In addition, given the need for well located residential dwellings in Queensland and specifically within Noosa, residential uses should be consistent in the Retail Precinct. The Major Centre Zone Code restricts additional Showroom development to the showroom precinct on Lots 1 and 22, however Lot 22 has been developed for medical and commercial use. The additional 700m2 showroom floorspace should be swapped to Lot 2 from Lot 22, as discussed with Council staff at the time of the Lot 22 development approval. This showroom floorspace on Lot 2 can be delivered as a logical extension of the existing showroom precinct in a gateway location. The Major Centre Zone built form and landscaping outcomes contradict the original planning intent of the NBC. Changing the building setback along Hofmann Drive from 4 metres and a park like setting, to require a minimum 10 metre landscaped buffer further restricts the development of the land and unnecessarily restricts the employment generating uses through reduced exposure. The Noosa Design Principles provide the framework for the built form and the park like setting can be appropriately delivered in the 4 metre building setback,, without losing land for employment generating business and innovation uses. The built form setback should remain at 4 metres along Hofmann Drive. The centre design parameters require update to acknowledge that good quality centre development design can continue to provide some carparks at the front of the site, and recommend that at a minimum, these be nominated to be for visitors to a commercial business, or a percentage of customers of a retail business. The designation for the land for a future transit / bus interchange in the Community Facilities Zone is to be amended to clearly articulate for transit use only. Inclusion of the land within the amended Community Facilities Zone, would require specific provision for Lot 24 on SP322201 to be used for transit purposes only. In addition, the proposed amendments to PO6 requires clarification that the transit facility is not the responsibility of the Noosa Business Centre to deliver, as this is community infrastructure. The centres hierarchy should not include the nomination of Maroochy as the Principal Centre as it sits outside Noosa and it may evolve in a way the Noosa Council and the planning scheme cannot control. Submission supports the proposed amendments to the Innovation Zone Requests that residential uses be permitted in the Retail Precinct to provide more housing choice as currently residential development is inconsistent development in the retail precinct.	Levels of assessment were reduced across the site for most precincts excluding the VMU Precinct. Once a development has been completed/constructed then levels of assessment for any changes will be code assessable. In the Business Park Precinct, levels of assessment were reduced from impact to code assessment provided they were on lots with areas less than 4000m². Those sites greater than 4000m² located in the Business Park Precinct owned by Stockwell include Lot 2 with an area of 9,447m² and a portion of Lot 3 and Lot 7. These along with other lots of greater than 4000m² are owned by Spotlight Holdings located on the western side of the centre and are subject to impact assessment. The nature of these sits, as key gateway sites and sites that will need to provide an interface between precincts are highly prominent and will impact the overall look and feel of the NBC. These sits could be reduced to code assessable once the initial development has been built, like what has been proposed in the Village Mixed Use precinct. They will remain as impact assessable until the initial development has been approved and built. It is recommended to retain the overall outcomes with the GFA caps. If there is future need for additional retail GFA this can be considered as part of a future amendment if required. Review PO6 in table 6.4.1.3 to acknowledge the remaining 6,200m² of retail gross floor area in the Retail precinct still available under the overall retail gross floor area cap of 24,500m². Consideration to allow a full line supermarket provided it is within the overall 7,500m² retail GFA cap and this still allows for an activated Mainstreet. It will provide an anchor tenant to support the surrounding businesses and will be conveniently located for the future new residents in and adjoining NBC. In addition, it is likely that the additional 1000m2 of supermarket floor space will have less impact than an additional 1000m2 of small retail, food and drink outlets and the like on local businesses within the nearby centres. Allow for the provision of the remaining 700m² of showroom gross floor area on Lot 2 as can no longer be provided for on Lot 22 due to health hub and is a logical extension. The 10m landscape buffer along the extension to Hofmann Drive reduces the activation and key entry way to both the Innovation Hub and the Noosa Business centre. This centre is the predominant centre for Noosa Shire and having well designed development present to the street It is considered a key urban design outcome. A high quality park like setting can still be achieved by reducing the landscape buffer to 7m wide with supporting provisions for it to be high quality landscaping with a three tired planting regime with understory and ground level landscaping incorporating canopy trees as features. This can be supported by a figure to show the requirements. This will enable some presentation of build form to the street through a high quality landscaped setting. The requirement for car parking to be not located forward of the building is an acceptable outcome and alternatives maybe be considered provided the performance outcome is still achieved. Parking should be maintained behind a development to provide a high amenity street environment. It is recommended that there be no change to the amendments in response to this issue. The proposed community facilities zoned land (Lot 24) is currently annotated for community use. The intent is for a future transit hub to be located on the site and therefore it is recommended to amend this annotation to be for "transit and civic uses" to enable some flexibility to allow for uses that support the transit uses on the site. Council can confirm that the delivery of the hub is not the responsibility of the developer, and this has been dealt with via an Infrastructure Agreement as part of the Reconfiguration of a Lot application. There is no need to further clarify this in the Noosa Plan amendments. The inclusion of Maroochy as the principal centre in the Noosa Centres Hierarchy is a long standing strategic view and intent for Noosa Shire. This has been supported since the 1995 Strategic Plan and through numerous planning schemes and appeals and is well recognised. In addition, the Maroochy Principal centre has been identified as such in the recent review of the SEQ Regional Plan and is not likely to change in the near future. Should this situation change over time then it can be included in a future planning scheme amendment. It is recommended that no change be made to the amendments in relation to this issue. Acknowledge the support of the Innovation Zone changes. Council would not be opposed to the consideration of allowing future residential development in the retail Precinct. Further investigations need to be undertaken to ensure traffic and other infrastructure can support this. This could be included in a future amendment once the investigations were undertaken.	Amend the following: Increase GFA for supermarket in Village Mixed Use precinct to 3,500m2 provided it is included in the overall 7,500m2 retail GFA cap. Amend provisions for the Retail Precinct to acknowledge additional 6,200m2 retail GFA remaining under the 24,500m2 cap. Allow for the provision of the remaining 700m2 of showroom retail GFA on Lot 2 as can no longer be provided for on Lot 22 due to health hub development. Reduce the levels of assessment for Business Park to code once initial development is undertaken. Amend annotation for Transit Hub Site from "Community" to "Transit and Civic" to be more specific for the proposed transit hub and provide flexibility for supporting civic uses on the site.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23113058	Why isn't the council approving more developments around the Civic Centre precinct and permitting increased building heights in this area? Taller buildings would provide more housing in a location that already has the necessary transport and commercial infrastructure.	The Noosa Plan 2020 has enabled significant uplift in housing at the NBC with additional High Density Residential zones located immediately adjoining the centre to create a new village. The amendments then propose to allow for additional building height of 2m and an additional storey provided the development incorporate affordable rental premises. This will enable additional housing choice and fill the need for smaller dwellings across the Shire which was a recognised need from the Housing Needs Assessment and Housing Strategy.	That no change be made to proposed amendments as a result of this submission.
	23109586	I am concerned that the proposed zoning of Lot 7 SP322201, Walter Hay Drive, Noosaville to High Density Residential (12m height limit) will impact the leafy approach to Noosa. A more generous vegetation buffer must be provided, or a development control that requires a lower scale towards walter hay drive. Noosa's visual amenity is unique, and this does not seem consistent with that.	The current Noosa Plan 2020 includes this land in a High Density Residential precinct and already allows for high density residential development to three stories and 12m in height. The land is buffered to Walter Hay Drive by an existing 10m landscape buffer which will be retained so this will screen any proposed future development from the road and soften the visual amenity.	That no change be made to proposed amendments as a result of this submission.
5791675		Do not allow the rest of the native vegetation at the Civic to be demolished for "housing" protect this pocket and ensure they use what the have already cleared. This is not a suitable area for housing Stop refusing suitable uses at the civic such as childcare centres and refuse more service stations and big box shops.	The strategic intent of the current Noosa Plan 2020 is to create a new village at the Noosa Business Centre. This includes a new village main street, village mixed use precinct with shop top housing and additional high density residential development to support this. Landscaping and open space buffers have been incorporated into the development to ensure a future park like setting is maintained in the future. The proposed amendments will enable more community uses across the site such as child care centres.	That no change be made to proposed amendments as a result of this submission.
	23094949 23101846	In areas like Noosa Junction and the surrounds of Noosa Civic, there should be precincts of 5-6 stories of residential on top of commercial spaces. 3-4000 thousand people work in the Civic/Rene St Noosa industrial area. Building more accommodation for them will relieve street traffic, building more density than is currently allowed, will help reduce the cost of it building it and therefore it should be more affordable too. Why is the council not approving more around the Civic centre precinct, and allowing height increases for this hub/area?. Taller building heights would allow for more accommodation in an area which employs many people with already inbuilt transport and commercial infrastructure to support it.	Building heights across the Shire will majority remain unchanged as part of the proposed amendments. The only location where this could occur are in the Major Centre Zone and old bowls club site at Noosa Junction, Noosa Business Centre and the High Density Residential Zone adjoining the centre and in Tewantin District Centre Zone within the Donella Street precinct. Building heights can only be increased by an additional 2m in height and are subject to the development including 20% affordable rental premises. Consideration needs to be given to the existing amenity and character of these centres, particularly Noosa Junction. There is no current need to significantly increase building heights to 6 storeys.	That no change be made to proposed amendments as a result of these submissions.
5781702 5780532 5784502 5787994 5780526 5795785	23076589 23114485 23087018	Do not support the proposal to move the transit hub in the Shire Business Centre (Noosa Civic locality) such that it is further removed from Walter Hay Drive. It is important for the transit hub to be visible and proximate to the main feeder road into Noosa. It has potential to be an important park-and-ride hub for people visiting Noosa, particularly if it incorporates a future 3 level multi-storey carpark The hub will be essential for capturing visitors entering the shire by car and transferring them to public transport. No to shifting bus hub to Walter Hay Drive Location of a transit hub proximal to Walter Hay Drive, the Shire's main southern access, is most suitable. Visitors must be encouraged to 'park and ride'. It is important for the transit hub to be visible and proximate to the main feeder road into Noosa. The area allocated for the transit hub has the potential to be an important park-and-ride hub for people visiting Noosa, particularly if it incorporates a future 3 level multi-storey carpark.	The relocation of the transit hub will allow for a more centralised location within the centre for commuters, centre users and for existing and future residents. It is located on a key site at the entrance to the centre so it is still highly visible. The existing site is visually screened from Walter Hay Drive by a 10m wide vegetation buffer so viability is limited in its current location.	That no change be made to proposed amendments as a result of these submissions.
5818217	23121619	Setting clearer expectations for the future development of the Noosa Business Centre so that it functions as an integrated village providing a diversity of housing and employment. This also has to be watched that it doesn't get out of control and get too huge, especially whenever I go to say ,the civic centre , It's half empty and now more buildings are being built. We don't have any infrastructure for roads going in and out of all of these areas, so increasing everything and making it too big ,whether its The business centre or building new homes ,we have to be very careful or we will be at gridlock . No cars will get anywhere which is already happening at multiple zones around Noosa ,especially around school drop off pick up and end of the work day .	Any future development at the Noosa Business Centre and the Innovation Zone will require traffic assessments at the time of development to ensure there is capacity in the road network. High level strategic traffic assessments are also being undertaken as part of an integrated land use and traffic assessment to ensure the road network has capacity for future development.	That no change be made to proposed amendments as a result of these submissions.

22.2 Noosaville Other

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23109017	37 Gibson Rd, Noosaville (currently operating as a garden and lifestyle centre) is a relatively large site in a good location, suitable for a mixed-use development with appropriate low impact commercial uses on the ground floor and small dwelling units above. Submitter is seeking the District Centre Zone Code identifies incentives for the Health and Wellbeing Precinct', similar to those of the newly created 'Doonella Street Precinct'.	The subject site has a history of once being in the Future Urban Zone, then going to Attached Housing with Noosa Plan 2006 then to District Centre with Noosa Plan 2020. It incorporates various business uses but no residential at this point. The site is generally surrounded by well-established single and two storey residential development. Residential uses on the site in a mixed use development may be supported, however the allowance of a 3rd storey is considered to be a significant change and would need to be subject to a future amendment process.	Amend the PSP11 Provision of Affordable Rental Premises to reflect the changes that the affordable rental premises are applicable in some centre zones

