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# 1 Background

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## 1.1 Noosa Shire Climate Change Adaptation Plan

To help the Noosa Shire adapt to potential effects of climate change over time, Noosa Council is responding to potential climate change risks by undertaking a two-year project to develop a Climate Change Adaptation Plan (CCAP) to build adaptive capacity within Council and across the community.

The core objectives for the CCAP are to:

- Improve Noosa Council and the community's understanding of current & future risks from coastal hazards and how they might change through time as a result of climate change;
- Consult with the community clearly and sensitively throughout key stages of the project so the community understands the implications and contributes to the decision making;
- Identify what actions are required to avoid, reduce or adapt to these risks to people, property, assets and the environment;
- Provide mapping & visual products and deliverables that are useful for a range of purposes across Council departments and functions and within the community (e.g. planning scheme, asset management, community awareness, disaster management and financial planning); and
- Provide direction for a coordinated approach for Council and the community to adapt to climate change and coastal hazards.

The coastal hazards component of the CCAP will be informed by the development of a Coastal Hazards Adaptation Plan (CHAP). The CHAP is funded by a grant agreement with the Local Government Association of Queensland (LGAQ), under the Queensland Department of Environment and Heritage Protection's (DEHP) QCoast<sub>2100</sub> initiative. Coastal Hazard Mapping, the subject of this report, is required to understand the extent of current and future coastal hazard areas so that potentially impacted assets and values can be identified.

## 1.2 QCoast<sub>2100</sub> Program

The QCoast<sub>2100</sub> program is governed by a Board comprising members from the LGAQ, DEHP and Department of Infrastructure, Local Government and Planning (DILGP). The program has been designed to assist Queensland coastal local governments with funding and technical support to progress the preparation of plans and strategies to address climate change related coastal hazard risks. The program is intended to guide decision-making across key areas of local government planning and operations, including:

- Corporate and operational planning and financial planning;
- Land use planning and development assessment;
- Infrastructure planning and management including roads, stormwater and foreshores;
- Asset management and planning including nature conservation, recreation, cultural heritage values and other public amenities;

- Community planning; and
- Emergency management.

The [QCoast<sub>2100</sub> Minimum Standards & Guidelines](#) (MS&G) provide guidance to local government wishing to prepare a CHAP. The guidelines set minimum requirements that are to be included in a CHAP as well as providing information on leading practices to facilitate continuous improvement. The minimum standards set a benchmark for undertaking such studies in Queensland so that coastal hazard adaptation decision-making is approached in a consistent and systematic manner. The MS&G are structured to address the key phases of a CHAP which are illustrated in Figure 1-1. This report is a key output of Phase 3 – the identification of areas exposed to current and future coastal hazards.

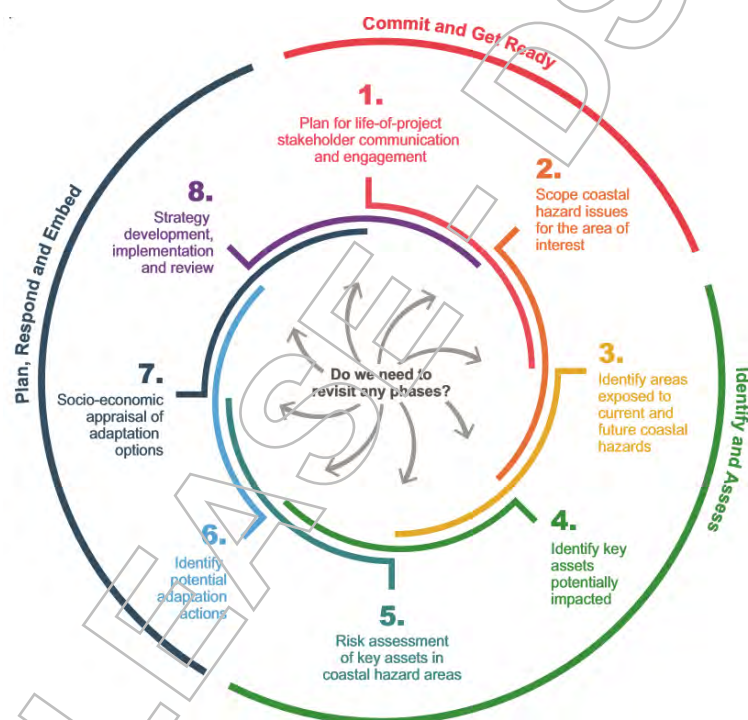


Figure 1-1 QCoast<sub>2100</sub> Phases

This report and mapping are just one tool that will be used to support future consultation with the community and a risk assessment process; in combination, these will then inform the consequences of these hazards to assets and future strategic planning in response.

### 1.3 Coastal Hazard Adaptation Plan Scoping Study

A review of existing information relevant to the Noosa CHAP has been completed (BMT WBM 2017). The review identified the necessary additional studies to address key knowledge gaps and establish a basis for a risk assessment process in accordance with the Australian Standard for Risk Management (AS/NZS ISO 31000:2009).

Regarding coastal hazard mapping, two priority gap studies were identified:

## Background

- (1) Developing storm tide hazard mapping for the planning horizons of interest
- (2) Coastal erosion prone area assessment and mapping

The planning horizons agreed for the Noosa CHAP are present-day, 2040, 2070 and 2100 and therefore hazard mapping representative of these years is required. The CHAP adopts the 100 year Average Recurrence Interval (ARI) as the base planning horizon for land use planning decision making, consistent with Queensland Government approach to assessing future climate coastal hazards. It is noted that climate change considerations for coastal engineering design should follow best practice guidelines (e.g. Harper 2012, 2017) and relevant standards and in some cases may require consideration of different planning horizons, likelihoods and climate change assumptions for internal purposes and progressive planning, therefore additional hazard maps have been produced.

The Queensland Flood Commission of Inquiry for the Brisbane floods recommended consideration be given to a wide range of flood severities up to the probable maximum flood for considering flood risk. A similar approach has been undertaken for the CHAP, with a range of coastal hazard event probabilities being modelled. However to ensure this report remains concise, only the 1% AEP (approximately 100 ARI) are discussed.

The assessments and methods for developing the necessary mapping products for the Noosa CHAP are described in Chapter 2 and Chapter 3 of this report. Plans illustrating the coastal hazard mapping results are presented in the Appendices.



## 2 Storm Tide Hazard Assessment

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### 2.1 Background

The Noosa CHAP Scoping Study Report (BMT WBM 2017) discusses the three 'categories' of storm tide hazard that have been considered as part of previous local government scale assessments:

- (1) 'Open coast storm tide' which can lead to inundation of nearshore areas adjacent to beaches. For these locations the combination of tide, surge and wave breaking processes contribute to the observed water level.
- (2) 'Lower Noosa River catchment storm tide' which can lead to flooding of areas within the tidal extent of the lower river system. For these locations and in the absence of significant rainfall and catchment flooding, the combination of tide and surge contribute to the observed water level.
- (3) 'Coincident catchment flooding and storm tide' which can lead to flooding of areas within the tidal extent of the lower river system. For these locations the combination of river flow, tide and surge contribute to the observed water level.

Aurecon (2013) assessed 'storm tide only' (i.e. categories 1 and 2 above) for the present-day and 2100 planning horizons and range of exceedance probabilities. The other planning horizons relevant to the CHAP (2040 and 2070) were not previously assessed. The method for producing outputs for the other planning horizons of interest is summarised in Table 2-1 and further described in Section 2.2. Table 2-1 also indicates the sea-level rise (SLR) allowance adopted for the Noosa CHAP. Further details regarding the Noosa CHAP SLR assumptions are provided in BMT WBM (2017).

The likelihood of peak storm tide conditions coinciding with peak catchment flooding (storm tide category 3) within the lower Noosa River is expected to be a rare event, that whilst valuable to understand, would be an extreme event and not preferred as a basis for making planning decisions. The coincident rainfall, river flooding and storm tide hazard was recently assessed by WMA Water (2017a) for the present-day and 2100 planning horizons. The 2040 and 2070 planning horizons were subsequently assessed to provide the additional hazard information required for the CHAP (WMA Water 2017b).

**Table 2-1 Summary of CHAP Storm Tide Hazard Mapping Approach**

Mapping product	Present-day	2040	2070	2100
Open coast storm tide inundation	Developed using present-day open coast levels reported by Aurecon (2013) and bathtub mapping	Developed using present-day open coast levels + 0.2 m SLR reported by Aurecon (2013) and bathtub mapping	Developed using present-day open coast levels + 0.5 m SLR reported by Aurecon (2013) and bathtub mapping	Developed using 2100 open coast levels reported by Aurecon (2013) (which included 0.8m SLR) and bathtub mapping
Lower Noosa River catchment storm tide inundation	Previously completed by Aurecon (2013)	Developed using existing TUFLOW model + 0.2 m SLR boundary condition adjustments	Developed using existing TUFLOW model + 0.5 m SLR boundary condition adjustments	Previously completed by Aurecon (2013) (which included 0.8m SLR)
Coincident Noosa River flooding and storm tide conditions	Previously completed by (WMA Water, 2017a)	Previously completed by (WMA Water, 2017b)	Previously completed by (WMA Water, 2017b)	Previously completed by (WMA Water, 2017a)

## 2.2 Open Coast & Lower Noosa River Storm Tide Inundation

The open coast and lower Noosa River storm tide hazard depth and extent for the CHAP planning horizons are presented in Appendix A. The method for deriving the 'storm tide only' coastal hazard area is described in this section.

Current climate open coast storm tide levels for the Noosa local government area are reported in Aurecon (2013). For return periods up to the 100 year ARI, the levels are based on the following:

- Analysis of tidal residual data recorded at Mooloolaba Harbour Entrance by fitting a Generalised Extreme Value (GEV) distribution to the data.
- Generation of a synthetic record of surge plus tide level by independent sampling of the tidal residual distribution and a derived high tide distribution (based on published tidal constituent data for Mooloolaba).
- Analysis of the synthetic surge plus tide record at Mooloolaba by fitting a GEV distribution to the data.
- Extrapolation of the surge plus tide levels at Mooloolaba to other Sunshine Coast locations with reference to the spatial distribution of storm tide levels reported by Connell Wagner (2005) and Hardy et al. (2004).
- An allowance for wave setup (discussed further below)

Future climate 2100 scenarios were also reported by Aurecon (2013). These assessments simply added a 0.8 m SLR allowance to the current climate design water levels. This approach has been followed, using the SLR allowances summarised in Table 2-1, to estimate the 2040 and 2070 open coast 100 year ARI water levels. Current climate and future climate open coast design water levels adopted for the Noosa CHAP storm tide hazard mapping are provided in Table 2-2.

**Table 2-2 100 year ARI Open Coast Storm Tide Levels (mAHD)**

Location	Current	2040	2070	2100
Peregian Beach	2.97	3.17	3.47	3.77
Marcus Beach	3.01	3.21	3.51	3.81
Sunshine Beach	3.17	3.37	3.67	3.97
Noosa Head	3.17	3.37	3.67	3.97
Noosa Main Beach	2.62	2.82	3.12	3.42
Noosa River Entrance*	1.63	1.83	2.13	2.43
Noosa North Shore	2.73	2.93	3.23	3.53
Teewah Beach	3.18	3.38	3.68	3.98

\*wave setup not included within river entrance

The current and 2100 climate design water levels reported by Aurecon (2013) and reproduced in Table 2-2 included an allowance for wave setup; however, it is noted that Aurecon (2013) did not provide details of how wave setup was derived other than to reference the NDRP Storm Tide Hazard Interpolation Study (GHD 2014). The NDRP study adopted wave setup estimates reported by Hardy et al. (2004), noting that this study only considered surge and wave conditions generated by tropical cyclone events. For the Sunshine Coast region, design water level and wave statistics are likely to be dominated by non-cyclonic weather systems up to at least the 100 year ARI. Consequently, there is some concern that the wave setup allowances reported by Aurecon (2013) are not representative of actual wave conditions that occur along the Sunshine Coast, particularly for return periods up to and including the 100 year ARI. For storm erosion hazard assessment discussed in Section 3.5, the wave setup contribution to the design water level at the shoreline has been estimated following an alternative approach.

### 2.2.1 Open Coast Storm Tide Assessment

Open coast storm tide hazard mapping has been produced using a 'bathtub' mapping approach. The mapping methodology involved extrapolating the point location output summarised in Table 2-2 across the adjacent coastal land. The open coast shoreline throughout the Noosa region is characterised by either an established dune system or rocky headland. These natural features provide the adjacent land areas a degree of protection from open coast storm tide inundation and therefore this hazard area is confined to a relatively narrow strip along open coast beaches. The influence of storm tide conditions on catchment flooding (i.e. land adjacent to the lower Noosa River) has been mapped separately and is described in Section 2.2.2.

It is noted that the water levels in Table 2-2 are considered representative of the 'sustained peak' level during a storm tide event. These levels do not account for wave runup, the intermittent

process of advancement and retreat of the instantaneous shoreline position on a timescale that is of the order of the incoming wave period (~12 s for large swell conditions). A preliminary wave runup assessment is presented in Section 3.5.1.3, noting that wave runup and overtopping are key considerations when designing coastal structures and may need further assessment during the options analysis stage of the Noosa CHAP.

### 2.2.2 Lower Noosa River Storm Tide Assessment

Aurecon (2013) produced storm tide hazard mapping throughout the tidal extent of the Noosa River catchment using inundation modelling techniques. In summary, this involved the application of representative 'surge plus tide' boundary conditions at the entrance to the Noosa River and simulation of the resulting lower river floodplain inundation. The current climate 100 year ARI boundary condition is shown in Figure 2-1.

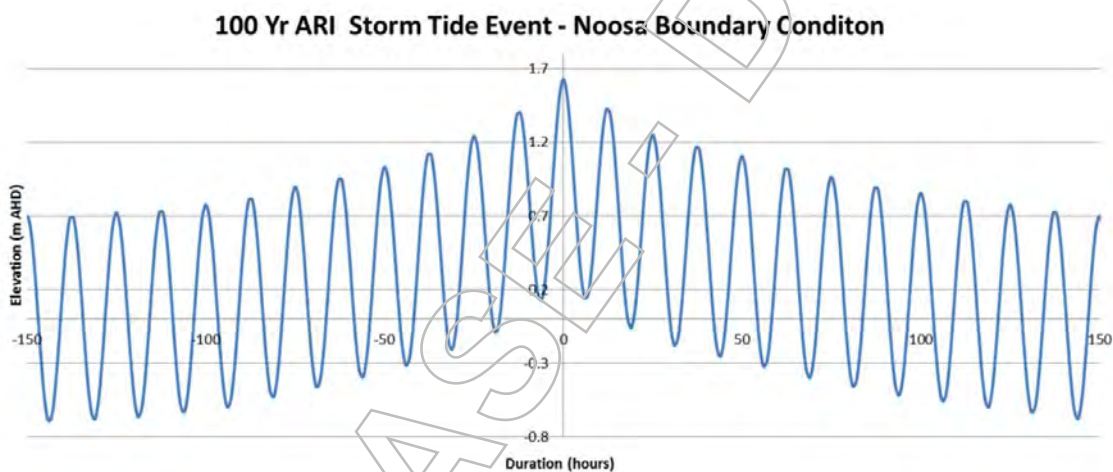


Figure 2-1 100 year ARI surge plus tide boundary condition applied at the entrance to the Noosa River (Aurecon 2013)

Future climate 2100 scenarios involved adding a 0.8 m SLR allowance offset to the boundary condition shown in Figure 2-1. In addition, a morphological response to SLR across the lower Noosa River and flood tide delta was represented by raising the bathymetry elevation by an amount equivalent to the SLR allowance. Full details of the modelling approach are provided in Aurecon (2013).

To develop lower Noosa River storm tide mapping for the additional 2040 and 2070 planning horizons required by the CHAP, the modelling approach described by Aurecon (2013) has been adopted. This simply involved application of the existing inundation modelling tools with surge plus tide and bathymetry boundary condition adjustments using the methodology described in Aurecon (2013). The SLR assumptions for each planning horizon are summarised in Table 2-1.

It is noted that the assessment mapping presented in Appendix A classify the inundation hazard in terms of depth only. Other hazard definition information, such as inundation velocity, is also available to the Noosa CHAP and may be considered as part of the risk and vulnerability assessment (QCoast<sub>2100</sub> Phase 5).

## 2.3 Coincident Catchment Flooding & Storm Tide

The coincident Noosa River catchment flooding and storm tide hazard depth and extent for the CHAP planning horizons are presented in Appendix B. As described in Section 2.1, coincident rainfall river flooding and storm tide hazard was recently assessed by WMA Water (2017a; 2017b). Their report describes the 1 in 100 AEP as a combination of flow, rainfall and tide conditions, of which the probability of occurrence is unknown, but likely to be rarer than the 1 in 100 AEP. The maps provided in Appendix B are simply a presentation of the WMA Water peak inundation depth assessment results. As noted above, inundation velocity information is also available and may be used to inform the Noosa CHAP risk and vulnerability assessment.

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## 3 Erosion Prone Area Assessment

### 3.1 Background

These assessments have been undertaken with the key objective of developing maps suitable for the Noosa CHAP and to better understand the erosion hazard and associated risk to assets and values within the local government area in order to progress consultation with the community about the consequences of these risks. In addition to the CHAP, the outcomes of these assessments may be used to support an amendment to the State-declared erosion prone area plans, if desired. Details of the State-declared erosion prone areas for Noosa are provided in BMT WBM (2017).

#### 3.1.1 Erosion Prone Area Definition & Mapping

The State Erosion Prone Area plans are intended to assist development assessment and to inform the preparation of planning instruments, such as planning schemes and regional plans under the *Planning Act 2016*.

Erosion prone areas have been declared for all coastal local government areas in Queensland. The Noosa Shire Plan NOS3A is available online via DEHP website:

<https://www.ehp.qld.gov.au/coastal/development/assessment/pdf/noosa-erosion-prone-area-plan.pdf>

The EPAs apply to land subject to inundation by the Highest Astronomical Tide (HAT) by the year 2100 or at risk from sea erosion. On land adjacent to tidal water the EPA is defined by whichever of the following methods gives the greatest width:

- (1) 40 m buffer from the present-day HAT contour
- (2) Calculated erosion distance shown in Table 1 of the statutory plan
- (3) Permanent inundation due to SLR in 2100 (defined by present-day HAT plus 0.8 m).

The 40 m buffer from present-day HAT (component 1) generally applies within estuarine areas not exposed to open coast processes. This approximate method is intended to account for the migration of channels within tidal waterways with natural (undeveloped) shorelines.

The calculated erosion distance (component 2) is intended to cater for the potential loss of land for open coast locations. Both short term (storm-related) and longer term (gradual) trends are included in the assessment together with an allowance for potential sea level rise associated with climate change. Provision is also included for a factor of safety on the estimates and an allowance made for slumping of the dune scarp that is often observed after significant storm erosion has occurred. For the Noosa CHAP this component has been reassessed and is discussed further in Section 3.2.

The Noosa Shire Plan NOS3A (NOS3A, Table 1) provides a summary of the calculated erosion distance for open coast locations. Consideration of the potential presence of bedrock is included however it is noted that the State plans do not capture all local-scale natural and/or manmade features that may limit the landward extent of shoreline erosion.

The permanent inundation due to SLR (component 3) represents the HAT coastline (or elevation contour) in 2100 in the absence of any adaptation response to treat the risk, such as filling land to



an elevation above the threshold water level. This component has also been reassessed for the planning horizons relevant to the Noosa CHAP (see Chapter 4).

The EPAs determined by the State define a hazard extent at a single specified planning horizon (the year 2100) and probability (representative 100 year ARI). The erosion prone areas are therefore useful for 'first-pass risk screening' however do not provide sufficient information regarding likelihood and consequence to undertake a more detailed risk assessment in accordance AS/NZS ISO 31000:2009, the SPP or other State guideline documents (such as the QCoast<sub>2100</sub> Minimum Standards and Guidelines). This issue has been addressed through the erosion prone area hazard assessments described in this Chapter.

## 3.2 Calculated Erosion Distance Assessment

The potential coastal erosion hazard throughout the study area arises from a combination of:

- The physical processes that are causing (or threatening to cause) erosion;
- The assets and values potentially affected by the erosion; and
- The timeframe over which the threat may act upon the assets and values.

In order to assess the erosion hazard for the open coast beaches throughout the Noosa region, it is necessary to understand which areas are presently within the short term storm erosion zone and areas that may become threatened in the future.

To effectively assess the coastal erosion hazard a vulnerable zone is typically determined for a specific planning period. The erosion vulnerability zone should include the following components, consistent with the Queensland Government Coastal Hazard Technical Guide (DEHP, 2013):

- Short term storm erosion;
- Continuation of the long term historical shoreline position trend (if this can be identified);
- Cyclic morphological change observed at river and creek mouths (not a significant issue at this location due to training of the southern shoreline of Noosa River); and
- Additional future effects of climate change induced sea level rise.

The selected planning period influences:

- The design event characteristics adopted for the short term erosion assessment;
- The duration that the long term erosion component is applied; and
- The choice of an appropriate sea level rise projection.

### 3.2.1 Open Coast Calculated Erosion Distance Formula

The open coast erosion hazard areas are determined to cater for potential erosion of the dune system over a specified planning period. Both short term (storm-related) and longer term (gradual) trends are included in the assessment together with an allowance for potential sea level rise associated with climate change. Provision is also included for a factor of safety on the estimates and an allowance made for slumping of the dune scarp that is often observed after significant storm

erosion has occurred. The following relationship was originally used by the former Beach Protection Authority (BPA) for determining erosion hazard area widths throughout Queensland. This formula continues to be recognised by DEHP (2013) as a reasonable method of assessing the erosion hazard on sandy coastlines.

$$E = [(N \times R) + C + S] \times (1 + F) + D$$

#### Equation 3-1

Where  $E$  = Calculated erosion distance or width (metres)

$N$  = planning period (years)

$R$  = rate of long term erosion (metres per year)

$C$  = short term erosion from the design storm event (metres)

$S$  = erosion due to sea level rise (metres)

$F$  = factor of safety

$D$  = dune scarp component

In the assessments for the Noosa region described in this Section, the values of  $C$ ,  $S$  and  $D$  have been determined for individual beach compartments using existing beach profile survey data, site specific modelling and SLR projections adopted for the CHAP (refer BMT WBM 2017). As described below in Section 3.4, insufficient data is available to accurately assess  $R$  on an individual beach basis. Previous studies and the limited data that is available suggests that most beaches within the region are 'dynamically stable' and are not displaying trends of long term recession that can be linked to a deficit in sand supply. The notable exceptions are Noosa Main Beach and Dog Beach, where coastal structures and an ongoing sand replenishment program (via back-passing using a sand shifter or dredging) are used to maintain the beach profile. The localised erosion issues at Dog Beach are related to channel migration (rather than sand supply) and appear to be linked to the dynamic morphology of the Noosa River entrance. For the CHAP, the potential for channel migration is accounted for through the State-defined EPA erosion component 1 (i.e. 40 m buffer on present-day HAT). This buffer is applied consistently across all planning horizons.

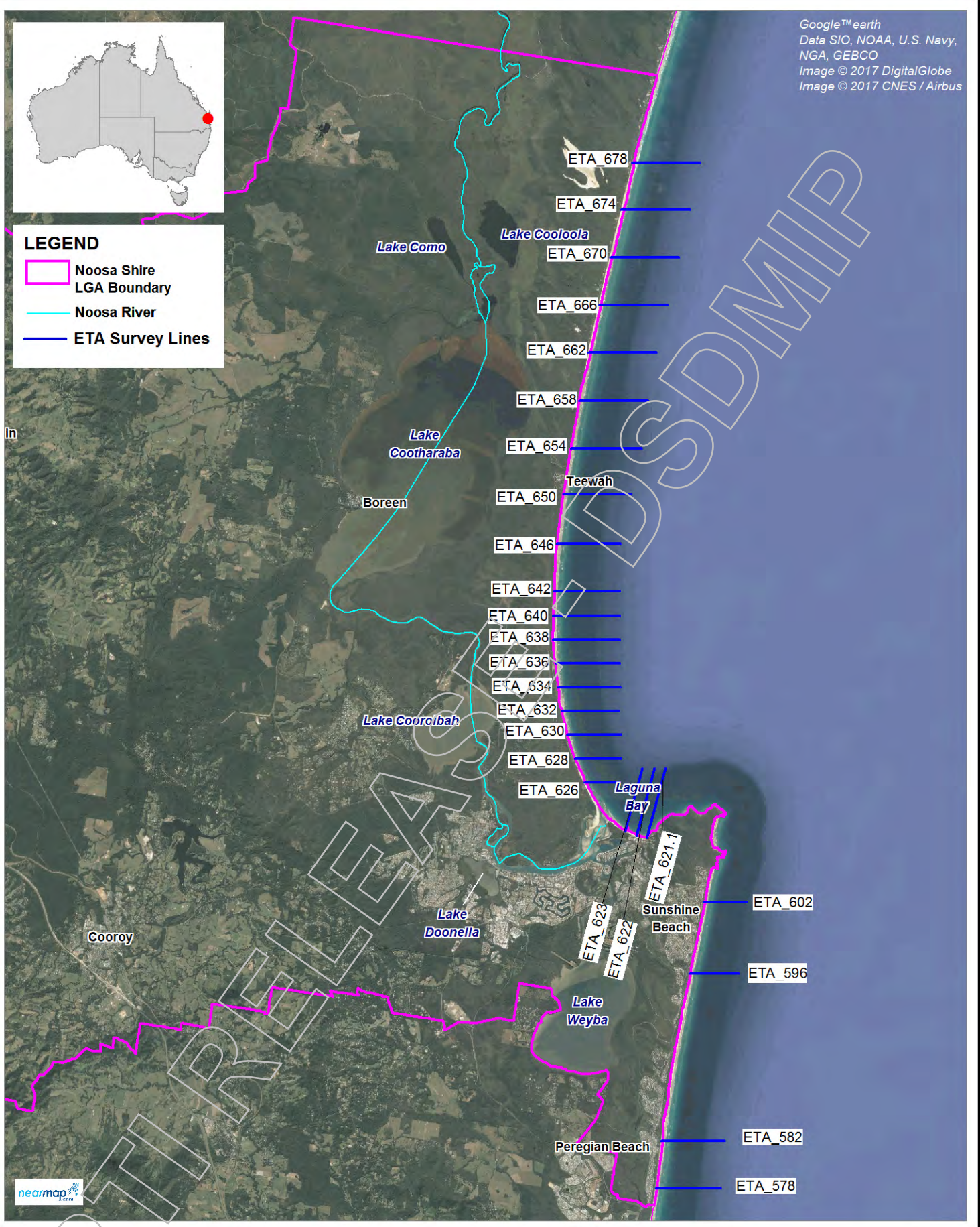
The open coast calculated erosion distance has been assessed at 25 existing beach and offshore profile locations indicated in Figure 3-1. These monitoring locations, commonly known as 'ETA' profiles, were originally established by the former BPA and surveyed at semi-regular intervals between 1970s and early 2000s. The assessments described in this Chapter focus on the locations shown in Figure 3-1.





**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River
- ETA Survey Lines

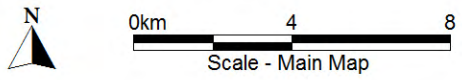


Title:  
**Erosion Assesment Locations**

Figure:  
**3-1**

Rev:  
**A**

BMT WBM endeavours to ensure that the information provided in this map is correct at the time of publication. BMT WBM does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.





### 3.2.1.1 Application of the Calculated Erosion Distance Formula

DEHP (2013) guidelines require that the open coast erosion hazard area distance is measured landward from the seaward toe of the frontal dune. This is normally approximated by the seaward limit of terrestrial vegetation or, where this cannot be determined, the level of present day HAT. The coastal zone is highly dynamic and significant fluctuations can occur in the dune profile and correspondingly the location of the seaward toe of the frontal dune. At some locations and times there can be a large height (and therefore volume) difference between the higher hind dune areas and the low foredunes which can be quite wide.

The calculation of the short term erosion component (*C*) is volumetric based and where there is a broad low foredune, the calculated distance from the seaward toe of that dune can be large. The adopted formula for calculating the overall erosion hazard area width also includes a factor of safety that is applied to the short term erosion component (*C*). In situations with a broad low frontal dune, this can lead to an unrealistic overestimation of the width of the short term erosion threat as measured from the seaward toe of the frontal dune. Accordingly, for the present study, this short term erosion component has been split into two sections (*C1* and *C2*) with the revised calculated erosion distance formula as follows:

$$E = [(N \times R) + C1 + S] \times (1 + F) + D + C2$$

#### Equation 3-2

Where *C1* = short term erosion from the design storm event, measured from the location where the design water level intersects the pre-storm beach profile (metres)

*C2* = distance from the seaward toe of the frontal dune to the location where the design water level intersects the pre-storm initial beach profile (metres)

The modified calculated erosion distance formula is illustrated conceptually in Figure 3-2 using an example beach profile. The *C1* term in the current study is the modelled short term erosion setback distance based on the volume eroded from the main pre-storm dune above the design water level. This is the primary short term erosion component to which the factor of safety is applied. The *C2* term is the distance between the seaward toe of the frontal dune and the location where the design water level intersects the pre-storm profile. This covers the short term erosion of the low foredune area to which the factor of safety is not applied. As outlined above, this minimises the potential overestimation of the total short term erosion component when using the standard formula on beaches with a broad low dune terrace. The approach for assessing short term erosion is discussed further in Section 3.5.

For the present study, the Department of Natural Resources and Mines (DNRM) state coastline definition has been used to estimate the frontal dune toe position along Noosa open coast beaches for erosion hazard area assessment and mapping purposes. The DNRM coastline was digitised manually, guided by several references including aerial imagery and HAT contours generated from LiDAR survey data. A review of the DNRM coastline definition along Noosa beaches indicates that digitised coastline is at an elevation above HAT and close to the seaward edge of dune vegetation.

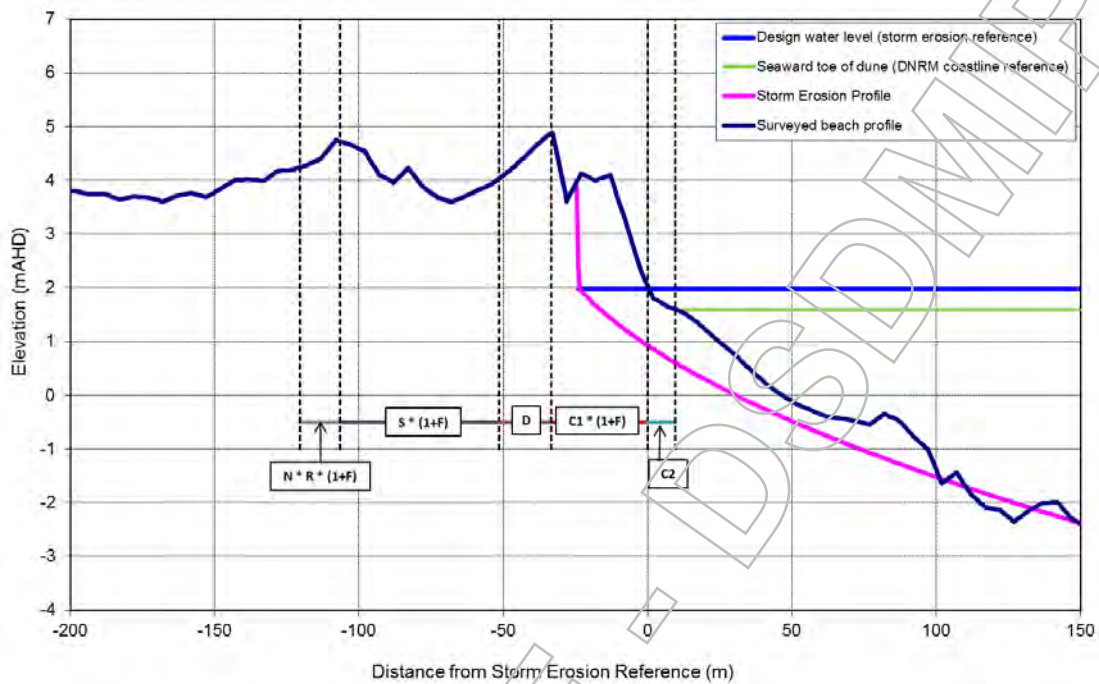


Figure 3-2 Conceptual Illustration of the Open Coast Calculated Erosion Distance Formula

### 3.3 Planning Period (N)

The present-day, 2040, 2070 and 2100 planning horizons have been assessed. For each timeframe, it has been assumed that the storm erosion component ( $C1 + C2$ ), the rate of long term erosion ( $R$ ) and the dune slumping component ( $D$ ) remains consistent. For example, the short term erosion associated with a storm event is the same for all planning horizons.

The erosion due to an increase to mean sea level ( $S$ ) for each timeframe is ultimately based on a SLR projection of 0.8 m by 2100, as adopted by the Queensland Government for land use planning purposes. SLR benchmarks for the intervening planning horizons have been determined from projections that are consistent with the current literature. This has been previously summarised as part of the CHAP Scoping Study (BMT WBM 2017).

### 3.4 Rate of Long Term Erosion (R)

The rate of long term erosion can be estimated by extrapolating past trends from analysis of historical survey data and/or determining any deficit in the local sediment budget, typically via a combination of data analysis and longshore sediment transport modelling. In instances when there is insufficient data is available to accurately assess ( $R$ ) on an individual beach basis, the component is simply accounted for by adopting an allowance of 10 m (the minimum allowance for  $N \times R$  required by DEHP 2013).

Changes to the beach profile in response to wave events can be clearly detected in the historical survey datasets, with volumetric changes of  $\pm 30,000 \text{ m}^3/\text{year}$  common at Noosa Main Beach (e.g.

Beach Protection Authority 1998). Despite this annual variation, periods of erosion are generally followed by accretion and therefore the Noosa region beaches would appear to be 'dynamically stable' in the short to medium term. Persistent erosion at Noosa Main Beach has been an issue since the 1970s and has been somewhat mitigated through a combination of coastal protection structures (groynes and seawalls) and a permanent sand replenishment program. While this beach remains vulnerable to the impacts of short term storm erosion, shoreline recession due to long term trends is currently managed.

There is no strong indication of shoreline recession along the Noosa Eastern Beaches based on an analysis of historical aerial imagery (e.g. BMT WBM 2013). However, it should be noted that only a relatively short period of historical records exists and it begins at a time when the beaches were known to be recovering from severe cyclonic erosion in the early 1970's. Furthermore, periodic exposure of coffee rock at many locations throughout the wider Sunshine Coast region may be anecdotal evidence of a receding shoreline on a geological timescale (e.g. Lord and Burgess 1987).

Due to the difficulties in determining long term trends from intermittent historical datasets, BMT WBM (2013) estimated the rate of long term shoreline trends using wave and longshore sediment transport modelling techniques. A minor rate in long term recession was identified by dividing the annual sediment loss per metre of shoreline (averaged over the Sunshine Coast study area and taken to be 0.55 m<sup>3</sup>/m/year) by an estimate of the active profile height at each location. The active profile is defined as the vertical distance from the dune crest to the depth of the closure. The dune crest was obtained from the measured beach profile data and the depth of closure was estimated from the local wave conditions. The depth of closure is the theoretical depth limit for sediment transport and is discussed further in Section 3.6.2.

Adopting the average annual sediment deficit per metre of shoreline and the approach described by BMT WBM (2013), the annual rate of long-term erosion ( $R$ ) for the Noosa CHAP planning horizons has been estimated and are presented in Table 3-1. These results, together with consideration of the available historical data, suggest that the rate of long term shoreline recession is very low.

For the Noosa CHAP, an allowance of 10 m to account for long-term erosion ( $N \times R$ ) has been adopted for all planning horizons, since the annual rates of long-term erosion presented in Table 3-1 (obtained using modelling techniques described in BMT WBM 2013) and are less than the 10 m minimum allowance required by DEHP.



**Table 3-1 Summary of Long Term Recession Results (m)<sup>1</sup>**

Beach Compartment	Profile Location	Active Height (m)	Annual Recession (m)	2040 (m) N = 23	2070 (m) N= 53	2100 (m) N= 83
Peregian Beach	ETA 578	18	0.031	0.7	1.6	2.6
Peregian Beach	ETA 582	17	0.033	0.8	1.7	2.7
<b>Peregian Beach Compartment – Modelled Long Term Recession (m)</b>				<b>0.8</b>	<b>1.7</b>	<b>2.7</b>
Castaways Beach	ETA 596	21	0.026	0.6	1.4	2.1
Sunshine Beach	ETA 602	19	0.030	0.7	1.6	2.5
<b>Sunshine Beach Compartment – Modelled Long Term Recession (m)</b>				<b>0.7</b>	<b>1.7</b>	<b>2.7</b>
Noosa Main Beach	ETA 621.2	17	0.031	0.7	1.7	2.6
Noosa Main Beach	ETA 622	17	0.032	0.7	1.7	2.7
Noosa Main Beach	ETA 623	19	0.029	0.7	1.5	2.4
<b>Noosa Main Beach Compartment – Modelled Long Term Recession (m)</b>				<b>0.7</b>	<b>1.6</b>	<b>2.6</b>
Noosa North Shore	ETA 626	21	0.027	0.6	1.4	2.2
Noosa North Shore	ETA 628	18	0.030	0.7	1.6	2.5
Noosa North Shore	ETA 630	16	0.034	0.8	1.8	2.8
Noosa North Shore	ETA 632	16	0.035	0.8	1.9	2.9
Noosa North Shore	ETA 634	18	0.030	0.7	1.6	2.5
Noosa North Shore	ETA 636	17	0.032	0.8	1.7	2.7
Noosa North Shore	ETA 638	17	0.032	0.7	1.7	2.7
Noosa North Shore	ETA 640	17	0.032	0.7	1.7	2.6
Noosa North Shore	ETA 642	19	0.030	0.7	1.6	2.5
<b>Noosa North Shore Compartment – Modelled Long Term Recession (m)</b>				<b>0.7</b>	<b>1.7</b>	<b>2.6</b>
Teewah Beach	ETA 646	18	0.031	0.7	1.6	2.5
Teewah Beach	ETA 650	18	0.031	0.7	1.7	2.6
Teewah Beach	ETA 654	21	0.026	0.6	1.4	2.2
Teewah Beach	ETA 658	18	0.030	0.7	1.6	2.5
Teewah Beach	ETA 662	18	0.030	0.7	1.6	2.5
Teewah Beach	ETA 666	19	0.029	0.7	1.5	2.4
Teewah Beach	ETA 670	14	0.038	0.9	2.0	3.2
Teewah Beach	ETA 674	21	0.026	0.6	1.4	2.2
Teewah Beach	ETA 678	21	0.026	0.6	1.4	2.2
<b>Teewah Beach Compartment – Modelled Long Term Recession (m)</b>				<b>0.7</b>	<b>1.6</b>	<b>2.5</b>

<sup>1</sup> The minimum allowance for  $N \times R$  required by DEHP (2013) is 10 m and has been adopted in the Erosion Hazard Area Width formula for all Noosa CHAP planning horizons.

## 3.5 Storm Erosion (C)

Storm erosion occurs when increased wave heights and water levels result in the erosion of sand from the upper beach ridge. The eroded sand is taken offshore where it is deposited as a sand bar located near the wave break area. After the storm event the sediment is slowly transported onshore, often over many months or several years, rebuilding the beach.

The potential for short term storm erosion due to severe wave and elevated sea water levels (storm tide conditions) has been predicted using the simple cross-shore equilibrium profile model of Vellinga (1983). This empirical model calculates upper beach and dune erosion volume associated with the given storm induced extreme water level and wave conditions. The amount of shoreline recession is determined from the input parameters and the initial (pre-storm) beach profile shape. The model assumes the volume of material eroded from the upper beach/dune system and deposited offshore is balanced by a setback of the shoreline. This assessment approach is described further below.

### 3.5.1 Design Event Erosion Assessment

#### 3.5.1.1 Background Information and Datasets

As discussed in Chapter 2, Aurecon (2013) recently assessed and updated storm tide levels throughout the Noosa region. The present-day 100 year ARI 'surge plus tide' levels have been adopted for the short term storm erosion assessments.

BMT WBM (2013) assessed design wave heights for the Sunshine Coast region which included the Noosa Eastern Beaches. Inputs to the wave modelling was based on the statistical analysis of the Brisbane Waverider buoy data (Allen & Callaghan 2001)<sup>2</sup> that considered waves generated by cyclonic and non-cyclonic conditions. The 100 year ARI significant wave height has been used as input to the erosion hazard assessments. In addition, the wave setup contribution to the sustained water level at the shoreline has been estimated following Stockdon et al (2006):

$$S_{shoreline} = 0.35 \beta_f (H_0 L_0)^{1/2}$$

#### Equation 3-3

Where  $\beta_f$  is the foreshore slope (approximately 1V:25H throughout the study area),  $H_0$  is the deep water significant wave height and  $L_0$  is the deep-water wave length ( $L_0 = gT/2\pi$  where  $T$  is the wave period = 12s).

The setup allowance has been added to the 'surge plus tide' levels reports by Aurecon (2013) and used as input to the Vellinga (1983) storm erosion model. This is considered a conservative approach since the erosion model only requires input of the 'surge plus tide' level and the additional contribution of wave setup to the extreme water level leads to an increase in the predicted erosion volume.

An assumed beach sediment median grain size of 0.22 mm (220  $\mu\text{m}$ ) was adopted throughout the study area (e.g. Delft Hydraulics Laboratory 1970; Jones 1992). This grain size is typical for south

<sup>2</sup> Shand et al. (2011) also report extreme value analysis of Brisbane waverider buoy recordings using approximately 10 years of additional data. Their results are consistent with Allen & Callaghan (2001) with the 100 year ARI significant wave height  $H_s \approx 8$  m.

east Queensland beaches; however, it is noted that the Vellinga model is relatively sensitive to the assumed sediment grain size with the erosion volume and setback distance increasing with decreasing grain size.

The pre-storm upper beach profile for the assessments was obtained from topographic LiDAR survey acquired in 2016 and provided by Council. The upper beach profile data typically extended offshore to an elevation between 0 and -1.0 m Australian Height Datum (AHD). Below this elevation, the nearshore and offshore beach profile information used in this assessment was extracted from a bathymetric LiDAR survey captured in 2011 (Queensland Government, 2012).

The combined 100 year ARI 'surge plus tide' level, wave height and wave setup allowance that define the 'design event' for the Noosa CHAP short term storm erosion assessments are summarised in Table 3-2.

It is noted that the likelihood of the 100 year ARI storm tide event coinciding with the 100 year ARI wave conditions throughout the Noosa region remains uncertain however is considered a rare event and appropriate for planning periods of at least 100 years.

### 3.5.1.2 Design Erosion Events Modelling Results

The predicted storm erosion profile at each assessment location is provided in Appendix C and the model inputs and assessment results are summarised in Table 3-2.

An example storm erosion modelling result at North Shore beach is presented in Figure 3-3. The position of the design water level and the DNRM coastline on the surveyed beach profile is also shown in Figure 3-3. As discussed in Section 3.2.1.1 and illustrated conceptually in Figure 3-2, the DNRM coastline definition has been used to estimate the dune frontal toe position and is the seaward reference for the storm erosion assessment and the overall open coast calculated erosion distance ( $E$  in Equation 3-2). Both the C1 and C2 components of the short term erosion are provided in Table 3-2. In situations where the DNRM coastline reference is landward of the design water level, the C2 term has been set to zero.

The short-term setback distances varied significantly throughout the region, with the range between 7 m and 63 m ( $n = 25$ , mean = 25 m,  $SD = 16$  m) relative to the seaward toe of the frontal dune. The variation is primarily due to differences in the height and volume of the coastal barrier and the nearshore slope. Relatively subtle changes in the design storm characteristics also contribute to alongshore variation in the erosion estimates.

It is also important to note that the Vellinga storm erosion estimates do not account for erosion controls, such as the presence of bedrock behind the beach or man-made coastal erosion protection structures. Consideration of the seawall at Noosa Main Beach is discussed further in Section 3.9.

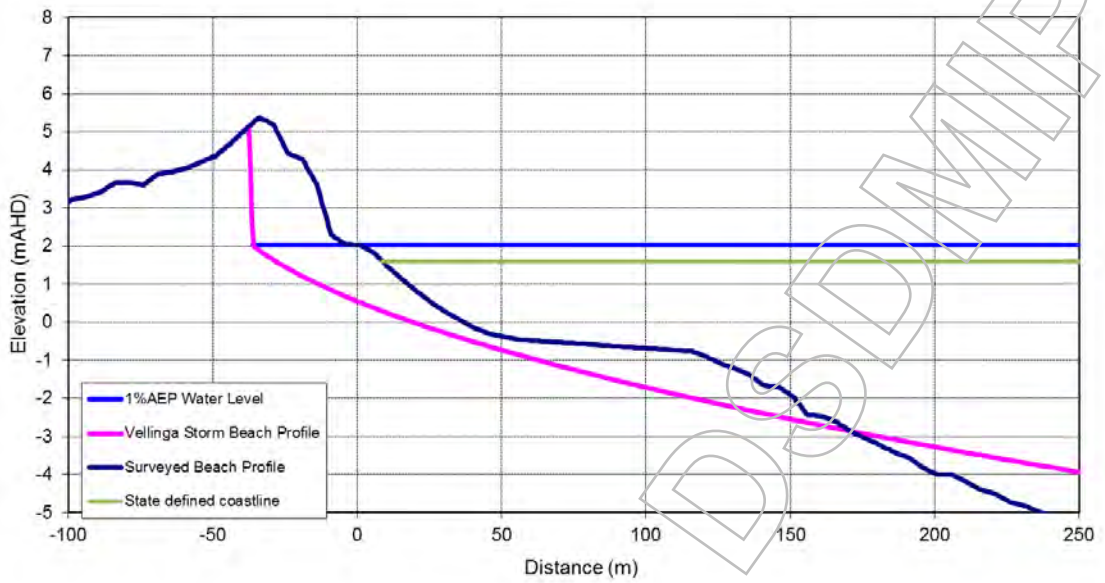


Figure 3-3 Example Design Erosion Setback at North Shore Beach (ETA 626 shown in Figure 3-1)

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Table 3-2 Summary of Design Storm Erosion Assessment Results

Beach Compartment	Profile Location	Peak Surge plus Tide (mAHD)	Input Peak Height, H <sub>s</sub> (m)	Wave setup (m)	Modelled Erosion Volume (m <sup>3</sup> /m)	Modelled Landward Setback	
						C1 (m)	C2 (m)
Peregian Beach	ETA 578	1.72	5.9	0.38	43	16	0
Peregian Beach	ETA 582	1.72	5.9	0.38	61	12	35
<b>Peregian Beach Compartment – Adopted C1 Setback Distance (m) = 14; Adopted C2 Distance (m) = 18</b>							
Castaways Beach	ETA 596	1.74	6.2	0.46	77	21	0
Sunshine Beach	ETA 602	1.74	6.2	0.46	103	52	0
<b>Sunshine Beach Compartment – Adopted C1 Setback Distance (m) = 37; Adopted C2 Distance (m) = 0</b>							
Noosa Main Beach	ETA 621.2	1.53	6.2	0.52	207	53	0
Noosa Main Beach	ETA 622	1.53	6.2	0.52	163	63	0
Noosa Main Beach	ETA 623	1.53	6.2	0.52	21	11	0
<b>Noosa Main Beach Compartment – Adopted C1 Setback Distance (m) = 42; Adopted C2 Distance (m) = 0</b>							
Noosa North Shore	ETA 626	1.63	6.2	0.39	120	36	9
Noosa North Shore	ETA 628	1.63	6.2	0.39	95	27	3
Noosa North Shore	ETA 630	1.63	6.2	0.39	81	25	10
Noosa North Shore	ETA 632	1.63	6.2	0.39	69	30	4
Noosa North Shore	ETA 634	1.63	6.2	0.39	48	16	0
Noosa North Shore	ETA 636	1.63	6.2	0.35	60	15	0
Noosa North Shore	ETA 638	1.63	6.2	0.35	47	7	0
Noosa North Shore	ETA 640	1.63	6.2	0.35	48	13	0
Noosa North Shore	ETA 642	1.63	6.2	0.35	36	8	0
<b>Noosa North Shore Compartment – Adopted C1 Setback Distance (m) = 20; Adopted C2 Distance (m) = 3</b>							
Teewah Beach	ETA 646	1.74	6.2	0.37	44	9	4
Teewah Beach	ETA 650	1.74	6.2	0.37	47	12	3
Teewah Beach	ETA 654	1.74	6.2	0.37	69	25	6
Teewah Beach	ETA 658	1.74	6.2	0.37	72	22	0
Teewah Beach	ETA 662	1.74	6.2	0.37	52	25	3
Teewah Beach	ETA 666	1.74	6.2	0.37	41	9	0
Teewah Beach	ETA 670	1.74	6.2	0.37	59	21	0
Teewah Beach	ETA 674	1.74	6.2	0.37	63	19	1
Teewah Beach	ETA 678	1.74	6.2	0.37	10	7	0
<b>Teewah Beach Compartment – Adopted C1 Setback Distance (m) = 17; Adopted C2 Distance (m) = 2</b>							

### 3.5.1.3 Wave Runup & Overtopping Potential

A preliminary assessment of the contribution of wave runup processes to the extreme water level has been considered at the open coast locations. Within estuaries the contribution of wave driven processes to the extreme water level is assumed to be much smaller.

Wave runup is the intermittent process of advancement and retreat of the instantaneous shoreline position on a timescale that is of the order of the incoming wave period. Wave runup can be a significant contributor to the peak water levels and inundation associated with the overtopping of coastal barriers. Furthermore, the large quantity of energy contained in individual wave runup can pose a serious risk to coastal barriers (natural or man-made) within the wave runup zone.

The wave setup and runup contribution to shoreline water levels within the coastal zone has been estimated using an empirical formulation based on 10 dynamically diverse field experiments described in Stockdon et al (2006). The runup height predicted with this formula is the level above the offshore mean water level that is exceeded by 2% of runup events ( $R_2$ ). The general expression for wave setup and wave runup on beaches provided in Stockdon et al. (2006):

#### Wave setup

$$S_{shoreline} = 0.35 \beta_f (H_0 L_0)^{1/2}$$

#### Equation 3-4

#### Wave runup

$$R_2 = 1.1 \left( S_{shoreline} + \frac{H_0 L_0 (0.563 \beta_f^2 + 0.004)^{1/2}}{2} \right)$$

#### Equation 3-5

Where  $\beta_f$  is the foreshore slope,  $H_0$  is the deep water significant wave height and  $L_0$  is the deep water wave length ( $L_0 = gT/2\pi$  where  $T$  is the wave period).

Adopting a representative regional 100 year ARI design wave height of 6.2 m (see Table 3-2), an associated wave period of 12 seconds and foreshore slope of 1V:25H in Equation 3-5 gives a 2% runup height of 1.77 m.

Table 3-3 provides a summary of the present-day runup elevation (mAHD) associated with the adopted design storm definition. Table 3-3 also indicates the primary frontal dune height at each assessment location and the potential for overtopping of the dune (or coastal barrier). Overtopping is predicted to occur at Noosa Main Beach and Teewah Beach, with the latter considered being of little consequence due to the well-established hind dune area.

The consequence of overtopping would be greater at Noosa Main Beach and may significantly influence the coastal hazard at this location. Furthermore, since the landward migration of the shoreline in response to SLR is constrained by development at this location, the wave overtopping potential will increase with SLR if left unmitigated. Overtopping at Noosa Main Beach may need further assessment during the options analysis stage of the Noosa CHAP.