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		The current provisions within the District Centre Zone does not allow for an economically feasible redevelopment of the site to support housing supply, housing choice, housing diversity and housing affordability within a mixed-use development. Owners have prepared plans for either a 2 storey (18 unit) or 3 storey (31 unit) mixed use development for the site. The housing typologies include a mix of floor areas ranging from 33m2 to 121m2, with commercial tenancies fronting Gibson Rd. The Purpose and Overall Outcomes of the District Centre Zone Code must be amended to provide for affordable rental premises within the Health and Wellbeing Precinct. The Table of Assessment for the Health and Wellbeing Precinct shall be amended to remove the requirement for the residential GFA to not exceed the GFA of the non-residential uses. The built form incentive provisions for height and gross floor area shall be provided for the site, where providing for affordable rental premises. PO41 (a) of the District Zone Code must be changed from 'ancillary to and support' to 'complementary to', as well as the corresponding AO41.2 of the District Zone Code be deleted from the proposed amendments. Amend the Table of Assessment for the Health and Wellbeing Precinct to allow for Indoor Sport and Recreation as a code assessable use on the site to not only be inside an existing building. The amendments must remove the restriction of 300m2 of GFA for the 3,856m2 site. This submission requests Council change the proposed amendments to encourage development that is economically viable for a property owner and that delivers, for residents of and visitors to Noosa, a development that celebrates environmental excellence, quality lifestyle and economic wellbeing. In this regard, the owner seeks for the incentives for small dwelling units to be applied for residential developments with a range of sizes. An amendment could be made to PSP11 for incentives to be provided to developments that include an average of 75m2 units, rather than all units required to be less than 75m2. Considering the existing approval on the site, the owner also seeks for a small scale food and drink outlet to be a consistent code assessable use. To ensure this does not become the main use for the ground floor, a restriction on size could be included within the Tables of Assessment. The changes proposed by this submission are not considered significantly different requiring re-advertising.	Consideration at this time to amend the GFA requirements for residential to not exceed business uses would not be supported given the current 2 storey height limit and the need to retain business uses in the District Centre zone. This proposal could have merit and the submission may be considered further in future planning scheme reviews but no change to the current amendment package are recommended. Changes to the table of assessment for indoor sport and recreation to be code assessable outright and not in an existing building could also be considered in a future amendment however this is tied to the 300m² cap in GFA. Consideration of removing the restriction for a maximum GFA of 300m² for the site is for built form to maintain a domestic scale as the precinct is an interface between the District Centre and adjoining residential uses. This could be considered in a later amendment with a review of the District Centre zone. Likewise, the food and drink uses could be reviewed on the site as part of future review, however these are related to an existing approval on the site. As discussed elsewhere in this report it is recommended that the small dwelling definition remain at 100m² rather than 75m² as advertised and it will be optional to develop small dwellings, with incentives applying if at least 3 out of 4 dwellings are small. Given that the affordable rental premises provisions in the MDR and HDR zones (with a few site exceptions) PSP11 will be amended to reflect the changes that the affordable rental premises are applicable in some centre zone and selected HDR zoned sites.	and selected High Density Residential Zones sites.
5802240 and 5802343		My property at 6 Wylah Street, Noosaville is adjoining the sites proposed to be rezoned from low density residential to medium density housing in Sovereign Court Noosa, Swan Street. Street traffic and Parking in Swan Street and Wylah Street is already saturated 7 days a week, the need for additional on street parking would inconvenience residents even further. We have concerns regarding the impact on our privacy with medium density housing on our back fence. Inevitably there will be increased noise with additional residents, traffic, cars, animal noise, air conditioning etc. Overall negative impact upon the neighbourhood, facilities, transport, environment and parklands of the demands of an increased population. Personally the lifestyle we currently enjoy was a conscious choice when I purchased my home. I believe our lifestyle would be compromised with a change to medium density housing on my back fence. The resale value and street appeal of my property will be reduced.	All the proposed amendment does is correct the current zoning that sees part of Sovereign Court (developed around 1993) zoned Medium Density Residential and part zoned Low Density Residential. The whole site of Sovereign Court was rezoned Special Residential under the 1985 planning scheme for the development of 10 multiple dwelling units under a Group Title Plan. This would correct a zoning error which occurred in 2006. No redevelopment or change to built form is envisaged. Pipi Crescent has only ever been zoned for single low density houses, unlike the properties at 181-185 Weyba Road which have been zoned for units since the 1985 planning scheme. Any redevelopment of older houses for new houses or for higher yields are subject to minimum floor heights for flood mitigation. New builds are to capture stormwater on site and not worsen the onsite drainage of neighbouring properties.	That no change be made to proposed amendments as a result of this submission.
5826463		The plan needs to include the residential properties of 6, 8 & 10 Pipi Crescent Noosaville, combined with the retirement village on Swan Street. This will then make it a neat rectangle area for development and also allow traffic to enter, via a back entrance, into their residences benefiting from Pipi Street entrance, thus having a second entry. The residences of 6 & 10 are already shaded, low lying and flooding areas (#8 was allowed to build 1 metre higher than 6 & 10 residences - mistake we should have objected to many years ago). I currently have had to install, by Noosa Plumbing, 2 x submersible pumps at my house 6 Pipi Crescent attempting to alleviate the current flooding problem. Medium density will not only make that situation worse, and I purchased that house in 2001, when I managed numerous Commonwealth Bank Branches within the area. It's progressively become worse, and this will exacerbate it. The expansion of medium density needs to consider the future water inundation to those residences, as medium density will again be built higher with the proposed medium density development. The streets in Wylah have drains. Pipi does not. There is NO STORMWATER DRAIN in PIPI CRES - it is down the street at the crossroad of Wylah St.		
5821244		I would like to express my strong opposition to certain components of the Proposed Amendments 2 to the Noosa Plan 2020. My concerns are numerous and deeply rooted in the preservation of Noosa's unique character and liveability. I am significantly concerned about the proposed amendments to rezone certain areas of Noosa for High-Density Living. For example, rezoning parts of Gympie Terrace and Noosa Parade will lead to substantial increases in traffic in what are currently quiet and peaceful areas. The local infrastructure cannot support such an influx of residents.	The proposed amendments have a focus on reprioritising housing for residents and ensuring housing choice, given permanent residential housing is currently dominated by large detached low-density houses. There is no lack of family homes across the Shire. In relation to Noosaville and specifically areas within proximity to Gympie Terrace, proposed rezoning of properties is unlikely to result in new development in the short to medium term. Rather it is proposed that future redevelopment be for housing rather than visitor accommodation. Increased in height or density are not anticipated. Onsite carparking will continue to be a requirement of any new development.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Despite developers' assurances that onsite parking will suffice, reality proves otherwise. Observations of high-density areas across the Sunshine Coast reveal that street parking is consistently overwhelmed. The current plan, which allocates 1.5 car spaces per dual occupancy, is insufficient. The reality of modern living, where households often have multiple vehicles, means that the demand for parking far exceeds the supply, resulting in congested streets and limited access for residents and visitors alike. My recent visit to Kirra Beach on the Gold Coast illustrated this issue clearly, where all street parking was occupied by residents despite the availability of onsite parking. Moreover, rezoning these areas will diminish the availability of family-sized homes, adversely affecting families within our community. This shift towards high-density living will create an artificial environment along Gympie Terrace, undermining the natural aesthetics of the area. As a parent with young children, I am particularly concerned about the disproportionate impact these changes will have on families. The reduction of family homes will push families further from essential services, transport, and the heart of Noosa. Families like mine, who cannot reside in high or medium-density housing, will be forced out of the area.	The amendments do not increase density along Gympie Terrace. While the zone is proposed to change from Tourist accommodation to District Centre zone (Noosaville Main Street Precinct), both zones allow for some commercial uses and residential dwellings above. The difference is that the centre zone requires dwellings to be for permanent living while this is optional in the Tourist accommodation zone. A dual occupancy requires a total of 3 car parking spaces however observation would suggest that most incorporate two double garages.	

23. Noosa Heads

23.1 Zoning / Rezoning

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23055158	On the zone map changes there is no mention of the Bowls Club site in Noosa Junction. But on the High Density fact sheet, it is noted that just under half of that is to be zoned High Density Residential (Figure 1 HIGH DENSITY RESIDENTIAL part of Lot 3 RP884396, Noosa Drive, Noosa Heads). While I support the rezoning and use of the that site/part of that site for high density residential, it would be a significant opportunity missed if the car park to the south of the zone change was maintained as an open car park. Given the alignment with Arcadia Street, it would make the Junction substantially more accessible to pedestrians from surrounding areas if this area was made parkland (with car parking underneath) or boulevard linking to Pinaroo Park. This would open Pinaroo Park up to the Junction and Junction to Pinaroo Park, connecting the two in a seamless way with enhanced amenity to both residents and businesses.	There is no change to the zoning of the former bowls club site as part of these amendments. The former bowls club site currently has a split zoning being High Density Residential zone and Major Centre Zone. Any redevelopment of the site will be conditioned to construct logical pedestrian pathways.	That no change be made to proposed amendments as a result of these submissions.
	5794052	We are in favour of all amendments to the Noosa Plan - in particular rezoning of areas to increase housing available to people wishing to reside here, while lessening the impact of tourism on residents. Creating more affordable housing - in particular the use of the old bowling club site for mixed use, as this would add so much to the amenities in Noosa Junction. Although it is a long term plan, it seems logical and helpful to tourists and residents for areas to be either visitor dense or resident dense, to lessen the impact on people living here.	Submitter support is noted. Noosa Junction is intended to include housing for residents, particularly key workers who might work close by. It will continue to be a place that appeals to visitors, especially given proximity to dining and entertainment activities however with the exception of established visitor accommodation new residential development should be focussed on longer housing.	That no change be made to proposed amendments as a result of this submission.
5776098		I believe that the Noosa Plan 2020 Amendment 2 is in general very positive. The higher density in and around the Major Centre zone of Noosa Junction makes obvious sense, and I am in full support. The same goes for the changes around the Noosa Business Centre to reflect the new arrangements made with the landowner to further develop the site. Key to both of these areas is public transport and I hope that linkages between these 2 areas are bolstered for the benefit of residents. I also applaud the changes to the Medium Density Residential Zone to enforce higher density on blocks of 600m² or larger, rather than allowing a simple duplex. As a Local Government Area, we clearly need a greater number of lower cost housing in the major centre zone areas and elsewhere. From a personal perspective, I believe that our property at 139 Cooyar St, Noosa Heads, should be included in the Medium Density Residential zone. I understand that all properties on Wyandra St and Delorme St were made a higher density in the original Noosa Plan 2020, due to their proximity to Noosa Junction and the Transit Centre, and while this makes sense, it does not make sense to exclude my property based on it's street address. Our site is a 125 metre flat walk to the start of Noosa Junction, and 200 metres to the transit centre, it is more than suitable and attractive as a site for elderly or mobility impaired residents to live, who would not be able to reside on sloping streets such as Delorme St and Wyandra St. The site also benefits from good vehicular access and is setback from the road by a large nature strip within the road reserve that closes the end of Delorme St. Number 1 Delorme St adjoins us to the north, and number 3 Delorme St adjoins us to the west (rear), both of which are Medium Density Residential zoned. We are essentially surrounded by higher density sites, and currently number 3 Delorme St is being redeveloped as a high end duplex on an 833m² block.	139 Cooyar St is located within the Low Density Residential Zone and has a site area of 599m ² . The site currently contains a detached dwelling. Immediately adjoining the site the north and east is land zoned medium density residential. The site has good access to Noosa Junction and would be a logical extension of the Medium Density Residential zone, although is likely to yield only a dual occupancy (one additional dwelling). The inclusion in this amendment would not be appropriate as the adjoining properties have not had the opportunity to consider and make comments on the proposal. The consideration of rezoning this site could be included in a future amendment to Noosa Plan 2020.	That no change be made to proposed amendments as a result of these submissions.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		This is a gross underutilisation of the site, would not be permissible under the new amendment to the Medium Density Residential Code, and it towers over my site making my garden area highly exposed with loss of privacy, and almost permanently in the shade. My property is the only one that is surrounded like this, and it looks on Council mapping like a niche cut out of the Medium Density zone. It looks like an error was made. I believe it makes perfect sense to include 139 Cooyar St in the Medium Density Residential Zone. I would even go as far as to say that the properties from 12 Safari St around to 139 Cooyar Street should all be included, but as a minimum my property should be. We bought the property just over one year ago, and have been renovating ever since, but cannot develop to the same extent as those surrounding should be even if they haven't, due to our low density residential zoning. We are therefore underutilising the site not out of choice but due to the zoning. We would like to develop the site into 3, maybe 4 small units depending on what was considered viable. I work as a property valuer for the Queensland Government and undertake the statutory values that Noosa Council uses for rating purposes. Market evidence demonstrates that single unit dwellings are the most popular asset, particularly in premium locations, and multiple units on one site would not be as attractive for resale value. Similarly, recent evidence also shows that change of zoning from low to medium density does not materially impact on underlying land value and I anticipate this to be even more evident with the proposed changes to the Medium Density Residential zone, so my desire to rezone my property is not about making money but is about being able to develop my property to it's most suitable potential and in the way that would be of the most benefit to Noosa Council in it's desire to increase density in the major centre areas. 139 Cooyar St is one of the best blocks in the area to be developed to a higher density, more so than most of the steep, less accessible sites that have already been designated as such.		
5748248		There are too many shops in Noosa Junction that are 'for lease', why allow another developer to put in more shops on the ground floor when they could use this as this accommodation? A concentration of people living in Noosa Junction will add to traffic issues which we have not addressed by using buses. People do not want to use buses. They want the convenience of a car. Low-cost housing would attract people with cars. Don't spoil Noosa Junction or cause traffic issues in Noosa. Getting around the Noosa Junction roundabout is already a big problem. A retirement village would be a better choice at the old Bowls Club site as aged people don't drive/own a car and can walk to all the facilities in Noosa Junction. Aspen in the USA has the same problem as Noosa, but on a much bigger scale. All the workers live away from the town and are bussed in. Low-cost housing out at Noosa Civic might be the answer.	It is acknowledged that developers could build a second or 3 rd storey to provide low cost housing, however, this is unlikely to eventuate without incentives.	That no change be made to proposed amendments as a result of these submissions.
5823433		I entirely reject the proposed changes that I have read on your website regarding the rezoning to high density residential areas, especially in Noosa Junction (Lot 3 RP884396 at the site of the old Lawn Bowls club). This will have a significant impact on residents in the vicinity (which includes my family). This will change the landscape of the area, increase traffic in the area and further worsen the car parking issues. The height of this building does not belong in our community and by enforcing social housing within this building will have a significant impact on the safety of the area, specifically Pinaroo Park. The lighting and facilities in the park are appalling and I already do not feel safe walking through here in the early morning or at night time. I have young children and rely on use of this park - already sometimes I need to avoid going there with my children to use the swings or ride our bikes round the duck pond, as there are often homeless people living in the bushes/using the BBQ facilities and defecating nearby, cigarette butts, rubbish etc. Noosa is a special place - we purchased here 6 years ago for this reason. We do not want Noosa to become the next Maroochydore and I fear changes to this plan will inevitably lead to the Demise of the Noosa as we now know it. The proposed changes to the Noosa Plan 2020 will only negatively impact the lives and livelihoods of current residents and as ratepayers, this is not fair.	Submitter's concerns are noted. Through the adoption of the Housing Strategy in 2022, Council has already committed to action in advancing housing choice, including the facilitation of affordable housing. The site of the former bowls club has been in the High Density Residential zone since 2020.	No change to the proposed amendments be made as a result of this submission.
5790039		Am all for developing Lanyana Way. Esp the block of land (land-banked?) by Coles at the rear of the Noosa PO. Low rent housing belongs there.	Support noted	No change to the proposed amendments be made as a result of this submission.
	23090389	Support for the change of zone of 30 Toulambi St to Environmental Management and Conservation, reflecting the true character of the block and its intrinsic link to Pinaroo Park	Support noted	No change to the proposed amendments be made as a result of this submission.
5754267		Appreciate the concerns of traders and getting people who are employed for hospitality and such local accommodation. Thought the area around civic was going to be made available for housing but adding this to the landscape in Noosa Junction is not supported.	Submitters concerns noted	No change to the proposed amendments be made as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Noosa has managed planning well, to a large degree because low rise has been the preference of the communities. If developers are allowed to leverage poor decisions by council, we lose our way of life and Noosa will become like other areas where high density accommodation has spoilt the very feel of the area. Look at what has occurred in the past and what has ensured Noosa has stayed special and not become overcrowded and not able to be serviced. In Byron Bay council funds were driven down by developers always seeking to "go one further" when laws were made lax.		
	23109190	Carparking The current car parking requirements remain a major barrier to the effective development of Noosa Junction. Introduce more flexible car parking requirements, including contributions in lieu of on-site parking and shared parking arrangements to: - help developers meet the plot ratio targets while addressing parking needs; - support small site developments. The stringent standards do not account for the unique challenges faced by small sites, nor do they differentiate between the parking needs of various types of commercial uses and their locations within a building. Options should include contributions in lieu of on-site parking, shared parking arrangements and off-site parking solutions. These options will provide developers with the flexibility needed to make projects viable for small sites and promote more sustainable development practices Existing car parking requirements are particularly challenging for smaller development sites. The necessity to provide a high number of on-site parking spaces significantly reduces the usable floor area for commercial and residential purposes, making many projects financially unviable. Specific examples within Noosa Junction include sites in Arcadia Street and Lanyana Way illustrate this problem. These key sites cannot achieve the desired mixed-use developments due to the inability to provide the required car parking on-site. Differentiate car parking requirements based on the specific use and location within a building. For instance, upper-level offices and service industries should have lower parking requirements compared to street-level retail and hospitality establishments. This differentiation will ensure that parking standards are more accurately aligned with actual demand. There is insufficient car parking infrastructure to support new development within Noosa Junction. Expand Council car parks or create new Council car parks within Noosa Junction. This centralized approach is simpler than requiring developers to provide on-site car parking and allows for clarity on costs. Providing externally located car parking for residents is a practice successfully implemented in other localities worldwide enabling redevelopment without the constraints of on-site parking. Provide incentives for developments that promote sustainable transportation options such as bicycle parking, car-sharing programs and improved pedestrian access. Encouraging alternative modes of transport can reduce the overall demand for car parking and support broader environmental goals. CAR PARKING FLEXIBILITY Smaller studio dwellings under 45 m2 should not be required to provide on-site car parking. These units are ideal for occupants who rely on public transport, e-scooters, bicycles or other sustainable transportation options. PARKING REQUIREMENT FOR SMALL UNITS Remove the car parking requirement for studio dwellings under 45 m2. This change acknowledges the transportation habits of occupants in smaller units, who are more likely to use public transport, e-scooters and bicycles. This will also make these units more feasible and attractive for development. Provide clear and detailed guidelines on the requirements for small dwellings and affordable rental premises. Ensure these guidelines are practical and can be easily implemented by developers. Engage with developers, architects and urban planners to gather feedback and refine these provisions. Collaborative efforts can lead to more innovative and feasible solutions that benefit both the community and developers. Implement a more balanced zoning strategy that supports both permanent and tourist accommodation. This could involve a more flexible requirement such as allowing 50-75% of the site to be allocated to permanent accommodation based on specific community area needs and changing market conditions. Conduct a comprehensive impact assessment to evaluate the potential economic effects of reducing tourist accommodation. This assessment should include feedback from local businesses, tourism operators and other stakeholders to understand the broader implications on the local economy. The Proposed Amendments applicable to the hospitality precinct do not fully address the needs and expectations of operators and customers. For Noosa Junction to thrive as a vibrant entertainment and hospitality hub it is essential to support a diverse range of venues and activities that cater to various	Carparking It is acknowledged that car parking in the Major Centre Zone at Noosa Junction can be a barrier for redevelopment. The proposed amendments seek to introduce share car and unbundled car parking provisions. A development providing these measures can apply a discount to the car parking rate. Council is committed to reviewing the carparking rates in the future. The current car parking rates differentiate between a ground level Office and a upper level Office by a reduced carparking rate of 1 space per 20m² for ground level Office to 1 space per 30m² for an upper level Office. Also refer to Section 14 of this Table for detail response. Hospitality precinct The Hospitality precinct currently allows for entertainment uses such as Bars, Nightclubs, Function centres and Hotels. Small dwelling and affordable rental premises, building height and worker accommodation Please see Sections 4, 5, 6 and 7 of this Table as these matters have been discussed and responded to in detail.	That no change be made to proposed amendments as a result of these submissions.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		demographics and preferences. The Proposed Amendments focus on food and drink outlets neglecting the important roles that bars, nightclubs and hotels play in creating a lively and attractive hospitality precinct. These venues are crucial for night time activity attracting a broad spectrum of visitors and residents. Expand the scope of the hospitality precinct to explicitly include bars, nightclubs and hotels. These venues should be recognized and supported as essential components of a vibrant hospitality and entertainment district. Provide clear and detailed guidelines for music and entertainment activities within the hospitality precinct. This includes specifying acceptable noise levels, operating hours and other relevant criteria to ensure operators can comply easily and consistently. Successfully managing a vibrant hospitality precinct requires collaboration between operators, NJA, Council and the Office of Liquor and Gaming Regulation. Working together can help create a safe and attractive environment for operators and customers while addressing noise and other concerns. To protect operators and customers and allow entertainment and hospitality venues to operate without constant fear of vexatious complaints, establishing a Safe Night Precinct or similar arrangement in Noosa Junction should be implemented. This would help manage and mitigate noise and other issues while supporting growth in entertainment and hospitality businesses. Ensure current business operators are supported through the transition and implementation of new guidelines. This includes providing resources, training and assistance to help them adapt to any new requirements and continue to thrive in the hospitality precinct. The current bonus GFA provisions still fall short in addressing the practical challenges faced by small site developments. The existing provisions do not provide sufficient relief from car parking requirements and the sharing arrangements remain confusing and difficult to implement effectively. Simplify and clarify the provisions related to bonus GFA and shared arrangements. Clear guidelines and straightforward processes are essential to help developers understand and implement these provisions effectively. This includes detailed explanations of how shared parking and other arrangements can be utilized. Increase the maximum height limit from 14 meters to 15 meters for developments utilizing bonus GFA provisions. This additional height will provide greater design flexibility allowing for better integration of commercial and residential spaces and the inclusion of mid-level car parking solutions. Provide incentives for developers to incorporate innovative solutions that maximize the use of available space. This could include green building practices, mixed-use developments and other creative approaches that align with the broader goals of sustainable and inclusive urban development. The proposed height provisions still pose challenges to achieving optimal development outcomes. Increase the maximum height from 14 meters to 15 meters which will provide the necessary flexibility for developers to design buildings that better meet the needs of the community and enhance the urban landscape of Noosa Junction. The additional meter would provide significant flexibility to achieve more practical and aesthetically pleasing designs. Increase the maximum height from 14 meters to 15 meters to promote mixed-use developments that integrate commercial, residential and community spaces. Increasing the height limit aligns with the strategic intent and outcomes outlined in the draft Noosa Plan which aim to support a vibrant mixed-use centre. Greater height flexibility supports these goals by enabling more innovative and effective development solutions. INCORPORATE HEIGHT BONUSES FOR GREEN AND SUSTAINABLE DESIGN Offer additional height bonuses for developments that incorporate green building practices and sustainable design elements. This incentive can encourage environmentally friendly development that benefits both the community and the environment. Essential Workers Accommodation The current provisions for essential worker accommodation are too narrow and do not adequately address the diverse needs of workers. The emphasis on 75 m2 units does not provide enough incentive or flexibility to meet the varied requirements of essential workers. There is a need for more diverse and smaller accommodation options, particularly those that can function without the provision of car parking. DIVERSE ACCOMMODATION SIZES Essential worker accommodation needs to be diverse in size and shape ranging from as small as 35 m2 to 90 m2. This diversity ensures that the housing supply meets the varied needs of different workers from single individuals to small families. Smaller studio dwellings, in particular, are crucial for young professionals and transient workers who do not require large living spaces. INADEQUATE INCENTIVES FOR 75 M2 UNITS The current constraint and bonus provisions for 75 m2 units do not provide sufficient incentive for developers to create a diverse range of essential worker accommodation.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Recommendations BROADEN SIZE RANGE Expand the allowable size range for essential worker accommodation to include units from 35 m2 to 90 m2. This flexibility will help cater to the diverse needs of essential workers, ensuring that the housing supply is suitable for various demographics. ELIMINATE CAR ENHANCE INCENTIVES FOR DIVERSE ACCOMMODATION Provide stronger incentives for developers to create a variety of unit sizes. This could include increased height limits, reduced infrastructure charges or expedited approval processes for projects that incorporate a range of essential worker accommodation. More significant incentives are needed to encourage the development of varied unit sizes and types. SUPPORT SUSTAINABLE TRANSPORT OPTIONS Encourage the integration of sustainable transport options within essential worker accommodation developments. This includes providing facilities for bicycles, e-scooters and access to public transport. These measures will support the overall goal of reducing car dependency and promoting environmentally friendly transportation. STAKEHOLDER COLLABORATION Engage with developers, urban planners and community organizations to gather input and refine the provisions for essential worker accommodation. Collaborative efforts will help ensure that the housing supply meets the actual needs of essential workers and is practical for developers to implement. Evidence and Information on Viability of Changes The lack of detailed evidence and information continues to be a significant issue. Comprehensive viability assessments are crucial for understanding the practical implications of the proposed changes and ensuring they can be successfully implemented. COMPREHENSIVE VIABILITY ASSESSMENTS The current examples provided in the Proposed Amendments do not include sufficient detail on key aspects such as parking, waste management and landscaping. These elements are critical for assessing the feasibility of the proposed changes and ensuring that developments can meet the necessary standards. PRACTICAL IMPLEMENTATION Without detailed examples and thorough assessments, it is difficult to gauge the practical implications of the Proposed Amendments. Developers and stakeholders need clear, comprehensive information to understand how the Proposed Amendments will work in practice and what is required to comply with the new standards. SPECIFIC EXAMPLES - SUNSHINE BEACH ROAD AND LANYANA WAY Council has provided images and videos of proposed redevelopment between Sunshine Beach Road and Lanyana Way. While these visual representations look appealing, they lack detailed information on critical elements such as car parking, waste management, landscaped areas and private open space. The absence of clear plans makes it difficult to assess how these aspects will be integrated into the development. There has been no economic discussion or detailed plans provided to demonstrate the financial feasibility of these developments. Without this information it is challenging to determine whether the proposed changes are viable and sustainable in the long term. STAKEHOLDER CONFIDENCE The absence of detailed evidence reduces confidence among stakeholders, including developers, investors and the community. Clear, well-supported viability assessments are essential for building trust and ensuring that the proposed changes are realistic and achievable. Recommendations DETAILED VIABILITY STUDIES Conduct and provide detailed viability studies for all proposed changes in the draft Noosa Plan. These studies should cover all critical aspects including parking, waste management, landscaping and other relevant elements. Comprehensive examples should be provided to illustrate how developments can meet the new standards. TRANSPARENT INFORMATION SHARING Ensure that all viability studies and supporting evidence are transparently shared with stakeholders. This includes making detailed reports and examples publicly available for review and feedback. REGULAR UPDATES AND REVIEWS Establish a process for regularly updating and reviewing the viability studies based on feedback and practical experience. This ongoing assessment will help refine the proposed changes and ensure that they remain practical and effective over time. (d) (e) COLLABORATIVE APPROACH Engage with developers, urban planners and other stakeholders in conducting viability studies. Collaborative efforts will ensure that the assessments are realistic and take into account the practical challenges faced by those implementing the changes. INTEGRATED PLANNING Ensure that viability studies consider the broader context of urban planning and infrastructure development. This integrated approach will help align the proposed changes with other planning initiatives and infrastructure projects, ensuring a cohesive and well-supported development framework. This ongoing assessment will help		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Having read the proposed Amendment No.2 to the Noosa Plan 2020 as well as Tony Wellington's submission, written on behalf of Noosa Parks Association Inc (NPA), I would like to provide the following feedback: I strongly support the proposed amendments to Noosa Shire's planning scheme, especially those which seek to support housing supply, choice, diversity and affordability by: • Expanding housing choice by requiring and incentivising smaller, accessible, affordable dwellings, and those premises built for permanent rental; • Preventing further short-term accommodation in Medium and High Density Residential zones and key centre zones; • Re-zoning areas to increase opportunities for the construction of smaller dwellings and worker accommodation; and • Creating pathways for the development of social and affordable housing. In addition, for the reasons given in the NPA submission, I respectfully request that Noosa Council: • Investigate whether the Brisbane Council's STA's regulations would be applicable to Noosa, and whether our council's 6-year-old advice regarding existing use rights is still valid in light of Brisbane Council's present STA regulations; • Re-investigate the 'existing use' legislation, to determine whether the previous legal advice (obtained before 2020) is still correct; • Liaise with other local government areas to work towards relevant, up-to-date solutions for controlling STAs; • Provide adequate resources for its local law department so that the monitoring and controlling of STAs meets resident expectations; • Consider further how to assess rural enterprises and how to rate these properties; and • Act to prevent secondary dwellings becoming STAs by providing adequate resourcing for staff, for continuous monitoring and ensuring compliance. Thank you for the opportunity to provide feedback on this important amendment. I look forward to clarification of the legislative issues and the hiring of sufficient staff to ensure greater compliance and control, in the near future.		
	23109126	Precinct-Based Car Parking Solution – We would encourage Noosa Council to explore the establishment of a 'precinct-based car parking solution' through the enhancement of one of the several public cars within Noosa Junction. It is commonly known that best practice urban design and place curation for high streets tends to comprise of the following for car parking: • a precinct-based solution comprising of centralised parking nodes • parking that is: a) easily found (visual) b) easily understood (where, when, how much) c) where availability is easily determined. This precinct-based model delivers the highest quality pedestrian and friendly village high street retail experience. As a result, this: • maximises amenity to street-edge; • provides opportunities and safety for unimpeded pedestrian flows (from vehicle crossovers and grade changes); • supports activated and continuous shop-fronts; and • promotes provision for contiguous landscaping and alfresco dining.	The submitter's suggestions about carparking at Noosa Junction are noted and will be reviewed further. They are outside the scope of these current planning scheme amendments but are of relevance to the Parking Management Plan currently being prepared. A more holistic approach to car parking in Noosa Junction will need to be considered alongside other considerations for the future of Council owned car parking.	No change to the proposed amendments be made as a result of this submission.
5829045		I am concerned by the re-zoning of my street Bottlebrush Ave in the past few years. The building of 31 Bottlebrush completely damaged the structure of the hill and sand dune that our dwellings are built upon. The street has proposals for many more multistorey unit blocks of this scale including 27 Bottlebrush next to us. I am not against development and housing and progress in the street but I do not believe the underground parking which excavation significantly damages the landscape and foundations of Noosa hill. If developers are allowed to dig as deep as 31 Bottlebrush when the build on 27 Bottlebrush Ave, we will have foundation problems on our land at 29 Bottlebrush, no to mention up the hill. I would also like to please for care for the wildlife at 27 Bottlebrush before any bulldozing occurs. Over the past 2 years we have proof of many animal sightings including carpet pythons, goannas, whip snakes and most importantly an echidna on site. We would like Noosa council to protect this wildlife before proposed development takes place.	There is no change to the zoning at Bottlebrush as part of these amendments. In terms of building damage it is the responsibility of the builder to ensure a dilapidation report is provided prior to the start of the development to protect both parties, the builder and neighbour. Should there be any significant habitat trees on site, the Council through the assessment process can assess retaining the tree/s should it not impede the building significantly, alternatively a condition of Council approval could ensure a suitably qualified person is onsite to ensure relocation of any fauna.	No change to the proposed amendments be made as a result of this submission.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23147231	Noosa Heads Surf Life Saving Club is currently in prefeasibility stage considering redevelopment of the existing building as the lifesaving functions are not able to be accommodated in the existing building due to limited space, the western wing is many decades old and has exceeded the asset life of the building and the eastern wing constructed in 2008 requires major refurbishment. On 19 January 2006 Noosa Council approved a redevelopment of the entire building that included three levels and a basement carpark. Refer attached copy of plans associated with approval 2004/4078. This proposed development was intended to accommodate the foreseeable functions of the NHLSLSC however the previous development did not proceed on basis of NHLSLSC priorities at the time regarding funding and instead a reduced scope was prepared that limited the redevelopment to the eastern wing and a renovation of the western wing. The Noosa Plan 2020 made a reduction to the allowable floor levels from 3 to 2 and reduced the building height from 12m to 8m. It is anticipated that this change was made without reference to the previous long term functional needs and development intentions as demonstrated in the earlier approval. The NHLSLSC seeks to have the NP2020 amended by reinstating previous floor level and height provisions allowing development approval for 3 storeys and 12metres as this will allow the necessary spatial areas for the building to serve its community function of surf lifesaving. Note that the additional spatial requirements and request for reinstatement of the 3rd floor are specific to the needs of lifesaving, training and education purposes, it does not include any increase on commercial space for the Supporters Club area.	This submission does not address NP2020 proposed amendment No. 2 but is seeking a separate change to the planning scheme. The requested change is reasonably significant and cannot be considered within these amendments but might be reviewed separately later.	No change to the proposed amendments be made as a result of this submission.
	23055061	Residents need a sustainable community with facilities for living such as healthcare, groceries, neighbourhoods of permanent residents, access to cultural and leisure activity. Noosa Junction, Gympie Terrace and Hasting Street are commercial venues plagued by high rents and variations in tourist interest, hence the succession of failed business in these areas. Parking in Noosa Junction, Gympie Terrace and Hasting Street is already at capacity and during visitor season parking is non-existent. Noosa Junction accommodation would aggravate this situation. Every visitor [short-term or long-term resident] might be expected to have their own vehicle and therefore the proposed on-site parking requirements would be inadequate and only contribute to additional on-street parking.	An integrated traffic and land use study is currently underway to identify the implications of the proposed amendments and upgrades required to the road and intersection network. Providing more housing in Noosa Junction will increased the activation of the centre and will have positive impacts on the local economy and will help support local businesses in Noosa Junction. Noosa Junction is well located to public transport and services and more affordable housing options will allow key workers to live near or close to work therefore reducing impacts on the local traffic network.	No change to the proposed amendments be made as a result of this submission.