**Table 3-3 Summary of Wave Runup & Overtopping Potential**

Beach Compartment	Profile Location	Dune Height (mAHD)	Surge plus Tide (mAHD)	Surge, Tide plus 2% Runup* (mAHD)
Peregian Beach	ETA 578	6.9	1.72	3.27
Peregian Beach	ETA 582	6.4	1.72	3.27
Castaways Beach	ETA 596	7.2	1.74	3.43
Sunshine Beach	ETA 602	4.9	1.74	3.43
Noosa Main Beach	ETA 621.2	3.2	1.53	3.30
Noosa Main Beach	ETA 622	3.0	1.53	3.30
Noosa Main Beach	ETA 623	5.8	1.53	3.30
Noosa North Shore	ETA 626	5.6	1.63	3.22
Noosa North Shore	ETA 628	5.5	1.63	3.22
Noosa North Shore	ETA 630	6.8	1.63	3.22
Noosa North Shore	ETA 632	4.2	1.63	3.22
Noosa North Shore	ETA 634	4.5	1.63	3.22
Noosa North Shore	ETA 636	5.7	1.63	3.16
Noosa North Shore	ETA 638	7.1	1.63	3.16
Noosa North Shore	ETA 640	5.5	1.63	3.16
Noosa North Shore	ETA 642	5.8	1.63	3.16
Teewah Beach	ETA 646	5.5	1.74	3.29
Teewah Beach	ETA 650	4.8	1.74	3.29
Teewah Beach	ETA 654	4.5	1.74	3.29
Teewah Beach	ETA 658	4.3	1.74	3.29
Teewah Beach	ETA 662	3.7	1.74	3.29
Teewah Beach	ETA 666	3.6	1.74	3.29
Teewah Beach	ETA 670	3.0	1.74	3.29
Teewah Beach	ETA 674	4.9	1.74	3.29
Teewah Beach	ETA 678	4.6	1.74	3.29

\*shading indicates potential overtopping of the primary frontal dune or coastal barrier

## 3.6 Shoreline Response to Sea Level Rise (S)

### 3.6.1 Background Information

As discussed in BMT WBM (2017), the Noosa CHAP adopts the following sea level rise allowances (relative to present-day mean sea level):

- 2040: 0.2 m
- 2070: 0.5 m
- 2100: 0.8 m

These allowances are based on consideration of the following key studies:

- IPCC (2014) suggest global mean increases to sea level of approximately 0.3 m by 2050 and 0.8 m by 2100;
- DOE, CSIRO & BOM suggest regional mean increases to sea level of approximately 0.14 m by 2030 and 0.65 m by 2090;
- Analysis of east coast Australia tide gauge data suggests 3 mm/year increase in mean sea level (e.g. CSIRO-ARECRC 2012; Wainwright and Lord 2014); and
- State planning policy and guidelines that adopt 0.8 m by 2100.

### 3.6.2 Equilibrium Profile (Bruun Rule) Concept

The mean sea level has remained at or near the present level for about 6,500 years. During this period the shoreline throughout the study area has evolved to a condition of 'dynamic equilibrium', noting that relatively short-term fluctuations in shoreline position occur (typically in response to storm events). In theory, the dynamic equilibrium shape will be maintained as the shoreline moves landward in response to SLR. This shoreline response assumes that no significant sediment sources or sinks emerge and that the landward migration of the shoreline is not obstructed by natural or man-made features.

The equilibrium profile concept can be simulated by the Bruun Rule (Bruun 1962) which is illustrated in Figure 3-4. As SLR gradually occurs, wave, tide and wind related sand transport processes influence a higher position on the beach profile, with the shoreline evolving to a more landward position to return to equilibrium with the new sea level. There is an upward and landward translation of the profile to maintain equilibrium with the prevailing condition at the new SLR position.

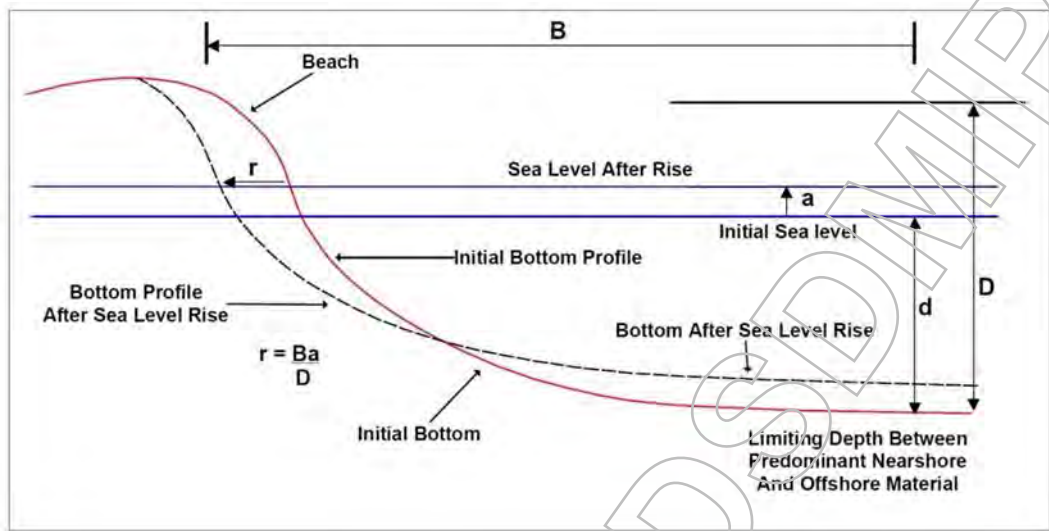


Figure 3-4 Bruun (1962) Concept of Recession due to Sea Level Rise

Application of the Bruun Rule has been highly contested within the coastal science community (e.g. Ranasinghe et al., 2007), often relating to the method for estimating the depth of closure. The depth of closure is the theoretical depth limit at which there is little or no potential for significant cross-shore exchanges of sand. Recession estimates can vary by around 500% depending on the method used to calculate the depth of closure (Ranasinghe and Stive, 2009). This compounds the already high level of uncertainty associated with the future rate of SLR and highlights the appropriateness of a risk-based approach to future climate shoreline recession assessments.

As noted by Woodroffe et al. (2012), the wide application of the Bruun Rule probably reflects its simplicity rather than its proven accuracy and recession rate estimates based on the method should be considered as only broadly indicative. More robust numerical methods to assess future climate shoreline recession exist; however, such methods require extensive historical datasets to underpin the modelling assumptions and, despite significant additional effort, will not always reduce the level of uncertainty for decision makers over long planning periods.

#### The 'Standard' Bruun Rule Approach

The simplified Bruun Rule as shown in Figure 3-30 for the linear recession distance  $r$  (in metres) is:

$$r = \frac{Ba}{D}$$

#### Equation 3-6

Where:  $B$  = horizontal distance offshore from the top of the dune to the depth of closure ( $d$ );  $a$  = the rise in sea level, and  $D$  = the vertical distance (height) from the top of the dune to the depth of closure ( $d$ ).

#### Depth of Closure

Hallermeier (1981) divides the nearshore zone into three zones, namely:

- The littoral zone, which “extends to the seaward limit of intense bed activity”;

- The shoal zone, which “extends from the seaward edge of the littoral zone to a water depth where expected surface waves are likely to cause little sand transport” and “waves have neither strong nor negligible effects on the sand bed” ; and
- The offshore zone, which is seaward of the shoal zone and water depths are relatively deep with respect to surface wave effects on the sea bed.

Hallermeier (1981) stresses that sediment motion can and does occur seaward of the shoal zone, however the seaward boundary ( $d_i$ ) defined by Hallermeier (1981) aims to provide “a physically meaningful seaward limit to the usual wave-constructed shoreface”.

Hallermeier (1981) then identifies two depths that define the landward and seaward boundaries of the shoal zone:

- Depth  $d_l$  which is the “maximum water depth for sand erosion and seaward transport by an extreme yearly wave condition”; and seaward of this; and
- Depth  $d_i$  which is the “maximum water depth for sand motion by the median wave condition”, corresponding to the seaward limit of the usual wave-constructed profile.

Patterson (2012; 2013) identified that the time-scale of profile response, the time required for the profile to achieve equilibrium, increases with depth and needs to be considered in determining closure depth. Nicholls et al. (1996, 1998) and Cowell et al. (2001) both refer to the closure depth in terms of the time scale considered. That is, they note that profile “closure” occurs at greater depth as the time scale increases. Nicholls et al. (1998) adopt a version of the Hallermeier (1977; 1981) relationship for depth of closure of the form:

$$d_{l,t} = 2.28 H_{e,t} - 68.5 (H_{e,t}^2 / gT_{e,t}^2)$$

#### Equation 3-7

Where  $d_{l,t}$  = the predicted depth of closure over  $t$  years, referenced to Mean Low Water;  $H_{e,t}$  = non-breaking significant wave height exceeded 12 hours per  $t$  years; and  $T_{e,t}$  = associated wave period.

Following Equation 3-7, the depth of closure to cater for SLR over a planning period of 100 years will be greater than that adopted for shorter durations. Adopting a representative regional 1% AEP design wave height of 6.2 m (see Table 3-2) and an associated wave period of 12 seconds in Equation 3-7 suggests a 100 year planning period depth of closure around 11-12 m for Noosa beaches. However, it should be noted that this does not provide for the concept of accumulation at the lower part of the equilibrium profile translation to balance upper profile erosion on which the Bruun Rule is based.

Considering the above, the horizontal distance offshore to the depth of closure varies between approximately 525 m and 950 m throughout the study area. Considering the variation in dune heights and offshore bathymetry, the measured Bruun Rule slope factor ranges from 1:32 to 1:56.

### 3.6.3 Shoreline Response to Sea Level Rise Assessment Results

The shoreline response to SLR assessment results are presented in Table 3-4. It must be recognised that the Bruun Rule does not account for the influences of longshore sand transport processes on the profile response to sea level, nor does it consider the potential changes to

sediment sinks and sources (e.g. rivers and creeks) that may influence the future sediment budget. As noted by DEHP (2013), SLR projections are expected to be refined and updated in line with future IPCC publications. Should this refinement occur, Noosa Shire Council may wish to consider a review of the assumptions that underpin the SLR assessments described in this report.

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**Table 3-4 Summary of Response to Sea Level Rise Assessment Results**

Beach Compartment	Profile Location	Profile Width (m)	Profile Slope (1V: XH)	Bruun Rule Recession Estimate (m)		
				2040 (0.2m SLR)	2070 (0.4m SLR)	2100 (0.8m SLR)
Peregian Beach	ETA 578	630	35	7	18	28
Peregian Beach	ETA 582	620	36	7	18	29
<b>Peregian Beach Compartment – Adopted</b>				<b>7</b>	<b>18</b>	<b>29</b>
Castaways Beach	ETA 596	595	32	6	16	26
Sunshine Beach	ETA 602	525	32	6	16	26
<b>Sunshine Beach Compartment – Adopted</b>				<b>6</b>	<b>16</b>	<b>26</b>
Noosa Main Beach	ETA 621.2	800	55	11	27	44
Noosa Main Beach	ETA 622	800	55	11	28	44
Noosa Main Beach	ETA 623	800	46	9	23	37
<b>Noosa Main Beach Compartment – Adopted</b>				<b>10</b>	<b>26</b>	<b>42</b>
Noosa North Shore	ETA 626	950	56	11	28	45
Noosa North Shore	ETA 628	750	44	9	22	35
Noosa North Shore	ETA 630	790	43	9	22	35
Noosa North Shore	ETA 632	750	48	10	24	38
Noosa North Shore	ETA 634	725	46	9	23	36
Noosa North Shore	ETA 636	725	42	8	21	34
Noosa North Shore	ETA 638	720	39	8	19	31
Noosa North Shore	ETA 640	715	42	8	21	34
Noosa North Shore	ETA 642	715	42	8	21	33
<b>Noosa North Shore Compartment – Adopted</b>				<b>9</b>	<b>22</b>	<b>36</b>
Teewah Beach	ETA 646	715	42	8	21	34
Teewah Beach	ETA 650	750	46	9	23	37
Teewah Beach	ETA 654	735	46	9	23	37
Teewah Beach	ETA 658	750	48	10	24	38
Teewah Beach	ETA 662	750	50	10	25	40
Teewah Beach	ETA 666	760	50	10	25	40
Teewah Beach	ETA 670	720	50	10	25	40
Teewah Beach	ETA 674	735	45	9	23	36
Teewah Beach	ETA 678	765	48	10	24	38
<b>Teewah Beach Compartment - Adopted</b>				<b>9</b>	<b>24</b>	<b>38</b>



### 3.7 Factor of Safety (F)

A 40% factor of safety has been applied to the erosion hazard area calculations for this study, as a conservative provision to acknowledge the uncertainties and limitations of the adopted methods and assumptions. In addition, there are many other conservative assumptions that underpin erosion prone area width assessment, including:

- The design storm erosion event being characterised by coincident 100 year ARI storm tide and 100 year ARI wave conditions. It is assumed that the probability of this event occurring in any given year is less than one percent;
- The assumption that the coastal barrier only contains erodible sands;
- No recognition of existing (or possible future) shoreline erosion management activities such as dune revegetation, beach nourishment, revetment seawalls and/or other man-made structures designed to limit shoreline recession; and
- Accurate cross-shore profiles, measured from the 2016 topography LiDAR survey and the 2012 bathymetric LiDAR survey.

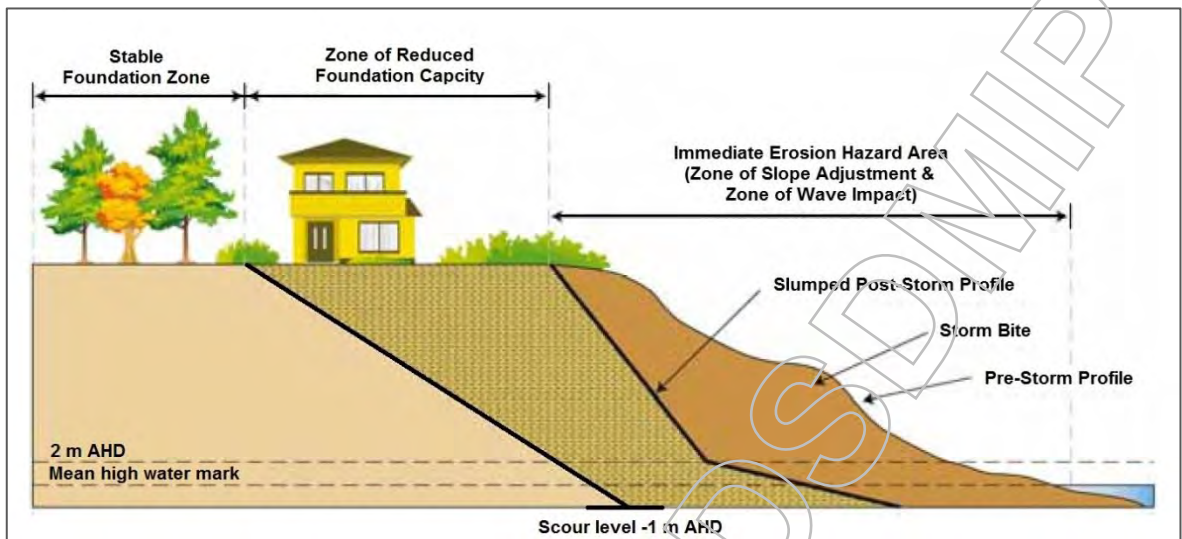
### 3.8 Dune Slumping (D)

Immediately following storm erosion events on sandy beaches, a near vertical erosion scarp of substantial height can be left in the dune or beach ridge. An area of reduced bearing capacity can exist on the landward side of sand escarpments. This can impact on structures founded on sand within this zone and the sand escarpments pose a hazard associated with sudden collapse.

Over time the near vertical erosion scarp will slump to the natural angle of repose of the sand. Nielsen et al. (1992) outlined the zones within and behind the erosion escarpment on a dune face that is expected to slump or become unstable following a storm erosion event (see Figure 3-5), namely:

- Zone of Slope Adjustment (ZSA): the area landward of the vertical erosion escarpment crest that may be expected to collapse after the storm event; and
- Zone of Reduced Foundation Capacity (ZRFC): the area landward of the zone of slope adjustment that is unstable being in proximity to the storm erosion and dune slumping.

Amongst other factors, the width of the dune slumping and reduced bearing capacity behind the top of an erosion escarpment is dependent upon the angle of repose of the dune sand and the height of the dune above mean sea level.



**Figure 3-5 Schematic Beach/Dune Cross Section Showing Pre and Post Erosion Dune Face and Dune Stability Profiles (from DECCW, 2010; after Nielsen *et al.*, 1992)**

For the current assessment, the dune slumping component provides for the horizontal distance between the vertical erosion scarp and zone of reduced bearing capacity. A typical angle of repose of 34 degrees for dune sands, and scour level of -1m AHD, was applied to the Nielsen *et al* (1992) schema, in addition to the dune crest heights measured from the available 2016 LiDAR topography for each beach profile. The results of the assessment are summarised below in Table 3-5).

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**Table 3-5 Summary of Dune Slumping Assessment Results**

Beach Compartment	Profile Location	Dune Height (mAHD)	Dune Slumping (m)
Peregian Beach	ETA 578	6.9	18
Peregian Beach	ETA 582	6.4	17
<b>Peregian Beach - Adopted = 18</b>			
Castaways Beach	ETA 596	7.2	19
Sunshine Beach	ETA 602	4.9	13
<b>Sunshine Beach – Adopted = 16</b>			
Noosa Main Beach	ETA 621.2	3.2	9
Noosa Main Beach	ETA 622	3.0	9
Noosa Main Beach	ETA 623	5.8	15
<b>Noosa Main Beach – Adopted = 11</b>			
Noosa North Shore	ETA 626	5.6	15
Noosa North Shore	ETA 628	5.5	15
Noosa North Shore	ETA 630	6.8	18
Noosa North Shore	ETA 632	4.2	12
Noosa North Shore	ETA 634	4.5	12
Noosa North Shore	ETA 636	5.7	15
Noosa North Shore	ETA 638	7.1	18
Noosa North Shore	ETA 640	5.5	15
Noosa North Shore	ETA 642	5.8	15
<b>Noosa North Shore – Adopted = 15</b>			
Teewah Beach	ETA 646	5.5	15
Teewah Beach	ETA 650	4.8	13
Teewah Beach	ETA 654	4.5	13
Teewah Beach	ETA 658	4.3	12
Teewah Beach	ETA 662	3.7	11
Teewah Beach	ETA 666	3.6	10
Teewah Beach	ETA 670	3.0	9
Teewah Beach	ETA 674	4.9	13
Teewah Beach	ETA 678	4.6	13
<b>Teewah Beach – Adopted = 12</b>			

### 3.9 Assessment Results

Open coast erosion hazard distances have been calculated following the methodology and formula described in Section 3.2.1 and 3.2.1.1 for locations throughout the study area where sufficient data is available. The results (beach compartment averages) presented in Table 3-6 include the 40% factor of safety that is assumed to account for the uncertainties associated with the assessments (see Section 3.7).

As previously discussed, the calculated erosion distances do not account for local erosion controls, such as the engineered coastal protection structures or erosion resistant bedrock slopes. Properly designed and maintained seawalls are expected to limit the landward extent of the erosion. The design standard of the Noosa Main Beach seawall, concealed within the sand dune, remains uncertain. It has been assumed the existing structure may not withstand a design storm event but would be sufficient to limit long term recession and the shoreline response to sea level rise. This assumption has been incorporated to the coastal hazard mapping produced for Noosa Main Beach.

As noted in Section 3.4, it has been difficult establishing a clear long-term trend in shoreline recession from the available historical datasets but it is assumed to be very low and/or mitigated through ongoing management activities. The adopted value of  $R = 10$  m for all planning horizons is based on the minimum allowance required by DEHP.

The short-term erosion component (see Section 3.5) varies between 7 m and 63 m ( $n = 25$ , mean = 25 m,  $SD = 16$  m) relative to the seaward toe of the frontal dune. The alongshore variation is primarily due to differences in the height and volume of the coastal barrier and the nearshore slope. The short term erosion component accounts for approximately 30% of the coastal erosion hazard area under the 2100 timeframe.

Considering the SLR projection of 0.8 m by the year 2100 adopted by the Queensland Government for planning purposes (DEHP 2015), the shoreline response to sea level rise ( $S$ , see Section 3.6) component accounts for approximately 35% of the coastal erosion hazard area by 2100.

The coastal erosion hazard area also considers slumping of the dune scarp ( $D$ , see Section 3.8) and this component accounts for approximately 15% of the total erosion prone area under the 2100 timeframe. Dune instability was estimated using the zone of reduced foundation capacity zone schema by Nielsen et al (1992).

Erosion Prone Area Assessment

**Table 3-6 Beach Compartment Summary of Open Coast Calculated Erosion Distances**

Beach Compartment	Long term recession component	Short term storm erosion component		Dune slumping component	Shoreline response to sea level rise S x F (m)			Calculated erosion distance E (m)				Notes
	(N x R) x F (m)	C1 x F (m)	C2 (m)	D (m)	2040 (0.2m SLR)	2070 (0.5m SLR)	2100 (0.8m SLR)	Present-day <sup>2</sup>	2040	2070	2100	
Peregian Beach	14	20	18	18	10	25	41	56	80	95	111	
Castaways Beach to Sunshine Beach	14	52	0	16	8	22	36	68	90	104	118	
Noosa Main Beach <sup>3</sup>	14	59	0	11	14	36	59	70	98	120	143	Seawall controls expected to limit erosion
Noosa North Shore	14	28	3	15	13	31	50	46	73	91	110	Possible bedrock control may limit erosion
Teewah Beach	14	24	2	12	13	34	53	38	65	86	105	Possible bedrock control may limit erosion

<sup>1</sup> The calculated erosion distances are measured landward from the frontal dune toe. These estimates do not consider local erosion controls where present (i.e. bedrock or engineered coastal protection structures). They also do not apply to coastal waterway entrances.

<sup>2</sup> Short term erosion and dune slumping components only (C1 x F + C2 + D)

<sup>3</sup> Noosa Main Beach seawall, expected to limit long term recession and shoreline response to sea level rise. Mapping assumes the erosion hazard area is limited to the short term erosion and dune slumping components only (i.e. the present-day width) landward of the seawall.

## 4 Permanent Inundation due to Sea Level Rise

### 4.1 Hazard Assessment Approach

As discussed by BMT WBM (2017), the State EPA mapping defines permanent tidal inundation due to SLR at 2100 as:

- Present-day Highest Astronomical Tide (HAT) plus 0.8 m SLR.

The hazard area is then obtained by extrapolating the water level across land. Areas adjacent to tidal waters where the ground elevation falls below the threshold water level are deemed to be within the hazard area.

The SLR hazard information provided by the State is useful for 'first-pass risk screening' only and does not provide sufficient information regarding likelihood and consequence to undertake a more detailed risk assessment. To address this issue, SLR hazard mapping including depth classification has been developed for the Noosa CHAP planning horizons. The adopted approach generally follows the State definition, whereby a threshold water level (mAHD) is defined by consideration of HAT plus an appropriate SLR allowance. The water level mapping assumptions are summarised in Table 4-1. These thresholds for different locations throughout the study area consider Maritime Safety Queensland published tidal planes (MSC 2017) along the open coast and within the lower Noosa River. Linear interpolation of the water level between the sites has been adopted with the Munna Point and Tewantin levels extending into Lake Cooroibah/Cootharaba and Lake Weyba respectively.

**Table 4-1 Permanent inundation due to Sea Level Rise mapping assumptions**

Planning Horizon	SLR allowance (m)	Noosa Head HAT (mAHD)	Munna Point HAT (mAHD)	Tewantin HAT (mAHD)
Present-day	0	1.16	0.68	0.55
2040	0.2	1.36	0.88	0.75
2070	0.5	1.66	1.18	1.05
2100	0.8	1.96	1.48	1.35

### 4.2 Assessment Results

The projected impact of inundation due to SLR is presented in Appendix E and is moderate across the Noosa region, primarily impacting land adjacent to the lower Noosa River. Based on current forecasts, and in the absence of an adaptation response, this impact would be realised between 2060 and 2080 and significantly escalate by 2100.



## 5 Hazard Classification

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### 5.1 Introduction

To inform the Noosa CHAP risk assessment, it will be necessary to classify coastal hazard areas presented in this report. A short discussion on some key considerations is presented below.

### 5.2 Storm Tide inundation

In terms of defining inundation hazards, floodplain and emergency management guidelines consider both velocity and depth of flows. The flood hazard classification as defined by Handbook 7 - Australian Emergency Management Handbook Series is summarised in Table 5-1 and Figure 5-1. As part of risk and vulnerability assessments for the Noosa CHAP, the temporary inundation hazard associated with storm tide (and coincident catchment flooding and storm tide) may need to be further defined based on this or another similar classification.

### 5.3 Permanent Inundation from Sea-level Rise

Tidal inundation is slowly emerging and characterised by very low flow velocities (less than 0.5 m/s). Therefore, when defining the potential hazard associated with permanent inundation due to SLR, it is important to note the significance or consequence of the low velocity HAT plus SLR inundation hazard and its relationship to depth, frequency and duration of inundation.

Multiple locations within the study area may experience frequent – possibly even daily – inundation by tidal waters under future climate scenarios. This inundation (even for areas subject to less frequent inundation) may result in a range of effects such as sediment deposition, salinization of soils, and/or reduced functionality of buried infrastructure services. These effects to both built and natural environments will gradually develop (over many decades) and are distinct in nature from more rapid onset hazards such as storm tide inundation. Therefore, the potential consequence and risk associated with permanent inundation from SLR will be assessed separately in subsequent CHAP phases<sup>3</sup>.

Future climate performance analysis of affected infrastructure, services and natural environments adjacent to tidal waterways will need to be considered in conjunction with lower catchment and riverine flood and drainage assessments.

### 5.4 Coastal Erosion

The open coast calculated erosion distances presented in this report may also require further consideration as part of ongoing work for the Noosa CHAP, in the event hazard reduction measures are undertaken in the future at a given location.

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<sup>3</sup> It is noted that the Noosa CHAP storm tide and erosion prone area assessments and mapping described in this report include an allowance for SLR.

Table 5-1 Flood Hazard Classification Description<sup>4</sup>

Hazard Vulnerability Classification	Description
H1	Generally safe for vehicles, people and buildings.
H2	Unsafe for small vehicles.
H3	Unsafe for vehicles, children and the elderly.
H4	Unsafe for vehicles and people.
H5	Unsafe for vehicles and people. All building types vulnerable to structural damage. Some less robust building types vulnerable to failure.
H6	Unsafe for vehicles and people. All building types considered vulnerable to failure.

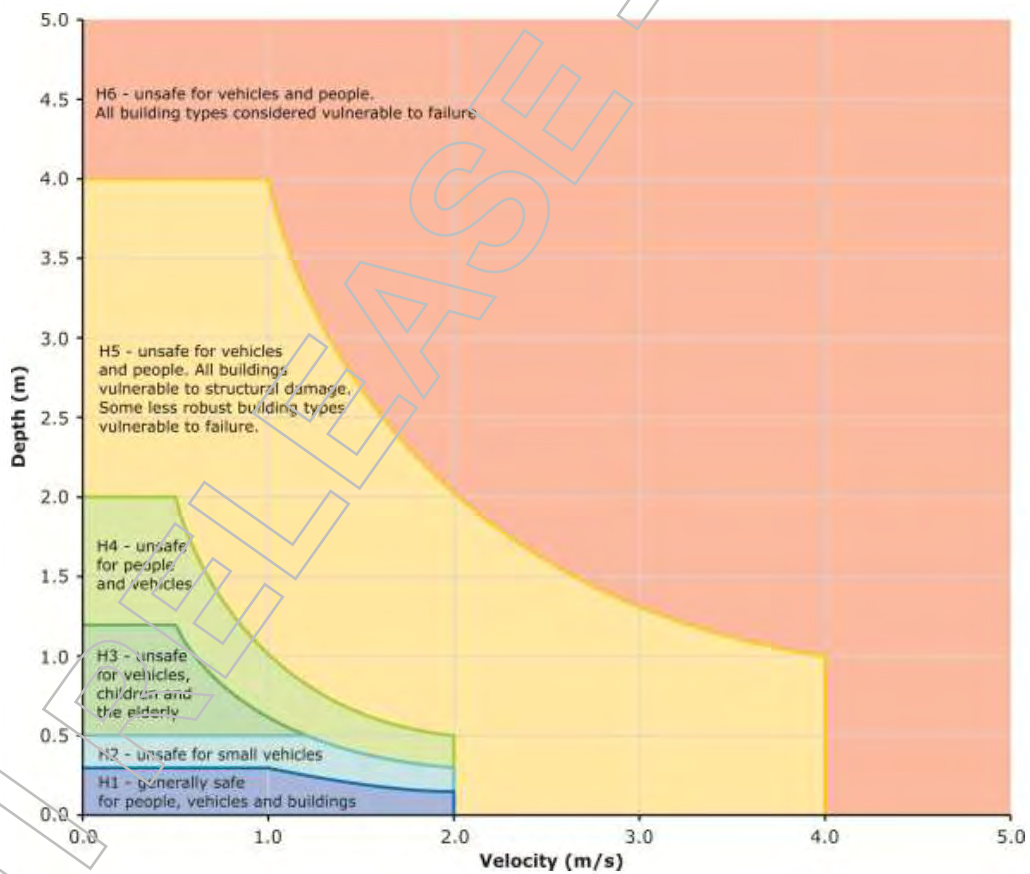


Figure 5-1 Flood Hazard Classification and Curves<sup>2</sup>

<sup>4</sup> Handbook 7: technical flood risk management guideline: Flood Hazard

## 6 References

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WMA Water (2017b) Noosa River Flood Study Future Climate Scenarios, prepared for Noosa Shire Council, 5 July 2017.

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## Appendix A Open Coast & Lower Noosa River Storm Tide Hazard Extent

RTI RELEASE - DSDMIP

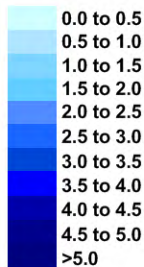




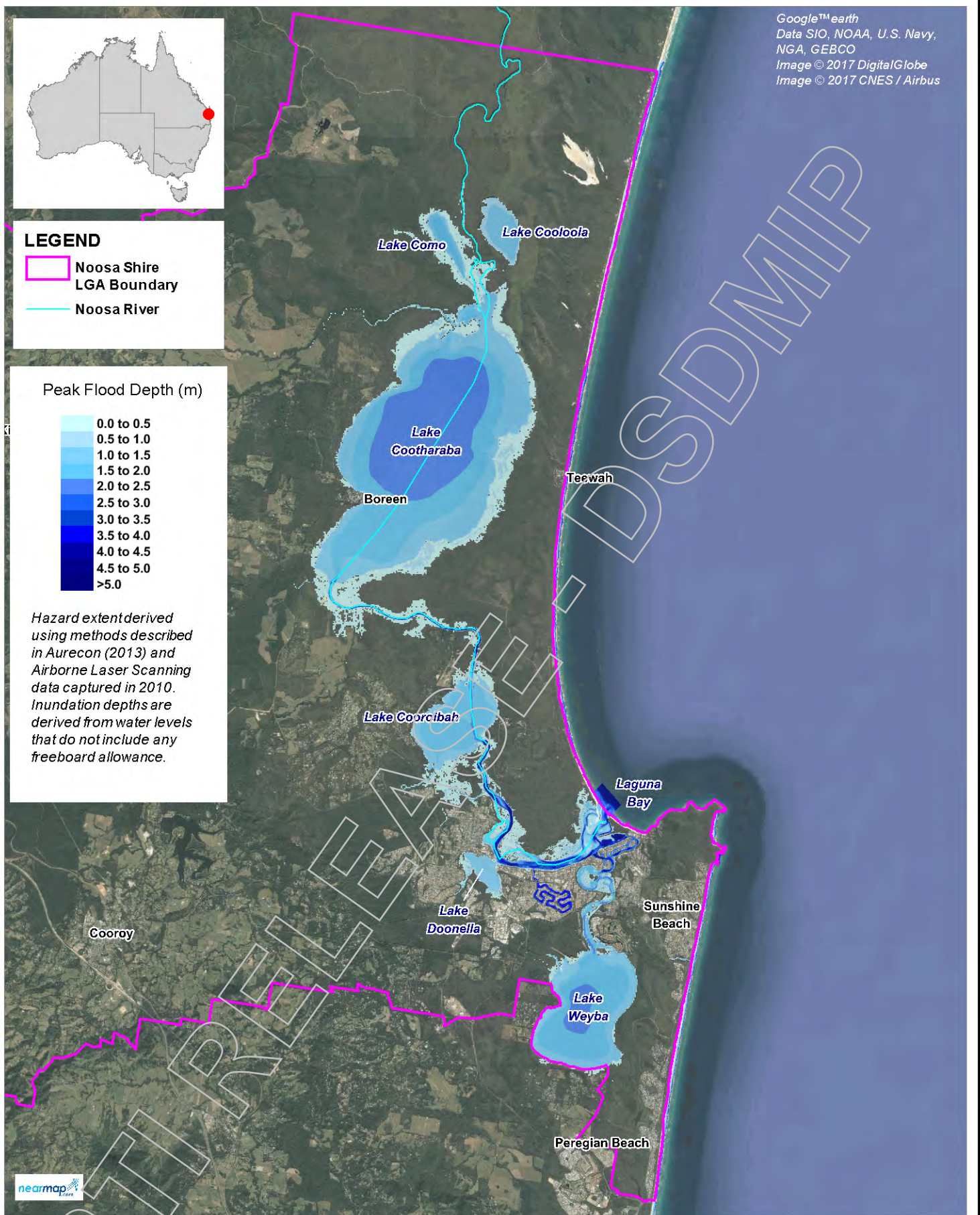
**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River

**Peak Flood Depth (m)**



*Hazard extent derived using methods described in Aurecon (2013) and Airborne Laser Scanning data captured in 2010. Inundation depths are derived from water levels that do not include any freeboard allowance.*



Title:  
**Present Day 100 year ARI Storm Tide Inundation Peak Depth**

Figure:

**A-1**

Rev:

**A**

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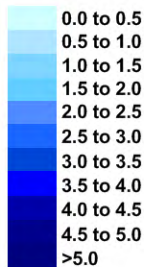




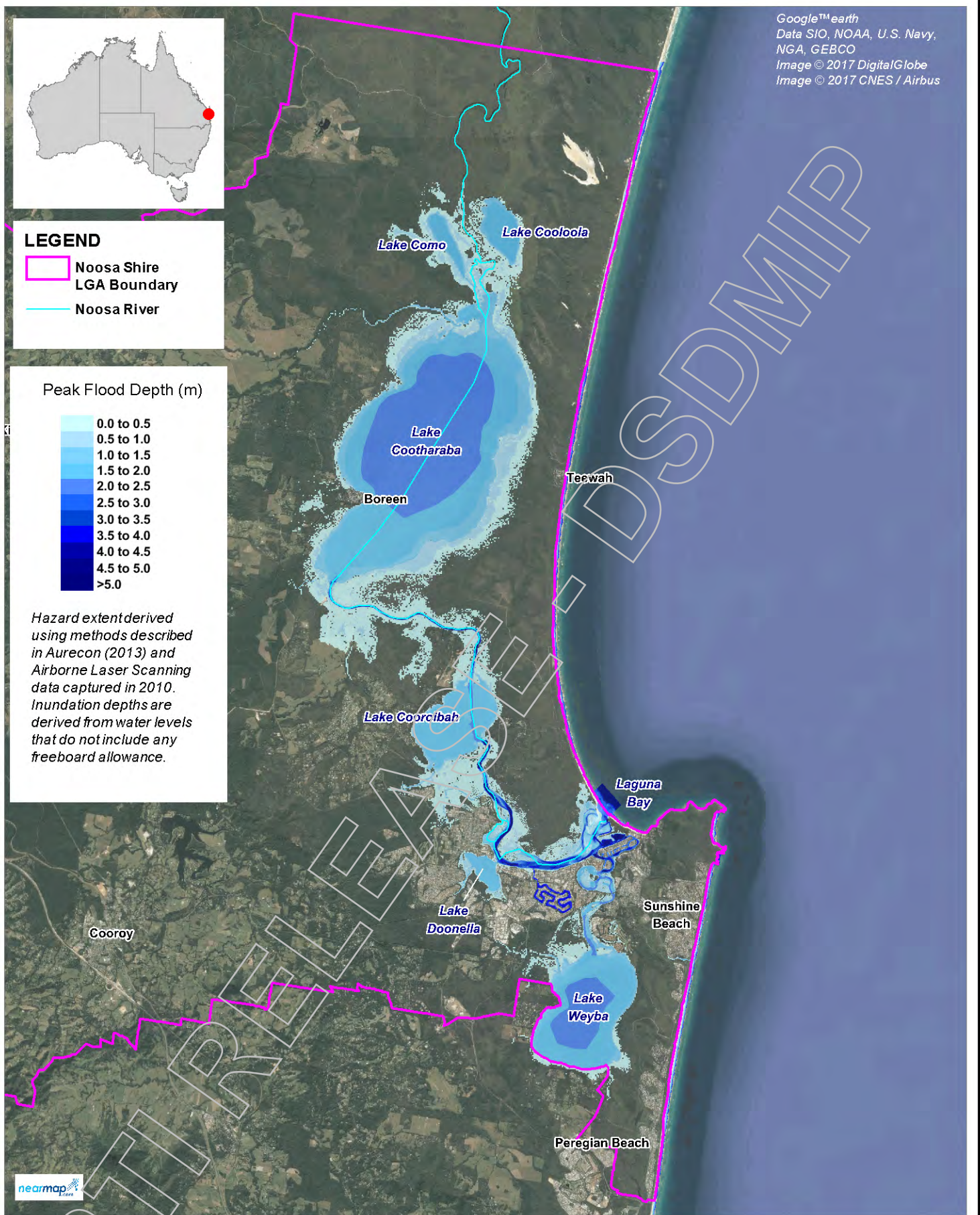
**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River

**Peak Flood Depth (m)**



*Hazard extent derived using methods described in Aurecon (2013) and Airborne Laser Scanning data captured in 2010. Inundation depths are derived from water levels that do not include any freeboard allowance.*



Title:  
**2040 Planning Horizon 100 year ARI Storm Tide Inundation Peak Depth**

Figure:

**A-2**

Rev:

**A**

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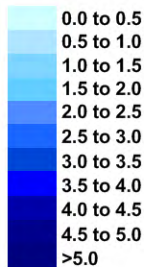




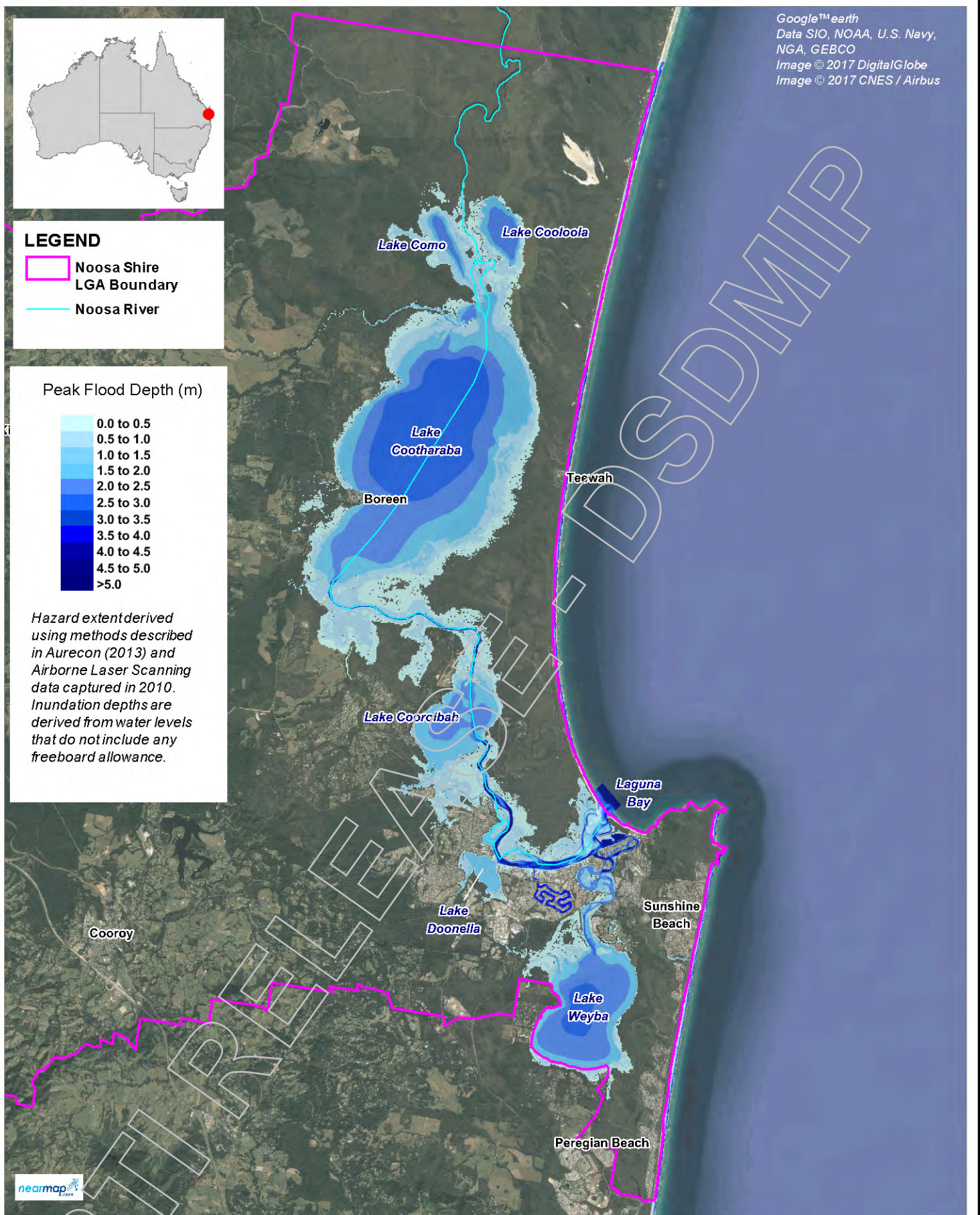
**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River

**Peak Flood Depth (m)**



*Hazard extent derived using methods described in Aurecon (2013) and Airborne Laser Scanning data captured in 2010. Inundation depths are derived from water levels that do not include any freeboard allowance.*



Title:  
**2070 Planning Horizon 100 year ARI Storm Tide Inundation Peak Depth**

Figure:

**A-3**

Rev:

**A**

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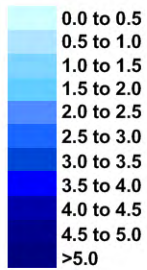




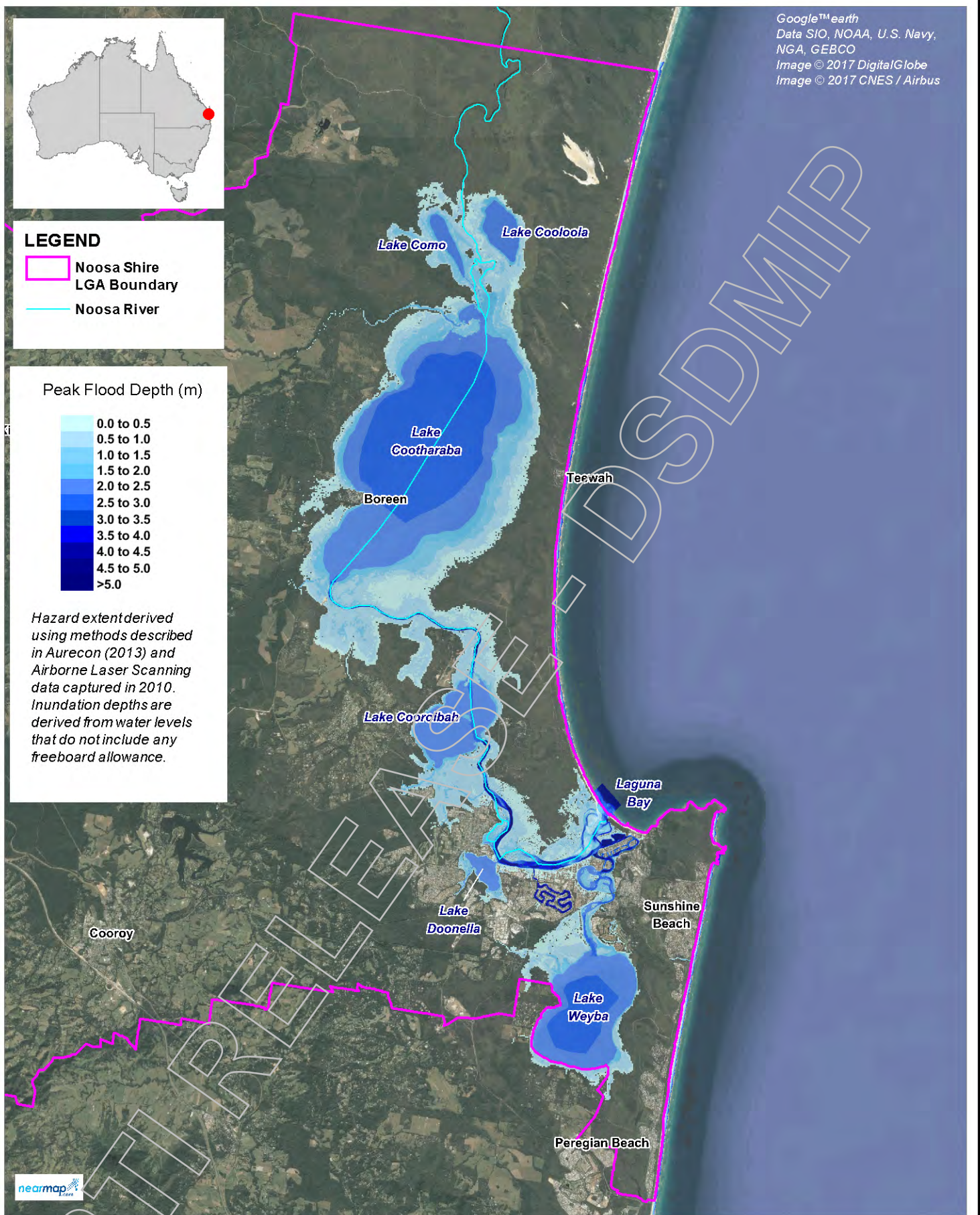
**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River

**Peak Flood Depth (m)**



*Hazard extent derived using methods described in Aurecon (2013) and Airborne Laser Scanning data captured in 2010. Inundation depths are derived from water levels that do not include any freeboard allowance.*



Title:  
**2100 Planning Horizon 100 year ARI Storm Tide Inundation Peak Depth**

Figure:

**A-4**

Rev:

**A**

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## Appendix B Coincident Catchment Flooding & Storm Tide Hazard Extent

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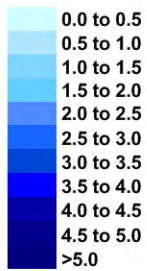




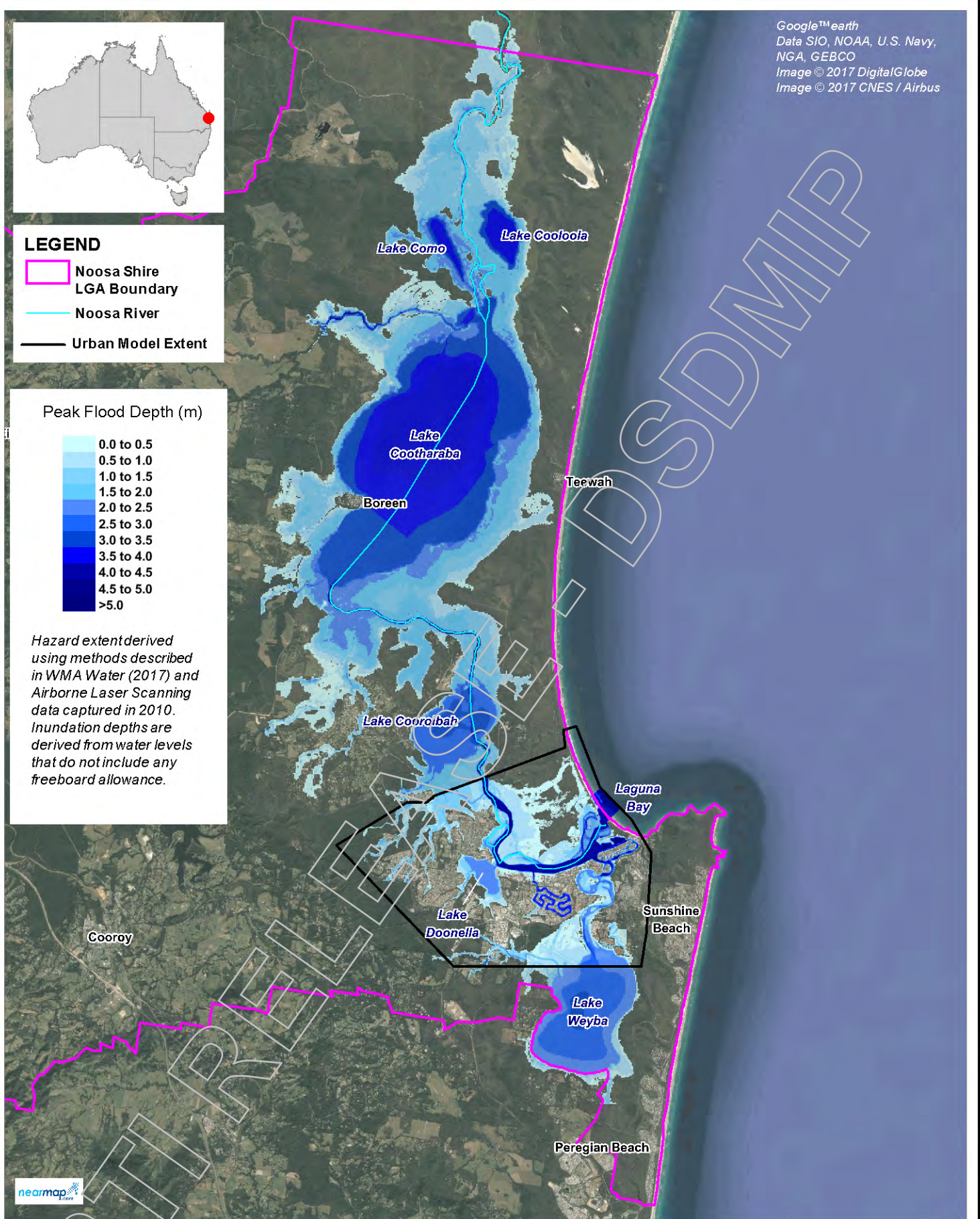
**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River
- Urban Model Extent

**Peak Flood Depth (m)**



*Hazard extent derived using methods described in WMA Water (2017) and Airborne Laser Scanning data captured in 2010. Inundation depths are derived from water levels that do not include any freeboard allowance.*



**Title:**  
**Present Day Planning Horizon Coincident Catchment Flooding & Storm Tide Inundation Peak Depth**

Figure:

**B-1**

Rev:

**A**

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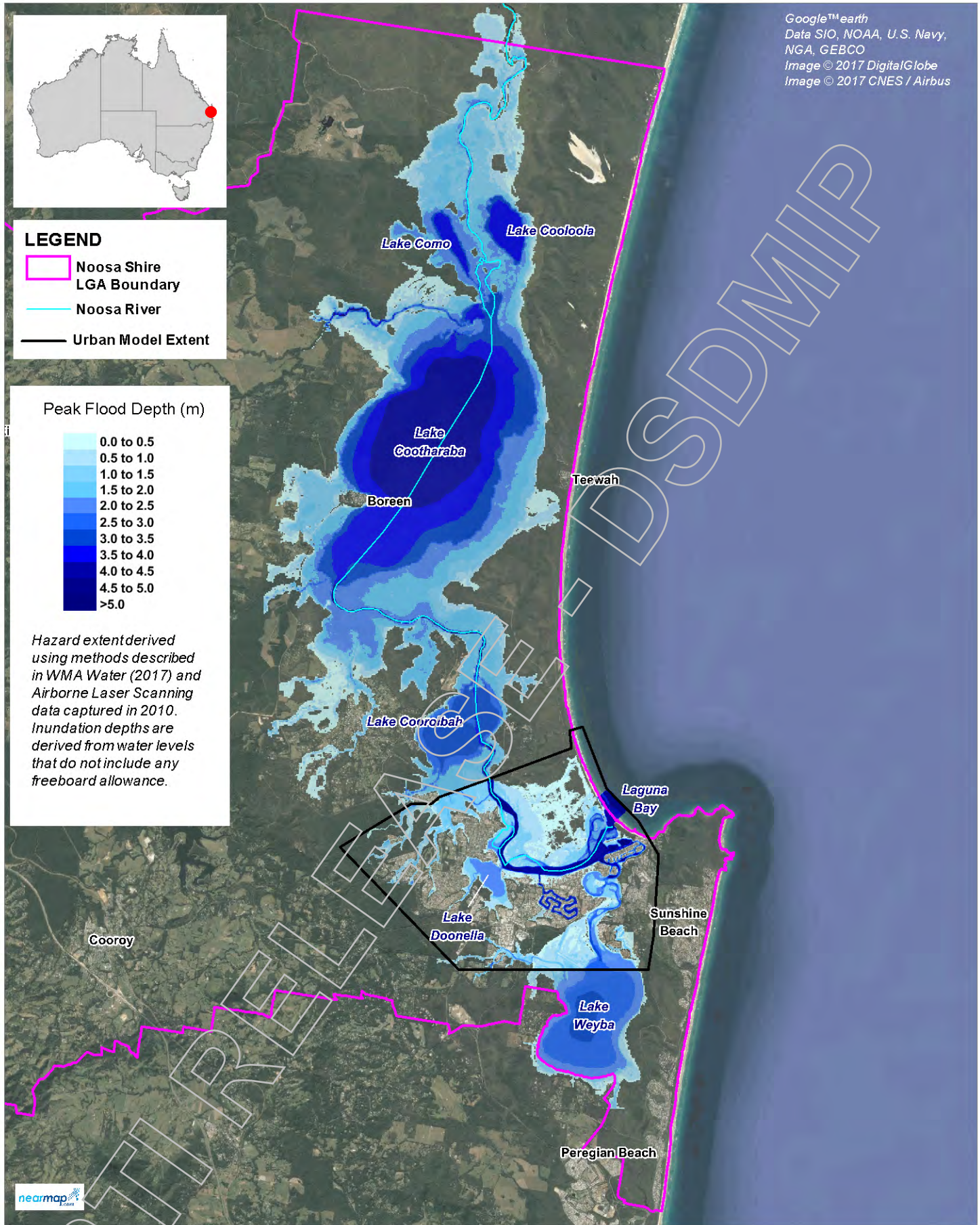
**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River
- Urban Model Extent

**Peak Flood Depth (m)**

0.0 to 0.5
0.5 to 1.0
1.0 to 1.5
1.5 to 2.0
2.0 to 2.5
2.5 to 3.0
3.0 to 3.5
3.5 to 4.0
4.0 to 4.5
4.5 to 5.0
>5.0

*Hazard extent derived using methods described in WMA Water (2017) and Airborne Laser Scanning data captured in 2010. Inundation depths are derived from water levels that do not include any freeboard allowance.*

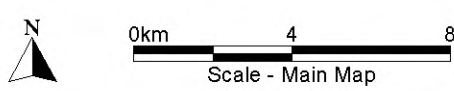


Title:  
**2040 Planning Horizon Coincident Catchment Flooding & Storm Tide Inundation Peak Depth**

Figure:  
**B-2**

Rev:  
**A**

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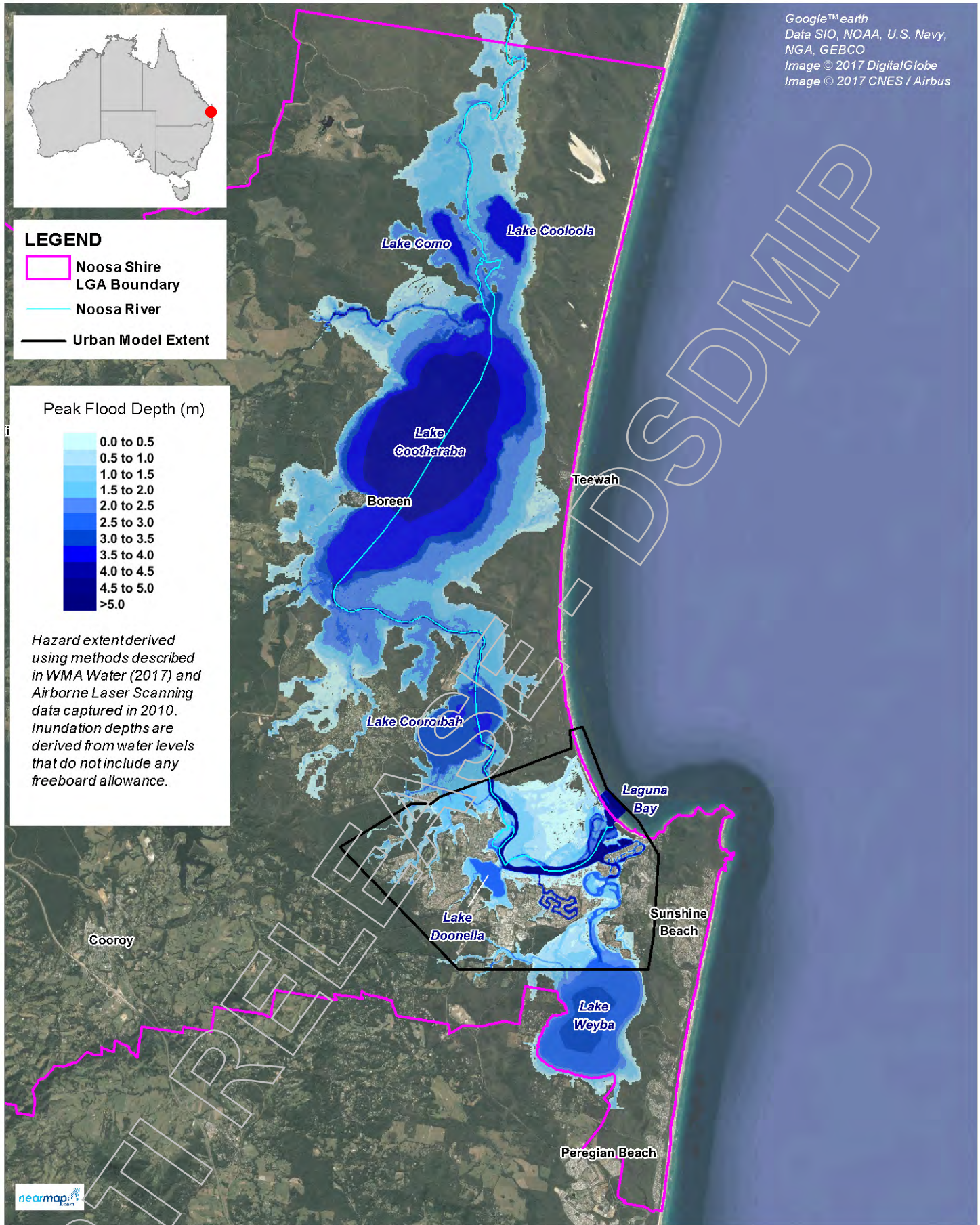
**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River
- Urban Model Extent

**Peak Flood Depth (m)**

0.0 to 0.5
0.5 to 1.0
1.0 to 1.5
1.5 to 2.0
2.0 to 2.5
2.5 to 3.0
3.0 to 3.5
3.5 to 4.0
4.0 to 4.5
4.5 to 5.0
>5.0

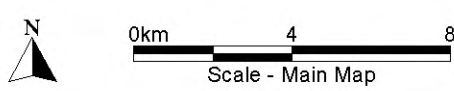
*Hazard extent derived using methods described in WMA Water (2017) and Airborne Laser Scanning data captured in 2010. Inundation depths are derived from water levels that do not include any freeboard allowance.*



Title: **2070 Planning Horizon Coincident Catchment Flooding & Storm Tide Inundation Peak Depth**

Figure: **B-3**      Rev: **A**

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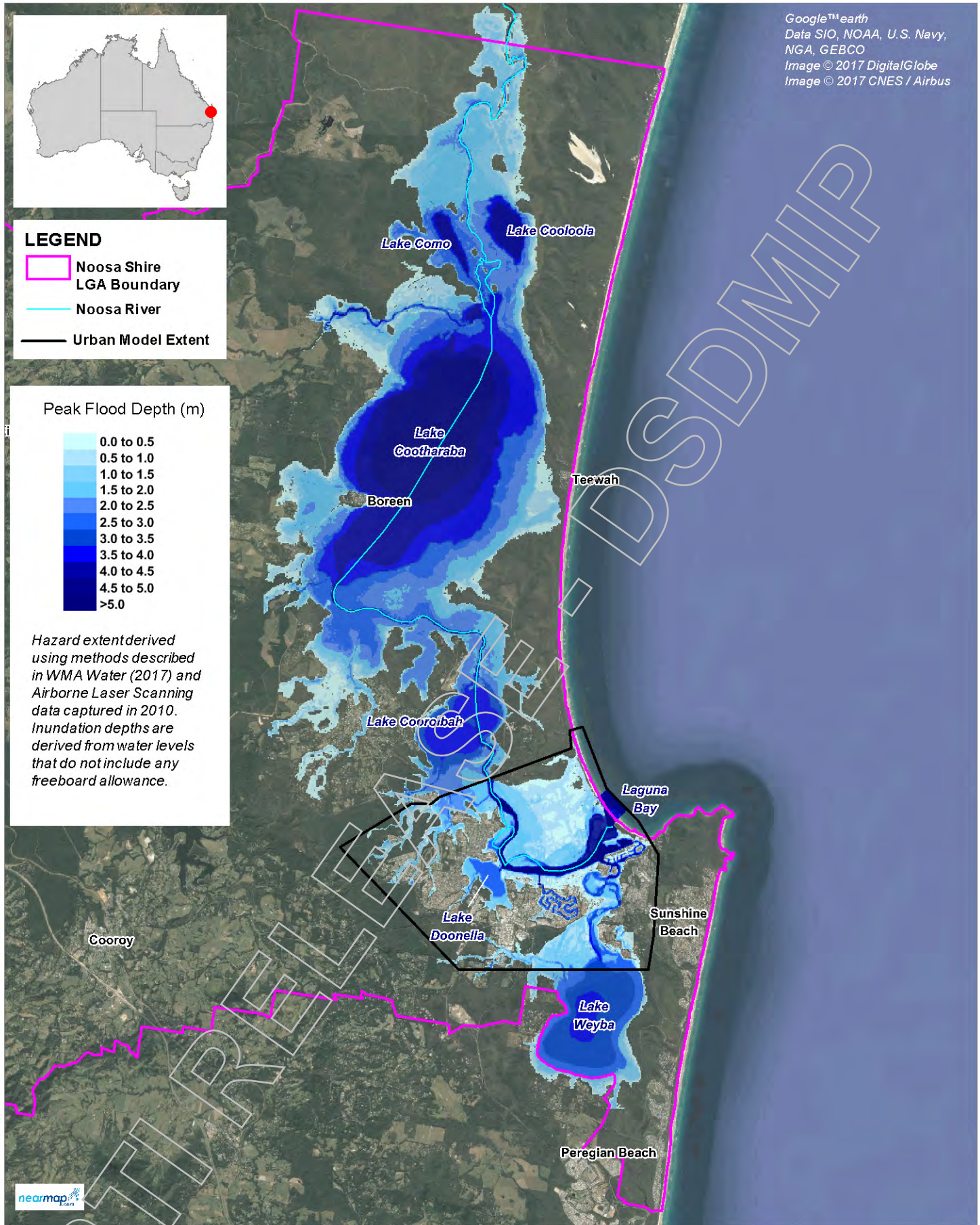
**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River
- Urban Model Extent

**Peak Flood Depth (m)**

0.0 to 0.5
0.5 to 1.0
1.0 to 1.5
1.5 to 2.0
2.0 to 2.5
2.5 to 3.0
3.0 to 3.5
3.5 to 4.0
4.0 to 4.5
4.5 to 5.0
>5.0

*Hazard extent derived using methods described in WMA Water (2017) and Airborne Laser Scanning data captured in 2010. Inundation depths are derived from water levels that do not include any freeboard allowance.*



Title: **2100 Planning Horizon Coincident Catchment Flooding & Storm Tide Inundation Peak Depth**

Figure: **B-4**      Rev: **A**

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## Appendix C Storm Erosion Estimates

RTI RELEASE - DSDMIP



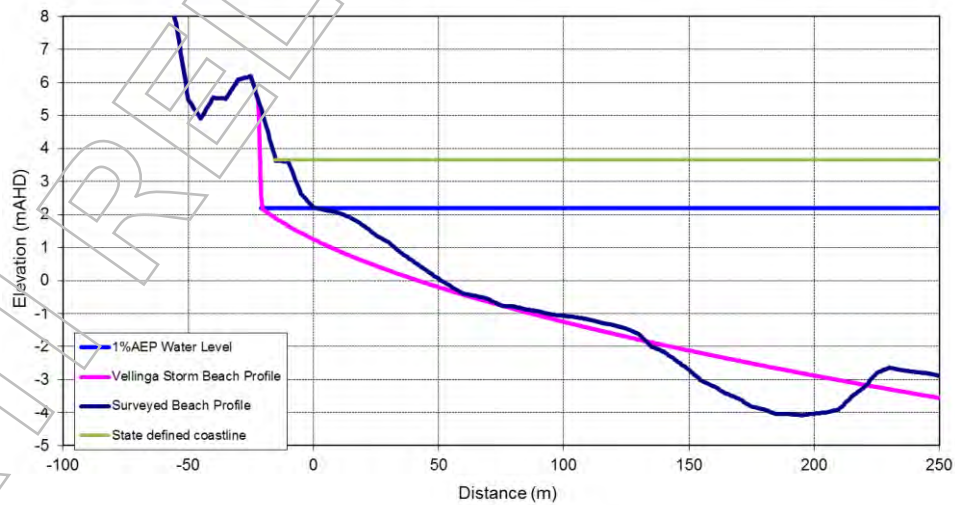
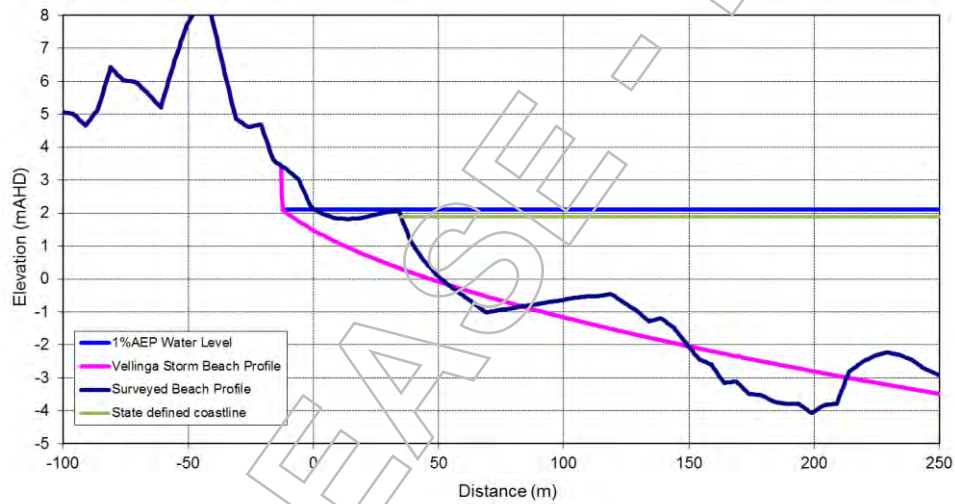
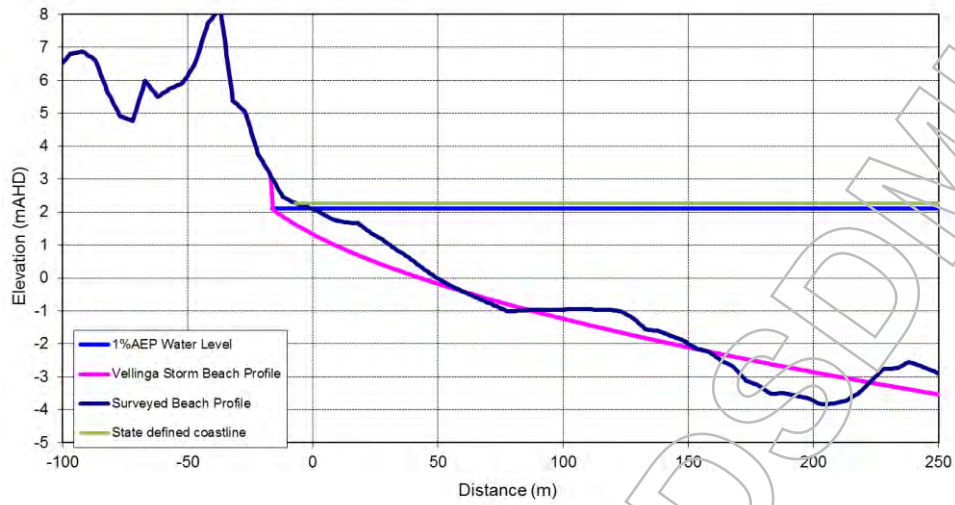


Figure C-1 Storm Erosion Estimate: ETA 578 (top), ETA 582 (middle) and ETA 596 (bottom)

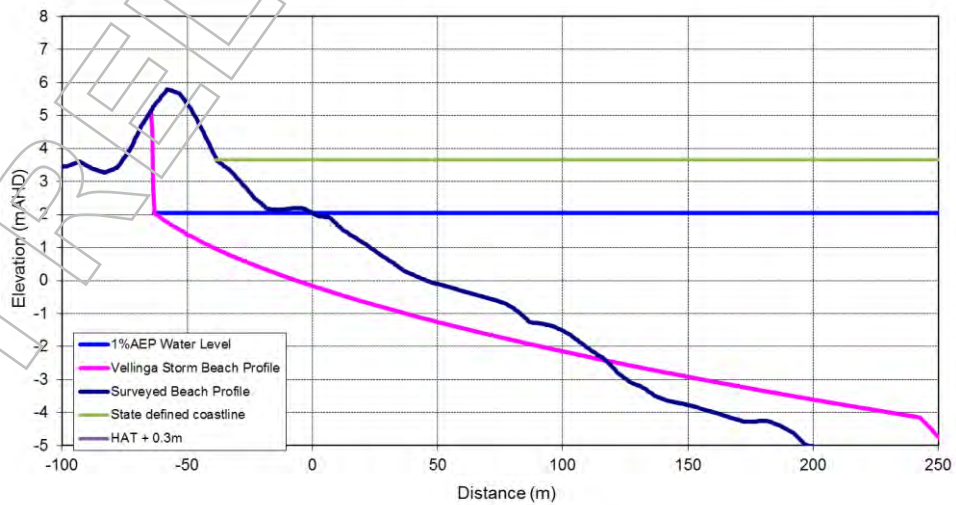
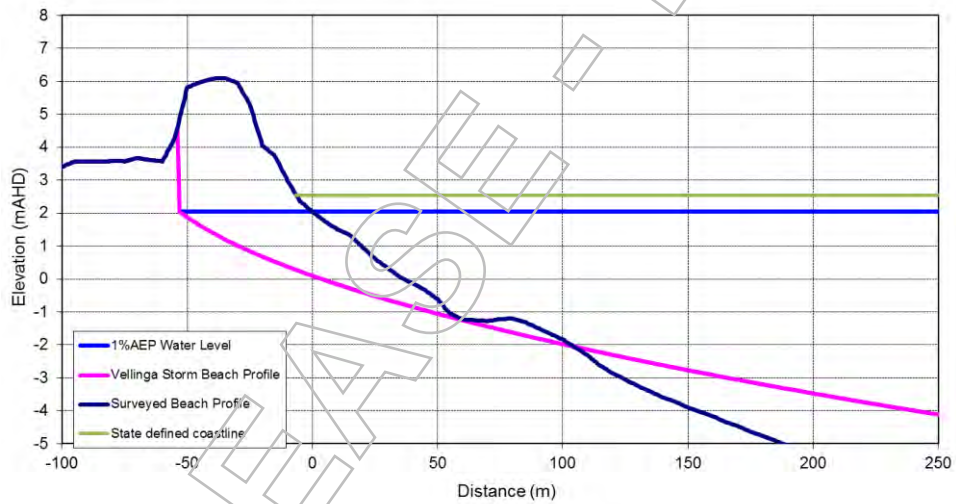
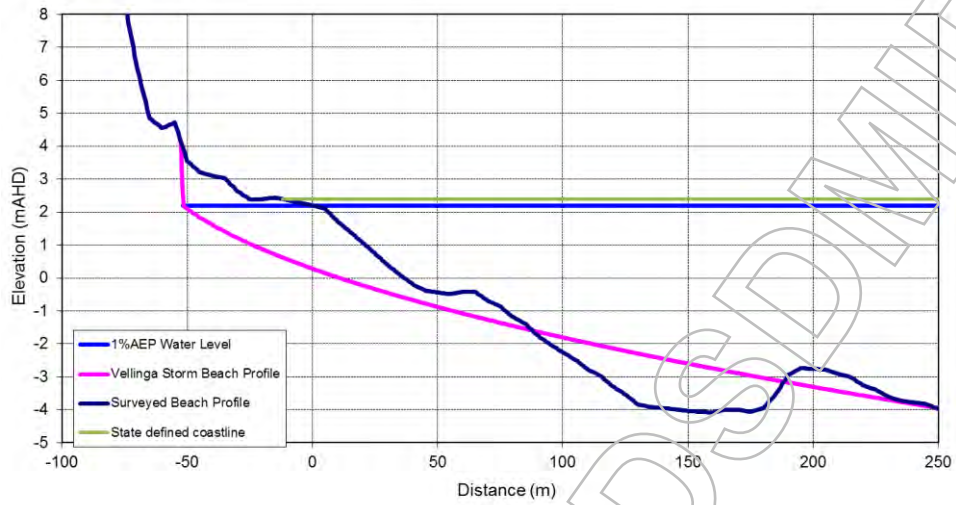


Figure C-2 Storm Erosion Estimate: ETA 602 (top), ETA 621.2 (middle) and ETA 622 (bottom)



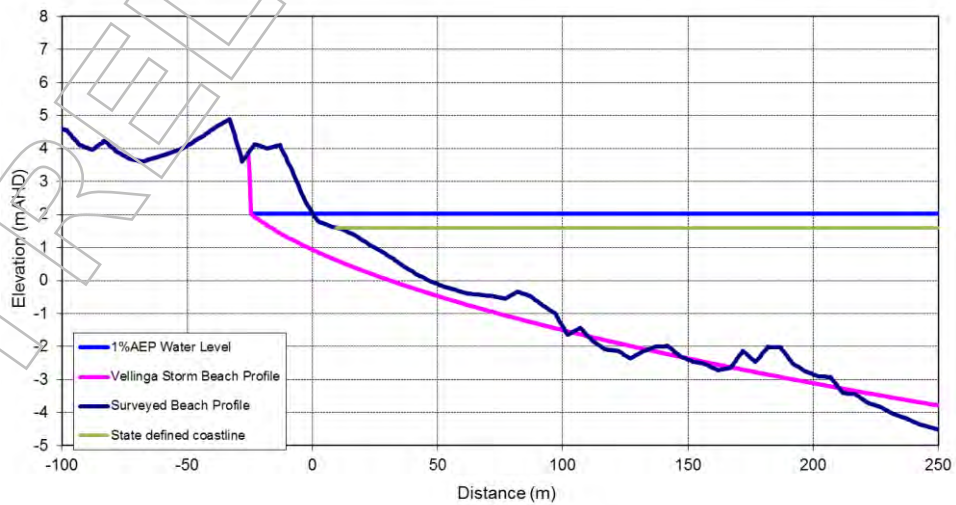
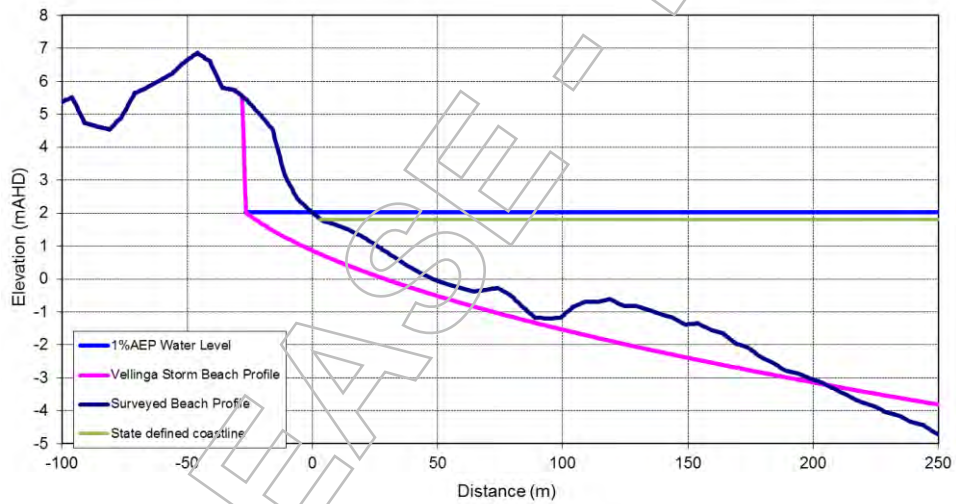
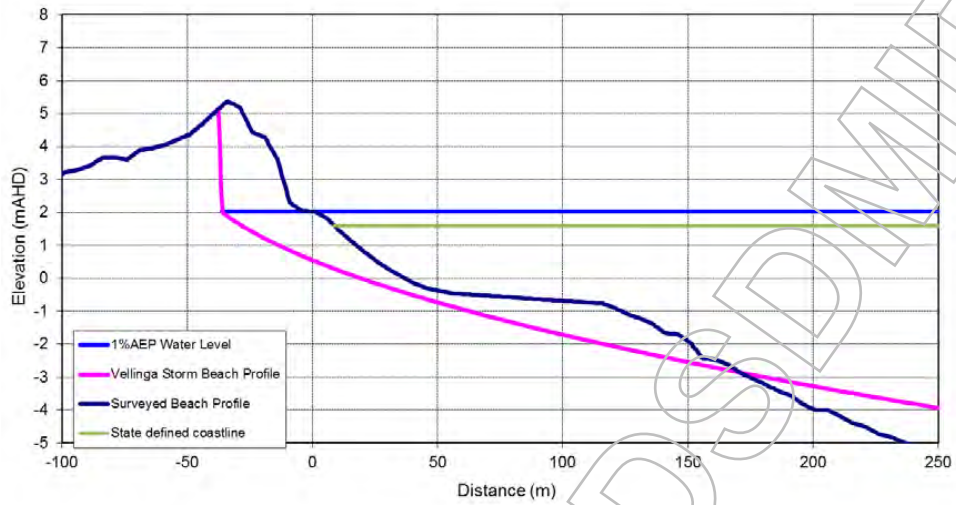


Figure C-3 Storm Erosion Estimate: ETA 626 (top), ETA 628 (middle) and ETA 630 (bottom)

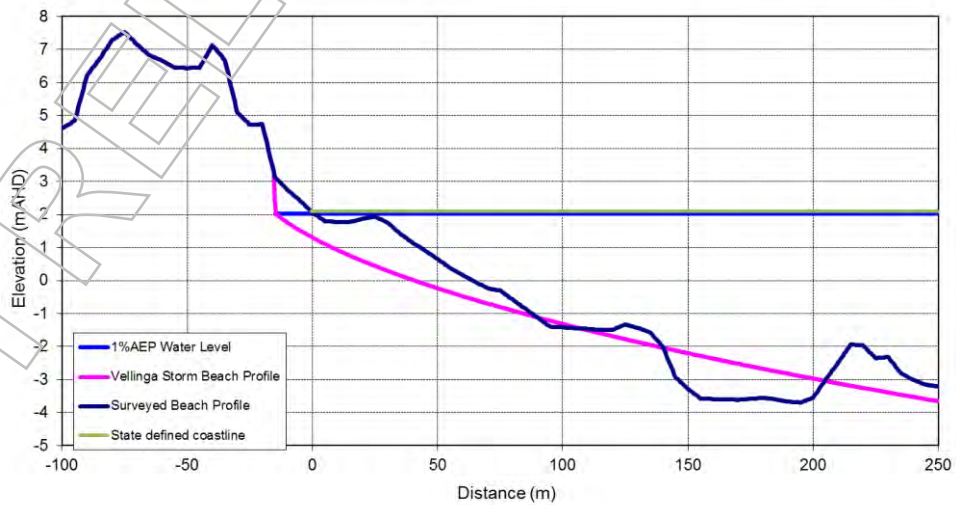
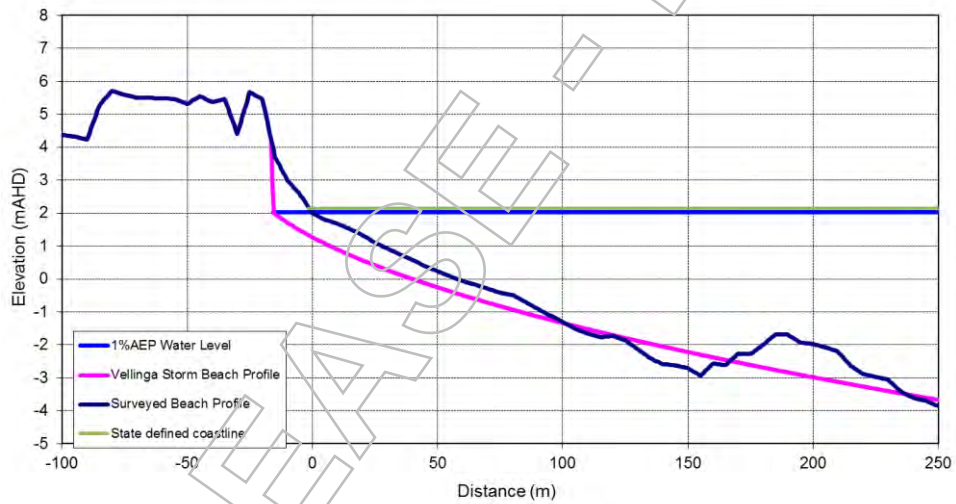
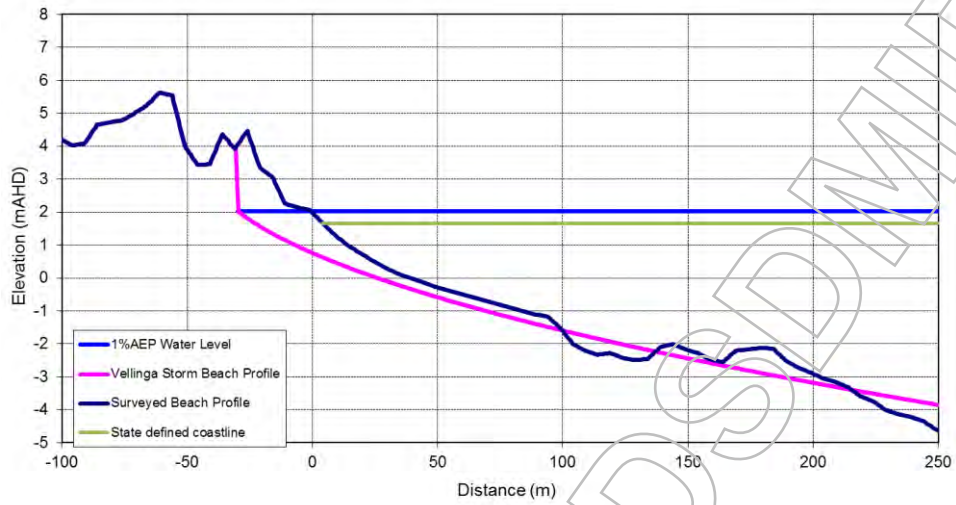


Figure C-4 Storm Erosion Estimate: ETA 632 (top), ETA 634 (middle) and ETA 636 (bottom)

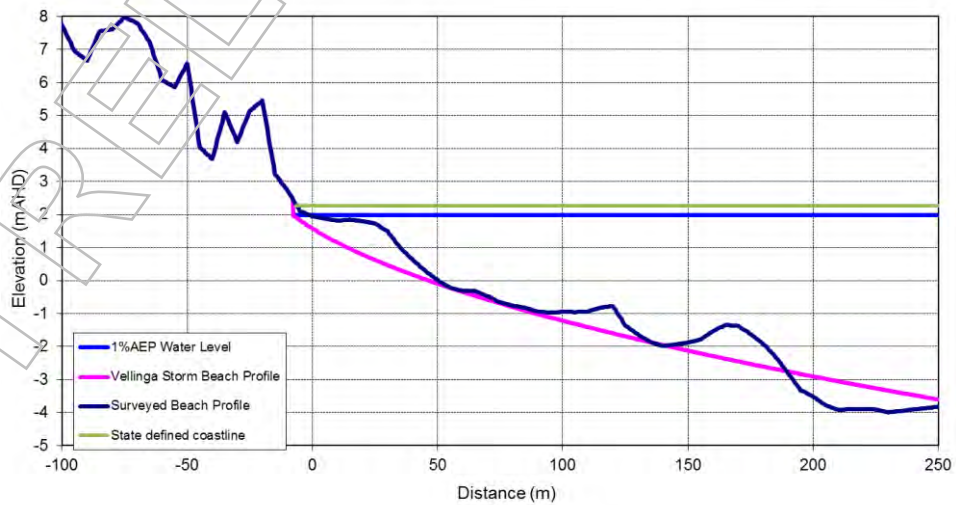
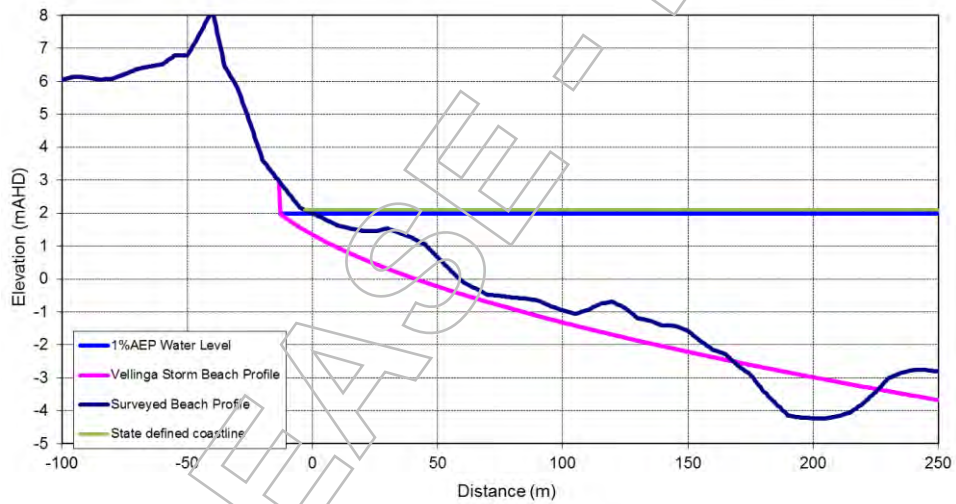
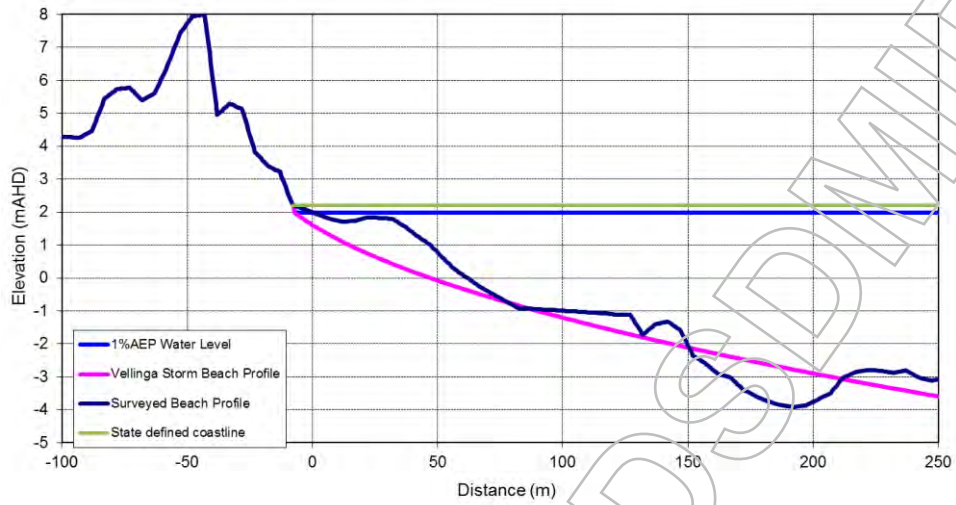


Figure C-5 Storm Erosion Estimate: ETA 638 (top), ETA 636 (middle) and ETA 642 (bottom)



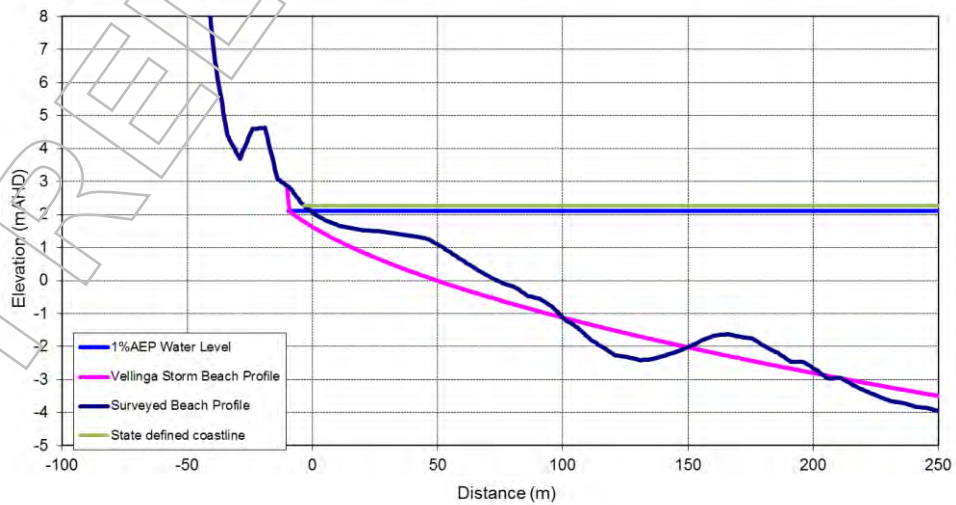
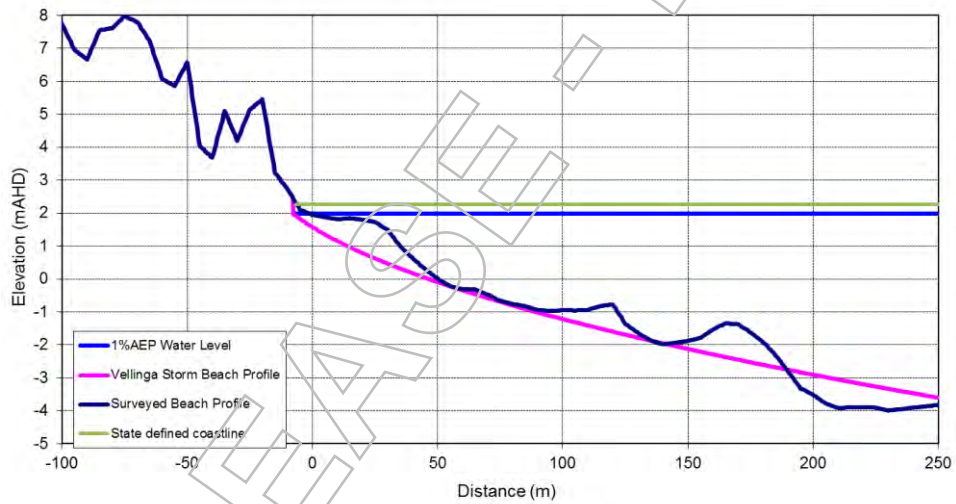
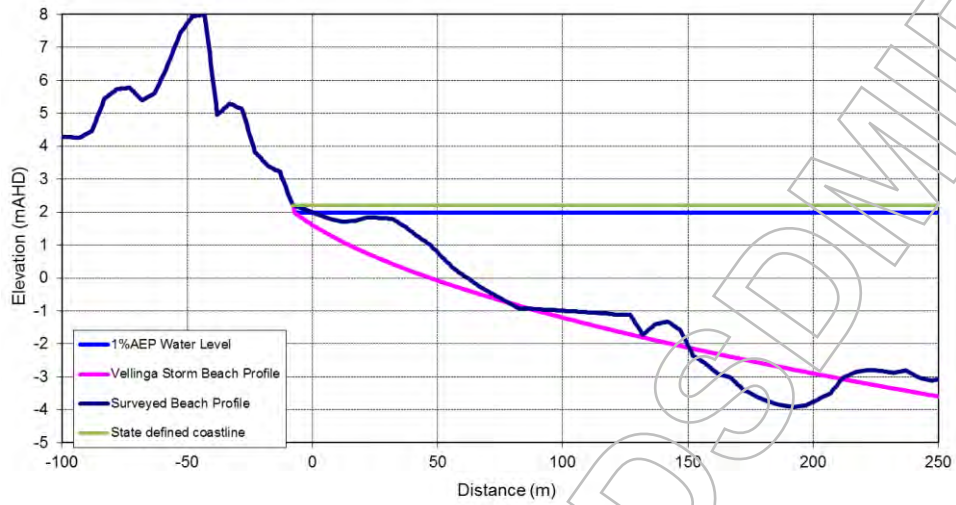


Figure C-6 Storm Erosion Estimate: ETA 638 (top), ETA 642 (middle) and ETA 646 (bottom)

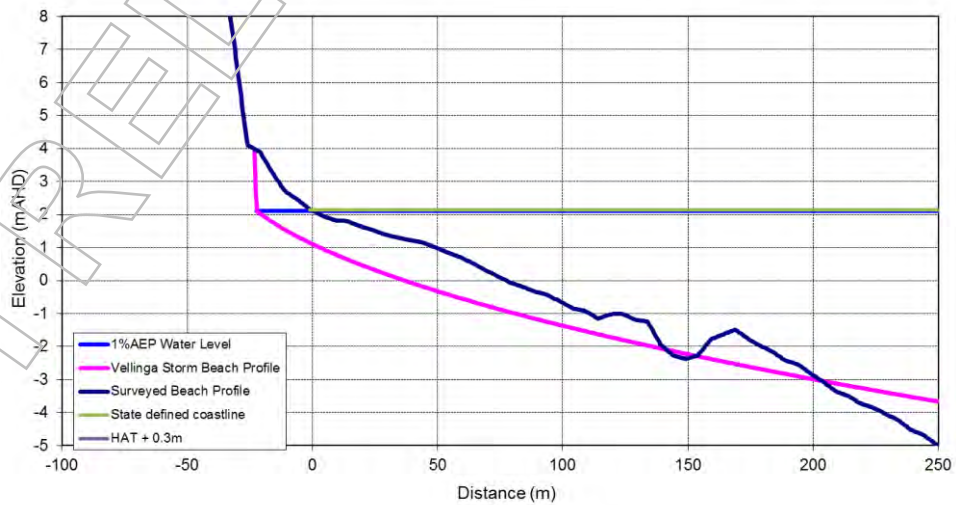
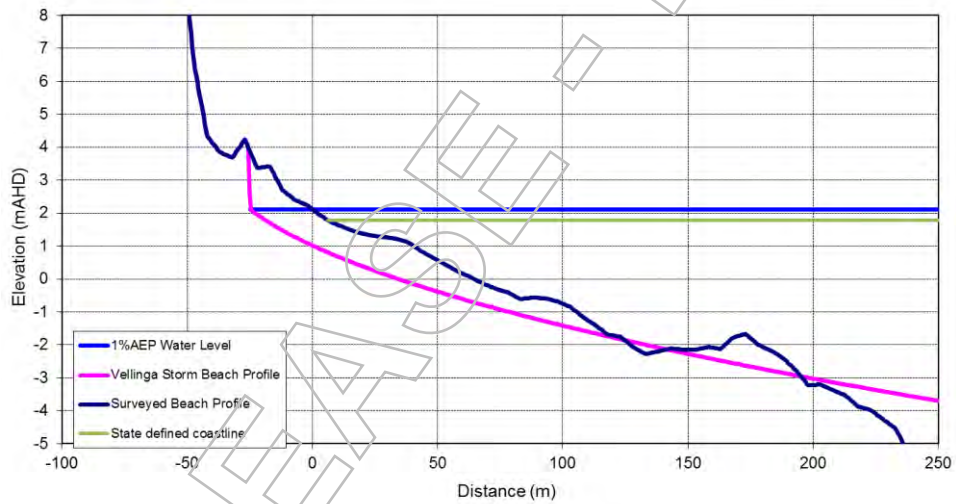
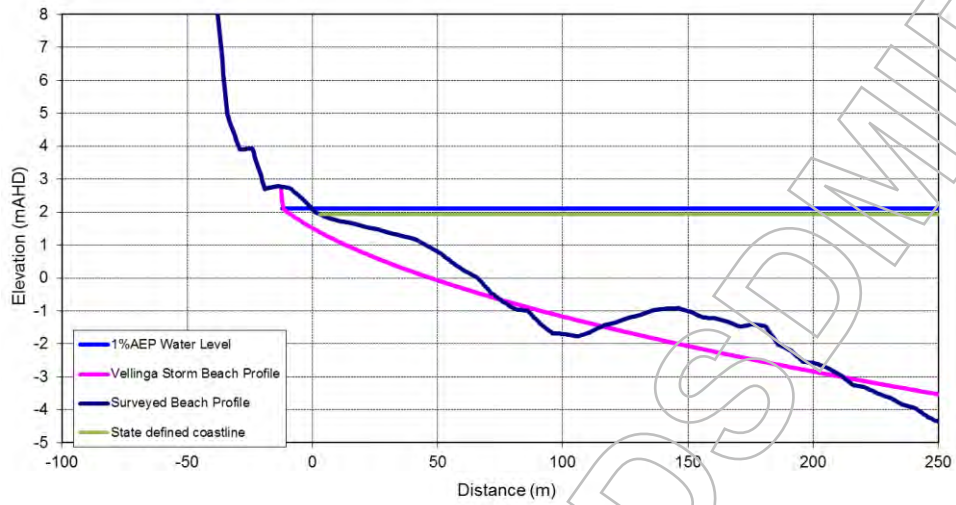


Figure C-7 Storm Erosion Estimate: ETA 650 (top), ETA 654 (middle) and ETA 658 (bottom)



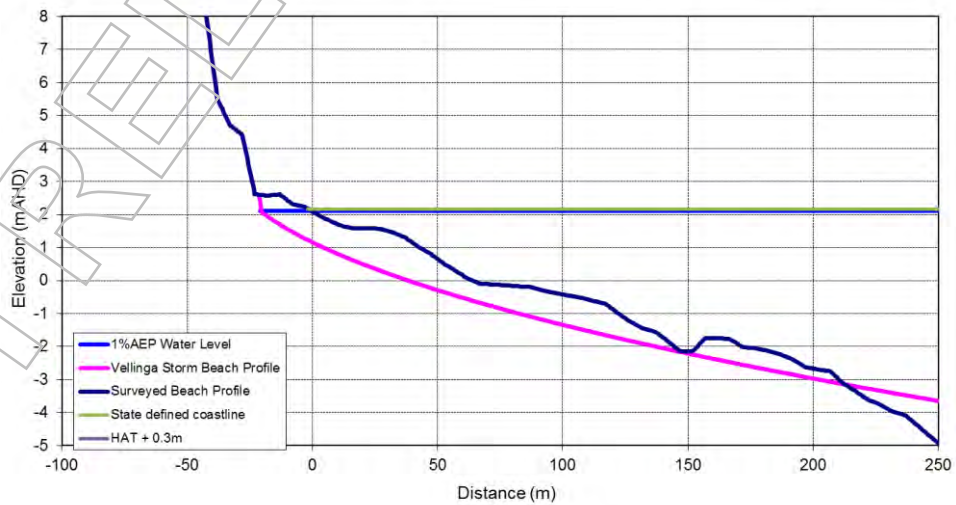
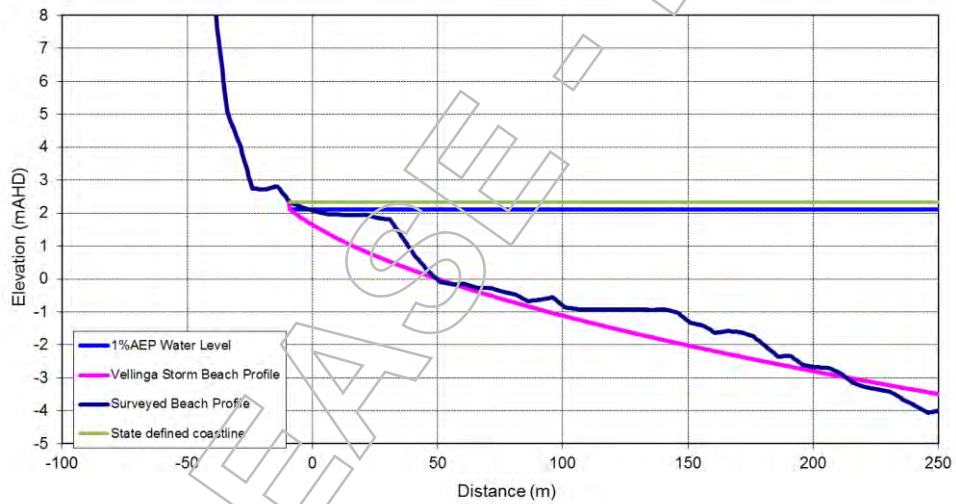
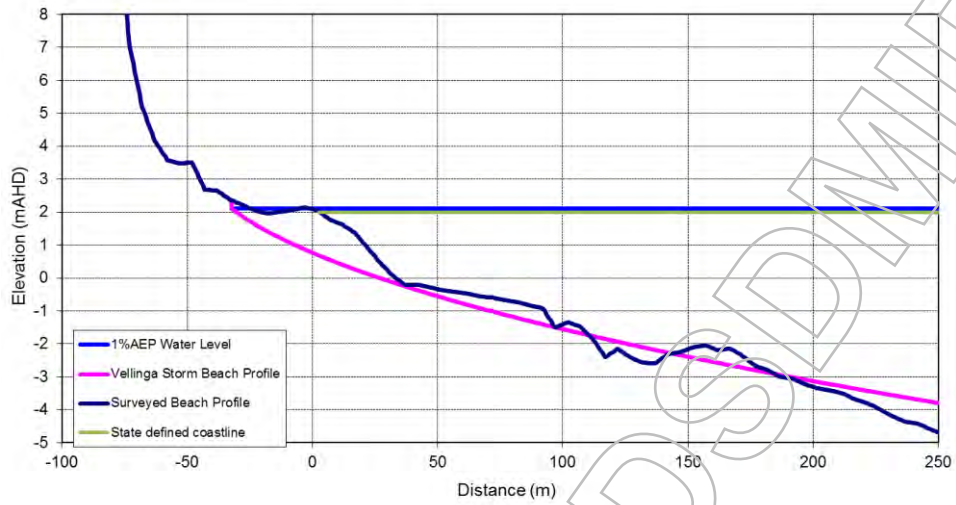


Figure C-8 Storm Erosion Estimate: ETA 662 (top), ETA 666 (middle) and ETA 670 (bottom)