23.2 Noosa Junction Hospitality Precinct

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23109190	Hospitality Precinct Amendments focus on food and drink outlets neglecting the important roles that bars, nightclubs and hotels play in creating a lively and attractive hospitality precinct. These venues are crucial for night-time activity attracting a broad spectrum of visitors and residents. Recommendations: - Expand the scope of the hospitality precinct to explicitly include bars, nightclubs and hotels. These venues should be recognized and supported as essential components of a vibrant hospitality and entertainment district. - Provide clear and detailed guidelines for music and entertainment activities within the hospitality precinct. This includes specifying acceptable noise levels, operating hours and other relevant criteria to ensure operators can comply easily and consistently. - Successfully managing a vibrant hospitality precinct requires collaboration between operators, NJA, Council and the Office of Liquor and Gaming Regulation. Working together can help create a safe and attractive environment for operators and customers while addressing noise and other concerns. - To protect operators and customers and allow entertainment and hospitality venues to operate without constant fear of vexatious complaints, establishing a Safe Night Precinct or similar arrangement in Noosa Junction should be implemented. This would help manage and mitigate noise and other issues while supporting growth in entertainment and hospitality businesses. Ensure current business operators are supported through the transition and implementation of new guidelines. This includes providing resources, training and assistance to help them adapt to any new requirements and continue to thrive in the hospitality precinct.	The Hospitality precinct currently allows for entertainment uses such as Bars, Nightclubs, Function centres and Hotels. Council is happy to work in partnership with the Noosa Junction Association to improve amenity and safety in Noosa Junction.	No change to the proposed amendments be made as a result of this submission.
5808590		The new draft amendment includes changes to the hospitality precinct, focusing on food and drink outlets but lacks adequate provisions for bars, nightclubs, and hotels. For Noosa Junction businesses to be sustainable and for the precinct to thrive as a vibrant entertainment and hospitality hub, it is essential to support a diverse range of venues and activities for a mixed demographic. The current amendment's		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		focus on food and drink outlets, neglects the important roles that bars, small bars, nightclubs, and hotels play in attracting a broad range customers and creating a vibrant hospitality precinct. The current amendments are confusing and lack clarity regarding provisions for music and entertainment. Clear guidelines are needed to support music and entertainment activities while still managing noise and safety. A collaborative approach to music and operating hours between venues, Noosa Junction Association, Council and OLGR to create a viable, hospitality and entertainment approach is needed."		
	23108805 23108802	I agree with the council's decision to amend the hours of operation for businesses and allow entertainment and business activities. Supporting local music and nurturing it is essential. Noosa needs to be more attractive to younger generations, as the boomer generation is declining. Bringing back events like Peregrian Originals would greatly contribute to the cultural and social vibrancy of the community.	Submission Noted	That a change be made to the proposed amendments in response to submission: - proceed with the proposed extended hours of operation for food and drink outlets to 12 midnight seven days per week - amend amplified music provisions to apply to inside and outside the venue unless acoustically treated to the appropriate levels. - include requirements for acoustic treatment for new dwellings in High Density Residential zones where immediately adjoining the Major Centre Zone.
	23144931	Strong support of the proposed amendments to the operating hours for food and drink outlets within the Noosa Junction Hospitality Precinct, as detailed within Fact Sheet 12. The proposed changes allow these outlets to operate until 12 midnight, seven days a week. Noosa Junction has long been a major centre for Noosa, evolving with significant infrastructure and hospitality businesses. This submission provides historical context, evidence, and strong reasoning to counter opposing views and emphasize the importance of these amendments for the local economy and community vibrancy. These amendments are essential for maintaining and enhancing the vibrancy and economic vitality of Noosa Junction. Noosa Junction has a long-established history as a major centre for business, entertainment, and hospitality, supported by successive planning instruments from the 2006 Noosa Plan through to the current Noosa Plan 2020. The proposed amendments align with the overarching goals of these plans, ensuring that Noosa Junction continues to serve as a dynamic hub for both residents and visitors. The proposed changes will: - Strengthen the local economy by attracting more patrons to hospitality businesses, thereby increasing revenue and supporting local employment. - Enhance community vibrancy by providing more entertainment options and fostering a lively atmosphere that benefits residents and tourists alike. - Align with the historical use and zoning of Noosa Junction as a business centre, consistent with the area's long-standing character and planned development. We also appreciate the council's efforts to mitigate potential impacts through the Entertainment Activities Code, which ensures that entertainment activities are developed responsibly, balancing business needs with residential amenity. We urge the Noosa Council to approve these amendments and continue to support the growth and development of Noosa Junction as a thriving hub for business and entertainment. We commend the council for their proactive approach in fostering a vibrant, economically robust, and inclusive community. We look forward to ongoing collaboration with the Noosa Council and other stakeholders to ensure that Noosa Junction remains a premier destination for business, entertainment, and community activities, benefiting all residents and visitors of the Noosa Shire.	Submission noted	
5796323	23094947 and 23108773	In the 2020 Noosa plan, with apparent minimal consideration for local residents, emphasis was placed on developing The Junction into a "hospitality precinct for dining, late night activity and music" As a consequence, and due to total lack of effective policing, over the past 4 years, the quality of life for hundreds of long established local residents, particularly those living on Noosa Hill, has been significantly eroded by repeated loud bassy "doof doof" music being played late into the night and emanating from a handful of establishments, the owners of which have little regard for anyone other than themselves. In addition, disturbance from shouting and singing revellers, particularly at turn out time have significantly increased over the same time frame, further disturbing local sleeping families. Residents are being disturbed on a weekly basis, children are being kept awake on school nights and families are resorting to earplugs in an attempt to sleep. Despite multiple complaints by countless residents, numerous bars and restaurants are wilfully and repeatedly pushing the boundaries with regard loud, heavy bass music, in the knowledge that they are immune from immediate intervention from the police or council as they are regulated only by the Office of Liquor and Gaming which is unavailable when most needed, during weekday nights and over the weekends.	Noosa Junction has been designated a key business centre for Noosa Shire and has been recognised as such since the Noosa Shire Strategic Plan in 1997, then again in the Noosa Plan 2006 and in the more recent Noosa Plan 2020. The Hospitality precinct was introduced in the Noosa Plan 2020 to cluster similar entertainment activities in a core area more central to the centre and away from surrounding residential development. It also introduced new requirements for hours of operation for uses as well as hours for acoustic and amplified live music which were not included in previous planning schemes. The Noosa Plan Amendments propose to extend the hours of operation for any Food and drink outlets from 10pm Sunday to Thursday to 12 midnight, seven days per week. This was to provide for any new food and drink outlets to have a later sitting (ie 8:30pm). The current hours of 10pm don't allow this. In addition, there are a number of restaurants that currently operate under existing use rights which have later operation hours, so it was to provide some consistency throughout the precinct.	

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		The Noosa Junction Hospitality Precinct is surrounded by hundreds of residents living in high density residential zones that are in very close proximity to the precinct bars and restaurants. Increasing numbers of these residents feel extremely let down by council and other authorities for repeatedly failing to adequately address the fore mentioned issues. They hold Noosa Council directly responsible for taking away their basic right to enjoy peace and quiet during the hours of darkness. With the above in mind, to learn that Council is now proposing, in Amendment No.2 to the 2020 Noosa Plan, to further extend Noosa Junction food and drink licences from 10pm to midnight during the week is simply inconceivable. Not only will our children soon be woken up by revellers at midnight rather than 10pm during the week, but with 2 extra hours of alcohol consumption, the revellers are likely to be both more numerous and vocal. If this wasn't bad enough, the suggestion that council is also going to approve the proposal for external amplified recorded music, to be played throughout the Junction, is indicative of just how little regard they have for local residents. The vast majority of historic noise complaints directed towards Noosa Junction bar and restaurants are as a result of amplified recorded music being played through powerful speakers and having a distinctive loud and repetitive bass beat which carries for many hundreds of metres and cannot be blanked out by closed doors or windows. I strongly request that all open air amplified recorded music be banned at all establishments in the Junction, during the hours of darkness, until such time as council, and other authorities, demonstrate their ability and willingness to effectively police and address inevitable incursions in real time, and not up to 3 days later. For the same reason, and again due to the inevitable unchecked disturbance by revellers, after midnight, 7 days a week, I am strongly opposed to any license extension from 10.00pm to midnight. Further to my submission a recent experience had a DJ and amplified recorded music playing from early evening until 10:45pm. The music set up was in the rear courtyard of the establishment, so open air, and as is typical of such music, it was very loud with a very heavy "doof doof" bass beat. Hundreds of families on Noosa Hill, and other residential areas close to the Junction, were exposed to the constant bass beat for the entire night. Neither closed doors nor closed windows can block out this low frequency noise pollution.	The Amendments also introduce a new definition of Amplified music which is currently not captured in Noosa Plan 2020. Noosa plan 2020 has provision for live amplified music but not prerecorded. The new definition will capture any amplified music whether live or prerecorded to ensure that future amenity is protected under the permissible hours for music in the centre. The amendments do not change the operation hours for amplified music Issues pertaining to noise where a premises has a liquor license are managed under the auspices of Queensland Office Liquor Gaming and Racing. Council has no control or power to enforce noise from licensed premises. In addition, Council cannot enforce the current provision of the Noosa Plan 2020 on premises that have existing use rights. The Noosa Plan 2020 can only be applied to new development where a material change of use application is required so can't be retrospectively applied to existing developments. In order to provide a balanced outcome for the businesses in the centre and the surrounding amenity of the locality it is proposed to allow the extension in time, however there is to be no amplified music internal and external of the premises permitted past 10pm Sunday through to Thursday. To compliment this the provision for music will also be amended to apply to include internal in addition to external of the premises unless the building has been acoustically treated to comply with licencing requirements from Office of Liquor Gaming and Racing. In addition, acoustic treatment provisions will be introduced for any high density residential development immediately adjoining the Major Centre Zones at the Noosa Business Centre and Noosa Junction (Old Bowls Club Site).	
5801372		Last year, an ex neighbour of mine living on Noosa Hill, lost a significant amount on sale of their house after the buyer pulled out at very short notice. The buyer's agent's feedback was that the continuous heavy, loud and persistent pop music coming from the Noosa Junction Hospitality Precinct, throughout the week, and late into the night was the primary reason. I am aware the sellers were seeking legal advice regarding whether council could be held liable for their loss, due to council discriminating against them in favour of Noosa Junction businesses, after stating their plan to develop the junction into a late night music venue. We have far too much noise coming from too many businesses in the Junction at night and it is causing distress and loss of sleep to mine and many other families all around the Noosa Junction Hospitality Precinct. There are just too many residents living very close to all the noisy bars for this area to be made a late night music area. The recent amendment 2, fact sheet 12 states proposals to make the precinct both louder and for longer into the night, every night... Why would you propose this when you know so many locals are already being affected by this unwanted noise pollution? Please do not allow either of these 2 proposals (extension to midnight and amplified music) to be approved.		
5804939		For several years now, the noise coming from Noosa Junction bars, clubs and niche restaurants has steadily got worse, at all times of the week, as well as the weekends, and well into the night. This noise is from both drunken partygoers shouting, but mainly from persistent very loud outside music. ALL residents that live close by, but mainly those living on Banksia Avenue are being affected by this noise. When I read Fact Sheet 12, proposed amendment 2 to 2020 Noosa Plan I was expecting council to implement restrictions to businesses as there have been so many complaints about this noise. Instead, with amazement, I read that your planning to relax the rules further by extending trading hours to midnight, 7 days a week, and allowing for even louder amplified recorded music! As well as being utterly amazed, I am really angry that you would further discriminate against the majority of residents in favour of a small minority of businesses.		
	23094948	I strongly object to the proposed amendment to AO11.2 to permit food and drink outlets within the Noosa Junction Hospitality Precinct to operate to 12 midnight 7 days per week. The main reason is that noise from these outlets carries a long way at night and keeps many people awake.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		I live approximately 300 metres from the main cluster of restaurants and bars in Noosa Junction (direct line, through other houses) and I am already regularly kept awake by noise. Currently on weekdays, when I go to bed, I can usually get to sleep because if there is noise I know it will shortly finish (at 10pm). At the weekend getting to sleep is much harder because the noise is not just about to finish and can seem endless. The worst is when I do manage to get to sleep but then woken up again by it. Once woken, it can be really hard to get back to sleep with the music still going. I regularly have to sleep with earplugs in - in my own bed, in my own bedroom - and I'm not even a particularly light sleeper! I do not think it is fair that a few businesses, and their few patrons, disturb the peace for so many other people. Just recently a food outlet in Arcadia Street played DJ music late on a Monday night (approx. 10pm to 11pm). In the surrounding area several hundred people in their beds would have had to listen to it. The most problematic noise is amplified music from venues however late opening also seems to attract other types of intrusive noise (partying, shouting, fighting, revving bike and car engines, burnouts etc). Quite often Noosa Junction doesn't sound safe or pleasant at night. Please, for the sake of the local residents, please do not approve the amendment to extend the weekend problem to be all week.		
5793706		My submission is in relation to the proposed Amendments to AO 11.2 to permit Food and drink outlets in Noosa Junction to operate to 12 midnight 7 days per week. The submission also relates to proposed amendments to the definitions of amplified music. There appears to be an underlining emphasis in the changes to the Noosa Plan of maintaining or improving the 'amenity' of living in Noosa for residents. Noosa Junction generally has good 'amenity' for residents but the recent (and proposed future) emphasis on the Junction as Noosa's main Hospitality Precinct has significant potential to reduce 'amenity' for nearby residents. Over recent times there have been many incidents of loud music disturbance for nearby residents (including myself) from several venues in the Junction, drunken yelling, swearing and shouting plus 'hooning' activities later at night along Sunshine Beach Road. On weekends, the later opening venues are not used by nearby locals but mainly young people who have travelled some distance to 'party'. The Council and to a lesser extent local Police seem limited in their ability to control unacceptable behaviours by venue owners, customers and late night visitors. Many local (to the Junction) residents live there because it is conveniently located to the businesses activities of the Junction while still being a quiet and leafy area. Council is at risk of significantly affecting the 'amenity' of local residents the more they push the Hospitality Precinct aspect of the Junction - it has a feel of 'lets consolidate all the late night party activities in the one area and to hell with local residents amenity'. There should be no justification for expanding the operating hours of food and drink outlets, particularly if amplified music is allowed, to the detriment of local residents. The problem with noise issues is they rely on a complaints process which rarely brings any satisfaction to the person/s affected - it's far better not to allow the problem to develop in the first place. My feedback is that the proposed amendments to AO 11.2 to allow food and drink outlets in Noosa Junction to operate to 12 midnight 7 days per week not go ahead. Council should instead look at ways of ensuring the current regulations that cover the Hospitality Precinct are adhered to the benefit of local residents.		
	23099366 23101575 23099365	It has come to my attention that 36 Sunshine Beach Road (6RP123459) has not been included in the Entertainment area under consideration. Currently, 36 Sunshine Beach Road has tenants in the food industry, and with multiple shops on the premises, there is significant potential for additional tenants operating in the food and entertainment sectors in the future. It would be advantageous to maintain the flexibility of these shops concerning their scope of tenancies. Should the area undergo redevelopment, it is highly likely that businesses in the food and entertainment industries would express interest in operating out of these premises. Furthermore, I have noticed that 32 and 34 Sunshine Beach Road have also been omitted from the proposal while all other premises bounded by Arcadia Way, Lanyana Way, and Sunshine Beach Road have been included. I propose that the omitted 36 Sunshine Beach Road property, be incorporated into the proposed Amendment	The Noosa Junction Hospitality Precinct area did not get reviewed as part of the current amendments. Changes as a result of a submission must be related to proposed amendment. Any change to the Precinct will need to be considered as part of a future amendment. However, flexibility is available for the site as it is noted that a Food and drink outlet, Bar, Function facility and Hotel are all currently permitted on the subject sites outside the precinct, albeit the latter with a higher level of assessment than if located in the Hospitality precinct.	No change to the proposed amendments be made as a result of this submission.
5823411	23124560 and 23147835 and 23145649	I object to the amendment to the Noosa 2020 plan that relates to the businesses and entertainment in Noosa Junction.	Noosa Junction has been designated a key business centre for Noosa Shire and has been recognised as such since the Noosa Shire Strategic Plan in 1997, then again in the Noosa Plan 2006 and in the more recent Noosa Plan 2020. The Hospitality precinct was introduced in the Noosa Plan 2020 to cluster similar entertainment activities in a core area more central to the centre and away from surrounding residential development. It also	That a change be made to the proposed amendments in response to submission: proceed with the proposed extended hours of operation