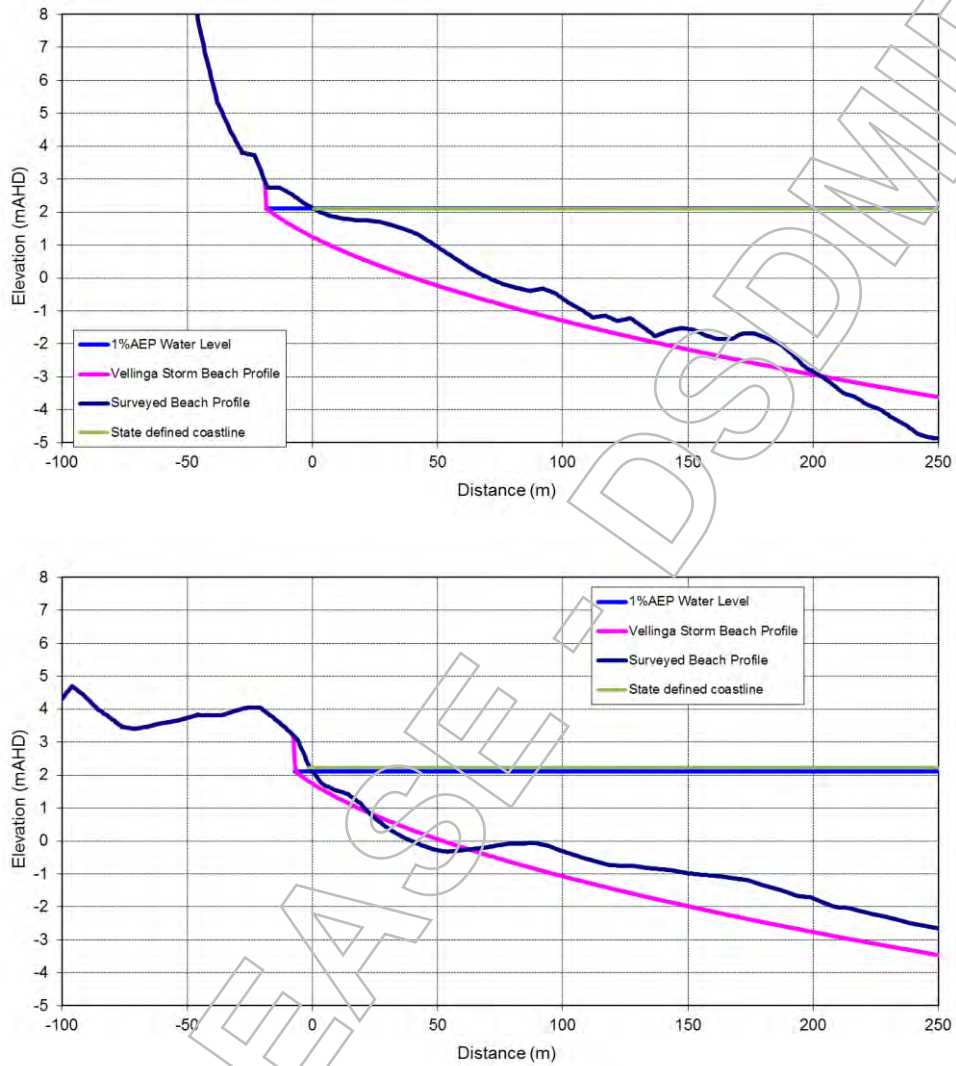


Figure C-9 Storm Erosion Estimate: ETA 674 (top) and ETA 678 (bottom)

## Appendix D Calculated Erosion Distance Hazard Extent

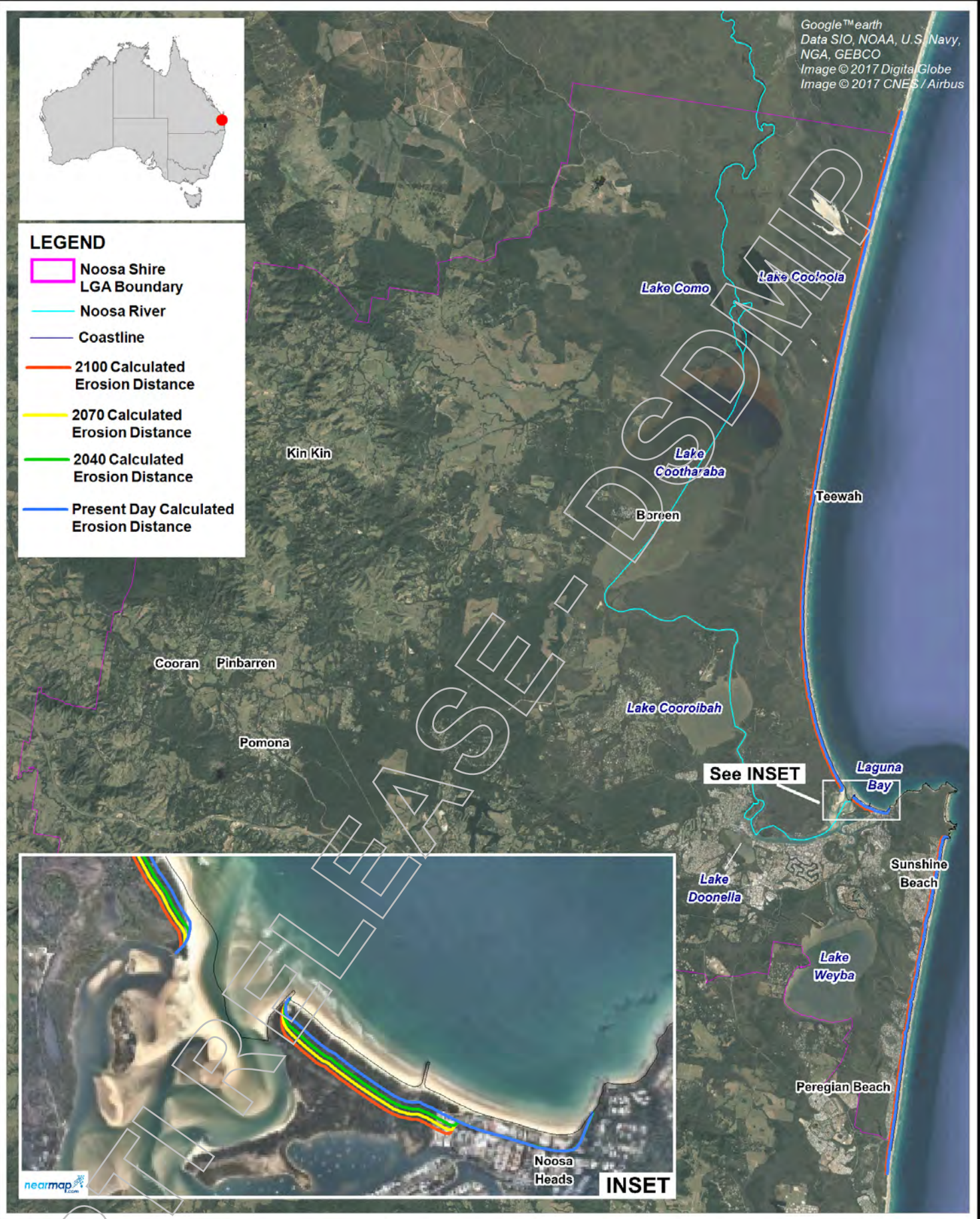
RTI RELEASE - DSDMIP







**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River
- Coastline
- 2100 Calculated Erosion Distance
- 2070 Calculated Erosion Distance
- 2040 Calculated Erosion Distance
- Present Day Calculated Erosion Distance



<p>Title:  <b>Calculated Erosion Distance</b></p>	<p>Figure:  <b>D-1</b></p>	<p>Rev:  <b>B</b></p>
<p>BMT WBM endeavours to ensure that the information provided in this map is correct at the time of publication. BMT WBM does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.</p>	 <div style="display: flex; justify-content: center; align-items: center;"> <div style="margin-right: 10px;">0km</div> <div style="border-top: 1px solid black; width: 100px; position: relative;"> <div style="position: absolute; top: -5px; left: 50%; transform: translate(-50%, -50%);">0.5</div> <div style="position: absolute; top: -5px; right: 0;">1</div> </div> <div style="margin-left: 10px;">Approx. Scale</div> </div> <div style="display: flex; justify-content: center; align-items: center; margin-top: 5px;"> <div style="margin-right: 10px;">0km</div> <div style="border-top: 1px solid black; width: 100px; position: relative;"> <div style="position: absolute; top: -5px; left: 50%; transform: translate(-50%, -50%);">4</div> <div style="position: absolute; top: -5px; right: 0;">8</div> </div> <div style="margin-left: 10px;">Scale - Main Map</div> </div>	 <p><a href="http://www.bmt.org">www.bmt.org</a></p>
<p>Filepath: I:\B22613.i.mbp.Noosa_CHAS\DRG\COA_016B_180104_Calculated_Erosion_Distance.wor</p>		

## Appendix E Permanent Inundation due to Sea-Level Rise Extent

RTI RELEASE - DSDMIP

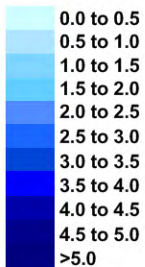




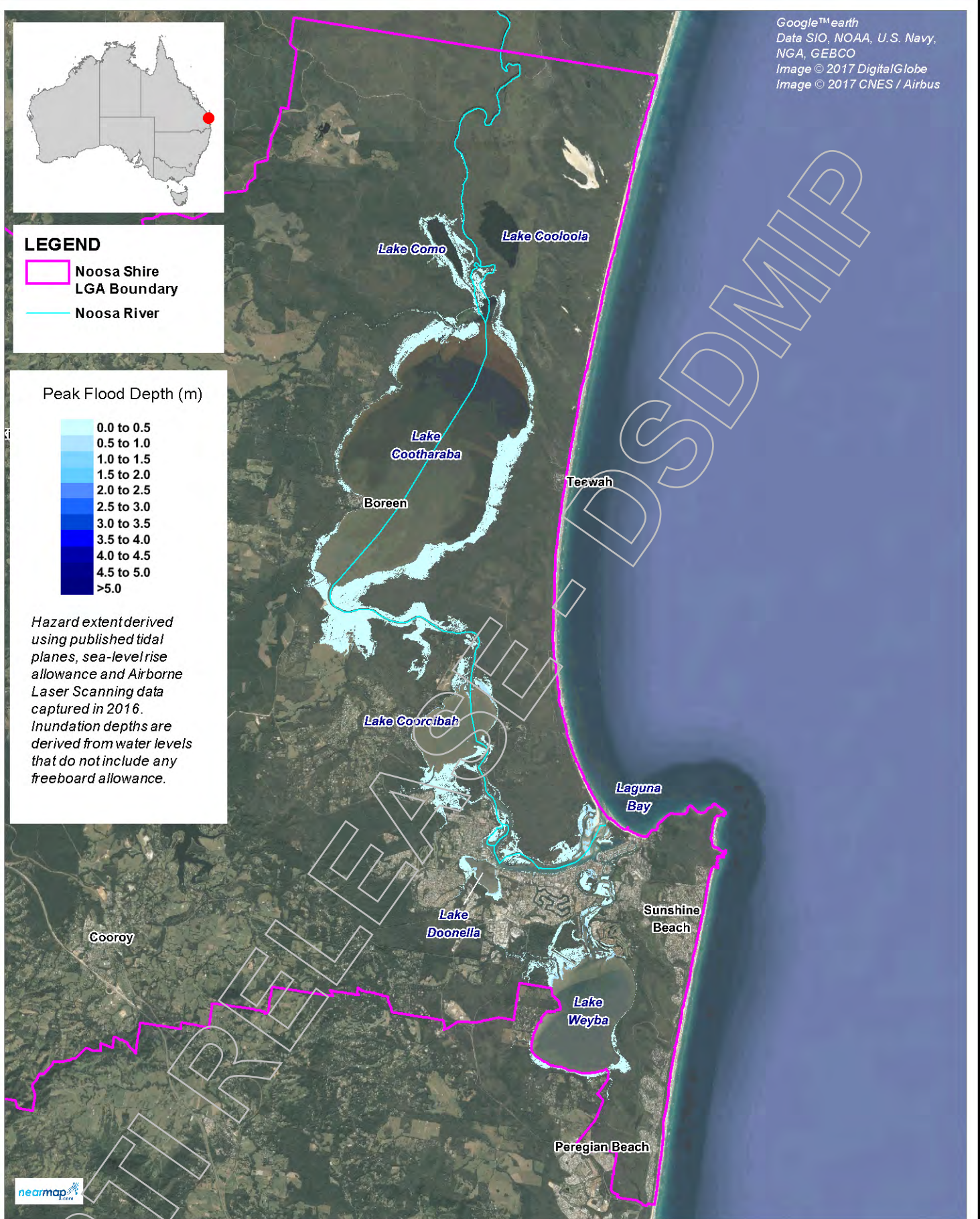
**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River

**Peak Flood Depth (m)**



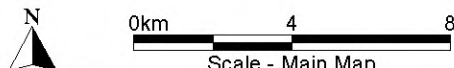
*Hazard extent derived using published tidal planes, sea-level rise allowance and Airborne Laser Scanning data captured in 2016. Inundation depths are derived from water levels that do not include any freeboard allowance.*



Title: **2040 Planning Horizon Permanent Inundation due to Sea Level Rise**

Figure: **E-1** Rev: **A**

BMT WBM endeavours to ensure that the information provided in this map is correct at the time of publication. BMT WBM does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.



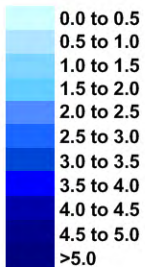




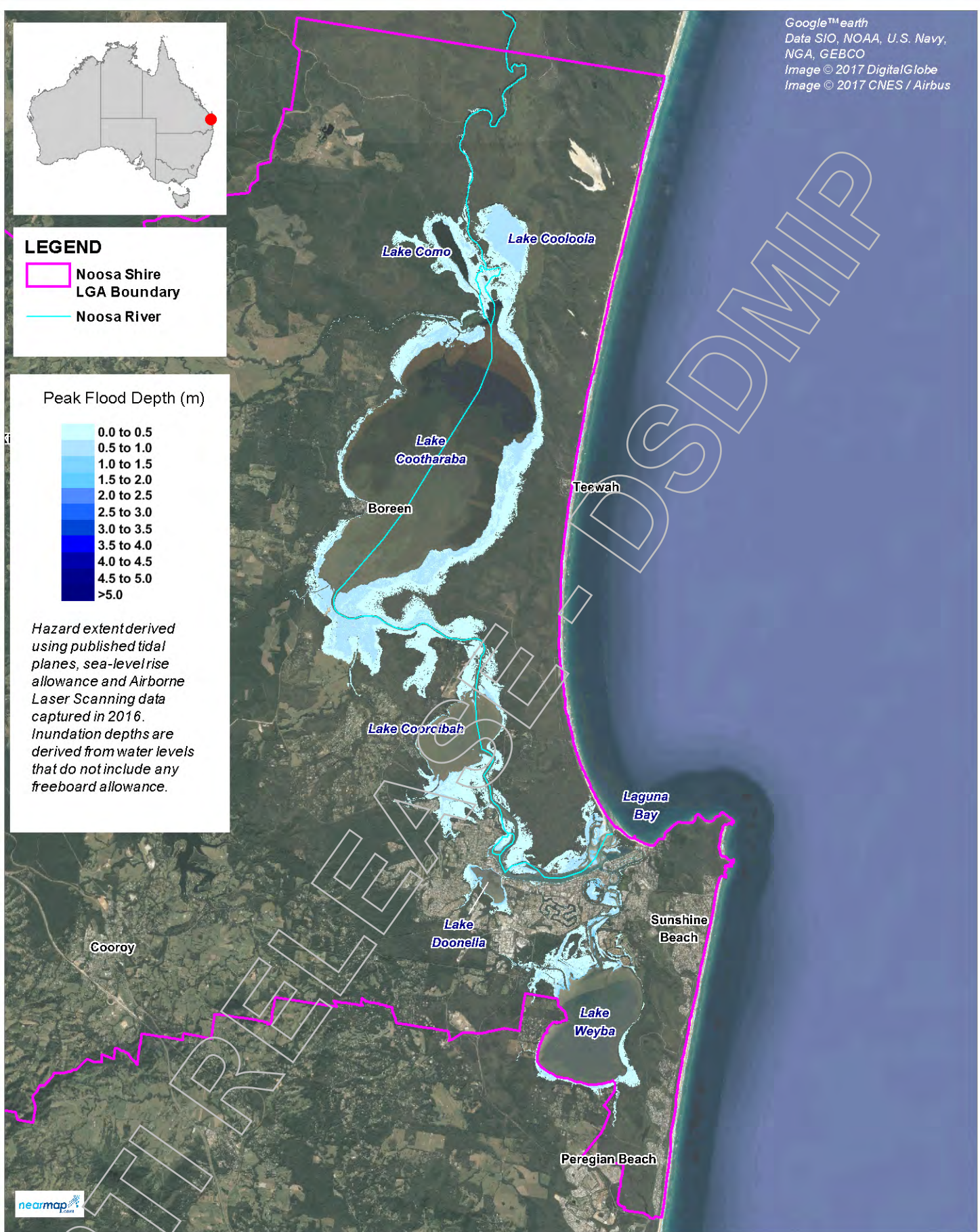
**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River

**Peak Flood Depth (m)**



*Hazard extent derived using published tidal planes, sea-level rise allowance and Airborne Laser Scanning data captured in 2016. Inundation depths are derived from water levels that do not include any freeboard allowance.*



Title:  
**2070 Planning Horizon Permanent Inundation due to Sea Level Rise**

Figure:

**E-2**

Rev:

**A**

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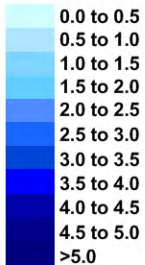




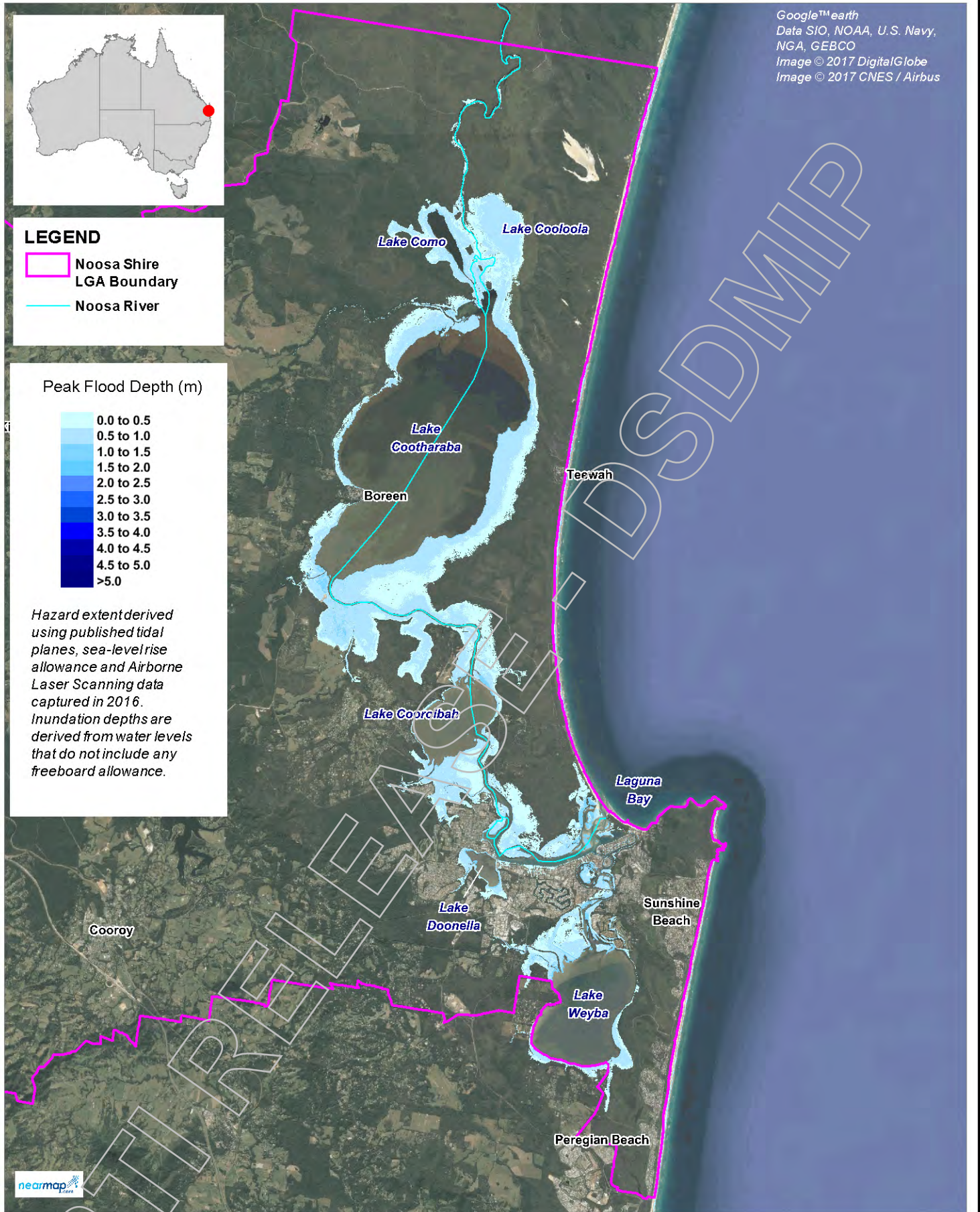
**LEGEND**

- Noosa Shire LGA Boundary
- Noosa River

**Peak Flood Depth (m)**



*Hazard extent derived using published tidal planes, sea-level rise allowance and Airborne Laser Scanning data captured in 2016. Inundation depths are derived from water levels that do not include any freeboard allowance.*



Title:  
**2100 Planning Horizon Permanent Inundation due to Sea Level Rise**

Figure:

**E-3**

Rev:

**A**

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Web [www.bmtwbm.com](http://www.bmtwbm.com)



**From:** [Planning Support](#)  
**To:** [Candace Mitchell](#); [Planning Support](#)  
**Cc:** [Caroline Plank](#)  
**Subject:** RE: HPE CM: New Noosa Plan - Initial response to State interests from NSC  
**Date:** Tuesday, 14 August 2018 10:28:03 AM  
**Attachments:** [image002.png](#)  
[image006.jpg](#)  
[image007.png](#)  
[image001.png](#)  
[image003.png](#)  
[image005.png](#)

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Apologies for the delay.

Noosa's response is supported subject to the following:

- a) It is acknowledged that further work will proceed next year regarding the local heritage place statements of significance. This is an important element to satisfy the SPP cultural heritage state interest.
- b) The technical details on the Q100 report are still being reviewed. Further advice will follow if there are any technical matters requiring review.
- c) Regarding suggested turtle lighting policy, DES will be in a position to provide policy direction in late 2018 as work progresses at Bundaberg with DSDMIP. DES will advise when policy is available.
- d) DES accepts Noosa's 'exempt clearing' approach for koala habitat outside the PKADA and KADA areas if it does not permit greater areas of clearing than the current Planning Regulation requirements. The State has commenced reviewing the planning framework as it relates to koala habitat and this new policy may be implemented during the life of this scheme review. DES will keep DSDMIP and Noosa informed on progress.

**Peter Rollston**

Senior Policy Officer

**Sustainable Planning**

Department of Environment and Science

**P 07 3330 5750**

Level 10, 400 George St, Brisbane QLD 4000

GPO Box 2454, Brisbane QLD 4001



Please consider the environment before printing this email

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**From:** Candace Mitchell [mailto:Candace.Mitchell@dsdmip.qld.gov.au]  
**Sent:** Tuesday, 31 July 2018 3:31 PM  
**To:** Planning Support <Planning.Support@des.qld.gov.au>  
**Subject:** FW: HPE CM: New Noosa Plan - Initial response to State interests from NSC

Good afternoon DES,

Apologies I forgot to attached the additional reports relevant to DES's comments and NSC's response to those comments as per my email yesterday. Please see attached now.

Kind Regards,

Candace Mitchell  
Planning Officer  
**Planning and Development Services | SEQ North**

Department of State Development,  
Manufacturing, Infrastructure and Planning

P 07 5352 9708

Level 3, 12 First Avenue, Maroochydore QLD 4558

PO Box 1129, Maroochydore QLD 4558

[candace.mitchell@dsdmip.qld.gov.au](mailto:candace.mitchell@dsdmip.qld.gov.au)

---

**From:** Candace Mitchell

**Sent:** Monday, 30 July 2018 11:39 AM

**To:** 'Mathew.Johnston@daf.qld.gov.au' <[Mathew.Johnston@daf.qld.gov.au](mailto:Mathew.Johnston@daf.qld.gov.au)>; 'DAFFPlanning@daff.qld.gov.au' <[DAFFPlanning@daff.qld.gov.au](mailto:DAFFPlanning@daff.qld.gov.au)>; 'Planning Support' <[Planning.Support@des.qld.gov.au](mailto:Planning.Support@des.qld.gov.au)>; KASAUSKAS Tom <[Tom.kasauskas@dnrme.qld.gov.au](mailto:Tom.kasauskas@dnrme.qld.gov.au)>; 'Planning Services South' <[PlanningServicesSouth@dnrme.qld.gov.au](mailto:PlanningServicesSouth@dnrme.qld.gov.au)>; Natural Hazards <[NaturalHazards@dilgp.qld.gov.au](mailto:NaturalHazards@dilgp.qld.gov.au)>; SEQ Regional Plan <[SEQRegionalPlan@dsdmip.qld.gov.au](mailto:SEQRegionalPlan@dsdmip.qld.gov.au)>; 'PEARSON Scott (EnergyQ)' <[scott.pearson@energyq.com.au](mailto:scott.pearson@energyq.com.au)>; 'Kendall McNab (PSBABS)' <[Kendall.McNab@psba.qld.gov.au](mailto:Kendall.McNab@psba.qld.gov.au)>; 'TMR Planning' <[planningschemes@tmr.qld.gov.au](mailto:planningschemes@tmr.qld.gov.au)>; 'BEATTIE James' <[James.BEATTIE@hpw.qld.gov.au](mailto:James.BEATTIE@hpw.qld.gov.au)>; 'HHS HPO Town Planning' <[HSHSPOTownPlanning@hpw.qld.gov.au](mailto:HSHSPOTownPlanning@hpw.qld.gov.au)>; 'PUTTOCK Lara' <[Lara.PUTTOCK@hpw.qld.gov.au](mailto:Lara.PUTTOCK@hpw.qld.gov.au)>; 'Planning&Performance@police.qld.gov.au' <[Planning&Performance@police.qld.gov.au](mailto:Planning&Performance@police.qld.gov.au)>  
**Cc:** Garth Nolan <[Garth.Nolan@dsdmip.qld.gov.au](mailto:Garth.Nolan@dsdmip.qld.gov.au)>; Jamaica Hewston <[Jamaica.Hewston@dsdmip.qld.gov.au](mailto:Jamaica.Hewston@dsdmip.qld.gov.au)>

**Subject:** HPE CM: New Noosa Plan - Initial response to State interests from NSC

Good morning,

Please find attached the Noosa Shire Council's initial response to the State interest request for further information which was issued on 9 July 2018.

The council has used a "traffic light" system where green is something that could be resolved easily, amber items need to be discussed further, and red items are actions/comments the council is not comfortable with.

Can I please request your agency review the attached comments from the council and provide your further comments **no later than Monday 6 August 2018**.

The council has also requested a meeting with some individual agencies and therefore I will be in contact with those agencies directly.

If you wish to discuss please do not hesitate to contact myself on 5352 9708 or Garth Nolan on 5352 9710.

Kind Regards,

Candace Mitchell  
Planning Officer

**Planning and Development Services | SEQ North**

Department of State Development,  
Manufacturing, Infrastructure and Planning

P 07 5352 9708

Level 3, 12 First Avenue, Maroochydore QLD 4558

PO Box 1129, Maroochydore QLD 4558

[candace.mitchell@dsmip.qld.gov.au](mailto:candace.mitchell@dsmip.qld.gov.au)

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-----

**From:** [Caroline Plank](#)  
**To:** ["ROLLSTON Peter"](#)  
**Cc:** [Planning Support](#)  
**Subject:** Draft DES response to Noosa plan comments for SIR  
**Date:** Friday, 17 August 2018 10:08:00 AM  
**Attachments:** [Responses to State request for further information \(003\).docx](#)  
[image001.png](#)  
[image002.png](#)

---

Hi Peter

I have lined your comments up with the SIR table comments and put 'ok' where I didn't get a response from you.

Can you please review this before I provide to council?

Thanks

Caroline Plank  
Principal Planning Officer  
**Planning and Development Services (SEQ North)**  
Department of State Development,  
Manufacturing, Infrastructure and Planning  

---

**P** 07 5352 9709  
12 First Avenue, Maroochydore  
[www.dsdmip.qld.gov.au](http://www.dsdmip.qld.gov.au)

RTI RELEASE - DSDMIP



# ATTACHMENT 1 – REQUEST FOR FURTHER INFORMATION FOR PAUSE NOTICE

## Part A—State interests

### Planning for the environment and heritage

Biodiversity				
Ref. Number	Policy Elements	Requirement	Initial NSC response	DES initial response back
39	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> Strategic Framework</p> <p><b>Integration of state interest:</b> Integrated</p> <p><b>Action:</b> Identify the extent of the UNESCO Noosa Biosphere – does it encompass the whole local government area?</p> <p><b>Reason:</b> It's unclear what the extent of the biosphere is.</p>	Yes it does encompass the whole Shire – 3.2.2 of the Strategic Framework says “In September 2007, Noosa Shire was declared a Biosphere Reserve under UNESCO’s Man and the Biosphere Program in recognition of the commitment by the community to environmental excellence and the pursuit of ecologically sustainable development.” If that is not clear we can add “the whole of”	Ok.
40	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> 8.2.2.3. PO3 – Biodiversity Overlay Code, Biodiversity mapping layer</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Clearly identify locations subject to Koala Assessable Development Areas (KADA) requirements and areas of MSES and MLES.</p> <p><b>Reason:</b> Acknowledgement is given to the work involved to map koala habitat within the local government area and for use within the Biodiversity Overlay. Support is given for the shire-wide avoidance requirement in the overlay code. For clarity, the mapping and code could clarify the extent of the KADA within the local government area and the extent of MLES and MSES for the purposes of clarifying the extent of MSES for offset requirements under the <i>Environmental Offsets Act 2014</i> – this is necessary, because local government can only require offsets for MLES, and not MSES. The Department of Environment and Science offers assistance to work directly with the council to finalise mapping and code requirements, particularly where they relate to koalas and offsets.</p>	Koala Habitat Map will be changed to show the Koala Assessable Development Area	Ok.
41	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> 8.2.2.3, AO4.3 – Biodiversity Overlay Code</p> <p><b>Integration of state interest:</b> <i>Integrated</i></p> <p><b>Advice:</b> The Department of Environment and Science is currently working with Bundaberg Regional Council regarding more detailed development codes for lighting impact on turtles. As this work progresses in 2018, further details can be provided to the council for incorporation into the draft planning scheme. Similarly, mapping can be provided to the council which confirms the extent of known turtle beaches for inclusion in the planning scheme.</p>	Council is happy to incorporate any additional provisions and mapping in the planning scheme for marine turtles. References to turtle will be changed to ‘marine turtles’.	Regarding suggested turtle lighting policy, DES will be in a position to provide policy direction in late 2018 as work progresses at Bundaberg with DSDMIP. DES will advise when policy is available.

**ATTACHMENT 1 – REQUEST FOR FURTHER INFORMATION FOR PAUSE NOTICE**

		<p>In regard to terminology, it's preferable to refer to turtles as marine turtles, no sea turtles.</p> <p><b>Reason:</b> The proposed reference to lighting impact on marine turtles and nesting beaches is supported however refinement of these types of provisions may become available for inclusion in the planning scheme prior to its finalisation. Note that this code is likely to be associated with mapping of the relevant parts of the coastal zone to be subject to specific lighting requirements.</p>		
42	<p>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</p>	<p><b>Planning Scheme Reference:</b> Table 8.2.2.3, PO1, PO11 – Biodiversity Overlay Code</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Action:</b> Where in a KADA area, align clearing requirements in the PO1 and PO11 of the Biodiversity Overlay Code to reflect the koala habitat provisions of the Planning Regulation 2017, which limits clearing of high value koala habitat areas (ie limit total cleared areas associated with development to 500m2 and extractive industry and other areas to 5,000m2). Outside of KADA areas, consider applying the same provisions for consistency. Also, add an editor's note referring to the relevant parts of the Planning Regulation 2017 (koala habitat areas).</p> <p><b>Reason:</b> Proposed AOs regarding clearing in koala areas are inconsistent with the provisions of Schedule 10, Part 10 and Schedule 11 of the Planning Regulation 2017 regarding the KADAs in the Noosa Shire.</p>	<p>The Biodiversity Overlay can reference the koala habitat provisions in the Planning Regulation for all clearing of koala habitat whether inside or outside a KADA. Wording changed to:</p> <p><b>AO11.6</b>  <i>During construction, measures are incorporated to not increase the risk of death or injury to koalas, including koala requirements for native vegetation clearing set out in Schedule 11 of the Planning Regulation 2017.</i></p> <p>Council does not support the inclusion of any additional clearing exemptions for koala habitat beyond the proposed exemptions, defined as 'exempt clearing'. This allows for better protection of both local and state significant koala habitat as it does not set an arbitrary limit to the total cleared areas but ensures clearing that is only reasonably necessary for the development intended for that site. Other provisions in the code help ensure development impacts are minimised.</p>	<p>DES accepts council's 'exempt clearing' approach for koala habitat outside the PKADA and KADA areas if it does not permit greater areas of clearing than the current Planning Regulation 2017 requirements. The State has commenced reviewing the planning framework as it relates to koala habitat and this new policy may be implemented during the life of this scheme review. DES will keep DSDMIP and council informed on progress.</p> <p>DSDMIP comment – in regard to AO11.6, please make sure the wording is clear and specific about what part of Schedule 11 the AO requires.</p>
Coastal environment				
Ref. Number	Policy Elements	Requirement	Initial NSC response	
50	<p>The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependant development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.</p>	<p><b>Planning Scheme Reference:</b> 8.2.4 – Coastal Protection Overlay Code and Coastal Protection Overlay</p> <p><b>Integration of state interest:</b> <i>State interest integrated however more information required</i></p> <p><b>Action:</b> Provide coastal hazard area mapping</p> <p><b>Reason:</b> The code provisions associated with development in relation to the coastal hazard area are supported subject to sighting the coastal hazard area maps.</p>	<p>The Coastal Hazards Assessment Report March 2018 has been uploaded to eplanning portal.</p>	<p>The technical details on the Q100 report are still being reviewed. Further advice will follow if there are any technical matters requiring review.</p>
Cultural heritage				
Ref. Number	Policy Elements	Requirement	Initial NSC response	
51	<p>The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved</p>	<p><b>Planning Scheme Reference:</b> 8.2.7 – Heritage Overlay Code</p>	<p>The Historical Cultural Heritage of Noosa Shire 2002 report has been uploaded to the eplanning portal. It includes an historical overview and context for approximately 180 local heritage places. The report</p>	<p>It is acknowledged that further work will proceed next year regarding the local heritage place statements of significance. This is an important</p>

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	for the benefit of the community and future generations	<p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Revise by adding a statement about the local heritage significance of the local cultural heritage significance of the place or area (Noosa Local Heritage Register).</p> <p><b>Reason:</b> The SPP requires the identification of local heritage places including a statement of local cultural heritage significance. Whilst the character areas contain requirements for places within the character areas, there is a lack of statements of local heritage significance for local heritage places outside the character areas.</p>	and citations require updating and review. This will be completed next calendar year as resources allow.	element to satisfy the SPP cultural heritage state interest.
Water quality				
Ref. Number	Policy Elements	Requirement	Initial NSC response	
52	The environmental values and quality of Queensland waters are protected and enhanced.	<p><b>Planning Scheme Reference:</b> 9.4.9.3 – Stormwater quality and protection of receiving waters PO6</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> AO6.2 to include reference to design objectives for gross pollutants (90% for &gt;5mm) in accordance with Appendix 2 of the SPP.</p> <p><b>Reason:</b> The contents of Appendix 2 are not fully reflected in the code.</p>	<p>The wording has been changed to include reference to the design objectives for gross pollutants as follows:</p> <p><b>AO6.2</b>  <i>All stormwater runoff is treated to achieve maximum removal of nutrients, gross pollutants and suspended solids as determined by cost to efficiency ratios. (e.g. bioretention basins must be sized to achieve at least 80% reduction in total suspended solids, 60% reduction in total phosphorous, 45% reduction in total nitrogen and 90% reduction in gross pollutants &gt;5mm).</i></p>	Ok.

RTI RELEASED



**From:** [ROLLSTON Peter](#)  
**To:** [Caroline Plank](#)  
**Cc:** [Planning Support](#)  
**Subject:** RE: Draft DES response to Noosa plan comments for SIR  
**Date:** Friday, 17 August 2018 10:14:15 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.jpg](#)  
[image006.png](#)  
[image007.png](#)

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Yes. That's fine.

**Peter Rollston**

Senior Policy Officer

**Sustainable Planning**

Department of Environment and Science

**P 07 3330 5750**

Level 10, 400 George St, Brisbane QLD 4000

GPO Box 2454, Brisbane QLD 4001



Please consider the environment before printing this email

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**From:** Caroline Plank [mailto:Caroline.Plank@dsdmip.qld.gov.au]  
**Sent:** Friday, 17 August 2018 10:08 AM  
**To:** ROLLSTON Peter <Peter.Rollston@des.qld.gov.au>  
**Cc:** Planning Support <Planning.Support@des.qld.gov.au>  
**Subject:** Draft DES response to Noosa plan comments for SIR

Hi Peter

I have lined your comments up with the SIR table comments and put 'ok' where I didn't get a response from you.

Can you please review this before I provide to council?

Thanks

Caroline Plank

Principal Planning Officer

**Planning and Development Services (SEQ North)**

Department of State Development,

Manufacturing, Infrastructure and Planning

**P 07 5352 9709**

12 First Avenue, Maroochydore

[www.dsdmip.qld.gov.au](http://www.dsdmip.qld.gov.au)

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RTI RELEASE - DSSIMP

**From:** [Caroline Plank](#)  
**To:** [Kim Rawlings](#); [Rowena Skinner](#)  
**Cc:** [Rebecca Britton](#); [Planning Support](#)  
**Subject:** DES response to council's initial response to SIR  
**Date:** Friday, 17 August 2018 1:40:00 PM  
**Attachments:** [DES response to council's initial response to SIR.docx](#)  
[image001.png](#)  
[image002.png](#)

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Hello Kim and Rowena

Please find attached the DES response to council's initial response on the SIR.

Please advise if you would like further discussion, particularly in regards to comment 40.

Regards

Caroline Plank  
Principal Planning Officer  
**Planning and Development Services (SEQ North)**  
Department of State Development,  
Manufacturing, Infrastructure and Planning

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RTI RELEASE - DSDMIP



# ATTACHMENT 1 – REQUEST FOR FURTHER INFORMATION FOR PAUSE NOTICE

## Part A—State interests

### Planning for the environment and heritage

Biodiversity				
Ref. Number	Policy Elements	Requirement	Initial NSC response	DES initial response back
39	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> Strategic Framework</p> <p><b>Integration of state interest:</b> Integrated</p> <p><b>Action:</b> Identify the extent of the UNESCO Noosa Biosphere – does it encompass the whole local government area?</p> <p><b>Reason:</b> It's unclear what the extent of the biosphere is.</p>	Yes it does encompass the whole Shire – 3.2.2 of the Strategic Framework says “In September 2007, Noosa Shire was declared a Biosphere Reserve under UNESCO’s Man and the Biosphere Program in recognition of the commitment by the community to environmental excellence and the pursuit of ecologically sustainable development.” If that is not clear we can add “the whole of”	Ok.
40	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> 8.2.2.3. PO3 – Biodiversity Overlay Code, Biodiversity mapping layer</p> <p><b>Integration of state interest:</b> State interest partially integrated</p> <p><b>Action:</b> Clearly identify locations subject to Koala Assessable Development Areas (KADA) requirements and areas of MSES and MLES.</p> <p><b>Reason:</b> Acknowledgement is given to the work involved to map koala habitat within the local government area and for use within the Biodiversity Overlay. Support is given for the shire-wide avoidance requirement in the overlay code. For clarity, the mapping and code could clarify the extent of the KADA within the local government area and the extent of MLES and MSES for the purposes of clarifying the extent of MSES for offset requirements under the <i>Environmental Offsets Act 2014</i> – this is necessary, because local government can only require offsets for MLES, and not MSES. The Department of Environment and Science offers assistance to work directly with the council to finalise mapping and code requirements, particularly where they relate to koalas and offsets.</p>	Koala Habitat Map will be changed to show the Koala Assessable Development Area	<p>The mapping of the extent of the KADA is supported.</p> <p>However, further work is required to differentiate the extent of MLES and MSES for the purposes of clarifying the extent of MSES for offset requirements under the <i>Environmental Offsets Act 2014</i>. This is necessary because local government can only require offsets for MLES, and not MSES. The Department of Environment and Science offers assistance to work directly with the council to finalise mapping and code requirements, particularly where they relate to koalas and offsets.</p>
41	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> 8.2.2.3, AO4.3 – Biodiversity Overlay Code</p> <p><b>Integration of state interest:</b> Integrated</p> <p><b>Advice:</b> The Department of Environment and Science is currently working with Bundaberg Regional Council regarding more detailed development codes for lighting impact on turtles. As this work progresses in 2018, further details can be provided to the council for incorporation into the draft planning scheme. Similarly, mapping can be provided to the council which confirms the extent of known turtle beaches for inclusion in the planning scheme.</p>	Council is happy to incorporate any additional provisions and mapping in the planning scheme for marine turtles. References to turtle will be changed to ‘marine turtles’.	Regarding suggested turtle lighting policy, DES will be in a position to provide policy direction in late 2018 as work progresses at Bundaberg with DSDMIP. DES will advise when policy is available.

**ATTACHMENT 1 – REQUEST FOR FURTHER INFORMATION FOR PAUSE NOTICE**

		In regard to terminology, it's preferable to refer to turtles as marine turtles, no sea turtles.  <b>Reason:</b> The proposed reference to lighting impact on marine turtles and nesting beaches is supported however refinement of these types of provisions may become available for inclusion in the planning scheme prior to its finalisation. Note that this code is likely to be associated with mapping of the relevant parts of the coastal zone to be subject to specific lighting requirements.		
42	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<b>Planning Scheme Reference:</b> Table 8.2.2.3, PO1, PO11 – Biodiversity Overlay Code  <b>Integration of state interest:</b> <i>State interest not integrated</i>  <b>Action:</b> Where in a KADA area, align clearing requirements in the PO1 and PO11 of the Biodiversity Overlay Code to reflect the koala habitat provisions of the Planning Regulation 2017, which limits clearing of high value koala habitat areas (ie limit total cleared areas associated with development to 500m2 and extractive industry and other areas to 5,000m2). Outside of KADA areas, consider applying the same provisions for consistency. Also, add an editor's note referring to the relevant parts of the Planning Regulation 2017 (koala habitat areas).  <b>Reason:</b> Proposed AOs regarding clearing in koala areas are inconsistent with the provisions of Schedule 10, Part 10 and Schedule 11 of the Planning Regulation 2017 regarding the KADAs in the Noosa Shire.	The Biodiversity Overlay can reference the koala habitat provisions in the Planning Regulation for all clearing of koala habitat whether inside or outside a KADA. Wording changed to:  <b>AO11.6</b> <i>During construction, measures are incorporated to not increase the risk of death or injury to koalas, including koala requirements for native vegetation clearing set out in Schedule 11 of the Planning Regulation 2017.</i>  Council does not support the inclusion of any additional clearing exemptions for koala habitat beyond the proposed exemptions, defined as 'exempt clearing'. This allows for better protection of both local and state significant koala habitat as it does not set an arbitrary limit to the total cleared areas but ensures clearing that is only reasonably necessary for the development intended for that site. Other provisions in the code help ensure development impacts are minimised.	DES accepts council's 'exempt clearing' approach for koala habitat outside the PKADA and KADA areas if it does not permit greater areas of clearing than the current Planning Regulation 2017 requirements. The State has commenced reviewing the planning framework as it relates to koala habitat and this new policy may be implemented during the life of this scheme review. DES will keep DSDMIP and council informed on progress.  DSDMIP comment – in regard to AO11.6, please make sure the wording is clear and specific about what part of Schedule 11 the AO requires.
Coastal environment				
Ref. Number	Policy Elements	Requirement	Initial NSC response	
50	The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependant development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.	<b>Planning Scheme Reference:</b> 8.2.4 – Coastal Protection Overlay Code and Coastal Protection Overlay  <b>Integration of state interest:</b> <i>State interest integrated however more information required</i>  <b>Action:</b> Provide coastal hazard area mapping  <b>Reason:</b> The code provisions associated with development in relation to the coastal hazard area are supported subject to sighting the coastal hazard area maps.	The Coastal Hazards Assessment Report March 2018 has been uploaded to eplanning portal.	The technical details on the Q100 report are still being reviewed. Further advice will follow if there are any technical matters requiring review.
Cultural heritage				
Ref. Number	Policy Elements	Requirement	Initial NSC response	
51	The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved	<b>Planning Scheme Reference:</b> 8.2.7 – Heritage Overlay Code	The Historical Cultural Heritage of Noosa Shire 2002 report has been uploaded to the eplanning portal. It includes an historical overview and context for approximately 180 local heritage places. The report	It is acknowledged that further work will proceed next year regarding the local heritage place statements of significance. This is an important

**ATTACHMENT 1 – REQUEST FOR FURTHER INFORMATION FOR PAUSE NOTICE**

	for the benefit of the community and future generations	<p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Revise by adding a statement about the local heritage significance of the local cultural heritage significance of the place or area (Noosa Local Heritage Register).</p> <p><b>Reason:</b> The SPP requires the identification of local heritage places including a statement of local cultural heritage significance. Whilst the character areas contain requirements for places within the character areas, there is a lack of statements of local heritage significance for local heritage places outside the character areas.</p>	and citations require updating and review. This will be completed next calendar year as resources allow.	element to satisfy the SPP cultural heritage state interest.
Water quality				
Ref. Number	Policy Elements	Requirement	Initial NSC response	
52	The environmental values and quality of Queensland waters are protected and enhanced.	<p><b>Planning Scheme Reference:</b> 9.4.9.3 – Stormwater quality and protection of receiving waters PO6</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> AO6.2 to include reference to design objectives for gross pollutants (90% for &gt;5mm) in accordance with Appendix 2 of the SPP.</p> <p><b>Reason:</b> The contents of Appendix 2 are not fully reflected in the code.</p>	<p>The wording has been changed to include reference to the design objectives for gross pollutants as follows:</p> <p><b>AO6.2</b>  <i>All stormwater runoff is treated to achieve maximum removal of nutrients, gross pollutants and suspended solids as determined by cost to efficiency ratios. (e.g. bioretention basins must be sized to achieve at least 80% reduction in total suspended solids, 60% reduction in total phosphorous, 45% reduction in total nitrogen and 90% reduction in gross pollutants &gt;5mm).</i></p>	Ok.

RTI RELEASED



**From:** [Caroline Plank](#)  
**To:** [Rowena Skinner](#); [Kim Rawlings](#)  
**Cc:** [Rebecca Britton](#); [Michelle Tucker](#); "[alinda.bryant@noosa.qld.gov.au](mailto:alinda.bryant@noosa.qld.gov.au)"; [Candace Mitchell](#)  
**Subject:** SIR resolutions to date  
**Date:** Thursday, 13 September 2018 5:28:00 PM  
**Attachments:** [Draft new Noosa Plan - SIR resolutions 13SEP18.docx](#)  
[Seqwater comments for SIR - Noosa plan.docx](#)

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Hello Kim and Rowena

I have finished going through the SIR table, and greyed out rows I believe have no real further actions required.

I note there will be some things which remain outstanding - like where DES will get back to council about turtle lighting etc.

Please have a look at the attached and compare with what council believes is resolved.

Please note I've also attached the seqwater comments separately seeing as they came late and therefore don't fit into the numbering in the main table.

Obviously there will be some further comments from BLP (and maybe SPP natural hazards) so I will update this table again once this occurs. Candace is also going through the BLP stuff from yesterday.