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23124788	I understand that restaurants and bars are soon to be allowed permits to stay open and have live music included amplified recorded music (eg DJs and in house music) until 12 midnight EVERY night of the week effectively turning central Noosa Junction into the equivalent of a nightclub strip. Noosa Junction is in the heart of Noosa residential and family community and this goes right against the interests of a large number of residents living close by and also Noosa in general. Already local residents are being subjected to significant noise issues under the current allowances and before and after 10pm, there is already plenty of drunken and disorderly behaviour with people shouting, swearing etc late at night after the bars close. This alteration to the laws will serve to significantly compound and worsen this problem and as nights proceed, is likely to begin transforming the Junction into a new version of the Valley and other less appealing seedy night spots- a far cry from healthy nature oriented Noosa. It will require heavy policing and local vandalism etc is much more likely. I already wouldn't choose to walk around by myself any time much past 9 and I have daughters in their teens and it already causes me concern when they and their young friends are in the Junction particularly if they are working there and have to return later at night. As we all know, the outcomes of drunkenness and drug intake are devastating for all communities and to be actively seeking to create the conditions for this to become a much more serious problem in the heart of our local community defies rational comprehension. I also do not believe that this is the type of environment that nature loving, or high end tourists and visitors to Noosa are seeking and nor should Noosa be promoting. In keeping with our beautiful natural surrounds, People come here to escape city living and continuously noisy lifestyles so why are we trying to create another toxic city scape? There are enough of those. Noosa is very lucky to be a unique and special place but this type of change will only serve to degrade it down to the level of many other places. As we all know Noosa is more of an early to bed, early to rise place. Most families go to bed before 10 as they start the day with sunrise and the beach so high noise levels at 10pm are already intrusive. Extending these to midnight and beyond 7days a week will have enormous impact on local community. Poor sleep quality results in serious health consequences sleep is linked with multiple degenerative conditions, while sufficient good quality sleep is now well recognised as one of the most important factors contributing to optimal health. Midnight closures are far from consistent with that. 2 extra drinking hours also naturally means a much higher levels of alcohol consumption and drunkenness which go hand in hand with increased levels of violence, abuse, accidents etc. Turning the noise off and shutting venues at midnight also does not mean the noise automatically stops there as drunker people loiter longer and continue to make a lot more noise for some time after things are meant to 'quieten down' so midnight closures will naturally mean ongoing noise and disruption well into the early hours. This is not rocket science. Introducing a late night, loud party scene is NOT going to solve issues regarding opportunities for younger people-if anything it is likely to only encourage more alcohol abuse, drug use etc and worsen levels of depression, anxiety etc as well as violence, dangerous driving and other highly detrimental behaviours as these things do. There is also the issue that these licenses fall into the jurisdiction of the Liquor & Gaming (OLGA) department which means problems effectively fall between the cracks as if there are issues, local community have to go via OLGA which makes it much more difficult to resolve problems on a local level. The horse has bolted by that stage and once the beast is unleashed, there is no going back. All the more reason to not create the potential problem in the very first place. And as I mentioned, we are already experiencing significant noise problems with a couple of the venues so the idea that this could be worsened 20+ fold is extremely concerning. We understand that restaurants and bars are soon to be allowed permits to stay open and have live music until 12 midnight every night of the week effectively turning this into a nightclub strip. I find this quite appalling and very concerning as it is in the heart of a residential community and already there are significant noise issues as well as drunken and disorderly behaviour with people shouting, swearing etc late at night after the bars close. I wouldn't walk around by myself late and I have daughters in their teens and it already causes me concern when they/their friends are in the Junction particularly if they are working there and have to return later at night. And I do not believe that this is the type of environment that nature loving, or high end tourists are seeking and nor should Noosa be promoting. In keeping with our beautiful natural surrounds, Noosa is more of an early to bed, early to rise place. People come here to escape city living so why are we trying to create a toxic city scape? There are enough of those. This is not going to solve issues regarding entertainment and opportunities for younger people- it is likely to only encourage more alcohol, drugs etc. We also understand that this is being passed through on 28th of this month so there is VERY little time left for people to respond. To my knowledge there has been no open community consultation nor discussion to make people aware of the changes , what the implications are, and to assess local opinion. Most of us are busy with families	introduced new requirements for hours of operation for uses as well as hours for acoustic and amplified live music in outdoor areas which were not included in previous planning schemes. The Noosa Plan Amendments propose to extend the hours of operation for any Food and drink outlets from 10pm Sunday to Thursday to 12 midnight, seven days per week. This was to provide for any new food and drink outlets to have a later sitting (ie 8:30pm). The current hours of 10pm don't allow this. In addition, there are a number of restaurants that currently operate under existing use rights which have later operation hours, so it was to provide some consistency throughout the precinct. The Amendments also introduce a new definition of Amplified music which is currently not captured in Noosa Plan 2020. Noosa plan 2020 has provision for live amplified music but not prerecorded. The new definition will capture any amplified music whether live or prerecorded to ensure that future amenity is protected under the permissible hours for music in the centre. The amendments do not change the operation hours for amplified music Issues pertaining to noise where a premises has a liquor license are managed under the auspices of Queensland Office Liquor Gaming and Racing. Council has no control or power to enforce noise from licensed premises. In addition, Council cannot enforce the current provision of the Noosa Plan 2020 on premises that have existing use rights. The Noosa Plan 2020 can only be applied to new development where a material change of use application is required so can't be retrospectively applied to existing developments. In order to provide a balanced outcome for the businesses in the centre and the surrounding amenity of the locality it is proposed to allow the extension in time, however there is to be no amplified music internal and external of the premises permitted past 10pm Sunday through to Thursday. To compliment this the provision for music will also be amended to apply to include internal in addition to external of the premises unless the building has been acoustically treated to reduce noise impacts on surrounding residential areas and assist with licencing requirements from Office of Liquor Gaming and Racing. In addition, acoustic treatment provisions will be introduced for any high density residential development immediately adjoining the Major Centre Zones at the Noosa Business Centre and Noosa Junction (Old Bowls Club Site). Medium Density Housing Proposal and density It is not clear what is meant by the medium density housing proposal. It is also not clear why medium density housing will create social issues. Noosa Shire has an undersupply of small dwellings, and the Medium Density Residential Zone will help deliver this overwhelming need. Please refer to the Affordable Housing section of this table for more detailed information. The density is not proposed to be changed as part of these amendments in the Medium Density Residential Zones. Some increase in density will occur if the affordable rental premises is applied on 2 HDR sites (Coles owned site and in the Noosa Business Centre) and the Major Centre Zone (Noosa Junction and Village mixed use precinct NBC) and the Doonella Street Precinct at Tewantin. The sites were chosen for additional density as they are close to public transport, walking distance to a range of services and generally conveniently located to schools and sporting facilities. There is no proposed expansion into environmental protected areas for the additional density.	for food and drink outlets to 12 midnight seven days per week ▪ amend amplified music provisions to apply to inside and outside the venue unless acoustically treated to the appropriate levels. ▪ include requirements for acoustic treatment for new dwellings in High Density Residential zones where immediately adjoining the Major Centre Zone.