Regards

Caroline Plank  
Principal Planning Officer  
Planning and Development Services (SEQ North)  
Department of State Development,  
Manufacturing, Infrastructure and Planning

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Part A—State interests

Planning for liveable communities and housing

Housing supply and diversity				
Ref. Number	Policy Element	Requirement	Initial NSC response	Resolutions as at 13/9/18
1	Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.	<p><b>Planning scheme Reference:</b> Strategic framework</p> <p><b>Integration of state interest:</b> Partially integrated – planning scheme could be strengthened in the Part 3 Strategic framework. State interest <i>Housing Supply and Diversity Policy 3 (1) (2) and (3) and Development and Construction (8)</i>.</p> <p><b>Action:</b> <u>The strategic framework can be amended to give stronger support to promoting affordable and social housing, in accordance with the SPP. Some examples can be found in the wording of other planning schemes such as Moreton Bay Regional Council e.g.</u></p> <p>Moreton Bay Regional Council Planning Scheme 2016</p> <p>3.5 Strong communities (Page 60)</p> <p><i>Council also endeavours to support the initiatives of Federal and State Governments and the community and private sectors to more directly address the issues of housing affordability. Specifically, Council intends to encourage community and “not for profit” housing providers who deliver appropriate housing products in an acceptable manner to meet special needs and community housing purposes</i></p> <p>.....</p> <p>3.5.7 Strategic Outcomes- Housing Choice and Affordability <i>A variety of housing options is provided to meet diverse community needs, and achieve housing choice and affordability.</i></p> <p>4. <i>Council will support the provision of affordable housing through community-based, not-for-profit entities and housing cooperatives and the private sector;</i></p> <p>5. <i>All major new developments will be encouraged to incorporate a greater range of housing types and affordable housing products that demonstrate housing affordability, including appropriate housing for the entry buyer and low-income housing markets and demographic mix;</i></p> <p>6. <i>Council will lobby the other levels of government regarding decisions on the disposal or redevelopment of government property and surplus land to include consideration of the opportunity for</i></p>	<p>Strategic Framework already acknowledges one of the key challenges is “<i>diversity in housing choice to provide suitable residential accommodation for low income earners and key workers</i>”. Section 3.2.4 is focussed on housing to meet diverse needs of the community.</p> <p>Section 3.3.3 are Strategic Outcomes specifically for Housing Choice such as:</p> <p><i>e) A wide range of housing is spread throughout the existing urban areas of Noosa Shire and responds to housing needs associated with factors such as changing demographics, changing composition of households, and lifestyle Choices.</i></p> <p><i>f) Additional smaller dwellings on traditional house sites and small dwelling units in centres are provided so that the housing mix and Choice better reflects community needs.</i></p> <p>Statements about Community housing / social housing can be made easily enough, but we would want to feel some level of confidence something can occur and ultimately that will rely on the State and NFP organisations. Council has already sought to be proactive in communication with both in this regard.</p> <p>To keep some perspective Moreton Council has a huge amount of greenfield growth. They have over 88k additional dwellings to supply. It is not necessarily a reasonable comparison.</p>	<p>1) Council’s representations in relation to their support for smaller units to encourage affordable housing is supported by DHPW.</p> <p>2) Council’s concerns regarding confidence that affordable housing will be delivered if it amends its strategic framework are noted and the following comments are offered.</p> <p>Noosa Shire Council (council) being within the SEQ region is a priority Council (along with the Sunshine Coast Regional Council) for the Housing Construction Jobs Plan. The State Planning Policy, Housing Supply and Diversity (Policy 3 (c)) aims to ensure that planning schemes are able to facilitate affordable and social housing outcomes through supportive planning provisions and suitably zoned land with the intent that this housing is able to be delivered when suitable sites and funding are available. In order to ensure this, inclusion in the strategic framework is sought to give high-level support for these housing outcomes by Council.</p> <p>It is noted that informal email between Council and DHPW planners indicates that an outcome could be provided.</p> <p><b>Suggested wording:</b></p> <p><b>In order to meet Policy 3(c) of the SPP (above), DHPW considers that the Strategic Framework should at the very least include a specific statement that references support for social and affordable housing:</b></p> <p><b>“Council will support the Federal and State Government and community based not-for-profit entities in delivering a diverse and comprehensive range of social and affordable housing options.”</b></p> <p><b>If a supportive statement is not included, DHPW would not consider the planning scheme to fully integrate Policy 3 the state interest.</b></p> <p>3) Council’s comments in relation to MBRC are noted. It is emphasised that MBRC was only suggested as an approach undertaken by a local government, it was not intended to compare the two LGAs.</p>

ATTACHMENT 1 – REQUEST FOR FURTHER INFORMATION FOR PAUSE NOTICE – 9 JULY 2018 – updated 13/09/18

		<p><i>that land to be used for affordable housing purposes; and.....</i></p> <p><b>Reason:</b> To give stronger support in the planning scheme to promote social and affordable housing outcomes.</p>		
2	Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.	<p><b>Planning Scheme Reference:</b> Section 6.3 Residential zones category</p> <p><b>Integration of state interest:</b> State interest Policy 3 - <i>A diverse affordable and comprehensive range of housing options in accessible and well service locations, is facilitated through (a) appropriate, responsive and proactive zoning and (b) supporting an appropriate mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living.</i> This has been partially met.</p> <p><b>Action:</b> Review the specific code provisions of the residential zones which aim to restrict development on residential zoned <u>land</u> with a view to ensuring that wider amenity and environmental requirements can still be met – see comments below.</p> <p>6.3.1 Low density residential zone code Table 6.3.1.3 – criteria for assessment (part)</p> <ul style="list-style-type: none"> <li>PO8 – Site Cover and Gross Floor Area, acceptable outcome AO8.1</li> </ul> <p>It is recommended the low site cover proposals of AO8.1 be reviewed to allow low density development of residential sites to achieve streetscaping and landscaping objectives without being unduly restrictive and promoting inefficient use land.</p> <p>S 6.3.2 Medium density residential zone code Built form Table 6.3.2.3 – criteria for assessment (part)</p> <ul style="list-style-type: none"> <li>PO8 Site Cover and Gross Floor Area</li> </ul> <p>The establishment of 40% or 45% site cover of the site area in the medium density zone as a performance outcome is discouraged. It is recommended that this be reconsidered to allow a range of medium density forms of development which meets streetscaping and landscaping objectives without being unduly restrictive. The site cover percentages specified could be moved to the Acceptable Outcomes.</p> <ul style="list-style-type: none"> <li>PO9 Plot Ratio</li> </ul> <p>The establishment of 0.4: or 0.5 :1 plot ratio in the medium density zone as a performance outcome is discouraged. It is recommended that this be reconsidered to allow a range medium density forms of development (as appropriate in Noosa) which still meet streetscaping and landscaping objectives without being unduly restrictive. The plot ratio specified could be moved to the Acceptable Outcomes.</p> <ul style="list-style-type: none"> <li>P10 Building setback</li> </ul> <p>Acceptable outcomes – it is recommended that acceptable outcomes be reviewed to allow a degree of flexibility in terms of setbacks under reasonable requirements (e.g. to accord with streetscaping, where other landscaping/amenity, overlooking and overshadowing requirements are met).</p> <p>6.3.3 High density Built form - Table 6.3.3.3 Criteria for assessment (part)</p>	<p><b>We dispute this and believe the scheme has taken positive action towards increasing the amount of land available for multiple dwellings, including high density residential, discriminating towards small dwelling units rather than large ones, facilitating not only secondary dwellings but also a small second dwelling (dual occupancy) which can be sub-let. Various sites have been zones specifically for aged care (including two previously unconsidered sites).</b></p> <p><b>This is particularly hard for Council to accept. Noosa Council has always had maximum site covers, GFA and plot ratios and since the 1980s at least they have been mandatory. The space between buildings is one of the things that sets us apart from other places and are values that were incorporated in the statutory iconic values under the iconic legislation.</b></p> <p><b>Further, we have already had preliminary consultation with the community in the form of a Discussion Paper on the draft scheme and the very clear message back through submissions is that this community likes the current built form &amp; landscaping provisions and do not want them changed.</b></p> <p><b>Given the minimum lot size is 600m<sup>2</sup> having a bigger site cover just means a bigger (and less affordable) house. A greater site cover or GFA will do nothing to assist affordability. .</b></p> <p><b>This is actually an improvement (more flexibility) than the current scheme which just specifies 40%. We are trying to incentivise a higher number of smaller units not just allow the building envelope on the site be maximised because that will just result in a smaller number of large luxurious units.</b></p> <p><b>Setbacks are considered important as they allow for space between buildings for landscaping, access to sunshine, protection of privacy, outdoor living etc. We have typically allowed</b></p>	<p>DHPW makes recommendations generally on items in the planning scheme which it feels could be amended to contribute towards introducing more flexibility in a planning scheme, thus contributing to housing diversity and eventually supply of more affordable housing.</p> <p>In this case, the issues that the council raise, and the potential implications have been noted, particularly in the Low density residential (LDR) zone. The council's approaches to encourage affordable housing in other areas of the scheme and the code alterations for the medium (MDR) and high density residential (HDR) zone as outlined are acknowledged.</p> <p>DHPW accepts the council's response on the code provisions and has no further requirements on this matter.</p>



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		<ul style="list-style-type: none"> <li>PO5 Site cover</li> </ul> <p>The establishment of 40% or 45% site cover of the site area in the high density zone as a performance outcome is discouraged. It is recommended that this be reconsidered to allow a range of high density forms of development which still meet streetscaping and landscaping objectives without being unduly restrictive. The site cover percentages specified could be moved to the Acceptable Outcomes.</p> <p><b>Reason:</b> Restrictions on development of residential sites through low plot ratios and site coverage, impacts on densities and results in inefficient use of land, consequently affecting housing supply and diversity.</p>	<p>relaxations to support good design outcomes and to allow for eaves, sunhoods, etc. Setbacks required are not unreasonable and the community is very used to them as they have been relatively consistent for some thirty years or more.</p> <p>As discussed above this is actually an improvement on the current scheme and allows an incentive for a larger number of smaller dwellings.</p>	
Liveable communities				
Ref. Number	Policy Element	Requirement	Initial NSC response	Resolutions as at 13/9/18
3	Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.	<p><b>Planning Scheme Reference:</b> Part 5 Tables of Assessment 5.5 Categories of development and assessment – Material change of use.</p> <p><b>Integration of state interest:</b> Community facilities and services, including education facilities (state and non-state providers), health facilities, emergency services, arts and cultural infrastructure, and sport, recreation and cultural facilities are well-located, cost-effective and multi-functional.</p> <p><b>Action:</b> Amend levels of assessment for emergency services (use) in all zones, to ensure the levels of assessment are not onerous – consider accepted development with requirements, and code assessment where appropriate benchmarks can be applied.</p> <p><b>Reason:</b> The SPP states that the provision of sustainable, equitable and efficient access to a wide range of services and facilities underpins community wellbeing and liveability – which has major effects on safety, employment, health and access.</p> <p>The onerous planning scheme provisions for emergency services could deter emergency services from locating in particular locations. Restricting the location of emergency services (use) can increase emergency response times. In addition, Rural Fire Brigades are volunteer lead organisations with very limited resources. The infrastructure is very low impact and provides an essential service to the surrounding community.</p> <p>Ensuring that emergency services is accepted development throughout the local government area, allows for timely, cost effective emergency services infrastructure provision and enhances liveability and quality of life in the community.</p>	<p>As drafted rural fire brigades are code assessable in the Rural or Rural Residential Zone. We can reduce this to acceptable subject to requirements.</p> <p>Otherwise, emergency services have not been listed as consistent uses in any of the other residential zones or centre zones. Only listed as consistent uses in some industrial zones and community services zones. They are consistent (impact) in the two green zones.</p> <p>Not sure we are likely to need any additional/new fire, ambulance or police stations in the future as not a lot of growth. For evacuation centres they are likely to rely on existing buildings (such as schools) so not a high chance of needing new ones. Considering this the risks are relatively low</p> <p>Where they are annotated on the Community Facilities Zone (because they already exist) it is reasonable that they are accepted subject to requirements rather than code as drafted.</p> <p>We could make them consistent (code) in all the centres zones and industrial zones.</p> <p>However Council is not prepared to make them code assessable within residential zones because of the 24 hour nature of the use.</p>	<p>Council's response is acceptable – the changes proposed by council will be reviewed when a revised planning scheme is provided.</p>

Planning for economic growth

Agriculture

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Ref. Number	Policy Element	Requirement	Initial NSC response	Resolutions as at 13/9/18
4	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Part 3 Strategic Framework; Section 3.2 Strategic Intent; Section 3.2.2 A well managed and sustainable Noosa Shire; paragraph 12</p> <p>“Noxious forms of industry, intensive factory farming and developments that disrespect the ecosystem service functions of the landscape, waterways and wetlands are not permissible”.</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Provide justification about why intensive agricultural land uses can't be appropriately located in the Noosa Shire in the rural zone.</p> <p><b>Reason:</b> This statement indicates that intensive agricultural land uses are not allowed anywhere in the local government area.</p> <p>The SPP states - growth in agricultural production and a strong agriculture industry is facilitated by promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations.</p> <p>The rural zone is the appropriate place for all agriculture/rural uses and its development including intensive agricultural uses when in appropriate locations</p>	<p>Notwithstanding that wording could be adjusted, we don't see why the statement is offensive and do not plan to remove it. It does not say intensive agricultural land uses are prohibited and in fact if you can do an intensive agricultural activity without being noxious, and disrespectful to the setting and affecting the waterways you are not only very welcome but are applauded as well.</p> <p>A very large proportion of Noosa Shire hinterland consists of small lifestyle blocks, many of which have been revegetated and are being conserved. Residents are typically passionate about the environment and the amenity of their surroundings. Agricultural producers tend to have a high regard for the environment and appreciate the “clean/green” credentials of the Noosa brand.</p> <p>We are not opposed to intensive agricultural uses as such, indeed some forms of grazing use a method of herding stock into intensive clusters and shifting them regularly with electric fences etc. This practice is gaining momentum with regenerative farmers. Intensive horticulture is also quite welcome as long as chemical spray, runoffs and light nuisance are contained.</p>	<p>DAF would not object to the retention of a similar statement as long as it is re-worded. The term “intensive factory farming” should be removed, as it is an unnecessary singling out of a particular industry and is highly emotive.</p> <p>The phrase “disrespect ecosystem service functions” should also be removed for clarity – what does this phrase mean?</p> <p>DAF agrees that all development (including intensive agricultural activities) ensures that the environment is not significantly impacted and the statement should simply be: “Developments that have the potential to impact surrounding environments will only be supported where they are appropriately located and designed to avoid environmental harm and nuisance.”</p> <p>Resolved – Council has advised that changes have been made to remove emotive language and remove prohibition. DSDMIP and DAF will review the revised planning scheme.</p>
5	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Part 3 – Strategic Framework, Part 3.2.6 – A diverse and resilient economy, Agriculture and rural-based activities, Paragraph 1</p> <p>“Livestock enterprises are generally limited to pasture fed, free range operations or aquaculture. Industrial farming or high impact agricultural uses can reduce rural amenity through increased noise, traffic, lighting and signage. They have a high propensity to pollute the air, groundwater and surface water. For these reason, they are not supported”.</p> <p><b>Integration of state interest:</b> <i>Agricultural state interest partially integrated</i></p> <p><b>Action:</b></p> <ol style="list-style-type: none"> <li>1. Remove references to “industrial farming” and replace with “intensive rural activities”</li> <li>2. Address the action in item 4 above, and then, if appropriate, delete “They have a high propensity....and surface water. For these reasons they are not supported.” or amend to focus on locating intensive agricultural land uses in appropriate locations in the rural zone.</li> </ol>	<p>We can rephrase this however Council ultimately wants the message to be the same. Uses that impact on either the rural amenity or the environment are not supported</p>	<p>DAF agrees that intensive agricultural land uses have the potential to cause environmental harm and nuisance, and need to be suitably located and designed to avoid environmental harm and nuisance.. DAF does not support the exclusion of these uses from the rural zone.</p> <p>DAFs position is that the term amenity is so subjective it is almost unworkable, particularly in the rural zone. What disturbs one person's amenity may not worry another. For example, a rooster crowing or cows bellowing may disturb one person, yet it may take a tractor noise to disturb another. In both cases, these noises are intrinsic to a functioning rural zone. How will the council determine the impact of a development on the rural amenity?</p> <p>DAF suggests the council focuses on the suitable location and design of intensive agricultural land uses in appropriate locations of the rural zone.</p> <p>Council will look at rewording these provisions. DAF and DSDMIP will review a new revision of the planning scheme.</p>

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		<p><b>Reason:</b></p> <ol style="list-style-type: none"> <li>1. "Industrial farming" is not a recognised land use in Queensland planning legislation or associated materials</li> <li>2. The statement indicates that intensive agricultural land uses are not expected or consistent with the intent of the rural zone, and they all cause environmental harm or nuisance. The SPP states - growth in agricultural production and a strong agriculture industry is facilitated by promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations. The rural zone is the appropriate place for all agriculture/rural uses and its development including intensive agricultural uses in appropriate locations.</li> </ol>		
6	<p>The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.</p>	<p><b>Planning Scheme Reference:</b> Part 5 Tables of Assessment; Section 5.5 Categories of development and assessment—Material change of use; Table 5.5.14 Rural; Rural Activities; Animal Husbandry Use</p> <p><b>Integration of state interest:</b> State interest partially integrated</p> <p><b>Action:</b> Amend the levels of assessment so that grazing of livestock and non-feedlot dairying (where keeping more than 1 head of cattle, sheep, goats etc.) in the rural zone is accepted development or code assessment, where appropriate.</p> <p>Amend references to pig keeping and poultry farming from 'Animal husbandry'.</p> <p><b>Reason:</b> The rural zone is the appropriate place for all agriculture/rural uses. Grazing of livestock and non-feedlot dairying are uses that are expected and consistent with the intent of the rural zone.</p> <p>Pig keeping and poultry farming is an intensive animal industry not animal husbandry as defined in the use definitions in schedule 1.</p>	<p><i>animal husbandry means the use of premises for—</i>  <i>(a) producing animals or animal products on native or improved pastures or vegetation; or</i>  <i>(b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</i>  <i>Examples of animal husbandry— cattle stud, <b>grazing of livestock</b>, non-feedlot dairy</i></p> <p><i>intensive animal industry—</i>  <i>(a) means the use of premises for—</i>  <i>(i) the intensive production of animals or animal products, <b>in an enclosure, that requires food and water to be provided mechanically or by hand;</b> or</i>  <i>(ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but</i>  <i>(b) does not include the cultivation of aquatic animals.</i>  <i>Examples of intensive animal industry— feedlot, piggery, poultry and egg production</i></p> <p><b>This is an interpretation problem – we are of the view that if chickens or pigs are outside, free to range/forage they are not intensive animal industry.</b></p> <p><b>If the State is determined they are, we need to adjust tables of assessment, Rural Zone Code and Rural Activities use code to allow a certain degree of "intensive animal industry" (i.e. some small scale poultry and pigs). This would be considerable work, and against the views of our community.</b></p>	<p><u>Intensive animal industry</u></p> <p>DSDMIP advises:  The definition of 'intensive animal industry' is multi-layered – there's more than one criteria to meet – the use is for the <u>intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or...</u></p> <p>The use needs to meet all of these for it to meet the definition. It will be up to council to ensure that animal husbandry really is animal husbandry and not intensive animal industry.</p> <p><u>Animal husbandry</u></p> <p>DAF's position is that animal husbandry should be accepted development in the rural zone. DAF accepts that Council would like to have some control over numbers to minimise impacts and at these thresholds determined by Council (whatever they might be), the use would become code assessable. DAF would accept this if the numbers of animals allowed as accepted development were increased. For example, DAF doesn't think it is reasonable for someone who wants a couple of head of cattle in the rural zone to have the use deemed assessable.</p> <p>DSDMIP advises that other councils in the region make animal husbandry accepted development (with or without requirements) and therefore Noosa Shire Council could look to these for guidance. MBRC use a local law to control certain animal keeping which is referred to in the tables of assessment for animal husbandry to be accepted development (without requirements) and otherwise, to be accepted development with requirements (rural zone code). SCRC makes animal husbandry accepted development with requirements (rural uses code).</p> <p><b>DAF and DSDMIP expect some revision of the planning scheme to address the above.</b></p>
7	<p>The resources that agriculture depends on are protected to support the long-term</p>	<p><b>Planning Scheme Reference:</b> 5.5 Categories of development and assessment—Material change of use;</p>	<p><b>Our concerns about this are primarily:-</b></p> <ul style="list-style-type: none"> <li>• <b>The level of potential impact will be dependent on the size of the property as well as the scale</b></li> </ul>	<p>DAF previously advised that DAF does not support the exclusion of intensive animal industries or restricting the scale of the intensive animal industry within the rural zone.</p>



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	<p>viability and growth of the agricultural sector.</p>	<p>Table 5.5.14 Rural; Rural Activities; Intensive Animal Industry Use</p> <p><b>Integration of state interest:</b> <i>State interest is partially integrated</i></p> <p><b>Action:</b> Address the action in item 4 above, and if appropriate, amend the level of assessment so that intensive animal industries that are environmentally relevant activities (ERAs) are assessable development – impact assessable and those below the ERA threshold are assessable development – code assessable.</p> <p><b>Reason:</b> The levels of assessment prescribed indicate that pig keeping with more than 20 standard pig units of pigs, poultry farming more than 999 birds and intensive animal feedlotting in the rural zone are not consistent with the intent of the rural zone and are not supported.</p> <p>The SPP states - growth in agricultural production and a strong agriculture industry is facilitated by promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations.</p> <p>The rural zone is the appropriate place for all agriculture/rural uses and its development including intensive agricultural uses in appropriate locations.</p>	<p>of the operation. At the very least the table of assessment would have to threshold a very large minimum lot size for</p> <ul style="list-style-type: none"> <li>• It's thought no intensive animal industry should be code assessable because by their very nature there is likely to be impacts.</li> <li>• While a poultry farm of over 1,000 birds is an ERA a piggery is not an ERA until they have more than 400 standard pig units. Up to 400 pigs subject to code assessment is certainly going to be a concern for the rural community. If we end up putting huge setbacks on them there are so few lots that could do it anyway so what is achieved?</li> </ul> <p>We appreciate the State has a policy of protecting agriculture and food production but the economic point of difference to food production in Noosa Shire is the "clean/ green" credentials of growing food in this place and intensive animal industries go against that reputation and therefore risk the pasture fed / organic / boutique food businesses that are emerging.</p>	<p>The rural zone is the appropriate place for all agriculture/rural uses and its development including intensive agricultural uses in appropriate locations.</p> <p>However, the suitable location and design of intensive animal industries to avoid environmental harm is supported.</p> <p>DAF does not accept any attempts by a local government to prohibit or make intensive animal uses inconsistent in the rural zone.</p> <p>DSDMIP advises: The Sunshine Coast Planning Scheme uses a scale (threshold) to determine code and impact for the rural zone for intensive animal industry: Code assessment if involving less than</p> <ul style="list-style-type: none"> <li>• 21 standard units of pigs</li> <li>• 1000 birds or poultry</li> <li>• 50 standard units of cattle</li> <li>• 350 standard units of sheep</li> </ul> <p>Impact assessment if not otherwise specified.</p> <p>DSDMIP doesn't consider this to be prohibition but rather, regulation. As such, DSDMIP is not against Noosa Shire Council regulating intensive animal industry in a similar way to Sunshine Coast Regional Council, by providing local context as the justification.</p> <p><b>DAF and DSDMIP expect some revision of the planning scheme to address the above.</b></p>
8	<p>The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.</p>	<p><b>Planning Scheme Reference:</b> Part 5 Tables of assessment, Wholesale nursery, Accepted Development subject to requirements</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Amend (b) to allow for greater area of combined shed/greenhouse structures, for example, by stating the covered areas is ten per cent of the area of the lot.</p> <p><b>Reason:</b> The allowable combined greenhouse/shed structure area is insufficient to provide for a commercial wholesale nursery operation. Unjustified restrictions on the area of these structures has the potential to limit the activity below economic levels and thus constitutes a de-facto prohibition of the activity on a commercial-scale. This is inconsistent with the intent of the SPP Agriculture Policy 4 (a).</p>	<p>Currently it is all code assessable and we were trying to make smaller operations self-assessable. <b>We will increase the threshold for accepted development subject to requirements to 2,000m<sup>2</sup>.</b></p> <p>It is however preferable that above 2,000m<sup>2</sup> we continue to require code assessment but <b>will amend the AO of the code to specify it can be up to 10% of the site area.</b></p> <p>If you had a 20ha property, this would allow you to have 2ha under shed/shadecloth/igloo. That's about the size of the Lake Macdonald tomato shed and it has been Council's experience that planning assessment and control was definitely warranted in that instance.</p>	<p>Agreed – and DAF is happy to accept Council's advice on what requires code assessment as per Lake Macdonald example.</p>
9	<p>The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.</p>	<p><b>Planning Scheme Reference:</b> Part 6.7 Environmental zones category, Table 6.7.1.3 AO8.2, and; Part 6.8 Other Zone Categories, AO18.1 and; Rural Zone Code, Table 6.8.3.3 AO8.3</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated (Agriculture, policy 3)</i></p>	<p>The following riparian buffers apply to waterways across Noosa Shire as part of the Biodiversity, Waterways and Wetlands Overlay:</p> <ul style="list-style-type: none"> <li>- All major lakes, 200m buffer</li> <li>- Noosa River and lower Kin Kin Creek, 200m buffer</li> </ul>	<p>Resolved.</p>

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		<p><b>Action:</b> Amend relevant AO in each code to include:</p> <ul style="list-style-type: none"> <li>• Setback of 100m incorporating natural vegetation and other buffer elements from the level of Highest Astronomical Tide (HAT) in tidal areas.</li> <li>• A setback of 50 m (incorporating natural vegetation and other buffer elements) from freshwater habitats.</li> </ul> <p><b>Reason:</b> Setbacks are defined for a range of matters including erosion prone areas. They should be identified for significant waterways as well to ensure fisheries resources are protected.</p> <p>The recommendation is based on a generic policy position which recommends a minimum buffer width of 100 m (incorporating natural vegetation and other buffer elements) set back from the level of HAT in tidal areas. In freshwater areas a minimum 50-metre setback is recommended (incorporating natural vegetation and other buffer elements) from freshwater habitats. These generic buffer widths are considered a 'starting point' from which site-specific requirements can be negotiated. See the fish habitat guideline at <a href="https://www.daf.qld.gov.au/__data/assets/pdf_file/0009/69786/FHG003-Fish-Habitat-Guideline.pdf">https://www.daf.qld.gov.au/__data/assets/pdf_file/0009/69786/FHG003-Fish-Habitat-Guideline.pdf</a></p>	<ul style="list-style-type: none"> <li>- Unconfined / Partly confined and Alluvial based major waterways, 100m buffer</li> <li>- Confined major waterways, 50m buffer</li> <li>- All other waterways Stream Order 1 or greater, 10m buffer</li> <li>- For Cooroibah and Pomona rural residential areas, wider buffers applied to some streams where development impacts likely to be greater and connectivity functions or opportunities exist</li> <li>- For Lake Macdonald catchment, wider buffers applied to some 1<sup>st</sup> and 2<sup>nd</sup> order streams for protection of water quality functions and riparian connectivity consistent with previous 2006 Noosa Plan.</li> </ul> <p>An assessment of waterways buffers has been provided to the State in the document Noosa Shire Waterways Assessment 2017.</p> <p><b>We will:</b></p> <ul style="list-style-type: none"> <li>• Amend buffer widths in Table 6.7.1.3 AO8.2 to read “setback... a distance greater than the width of the riparian buffer area shown on Biodiversity, Waterway and Wetland Overlay maps”.</li> <li>• Amend buffer widths in Table 6.8.1 AO18.1 to read “setback... a distance greater the riparian buffer area shown on Biodiversity, Waterways and Wetlands Overlay maps”.</li> <li>• Amend buffer width in Table 6.8.3.AO8.4 for the Rural Zone. “a distance greater than the width of the riparian buffer area shown on Biodiversity, Waterways and Wetland Overlay maps”.</li> </ul>	
10	<p>The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.</p>	<p><b>Planning Scheme Reference:</b> 6.8.3 Rural Zone Code; 6.8.3.2; points 2(a) and 2(f)</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Address the action in item 4 above, and if appropriate include intensive animal industries in both dot points.</p> <p><b>Reason:</b> The definition of agriculture in the SPP includes intensive animal industries.</p> <p>SPP states - growth in agricultural production and a strong agriculture industry is facilitated by promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations.</p>	<p>This will be included in the whole consideration of what is intensive animal industry and what is not.</p>	<p>DAF previously advised that the definition of agriculture in the SPP includes intensive animal industries.</p> <p>The rural zone is the appropriate place for all agriculture/rural uses including intensive animal industries in appropriate locations. All types of agricultural development are consistent with the intent of the rural zone.</p> <p>All rural uses should be listed as consistent uses in the rural zone. Please amend any instances with rural uses are listed as inconsistent uses in the rural zone. Council can regulate the level of assessment through the tables of assessment.</p> <p>DAF and DSDMIP expect some revision of the planning scheme to address the above.</p>

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		The rural zone is the appropriate place for all agriculture/rural uses including intensive animal industries in appropriate locations. All types of agricultural development are consistent with the intent of the rural zone.		
12	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Part 6, Section 6.8.3 – Rural Zone Code, Table 6.8.3.3 - Criteria for assessment, PO2/AO2</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Include an Editor's Note advising that aquaculture is permissible on ALC Class A/B land (Agricultural Land Conservation Area)</p> <p><b>Reason:</b> The SPP clearly articulates that planning schemes are to “promote hard to locate intensive agricultural land uses, such as intensive animal industries, <b>aquaculture</b> and intensive horticulture in appropriate locations.”, and the State Interest guidance material for Agriculture states that it is permissible for aquaculture to be located on ALC Class A/B land where the impacts can be minimised etc.</p>	Done	Resolved.
13	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Part 6, Section 6.8.3 – Rural Zone Code, Table 6.8.3.3 - Criteria for assessment, Building height and scale, PO7 and AO7</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b></p> <ol style="list-style-type: none"> <li>1. Remove provision that buildings and other structures are “low rise” if low rise means under 9 metres, or define what “low rise” means.</li> <li>2. Amend PO7(b) to “minimise an appearance of bulk to adjacent properties etc.</li> </ol> <p><b>Reason:</b> Some agricultural buildings are not low rise (depending on definition) and are high through necessity (eg. silos) – some greenhouse structures need to be 9 metres high to get the best growing conditions for certain crops. Restricting the height of these structures in the rural zone does not represent support for agriculture and is therefore inconsistent with the SPP.</p> <p>Likewise, some agricultural buildings need to be bulky through necessity and it would support agricultural development to allow a proponent to “minimise” the bulkiness rather than straight out not supporting it. The rural zone is for rural activities and if that rural activity requires a bulky structure to be viable, then it should be supported through the planning scheme to comply with the SPP.</p>	<p>It's accepted silos and other agricultural structures/buildings could exceed 9 metres but not to an indefinite figure and Council should still see plans of anything particularly high especially if that structure is within a certain distance of property boundaries.</p> <p><b>Suggest PO7 remain however, the corresponding AOs provide a specific exclusion that a class 10 building used exclusively for agricultural activities be allowed up to 12 metres. A structure that does not constitute a building might be up to 15 metres.</b></p> <p><b>Accordingly, we are adding an AO for setbacks to ensure where the building or structure exceeds 9 metres its boundary setback is equal to twice its height.</b></p> <p>This should not be onerous on genuine farming situations but we would prefer to avoid big “barns” that very quickly get converted to habitable buildings.</p>	DAF and DSDMIP expect some revision of the planning scheme to address these issues, particularly a reword of PO7(b) to address the requirement around the appearance of ‘bulk’.
14	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Part 6, Section 6.8.3 – Rural Zone Code, Table 6.8.3.3 - Criteria for assessment, Built form, Setbacks, PO8 Part (a)</p>	Propose rewording PO8 (a) to read “avoid environmental harm or nuisance to sensitive land uses, including adverse impacts on the amenity enjoyed by users of nearby premises;”	DAF previously advised, that DAF agrees in part, however if an issue as subjective as “amenity” is going to be continually used as a means of managing rural uses in the rural zone, then DAF would like to see recognition that the rural zone is for rural purposes and this land use will affect



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		<p><b>Integration of state interest:</b> <i>State interest is partially integrated</i></p> <p><b>Action:</b> Reword this PO to focus on not causing environmental harm and nuisance (as per EP Act) to sensitive receptors.</p> <p><b>Reason:</b> Currently the performance outcome is too focussed on the amenity (amenity being highly subjective) of other users of the rural zone and is ultimately not supportive of agricultural operations in the appropriate zone. Agriculture is at times going to cause some noise/dust/odours – this is why it is constrained to the rural zone.</p>	<p>Council is not prepared to be silence on amenity.</p> <p>It should be noted that there are many hundreds of small lifestyle lots within the Rural Zone. We thought it insensible to scatter the Rural Residential zone throughout the hinterland. However if the amenity of these residents cannot be protected Council may revisit the mapping methodology for Rural / Rural Residential zones which would be a great pity as that is likely to stifle small scale rural enterprises.</p>	<p>amenity to some degree, at some time, to some people. Even small-scale boutique enterprises have the potential to affect someone’s amenity if that person’s perception of the rural zone is different to what the zone is actually for.</p> <p>Suggest - <b>“avoid environmental harm or nuisance to sensitive land uses, including adverse impacts, over and above what could reasonably be expected in the rural zone, on amenity values, acknowledging that the rural zone is for rural uses.”</b></p> <p>DAF and DSDMIP request that council reword, so that the PO is measurable. DSDMIP also suggest council do an audit of the planning scheme, to see if amenity is already covered off through other provisions, for instance, buffers etc.</p> <p><b>DAF and DSDMIP expect some revision of the planning scheme to address the above.</b></p>
15	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Part 6, Section 6.8.3 – Rural Zone Code, Table 6.8.3.3 - Criteria for assessment, Safety and amenity PO9 and PO10</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Delete PO9 and PO10(b)</p> <p><b>Reason:</b> Impacts to amenity have been covered under the setbacks section – PO8 (a). Generally, the rural zone code is not particularly supportive of agriculture and is more focussed on protecting the lifestyle of people living in the zone. Inclusion of PO9 confirms this focus and does not support agricultural uses in the rural zone. If the focus in the rural zone is on lifestyle and environmental attributes, then the land in this zone needs to be zoned accordingly (ie not rural zone).</p> <p>With regards to PO10(b), this provision is too open to interpretation and could constrain any agricultural development. Agriculture needs to be able to move goods both in and out of a property, and this PO seems aimed at reducing any agricultural related traffic along rural roads. This isn’t supportive of the state interest for agriculture.</p>	<p><b>PO9 can be reworded to say “Development, including haulage components, does not result in environmental harm or environmental nuisance to sensitive land uses.”</b></p> <p><b>PO10(b) will be deleted as it is considered to be covered by the amended PO9.</b></p> <p>The reality is that the majority of the hinterland is being used for lifestyle purposes and for conservation. It is strongly felt that the amenity of rural residents must be protected. As discussed above the alternative to this is that a much broader area be zoned Rural Residential. If this is the preference of the State please advise as we thought it the less appealing option.</p> <p>Through consultation on the Discussion Paper, we did get a great deal of feedback wanting to protect the amenity of rural and semi-rural areas.</p>	Resolved.
16	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Part 6, Section 6.8.3 – Rural Zone Code, Table 6.8.3.3 - Criteria for assessment, Scenic amenity AO13</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> <u>Consider</u> removing or rewording AO13 (d)</p> <p><b>Reason:</b> Some agricultural operations require different colour shade cloth or materials to provide the best growing conditions for what they are producing. While it’s acknowledged that these should be screened to reduce</p>	<p>It has been considered and we need to be realistic in that 80% of the building approvals in the rural zone are likely to be for domestic purposes (or tourism) and so if we are going to make specific allowances for genuine agricultural building it should be limited to them rather than just deleting the AO.</p> <p><b>We’ve added an Editors note as follows:</b> <b>Editor’s Note— Residential buildings should be predominantly finished in colours and materials that blend well with the colours and hues of the</b></p>	Resolved.


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		amenity impacts, it is onerous for a planning scheme to be determining the materials that should fit with the sites visual character, particularly in a zone which should be supporting agricultural production.	<i>surrounding vegetation and landscape without causing glare or reflection. For agricultural buildings, colours and textures that blend with the natural setting are preferred however if not practical, buildings should at least be well maintained and/or visually screened.</i>	
17	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Part 6, Section 6.8.3 – Rural Zone Code, Table 6.8.3.3 - Criteria for assessment, Sloping sites and ridgelines PO15 and Editor’s note under AO15.5</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> 1. Reword PO15 2. <b>Consider</b> removing or rewording Editor’s note</p> <p><b>Reason:</b> PO15 could constrain agricultural development and appears to be more directed to structures – e.g. how would a proponent ensure that an avocado orchard sits in the landscape rather than dominates it?</p> <p>The Editor’s note refers to the use of building material colours – as above, some agricultural operations require different colour shade cloth or materials to provide the best growing conditions for what they are producing. While it’s acknowledged that these should be screened to reduce amenity impacts, it is onerous for a planning scheme to be determining the materials and colours that should fit with the sites visual character, particularly in a zone which should be supporting agricultural production.</p>	<p><i>As discussed above need to be realistic in that 80% of the building approvals in the rural zone are likely to be for domestic purposes (or tourism) and so if we are going to make specific allowances for genuine agricultural building it should be limited to them rather than just deleting the PO</i></p> <p><i>We are modifying PO15 to clarify it is also about slope stability.</i></p> <p><i>The Editor’s note will be modified to read: On visually prominent hill slopes or ridgelines residential buildings should be predominantly finished in colours and materials that blend well with the colours and hues of the surrounding vegetation and landscape without causing glare or reflection. Broad expanses of a single colour are less desirable and where possible should be broken up by other colours or design elements. Shades in the violet, blue, green and yellow green side of the spectrum as well as greys or browns should be appropriate with whites or bright colours restricted to trimmings. For agricultural buildings, colours and textures that blend with the natural setting are preferred however if not practical, buildings should at least be well maintained and/or visually screened.</i></p>	Resolved.
18	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Part 8 Table 8.2.4.3, PO3(b)</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Reword PO3 (b) to include all marine plants not just mangroves e.g.: ‘maintain or enhance coastal ecosystems and natural features such as coastal creeks, marine plants including mangroves, salt marshes, and coastal wetlands, to assist in protecting and buffering communities and infrastructure from sea-level rise and coastal inundation impacts; and’</p> <p><b>Reason:</b> Including the greater range of marine plants better complies with the legislative framework and the meaning of fisheries resources in the SPP (policy 3).</p>	Suggested wording added.	Resolved.
19	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Part 9, Section 9.3.13 – Rural Activities Code, Purpose and overall outcomes, Part (2) (b) and (c)</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p>	<p><i>Rewording it to read: (b) Agricultural practices contribute to the heritage values of the Shire. (c) Innovative and sustainable agricultural enterprises are particularly promoted and encouraged to establish in rural areas.</i></p>	Resolved.

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		<p><b>Action:</b> Remove term “traditional” and amend overall outcome to read “Agricultural practices are promoted and encouraged to locate in rural areas and contribute to the heritage values of the shire”. Reword (c) to ensure the scheme is being exclusive to particular agricultural uses.</p> <p><b>Reason:</b> The term ‘traditional’ implies that some agricultural practices are not included as a rural activity and this could constrain certain rural activities from taking place in the appropriate zone. Further, what is a “traditional” agricultural practice? What is meant by “innovative and sustainable agricultural enterprises”?</p> <p>Additionally, (c) refers to encouraging innovative and sustainable agricultural enterprises to establish in rural areas and coupled with (b), it appears the scheme is promoting certain agricultural activities over others. This is not the intention for the rural zone and it could be argued that most agricultural operations are innovative and sustainable to some degree in order to be viable in a highly scrutinised and competitive sector.</p>		
20	<p>The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.</p>	<p><b>Planning Scheme Reference:</b> Part 9, Section 9.3.13 – Rural Activities Code, Purpose and overall outcomes, Part (2) (e)</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Delete (e) or reword by removing reference to “rural landscapes”.</p> <p><b>Reason:</b> In practice, how does a rural activity enhance the rural landscape? Is ploughing a field enhancing the rural landscape? To some it might be. Inclusion of this overall outcome is subjective and is likely to constrain agricultural activities in the rural zone which is contrary to the state interest for agriculture.</p>	<p>The SEQ Regional Plan goes to great lengths to acknowledge and protect landscapes - “Our regional landscapes contain a wide range of values, including biodiversity, rural production, natural economic resources, scenic amenity, cultural landscapes and outdoor recreation.”</p> <p>It talks about regional landscapes as our greatest assets and details the role they play in cultural heritage, biodiversity and specifically mentions productive rural landscapes.</p> <p>Regionally significant scenic amenity is also mapped (see below). This was not cut out of ALCA maps but it would also be inappropriate or neglectful to allow “uglification” through intensive rural activities.</p> <p>We know from past studies and consultation that people value the landscapes of cows in paddocks, cane fields, pineapple crops, avocado trees, forest plantations etc. Scenic amenity and farming can go hand in hand and it is not unreasonable to aspire for landscapes to be attractive and interesting even if substantially modified by crops etc.</p> <p>Again it needs to be remembered how fragmented the rural area is and how much of it is used for lifestyle only. The alternative is zoning everything less than 4ha in area in Rural Residential then there will be little scope for farming anyway.</p>	<p>DAF previously advised that DAF acknowledges this, however the conundrum is that the rural zone is for growing food etc, and if that means intensively, then without a mechanism to remove that land use from being acceptable in the rural zone, it must be supported.....or at least not unfairly constrained. It's appropriate to require developments of this nature to reduce impacts on amenity and surely this could be achieved through appropriate buffering and landscape elements? Like housing and industry, agriculture must go somewhere – and the only place for it is the rural zone.</p> <p><b>DSDMIP considers that the inclusion of rural landscapes in the purpose and overall outcomes for the Rural Activities Code does not adversely impact rural activities from occurring and provides local context for the Noosa Shire.</b></p>



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21	<p>The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.</p>	<p><b>Planning Scheme Reference:</b> Part 9, Section 9.3.13 – Rural Activities Code, Table 9.3.13.3 – Criteria for assessment, Aquaculture, PO18</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Reword PO18 to state: Development does not permanently alienate good quality agricultural land (see comments on the use of this term under Part C - Advice) <b>where possible.</b></p> <p><b>Reason:</b> The SPP clearly articulates that planning schemes are to “promote hard to locate intensive agricultural land uses, such as intensive animal industries, <b>aquaculture</b> and intensive horticulture in appropriate locations.”, and the State Interest guidance material for Agriculture states that it is permissible for aquaculture to be located on ALC Class A/B land where the impacts can be minimised etc.</p>	<p>Reworded to suggest development seeks to maintain the capacity of agricultural land.</p>	<p>Resolved.</p>
22	<p>The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.</p>	<p><b>Planning Scheme Reference:</b> Part 9 Development Codes; Section 9.3 Use Codes; 9.3.13 Rural Activities Code; Table 9.3.13 – Criteria for Assessment; Intensive Animal Industries PO23</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p>	<p>We have modified PO23 as follows: <b>Intensive animal industries, including haulage of animals, do not result in environmental nuisance to surrounding sensitive land uses.</b></p>	<p><b>DAF previously advised:</b> Agree with amended PO23.  DAF agrees that development should not cause environmental nuisance to sensitive land uses.</p>

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		<p><b>Action:</b> Amend the performance outcome to focus on intensive animal industries not causing environmental harm or environmental nuisance to sensitive land uses. Consider adding an AO that provides setbacks.</p> <p><b>Reason:</b> The focus should be on not causing environmental harm or environmental nuisance, as defined in the EP Act, to a sensitive land use, not at the property boundary.</p> <p>Intensive animal industry should not cause environmental nuisance, however the requirement to contain all noise, dust, light and odour within the boundary of the property is unreasonable and places unrealistic restrictions on the development of intensive rural uses in the rural zone.</p> <p>The SPP states - growth in agricultural production and a strong agriculture industry is facilitated by promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations.</p>	<p>However Council is of the strongest view that intensive animal industries should be treated as any other industry where we would expect impacts be contained on site.</p>	<p>However, the requirement to contain all noise, dust, light and odour within the boundary of the property is unreasonable and places unrealistic restrictions on the development of intensive rural uses in the rural zone, which is the appropriate location for all agricultural/rural uses and its development, including intensive agricultural uses.</p> <p>The focus should be on not causing environmental harm or environmental nuisance, as defined in the EP Act, to a sensitive land use, not at the property boundary.</p> <p>Resolved.</p>
23	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Part 9, Section 9.3.13 – Rural Activities Code, Table 9.3.13.3 – Criteria for assessment, Cropping, intensive horticulture and wholesale nurseries, PO25</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Action:</b> Reword PO25 to “manages the risk of soil erosion” or “reduces the risk of soil erosion”.</p> <p><b>Reason:</b> As it currently reads, any sort of cropping or agriculture which requires tilling of the land would not be able to meet this PO. As soon as ground is broken by a plough, the risk of soil erosion increases. As such, this provision effectively prohibits many forms of agriculture. This outcome is not consistent with the intentions of the SPP.</p>	<p>“reducing the risk of soil erosion” has to be harder than “not increasing the risk of soil erosion”</p> <p>We do not see the logic of this comment.</p>	<p>Agree – reword to “manages the risk of soil erosion”</p> <p>Resolved.</p>
24	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Part 9, Section 9.3.13 – Rural Activities Code, Table 9.3.13.3 – Criteria for assessment, Cropping, Intensive Horticulture &amp; Wholesale Nurseries, AO26.3</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Amend AO26.3 to recognise that spray may be contained by intensive horticulture structures and covered areas and if this is achieved then separation distances are less relevant.</p> <p><b>Reason:</b> The rural zone should support agricultural activities and by including more criteria and the spraying with the setback distances as an acceptable outcome in certain circumstances, agricultural development may be facilitated.</p>	<p>Edited to read “Unless spray is entirely contained within a structure without risk of escape...”</p>	<p>Resolved.</p>
25	The resources that agriculture depends on are protected to support the long-term	<p><b>Planning Scheme Reference:</b></p>	<p>We have added an new AO that says: “Intensive horticulture structures and covered areas</p>	<p>Resolved.</p>

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	viability and growth of the agricultural sector.	<p>Part 9, Section 9.3.13 – Rural Activities Code, Table 9.3.13.3 – Criteria for assessment, Cropping, Intensive Horticulture &amp; Wholesale Nurseries, AO26.5</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Amend AO26.5 to allow for greater area of combined structures/covered areas that could be necessary for intensive horticulture and wholesale nursery activities for example, by stating the covered areas is ten per cent of the area of the lot.</p> <p><b>Reason:</b> A limit of 1,000m<sup>2</sup> for intensive horticulture structures and covered areas would limit commercial viability of intensive horticulture and wholesale nursery businesses. Unjustified restrictions on the area of these structures has the potential to limit the activity below economic levels and thus constitutes a de-facto prohibition of the activity on a commercial-scale. This is inconsistent with the intent of the SPP Agriculture Policy 4 (a).</p>	<p>associated with the use do not exceed 10% of the site.”</p> <p>We’ve removed any upper limit to size.</p>	
26	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	<p><b>Planning Scheme Reference:</b> Mapping, Agricultural Land Overlay, Agricultural Conservation Area, Maps 3 and 4</p> <p><b>Integration of state interest:</b> <i>State interest is not integrated</i></p> <p><b>Action:</b> Provide justification why a large area of land east of Cooroy to Tinbeerwah has been removed from the State ALC Class A/B land mapping</p> <p><b>Reason:</b> It is noted that the Agricultural Conservation Area mapping has been derived by removing a number of conflicting land uses from the ALC Class A/B land mapping, however this area of land doesn’t appear to be in the Urban Footprint or Rural Living Area of the SEQ Regional Plan, in a residential zone or within the Biodiversity Overlay of the new Planning Scheme.</p>	<p>This is the Water Resource Catchment and Water Supply Buffer as shown on the SPP mapping. Previous State Interest comments (from SEQ Water) advised agriculture was not the preferred use in that area and they wanted it to be subject to impact assessment. We believe some forms of agriculture will not be appropriate in the catchment and certain conditions should be met. Therefore, it did not seem appropriate to map it as ALCA.</p> <p>The State needs to determine one clear instruction here.</p>	<p>The council can map the land as ALC, and then have appropriate planning scheme provisions to regulate development that could impact on the water supply catchment.</p> <p>Development in water resource catchments and water supply buffer areas should be appropriately sited and designed to avoid the risk of sediments, nutrients and contaminants compromising the quality of the drinking water supply.</p>
Development and construction				
Ref. Number	Policy Element	Requirement	Initial NSC response	Resolutions as at 13/9/18
27	Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.	<p><b>Planning Scheme Reference:</b></p> <ol style="list-style-type: none"> <li>Part 1, Table 5.5.5 Rural Residential – Roadside stall - Accepted development subject to requirements.</li> <li>Part 1, Table 5.5.14 Rural - Roadside stall - Accepted development subject to requirements.</li> </ol> <p><b>Integration of state interest:</b> <i>State interest is not integrated</i></p> <p><b>Action:</b> Include a requirement which ensures that infrastructure associated with the roadside stall is not located within a road. (i.e. roadside stalls are not accepted</p>	<p>Modified the Tables of Assessment for Rural and Rural Residential Zones to qualify that it won’t be Acceptable Development subject to requirements if it is within a road reserve. (It will be code assessable).</p> <p>Added a new AO to the Rural Residential Zone code that specifies roadside stalls no larger than 9m<sup>2</sup> may be located adjacent to (inside) the front property boundary provided safe space for parking of vehicles is also within the property boundary.</p>	Resolved.



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		<p>development if within the road). This should be included in the 'Categories of development and assessment' column in Table 5.5.5 and Table 5.5.14.</p> <p><b>Reason:</b> Roads are State owned land and as the property owner of the road, the state usually doesn't support this type of development within the road. By making this accepted development it removes the requirement for owners' consent for the development. Roadside stalls within the road need to be code assessable development which will allow the State to consider proposals as part of providing owner's consent.</p> <p>Further, it is unclear if this is the intent of Accepted Development requirement AO6.3(c) of the Rural residential zone code. It doesn't address construction of structures or buildings within the road as the requirement in the AO is only it has to be "10 metres from road frontage".</p>		
28	<p>Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.</p>	<p><b>Planning Scheme Reference:</b> Zone map - Map Code: ZM-14 and section 7.2.6.2 - Purpose and Overall Outcomes</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Action:</b> Recognition is required in the zone map and section 7.2.6.2 of the importance and primary use of the following lots as a fire fuel control buffer between National Park (147/NPW889) and residential development:</p> <ul style="list-style-type: none"> <li>• lot 3 MCH842013</li> <li>• lot 1 AP8130</li> <li>• lot 1 AP8129</li> <li>• lot 10 MCH5425</li> <li>• lot 5 MCH842015</li> <li>• lot 8 SP104270</li> <li>• lot 7 M111117</li> <li>• lot 6 M111116</li> <li>• lot 7 MCH842016</li> <li>• lot 1 AP8132</li> <li>• lot 950 CP900487</li> <li>• lot 9 MCH842018</li> <li>• lot 1 AP8133</li> </ul> <p><b>Reason:</b> <u>With the planning scheme seeking to have more people living in this area via infill</u>, there is a need for acknowledging the importance for a sufficient fire buffer and management regime for the area. The primary use of this land is for fire management and accordingly the land should be zoned or identified to reflect this purpose rather than relying on the 'Environmental Management and Conservation' zoning. Zoning of State-owned land plays a role in addressing community needs and expectations. By local government undertaking appropriate consultation with the State, planning schemes can also deliver public benefits by appropriately zoning State-owned land to meet State and local government operational requirements and community needs.</p>	<p><b>Please advise what zone this should be, they have always been in an open space zone to date.</b></p> <p><b>The planning scheme does not suggest there will be a significant increase people in the Sunshine Beach - Peregrin Beach strip. It is in fact an area with very little "upzoning" so there is little change from existing scheme other than the same provisions as elsewhere re secondary dwellings etc.</b></p> <p><b>Advice Comment at #16 also noted but not considered necessary.</b></p>	<p>DNRME previously advised, that at the Whole of Government briefing, it was advised that council's vision for the scheme was to promote Secondary dwellings and particular "dual occupancies" (separate household). This is a form of infill development, and would therefore increase the amount of people living and visiting the area. Infill is not just occurring via up zoning.</p> <p>It is considered that environmental management and conservation is the 'best fit' zone, but a footnote should be used to refer to this area as being used for a fire fuel control buffer and is not a primary conservation area. Furthermore, the use of this land should be acknowledged in section 7.2.6.2 Purpose and Overall outcomes for the Coastal Communities Local Plan Code, and PO20(c) should be amended to ensure fire risk management 'can' significantly impact the biodiversity values as the area will be periodically cleared and burnt.</p> <p>Additional comments in comment 16.</p> <p>The historical interactions between DNRME and the council were explained in a meeting on 15/08/18 and the management issues.</p> <p><b>Council to reword provisions to address issue, and DNRME will review in a new revision of the planning scheme.</b></p>

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29	Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.	<p><b>Planning Scheme Reference:</b> - Zone Map: ZM-4 – Lot 7 MCH4562</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Action:</b> The zoning of Lot 7 MCH4562 should be split zoned. The footprint of the airstrip should be zoned Community Facilities and the remainder of the lot should be zoned Environmental Management and Conservation.</p> <p><b>Reason:</b> This would more accurately reflect the present land use and the land's designated purpose under the <i>Land Act 1994</i> as a reserve—with Noosa Shire Council as the trustee—for Landing Ground for Aircraft. Only the areas which presently have landing and airstrip infrastructure are to be shown as to Community Facilities. The remaining areas contain Matters of State Ecological Significance and therefore should be zoned as Environmental Management and Conservation to reflect these values.</p> <p>Zoning State-owned land plays a role in addressing community needs and expectations. By local government undertaking appropriate consultation with the State, planning schemes can also deliver public benefits by appropriately zoning State-owned land to meet State and local government operational requirements and community needs.</p>	<p>The Teewah airstrip is now and has consistently been zoned for open space purposes.</p> <p>In 2014 Noosa Council resolved to restrict use of the airstrip and sought to have the land tenure changed to open space.</p> <p>Council has objected to helicopter and fixed wing aircraft (other than emergency landings) on this site for some time and its use for commercial aircraft including pilot training has received significant community objection.</p> <p>The Great Sandy Management Plan first adopted by the State in 1994 and revised in 2005 states that <b>"The Noosa North airstrip will be closed and added to the Cooloola Section of the Great Sandy National Park, although continued use of the area by ultralight aircraft will be permitted."</b></p> <p>Showing it as an airstrip into the future is contrary to the views of Council and the community and adopted State policy.</p>	<p>DNRME previously advised, that this is not the present use or approved use of the land. DNRME understands there is no date for this closure to occur and council has not sought to surrender or amend the purposes of the reserve.</p> <p>Therefore, it was recommended that the zoning be amended to reflect the approved present use as previously suggested.</p> <p>Council could also include the future intent for the area in the scheme's Strategic Framework. This could be done by acknowledging the Great Sandy Management Plan outcomes.</p> <p>Council acknowledged that zone changes in this area previously have drawn significant community interest and opposition, in terms of a zone change from Environmental Management and conservation zone to community facilities zone.</p> <p>Previous attempts to change the purpose of the reserve have been difficult, due in part to the trustee lease. Council needs to liaise with the DNRME about possible solutions as the two trustee leases combined only covers less than 2000m<sup>2</sup> of the entire 428Ha site.</p> <p>Council intend to acknowledge the existing uses of the reserve in the strategic framework of the planning scheme.</p> <p><b>DNRME support councils proposed zone in the draft scheme, but the strategic framework needs to acknowledge:</b></p> <ul style="list-style-type: none"> <li>- the existing land use as an airstrip</li> <li>- the existing land use will not be expanded</li> <li>- the present land use will stop in the future as per the Great Sandy Management Plan outcomes.</li> </ul>
30 <b>SAME PROPERTY AS ADDRESSED AT #44 BELOW</b>	Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.	<p><b>Planning Scheme Reference:</b> Zone Map: ZM-1 - Lot 415 MCH366</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Advice:</b> The zoning of lot 415 MCH366 should be rural.</p> <p><b>Reason:</b> A rural zoning would more accurately reflect the present land use and the land's designated purpose under the <i>Land Act 1994</i> as a reserve for Quarry—with Noosa Shire Council as the trustee. Zoning State-owned land plays a role in addressing community needs and expectations. By local government undertaking appropriate consultation with the State, planning schemes can also deliver public benefits by appropriately zoning State-owned land to meet State and local government operational requirements and community needs.</p>	<p>We've got it zoned Community Facilities: Utility Installation</p> <p>Zone will be changed to Rural.</p>	Resolved.
31 <b>SAME PROPERTY AS ADDRESSED</b>	Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.	<p><b>Planning Scheme Reference:</b> Zone Map: ZM 3 – Lot 78 MCH1046</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p>	Zone will be changed to Environmental Management & Conservation.	Resolved.

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SSED AT #45		<p><b>Advice:</b> Lot 78 MCH1046 should be zoned Environmental Management and Conservation.</p> <p><b>Reason:</b> This zoning reflects the present land use and the land's designated purpose under the <i>Land Act 1994</i> as a reserve—with Noosa Shire Council as the trustee—for Environmental Purposes. Zoning State-owned land plays a role in addressing community needs and expectations. By local government undertaking appropriate consultation with the State, planning schemes can also deliver public benefits by appropriately zoning State-owned land to meet State and local government operational requirements and community needs.</p>		
32  SAME PROPERTY AS ADDRESS SSED AT #46	Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.	<p><b>Planning Scheme Reference:</b> Zone Map: ZM – Lot 17 MCH3984</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Action:</b> Lot 17 MCH3984 should be zoned Environmental Management and Conservation or Rural.</p> <p><b>Reason:</b> This reflect the present land use and the land's designated purpose under the <i>Land Act 1994</i> as a reserve—with Noosa Shire Council as the trustee—for Gravel purposes. The present scheme has this area zoned as Open Space Conservation. Zoning State-owned land plays a role in addressing community needs and expectations. By local government undertaking appropriate consultation with the State, planning schemes can also deliver public benefits by appropriately zoning State-owned land to meet State and local government operational requirements and community needs.</p>	Zone will be changed to Environmental Management & Conservation.	Resolved.
33	Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.	<p><b>Planning Scheme Reference:</b> Zone Map: ZM 4 – lot 492 SP287419</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Advice:</b> Lot 492 SP287419 should be zoned Rural or Environmental Management and Conservation.</p> <p><b>Reason:</b> This zoning reflects the present land use and the land's designated purpose under the <i>Land Act 1994</i> as a reserve with Noosa Shire Council as the trustee, for Quarry. The proposed zoning of community facility zone does not contain an annotation for the intended use and does not fit with the purpose of the reserve. While this may have been the zoning under the present scheme, it no longer reflects the purpose of the reserve. Zoning State-owned land plays a role in addressing community needs and expectations. By local government undertaking appropriate consultation with the State, planning schemes can also deliver public benefits by appropriately zoning State-owned land to meet State and local government operational requirements and community needs.</p>	Zone will be changed to Environmental Management and Conservation	Resolved.
34	Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range	<b>Planning Scheme Reference:</b> Zone Map: ZM 4 – lot 491 SP287419	JUST A COPY OF 33?	This is not a copy of item 33, it is regarding lot 491 SP287419, which is the adjacent property, but the outcome sought is the same as that sought for lot 492. Based on



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	of residential, commercial, retail, industrial and mixed use development opportunities.	<p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Advice:</b> Lot 492 SP287419 should be zoned Environmental Management and Conservation.</p> <p><b>Reason:</b> This zoning reflects the present land use and the land's designated purpose under the <i>Land Act 1994</i> as a reserve with Noosa Shire Council as the trustee, for Environmental Purposes. The proposed zoning of Community facility zone does not contain an annotation for the intended use and does not fit with the purpose of the reserve. While this may have been the zoning under the present scheme, it no longer reflects the purpose of the reserve. Zoning State-owned land plays a role in addressing community needs and expectations. By local government undertaking appropriate consultation with the State, planning schemes can also deliver public benefits by appropriately zoning State-owned land to meet State and local government operational requirements and community needs.</p>		<p>council's comment, DNRME is unsure if council supports DNRME's advice. DNRME's reason for the advice explains the difference between the two lots.</p> <p>Resolution as per item 33.</p>
35	Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.	<p><b>Planning Scheme Reference:</b> Zone Map: ZM 5 - Lot 1 MCH842782</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Advice:</b> Lot 1 MCH842782 should be zoned Environmental Management and Conservation</p> <p><b>Reason:</b> The lot is Unallocated State Land and is proposed to be included into the adjoining protected area estate. This reflects the State's future aspirations for the site. The site also contains areas of Matters of State Ecological Significance and these areas should be in a conservation zone.</p>	Zoning will be changed to Environmental Management & Conservation	Resolved.
36	Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.	<p><b>Planning Scheme Reference:</b> Zone Map: ZM 12 – Noosa River area in Noosaville</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Advice:</b> The Noosa River Marine Facility Leases in the Noosaville locality are not zoned consistently; the majority are zoned Recreation and Open Space. There are two lots which are not zoned and should be zoned.</p> <p><b>Reason:</b> While the Recreation and open space zone isn't a perfect fit for the marine facility leases, the zone code and local plan code provisions address Council's intentions for the Noosaville foreshore. For consistency, all leases should be zoned to ensure it is clear that further commercial development on or along the river is limited by the Performance Outcomes in the <i>Noosaville local plan code – Noosa River, PO23-27</i>.</p>	All commercial leases in the Noosa River along Gympie Terrace will be zoned Recreation and Open Space.	Council acknowledged the inconsistency in the zoning applied to the jetties and will make changes. DNRME to review these changes in a new revision of the planning scheme.
37	Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range	<p><b>Planning Scheme Reference:</b> Table 6.6.1.3 Criteria for assessment – PO7</p>	Not sure why we have received this instruction.	DNRME previously advised, that this is not DNRME's experience in the past as there are examples of this property being previously used for helicopter joy rides and music festivals which has had significant impacts on

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	of residential, commercial, retail, industrial and mixed use development opportunities.	<p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Advice:</b> Define the use terms used in PO7: the recreation and open space zone code has a performance outcome (PO7) that relates to ‘temporary... outdoor entertainment events’, yet this use term is not defined and has no criteria or guidance given for the intended meaning.</p> <p><b>Reason:</b> Lot 92 MCH5166 is identified on Zone Map: ZM-12 as ‘recreation and open space zone’. This lot is State-owned land with a land lease for the granted purpose of ‘recreation’. Some types of outdoor entertainment, depending on the scale and impacts, could potentially conflict with the purpose of the lease. The lease plays an important role in serving the recreation needs of the community, and in turn, the neighbouring community has expectations regarding how the land is to be used. The community should have a clear understanding about the types of uses that are consistent with the leases purpose, and the types of uses that require development approval. Therefore, the planning scheme should include criteria or a definition regarding what constitutes a temporary outdoor entertainment event.</p>	<p>Lot 92MCH5166 is the Aussie Rules football field where the farmers markets are held and you get the occasional circus or whatever.</p> <p>At another sports ground you get a rodeo one night every year. At a show ground you occasionally get some inflatable water world for a few days in summer school holidays. On Gympie foreshore and at The Woods near Hastings Street there are often one day community events or festivals.</p> <p>PO7 reads as <i>Temporary or periodic uses, such as markets or outdoor entertainment events, are supported by existing facilities and do not significantly impact on the amenity, safe traffic environment and character of the surrounding area.</i></p> <p>That PO applies to the zone not one specific site obviously. The table of development specifies the consistent uses.</p>	<p>amenity, safe traffic environment and character of the surrounding area.</p> <p>Without a definition of temporary or periodic events this PO is unmeasurable.</p> <p><b>Council will be making some changes to the definition of Temporary uses in the planning scheme to clarify their intentions. Council acknowledged that it is not their intention to have the planning scheme regulate ‘one off events’ such as a circus.</b></p> <p><b>Council could use management plans for one off uses – this is up to council to manage.</b></p> <p><b>DNRME to review the changes once they have been made.</b></p>
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**Mining and extractive resources**

Ref. Number	Policy Elements	Requirement	Initial NSC response	Resolutions as at 13/9/18
38	Extractive resources are protected and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use conflicts where possible.	<p><b>Planning Scheme Reference: Overlay map –</b> Extractive resources showing Key Resource Areas (KRA)</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Action:</b> Change the extent of the Wahpunga Range KRA 57 to be consistent with the current SPP mapping.</p> <p><b>Reason:</b> Although it was envisaged that amendments to the extent of the Wahpunga Range KRA 57 would be made before the scheme was finalised for state interest review, this has not yet occurred and it would be premature to advertise the planning scheme with revised KRA boundaries when these have yet been approved by the Minister for Planning and therefore reflected in the SPP mapping. It is suggested that a footnote be included, noting that the KRA shown in the scheme is consistent with the SPP but that there are proposed changes to the boundary and directing the public to contact the council for further information.</p>	<p>Overlay mapping will be changed and a footnote added.</p> <p>(We understand the consultation on the new shape is occurring right now.)</p>	Resolved.

**Planning for the environment and heritage**

**Biodiversity**

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Ref. Number	Policy Elements	Requirement	Initial NSC response	Resolutions as at 13/9/18
39	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> Strategic Framework</p> <p><b>Integration of state interest:</b> Integrated</p> <p><b>Action:</b> Identify the extent of the UNESCO Noosa Biosphere – does it encompass the whole local government area?</p> <p><b>Reason:</b> It's unclear what the extent of the biosphere is.</p>	<p>Yes it does encompass the whole Shire – 3.2.2 of the Strategic Framework says “In September 2007, Noosa Shire was declared a Biosphere Reserve under UNESCO’s Man and the Biosphere Program in recognition of the commitment by the community to environmental excellence and the pursuit of ecologically sustainable development.” If that is not clear we can add “the whole of”</p>	<p>Resolved.</p>
40	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> 8.2.2.3. PO3 – Biodiversity Overlay Code, Biodiversity mapping layer</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Clearly identify locations subject to Koala Assessable Development Areas (KADA) requirements and areas of MSES and MLES.</p> <p><b>Reason:</b> Acknowledgement is given to the work involved to map koala habitat within the local government area and for use within the Biodiversity Overlay. Support is given for the shire-wide avoidance requirement in the overlay code. For clarity, the mapping and code could clarify the extent of the KADA within the local government area and the extent of MLES and MSES for the purposes of clarifying the extent of MSES for offset requirements under the <i>Environmental Offsets Act 2014</i> – this is necessary, because local government can only require offsets for MLES, and not MSES. The Department of Environment and Science offers assistance to work directly with the council to finalise mapping and code requirements, particularly where they relate to koalas and offsets.</p>	<p>Koala Habitat Map will be changed to show the Koala Assessable Development Area</p>	<p>DES previously advised that the mapping of the extent of the KADA is supported.</p> <p>However, further work is required to differentiate the extent of MLES and MSES for the purposes of clarifying the extent of MSES for offset requirements under the <i>Environmental Offsets Act 2014</i>. This is necessary because local government can only require offsets for MLES, and not MSES. The Department of Environment and Science offers assistance to work directly with the council to finalise mapping and code requirements, particularly where they relate to koalas and offsets.</p> <p>DES and DSDMIP met with the council on 28/8/18, where the MSES requirements were explained.</p> <p>It was agreed that the council would provide the mapping methodology for the Koala Habitat Area map to DES and DSDMIP and DES could provide confirmation about the methodology being satisfactory. Council has provided this mapping.</p> <p>DSDMIP advised that the SPP requires MSES to be identified and that development is located in areas that avoid adverse impacts, or where adverse impacts cannot be reasonably avoided, they are minimised (HOWEVER, the planning scheme must not include assessment criteria for MSES which duplicate a state assessment process – this includes MSES that is koala habitat) – see section 2 of the guidance material for biodiversity for guidance on how to appropriately integrate the policy for MSES. Council will revisit planning scheme provisions which rely on the biodiversity overlay to ensure there’s no duplication of assessment with the state process.</p> <p>DSDMIP reminded the council that MSES is made up of lots and lots of different datasets – they are defined in Part G of the SPP, and spatially represented on the SPP interactive mapping system where possible. Part 3 of the guidance material for biodiversity also provides further guidance on mapping. It’s worth noting that least concern REs are not MSES, but are still an environmental value that the local government could map. The guidance document provides a list of some of the other environmental values that aren’t considered MSES.</p> <p><b>Additional action for council:</b></p>



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				<ul style="list-style-type: none"> <li>In regards to Matters of National Environmental Significance (MNES), the SPP requires local government planning schemes ensure development is located in areas to avoid significant impacts on MNES and considers the requirements of the <i>Environment Protection and Biodiversity Conservation Act 1999</i>. Given the way the planning scheme currently shows biodiversity in the overlay map, it's unclear if the council has complied with this policy.</li> <li>Currently, the only MSES for which a local government can require offsets, is non-juvenile koala habitat trees as defined in Schedule 24 of the Planning Regulation 2017. The Planning Regulation 2017, Schedule 11 has the assessment benchmarks for development in a koala habitat area that the local government, as assessment manager must assess against. The Noosa Shire contains Koala assessable development areas (KADA). The council could provide a note on the map and/or in the planning scheme about the assessment requirements under the Planning Regulation 2017.</li> </ul>
41	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> 8.2.2.3, AO4.3 – Biodiversity Overlay Code</p> <p><b>Integration of state interest:</b> <i>Integrated</i></p> <p><b>Advice:</b> The Department of Environment and Science is currently working with Bundaberg Regional Council regarding more detailed development codes for lighting impact on turtles. As this work progresses in 2018, further details can be provided to the council for incorporation into the draft planning scheme. Similarly, mapping can be provided to the council which confirms the extent of known turtle beaches for inclusion in the planning scheme.</p> <p>In regard to terminology, it's preferable to refer to turtles as marine turtles, no sea turtles.</p> <p><b>Reason:</b> The proposed reference to lighting impact on marine turtles and nesting beaches is supported however refinement of these types of provisions may become available for inclusion in the planning scheme prior to its finalisation. Note that this code is likely to be associated with mapping of the relevant parts of the coastal zone to be subject to specific lighting requirements.</p>	<p>Council is happy to incorporate any additional provisions and mapping in the planning scheme for marine turtles. References to turtle will be changed to 'marine turtles'.</p>	Regarding suggested turtle lighting policy, DES will be in a position to provide policy direction in late 2018 as work progresses at Bundaberg with DSDMIP. DES will advise when policy is available.
42	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> Table 8.2.2.3, PO1, PO11 – Biodiversity Overlay Code</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Action:</b> Where in a KADA area, align clearing requirements in the PO1 and PO11 of the Biodiversity Overlay Code to reflect the koala habitat provisions of the Planning Regulation 2017, which limits clearing of high</p>	<p>The Biodiversity Overlay can reference the koala habitat provisions in the Planning Regulation for all clearing of koala habitat whether inside or outside a KADA. Wording changed to:</p> <p><b>AO11.6</b>  <i>During construction, measures are incorporated to not increase the risk of death or injury to koalas, including koala requirements for native vegetation</i></p>	DES accepts council's 'exempt clearing' approach for koala habitat outside the PKADA and KADA areas if it does not permit greater areas of clearing than the current Planning Regulation 2017 requirements. The State has commenced reviewing the planning framework as it relates to koala habitat and this new policy may be implemented during the life of this scheme review. DES will keep DSDMIP and council informed on progress.




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		<p>value koala habitat areas (ie limit total cleared areas associated with development to 500m2 and extractive industry and other areas to 5,000m2). Outside of KADA areas, consider applying the same provisions for consistency. Also, add an editor's note referring to the relevant parts of the Planning Regulation 2017 (koala habitat areas).</p> <p><b>Reason:</b> Proposed AOs regarding clearing in koala areas are inconsistent with the provisions of Schedule 10, Part 10 and Schedule 11 of the Planning Regulation 2017 regarding the KADAs in the Noosa Shire.</p>	<p><i>clearing set out in Schedule 11 of the Planning Regulation 2017.</i></p> <p>Council does not support the inclusion of any additional clearing exemptions for koala habitat beyond the proposed exemptions, defined as 'exempt clearing'. This allows for better protection of both local and state significant koala habitat as it does not set an arbitrary limit to the total cleared areas but ensures clearing that is only reasonably necessary for the development intended for that site. Other provisions in the code help ensure development impacts are minimised.</p>	<p><b>DSDMIP comment – in regard to AO11.6, please make sure the wording is clear and specific about what part of Schedule 11 the AO requires.</b></p>
43	<p>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</p>	<p><b>Planning Scheme Reference:</b> Bushfire management Table 8.2.2.3 Criteria for assessable development</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Action:</b> Amend the code to ensure that the bushfire management measures are carried out on the property subject to development, not any adjoining property. For example: PO12 Bushfire management measures are adopted on the subject lot...</p> <p><b>Reason:</b> Clearing for bushfire management measures should be undertaken on the property subject to the development not adjoining property (this includes State owned land).</p>	<p><i>We currently don't have a provision which relates to this. We can include a new PO and AO in the code which reflects the action.</i></p>	<p>Resolved.</p>
44	<p>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</p> <p><b>SAME SITE AS ADDRESSED IN 30 ABOVE</b></p>	<p><b>Planning Scheme Reference:</b> Zone Map: ZM 1 - Lot 415 MCH366</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Advice:</b> The zoning of lot 415 MCH366 should be Rural.</p> <p><b>Reason:</b> The lot contains areas of MSES and should remain in a rural zone as per the existing scheme. Significant adverse impacts on MSES can be minimised (mitigated) by avoiding 'up-zoning' land. By retaining a rural zone over MSES, this will prevent those areas being considered an 'urban area' under the <i>Planning Regulation 2017</i> and prevent 'exempt clearing work' (i.e. accepted development) from occurring.</p>	<p><b>Zone will be changed to Rural</b> but note that #30 wanted it to be available for use as a quarry so suggest State reconcile its intentions for the site.</p>	<p>Resolved.</p>
45	<p>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</p> <p><b>SAME PROPERTY AS ADDRESSED IN #31</b></p>	<p><b>Planning Scheme Reference:</b> Zone Map: ZM 3 – Lot 78 MCH1046</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Advice:</b> The zoning of lot 78 MCH1046 should be zoned Environmental Management and Conservation.</p> <p><b>Reason:</b> The lot contains areas of MSES and should remain in a conservation zone as per the existing scheme. Significant adverse impacts on MSES can be minimised (mitigated) by avoiding 'up-zoning' land. By</p>	<p><b>Zone will be changed to Environmental Management &amp; Conservation</b></p>	<p>Resolved.</p>

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		retaining a conservation zone over MSES, this will prevent those areas being considered an 'urban area' under the <i>Planning Regulation 2017</i> and prevent 'exempt clearing work' (i.e. accepted development) from occurring.		
46 <b>SAME PROPERTIES AS ADDRESSED IN #32</b>	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> Zone Map: ZM 4 – Lot 17 MCH3984</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Action:</b> Lot 17 MCH3984 should be zoned Environmental Management and Conservation or Rural.</p> <p><b>Reason:</b> The lot contains areas of MSES and should remain in a conservation zone as per the existing scheme. Significant adverse impacts on MSES can be minimised (mitigated) by avoiding 'up-zoning' land. By retaining a conservation zone or a rural zone over MSES, this will prevent those areas being considered an 'urban area' under the <i>Planning Regulation 2017</i> and prevent 'exempt clearing work' (i.e. accepted development) from occurring.</p>	Zone will be changed to Environmental Management & Conservation.	Resolved.
47	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> Zone Map: ZM 11 – Lot 372 MCH3843</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Advice:</b> The areas of MSES in Lot 372 MCH3843 should be zoned Environmental Management and Conservation, and the areas which are not MSES zoned Recreation and Open Space</p> <p><b>Reason:</b> The lot contains areas of MSES and should remain in a conservation zone as per the existing scheme. Significant adverse impacts on MSES can be minimised (mitigated) by avoiding 'up-zoning' land. By retaining a conservation zone over MSES, this will prevent those areas being considered an 'urban area' under the <i>Planning Regulation 2017</i> and prevent 'exempt clearing work' (i.e. accepted development) from occurring.</p>	Noosa District Sports Complex at Tewantin – Council sought to rationalise the zoning because we assumed the veg was not at risk however split zoning can be reapplied.	Resolved.
48	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	<p><b>Planning Scheme Reference:</b> Zone Map: ZM 12 - Lot 801 SP153455</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Advice:</b> The areas of MSES in Lot 801 SP153455 should be zoned Environmental Management and Conservation and the areas which are not MSES zoned Community Facilities.</p> <p><b>Reason:</b> The lot contains areas of Matters of State Ecological Significance and these areas should remain in a conservation zone as per the existing scheme. Significant adverse impacts on MSES can be minimised (mitigated) through the use of zones which are not up</p>	St Teresa's school at Noosaville – The zoning of this school as with the rest of the Doonella Noosa Estate was put in place before all the development occurred and there was an approved masterplan that indicated where eventual land uses would occur. It was important to assure development of the school respected the vegetation on site. Council has now sought to rationalise the zoning (as it did with the hospital and other pieces of community infrastructure) because we have biodiversity overlay that covers the veg and we could not see why the Noosaville State School next door which has even more MSES would be treated differently (it is currently entirely Community Services zone).	<p>DNRME previously advised: The other school sites raised by Council weren't raised in DNRME's review because these sites were already zoned wholly for community facilities. St Teresa's was the only site where there was a change from a non-urban (split) zone to a wholly urban zone.</p> <p><b>St Teresas</b> Current zone – Split community services / open space conservation Proposed zone – Wholly community facilities</p> <p><b>Noosaville State School</b> Current zone – Wholly community services Proposed zone – Wholly community facilities</p>



		<p>zoning. This also prevents the area being considered an 'urban area' under the <i>Planning Regulation 2017</i> and then being 'exempt clearing work' (i.e. accepted development).</p>	 <p>We can reapply a split zone to St Teresa's however think it inappropriate to do so unless also applied to:</p> <ul style="list-style-type: none"> <li>• Noosaville State School</li> <li>• Pomona State School</li> <li>• Noosa District High (both Pomona and Cooroy Campuses)</li> <li>• Noosa Christian Collage at Cooroy</li> <li>• Sunshine Beach Primary School</li> </ul> <p>all of which contain MSES.</p>  	<p><b>Pomona State School</b> Current zone – Wholly community services Proposed zone – Wholly community facilities</p> <p><b>Noosa District High (Pomona campus)</b> Current zone – Wholly community services Proposed zone – Wholly community facilities</p> <p><b>Noosa District High (Cooroy campus)</b> Current zone – Wholly Community services Proposed zone – Wholly community facilities</p> <p><b>Noosa Christian College (Cooroy)</b> Current zone – Wholly Community services Proposed zone – Wholly community facilities</p> <p><b>Sunshine Beach Primary School</b> Current zone – Wholly community services Proposed zone – Wholly community facilities</p> <p>DSDMIP has recently added an infrastructure designation layer to the SARA DA Mapping System. A review of this layer shows that there is no infrastructure designation on this lot.</p> <p>The subject vegetation is least concern veg, and essential habitat (which makes it MSES).</p> <p>The subject vegetation is covered by the 'Area of biodiversity significance' overlay area on the proposed Biodiversity, Waterways and Wetlands Overlay map.</p> <p>This issue is not a matter of consistency with other school sites, but is about up-zoning.</p> <p><b>Council will reapply the split-zoning to this site.</b></p>
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<p>49</p>	<p>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</p>	<p><b>Planning Scheme Reference:</b> Zone Map: ZM 13 - Lot 1 SP239726</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Advice:</b> The areas of MSES in Lot 1 SP239726 should be zoned Environmental Management and Conservation, and the areas which are not MSES zoned Recreation and Open Space.</p> <p><b>Reason:</b> The lot contains areas of Matters of State Ecological Significance and these areas should remain in a conservation zone as per the existing scheme. Significant adverse impacts on MSES can be minimised (mitigated) through the use of zones which are not up zoning. This also prevents the area being considered an 'urban area' under the <i>Planning Regulation 2017</i> and then being 'exempt clearing work' (i.e. accepted development).</p>	<p>This would be disappointing as it would prevent another sports ground in demand by the community as well as the additional domestic violence safe houses near the police station. The boundaries of the MSES's do not seem to accurately match the landscape on the ground.</p> <p><b>Council can make the zone change as request however would appreciate the chance to discuss with the state the reasons for the proposed zone realignments and can have our Ecologist assist with redefining the boundaries of the zones if that helps.</b></p> 	<p>DNRME previously advised: It is unclear why this change 'would prevent another sports ground' as suggested in Council's comment. As part of the development assessment of any proposal (e.g. a sporting field), the on-ground extent of the vegetation is assessed. DNRME's advice reflects the mapped values of the site and would set a level of assessment for any development on the site.</p> <p>Furthermore, there may be some confusion caused by the size and configuration of Lot 1 SP239726. DNRME's comments related to the proposed zoning change adjacent to the sports fields, and did not relate to changes adjacent to the Noosa Heads Police Station.</p> <p>The area adjacent to the Police Station has a small amount of land that was previously Open Space Conservation that is proposed to be zoned Community Facilities. However, DNRME acknowledges that overall the outcome will be a net reduction in Community Facilities zoning in this area via a reconfiguration of the zoning. Therefore, DNRME supports the proposed change adjacent to the Police Station.</p> <p><b>Council advised during the meeting of 15/08/18 that the vegetation that's mapped on the road is probably regrowth.</b></p> <p><b>DNRME offered for council to provide some information to DNRME about the status of the vegetation, and DNRME can consider this issue again.</b></p>



ATTACHMENT 1 – REQUEST FOR FURTHER INFORMATION FOR PAUSE NOTICE – 9 JULY 2018 – updated 13/09/18

Coastal environment				
Ref. Number	Policy Elements	Requirement	Initial NSC response	Resolutions as at 13/9/18
50	The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependant development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.	<p><b>Planning Scheme Reference:</b> 8.2.4 – Coastal Protection Overlay Code and Coastal Protection Overlay</p> <p><b>Integration of state interest:</b> <i>State interest integrated however more information required</i></p> <p><b>Action:</b> Provide coastal hazard area mapping</p> <p><b>Reason:</b> The code provisions associated with development in relation to the coastal hazard area are supported subject to sighting the coastal hazard area maps.</p>	The Coastal Hazards Assessment Report March 2018 has been uploaded to eplanning portal.	The technical details on the Q100 report are still being reviewed. Further advice will follow if there are any technical matters requiring review.
Cultural heritage				
Ref. Number	Policy Elements	Requirement	Initial NSC response	Resolutions as at 13/9/18
51	The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations .	<p><b>Planning Scheme Reference:</b> 8.2.7 – Heritage Overlay Code</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> Revise by adding a statement about the local heritage significance of the local cultural heritage significance of the place or area (Noosa Local Heritage Register).</p> <p><b>Reason:</b> The SPP requires the identification of local heritage places including a statement of local cultural heritage significance. Whilst the character areas contain requirements for places within the character areas, there is a lack of statements of local heritage significance for local heritage places outside the character areas.</p>	The Historical Cultural Heritage of Noosa Shire 2002 report has been uploaded to the eplanning portal. It includes an historical overview and context for approximately 180 local heritage places. The report and citations require updating and review. This will be completed next calendar year as resources allow.	It is acknowledged that further work will proceed next year regarding the local heritage place statements of significance. This is an important element to satisfy the SPP cultural heritage state interest.
Water quality				
Ref. Number	Policy Elements	Requirement	Initial NSC response	Resolutions as at 13/9/18
52	The environmental values and quality of Queensland waters are protected and enhanced.	<p><b>Planning Scheme Reference:</b> 9.4.9.3 – Stormwater quality and protection of receiving waters PO6</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> AO6.2 to include reference to design objectives for gross pollutants (90% for &gt;5mm) in accordance with Appendix 2 of the SPP.</p> <p><b>Reason:</b> The contents of Appendix 2 are not fully reflected in the code.</p>	<p>The wording has been changed to include reference to the design objectives for gross pollutants as follows:</p> <p><b>AO6.2</b>  <i>All stormwater runoff is treated to achieve maximum removal of nutrients, gross pollutants and suspended solids as determined by cost to efficiency ratios. (e.g. bioretention basins must be sized to achieve at least 80% reduction in total suspended solids, 60% reduction in total phosphorous, 45% reduction in total nitrogen and 90% reduction in gross pollutants &gt;5mm).</i></p>	Resolved.



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Planning for safety and resilience to hazards

Emissions and hazardous activities				
Ref. Number	Policy Element	Requirement	Initial NSC response	Resolutions as at 13/9/18
53	Community health and safety, and the natural and built environment are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.	<p><b>Planning Scheme Reference:</b> Strategic framework – Acid Sulfate Soils</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Action:</b> Amend the provision on Acid Sulfate Soils (ASS) to achieve the intent of the following: The disturbance of acid sulfate soils should be avoided where possible. Where disturbance is unavoidable, the disturbance should be minimised or managed to prevent the mobilisation and release of acid, iron and other contaminants.</p> <p><b>Reason:</b> Avoiding disturbance of ASS should always be the management control applied in the first instance as stated in policy 7 of this state interest in the SPP.</p>	<p>Wording in Strategic Framework Strategic intent 3.2.9 has been changed as follows:</p> <p><i>Low lying areas across Noosa Shire contain acid sulfate soils that, if exposed, can result in damage to buildings, assets, infrastructure and the local environment. The disturbance of acid sulfate soils is to be avoided where possible. Where disturbance is unavoidable, the disturbance should be minimised or managed to prevent the mobilisation and release of acid, iron and other contaminants. Areas subject to potential acid sulfate soils are shown on the Acid Sulfate Soils Overlay Maps in Schedule 2.</i></p>	Resolved.
54	Community health and safety, and the natural and built environment are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.	<p><b>Planning Scheme Reference:</b> Strategic framework – Abandoned mines</p> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Action:</b> In the strategic framework, acknowledge that the local government area contains hazards relating to former mining activities (i.e. Abandoned Mines including disused underground mines, tunnels and shafts)</p> <p>A footnote or link could be provided in the scheme that refers to the following information:</p> <ul style="list-style-type: none"> <li>Historic information relating to abandoned mines is held by the Department of Natural Resources, Mines and Energy.</li> <li>Information about specific historic mining sites can be obtained from the Abandoned Mines Unit <a href="mailto:abandonedmines@dnrm.qld.gov.au">abandonedmines@dnrm.qld.gov.au</a> or by contacting 13QGOV (13 74 68).</li> <li>Visit the Queensland Government website for more information on abandoned mines <a href="http://www.qld.gov.au/environment/land/abandoned-mines/">www.qld.gov.au/environment/land/abandoned-mines/</a>.</li> </ul> <p>The strategic framework could also include a comment such as: “Sensitive land uses are protected from the impacts of these former mining activities and related hazards.”</p> <p><b>Reason:</b> The scheme makes no reference to this hazard, as required by policy 4 of the state interest.</p>	<p>Additional wording added to Strategic Intent 3.2.9:</p> <p><i>Noosa Shire contains hazardous abandoned mines relating to former mining activity, including disused underground mines, tunnels and shafts.</i></p> <p><b>The following further information is available:</b></p> <ul style="list-style-type: none"> <li>Historic information relating to abandoned mines is held by the Department of Natural Resources, Mines and Energy.</li> <li>Information about specific historic mining sites can be obtained from the Abandoned Mines Unit <a href="mailto:abandonedmines@dnrm.qld.gov.au">abandonedmines@dnrm.qld.gov.au</a> or by contacting 13QGOV (13 74 68).</li> <li>Visit the Queensland Government website for more information on abandoned mines <a href="http://www.qld.gov.au/environment/land/abandoned-mines/">www.qld.gov.au/environment/land/abandoned-mines/</a>.</li> </ul> <p>Additional strategic outcome 3.3.8 added: <i>Sensitive land uses are protected from the impacts of abandoned mines and related hazards.</i></p>	<p>DNRME provides this further advice as the preferred wording, to align with the soon-to-be-released SPP guidance material:</p> <p>Additional wording added to Strategic Intent 3.2.9:</p> <p><i>Noosa Shire contains hazardous abandoned mines relating to former mining activity, including disused underground mines, tunnels and shafts.</i></p> <p>The following further information is available:</p> <ul style="list-style-type: none"> <li>Historic information relating to mining activities is held by the Department of Natural Resources, Mines and Energy.</li> <li>Information on abandoned mines can be obtained by visiting the Queensland Government website for more information <a href="http://www.qld.gov.au/environment/land/abandoned-mines/">www.qld.gov.au/environment/land/abandoned-mines/</a>.</li> </ul> <p>and additional information on historic mining activities can be gained from the Minesonlinemaps <a href="https://www.business.qld.gov.au/industries/mining-energy-water/resources/minerals-coal/online-services/minesonlinemaps">https://www.business.qld.gov.au/industries/mining-energy-water/resources/minerals-coal/online-services/minesonlinemaps</a></p> <p><i>Note: This mapping does not spatially represent all former mining activities in the Council area, and their extent. However, these mining layers do give an indication of where there is an increased risk of hazards from former mining activities so that further geotechnical investigations can be undertaken where necessary.</i></p> <p>Additional strategic outcome 3.3.8 added: <i>Sensitive land uses are protected from the impacts of abandoned mines former mining activities and related hazards.</i></p>

55	Community health and safety, and the natural and built environment are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.	<p><b>Planning Scheme Reference:</b></p> <ul style="list-style-type: none"> <li>• section 8.2.9.2(2)(b) - Purpose and overall outcomes - Water Resources and Gas Pipeline overlay code</li> <li>• table 8.2.9.4 - Criteria for assessable development Gas pipeline corridor and buffer area</li> </ul> <p><b>Integration of state interest:</b> <i>State interest not integrated</i></p> <p><b>Action:</b> The focus of the code needs to be changed to focus on protecting the approved pipeline corridor rather than the pipeline. Below are recommended provisions.</p> <ul style="list-style-type: none"> <li>• Section 8.2.9.2(2)(b) - Purpose and overall outcomes - Water Resources and Gas Pipeline overlay code  <i>(b)For the gas pipeline corridor and buffer area:</i> <ul style="list-style-type: none"> <li>(i) <i>Development provides for adequate separation from the gas pipeline corridor.</i></li> <li>(ii) <i>Development avoids compromising the future operation of the gas pipeline within the gas pipeline corridor.</i></li> <li>(iii) <i>Development avoids the storage of hazardous materials in proximity to the gas pipeline corridor.</i></li> <li>(iv) <i>The number of people exposed to the potential adverse impacts of the future gas pipeline in the gas pipeline corridor is minimised.</i></li> </ul> </li> <li>• Table 8.2.9.4 - Criteria for assessable development Gas pipeline corridor and buffer area</li> </ul> <table border="1" data-bbox="759 1094 1540 1871"> <tr> <td data-bbox="759 1094 1080 1871"> <p><b>PO1</b> Development, including uses and works are constructed and operated to avoid:- (a) compromising the viability of the gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of a gas pipeline within the gas pipeline corridor.</p> </td> <td data-bbox="1080 1094 1540 1871"> <p><b>AO1.1</b> Buildings and structures are setback a minimum of 40 metres from a gas pipeline corridor.</p> <p><b>AO1.2</b> The use does not involve the storage of flammable, explosive or other hazardous materials within 200 metres of the gas pipeline corridor.</p> <p>OR</p> <p><b>AO1.3</b> Written confirmation of the pipeline licence holder of <i>Petroleum Pipeline Licence 32</i> that the setback distance and design of the development does not impact the future use of the gas pipeline.</p> <p><i>Editor's note—should a lesser setback distance be proposed, it is recommended that the applicant consult with the relevant gas pipeline manager prior to the lodgement of a development application to determine how compliance with the performance outcome can be achieved.</i></p> </td> </tr> </table>	<p><b>PO1</b> Development, including uses and works are constructed and operated to avoid:- (a) compromising the viability of the gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of a gas pipeline within the gas pipeline corridor.</p>	<p><b>AO1.1</b> Buildings and structures are setback a minimum of 40 metres from a gas pipeline corridor.</p> <p><b>AO1.2</b> The use does not involve the storage of flammable, explosive or other hazardous materials within 200 metres of the gas pipeline corridor.</p> <p>OR</p> <p><b>AO1.3</b> Written confirmation of the pipeline licence holder of <i>Petroleum Pipeline Licence 32</i> that the setback distance and design of the development does not impact the future use of the gas pipeline.</p> <p><i>Editor's note—should a lesser setback distance be proposed, it is recommended that the applicant consult with the relevant gas pipeline manager prior to the lodgement of a development application to determine how compliance with the performance outcome can be achieved.</i></p>	Can include provisions as provided above that protect the existing and future pipeline.	<p>Resolved as long as the following provisions are included:</p> <p><b>Action:</b> The focus of the Code needs to be changed to focus on protecting the approved pipeline corridor rather than the pipeline. Below are recommended provisions.</p> <ul style="list-style-type: none"> <li>• Section 8.2.9.2(2)(b) - Purpose and overall outcomes - Water Resources and Gas Pipeline overlay code  <i>(b)For the gas pipeline corridor and buffer area:</i> <ul style="list-style-type: none"> <li>(i) <i>Development provides for adequate separation from the gas pipeline corridor.</i></li> <li>(ii) <i>Development avoids compromising the future operation of the gas pipeline within the gas pipeline corridor.</i></li> <li>(iii) <i>Development avoids the storage of hazardous materials in proximity to the gas pipeline corridor.</i></li> <li>(iv) <i>The number of people exposed to the potential adverse impacts of the future gas pipeline in the gas pipeline corridor is minimised.</i></li> </ul> </li> <li>• Table 8.2.9.4 - Criteria for assessable development Gas pipeline corridor and buffer area</li> </ul> <table border="1" data-bbox="2184 1178 2769 1894"> <tr> <td data-bbox="2184 1178 2445 1894"> <p><b>PO1</b> Development, including uses and works are constructed and operated to avoid:- (a) compromising the viability of the gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of a gas pipeline within the gas pipeline corridor.</p> </td> <td data-bbox="2445 1178 2769 1894"> <p><b>AO1.1</b> Buildings and structures are setback a minimum of 40 metres from a gas pipeline corridor.</p> <p><b>AO1.2</b> The use does not involve the storage of flammable, explosive or other hazardous materials within 200 metres of the gas pipeline corridor.</p> <p>OR</p> <p><b>AO1.3</b> Written confirmation of the pipeline licence holder of <i>Petroleum Pipeline Licence 32</i> that the setback distance and design of the development does not impact the future use of the gas pipeline.</p> </td> </tr> </table>	<p><b>PO1</b> Development, including uses and works are constructed and operated to avoid:- (a) compromising the viability of the gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of a gas pipeline within the gas pipeline corridor.</p>	<p><b>AO1.1</b> Buildings and structures are setback a minimum of 40 metres from a gas pipeline corridor.</p> <p><b>AO1.2</b> The use does not involve the storage of flammable, explosive or other hazardous materials within 200 metres of the gas pipeline corridor.</p> <p>OR</p> <p><b>AO1.3</b> Written confirmation of the pipeline licence holder of <i>Petroleum Pipeline Licence 32</i> that the setback distance and design of the development does not impact the future use of the gas pipeline.</p>
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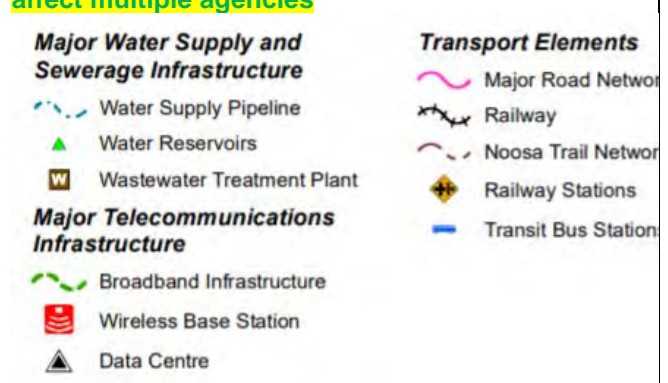
		<p><b>Reason:</b> While <i>Petroleum Pipeline Licence 32</i> is authorised under the <i>Petroleum and Gas (Production and Safety) Act 2004</i> and the associated easement exists within the planning scheme area, to date the pipeline has not been constructed. While the pipeline has not been constructed, the pipeline corridor should be protected from encroachment.</p> <p>The draft scheme provisions presently focus on an existing pipeline, which isn't correct and therefore may not protect a future pipeline from encroachment by development that would compromise its ability to operate safely and effectively.</p> <p>As the pipeline corridor passes through the Sunshine Coast Regional Council local government area too, it is recommended that similar provisions be utilised for the Noosa Shire.</p>		<p>Editor's note—should a lesser setback distance be proposed, it is recommended that the applicant consult with the relevant gas pipeline manager prior to the lodgement of a development application to determine how compliance with the performance outcome can be achieved.</p>
Natural hazards, risk and resilience				
Ref. Number	Policy Element	Requirement	Initial NSC response	Resolutions as at 13/9/18
56	The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.	<p><b>Planning Scheme Reference:</b> Bushfire risk assessment</p> <p><b>Integration of state interest:</b> <i>State interest not integrated.</i></p> <p><b>Action:</b> Provide a risk assessment for bushfire: To adequately integrate the state interests in natural hazards, risk and resilience, the council must undertake a fit for purpose risk assessment to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas, specifically addressing bushfire hazard. The risk assessment should be undertaken by a suitably qualified person.</p> <p><b>Reason:</b> Policy 2 of the state interest in natural hazards, risk and resilience states that 'a fit-for-purpose risk assessment is undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas'. A flood risk assessment has been provided by the council however there is no evidence of a risk assessment that considers bushfire risk being undertaken. It is noted that council were involved in the drafting of the state bushfire mapping for the Noosa Shire area, however this is only one part of the risk assessment process. A risk assessment should be used to inform the drafting of appropriate provisions in the planning scheme, which address the outcomes of the risk assessment.</p>	<p>As part of developing the new State Bushfire mapping council undertook a desktop peer review of high and medium risk areas shown on the new mapping to make sure that local conditions were appropriately reflected. Council staff advised the State of recommended changes for the mapping. The provisions in the planning scheme follow the state interest guidelines and model code and reflect the SPP intent. No special assessment of bushfire risk beyond this is necessary given the low development scenario planned for Noosa Shire and the fact that the proposed development potential largely reflects that of the current planning scheme.</p>	<p><b>DSDMIP is still waiting for council to provide a risk assessment for bushfire.</b></p>

**Planning for infrastructure**

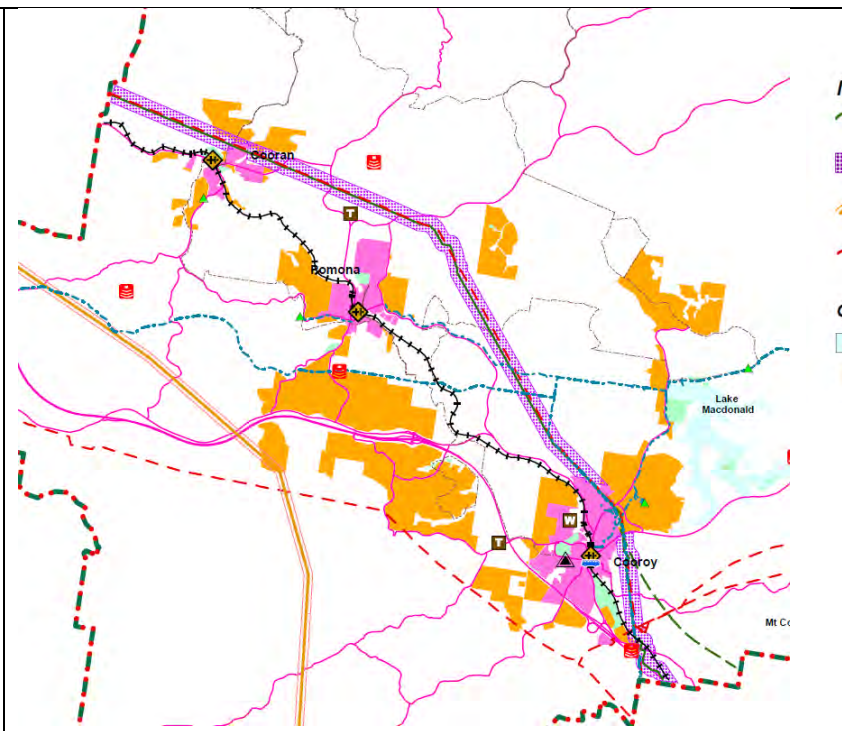
Energy and water supply				
Ref. Number	Policy Element	Requirement	Initial NSC response	Resolutions as at 13/9/18
57	The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.	<p><b>Planning Scheme Reference:</b> Most Energex sites across the Noosa Shire have been appropriately zoned as Community Facilities. However, the Cooran Substation on Grahams Road (Lot 2 on SP216695) has previously been approved and constructed, but the proposed zoning is still Rural.</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p>	<p>Property is 20 Grahams Rd <a href="#">Pomona 2SP216695</a> and zoning will be changed to Community Facilities (with substation annotation)</p>	<p>Resolved.</p>



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		<p><b>Action:</b> The zoning of Lot 2 on SP216695 should be Community facilities.</p> <p><b>Reason:</b> To better align with the previous approval (Council ref: 2008/837) and current land use, being a Substation.</p>		
58	The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.	<p><b>Planning Scheme Reference:</b> The Material Change of Use Tables under Section 5.5 relating to Major Electrical Infrastructure, Renewable Energy Facilities and Substations are generally considered appropriate.</p> <p><b>Integration of state interest:</b> <i>Given the above, the state interest has been appropriately integrated</i></p> <p><b>Action:</b> However, it is recommended that the level of assessment for a Substation be changed under Table 5.5.10 Low Impact Industry – from Impact to Code assessable and in Table 5.5.14 Rural – change the Substation use from ‘Impact Inconsistent’ to just Impact assessable.</p> <p><b>Reason:</b> The proposed level of assessment is considered to be more commensurate with the impacts associated with a substation and zoning expectations.</p>	This change to the tables of assessment will be made.	Resolved.
59	The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.	<p><b>Planning Scheme Reference:</b> Part 8 Overlays - There is no Regional Infrastructure Overlay. The Strategic Framework Map 3 provides broad information on major electricity infrastructure and more detailed information on how these assets are protected is scattered throughout various codes in the planning scheme. Furthermore, there is no mapping of Energex substation sites or differentiation between the 132kV and 33kV lines.</p> <p><b>Integration of state interest:</b> <i>State interest is not integrated</i></p> <p><b>Action:</b> Add an overlay for Regional Infrastructure that depicts each Substation site and Major Electricity Infrastructure across the Noosa Shire. It's noted that the proposed planning scheme already includes an Infrastructure Activities Code (9.3.11) which regulates setbacks to transmission lines, vegetation and structures within easements. However, the model code contained within the SPP - state interest guidance material on Energy and water supply should be a basis for the overlay code, which addresses development around electrical infrastructure in further detail. It will also provide a more succinct and direct alignment of planning provisions regarding electrical matters.</p> <p>Energex offers to assist the council to further develop a code that is specific to the characteristics of Noosa, and provide current GIS data for this Overlay.</p> <p><b>Reason:</b> To better align with the SPP state interest for energy and water supply.</p>	<p><b>With consideration of what is already shown on Strategic Framework Map 3 (see below) and other Overlay Maps, Council proposes that if it is the State's Instruction that we have a Regional Infrastructure Overlay including Energy Q electricity infrastructure it should also show:</b></p> <ul style="list-style-type: none"> <li>- Powerlink transmission lines;</li> <li>- the gas pipeline;</li> <li>- the major road network and railway;</li> <li>- bulk water infrastructure??</li> </ul> <p><b>This is a significant piece of work and will also rely on rearrangement of code provisions as well. Please ensure complete instructions as it will affect multiple agencies</b></p> 	<p>Energex reiterated the importance of including a Regional Infrastructure Overlay Code. It's understood that 'major electricity infrastructure' has been shown on Strategic Framework Map 3. However, to properly address the Energy and water supply - State interest policy 1 (protecting existing and approved major electricity infrastructure) there needs to be a Regional Infrastructure Overlay and an associated development Code. A specific Code will mean that issues such as reverse amenity and setbacks to protect the safety of people and infrastructure, can be assessed against in regard to targeted development and not just development that is required to address the strategic framework.</p> <p>Energex provided a recent example of an overlay code that reflects the SPP guideline.</p> <p><b>Energex and DSDMIP will review the changes to the planning scheme in a revised version of the plan.</b></p>
60	The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.	<p><b>Planning Scheme Reference:</b> Section 8.2.9 Water Resources and Gas Pipeline Overlay Code, specifically Table 8.2.9.4, AO1.1 refers to a 40m buffer for any structures, which is likely to conflict with the Energex line and easements from Cooran to Cooroy (see SFM3 below which shows the pipeline buffer overlapping the major electricity infrastructure line).</p>	<p>Council is happy to make the changes to the wording in the relevant overlay code as suggested in comment 55 above. (noting that it may be a different overlay given discussion at #59 above)</p> <p><b>However, this will not resolve the current conflict between the overlapping of easements held by Energex and gas pipeline licence holder. Council feels that this conflict may best be resolved at the state level.</b></p>	<p>Energex previously requested that the council reword AO1.1 so that Energex buildings and structures are permitted within the Gas pipeline corridor and buffer area, where appropriately designed.</p> <p><b>The preference is that the DNRME suggested changes to the code (item 55) should be used, as opposed to the Energex suggestion, given that Energex can simply request written confirmation as</b></p>

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		 <p><b>Integration of state interest:</b> <i>State interest partially integrated</i></p> <p><b>Action:</b> It's recommended that the provisions proposed for the gas pipeline corridor and buffer area and amended – see comment 55 under 'Emissions and hazardous activities'.</p> <p><b>Reason:</b> To protect Energex assets and ongoing development activities within Energex easements.</p>		<p>per AO1.3 – this is the best way to ensure that the development doesn't impact on the future use, and doesn't stop EnergyQ from being able to locate structures within the buffer if appropriately designed.</p>
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State transport infrastructure

Ref. Number	Policy Element	Requirement	Initial NSC response	Resolutions as at 13/9/18
61	The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.	<p><b>Planning Scheme Reference:</b> Strategic Framework Map – Infrastructure &amp; SC2.3 – Zone Maps</p> <p><b>Integration of state interest:</b> <i>Additional information is required to determine if appropriately addressed, in particular policy 5 - A road hierarchy is identified that reflects the role of each category of road and effectively manages all types of traffic.</i></p> <p><b>Action:</b> Provide map/s that show the road hierarchy which as identified in Schedule 1 – administrative definitions and include in the planning scheme.</p> <p>The road hierarchy should ensure that the function of state-controlled roads are appropriately reflected, to ensure that vehicular access for development is consistent with the function and design of state-controlled roads and development directs local traffic to the local road network.</p> <p>Preferably, road hierarchy mapping would identify which roads are arterial, distributor and collector roads to assist in interpretation of a number of codes, like the transport code.</p>	<p>The road hierarchy is shown on the Strategic Framework Map 3 Infrastructure and at this stage everything above local roads is shown on the zone map. This approach may be revisited if we end up having an infrastructure overlay.</p>	<p>Further review of the submitted material confirms that the proposed road hierarchy identified on the mapping is generally appropriate and consistent with the State-controlled road network.</p> <p>Council proposed to create a new regional infrastructure overlay map which will show this infrastructure. <b>DTMR and DSDMIP will review this new map and associated code when a new revision of the scheme is provided.</b></p>