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		and too overwhelmed with our day to day to be able to stay on top of lengthy council documents with things in the fine print. I have been trying to find the link to make a submission but even that is proving elusive. These processes are difficult and most people are so time poor that by the time they even hear about things (or not) and work out how to make a submission the window has passed. We need to bring the days of the community meeting where everyone can hear first hand about proposed changes that will impact them and actually have their say. There is also the issue that these licenses fall into the jurisdiction of the Liquor & Gaming (OLGA) department which means problems effectively fall between the cracks as if there are issues, local community have to go via OLGA which makes it much more difficult to resolve problems on a local level. The horse has bolted by that stage and once the beast is unleashed, there is no going back. All the more reason to not create the potential problem in the very first place. And as I mentioned, we are already experiencing significant noise problems with a couple of the venues so the idea that this could be worsened 10 -20 fold is extremely concerning. I sincerely hope that some of the council can make the time to discuss directly this with Liam and Danica, and any other concerned local residents, and assist us with addressing this problem. Thank you for your attention to, and action on, this matter. I would also like to add my formal objection to the medium density housing proposals. Not only will this likely create many more local social and traffic issues which will have a negative impact on the local community (we already have traffic issues which are a way off solving) and we do not have the infrastructure to support it. And to create the infrastructure, this will require a lot more development and subsequent destruction of, and impact on, local habitat and disruption of community etc.		
5827353		I'm concerned with the proposed change to extend the operating hours of businesses in the junction to midnight every night. Currently the noise is significant on some weekends and extending this possibility to every night is not acceptable for those living in close proximity. I strongly urge the council to reconsider this proposed amendment and the negative impact on its resident.		
5827427		The proposed changes to the hours of operation in Noosa Junction are entirely unacceptable particularly with regard to the potential for additional noise pollution. We live very close to the junction and have had issues in the past with bass music from Frankies gym as well as private parties from village Bicycle. This has caused sleeping problems both getting to sleep and staying asleep. The close proximity of residential zoning to the Junction make any change to this area as a later night venue with more noise pollution unacceptable. I appreciate council has extended submissions however I do feel that these changes are being slipped through with no written material provided via post to my address despite being about 50m to Lanyana way. I'm all for late night venues but drinking venues and those with more amplified music options results in a higher preponderance for unruly behaviour post venue closure. I would be ok with restaurants opening later but no music outside and controls on bass in particular.		
5828812		We object to the proposed amendments to the provisions for hours of operation in the Business Activities Code and for music in both the business Code and the Entertainment Activities Codes as part of the proposed Amendment No. 2 to Noosa Plan 2020 - the main reasons, ie extended period of noise and disorderly conduct. We believe, the proposed amendment to permit food and drink outlets within the Noosa Junction Hospitality Precinct to operate till 12 midnight, 7 days per week would adversely affect a large number of residents and visitors residing near Noosa Junction. Council needs to consider us, the residents - not only the entertainment businesses when making and considering changes to the Noosa Junction area.		
	23118339	Concerned about the recent increase in and ongoing noise pollution caused by the "restaurants" operating as bars, on Sunshine Beach Road in Noosa Junction. As residents, we cherish the vibrant atmosphere of Noosa Junction, but the excessive noise levels at night, have become a significant disturbance on an all too regular basis. Whilst these venues may contribute to the local economy, there must be a balance that respects the residential nature of the area. Noosa Junction has been, and is still signposted as a "Business District" and is completely surrounded by residential zoning, yet it has very quickly developed into a nightlife hotspot. The noise is especially intrusive on (although not limited to) Sunday, Monday, and Tuesday nights, any other night a major sporting event is broadcast and often, Friday and Saturday nights. The music and patron noise from several venues often continues past 11 PM and then drunken patron noise escalates		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		after 2am when “the Junction’s late night venue” closes and patrons pour out into the streets and into Pinaroo Park which has for many years been a troublesome spot at night and many a crime has taken place there. This late night patron noise is often very aggressive in nature with yelling, swearing, screaming etc Our family’s experience of the noise disturbance is so significant, that it has an extremely detrimental affect our ability to fall asleep and stay asleep - the level of noise is often enough to wake us from sleep. We aren’t able to sleep with any of our windows open at all. We have turned to prescription sleep medication and have been using it on an increasing basis because the noise can be an issue 5 nights a week, or more. Last week, upon visiting our GP for a fresh prescription, he made us aware of the long term health impacts of these sleep medications. It isn’t acceptable that we can’t live in our home as we have previously done and as is intended – in peace and quiet, enjoying fresh air overnight and that we are damaging our long term brain health having to take medication to sleep because of the noise pollution in Noosa Junction, caused by “restaurants” operating like bars. Council has provided permits for these venues to operate under some regulations, however, enforcement of those regulations or community complaints about those venues doesn’t fall back on to Council, but to the Office of Liquor and Gaming Regulation (OLGR). This means that any complaint or concern regarding noise levels needs to be directed to the OLGR for investigation and resolution. It’s up the affected residents to make Council aware that providing these permits is creating a problem in Noosa Junction for its residents. We understand the need to evolve and develop as a town and to ensure Noosa remains vibrant and appealing to locals and travellers. We understand Council wanting to appeal to young people and to provide some nightlife but choosing Noosa Junction – a residential area – as the location for nightlife is not appropriate and not workable. Any venue in Noosa Junction wishing to provide live music entertainment, should only be permitted to do so indoors, and outdoor areas must not be used for live music, microphone use, TV use (even with the volume off) as this creates bursts of cheering etc when games are being watched and quite often, games are late at night. Noosa Junction is not an appropriate location for night life at all, aside from restaurants, and Council needs to find another location for establishing night life for our young people – perhaps in the industrial estates which already house a number of breweries and are not in such close proximity to residences as is Noosa Junction. If Council are unwilling to address the noise pollution in Noosa Junction, we suggest that the Council pay for 100% of whatever cost a homeowner might incur, to insulate our homes against the noise, including but not limited to upgrading external windows and doors to double glazed alternatives. Council needs to re-assess live music and entertainment permits provided to venues in Noosa Junction, stricter monitoring of business operations (i.e. that venues given a restaurant license are indeed operating as restaurants, not as bars), possible adjustments to operating hours, stricter enforcement of noise regulations, and the requirement of noise control measures to be put into place by venues providing live music and entertainment.		
5825238 5827573	23124787	We object to the proposed amendments to the provisions for hours of operation in the Business Activities Code and for music in both the Business Activities Code and the Entertainment Activities Codes as part of the proposed Amendment No. 2 to Noosa Plan 2020. Even with the current situation of, both the Business Activities Code and Entertainment Activities code which include provisions for live music, both acoustic and amplified, but are silent on amplified recorded music, we are experiencing extensive Noise Nuisance every week during several days from live and recorded music. This music noise, during the week and on weekends, persists well after 10pm and may finish around 12pm. This causes us to shut all windows & soundproof glass doors. Even in the closed bedroom the disturbance is at times so intense that hearing protection is necessary for a good night sleep, to have an early start for work. The current situation will be worse in spring and summer when windows and doors are open. Therefore, we are already in touch with the “Office of Liquor and Gaming Regulation” in Maroochydore to compile a noise nuisance complaint form and noise diary. Talking to the business owners does not fix this issue as they may just reduce the noise when we complain there and then and continue to offend in general on later dates. The current level of noise, not only breaches the “Liquor and Gaming Regulation, of the Queensland Liquor Act 1992” but also the law, where Council investigates noise nuisance complaints from amplified devices and enforces noise limits under the Environmental Protection Act 1994.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		Noise from loud-hailers, megaphones, public address systems, remote telephone bells and telephone repeater bells can disturb people, disrupt their sleep and interfere with their work or normal daily activities If amplified devices exceed noise limits, Council may issue a fine to the value of 15 penalty units (individual) or 75 penalty units (corporation), a direction notice or prosecute. Allowable noise limits Fines may be issued if noise from an amplifier device can be clearly heard at a neighbouring property between the following hours: ▪ 10pm-7am on a business day ▪ 6pm-8am on any other day. Fines may also be issued when noise from an amplifier device is greater than 10dB(A) above the 'background noise level'* between: ▪ 7am-10pm on a business day ▪ 8am-6pm on any other day. Devices used at indoor venues and entertainment events have different noise requirements. *Background noise is that measured in the absence of the problem noise. Mobile phone measurement apps are not considered a suitable assessment of environmental noise nuisance. Etc. The below proposed amendments incorporate the following issues / risks: 1. Noosa Junction becoming a nightlife hub 7 days a week and residents will have to fight back by complaining using every incident and all legal complaint avenues available. 2. The new administrative definition for amplified music is unclear what it means and what it does not mean. This will lead all sorts of interpretation from the businesses to play music and hence "Noise Nuisance Complaints" from the residents. 3. The current situation is already breaching noise regulation on countless occasions 4. At the junction, personal safety is jeopardised, hooning and punch-ups are becoming part of the nightlife. Law enforcement seems to be non-existing. Relaxing the hours of operation will exacerbate this existing negative trend. 5. "NOOSA" the iconic Brand, of what it stands for, all over the world, is at risk with negative media headlines once the situation becomes uncontrollable. This trusted brand is at stake. If this proposal goes ahead, we and all our neighbours would be forced to take the strongest legal actions to complain about every "Noise Nuisance" that arises from these Business venues using all complaint avenues available. This proposal is not in anyone's interest (Businesses, Council, Residents) and counterproductive to the broader context of the amendment of the Noosa Plan 2020, to provide a Noosa Business Centre so that it functions as an integrated village providing a diversity of housing and employment. We request dropping these changes as they are outlined at the Noosa Junction, especially • to operate to 12 midnight, 7 days per week and • the absence of clear noise mitigation measures for the businesses and the enforcement thereof. Further we request that the current situation needs to be resolved by holding the offending venues accountable to abide to the existing rules and regulations.		
	23132020	I object to amendment to the Noosa 2020 plan that relates to the businesses and entertainment in Noosa Junction. I understand that restaurants and bars are soon to be allowed permits to stay open and have live music included amplified recorded music (eg DJs and in house music) until 12 midnight EVERY night of the week effectively turning central Noosa Junction into the equivalent of a nightclub strip. My objection are based on: Noise Disturbance: Extended trading hours will lead to increased noise levels late into the night, disturbing residents and impacting their quality of life, particularly in residential areas. Impact on Local Community: Late-night activities increase littering, public disturbances, and potential antisocial behaviour, which will negatively affect our peaceful local community. Safety Concerns: Later trading hours always lead to an increase in alcohol-related incidents, such as drink-driving or public intoxication, posing safety risks for both patrons and residents. Safety in Noosa junction is critical to running a precinct that tourists are comfortable to visit. Effect on Property Values: The perception of noise and disturbances caused by extended trading hours may decrease property values nearby as they are currently sold as a peaceful precinct away from busy Hasting St. Regulatory Precedents: Allowing such extensions will set a precedent that makes it difficult to enforce existing regulations or guidelines on noise and trading hours. Community Consultation: There was insufficient and inadequate consultation with local residents and stakeholders before deciding to extend trading hours, you should not be ok to do this without community input		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5823579 and 5823564	23132018	As residents of Noosa Junction, we object to the amendments to the above allowing outlets to operate to 12 midnight 7 days per week. This is also a formal notification and complaint of the increase in and ongoing issue of noise pollution caused by: 1. The bars and "restaurants" located on Sunshine Beach Road 2. The collection of garbage up to 5 days per week from businesses along Sunshine Beach Road, whose rear garbage collection point is located in Bottlebrush Avenue - a residential street. These garbage collections starting anywhere from around 3am/4am. As residents, we cherish the vibrant atmosphere of Noosa Junction, but the excessive noise levels at night and into the early hours of the morning, have become a significant disturbance on a very regular basis - on average most nights per week. We acknowledge that these venues may contribute to the local economy, but it's crucial there is a balance that respects the residential and business nature of the area. Noosa Junction has been and is still signposted as a "Business District" and is surrounded by residential zoning, yet it is very quickly developing into a nightlife hotspot due to the permits Council are providing "restaurants" that are operating as bars and live music clubs. The noise can be heard on any night of the week, continuing into the early hours of the morning - not only from the venues themselves but when patrons leave those venues and are walking around the surrounding streets, or returning to their cars in the carpark located adjacent to Bottlebrush Avenue. We have found the noise disturbance so significant that it has an extremely detrimental effect on our ability to fall asleep and stay asleep. We are unable to sleep with any of our windows open. This is not acceptable in a residential area that we do not have a peaceful amenity in our own home. The lack of sleep is having a detrimental effect to our overall health and wellbeing. Noosa Council has provided permits for these venues to operate, however enforcement of those regulations or community complaints about those venues doesn't fall back to you, but rather the Office of Liquor and Gaming Regulation or Police - please let us know your involvement in ensuring these regulations are adhered to by venues? We request Noosa Council ensure regulations that: (a) Any venue in Noosa Junction wishing to provide music (live and taped) entertainment may only be permitted to do so indoors, and that outdoor areas must not be used for music, microphone or TV (even without volume, as this creates bursts of cheering etc.) (b) Noosa Junction (a "Business District" surrounded by residential areas) is not appropriate for late night entertainment, apart from restaurants and Council needs to find another suitable location for establishing such an area - perhaps in the industrial estates which already house a number of breweries and is away from residential areas. If Council is unwilling to prevent the above noise pollution from occurring in and around Noosa Junction, then Council should pay 100% of the cost to homeowners to enable them to insulate their homes against noise, including but not limited to installing double glazed windows and doors.		
	23147232	I wish to register my strong Objection to the plan to open alcohol venues in the Junction beyond 10pm. This is a major safety issue for local residents.		
	23132316	To whom it may concern I am writing to register my objection to the proposed plan amendments regarding opening hours & music in Noosa Junction. I have 2 principal concerns: Firstly , that I have not heard about or been consulted about these proposed changes despite being a local resident close to the Junction Commercial area. It is strange that this process is so well advanced whilst most/all potentially affected residents have not been involved at all. Secondly, I am concerned about the intrusion of excessive noise - both the music & the attendees associated with the proposed changes. I am happy to see extended hours in the junction and , within sensible limits, extended music permits. What experience tells me, is that the sound levels especially are not well respected or monitored. complaints are rarely dealt with promptly and problem businesses are allowed to abuse the permits with little sanction. I do not believe that householders in the area of a commercial strip should have carte blanche to stop developments that might benefit other ratepayers & their customers. But I do strongly object to lack of consultation or any visible attempt to find a reasonable compromise where differences may arise.		