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		<p><b>Reason:</b> To ensure that the safety and efficiency of the state-controlled road network is maintained.</p>		
62	<p>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.</p>	<p><b>Planning Scheme Reference:</b> Part 7 Local Plans</p> <p><b>Integration of state interest:</b> <i>Additional information is required to determine if appropriately addressed</i>, in particular policy 3 - Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport.</p> <p><b>Action:</b> Provide high resolution Framework &amp; Character Plans for review. In order to provide sufficient information to guide development outcomes, <b>the Framework &amp; Character Plans must clearly identify existing and future public passenger transport infrastructure. Cycle routes identified on the SEQ Principal Cycle Network Plan (particularly Priority Routes) are to be incorporated</b> and ensure that the active transport strategic network is appropriately reflected. Provision of public passenger transport and active transport should also be supported by text in the Local Plans.</p> <p><b>Reason:</b> To support public passenger transport and active transport as an attractive alternative to private transport, the infrastructure and network should be logically planned, well connected and clearly identified within the planning scheme.</p>	<p>High resolution Framework &amp; Character Plans are available. They only deal with the town centres not the whole towns. They don't address inter-centre connections.</p> <p>The LGIP (which has not been forwarded to the State as yet and is being presented to Council this month) has the mapping for the priority <u>trunk</u> pathway network (existing and proposed). It does not show all pathways or on road bike lanes that would make up the active transport network. Neither does it show recreation bike paths and trails.</p> <p>The LGIP differs from the Principal Cycle Network Route Maps because there are concerns about some aspects of the route. There is reluctance to be committed to those pathways if for local/site specific reasons it is not practical or desirable.</p> <p><b>Council would be happy to work with DTMR to refine mapping if necessary.</b></p>	<p>DTMR previously advised:</p> <p><u>Active Transport</u></p> <p>In order to provide sufficient information to guide development outcomes and promote active transport as an attractive alternative to private transport the Framework &amp; Character Plans should be amended or an overall active transport strategic network plan developed. Planning is needed to ensure the delivery of a connected and cohesive cycle network across the shire. The existing and future primary cycle routes that have logical connections to key destinations within and between centres should be included and the Priority Routes as shown on the SEQ Principal Cycle Network Plan should be incorporated.</p> <p>This can be further discussed with the council.</p> <p><u>7.2.4 Noosaville Local Plan Code – Figure 7.2.4.5 Noosa Business Centre – Transit Centre</u></p> <p>TMR does not support the identification of a Proposed Bus Interchange on this Framework and Character Plan.</p> <p>Identification of a Proposed Bus Interchange in this location may unduly raise expectation of State delivering transport infrastructure being delivered that is not planned or funded. DTMR is unaware of any associated studies or planning supporting a new bus interchange in this location. It is noted that draft PFTI in the draft LGIP do not nominate a new bus stop at this location.</p> <p>Whilst a 'Transit Bus Station' is nominated in this general location in the Strategic Framework mapping it is unclear if it relates to this proposed Bus Interchange or the existing Bus Station at the 'Noosa Civic' Centre.</p> <p>The inclusion of a proposed bus interchange in Strategic Mapping is supportable with the inclusion of an Editor's Note stating the following or similar, <i>'Editor's note: this Proposed Bus Interchange is not planned or funded State transport infrastructure'</i>. The inclusion of a proposed bus interchange in the Part 7 - Framework &amp; Character Plans is generally not supported.</p> <p>This was further discussed with the council during a meeting.</p> <p><b>As a result of meeting, the following actions arose:</b></p> <p><b>1. Council to include editor's note saying the interchange isn't planned or funded by the State</b></p>



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				<p>government (or similar eg ...is subject to further planning with the State government...) and is subject to further planning studies.</p> <p>2. Council to include additional wording in codes to identify that interchange and its location is subject to further planning.</p> <p>3. State to review final wording prior to final endorsement.</p> <p>Further, TMR will discuss internally with TransLink (Network Planning and Infrastructure teams) with a view for a future discussion about the planning of the interchange with council's planning team and infrastructure team. (Lud (Oddbjorn Ludvigsen) is contact for Noosa Council.)</p>
63	<p>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.</p>	<p><b>Planning Scheme Reference:</b> Strategic Framework Map 3 Infrastructure, Part 6 Zone Codes &amp; Part 9 Development codes</p> <p><b>Integration of state interest:</b> <i>Additional information is required to determine if appropriately addressed, in particular policy 3 - Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport.</i></p> <p><b>Action:</b> <u>Advise where in the scheme the existing and future planned active transport routes are shown? It is noted that the local area plan figures do identify active transport routes for specific defined areas.</u></p> <p><b>Reason:</b> <u>The active transport network should appropriately reflect the SEQ Principal Cycle Network Plan and the active transport functional hierarchy should be detailed and logically planned with sufficient information provided to guide development outcomes.</u></p> <p>The planning scheme has a focus on strong pedestrian and cycle provisions with several performance outcomes requiring development to connect to existing and provide for future active transport routes, however, <u>the proposed active transport network is unclear.</u></p> <p>To support active transport as an attractive alternative to private transport the active transport network should be logically planned, well connected and clearly identified within the planning scheme.</p>	<p>Every pathway we have forms part of our active transport network.</p> <p>The LGIP identifies the existing and future trunk pathways network which has a dual function for pedestrians and bikes. The pathways logically follow the trunk road network and includes pathways to key destinations.</p> <p>Local pathways that are not trunk also have a dual function but are fine grained and weren't mapped in the planning scheme.</p> <p>While Council is very keen to facilitate active transport it should be acknowledged that Noosa lacks both the large future greenfield estates of many local government areas where roads and pathways are being established from scratch and the high density, transit orientated communities of cities where walkability is more readily achieved.</p> <p>Noosa has an urban form that is largely established. Growth now will largely be through dispersed infill.</p>	<p>DTMR previously advised: Appreciating the challenges Council faces in the form of a low density dispersed settlement pattern, the planning scheme has an aspirational target to reduce car usage and encourage walking and cycling. Planning is needed to ensure an active transport network develops that is logical and well-connected in order for active transport to be an attractive alternative to private transport.</p> <p>The existing and future active transport network, in particular the primary routes, should be reflected in the planning scheme to guide development. The active transport network should incorporate the cycle network identified in the SEQ Principal Cycle Network Plan, particularly the Priority Routes.</p> <p>This was further discussed at a meeting.</p> <p><b>At the meeting, the following action arose:</b></p> <p><b>Council suggested this could be shown on the new regional infrastructure overlay, and DTMR and DSDMIP agreed this option could work. This will be reviewed in a revised version of the planning scheme.</b></p>
64	<p>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.</p>	<p><b>Planning Scheme Reference:</b> Part 5 Tables of Assessment &amp; Schedule 6 Planning Scheme Policies</p> <p><b>Integration of state interest:</b> <i>State interest partially integrated, in particular policy 3 - Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport.</i></p> <p><b>Action:</b> <u>Amend the assessment codes and planning scheme policy to ensure that public passenger transport (PPT) taxi infrastructure/facilities are appropriately designed and located to service land uses that generate demand.</u></p> <p><b>Incorporate into the planning scheme provisions (or relevant section) requirements for PPT taxi infrastructure/facilities.</b></p> <p>The following list provides an indication of common land uses where taxi services are often provided and where demand is generated:</p>	<p>We can certainly add additional wording to the Transport Code and PSP however not sure to what extent they will be relevant. There are already taxi facilities in our centres as follows:</p> <ul style="list-style-type: none"> <li>• Next to Noosa Fair Carpark, Lanyana Way Noosa Heads (Privately Owned).</li> <li>• Outside Noosa Junction Plaza, Sunshine Beach Rd Noosa Heads (Signs only, no shelter)</li> <li>• Outside Dan Murphys entrance, Mary St Noosaville (Bench seat only, no shelter)</li> <li>• Outside Royal Mail, Poinciana Ave, Tewantin</li> <li>• Noosa Drive near Hastings Street, Noosa Heads</li> </ul> <p>With the exception of the Noosa Business Centre there is not expected to be new activity centres or</p>	<p>DTMR is providing the taxi rank information to the council.</p>

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		<ul style="list-style-type: none"> <li>• Public transport facilities including rail stations, bus stations, busway stations, airports and ferry terminals</li> <li>• Major shopping centres (over 10,000m2)</li> <li>• Major sport, recreation and entertainment precincts</li> <li>• Medical facilities such as hospitals and medical centres</li> <li>• Bus park 'n' ride facilities</li> <li>• Commercial precincts</li> <li>• Food and drink precincts</li> <li>• Accommodation facilities (for example, motel)</li> <li>• Residential care facility (for example, nursing home)</li> <li>• Clubs, casinos</li> <li>• Tourist attractions</li> <li>• Hotels</li> <li>• Function facilities</li> <li>• Mixed use developments</li> <li>• Theatres</li> <li>• Local shops</li> </ul> <p>The following list provides an indication of common information needed when determining capacity of any infrastructure:</p> <ul style="list-style-type: none"> <li>• catchment demographics including: <ul style="list-style-type: none"> <li>▪ persons per household</li> <li>▪ age profile of catchment</li> <li>▪ household income</li> <li>▪ private vehicle ownership</li> </ul> </li> <li>• development type and operational hours</li> <li>• density and types of surrounding development</li> <li>• availability of car parking in the area</li> <li>• availability and frequency of other public passenger transport options</li> <li>• competing modes</li> <li>• number of taxi licences in each service area.</li> </ul> <p>When determining location of any infrastructure, it is intended that taxi infrastructure be located to conveniently service such needs (that is, minimise passenger walking distances and assist with passenger convenience and safety).</p> <p>Incorporate into the planning scheme policy (or relevant section):</p> <p>Infrastructure design requirements:</p> <ul style="list-style-type: none"> <li>• A taxi facility infrastructure is provided parallel to the kerb and adjacent to the main entrance.</li> <li>• Taxi facilities are designed in accordance with: <ul style="list-style-type: none"> <li>○ AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work</li> <li>○ AS1742.11–1999 Parking controls – manual of uniform traffic control devices</li> <li>○ AS/NZS 2890.6–2009 Parking facilities – off-street parking for people with disabilities</li> <li>○ Disability standards for accessible public transport 2002 made under section 31(1) of the <i>Disability Discrimination Act 1992</i></li> <li>○ AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements.</li> </ul> </li> </ul>	<p>substantial growth to existing centres and the use of Taxis would seem to declining with the uptake of Uber.</p>	
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		<b>Reason:</b> To achieve a high level of integration with transport infrastructure and to support public passenger transport and active transport as attractive alternatives to private transport, taxi provision should be appropriately addressed by development that generates demand for a taxi facility.		
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Part B—Legislative requirements

Legislative requirements are matters contained within legislation that directly require a planning scheme to respond in a certain way (i.e. a note, an exclusion, an exemption etc).

State Interest: <i>Planning Act 2016</i>				
Ref. Number	Planning Scheme Reference	Requirement	Initial NSC response	Resolutions as at 13/9/18
1	6.3.1 Low density Residential zone code 9.3.1 Low density housing code	<p><b>Action:</b> Review the following provisions: 5.5.1 Low Density Residential 6.3 Residential zone categories, 6.3.1 Low density Residential zone code - PO5 – secondary dwelling requirements. 9.3 Use codes, 9.3.1 Low density housing code, housing choice PO3 &amp; AO3 (secondary dwellings)</p> <p><b>Reason:</b> The <i>Planning Regulation 2016</i> defines a “dwelling house” as including a secondary dwelling and, defines a <i>secondary dwelling</i> as being used in conjunction with and subordinate to a dwelling house. It is therefore unclear if s 6.3.1 Low Density Residential (Zone) code PO5 and its acceptable outcomes which aim to control the size and location of secondary dwellings are in accordance with the <i>Planning Regulation 2017</i>.</p>	<p><b>State needs to tell us whether this is lawful or not.</b></p> <p>We tried to promote secondary dwellings as a legitimate form of housing choice however as the State is adamant they have to be part of the same household we've created the option for a dual occupancy where one dwelling is small and not subdivided off so that a separate household (probably only one or two people) can rent it out. (We believe Logan did something similar)</p> <p>It is limited in size in an attempt to ensure it is not as expensive as the majority of houses or units already existing in Noosa. Our Housing Needs Assessment showed a serious mismatch between dwelling size and household needs and we are trying to counteract/rectify this by promoting opportunities for additional small dwellings scattered throughout the existing low density urban neighbourhoods. If we allow the secondary dwelling to be bigger it is likely to have a bigger impact on the neighbourhood in terms of building bulk, car parking etc and is less likely to be “affordable” for the lone person households or the single parent etc who are particularly in need of options.</p>	<p>In the local government area, the specific issues around larger units are noted. DHPW does not object to the council's proposal.</p> <p>DSDMIP requires the following:</p> <p><b>Further Action required – Action:</b> Remove the provisions which prevents a dual occupancy from being placed into a community title scheme: Table 5.5.1 – Low density residential – Dual occupancy, 6.3.1 Low density residential zone code (AO5.2, AO5.3), 9.3.1 Low density housing code (overall outcome (h), AO3, PO4 <i>*Note: this may flow on to other areas of the planning scheme*</i></p> <p><b>Reason:</b> The <i>Planning Regulation 2017</i> defines a dual occupancy – (a) means a residential use of premises for <u>2 households</u> involving – (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; (ii) any domestic outbuilding associated with the dwellings; and (b) does not include a residential use of premises that involve a secondary dwelling. The <i>Planning Regulation 2017</i> defines reconfiguring a lot – (d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is— (ii) an agreement for the exclusive use of part of the common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>. As the planning scheme cannot regulate a community title scheme, as it does not require a development permit, the scheme cannot prevent a dual occupancy development from being separately titled through a community title scheme under the <i>Body Corporate and Community Management Act 1997</i>. Furthermore, a material change of use cannot restrict a reconfiguring a lot development as they are two separate development types.</p> <p><b>Action:</b></p>

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				<p>Review the provisions in, and consider re-drafting, 6.3 Residential zone categories, 6.3.1 Low density Residential zone code - PO5 – dual occupancy requirements</p> <p><b>Reason:</b> The term 'small dwellings' is defined in the administrative definitions as having a gross floor area of no more than 90m<sup>2</sup>. However, AO5.4 states a dual occupancy only occurs where one dwelling is no more than 65m<sup>2</sup> (the small dwelling). Small dwellings are referenced for other types of development throughout the scheme and using this term for multiple meanings and provisions causes conflict and confusion.</p> <p><b>Action:</b> Review the provisions in, and consider re-drafting, 1 Low density housing code AO3, PO4.</p> <p><b>Reason:</b> PO4 contradicts the definition of dual occupancy and the provision seems to be mixing secondary dwelling and dual occupancy together. The provision needs to be clear which type of development it is regulating. Is it a dual occupancy or dwelling house with secondary dwelling? The use definitions would prevent you from having a dwelling house with a secondary dwelling (one household) already on site and then trying to develop a dual occupancy (two new households) on top of that, it would move into the multiple dwelling use definition. Furthermore, AO4 is confusing and re-drafting should be considered. As it currently reads it is not clear on the intent of this AO4.</p>
2	<p>6.3.3 High Density Residential Zone Code Table 6.3.3.3 Criteria for assessment (part) Performance outcome PO19 Social Housing</p>	<p><b>Action:</b> Amend PO19 to ensure the code does not make development for public housing (as defined in the Planning Regulation 2017) assessable development; see Schedule 6 of the <i>Planning Regulation 2017</i>.</p> <p><b>Reason:</b> Consistency with <i>Planning Regulation 2017</i>. NOTE – the provision of affordable housing is supported – DSDMIP will work with the council further on this, with the assistance of the Department Housing and Public Works.</p>	<p><b>State needs to provide clear instructions</b></p>	<p>DSDMIP have been requested to provide advice as to whether the proposed approach is acceptable.</p> <p>DHPW is supportive of NSC's proposals to address affordable housing, however it has advised that "public housing" should not be bound in the provisions of the planning scheme as it is not assessable development and, as it has specific requirements, it may not be able to be easily delivered through conditions of development. Therefore, references to public housing should be deleted.</p> <p>It may however be appropriate to reference affordable housing as well as other social housing (excluding public housing). Further discussion on this matter is envisioned with NSC once advice is received from DSDMIP.</p> <p>DSDMIP agrees with DHPW, that the planning scheme can not make particular development for public housing assessable development, as per section 30 of Schedule 6 of the <i>Planning Regulation 2017</i>. However DSDMIP also agrees with DHPW, that there could be opportunity to regulate other types of social/affordable housing (excluding public housing). As such, some amendment is required to PO19 to ensure that public housing is not regulated here.</p>

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				<p>In terms of PO19 generally, and the requirement to provide a contribution towards the social housing needs of the Noosa community, this is not something that the planning framework specifically regulates (mandates or restricts), therefore council could regulate it. However, DSDMIP notes that it could be challenged by an applicant through appeal if the applicant considered a condition for the contribution to not be relevant or reasonable – this is a risk, and the council should seek its own professional/legal advice to inform its decision to include these provisions in the planning scheme.</p> <p>At this point, DSDMIP is not averse to the council going to public consultation with this provision in the planning scheme.</p>
	Table SC1.2.2 – Administrative definitions	<p><b>Advice:</b> DSDMIP recommends reconsidering the administrative definition 'urban boundary'. This suggests the boundary will be clearly identified as a boundary line on a map. However, the zoning maps make no reference to a 'urban boundary'. Is the intention that the urban boundary is simply identified by the urban zones (areas)?</p>		<p><b>Advice:</b> DSDMIP recommends reconsidering the administrative definition 'urban boundary'. This suggests the boundary will be clearly identified as a boundary line on a map. However, the zoning maps make no reference to a 'urban boundary'. Is the intention that the urban boundary is simply identified by the urban zones (areas)?</p>
	N/A	<p><b>Advice:</b> DSDMIP recommends all other references to building unit plans be removed from the planning scheme as the scheme cannot regulate a community title scheme.</p>		<p><b>Advice:</b> DSDMIP recommends all other references to building unit plans be removed from the planning scheme as the scheme cannot regulate a community title scheme.</p>
	Table 5.9.9 – Water resources and gas pipeline overlay	<p><b>Administrative error:</b> DSDMIP has recognised a potential 'cut and paste' error in Table 5.9.9 – Water resources and gas pipeline overlay benchmarks and criteria which contains dual occupancy provisions.</p>		<p><b>Administrative error:</b> DSDMIP has recognised a potential 'cut and paste' error in Table 5.9.9 – Water resources and gas pipeline overlay benchmarks and criteria which contains dual occupancy provisions.</p>
State Interest: Regulated requirements in the Planning Regulation 2017				
Ref. Number	Planning Scheme Reference	Requirement	Initial NSC response	Resolutions as at 13/9/18
3	Schedule 1 – Use and administrative definitions	<p><b>Action:</b> Remove Minor Electricity Infrastructure from the Use terms. If Minor Electricity Infrastructure is defined as an administrative definition, use the definition from Schedule 4 of the Planning Regulation 2017. If a different administrative term is used, ensure this is done in accordance with section 8 of the Planning Regulation 2017.</p> <p>Define 'Essential network infrastructure' in the administrative definitions, ensuring compliance with section 8 of the Planning Regulation 2017.</p> <p><b>Reason:</b> There is no administrative definition for Minor Electricity Infrastructure or Essential Network Infrastructure.</p> <p>Minor Electricity Infrastructure is defined as a use term. However, section 7 of the Planning Regulation 2017 states that a local government may adopt only the use terms stated in Schedule 3, column 1. Minor Electricity Infrastructure is not listed in Schedule 3 as a use term.</p>	<p>It's not used in the scheme so will be deleted from the definitions. May have been a hangover from current scheme.</p>	<p>Resolved.</p>



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		To clearly define electricity infrastructure and for consistency with the regulated requirements.		
State Interest: <i>ShapingSEQ</i>				
Ref. Number	Planning Scheme Reference	Requirement	Initial NSC response	Resolutions as at 13/9/18
4	Strategic Framework and all relevant sections	<p><b>Action:</b> Provide evidence the council has considered how growth will be dispersed appropriately and sustainably across its existing townships in order to meet <i>ShapingSEQ</i> projections. This includes providing evidence of the work undertaken by the council with Unitywater (including modelling and methodology) to demonstrate the ability to accommodate all future urban growth within the Urban Footprint. Note: Years of supply should be measured in accordance with <i>ShapingSEQ</i>, Chapter 5, p.173, 'Measuring supply and triggering action to increase supply'.</p> <p>The planning scheme has also identified additional 'urban areas' at Kin Kin and Cooribah (see Strategic Framework Map 1). Provide justification for these additional urban areas in accordance with p. 152 of <i>ShapingSEQ</i>.</p> <p><b>Reason:</b> While there is noted capacity within the Urban Footprint in certain locations, such as Cooroy and Pomona, the council has not provided evidence it has considered how growth will be dispersed appropriately and sustainably across its existing townships in order to meet <i>ShapingSEQ</i> projections. It is acknowledged that, given the extent of decentralised settlement across the Noosa Shire, a tailored approach to accommodating growth may be required in contrast to other councils in SEQ. This may include analysing different growth model scenarios and reviewing the distribution of growth in relation to infrastructure to strategically determine where future urban areas may be required.</p>	<p>The DMATT model established its baseline of development at 2016 and makes 5 yearly growth projection forecasts up to 2041 and ultimate. Specifically growth has been projected for land within the urban boundaries which coincides with the LGIP projection areas and priority infrastructure areas. The model demonstrates growth to be dispersed across the coastal urban area and hinterland townships and meets the SEQRP dwelling projections for 2041 with further ultimate capacity beyond that timeframe.</p> <p>Growth in dwellings is both within the urban footprint and also within the rural settlement and rural areas with the take up of vacant lots and secondary dwellings.</p> <p>Specially, the DMATT model showed there is the following capacity for additional dwelling growth to 2041 for each of the Priority Infrastructure Areas (including hinterland towns) (within the urban footprint) and outside the urban footprint and PIA areas:</p> <p>Coastal urban Area (Tewantin, Noosaville, Noosa Heads, Sunshine Beach, Sunrise Beach, Marcus Beach, Castaways Beach and Peregian Beach): 4916 dwellings Cooroy: 1027 dwellings Boreen Point: 54 dwellings Cooran: 35 dwellings Pomona: 199 dwellings Kin Kin: 9 dwellings Cooribah: 2 dwellings Outside PIA: 438 dwellings</p> <p>The distribution of this growth is based on the ability to service the areas with infrastructure as identified in the LGIP.</p> <p>In relation to Kin Kin and Cooribah, these are very long established small settlements of urban density residential development with, in Kin Kin's case, some other town services. When the first Regional Plan was released as a draft around 2004 Council questioned why for example Boreen Point was given an urban footprint but Kin Kin was not and was just included as a "Rural Village".</p> <p>At any rate both have been shown as urban on the Strategy Map of the current Noosa Plan since 2006. The villages exist and are not going to be ignored. The urban footprint was not extended beyond the</p>	<p><b>Growth management</b> <i>ShapingSEQ</i> identifies an additional 6,400 dwellings will be required in Noosa Shire to 2041. At this stage, the department has no significant concerns with the capacity for additional dwelling growth to 2041 provided by council. However, the following advice is to be provided to council for ongoing consideration.</p> <p><b>Advice</b></p> <p>The dwelling capacities provided by council for dwelling growth to 2041 relate to all dwellings (resident and non-resident). Council should note the department's analysis of the planning assumptions which support the new Noosa Plan is based on resident dwellings only, as the <i>ShapingSEQ</i> dwelling supply benchmarks are for resident dwellings, i.e. dwellings required to accommodate the projected resident population (as opposed to visitor accommodation).</p> <p>The department's analysis indicates that relative to the <i>ShapingSEQ</i> dwelling supply benchmarks for additional dwellings to 2041, the dwellings projected by the DMATT growth forecasts:</p> <ul style="list-style-type: none"> <li>• fall approx. 400 dwellings short of the Consolidation benchmark;</li> <li>• slightly exceeds the Expansion benchmark.</li> </ul> <p>While the projected Consolidation growth to 2041 falls below the <i>ShapingSEQ</i> benchmark, the DMATT growth forecasts indicate substantial additional capacity beyond 2041. The department acknowledges that part of this additional capacity may be able to be taken up by 2041 to address the relatively small shortfall for Consolidation growth.</p> <p>It is noted that the assumptions underpinning the dwelling supply estimates of the DMATT growth forecasts may change over time, e.g. as a result of implementing the recommendations of best practice research undertaken by the Growth Monitoring Program (GMP). Also, it is currently considered that secondary dwellings should not be counted separately from the primary dwelling as part of the dwelling supply, but it is unclear the extent to which secondary dwellings contribute to council's reported dwelling growth and capacity.</p> <p>The department does not have concerns regarding the new draft scheme's ability to accommodate the projected growth at this stage. However, any changes</p>

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			current scheme's town and village boundaries so no additional urban areas have been identified in the new planning scheme (see below).	to the assumptions and resulting dwelling supply estimates may require future planning scheme amendments to accommodate <i>ShapingSEQ</i> dwelling supply benchmarks in the future. Council should note this is a matter for ongoing review based on the GMP's annual Land Supply and Development Monitoring reports.  <b>Additional urban areas – Kin Kin and Cooroibah</b> In relation to the 'urban areas' at Kin Kin and Cooroibah (see Strategic Framework Map 1), the department notes these areas are shown as 'Urban' on the Strategy Map of the current Noosa Plan.  The identification of these areas as 'urban areas' in the Strategic Framework does not incorporate these areas in the Urban Footprint under <i>ShapingSEQ</i> . No change is required to the draft New Noosa Plan in relation to these areas.
5	Strategic Framework and all relevant sections	<p><b>Action:</b> Investigate the potential to identify longer-term options to accommodate growth in the northern area of the Noosa Shire. These should be reflected in the strategic framework for investigation.</p> <p><b>Reason:</b> <i>ShapingSEQ</i> requires local government planning schemes to have at least 15 years supply of land (appropriately zoned and able to be serviced) available at all times. As such, and in accordance with the northern sub-regional direction, there must be longer-term growth opportunities proposed by council in the event additional urban land is required. Analysis carried out as part of responding to the item immediately above may also inform this response.</p>	<p>No, there's not going to be a lot of growth in the northern part of the Shire – just not realistic.</p> <p>The only SEQ Regional Plan Urban footprint in the northern half of the Shire is over Boreen Point and expansion or infill of this village is impractical and undesirable for various reasons including the sensitivity of the lakefront environment, the special character, the lack of water and sewerage, the fact it gets cut off in flood events etc.</p> <p>The rural village of Kin Kin does not have an urban footprint at all and its growth is neither Council's nor the State's intention. It is a long way from employment or services with little or no transport options.</p> <p>Land within the urban footprint of Cooran is largely developed. Lots are larger than other urban areas for reasons of character, flooding and effluent disposal (no water or sewerage).</p>	<p>In accordance with the northern sub-regional direction, council will be encouraged to investigate the potential to identify limited additional longer-term urban growth opportunities, giving consideration to broader strategies for their long-term rural, environmental and landscape sustainability.</p> <p>In line with this, council are encouraged to investigate the potential to identify longer-term options to accommodate growth in the northern sub-region. Opportunities should be reflected in the strategic framework for future investigation. This is not required to be a commitment to development within a certain timeframe.</p>
6	Strategic Framework and all relevant sections	<p><b>Action:</b> Identify the number of additional dwellings to be provided through zone changes and assessment provisions, and where these will be located. Specifically, identify and provide evidence of how housing diversity will be achieved across the Noosa Shire and in particular where new land is proposed to be included in the Urban Footprint.</p> <p><b>Reason:</b> <i>ShapingSEQ</i> seeks to accommodate the region's urban growth needs in the Urban Footprint in an efficient manner. <i>ShapingSEQ</i> also promotes housing diversity to meet the changing make-up of our population and community needs. The planning scheme provisions must align with the policy directions under <i>ShapingSEQ</i> which seek to plan for and deliver a greater range of 'missing middle' housing forms in suitable locations.</p>	<p>SEQ Regional Plan requires an additional 6400 dwellings between 2016 and 2041. This can be accommodated as outlined for point 4 above. Growth from the 2016 base year will be broken down into the following</p> <ul style="list-style-type: none"> <li>• The take up of existing or newly created vacant lots with detached dwelling houses (eg vacant lots in existing urban areas and newer subdivisions at Noosaville, Noosa Heads, Tewantin, Cooroy)</li> <li>• Redevelopment of older housing stock for dual occupancies and units</li> <li>• New medium density multiple dwellings next to the Major Activity Centres</li> <li>• Mixed use developments, Shop-top or ancillary units within existing activity centres</li> <li>• Small second dwellings (technically dual occupancies) built on the site of existing houses</li> </ul>	<p>As noted in response to item 4 above, at this stage the department has no significant concerns with the capacity for additional dwelling growth to 2041 provided by council. However, council should note the advice provided in item 4 above, for ongoing consideration.</p> <p>Further, the department acknowledges council's Housing Needs Assessment which highlights a mismatch between dwellings being constructed and the needs of the Noosa community. It is noted particular needs relate to more affordable accommodation, smaller dwellings, additional aged care and special needs.</p> <p>The range of measures included by council in the draft New Noosa Plan to accommodate these needs are noted.</p>

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			<ul style="list-style-type: none"> <li>New and expanded retirement villages (latter stage of Domain, Palm Lakes, Blue Care etc)</li> </ul>	
7	Zone Map ZM - 13	<p><b>Action:</b> Remove the Community Facilities (Residential Care Facilities) zoning from Lot 15 SP177649 at Noosa Heads.</p> <p><b>Reason:</b> The Planning Regulation 2017 (schedule 10, part 16) prohibits residential care facilities with a GFA or more than 5,000m<sup>2</sup> outside the Urban Footprint. As the site is located in the RLRPA and has an area of 9.559ha, development of a residential care facility could be prohibited in this location.</p>	<p>Confused. The Action at #6 above asks where we intend to put more land in the Urban Footprint and then this one tells us we can't.</p> <p>This is a site which while outside of the SEQ Regional Plan Urban Footprint contains substantially unconstrained land. While the whole site has an area of 9.5ha, approximately one third is proposed to be put in the Environmental Management and Conservation Zone and should remain undeveloped). It does contain some MSES values but much of the site is very disturbed due to previous uses. It is very close to urban services and Council saw it as a potential site for residential care facilities, a use which our Housing Needs Assessment identified as being in significant demand in the coastal part of the shire.</p> <p>If we put it in Community Facilities Zone with no annotation is that acceptable?</p>	<p>Including this lot in the Community Facilities zone (with no annotation) would not allow for the potential use of the site for residential care facilities, as intended by council. Community Facilities is not an urban zone and the development of a residential care facility with a GFA of more than 5,000m<sup>2</sup> on this site would be prohibited development under the Planning Regulation 2017.</p> <p>If the lot were included in an urban zone, future development on the site would be considered <i>excluded development</i> under the SEQ regulatory provisions. However, council would need to undertake an assessment of the site against the Urban Footprint principles (see <i>ShapingSEQ</i>, Chapter 3) to determine the site's suitability for inclusion in an urban zone.</p> <p>The department invites further discussion with council about the potential options to facilitate council's intended use of this site.</p>
8	Strategic Framework and all relevant sections	<p><b>Action:</b> Confirm whether the council has investigated and refined the <i>ShapingSEQ</i> regional biodiversity values for protection under the planning scheme.</p> <p><b>Reason:</b> <i>ShapingSEQ</i> (Goal 4, Element 2, Strategy 1) requires the protection of regional biodiversity values, and the ecological processes that support them, from inappropriate development (see <i>ShapingSEQ</i>, Map 5b and Table 11b).</p>	<p>Council prepared a Biodiversity Assessment Report for Noosa Shire and this is available on eplanning portal. The mapping from this report informed the Area of Biodiversity Significance on the Biodiversity Overlay maps and the connecting habitat areas and ecological linkages on the Strategic Framework Biodiversity &amp; Environment map. Council's biodiversity mapping uses the state's RE mapping as well as finer vegetation mapping (some of which has been ground-truthed). These maps have been reviewed against the regional biodiversity values and are consider to reflect and incorporate those values consistent with <i>ShapingSEQ</i>.</p>	<p>The department is satisfied the council has investigated and refined the <i>ShapingSEQ</i> regional biodiversity values for protection under the proposed planning scheme.</p>
9	Community Engagement Strategy	<p><b>Action:</b> The department considers the approach to Traditional Owner engagement as part of the Community Engagement Strategy to be a positive approach. However, under <i>ShapingSEQ</i> councils are not only required to consult with Traditional Owners but to also consider and meaningfully integrate their feedback into planning documents in accordance with Goal 4, Element 1, Strategies 1 -3. As such, the council will need to demonstrate how the feedback received through this targeted engagement has been reflected in the new planning scheme.</p> <p>The Queensland South Native Title Services have offered to assist SEQ councils in connecting with local Traditional Owners, should the council need assistance. For further information, contact Kevin Smith, Queensland South Native Title Services, phone (07) 3224 1200, email kevin.smith@qsnts.com.au.</p> <p><b>Reason:</b> <i>ShapingSEQ</i> (Goal 4, Element 1) seeks to ensure Aboriginal and Torres Strait Islander peoples are engaged</p>	<p>Council has had various meetings with the Kabi Kabi First Nation native title claimants over the last few years and has made successful progress in identifying areas of shared interest and areas where council can support and work with Kabi Kabi people. While the planning scheme is part of this, there are other areas of council business that Kabi Kabi can participate in decision making and in onground work. Council will continue to build relationships with these contacts and share information on environment and river related projects, landscape/conservation planning and employment opportunities (ranger/bushcare programs). Council will directly engage with Kabi Kabi during the next phase of community consultation for the planning scheme. Council will look to incorporate any planning scheme suggestions wherever appropriate. Council is also party to the State government ILUA negotiations with Kabi Kabi First Nations. This includes detailed tenure analysis of individual parcels in Noosa Shire where</p>	<p>The department considers council's proposed and ongoing approach to Traditional Owner engagement to be a positive approach.</p> <p>Council should continue to demonstrate how feedback received during public consultation and through this targeted engagement has been reflected in the proposed New Noosa Plan for adoption.</p>



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		and their culture is respected and reflected in planning for the region.	council has a property interest to determine how these interests could coexist with native title interests. Council is keen to foster open and cooperative relationship building with Kabi Kabi into the future. Targeted engagement as part of the planning scheme consultation is an important part of this.	
State Interest: <i>Building Act 1975</i>				
Ref. Number	Planning Scheme Reference	Requirement	Initial NSC response	Resolutions as at 13/9/18
10	Part 9 –  Table 9.4.8.3 Criteria for assessable development (part);  Conflicting land uses Table 9.5.1.3 Criteria for assessable development (part)	<b>Action:</b> Amend the performance and acceptable outcomes in Table 9.5.1.3, and AO14.1 in Table 9.4.8.3 to ensure consistency with the Building Act 1975 and QDC Code MP 4.4. Additionally, the scheme appears to introduce undefined terms in these tables, particularly, ‘noise sensitive use’.  <b>Reason:</b> The QDC MP 4.4 requires that, ‘Habitable rooms in residential buildings located in a transport noise corridor are adequately protected from transport noise to safeguard occupants’ health and amenity.’ The current draft scheme appears to be inconsistent with the intent and purpose of this code as it generally seeks to have no new uses included, rather than have those uses designed and adequately protected from noise. This matter may require further discussion with Building Codes Queensland and Department of Transport and Main Roads.	Within the Transport Code, PO14 has been carried across from the current scheme. The transport code is not called up for a dwelling house. As the Transport Code is about designing and building infrastructure rather than designing and constructing residential development we will delete or at least reword the PO & AO.  Within the Reconfiguring a Lot Code, PO25 was also a carry-over from the existing scheme. Our approach has been to try to minimise or avoid residential development in those corridors we know will be noisy but then if the land is zoned for that purpose and they otherwise comply and they have to meet the noise mitigation measures of the QDC then maybe we are unnecessarily stifling development and we delete the whole PO & AO. However implications include the fact you have houses designed that can’t open windows and therefore rely on air conditioning etc. It is one thing to not get too onerous on building on existing lots but to allow additional lots where you know the housing will be constrained...	<b>Council has deleted aspects in RoL regarding this issue in working version of the scheme that will be provided back to DSDMIP. DTMR and DSDMIP okay with this approach and can review revised planning scheme once submitted.</b>
11	Building design and services 9.3.1.3 Criteria for assessment (part) AO6.1 A minimum of 4kW photovoltaic solar power system is provided for the dwelling. AO6.2 A solar hot water system or electric heat pump is provided for water heating. Energy efficiency PO6 Dwellings minimise energy consumption by incorporating: (a) solar power or other non-polluting renewable energy sources to supply part or all of the dwelling’s energy needs; and (b) energy efficient systems for water heating.	<b>Action:</b> Remove requirements for 4kW photovoltaic solar power system.  <b>Reason:</b> The Building Regulation 2006 in Part 3 <i>Prescribed matters or aspects for local laws or local planning instruments</i> , specifies building matters, a local planning scheme may designate for the Building Codes Australia (BCA) or Queensland Development Code (QDC) and aspects of, or matters related or incidental to, building work about which a local government makes or amends in a provision of a local law or planning scheme or a resolution.  The provisions in this part do not include adding large photovoltaic systems. A local government cannot force households to adopt photovoltaic systems of a minimum of 4kW.  Energy efficiency provisions are included in QDC MP 4.1 Sustainable Buildings, refer A1(2)(C): (c) 1 star where a building has a solar photovoltaic system of at least 1kW in capacity (maximum power output) is installed.	For the Low Density Housing Code removal of AO6.1 “A minimum of 4kW photovoltaic solar power system is provided for the dwelling” would mean that there would be no requirement for acceptable development (which are most dwelling houses and secondary dwellings etc).  There are performance requirements for energy efficiency in the NCC and the QDC however Noosa Council had hoped to achieve more sustainable buildings.	Local government can’t impose the requirement for 4kw system as the QDC MP 4.1 allows applicants to choose photovoltaic cells as an option to achieve part of their required star rating.  <b>Results of meeting - The council has determined to remove the AO provisions. Would have to remove the PO too, council to further review.</b>

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<p>12</p>	<p>9.3.1.3 Criteria for assessment AO7.1 With the exception of the reuse or renovation of existing buildings which do not already comply, dwellings have: a roof pitch no less than 5 degrees to 75% of the roof; and 600 millimetre eaves to 75% of the perimeter of the dwelling</p> <p>Editor's Note — 450 millimetre eaves will achieve AO7.1(b) provided a 150 millimetre gutter is used.</p> <p><b>AO7.2</b> With the exception of the reuse or renovation of existing buildings which do not already comply, the dwelling's roof colour achieves a maximum solar absorptance value of 0.5.</p> <p>Editor's Note— the solar absorptance value is included in colour selection brochures provided by companies that supply roof materials. The National Construction Code also provides some guidance on colours and their absorptance value.</p>	<p><b>Action:</b> Remove requirements about the provisions regarding roof pitch and the width of eaves, these both form part of the energy efficiency provisions of the National Construction Code (NCC).</p> <p><b>Reason:</b> A local planning instrument must not include a provision about building work, to the extent the building work is regulated under the building assessment provisions, unless allowed under the Building Act - <i>Planning Act 2016</i> Section 8 (5).</p>	<p>As stated above the roof pitch and eaves is covered in the NCC and has minimum performance requirements which must be met. Roof pitch is governed by the type of roof cladding and can also effect the energy efficiency of the roof cavity.</p> <p>For the Low Density Housing Code removal of AO7.1 regarding pitched roof and eaves would mean that there would be no requirement for acceptable development (which are most dwelling houses and secondary dwellings etc).</p>	<p>It is not clear why Council is concerned about addressing building provisions which are governed by the building assessment provisions such as those in the NCC. To clarify, the provisions in AO 7.1 and AO7.2 are in conflict with the scope of the building assessment provisions. Council may address building design to achieve particular aesthetic design outcomes but not for the energy efficiency purposes as prescribed in AO7.1 and AO7.2.</p> <p><b>Results of meeting –</b> <b>The council has stated this is a character and aesthetics requirement. BLP confirm the council needs to tie the provision to the appropriate PO. Council to remove any reference to energy efficiency.</b></p>
<p>13</p>	<p>9.3.1.3 Criteria for assessment AO8 Where premises are connected to reticulated water supply, a minimum 5,000 litres of rain water storage is provided on site which captures rainwater from a minimum of half the roof area and enables its reuse for nonpotable purposes on site. Editor's Notes— For clarification, a total of 5,000 litre rain water storage is required for a site that includes a secondary dwelling or a dual occupancy. The Queensland Development Code includes provisions for the installation of rain water tanks and the reuse of stormwater.</p>	<p><b>Action:</b> Remove requirements relating to rainwater tanks and other supplementary water supply systems.</p> <p><b>Reason:</b> Rainwater tanks including the mandatory provision of them has been removed for some time. Under the QDC MP 4.2 – RAINWATER TANKS AND OTHER SUPPLEMENTARY WATER SUPPLY SYSTEMS, local governments must apply to the Minister to make a local government area with a building development approval mandatory to install a rainwater tank – 4 Approval to make Part mandatory for an area (1) A local government may apply to the Minister for an approval to require the mandatory application of this Part to a building development application for a new class 1 building to be located within a reticulated town water area.</p> <p>Refer Building Regulation 7 Additional water saving targets (1) This section applies for work (relevant work) that— (a) is the subject of building assessment work or is accepted building work; and (b) is for a class 1 building. (2) A provision of a local law or planning instrument or a local government resolution may impose a requirement (an</p>	<p>Council will consider applying to the minister for an approval to require the mandatory application of QDC MP4.2 to a building development application for a new class 1 building to be located within a reticulated town water area.</p> <p>Should this be granted by the State, council will then endeavour to include a provision for rainwater tanks into the planning scheme for premise connected to reticulated water supply.</p>	<p>Resolved.</p>

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		<p>additional requirement) for relevant work about the matters provided for under performance criteria 1 and 2 under QDC part 4.2. (3) However, an additional requirement may be imposed only if—</p> <p>Noosa is not among the list of local governments listed in Schedule 2A of the BR therefore permission has not been sought or granted.</p>		
14	<p>9.3.1.3 Criteria for assessment AO20.3 Where involving a minor addition to an existing dwelling house that is situated below the DFE or DSTE (or below the highest recorded flood or storm tide inundation level where the DFE and DSTE has not been modelled for the area): the extension has a gross floor area not exceeding 20m<sup>2</sup>; and the finished floor level of any new habitable room is not less than the floor level of the existing habitable rooms.</p> <p>Editor's note—The QDC mandatory provisions MP3.5 also apply to the construction of buildings in flood hazard areas.</p>	<p><b>Action:</b> Remove provisions for storm tide inundation level.</p> <p><b>Reason:</b> The QDC MP 3.5 storm tides are not included in flood events. Storm tide events are very different in nature to a flood which is why they have not been included in the code. If building a minor addition, if no other planning provisions apply such as a for Ral, MCU or operational work, a building development approval can be done, however the level situated below the Defined flood level must be a non-habitable area. Under the Australian Building Codes Board's (ABCB), Construction of Buildings in Flood Hazard Areas Standard - 2.4 Floor Height Requirements Unless otherwise specified by the appropriate authority- (a) the finished floor level of habitable rooms must be above the FHL; and. (b) the finished floor level of enclosed non-habitable rooms must be no more than 1.0 m below the DFL. Note: The structural provisions of this Standard are based on the DFL being a maximum of 1.0 m above the finished floor level of enclosed rooms. Therefore, if the appropriate authority permits more than 1.0m, additional structural analysis should be undertaken.</p>	<p>References to stormtide levels have been removed from this provision as follows:</p> <p><b>AO20.3</b> <i>Where involving a minor addition to an existing dwelling house that is situated below the DFE (or below the highest recorded flood level where the DFE has not been modelled for the area):</i></p> <ol style="list-style-type: none"> <li><i>the extension has a gross floor area not exceeding 20m<sup>2</sup>; and</i></li> <li><i>the finished floor level of any new habitable room is not less than the floor level of the existing habitable rooms.</i></li> </ol> <p><b>Editor's note—</b>The QDC mandatory provisions MP3.5 also apply to the construction of buildings in flood hazard areas.</p>	<p>It's acknowledged that council has amended the references to stormtide.</p> <p>By imposing a maximum 20m<sup>2</sup> GFA AO20.3 (1) Council is prescribing a structural design requirement in response to flood. This is in conflict with the building assessment provisions. Section 13 of the Building Regulation 2006 outlines what a local government may address in terms of building controls to mitigate flood impacts. Apologies for not making this clearer in our original comment.</p> <p><b>Results of meeting –</b> <b>The council is still investigating this issue. The council is concerned about the impacts of habitable floor heights in respect to extensions to existing buildings (e.g. bedroom extension to existing house which was constructed prior to the flood requirements and therefore a matching floor level for a small extension would not comply).</b></p> <p><b>BLP is requested to provide the council with further advice on the applicability of QDC MP3.5 for alterations and additions in relation to extensions to existing buildings. For example Table 1 of QDC MP3.5 states this mandatory part is only applicable to additions to a class 1 building where the additions constitute 50% of more of the floor area of the existing building.</b></p>
15	<p>9.3.1.3 Criteria for assessment PO21 Enclosed car parking and manoeuvring areas do not obstruct the drainage of flood waters or create a health hazard after flood and storm tide inundation events; and AO21 Enclosed car parking and manoeuvring areas situated below the DFE or DSTE (or below the highest recorded flood or storm tide inundation level where the DFE and DSTE has not been modelled for the area) are constructed at a level that permits the parking area to drain from the site by gravity means, without the need for mechanical pumping.</p>	<p><b>Action:</b> Amend throughout the scheme for consistency with MP 3.5.</p> <p><b>Reason:</b> MP 3.5 - A1 The building complies with sections 2.3, 2.5 - 2.8 and section 2.10 of the national flood standard, and— ABCB Flood Standard 2.6 Requirements for Enclosures Below the Flood Hazard Level (FHL) (a) Any enclosure below the FHL must have openings to allow for automatic entry and exit of floodwater for all floods up to the FHL. (b) The openings must meet the following criteria- (i) doors and windows must not be counted as openings, but openings can be installed in doors and windows; and (ii) there must be a minimum of two openings on different sides of each enclosed area; and (iii) the total net area of all openings must be at least 1% of the enclosed area; and (iv) openings must permit a 75 mm sphere to pass through; and</p>	<p><b>It is likely the scheme will be changed to be consistent with MP 3.5 as it applies to buildings in the flood plain but we have to resolve a question around basements. Currently we support proposals where the access to the basement has a minimum 1% AEP immunity.</b></p>	<p><b>Council may refer to the performance requirements in the Code to achieve alternative solutions.</b></p>



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		(v) any opening covers must not impede the flow of water.		
16	9.3.1.3 Criteria for assessment PO22 Essential network infrastructure (e.g. on-site electricity, water supply, sewerage and telecommunications) maintains effective function during and immediately after flood and storm tide inundation events.	<b>Action:</b> Remove the provisions as they are already included in MP3.5 and ABCB's Construction of Buildings in Flood Hazard Areas Standard. <b>Reason:</b> Refer <i>Planning Act 2016</i> Section 8 (5).	This provision will be removed.	Resolved.
17	9.3.1.3 Criteria for assessment AO22	<b>Action:</b> Amend provisions as per comment for AO20.3. <b>Reason:</b> Comment Refer <i>Planning Act 2016</i> Section 8 (5).	Acceptable outcome will be removed.	Resolved.
18	9.3.1.3 Criteria for assessment Page 10 PO23 Filling, other than accessways, does not extend more than 1.0 metre beyond the footprint of any building, measured from the outer walls of the building.	<b>Action:</b> Amend or remove acceptable outcome. <b>Reason:</b> Filling a distance of no greater than 1m from the building's footprint may require additional footing work in the form of drainage bollards and other structures such as retaining walls to hold back earthworks from a cut and fill site. This work would be classed as building work not operational work, due to requiring a concrete reinforced footing.  Note: the acceptable outcome has been referenced in the scheme as a 'PO' rather than 'AO'.	Acceptable outcome will be removed.	<b>Result of meeting –</b> The council needs to deal with the impact of filling on sites to meet flood immunity which then causes stormwater drainage and overland flow issues within residential areas.  DSDMIP questions whether this is an operational works issue and should be dealt with through operational works requirements rather than the Low density housing code. Council to look further into this.
19	Table 9.3.3.3 AO13 Enclosed car parking and manoeuvring areas are constructed at a level that permits the parking area to drain from the site by gravity means, without the need for mechanical pumping.	<b>Action:</b> Amend to align with MP 3.5. <b>Reason:</b> MP 3.5 - A1 The building complies with sections 2.3, 2.5 - 2.8 and section 2.10 of the national flood standard, and— ABCB Flood Standard 2.6 Requirements for Enclosures Below the Flood Hazard Level (FHL) (a) Any enclosure below the FHL must have openings to allow for automatic entry and exit of floodwater for all floods up to the FHL. (b) The openings must meet the following criteria- (i) doors and windows must not be counted as openings, but openings can be installed in doors and windows; and (ii) there must be a minimum of two openings on different sides of each enclosed area; and (iii) the total net area of all openings must be at least 1% of the enclosed area; and (iv) openings must permit a 75 mm sphere to pass through; and (v) any opening covers must not impede the flow of water.	AO13 will be removed and corresponding PO13 will be amended to ensure underground carparking areas can be drained to function safely during a flood event.	No further comment  <b>Result of meeting –</b> The council wants to ensure basements are not flooding during these events. There is concern that there will be mechanical fails (power outages) during flooding events which would impact the ability to drain these basements. The council is to look into this further.
	Table 9.4.3.3 AO1.1 The footing of any structure or building is located clear of the zone of influence but no	<b>Action:</b> Remove provisions as these are contained in the building legislation.		DSDMIP advised that the Council did not provide any comment on these items – please confirm if this has been, or will be, addressed?

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	closer than 1.5m (measured horizontally) from stormwater structures.	<p><b>Reason:</b> Refer Building Regulation 2006 (BR), Schedule 1, Part 3 – 3 Work for particular retaining walls (1) Building work for a retaining wall is prescribed if— (a) there is no surcharge loading over the zone of influence for the wall; and (b) the total height of the wall and of the fill or cut retained by the wall is no more than 1m above the wall's natural ground surface; and (c) the wall is no closer than 1.5m to a building or another retaining wall</p> <p>These provisions are also contained in the QDC MP 1.4 – Building over or near relevant infrastructure 4 Application 5(b) the building or structure is located so the invert level for a pipe forming part of the infrastructure is at least 300mm above the point of the zone of influence of the building or structure that intersects the vertical plane along the centreline.</p> <p><b>Mark has forwarded an email to Allan Hull for advice from Civil Ops.</b></p>		Result of meeting – The council has removed.
20	Table 9.4.3.3 AO1.2 AO1.3 AO1.4 AO1.5 AO1.6	<p><b>Action:</b> Amend provisions for consistency with QDC MP1.4.</p> <p><b>Reason:</b> This content has been covered in the Building Regulation under Schedule 1 Part 3 and MP 1.4. Building over or near relevant infrastructure.</p> <p><b>Mark has forwarded an email to Allan Hull for advice from Civil Ops.</b></p>		DSDMIP advised that the Council did not provide any comment on these items – please confirm if this has been, or will be, addressed?  Result of meeting – The council has removed.
21	Table 9.4.6.3 Building design PO8 (c) incorporates wide eaves and awnings for shading;	<p><b>Action:</b> Remove the requirement of width of awnings.</p> <p><b>Reason:</b> The use and width of awnings are contained in the NCC as part of the energy efficiency provisions.</p>	Acceptable outcome will be removed.	Resolved.
22	Table 9.3.1.3 Bushfire Hazard Management AO19 (c), (d)	<p><b>Action:</b> Remove provisions related to mitigation of bushfire, which are contained in the Building Regulation section 12.</p> <p><b>Reason:</b> The working building provisions are done by building certifiers on-site using AS 3959 Construction of buildings in bushfire prone areas. These provisions do not include the requirement for hardstands or pumps nor does the building legislation allow the local government to add building provisions for bushfires.</p>	Acceptable outcome will be removed.	Resolved.
23	Table 9.4.1.4 Minimum parking requirements including end of trip facilities. AO6.2 Secure and convenient parking spaces for bicycles are designed and provided on site in accordance with—	<p><b>Action:</b> Remove references to AS 2890.3 Bicycles Parking Facilities</p> <p><b>Reason:</b> Provisions for end of trip facilities are contained in the QDC MP 4.1 – Sustainable buildings, end of trip in End of Trip Facilities A12 &amp; P12.</p>	Reference will be removed.	Result of meeting – The council has reviewed QDC MP4.1 and is still looking into opportunities here (e.g. designated LGA). BLP confirms any provisions outside of the QDC and NCC can be considered in planning scheme.