	23145607	We strongly oppose to the proposed amendment AO 11.2. We own a property directly opposite a venue and the music is loud on a Friday and Saturday night. Whilst we feel that this is acceptable on these nights we feel that to have this music annoyance at a later time than now, and for 7 days a week is an unacceptable infringement on our right to live peacefully for the majority of the time.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23145605	I am writing to object to the following amendment to the Noosa 2020 plan that relates to the businesses and entertainment in Noosa Junction. As per the highlighted area on the attachment below, I understand that restaurants and bars are soon to be allowed permits to stay open and have live music included amplified recorded music (eg DJs and in house music) until 12 midnight EVERY night of the week effectively turning central Noosa Junction into the equivalent of a nightclub strip. I wish to submit a very strong objection to this amendment as Noosa Junction is in the heart of Noosa residential and family community and this goes right against the interests of a large number of residents living close by and also Noosa in general. Already local residents are being subjected to significant noise issues under the current allowances and before and after 10pm, there is already plenty of drunken and disorderly behaviour with people shouting, swearing etc late at night after the bars close. This alteration to the laws will serve to significantly compound and worsen this problem and as nights proceed, is likely to begin transforming the Junction into a new version of the Valley and other less appealing seedy night spots- a far cry from healthy nature oriented Noosa. It will require heavy policing and local vandalism etc is much more likely. I already wouldn't choose to walk around by myself any time much past 9 and I have daughters in their teens and it already causes me concern when they and their young friends are in the Junction particularly if they are working there and have to return later at night. As we all know, the outcomes of drunkenness and drug intake are devastating for all communities and to be actively seeking to create the conditions for this to become a much more serious problem in the heart of our local community defies rational comprehension. I also do not believe that this is the type of environment that nature loving, or high end tourists and visitors to Noosa are seeking and nor should Noosa be promoting. In keeping with our beautiful natural surrounds, People come here to escape city living and continuously noisy lifestyles so why are we trying to create another toxic city scape? There are enough of those. Noosa is very lucky to be a unique and special place but this type of change will only serve to degrade it down to the level of many other places. As we all know Noosa is more of an early to bed, early to rise place. Most families go to bed before 10 as they start the day with sunrise and the beach so high noise levels at 10pm are already intrusive. Extending these to midnight and beyond 7days a week will have enormous impact on local community. Poor sleep quality results in serious health consequences sleep is linked with multiple degenerative conditions, while sufficient good quality sleep is now well recognised as one of the most important factors contributing to optimal health. Midnight closures are far from consistent with that. 2 extra drinking hours also naturally means a much higher levels of alcohol consumption and drunkenness which go hand in hand with increased levels of violence, abuse, accidents etc. Turning the noise off and shutting venues at midnight also does not mean the noise automatically stops there as drunker people loiter longer and continue to make a lot more noise for some time after things are meant to 'quieten down' so midnight closures will naturally mean ongoing noise and disruption well into the early hours. This is not rocket science. Introducing a late night, loud party scene is NOT going to solve issues regarding opportunities for younger people-if anything it is likely to only encourage more alcohol abuse, drug use etc and worsen levels of depression, anxiety etc as well as violence, dangerous driving and other highly detrimental behaviours as these things do To my knowledge there has been no open community consultation nor discussion to make people aware of the changes , what the implications are, and to assess local opinion. Most of us are busy with families and too overwhelmed with our day to day to be able to stay on top of lengthy council documents with things in the fine print. Making submissions processes are difficult and most people are so time poor that by the time they even hear about things (or not) and work out how to make a submission the window has passed. There needs to be open and transparent community consultation. There is also the issue that these licenses fall into the jurisdiction of the Liquor & Gaming (OLGA) department which means problems effectively fall between the cracks as if there are issues, local community have to go via OLGA which makes it much more difficult to resolve problems on a local level. The horse has bolted by that stage and once the beast is unleashed, there is no going back. All the more reason to not create the potential problem in the very first place. And as I mentioned, we are already experiencing significant noise problems with a couple of the venues so the idea that this could be worsened 20+ fold is extremely concerning. I sincerely hope that Noosa council can make the time to discuss this directly and urgently with concerned local residents, and assist us with addressing this problem and ensuring that the hub of our wonderful local community does not degenerate into a drunken loud nightclub zone. Let's strive keep this wonderful place that we are so privileged to call home truly special and unique, and respect and honour our natural surrounds. We don't need a thriving party scene, we need a thriving community and natural ecosystem. Thank you for your urgent attention to, and action on, this matter.		
	23145648	I am writing to strongly object to the proposed amendment to the Noosa 2020 plan, specifically concerning businesses and entertainment in Noosa Junction. The amendment, as highlighted in the attached document, would permit restaurants and bars to stay open and feature amplified music until midnight every night, effectively turning Noosa Junction into a nightclub strip. This amendment is deeply concerning for several reasons: 1. Residential Disruption: Noosa Junction is at the heart of a residential and family		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		community. Extending operating hours and allowing amplified music until midnight will exacerbate noise issues, already a significant problem, and lead to increased drunken and disorderly behaviour, requiring heavy policing and likely resulting in vandalism. 2. Safety Concerns: As a parent, I am concerned for the safety of my teenage daughters who frequent the Junction, especially if they are returning late at night. Increased alcohol consumption and potential drug use will undoubtedly lead to higher levels of violence, abuse, and accidents, making the area unsafe. 3. Impact on Tourism: Noosa is renowned for its serene, nature-oriented environment. Turning Noosa Junction into a party zone contradicts the very essence of what attracts high-end tourists to the area. We should not transform Noosa into another noisy, urban environment. 4. Health Implications: Extending nightlife until midnight will severely impact the sleep quality of local residents, leading to serious health consequences. Good sleep is essential for overall health, and the proposed changes are inconsistent with this. 5. Lack of Community Consultation: There has been no open community consultation on this amendment. The local community must be made aware of such significant changes and have the opportunity to voice their opinions. The current process is not transparent or inclusive. 6. Jurisdictional Issues: Licensing falls under the Liquor & Gaming (OLGA) department, making it difficult for local communities to address issues effectively. This bureaucratic complexity further underscores the need to prevent potential problems before they arise. Given the gravity of these concerns and the lack of adequate consultation, I urge the council to delay the approval of this amendment to allow for thorough community engagement. There are other residents which live in the street and have to my knowledge approached You for the same outcome. The suggestion is for the Council to host a meeting with us asap. I sincerely hope the Noosa council will urgently address this matter, ensuring our community remains a peaceful, unique, and thriving place that respects and honours our natural surroundings. Thank you for your attention and immediate action on this critical issue.		
	23145650	My submission is in relation to the proposed changes to the business hours in Noosa Junction, and the proposed increase in amplified music. As you know, sound travels uphill, and for all those residents living to the North of Sunshine Beach Rd, above the junction, as I do, this would be a very undesirable outcome. This is a quiet residential neighbourhood and proposing to increase loud music on a school night is irresponsible. Friday and Saturday until midnight is enough, Noosa Junction does not need the trading hours extended beyond 10pm Sunday to Thursday. The sound that travels all the way up to my home on Mainsails Square has to be heard to be believed, and I'm happy to go to bed on a weekend night listening to it, but to have to do that 7 nights a week, and on work days and school days would not be desirable. And as for the additional amplified music, it's simply not necessary, if a venue wants/needs ridiculously loud music, it should be tasked with building a sound proof environment to contain the noise. Let's keep the fabric of Noosa, please do not allow these changes to come into effect!		
	23145652	During a recent chat to Office of Liquor and Gaming Regulation, they confirmed that the pubs, clubs, bars and restaurants within the Noosa Junction Hospitality Precinct are currently attracting more noise complaints from local residents. To read, under the new proposal, that Council is now proposing to allow all establishments within this precinct to remain open until midnight, 7 days a week, as well as allowing more music, which, in addition to the screaming and shouting from inebriated patrons, is the source of all complaints, is just unfathomable. If it wasn't so serious, it would actually be laughable. Noosa council has totally failed to appreciate just how many local families, permanent residents, renters and visitors, who live right next to the junction, are being heavily impacted as a consequence of their grand plan to turn Noosa junction into a late night music and entertainment centre. Until council understand and accept this and implement robust procedures to bring the numerous establishments that are responsible for all the noise pollution within the junction into line, these proposals should not even be considered.		
	23145651	I do not want the current trading hours of entertainment businesses to be extended past 10pm on any night ideally and not 24/7. It will bring more alcoholic fuelled problems which continues now after 10pm with noisy patrons and cars. I close my windows and put on white noise so I can sleep as my and others pleas have fallen on deaf ears in the council these last seven years who pander to the business interests in the Junction and possibly the absent B&B owners! Since 27/01/2017, I and other residents have informed our council of the ongoing noise over the years and done many submissions. It has been for years like a political football being passed from OLGR and the various representatives of the council with feigned interest as nothing has been done to address the noise and hours! I find this both disappointing and disgraceful with no consideration for the peaceful living of the surrounding permanent residents. Many councillors have also been approached. Sound proofing of music venues after 10pm at night should be essential like the nightclub in Hastings St for the holiday makers in their resorts. Surely we are entitled to the same consideration. I fear this will devalue my property and my health and well being. A peaceful life to which I am entitled to (as per The Noosa Plan and is possible) has not been considered. It was quiet when I moved here 2002. I am tired of closing my windows and putting on white music when amplified music is played and to also drown out the noisy patrons and cars after.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		The current situation I'm not happy with the two nights till midnight and I plead with you not to extend past 10pm on any other night and definitely not 24/7. Please bring in sound proofing requirements for entertainment venues to contain amplified music		
	23145929	To whom reads this, I don't feel this would bring the best for Noosa and oppose the Proposed amendments: It is proposed to amend AO11.2 to permit Food and drink outlets within the Noosa Junction Hospitality Precinct to operate to 12 midnight 7 days per week. I am happy to come in and go over this in more detail, as only just becoming aware of the proposal now I apologise that I haven't time to contribute solutions that would support the businesses and have residents both be able to see value in this direction rather than a straight no.		
	23145901	As a long term resident of Noosa and someone who lives on Noosa Hill adjacent to Noosa Junction, I wish to object to the provision for an increase in hours of operation and amplified music in the Noosa Junction Hospitality Precinct. A question: Who is driving this ? Business in the Junction ? Council Planners ? The Liquor industry masquerading as the Live Music lobby ? Why is Council giving bars and restaurants a carte blanche in this respect ? Ever since Noosa Council abrogated any responsibility for Night time activities and noise by declaring The Junction a Hospitality Precinct, the residents of Noosa Hill and the surrounds of Noosa Junction have been fighting a rearguard action against a number of venues that seem to think they can play amplified live or recorded music at a level which is way over the top. The secondary issue is one of patron noise as people exit these venues, quite often inebriated and noisy, who is going to have responsibility at midnight to move them on quietly. Where is Councils duty of care to Resident well being and amenity ? Will there be extra security patrols (funded by Businesses) ? Who is going to be on the street at night policing the young people who congregate in the Junction ? Friday and Saturday nights we are seeing an influx of young people ranging in age from 14 to 17 roaming around the streets and hanging outside venues, When will we see CTV installed in the Junction as in Hastings street ? Where is the requirement for venues to have noise mitigation measures in place ? The current situation is already breaching noise nuisance regulations as a number of complaints to the OLGR have been upheld. Complaints and concerns of residents to Council are batted on to The Police or the OLGR, the former are not even contactable on the weekends and the latter is a long drawn out process involving residents having to keep logs of amplified music keeping us awake at night. I have personally walked down to the Junction at midnight to the a venue where a doof doof rave was happening out the back of the premises, to ask them to turn it down, I should not have to do this !! Residents do not want to live in sound proof boxes, even then the noise permeates. When summer comes, everybody wants to be able to access cooler night time breezes in their homes by having windows open. We request that Council does not implement increased hours of operation right across Noosa Junction precinct and that Council also takes its responsibility for resident amenity and safety seriously, by engaging with Residents as well as local business entrepreneurs in the future.		
5829824	23145903 23145930	Strongly object to the proposed amendments to the provisions for hours of operation in the Business Activities Code and for music In both the Business Activities Code and the Entertainment Activities Codes as part of the proposed Amendment No. 2 to Noosa Plan 2020. Reason: Living nearby Noosa Junction at the top of the hill in Nairana Rest, the noise from the current situation in the junction is at times extremely disturbing. Loud music will play with base sounds that echo up the hill in the evening. Most working people go to sleep around 9pm to be ready for work at 6-7am. This current music level is already very disturbing, as it often lasts beyond 10 pm and can be heard even through close windows and doors. This becomes very distressing when one is longing for restorative sleep. We are in a residential zone. When my partner and I first came to the area, there was just gentle guitar music playing on Thursday and Friday and Saturday evenings, without amplification. The present Business Activities Code and Entertainment Activities code which include provisions for live music, both acoustic and amplified, are not mentioning amplified recorded music. As a result we are already experiencing extensive noise nuisance every week during several days from live and recorded music, with loud amplified music, becoming more regular, where we can hear every word and a lot of base resonance. For at least an hour after the music has stopped, one can still hear drunk people congregated around the venue. At present we are often woken by the noise of drunk people leaving the venue at that time. If the licensing is increased to midnight and 7 days a week, as proposed, it will be unbearable for the local residents as the noise level will continue until at least 1:00 AM with the drunk rowdy crowds finding there way home, talking in the streets. The proposed amendment will also affect the majority of tourists coming to Noosa for a quiet holiday by the sea. This will affect the reputation of the iconic NOOSA brand, as families with young children, living or visiting this area, particularly in the summer when the windows are opened, will find this noise very distressing.		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		NOOSA has been known world-wide as a surfing, relaxed, beach resort, as well as culinary destination. This change in licencing will attract a very different demographic. There is very little police presence seen in Noosa after the local police station closes at 4pm. We have found that talking to the business owners does not fix this issue as they may reduce the noise at the time, then and continue to offend soon after. The current level of noise not only breaches the "Liquor and Gaming Regulation, of the Queensland Liquor Act 1992 but also the law, where Council investigates noise nuisance complaints from amplified devices and enforces noise limits under the Environmental Protection Act 1994. If this the proposal goes ahead, we and all our neighbours would be forced to take the strongest legal actions to complain about every "Noise Nuisance" that arises from these Business using all complaint avenues available. This proposal is not in anyone's interest (Businesses, Council, Residents) and counter productive to the broader context of the amendment of the Noosa Plan 2020, to provide a Noosa Business Centre so that it functions as an integrated village providing a diversity of housing and employment. We request dropping these changes as they are outlined at the Noosa Junction, especially to operate till midnight 7 days a week- And to implement clear noise mitigation measures for the businesses involved and subsequent law enforcement .Further request that the current situation needs to be resolved by holding the offending venues accountable to abide to the existing rules and regulations.		
5829753		We are opposing the proposal outlined in Fact Sheet 12 regarding (1) the extension of operating days/hours and (2) the potential impact of a change in definition for amplified music. Our neighbourhood is residential and in close proximity to both Noosa Junction businesses (we can clearly hear music) and the National Park (we have a variety of nocturnal animals in and around our street) and are concerned that an extension of hours and associated noise will negatively impact on the collective wellbeing of both humans and animals in the area. We already notice a change in animal activity between weekends (busy/noisy) and weekdays and worry that extending the amount of noise /activity to 7 days a week will significantly impact on the natural environment. Additionally, QLD is an early to bed/early to rise state and extending noise into the late evenings will definitely impact on the ability of ourselves/neighbours to relax/sleep..		
5829613		"I object to the planned amendments to the provisions for the hours of operation in the Business Activities Code and for the music in both the Business Activities Code and the Entertainments Activities Codes as part of the proposed Amendment No 2 to the Noosa Plan 2020. I understand that entertainment needs to be provided but I am concerned about the unclear definition of amplified music, lack regulation and increased crime and violence in our residential neighbourhood. As it is there is noise, yelling and screaming through to the early hours of the morning on weekends. Why are venues already open later than midnight? What's stopping other venues from extending to later hours? I handle the open to midnight every night as long as the crowds were controlled and moved on after. It's the yelling and screaming that keeps me awake. I worry about the safety of individuals and resident's property. If licensing is extended it needs to be done in a considered and controlled way. We don't want to loose the relaxed, village atmosphere that everyone can currently enjoy, most of the time in The Junction. Creating an 'out of control' nightlife hub 7 days of the week will damage the Noosa brand and deter quality tourism/visitors and spend."		
5829701		I am a homeowner & permanent resident- I vehemently oppose Noosa Junction becoming a nightclub hub 7 days a week. Already we have drunken hoons driving, and inebriated mobs brawling & doing public damage, causing disruption to residential streets. Having to keep sound proof windows closed during the summer is not fair to existing residents. Surely this is not the image Noosa wants to foster!		
5829397		The proposal to extend music hours from 10pm to midnight contradicts the other changes, further with affordable housing in the Noosa 'village' which is positive unfortunately will now also be in a location with excessive late noise. At a period where bars and restaurants struggle to attract staff, maximising revenue during a more concentrated period (ie close at 10) will drive greater profits for the people you are trying to support. Noosa is not a 'late night' location and as such those that want to be entertained in such venues simply start earlier ! Please don't make that whole area harder to live in at a time you are trying to make living there more achievable.		
23289122		I am writing in regard to the Council proposal to extend trading hours in Noosa Junction, to encourage a Nightclub precinct. I am a nearby resident, and enjoy the amenity and vibe of the Junction. I love the live music in restaurants, and it is a family oriented, safe and enjoyable experience, mostly. On Friday and Saturday nights, the atmosphere changes late at night (when premises are permitted to trade till midnight). Large groups of drunk and noisy people roam the nearby streets, causing damage, undue disruption, and strew rubbish indiscriminately. "Hoons" race along the main road dangerously. They are aggressive and unconcerned about their impact on residents. I am not in favour of easing the noise and		

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
		licensing restrictions, to attract an element that does not respect their fellow patrons or neighbours. Noosa does not need to go down the path of Cavill Avenue.		
	23145602	I am mortified to just find out today about the proposed changes to regulations covering amplified music of all types in the Junction. Currently we endure a high volume, high level of night time music from the Junction which makes it almost impossible to get a normal night's sleep. The most stressing music we encounter is repetitive amplified bass at levels of around 80dB. With what is now proposed, I can't imagine how we can expect to endure a further increase of this offensive noise that permeates the house leaving nowhere to escape. This mainly comes from car park, laneway, and shops gathering under the banner of private functions and therefore not requiring Council approval I could write volumes about the noise issues currently existing in the street areas surrounding Coles car park, Wyandra St, Delorme St, Lanyana Way, Toulambi St and Sunshine Beach Rd. All these areas are impacted by continual amplified night time music and I would request, urge and beg Council to include the above areas in your review for future planning. Its more than time that the people in Medium Density Zones also got a hearing.		

24. Coastal Communities

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
5829787		I chose my property because of the character of the street and the location and proximity to amenities and natural features of the area. The amenity of the area has reduced with the development of properties in the MDRZ of my street and in the nearby high density residential zone (HDRZ). The character has changed substantially over more than thirty years that I have lived here as a result of a series of changes to the Town Plan. The amendments that Council is proposing will result in substantial change in the character of our neighbourhood over time. The development of small multiple dwellings in the MDRZ of my street will exacerbate the loss of character and amenity. This will be particularly noticeable in locations such as mine where one side of the street is medium density and the other is low density. I do not believe that the proposed amendments will contribute to maintaining the current character of the already densely populated areas such as Sunshine Beach, Gympie Terrace, Noosa Drive, Noosa Parade and Noosa Junction. These areas already suffer from massive congestion as it is. I have lived at my property for over thirty years and have seen the medium and high density developments of nearby streets substantially increase the intrusion and loss of amenity from lighting and noise, as well as an increase in congestion and parking issues. The proposed amendments will certainly add to the loss of urban amenity and increase congestion. The congestion around any of the schools in the region is already extreme. The roads around Sunshine Beach High School for example are clogged at school pickup or collect times. The council wants to allow the development of small multiple dwellings in the MDRZ next to the school. The rezoning of seven properties along Ben Lexcen Drive to MDRZ with the potential for numerous small dwellings on each lot as a result of the proposed changes to MDRZ will substantially add to the congestion in this location over time. The proposed amendments include a change in plot ratios for MDRZ to allow 0.5:1 for small multiple dwelling and maintaining the existing 0.4:1 plot ratio for single dwellings. This means a development of multiple small dwellings with a floor area of 350m2 can be built on a 700m2 lot. If the house next door is also on a 700m2 lot and built to maximum floor area of 280m2, then the new development will be 25% larger. Many older houses in the MDRZ are considerably less than the maximum allowed floor area. An older house of 180m2 or less would be common and some of these owners will find themselves next to building almost twice the size of their house. Over time, many owners are going to find themselves next to a building that will be more than twice the size of their house under the proposed amendments. The benefits of the proposed rezoning of the Tourist Area in Duke Street to Neighbourhood Centre is not clearly explained other than to encourage worker accommodation. It is unclear how this would be implemented and the impacts on the adjacent properties in the medium density residential zone do not appear to have been considered. This locality is subject to major congestion and suffers from an acute lack of parking which should be addressed.	The submitter's property in Elanda Street, and neighbours on that side of the road have had the capacity to build a dual occupancy since the 1985 planning scheme and multiple dwellings since 2020. The fact that many have not taken up this opportunity, despite having large lot sizes of 800-924m² should be evidence that there is little risk of rapid or substantial change that would irreparably ruin the character of Sunshine Beach. However, as detailed elsewhere within this report it is recommended that dual occupancies remain consistent on lots less than 1,000m² in area. Site cover for a house in the MDR zone is remaining at 40%. This would be of relevance to alterations and additions. Likewise allowable plot ratio for a house is 0.4:1, the same for dual occupancies or multiple dwellings. The replacement of smaller original houses with significantly larger new houses occurs everywhere and has little to do with the planning scheme. Aside from the residential component itself, Duke Street Sunshine Beach has potential to serve as a neighbourhood centre for local residents with services not generally supported in a tourist zone. These might be medical, professional, retail, catering etc. Residential accommodation within the centre is likely to continue to be used by both short term and long term occupants through existing use rights and as determined by the market. It will continue to appeal to visitors given the proximity to the beach and to service the needs of visitors but may transition to a centre with local neighbourhood needs better catered for. Traffic congestion and parking demand is not likely to change either way, however bus services and pathways should continue to improve.	That no change be made to proposed amendments as a result of these submissions.
5784837		Rezoning of 36 to 48 Ben Lexon Drive from Low Density Residential to Medium Density Residential is not viable.	Neighbour concerns are noted and understandable.	
5808780				

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23109531	Ben Lexcen Drive is heavily congested with traffic already, the area is exhausted & struggling, this is not a development that can be placed here it becomes very dangerous with social housing only proving 1 onsite carpark this would encourage on street parking for the 2nd car of most tenants (extremely dangerous during school times). Have already experienced limited access out of my driveway for many months with the Blue Care development. This development has already taken over the High School evacuation location/area for a fire & still finding a new area safe for the children. The area can't cope with more traffic/development/population this really needs to be reconsidered for the safety of everyone, its simply not good enough to place a development here when the traffic conditions have not been considered first! With multiple dwellings on each allotment, there will be more cars parked on Ben Lexcen Drive. An example is Advance Place where the whole street is taken up by cars with insufficient parking, Another example is Beacon Ct/Ben Lexcen Drive where the footpaths are taken over by parked cars. This area of Ben Lexcen Drive will already be chaotic with the shopping centre, the bus stops, the T junction, the new retirement village, the aged care centre and the 3 schools. This street is also used by children and parents walking and riding to the schools, and the extra parking and traffic will cause problems for the school children. I am deeply concerned about the potential noise levels that this proposal may bring. We chose our property as it's in a quiet area of low density detached houses, with good privacy. My property was purchased with privacy in mind unlike others in Hardy St that back onto Lipton St. This will change the character of the area, and we will potentially have multiple story dwellings overlooking our backyard. My most pressing concern is the potential loss of privacy that this amendment could cause. If approved I will have two story units peering into my backyard and pool area, very undesirable. We have concerns with the potential impact to the character of the street/suburb and the privacy of our block/home which has recently been newly constructed. The number of residents in this location has already increased significantly and question the infrastructure in place to deal with even more The decrease in value it will have on my property will be enormous. This is just a bad location for increased density. We feel that a better location for new medium density and social housing would out near the Noosa Civic where new many units are already being built. That area has great shopping, better parking and public transport, and not on a narrow, busy residential street."	An integrated traffic and landuse study is currently underway to identify the implications of the proposed amendments and upgrades required to the road and intersection network. The signalised intersection of Ben Lexcen Drive / Eenie Creek Road / Heathland Drive is particularly busy in the mornings and afternoons correlating with school drop off and pick up. The balance of time it is unremarkable. Ben Lexcen Drive is a distributor road on a bus route with on-road cycle lanes. It is not a narrow residential street. Proximity to the shopping centre, the bus stop, the schools, recreational facilities, and other employment is precisely one of the reasons this is a good location for small amount of additional housing choice, specifically in the form of smaller units rather than additional larger, detached houses. Other areas such as near Noosa Civic and Noosa Junction are also focus areas for additional housing choice. Redevelopment of the subject sites is unlikely to occur in the short term. Given the age and condition of existing buildings it is likely to be years before redevelopment commences. Traffic and noise associated with the construction of the Blue Care residential aged care is temporary in nature and this facility is likely to be fully constructed and operational before any redevelopment construction at 36 to 48 Ben Lexon Drive commences. The Medium Density Residential zone allows for buildings of 2 storeys or 8 metres in height, the same as the Low Density Residential zone. The land naturally rises from Ben Lexcen Drive to Hardy Street. Therefore, it is unclear how Hardy St neighbours will be "overlooked" by multi-storey dwellings. On street parking can be managed if it becomes a problem. As addressed elsewhere the use of a dual occupancy is recommended to remain consistent on lots under 1,000m² in area and the development of small dwellings will be optional rather than mandatory.	That no change be made to proposed amendments as a result of these submissions.
	23109356			
	23109185			
5829787				
	23092080	As a resident and stakeholder in the community, I believe this amendment aligns with the evolving needs of our region as it relates to increased residential density. The proposed change to the Medium Density Residential zone for properties located at 36 to 48 Ben Lexcen Drive, Sunrise Beach, will contribute positively to our local housing market by accommodating a broader range of housing options, which is crucial in addressing the current housing shortage and increasing demand in Noosa. Furthermore, transitioning these properties to the Medium Density Residential Zone is consistent with the sustainable development goals outlined in the Noosa Plan 2020. It supports the efficient use of existing infrastructure and services while promoting a balanced and vibrant community environment. The potential benefits of this amendment extend beyond immediate property owners to the broader community, fostering a more diverse and inclusive neighbourhood that enhances our overall quality of life. By accommodating growth in a sustainable manner, Noosa can continue to thrive as a desirable place to live, work, and visit. I commend the Noosa Council's efforts in proactively addressing our community's housing needs through Amendment No. 2 and supporting further density in high-amenity areas.		
	23108859	Request that 54 Solway Drive be rezoned to medium density, in line with the changes occurring in the surrounding areas. I strongly dislike the fact that Noosa operates on a complaint-based model where a single anonymous complaint can ruin a business and cause financial and physical stress. I have personally witnessed this happen to many small businesses, such as gyms, restaurants, cafes, and home-based businesses. Noosa does not support small businesses and imposes excessive red tape on those who are simply trying to pay their bills and feed their families. This approach is detrimental to the local economy and discourages entrepreneurial initiatives.	54 Solway Drive is in the Low Density Residential Zone, adjoining other Low Density Residential land, however there is Medium Density Residential land over the road. The site is affected by Biodiversity and Bushfire overlays, given its proximity to National Park and established vegetation on and adjoining site. The site is registered with the short stay letting local law. Submitter's concerns about complaints are noted. There is a process where complaints are investigated and the "accused" is given the opportunity to address concerns and show they are not offending laws or plans. They are usually given options and opportunities to bring a business into compliance. No Council, including Noosa, is seeking to prosecute, or shut down legitimate small businesses but does have a duty of care to uphold the planning scheme and local laws.	That no change be made to proposed amendments as a result of these submissions.
	23108805			
	23108802			

Your Say Reference	ECM reference	Submitter comments	Considerations	Decision
	23094931	Fully support 102-110 Pacific Avenue, Sunshine Beach rezoning from Low Density Residential to Medium Density Residential Support Duke Street, Sunshine Beach. Rezoning from Tourist Accommodation to Neighbourhood Centre. Fully Support Ben Lexcen Dr, Sunrise Beach rezoning from Low Density Residential to Medium Density Residential	Support noted	That no change be made to proposed amendments as a result of this submission.
	23055058	Request for the neighbouring property 100 Pacific Avenue to also be included in the zoning change. This would be continuous for the MDR zoning and provide more housing in the future, aligning with the Council's Housing Strategy.	100 Pacific Avenue is a house in the Low Density Residential Zone, adjoining the backpacker site proposed to be included in Medium Density Residential. It is not considered appropriate to further extend the Medium Density Residential Zone at this point but it could be looked at a future planning scheme review.	That no change be made to proposed amendments as a result of this submission.
	23101126	PBCA supports the inclusion of new definition of residential amenity and further recommends that the definition be highlighted in the preamble to the Plan. PBCA supports the proposed amendments to the Overall Outcomes of the LDR zone to ensure that the character and ambience of this zone is protected, and the liveability of permanent residents is prioritised and protected. Concerned how this will this be managed. There needs to be a mechanism for Council to enforce this in the event of significant non-compliance. Many new dwelling developments and redevelopments are not sensitive to the pre-established character of neighbourhoods. Amendments are proposed that will clarify and strengthen requirements around streetscape and built form; these proposed amendments are strongly supported. We support proposed changes that will allow land zoned as MDR to accommodate a greater number of smaller dwellings. PBCA supports an increased number of smaller multiple dwellings in the MDR, dual occupancies to be inconsistent on a lot of 600m2 or more as multiple dwellings in the form of small dwellings are preferred in these lots. However not the loss of setbacks and landscaping as a "trade off". Ensure that setback provisions (particularly those that require soft landscaping between buildings and site boundaries) are strictly enforced. There is growing community concern that much of the treescape that once existed in our neighbourhoods has been lost as lots are redeveloped. It is important that any redevelopment, particularly as we move to greater density, protects, and enhances our streetscapes. PBCA supports the use of church owned land for disability emergency or crisis accommodation, subject to the application of the usual assessment processes. The challenge will be to ensure that any developments maintain the physical character of the Noosa Shire. PBCA strongly supports any initiatives that further encourages the development of the Innovation zone at Peregrine Beach without compromising the visual amenity of the Rufous Street precinct. The Digital Hub has proven to be a highly successful enterprise and we believe it has contributed positively to the character and image of Peregrine Beach. While there are possibly limited opportunities for expansion of the Innovation zone at Peregrine Beach, there is potential for the site on the corner of Woodland Drive and Rufous Street to be developed along the lines envisaged by the proposed amendments. PBCA supports the proposed amendments that provide more detail and clarity on the nature and type of development in the zone PBCA is pleased that the heights referred to in the Low Density Residential zone, the Medium Density Residential zone and the High Density Residential zone are consistent with the community's desire for there not to be "high rise" developments in residential areas. We note from the zoning maps provided as attachments to the amendments that it is proposed that the Peregrine Beach surf club be moved into the urban footprint. We are not clear as to the reason for this change and would appreciate clarification as to the rationale for this proposal - would be concerned if the move was designed to facilitate any future redevelopment of the surf club that was inconsistent with the wishes of residents.	Support for provisions noted Compliance is a matter for Development Assessment and Local Laws. There is no intention to reduce boundary setbacks to buildings and indeed some front setback and streetscape provisions are proposed to be strengthened. Support is noted for the use of church owned land for critical housing. The intent for any community housing on these sites to be low rise and incorporate landscaping spaces between buildings. In relation to the Innovation Zone the comments are noted. The site on the corner of Rufous Street and Woodland Drive is located in the Innovation Zone.	That no change be made to proposed amendments as a result of this submission.
	23132362	Request Council include 40 Old Emu Mountain Road, Peregrine Beach in the ongoing planning scheme amendment process. The proposed development represents a unique and valuable opportunity to address the pressing need for affordable housing for older residents in the Noosa and greater Sunshine Coast region. The site's inclusion in the Urban development zone as part of the Noosa Plan 2020 amendments is a logical and necessary step to meet the strategic objectives of the Council and the broader community. The development aligns with the goals of the proposed planning scheme amendments, providing a range of affordable, accessible housing options while ensuring environmental sustainability and community integration. It offers significant economic and social benefits, including supporting local businesses, creating employment opportunities, and fostering a sense of community among residents.	This submission does not address the proposed amendments but rather is a request for Council to include additional land within an urban zone. It can be considered outside of this amendment process.	That no change be made to proposed amendments as a result of this submission.