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	AS2890.3 Bicycle Parking Facilities; and AUSTROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles, Section 10.			
24	Table 9.4.8.3 AO14.2  <b>AS ADDRESSED IN #10 ABOVE</b>	<b>Action:</b> Remove noise attenuation requirements for buildings not in a designated Noise Corridor.  <b>Reason:</b> This only applies to a mapped transport noise corridor, not an area within the vicinity of an arterial road.	We will delete this from this code.	Resolved.
25	9.4.6.3 PO1	<b>Action:</b> Remove the reference to natural light and cross ventilation.  <b>Reason:</b> The requirement for natural lighting and natural ventilation is contained in the NCC building provisions.	We are not sure why the aspirational PO can't remain.	BLP considers this unnecessary red tape. While this provision might seem minor, if a planning instrument contains several redundant provisions (with no bearing as they are addressed by building legislation) than it creates a readability/clarity issue and may also cause unnecessary confusion.  <b>Result of meeting – The council to look further into (both AO and PO). This provision may be more applicable to very specific sites to sites/uses which are owned by the council.</b>
26	Part 8 Overlays AO1.2	<b>Action:</b> Remove provisions related to mitigation of bushfire as contained in the Building Regulation section 12.  <b>Reason:</b> The working building provisions are done by building certifiers on-site using AS 3959 Construction of buildings in bushfire prone areas. These provisions do not include the requirement for hardstands or pumps nor does the building legislation allow the local government to add building provisions for bushfires.	State to clarify if it is just AO1.2 or other provisions in the overlay code they do not support.  Provisions that duplicate the Building Regulations will be removed.  References to hardstands and pumps in AO3.2 have been removed	BLP wants to ensure that Council removes other provisions in the planning scheme that feature the same principles as AO1.2 – setbacks from hazardous vegetation (for class 1-3 buildings and associated 10a structures as per AS3959).  Please note that the reference to hardstands or pumps was made in relation to AO 3.2. It was also stated that all reoccurring provisions of that nature need to be removed from the scheme.  <b>Result of meeting – The council is looking further into.</b>
27	Part 8 Overlays AO3.2 AO3.3 AO3.4	<b>Action:</b> Remove building requirements and cut/fill requirements that are already regulated.  <b>Reason:</b> The structural design of buildings located on slopes is the structural engineer's role and is a building requirement, as are the classification and stabilisation of fill batters and what method should be used to stabilise the soil which makes up the battering. As for limiting the height of cut and fill levels – refer for cut and fill for earthworks and retaining walls, section 75 of the <i>Building Act 1975</i> . The classification of earthworks and cut and fill provisions are contained in the NCC refer Volume 2 Part 3.1 Site Preparation. Refer <i>Planning Act 2016</i> Section 8 (5).	This comment is presumably referring to Landslide Hazard Code Table 8.2.8.3.  Section 75 of the Building Act reads: <b>75 Earthworks and retaining walls</b>  If soil conditions, ground levels, excavation or filling make it necessary to protect land, buildings or structures in the neighbourhood of building work— (a) retaining walls must be built, or other suitable methods used, to prevent soil movement; and (b) drainage of the land, buildings or structures must be provided.  The NCC includes further detail for safety of excavations and retaining walls  Council queries whether the planning scheme can prescribe cut and fill to a maximum limit. The current and proposed scheme set a limit of 1.5m from natural ground to ensure buildings minimise modification to the natural topography for scenic amenity reasons.	The Building Regulation 2006 Schedule 1 allows cut and fill to be self-assessable up to 1 metre. Unless the council are trying to address aesthetic quality of building work or operational works requirements, it should not be prescribing building provisions such as height of cut and fill. Refer definition of building work in the Building Act which includes excavation works.  <b>Result of meeting – The council will revisit this issue. This provision is in various parts of the planning scheme. Amenity and aesthetics reasons can be incorporated which do not conflict with the building provisions. BLP confirms stability and erosion control are building provisions.</b>



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28	Part 8 Overlays AO2.4	<p><b>Action:</b> Amend to remove requirements for noise mitigation construction techniques/design.</p> <p><b>Reason:</b> Note unless the dwelling or building is in a Transport Noise Corridor, can the planning scheme implement noise mitigation construction techniques or design techniques. Refer <i>Planning Act 2016</i> Section 8 (5).</p>	<p>This is referring to the Extractive Resources Overlay and the requirements we put on development within the resource processing and separation area such as minimising openings in walls and using appropriate construction methods and materials including insulation and sound resistant glazing materials. It has nothing to do with transport noise corridors and where you are within the buffer area of a quarry for instance seems perfectly reasonable.</p>	<p>The original comment made informed the council that <b>unless</b> the building work was in a designated transport noise corridor, the planning scheme cannot implement noise mitigation construction or design techniques. A certifier will not assess sound insulation requirements in line with a planning scheme because the National Construction Code contains the relevant requirements for wall treatments and glazing. Council can't introduce building controls such as these due to the scope of the building assessment provisions and the application of the Section 8 (5) of the Planning Act 2016.</p> <p><b>Result of meeting –</b> <b>The NCC may capture these issues – this needs to be revisited.</b> <b>BLP are requested to look into this further and provide some further comments/advice. The council may look into a PO addressing amenity for this provision to avoid conflict.</b></p>
29	Table 8.2.3.3 Lot design AO7	<p><b>Action:</b> Remove provisions related to siting for mitigation of bushfire.</p> <p><b>Reason:</b> The working building provisions are done by building certifiers on-site using AS 3959 Construction of buildings in bushfire prone areas. These provisions do not include the requirement for hardstands or pumps nor does the building legislation allow the local government to add building provisions for bushfires. Refer <i>Planning Act 2016</i> Section 8 (5).</p>	<p>References to hardstands and pumps have been removed from AO3.2 as per #26 above.</p> <p>State to advise what aspects AO7 they do not support.</p>	<p>The below highlighted provisions are in conflict with the application of AS3959 to the extent these provisions apply to class 1-3 buildings (and Class associated 10a structures).</p> <p>AO7 (ii) achieves setbacks from hazardous vegetation for a distance of 1.5 times the height of the predominant mature tree canopy or 10 metres, whichever is greater; and (d) is designed so that buildings and structures are sited in locations of lowest hazard within the lot and elements of the development least susceptible to fire are closest to the fire hazard.</p> <p><b>Result of meeting –</b> <b>The council is looking into the issue.</b></p>
30	Figure 8.2.3.4 Lot Design	<p><b>Action:</b> Remove Figure 8.2.3.4 Lot Design</p> <p><b>Reason:</b> The provisions relating to the placement of a dwelling uphill or downhill of slopes is contained in AS 3959 Construction of buildings in bushfire prone areas.</p> <p>This information should not be changed or repeated for inclusion in planning schemes. Refer <i>Planning Act 2016</i> Section 8 (5).</p>	<p>Figure 8.2.3.4 can be removed, plus the reference to the Figure in AO7.</p>	<p>Resolved.</p>
31	8.2.6 Flood Hazard Overlay Code Throughout the POs and AOs in Table 8.2.6.3	<p><b>Action:</b> Please separate merging Defined Flood Event (DFE) provisions with Defined Storm Tide Event (DSTE)</p> <p><b>Reason:</b> These are not included in the current flood provisions as outlined in MP 3.5 – Construction of buildings in flood hazard areas and the Australian Standard Construction of Buildings in Flood Hazard Areas, please remove all merged data and requirements.</p>	<p>Will separate the DFE and DSTE throughout the overlay code.</p>	<p>If you separate through the overlay code, will you also separate on the overlay?</p>

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32	<p>Table 8.2.6.3</p> <p><b>AO1</b> The finished flood level is not less than the minimum design levels specified in Table 8.2.6.5</p> <p><b>AO2</b> The minimum area above flood level for each lot, is in accordance with Table 8.2.6.5</p> <p><b>AO4.2</b> Development provides for an area of sufficient size and dimensions on site above the PMF or PMST that allows for safe congregation and refuge.</p> <p><b>PO5</b> Development does not directly, indirectly or cumulatively alter the flood characteristics external to the development site for all flood events up to and including the DFE or DSTE based on: a) current climate conditions; and b) incorporating an appropriate allowance for the predicted impacts of climate change.</p> <p><b>AO5</b> In the Flood Hazard Overlay, or in areas otherwise determined to be subject to the defined flood event, development ensures: a) there is no loss of onsite flood storage capacity; b) all changes to level, depth, duration and velocity of floodwaters are contained within the site for all flood events up to and including the DFE or DSTE based on current climate and predicted impacts of climate change at 2100; and there is no acceleration or retardation of flows or any retardation in flood warning times elsewhere on the floodplain; and there is no increased stormwater ponding on sites upstream, downstream or in the general vicinity of the site.</p> <p><b>PO6</b></p>	<p><b>Action:</b> Amend provisions that are in conflict with the Building Assessment Provisions.</p> <p><b>Reason</b> The provisions are in conflict with the Building Assessment Provisions. Refer s13 of the Building Regulation which outlines what a local government may prescribe in a planning instrument to address flood.</p> <p>The terminology used throughout these provisions is in conflict with terminology used in the building assessment provisions. For example, Minimum design level- surface level and minimum design level-flood level. Please review the QDC MP 3.5 and s13 of the Building Regulation 2006.</p> <p>Regarding overland flow and ponding, Refer P 2.2.1 and 3.1.1 Earthworks – 3.1.2 Drainage of the NCC V2 which addresses ponding, and impact of building work on surface water including onto adjoining sites.</p>	<p>Will review terminology for consistency with Building Assessment Provisions and will clarify that reference to overland flow and ponding relate to operational works (earthworks etc) not building works.</p>	<p>Resolved.</p>
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<p>Development ensures that building design and building form accounts for potential flood risks and is resilient to flood events by:</p> <p>a) ensuring that building materials used have high water resistance and improve the resilience of a building during and after a flood or storm tide event;</p> <p>b) maintaining a functional and attractive street front address appropriate to the intended use; and</p> <p>c) where car parking and manoeuvring and basements areas are provided, ensuring these do not obstruct the drainage of flooding waters or create a health hazard after a flood or storm tide events.</p> <p><b>AO6.1</b> Buildings and materials and surface treatments used below the DFE or DSTE are resilient to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment.</p> <p><b>AO6.5</b> Nonresidential buildings and structures are oriented to the street by activating the street frontage with appropriate uses and urban design treatments such as recessed wall treatments, screening or landscaping, whilst allowing for flow through of flood waters on the ground floor. <b>Editor's Note—</b> The use of flood resilient building materials is also encouraged in areas above the DFE (up to the probable maximum flood) to reduce the consequences of flooding associated with unforeseen events larger than the DFE.</p> <p><b>AO6.6</b> Enclosed car parking and manoeuvring areas situated below the DFE or DSTE (or below the highest recorded</p>			
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<p>flood or storm tide inundation level where the DFE and DSTE has not been modelled for the area) are constructed at a level that permits the parking area to drain from the site by</p> <p>AO6.7 Basements for residential uses have flood immunity above the 1%AEP defined flood event and alternative means to mechanical pumping are used to achieve such immunity.</p> <p>AO6.8 Basements for nonresidential uses have flood immunity above the 1%AEP defined flood event which may be achieved by means of mechanical pumping where the mechanical feature is installed with adequate holding tanks and an alternative back up power source.</p> <p>AO8 Essential network infrastructure that is likely to fail to function or may result in contamination when inundated by flood water (e.g electrical switch gear and motors, water supply pipeline air valves and the like) is: a) located above the DFE and DSTE level (or where the DFE or DSFE has not been modelled for the area, above the highest recorded flood or storm tide inundation level for the area); or b) designed and constructed to exclude floodwater or storm tide intrusion and resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE or DSFE.</p> <p>PO10 Filling, excavation or retaining structures only occur where they: c) do not directly, indirectly or cumulatively cause adverse impacts external to the site; d) do not cause increased flooding, which</p>			
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	<p>adversely affects the safety or use of any land upstream or downstream; do not cause ponding of water on the site or nearby land; do not result in a reduction in flood storage capacity; do not adversely affect the flow of water in any overland flow path; and</p> <p>AO10 Filling, other than accessways, does not extend more than 1 metre beyond the footprint of any building, measured from the outer walls of the building.</p> <p>AO11.1 Materials manufactured or stored on site are not hazardous or noxious, or do not comprise materials that may cause a detrimental effect on the environment if discharged in a flood event. OR AO11.2 If a DFE or DSFE is adopted, structures used for the manufacture or storage of hazardous material are: a) located above the DFE level; or b) designed to prevent the intrusion of floodwaters;</p> <p>Table 8.2.6.5 Flood Levels and Flood Immunity Requirements</p> <p>Minimum design level – surface level</p> <p>Minimum design level flood Level</p>			
33	<p>Part 6.3 Residential Zones Category Part 6.3 Environment and Heritage Table 6.3.1.3 Criteria for assessment (part) AO19.3 Where there is a nominated building envelope on the lot, clearing of native vegetation and building works do not extend beyond the building envelope, except for the purposes of a driveway access. And AO12.3 of Table 6.3.5.3</p>	<p><b>Action:</b> Include a note to clarify that the certifier will need to assess bushfire attack level with regards to distance from vegetation in line with requirements in the National Construction Code and AS3959.</p> <p>Applies to all reoccurrences throughout the planning scheme.</p> <p><b>Reason</b> For consistency with NCC and AS3959.</p>	<p>Editor's note will be added to clarify any conflict with bushfire provisions in NCC and Australian Standards.</p>	<p>No further comment</p> <p><b>Result of meeting – The council is doing some further work on bushfire issues and provisions.</b></p>

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<p>???</p>	<p>Part 6.3 Residential Zones Category Part 6.3 Sloping sites Table 6.3.1.3 Criteria for assessment</p> <p><b>PO20</b> is responsive to the natural topography and sits within the landscape rather than dominating it; steps down slopes or uses suspended floor construction; minimising cut and fill; and uses materials, finishes and colours that complement the natural setting and integrate with the landscape and skyline.</p> <p><b>AO20.1</b> Buildings and structures are not constructed on land with a slope greater than 25%.</p> <p><b>AO20.2</b> On properties located on ridgelines or where slope gradient exceeds 15%; roof lines are generally parallel with contours of the land; roofs do not exceed a pitch of 15 degrees; and buildings do not protrude above the height of prevailing vegetation. Editor's note—refer to Figure AP33B</p> <p><b>AO20.3</b> Where slope gradients exceed 15%, split level buildings are used as an alternative to standard single or double storey construction to minimise building bulk and benching of the sites. Editor's note—refer to Figure 6.9.1A and Figure 6.9.1B</p> <p><b>AO20.4</b> External building materials are lightweight (such as timber or board, stainless steel, glass, and corrugated iron) and nonreflective with large expanses of solid colours avoided.</p> <p>Figure 6.9.1A and 6.9.1B in Part 6.9</p>	<p><b>Action:</b> Amend for clarity in all cases through the planning scheme in regards to aesthetic/visual character.</p> <p>Amend or remove any of the highlighted AO's if they are not strictly included for visual/aesthetic purposes.</p> <p>Remove Figure 6.9.1A and 6.9.1B unless it can be clarified in the relevant POs that the requirements are for visual/aesthetic reasons (as opposed to structural stability provisions which are captured by the building assessment provisions).</p> <p><b>Reason:</b> It's unclear if these provisions are strictly for aesthetic/visual character purposes only. If so, please clarify in the PO. These provisions reoccur throughout the scheme (such as PO11 and AO11 on page 59 of Part 6.3). Please amend all in line with these comments. The same provisions reoccur with slightly different requirements in other parts of the scheme such as PO15 and AO15 on of Part 6.8. Please amend the corresponding POs for those provisions in line with this comment.</p> <p>These inclusions far exceed the level of detail in building design prescribed by most local governments.</p> <p>The NCC addresses the structural requirements for buildings on slopes. Refer NCC Volume 2 Part 3.1.1.1 Earthworks.</p>	<p>We could delete and refer to the figures in an editor's note which would not be part of the scheme.</p>	<p>No further comment</p> <p><b>Result of meeting –</b> <b>The council rewrote the provisions to address as amenity and aesthetics to avoid conflict with building provisions.</b></p>
<p>34</p>	<p>Part 6.3 Residential Zones Category Part 6.3 Sloping sites Table 6.3.1.3 Criteria for assessment</p> <p><b>PO21</b></p>	<p><b>Action:</b> Clarify provisions as per the reasoning below.</p> <p><b>Reason:</b> Are these provisions strictly only intended to address operational works? If so, please clarify in the PO and AOs. If</p>	<p>Changes will be made to clarify that the provisions are for operations works not for building works</p>	<p>Resolved.</p>



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	<p>Development and associated site works including filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by: causing ponding of water on the site or nearby land; increasing flooding, which adversely affects the safety or use of any land upstream or downstream; or adversely affecting the flow of water in any overland flow path.</p> <p>AO21 Development and associated site works, including filling and excavation is designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties.</p> <p>Part 6.4 Earthworks and Drainage</p> <p>PO50 Development and associated site works including filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by— causing ponding of water on the site or nearby land; causing erosion or the transport of sediment off the site; increasing flooding, which adversely affects the safety or use of any land upstream and downstream; or adversely affecting the flow of water in any overland flow path.</p> <p>AO50 Development and associated site works, including filling and excavation is designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties.</p>	<p>the word 'development' is intended to address planning decisions and not building work, please also clarify.</p> <p>Please note that these or similar provisions reoccur throughout the scheme and all will need to be addressed in line with this comment (such as PO20 and AO20 in Table 6.3.2.3, PO18/AO18 Table 6.3.3.3 AND PO54/AO54 in Part 6.4, Table 6.4.2.3).</p> <p>If PO21 and AO21 (and PO50 AO50 above) are intended to apply to building work, this conflicts with P 2.2.1 and 3.1.1 Earthworks – 3.1.2 Drainage of the NCC V2 which addresses ponding, and impact of building work on surface water including onto adjoining sites.</p>		
35	<p>Part 6.3 Residential Zones Category Environment, heritage and scenic amenity Table 6.3.2.3</p> <p>PO19 AO19.2 Development and associated site works, including filling and excavation is designed</p>	<p><b>Action:</b> Clarify provisions as per the reasoning below.</p> <p><b>Reason:</b> This provision appears to be a flood/overland flow provision but it is located amongst other provisions to mitigate environmental impacts (transport of sediments, pollution etc). Please amend appropriately to clarify how this provision is</p>	<p>Changes will be made to clarify that the provisions relate to operational works for Earthworks and Drainage.</p>	<p>Resolved.</p>

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	<p>and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties.</p> <p>Environment and heritage Table 6.3.3.3 Criteria for assessment (part)</p>	<p>relevant to environmental, heritage or scenic amenity. If intended as building provisions, it conflicts with the performance requirement contained in the NCC Volume 2 P 2.2.1.</p> <p>Please note that this provision reoccurs in throughout the planning scheme. Please address all as per above comment.</p>		
36	<p>Part 6.3 Residential Zones Category</p> <p>Part 6.3 Safety and amenity Table 6.3.3.3 Criteria for assessment (part)</p> <p>PO14 AO14.4 Where windows, balconies, terraces, verandas or decks overlook or have the potential to overlook the private open space of nearby properties or view into habitable room windows within 10 metres—</p> <p>windows have a sill height of not less than 1.7m above finished floor level; windows and other openings are permanently screened to a minimum height of 1.7 metres to avoid overlooking; windows and doors use translucent glazing to obscure views; or windows or balconies are offset by 45 degrees or more.</p> <p>Editor's note—refer to figure AP31C AO14.5 Planter boxes, screens, pergolas, landscaping and architectural design of balconies are used to screen the ground floor private open space of dwellings from separate upper level dwellings.</p> <p>AO14.6 Permanently fixed external screening devices complement the building's external materials and finishes and may incorporate solid translucent screens, shutters, perforated panels or trellises which have a maximum of 50% openings.</p> <p>Editor's note—refer to figure AP31B</p>	<p><b>Action:</b> Include a note under AO14.4 and AO14.6 for the provision of sill height, glazing and openings to be made for amenity reasons but in consideration of the thermal performance requirements contained in the QDC MP 4.1 Sustainable Buildings as well as the energy efficiency requirements in the National Construction Code.</p> <p><b>Reason:</b> Refer NCC V2 Part 3.12 and Section J of Part 1.</p> <p>Please note that these requirements reoccur throughout the scheme (such as PO20/AO20 of Part 6.3) and these provisions will also need to be addressed in line with the above comment.</p>	<p>These provisions are about amenity (principally privacy but also access to natural light). It is not meant to address energy efficiency or thermal performance so if necessary we can qualify that through rewording and/or an editor's note.</p>	<p>A clarifying note of this nature would be sufficient.</p>
37	<p>Part 6.3 Residential Zones Category</p> <p>Part 6.3 Tourist Accommodation Zone Code Design Table 6.3.4.3 Criteria for assessment</p>	<p><b>Action:</b> Remove highlighted text in AO14.4.</p> <p><b>Reason:</b> Is this provision intended to apply to shopfronts or accommodation buildings (not residential homes)? If this is</p>	<p>We can delete the offending words but what we are trying to do is ensure any ramps are within the property boundary and not tacked on in the road reserve as an afterthought. Suggest we still need an editor's note that qualifies any DDA or NCC compliance is within the property.</p>	<p>Agree with inclusion of an editor's note.</p> <p><b>Result of meeting – The council is yet to finalise and editor's note still being considered.</b></p>

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	Streetscape PO14 AO14.4 Where floor levels are raised to accommodate flooding or projected sea level rise the building design must be designed to provide non-discriminatory access at the front of the development and engage with the footpath by having an external terrace within the front setback area that is set at an intermediate level between the footpath and the main ground floor that is suitable for outdoor trading, dining, seating or display of goods. An example is shown in Figure 6.3.4.5	the case, a certifier will need to assess a raised floor level in line with the NCC Volume 1. Part D3 – Access for people with a disability outlines the relevant access requirements.		
38	Part 6.4 Centre Zones Category Part 6.4 Environment and heritage Table 6.4.2.3  PO57 AO57.1 Cut or fill is less than 1.5 metres in depth relative to the ground level.  AO57.2 Where there is a nominated building envelope on the lot, clearing of native vegetation and building works do not extend beyond the building envelope, except for the purposes of a driveway access.  AO57.3 Development on a site adjoining a heritage site respects the cultural heritage significance of the site by mitigating any adverse impacts on the setting or integrity of the heritage.	<b>Action:</b> Clarify to ensure provisions only apply to designated environment or heritage areas.  <b>Reason:</b> These provisions should only apply to designated environment or heritage areas otherwise the requirement will be in conflict with the NCC earthworks requirements (NCC Volume 2 Part 3.1.1 and the Structural Provisions in Part B1 of the NCC Volume 1).  <b>These provisions reoccur throughout the scheme. Please address all accordingly.</b>	It was not the intent of the scheme that these be limited to sites affected by biodiversity or heritage overlays if that is what is meant. The provisions are carried forward from the existing scheme. We might be able to delete the whole PO57 and all the AOs where this clause is used.  See also PO19 of Table 6.3.1.3; PO12 & PO13 of Table 6.3.5.3;	No further comment.  <b>Result of meeting – The council is still working on this issue.</b>
39	Part 6.4 Centre Zones Category Part 6.4 Mixed Use Development Table 6.4.4.3 Criteria for assessment (part) Vandalism PO43 AO43 Buildings or structures that are visible from a public street or laneway: avoid the use of solid fences and blank walls which attract graffiti. Where solid blank surfaces are unavoidable, measures in the form of landscaping, creepers, murals, vandal resistant paint, etc. are used; use toughened glass, security screens and other measures (but not including security shutters that obscure the view of shopfronts) are used in windows at ground level, to deter break and enters;	<b>Action:</b> Amend to remove conflict with building legislation as per reasoning below.  <b>Reason:</b> While local governments may prescribe requirements for visual/character and some amenity matters, these provisions conflict with the building legislation. The NCC and QDC address requirements regarding the use of materials for considerations such as glazing and thermal construction (to enhance energy efficiency). Unless local government can qualify the requirements in (b) and (c), please remove. It is considered that it would be more appropriate to address vandalism via a more generalised list of performance outcomes and not specific building design requirements.  Please note that these provisions regularly reoccur throughout the scheme. Please amend all accordingly.  Refer QDC MP 4.1 and the NCC Volume 1 Part J.	Probably just needs a reword – if necessary put materials in an editor's note rather than in the AO itself. This might also get addressed in the design PSP. We could reword to state that treatment should not obscure the view of shopfronts.  See also: AO47 of Table 6.4.1.3 AO51 of Table 6.4.2.3 AO43 of Table 6.4.3.3 AO43 of Table 6.4.4.3 AO32 of Table 6.5.1.3 AO24 of Table 6.5.2.3 AO28 of Table 6.6.1.3 AO38 of Table 6.8.1.3	Resolved.



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	and use hardy vandal proof materials and antigraffiti paint in the construction of buildings.			
40	<p>Part 6.5 Industry Zones Category Part 6.5 Environment and Heritage Table 6.5.1.3 Benchmarks for assessable development PO41 AO41.2 If a DFE or DSFE is adopted, structures used for the manufacture or storage of hazardous material area: located above the DFE level; or designed to prevent the intrusion of floodwaters; or if a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of flood waters.</p> <p>Editor's Note— Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements relating to the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemical.</p> <p>Also reoccurs in PO33 and AO33 of Part 6.5.</p>	<p><b>Action:</b> Remove AO41.2 (b) which addresses building design; please refer section 13 of the Building Regulation 2006 for building matters a local government may prescribe to address flood.</p> <p>Clarify provisions as per reasoning below.</p> <p><b>Reason:</b> Regarding the highlighted part of the editor's note, which provisions under the Building Act does this refer to? Clarify that this isn't an error. Also on Page 30 of Part 8. Section 103(f) of the Building Act 1975 briefly mentions hazardous materials in relation to Certificate requirements but this is just included as an example:</p> <p>Building Act 1975: 103 Certificate requirements</p> <p>A certificate of classification must: (f) if the development uses alternative solutions—state the materials, systems, methods of building, management procedures, specifications and other things required under the alternative solutions. Examples of possible alternative solution requirements relating to materials—</p> <ul style="list-style-type: none"> <li>• a limitation on the use of finishes with fire hazard properties as defined under the BCA</li> <li>• a prohibition on storing hazardous materials above a stated height</li> <li>• a limitation on storing or using stated materials</li> </ul> <p>Examples of possible alternative solution requirements relating</p> <p>Please note that this provision reoccurs throughout the scheme therefore please address all instances.</p>	<p><b>We have not fully considered this but it may be ok to delete</b></p>	<p>No further comment.</p> <p><b>Result of meeting – The council is still working on this.</b></p>
41	<p>Part 6.6 Recreation Zones Category Table 6.6.1.3 PO23 AO23 Development incorporates design features and elements to manage resources of water and energy efficiently and effectively through: buildings that maximise opportunities for natural ventilation and lighting; water sensitive urban design allowing for the reuse or rainwater and storm water on the site; and on site generation of renewable energy. ALSO Part 6.7 PO12 and AO12</p>	<p><b>Action:</b> remove the highlighted provisions which address energy efficiency provisions covered by the scope of assessment criteria contained in the Building Assessment Provisions. Clarify what measures apply to AO23 (c).</p> <p><b>Reason:</b> Refer to the QDC MP 4.1 – Sustainable Buildings, Section J of the NCC Volume 1 and Part 3.12 of the NCC Volume 2.</p>	<p><b>Have not fully formed an opinion as yet. We are aware Certifiers will use the energy rating computer system to satisfy the energy efficiency requirements in the NCC</b></p>	<p>No further comment.</p> <p><b>Result of meeting – The council is still considering.</b></p>

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	Part 6.7 Environmental Zones Category Table 6.7.1.3 Height and Scale  PO7 AO7.1 Buildings and structures are no more than 4 metres in building height from the ground level and no more than 4 metres above the finished surface level.	<b>Action:</b> Clarify provisions and ensure no conflict with building legislation – see reasoning below.  <b>Reason:</b> Is the provision in AO7.1 intended to be an and or for building height being either 4 metres above the ground level or 4 metres above the finished surface level? <b>If the building must be no more than 4 metres in height from ground level, how could it be less than 4 metres from surface/finished floor level?</b> Please clarify the provision to avoid confusion. Please also ensure there is no conflict with requirements under s13 of the Building Regulation 2006 and the QDC MP 3.5 regarding finished floor levels to address flood hazard.  Please note that this wording with regard to height from ground level and surface level reoccurs throughout the scheme and all other instances will need to be addressed accordingly.	<b>We need more time to consider this comment. There are many implications regarding flooding.</b>	No further comment.  <b>Result of meeting – Where filling of the site is required to meet flood immunity, the maximum building height is not measured from the finished surface level, it is measured from natural ground level. The council is still reviewing and has a strong position on maintaining this requirement.</b>
42	Schedule 1 Definitions  Probable maximum flood (PMF): probable maximum flood (PMF) means the largest flood that could reasonably occur at a particular location, resulting from the probable maximum precipitation. The probable maximum flood defines the extent of floodprone land. Generally, it is not physically or financially possible to provide general protection against this event.  PMF (as above)	<b>Advice:</b> Consider removing reference to PMF as this is not an established method for determining flood risks under the National Flood Standard or the QDC MP 3.5.	<b>The Queensland Flood Commission of Inquiry from the 2011 Brisbane Floods emphasised the importance of planning for flooding risk beyond the standard 1%AEP event (1 in 100 year event). The reference to PMF relates to providing areas of safe refuge for new communities that may otherwise be isolated in an extreme event. This is considered appropriate for the remaining developable flood affect areas in Noosa Shire.</b>	BLP considers the use of this terminology will cause confusion with the Flood Code and QDC. BLP wondered if the terminology could be changed to make it clear that it applies to evacuation routes/refuge areas? The National Flood Code refers to annual probabilities of exceedance.  DSMDIP notes that it appears the only reference to PMF is for determining evacuation routes and congregation and refuge areas for development.  Further discussion required.  <b>Result of meeting – The council is reviewing further.</b>
State Interest: <i>Mineral Resources Act 1989</i>				
Ref. Number	Planning Scheme Reference	Requirement	Initial NSC response	Resolutions as at 13/9/18
43	Strategic Framework	<b>Action:</b> Include a section in the strategic framework which indicates that mining tenements, specifically Mining Claims, Mineral Development Licences and Mining Leases can be found at Mines Online Map. Refer to the Department of Natural Resources, Mines and Energy's Mines Online Maps for information on mines and mineral occurrences.  <b>Reason:</b> Section 4B of the <i>Mineral Resources Act 1989</i> requires planning schemes to notate the location of mining tenements, specifically Mining Claims, Mineral Development Licences and Mining Leases.	<b>OK</b>	<b>Resolved.</b>

Part C—Advice

The guiding principles

Efficient
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Ref. Number	Planning scheme reference	Advice	Initial NSC response	Resolutions as at 13/9/18
1	3.2.2 - Accessible, diverse and affordable communities	Strategic Framework (section <b>Accessible, diverse and affordable communities</b> ) refers to 'Local Area Plan Codes'. Suggest this is meant to be 'Local Plan Codes'.  <b>Reason:</b> The term 'Local Area Plan Codes' do not appear to exist under the scheme other than in the Strategic Framework; remainder of the scheme refers to Local Plan Codes.	OK "find edit replace" type job	Resolved.
2	Part 5	Explain what is meant by impact assessment - inconsistent use.  <b>Reason:</b> There could be confusion as to what level of assessment there is for a use as opposed to whether the planning scheme considers a use to be consistent or inconsistent.	Don't believe there is confusion. It will be ok.	Resolved.

**Planning for economic growth**

Agriculture				
Ref. Number	Planning scheme reference	Advice	Initial NSC response	Resolutions as at 13/9/18
3	Part 3 – Strategic Framework, Part 3.2.2 – a well managed and sustainable Noosa Shire, Second last paragraph above "Key Challenges"	Remove reference to "intensive factory farming", and replace with intensive rural activities.  <b>Reason:</b> Ensure consistency with use terms defined under the Planning Regulation 2017, and to remove emotive language.	We will review the sentence.	Resolved.
4	Part 3 – Strategic Framework, Section 3.3.1 Settlement Part (b)	Remove reference to good quality agricultural land (GQAL) and replace it with ALC Class A/B land or include the term as an administrative definition and define what land is considered GQAL, i.e. ALC Class A, B and C land/ALC Class A/B land and Important Agricultural Areas etc  <b>Reason:</b> Good Quality Agricultural Land has been replaced as a definition by ALC Class A and B land.	We are NOT going to use ALC Class A and B because that does not reflect what we have mapped as our Agricultural Lands. Contextually we might change it to something like "locally significant agricultural land" or "agricultural land conservation area" depending on the context of each reference.	This is ok, but GQAL is no longer used, so the council needs to avoid using this term. Any other term used must be defined.
5	Part 3 – Strategic Framework Section 3.3.5 Economy and employment Part (u)	Clarify if it is indeed Important Agricultural Areas (as per SPP mapping) that are referred to in Part (u) and is there an Agricultural Land Map in Schedule 2 as suggested?  Additionally, please clarify if the Strategic Framework Map 2, Economy and Employment should include Agricultural Land Conservation Area mapping – says "pending" on the map itself.  <b>Reason:</b> Part (u) refers to Important Agricultural Areas (IAAs) and it's unclear if this refers to IAAs as mapped on the DSDMIP interactive mapping or Agricultural Land Conservation Area as mapped in the Agricultural land overlay.	OK Mapping change done	Resolved.
6	Part 5 Tables of assessment Rural Zone Code Rural Activities Code	The council may wish to consider that dust, odour and other emissions or contaminants generated from an appropriately managed <b>intensive horticulture</b> or wholesale nursery may be of a level lower than that of an equivalent non-intensive operation.  It's noted that the council recognises that visual amenity may be protected by soft landscaping / screening in certain situations.  Soft landscaping is supported as a solution to reducing setbacks and there is value in its use to allow coexistence between potentially	Have made some adjustments to treat all cropping and intensive horticulture the same in the Rural Activities code and put the onus back on the component activities such as chemical spray, fertilisers etc.	Resolved.



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		<p>conflicting land uses, especially when the conflict is related to perceived issues with visual amenity.</p> <p><b>Reason:</b> There is concern that the planning scheme is explicitly unresponsive of intensive agricultural activities without considering many of the benefits of intensive operations. Intensive agricultural operations often produce high value product, take up less land, are closer to markets, require less chemicals and produce less nuisance impacts than non-intensive rural uses. This differs depending on what is being produced and intensive rural activities can pose other impacts that need to be managed, however this is possible and consequently the use should be offered more support in the planning scheme.</p>		
7	<p>Part 6.7 Environmental Management and Conservation Zone Code Table 6.7.1.3 PO 5</p>	<p>Amend PO5 to read: Development maintains the primary function of the zone and protects ecologically important areas, water catchments, <b>waterway connectivity, marine plants</b>, beach protection and coastal management areas and land with historical or cultural values.</p> <p><b>Reason:</b> Recognition is needed of the connectedness of habitats by and along waterways – SPP – biodiversity policy 4.</p>	Additional wording will be added	Resolved.
8	<p>Part 6.8 Other Zone Categories Rural Zone Code Table 6.8.3.3 PO11 Part 7 Local Plans Table 7.2.1.3 (PO14 &amp; PO15) Table 7.2.2.3 (PO21 &amp; PO22) Table 7.2.3.3 (PO26 &amp; PO27) Table 7.2.4.3 (PO31 &amp; PO32) Table 7.2.5.3 (PO26 &amp; PO27) Table 7.2.6.3 (PO20 &amp; PO21) Part 8 Table 8.2.2.3 (PO1, PO5, PO6) Part 9 Development Codes Table 9.3.11.3 (PO13) Table 9.3.13.3 (PO9 &amp; PO20) Table 9.4.8.3 (PO12) Table 9.4.9.3 (PO11) Table 9.4.10.3 (PO7)</p>	<p>Consider adding an additional point to the identified PO's or overall outcomes section where relevant</p> <ul style="list-style-type: none"> <li>Maintain or enhance fish passage.</li> </ul> <p><b>Reason:</b> Contributes to avoiding adverse impacts on MSES.</p>	Additional wording will be added.	Resolved.
9	<p>8.2.2 Biodiversity, Waterways and Wetlands Overlay Code Zone MAP: ZM-2 Zone MAP: ZM-4 Zone MAP: ZM-5 Zone Map: ZM-11 Zone Map: ZM-12 Zone Map: ZM-13</p>	<p>Include the Noosa River declared FHA (A) and Noosa River declared FHA (B) in the mapping of environmental values (and on all other relevant mapping). Note the constraints of FHA management on development.</p> <p>The requirements from the State perspective for accepted development in this area is described in <a href="https://www.npsr.qld.gov.au/managing/pdf/accepted-development-requirements.pdf">https://www.npsr.qld.gov.au/managing/pdf/accepted-development-requirements.pdf</a> Accepted development requirements for operational work that is completely or partly within a declared Fish Habitat Area.</p> <p><b>Reason:</b> The mapping does not recognise the Noosa River declared Fish Habitat Area. As MSES, this should be included and considered in the documents. The FHA protects fishery resources. The recognition of it as an environmental value and as an area requiring special consideration during development is important.</p>	Will consider including Fish Habitat Areas on Biodiversity, Waterways and Wetlands overlay mapping depending on map legibility.	Resolved.
10	<p>Part 9 Development Codes; Section 9.3 Use Codes; 9.3.13</p>	<p>Consider rewording or removing these acceptable outcomes.</p>	The offending AOs are that <i>The reuse of waste litter, manure and other organics as soil conditioners or</i>	Resolved.

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	Rural Activities Code; Table 9.3.13 – Criteria for Assessment; Environmental Management; AO10.2 and AO10.3	<b>Reason:</b> On site reuse of waste as soil conditioners and fertiliser and composting of waste are appropriate ways of managing waste generated by the activity and can be managed in way that complies with performance outcome PO10.	<i>fertilizers is not undertaken on-site; and that Composting activities are not undertaken on-site.</i>  These are considered reasonable outcomes for catchment care, remembering this is ONLY where located within the water resource catchment as shown on the Water Resource Overlay Maps in Schedule 2. For self-assessment, they would have to meet them but if they want to come up with a way of managing their composting on site they can, just go through assessment, as Council would probably have to get expert advice to assess the proposal.	
11	Part 9 Development Codes; Section 9.3 Use Codes; 9.3.13 Rural Activities Code; Table 9.3.13 – Criteria for Assessment; Animal Husbandry; AO12.3, AO12.4, AO12.5 and AO12.6	Remove these acceptable outcomes.  <b>Reason:</b> The acceptable outcomes relate to pig keeping and poultry farming which are an intensive animal industry not animal husbandry, as defined in the use definitions in schedule 1.  These acceptable outcomes also place unrealistic restrictions on intensive animal industry development in the rural zone.	Refer previous discussion. Council is not of the view that all poultry or pig operations have to be considered intensive where they are free to range or forage. If this changes then obviously, there will be some re-drafting here.	Resolved.
12	Part 9 Development Codes; Section 9.3 Use Codes; 9.3.13 Rural Activities Code; Table 9.3.13 – Criteria for Assessment; Animal Husbandry; AO13.2	Remove this acceptable outcome (AO13.2).  <b>Reason:</b> It does not relate to or demonstrate compliance with performance outcome PO13.	Fair comment operational rather than separation issue – it's deleted.	Resolved.
13	Part 9 Development codes Aquaculture Table 9.3.13.3 AO18.2	Amend AO18.2 to read, for example, ' <i>Upon cessation of aquaculture production the soil profile within the aquaculture development developed area is rehabilitated, as close as practical, to predevelopment conditions.</i> '  <b>Reason:</b> The Queensland Government is currently in the process of identifying 'Aquaculture Development Areas' (ADAs) in Queensland. It is proposed to recognise ADAs in the SPP. To avoid confusion where ADAs have or have not been identified, it is recommended that another term be used rather than 'aquaculture development area'.	OK change made	Resolved.
14	Biodiversity Overlay	The planning scheme could note that the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i> allow for native forest timber production authorised under the <i>Forestry Act 1959</i> and the <i>Vegetation Management Act 1999</i> to generally be conducted without being subject to the provisions of a planning scheme. Additionally, operational work authorised by the <i>Forestry Act 1959</i> for removing quarry material cannot be made accessible development.  <b>Reason:</b> The <i>Forestry Act 1959</i> provides the authority for the State to sell forest products and quarry material from forest tenures, applicable Crown holdings and some freehold land.  Forest tenures are State forests, timber reserves, forest entitlement areas and forest consent areas. Applicable Crown holdings are parcels of State land leased under the <i>Land Act 1994</i> (e.g. grazing leases such as pastoral holdings, grazing homestead perpetual leases, term leases, etc.). Freehold tenure with forest products and quarry material belonging to the State is that recently converted from leasehold with forest consent areas (mentioned above) and/or an issued deed of grant for the State's continued ownership or reservation of quarry material.	Added an Editor's note above Table 8.2.2.3 regarding forestry	Resolved.

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		<p>Continued access to State-owned log timber, forest products or quarry material on these tenures or areas is required for the State to meet contracted obligations under long term supply agreements, to help meet local and regional demand and to help underpin regional infrastructure development and maintenance.</p> <p>The <i>Forestry Act 1959</i> is administered by the Department of Agriculture and Fisheries.</p> <p>The <i>Vegetation Management Act 1999</i> allows for native forest timber production on freehold land. Continued access to log timber on freehold is required to help meet local and regional demand and to help underpin regional infrastructure development and maintenance.</p> <p>Native forest harvesting authorised under the <i>Forestry Act 1959</i> maintains environmental and heritage values through adherence to codes of practice and other instruments, and is certified under the Sustainable Forest Management (AS 4708) standard.</p> <p>Native forest harvesting authorised under the <i>Vegetation Management Act 1999</i> maintains environmental and heritage values through adherence to the <i>Managing a native forest practice: a self-assessable vegetation clearing code</i>.</p>		
15	Agricultural Land Overlay, Agricultural Conservation Areas	<p>The mapping of Agricultural Conservation Land is generally satisfactory (apart from the issues raised in Part A), there is some concern that this mapping is very different to the ALC Class A and B mapping on the SPP interactive mapping system, and given that it doesn't just represent ALC Class A/B land, there is no way for the custodian (Department of Environment and Science) of the ALC Class A/B land data to amend the SPP mapping.</p> <p><b>Reason:</b> This may cause uncertainty for proponents due to consistency issues.</p>	<p>The SPP guidelines specifically allows a Local Government to locally refine state mapping, which we did. DAF was well informed of us doing this at the time. The only instances where ALC Class A&amp;B mapping was removed was where it conflicted with other State mapping that made it a nonsense (such as SEQ Regional Plan Urban Footprint, protected remnant veg or water catchment). C class lands were added into the mapping because pasture fed protein has considerable potential to contribute to rural economies within Noosa Shire. Nowhere in the scheme is ALC Class A and B referred to so we do not believe it will cause confusion.</p>	<p>DAF is satisfied with the response, except for the omission of the water catchment area.</p> <p>As previously advised by DSDMIP, this can still be mapped as ALC, with the planning scheme containing appropriate provisions to regulate development.</p>
Development and construction				
Ref. Number	Planning scheme reference	Advice	Initial NSC response	Resolutions as at 13/9/18
16	Infill in Coastal Communities Zone map - Map Code: ZM-14 B (South).	<p>The council agree to be the trustee of reserves for the purpose of buffer, for the following land parcels;</p> <ul style="list-style-type: none"> <li>• lot 3 MCH842013</li> <li>• lot 1 AP8130</li> <li>• lot 1 AP8129</li> <li>• lot 10 MCH5425</li> <li>• lot 8 SP104270</li> <li>• lot 1 AP8132</li> <li>• lot 9 MCH842018</li> <li>• lot 1 AP8133</li> </ul> <p><b>Reason:</b> Department of Natural Resources, Mines and Energy currently maintains the Unallocated State Land for fire buffer protection for the neighbouring residential community. With the planning scheme seeking to have more people living in this area via</p>	<p>Seriously???</p> <p>This is an incredulous suggestion and is not a cost of this draft planning scheme or the level of infill growth it allows. We have not suggested a considerable amount of growth will occur at Peregrin Beach – Marcus Beach.</p>	<p>See item 28 above.</p>



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		infill, there will be an increase in pressure on the area for management of the fire buffer. As the council has control of the rate and distribution of infill development in this area, it is considered that the buffer is most appropriately managed by the council to ensure the maintenance program aligns with community expectations. Please contact the Department of Natural Resources, Mines and Energy to discuss this matter further: Andrew McLaughlin, Senior Natural Resource Management Officer, Planning Services on 5352 4236.		
Mining and extractive resources				
Ref. Number	Planning scheme reference	Advice	Initial NSC response	Resolutions as at 13/9/18
17	Strategic Framework and all other relevant sections	<p>It is noted that at the State Agency briefing for the proposed planning scheme, the council requested guidance on whether a planning scheme could include a position on the matter of coal seam gas extraction within the Noosa Shire.</p> <p>The approval process for exploration and development of coal, mineral, petroleum and gas resources is governed and decided by the State in accordance with the State's resources legislation. These proposals are not assessed against the local government's planning scheme.</p> <p>A local government planning scheme cannot regulate resource activities carried out on resource tenure and is not intended to consider exploration activities. However, local governments should seek to understand and consider the mineral, coal, petroleum and gas resources within or affecting their local area including current and proposed development of those resource activities.</p> <p>Where applicable, local governments should seek to include measures that minimise conflicts between resource development or activities and land uses regulated under the planning scheme. This requires considering the likely impacts and interrelationships resource development may have on factors the planning scheme regulates (such as demand for housing, service industry development and out of sequence infrastructure requirements).</p> <p>A particular position about coal seam gas extraction, if included in the scheme, could lead to the perception that Coal Seam Gas (CSG) would be prohibited in the Noosa Shire, whereas the <i>Regional Planning Interest Act 2014</i> provides the head of power for State-determined regional interests to be considered when assessing CSG proposals.</p> <p>Note: CSG is unlikely to be located within the Noosa Local Government Area.</p>	<p>As of June 2018:  <i>"Noosa Council does not support any further applications for permits for coal exploration, coal mining, coal seam gas exploration or coal seam gas production within the Shire based on Council's significant concerns regarding associated environmental and social impacts and the incompatibility of such activities with Noosa's natural assets and lifestyle".</i></p> <p>A statement reflecting this philosophy has been added to the Strategic Framework</p>	<p>Noosa has continued to identify its position on mineral and petroleum activities in the planning scheme, which is contrary to DNRME's suggestion.</p> <p><b>This issue has been discussed between DNRME, DSDMIP and the council – DSDMIP will assess this aspect once a new revision of the planning scheme is provided to the council.</b></p>

**Planning for the environment and heritage**

Biodiversity				
Ref. Number	Planning scheme reference	Advice	Initial NSC response	Resolutions as at 13/9/18

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18	Biodiversity, Waterways and Wetlands Overlay	<p>Confirm the proposed Biodiversity, Waterways and Wetlands overlay map has integrated the mapping for MSES – legally secured offsets under the <i>Environmental Offsets Act 2014</i> and the MSES - regulated vegetation (in particular R and C on the regulated vegetation management map (RVMM)) in accordance with the SPP requirements.</p> <p><b>Reason:</b> It has been identified that there are areas of the SPP Mapping for MSES – Regulated vegetation (Category C and R areas) that are not reflected in the 'Area of Biodiversity Significance' layer found in the council's proposed Biodiversity, Waterways and Wetlands overlay map. Also, Category A areas under the <i>Vegetation Management Act 1999</i> are generally associated with Offsets under the <i>Environmental Offsets Act</i> and are therefore MSES, and need to be reflected (as mapped on the RVMM) within the overlay.</p> <p>As detailed in the SPP, Category R areas and Category C areas can be locally refined by Local Government (subject to approval by the Planning Minister). Category R vegetation is significant for maintaining water quality within Great Barrier Reef catchments. Category R vegetation exists in the western part the Noosa Shire within the Mary River catchment. Section 5.1.1 of the Biodiversity Assessment Report provided by the council indicates that riparian vegetation was considered as a factor when scoring the biodiversity value of vegetation, however it is not known whether any additional weighting was applied to Category R riparian vegetation within Great Barrier Reef catchments (i.e. the Mary River catchment).</p> <p>Note: some of these mapping issues may be associated with the significant changes to the RVMM that occurred with the passing of the <i>Vegetation Management and Other Legislation Bill 2018</i></p>	<p>Will cross check the Biodiversity Overlay mapping with the RVMM map for legally secured offsets and add any additional areas currently missed.</p>	<p>Ok, but the council must also ensure that it adequately represents Category R vegetation to help maintain water quality discharging to the Great Barrier Reef.</p> <p>Council is working with DNRME to ensure mapping covers off all the regulated vegetation that is MSES.</p>
19	Biodiversity, Waterways and Wetlands Overlay and zone maps	<p>Ensure that any protected areas (eg under the <i>Nature Conservation Act 1992</i>), and future/proposed areas are incorporated into the overlay, and zoned consistently with other protected areas.</p>	<p>The Biodiversity Overlay maps significant vegetation by RE and is 'tenure blind'. It does not map vegetation for its protected area status. The zoning map however, does zone all the protected area estate 'Environment Management and Conservation' to help support the protection of environmental values in these areas.</p>	<p>Resolved.</p>
Water quality				
Ref. Number	Planning scheme reference	Advice	Initial NSC response	Resolutions as at 13/9/18
20	Acid Sulfate Soils Overlay Code	<p>The Qld Sampling Guidelines and Laboratory methods guidelines will shortly be replaced with the following documents;</p> <ul style="list-style-type: none"> <li><i>Sullivan et al, 2018, National acid sulfate soils guidance: National acid sulfate soils sampling and identification methods manual, Department of Agriculture and Water Resources, Canberra, ACT</i></li> <li><i>Sullivan et al, 2018, National acid sulfate soils guidance: National acid sulfate soils identification and laboratory methods manual, Department of Agriculture and Water Resources, Canberra, ACT; and the Australian Standard 4969</i></li> </ul> <p>These documents should be released later in July 2018. They will be available from the Water Quality Australia web site. It is recommended that the ASS Overlay code acknowledge the National Acid Sulfate Soils Guidance.</p>	<p>Noted.</p>	<p>Resolved.</p>

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Planning for infrastructure

Energy and water supply				
Ref. Number	Planning scheme reference	Advice	Initial NSC response	Resolutions as at 13/9/18
21	--	<p>Noosa Shire Council should inform Seqwater of the planned demand growth in the area. This will allow Seqwater to integrate new growth forecasts with its infrastructure planning programs.</p> <p><b>Reason:</b> This is important given the water supply constraints that exist in northern SEQ for its standing Level of Service arrangements.</p>		Resolved.
State transport infrastructure				
Ref. Number	Planning scheme reference	Advice	Initial NSC response	Resolutions as at 13/9/18
22	9.4.8.2 Purpose and Overall Outcomes – Transport Code	<p>Include an additional purpose in the Transport Code similar to outcome (e) that supports freight. This would be similar or the same as the following, 'Development provides a road hierarchy that supports effective freight connectivity.'</p> <p><b>Reason:</b> The scheme contains limited references and outcomes related to freight/goods links that support growth in local communities.</p> <p>Ensuring communities can grow requires provision of suitable freight links as well as freight distribution sites within those communities. The ability to move freight as, when and where required is paramount to industries including tourism that usually operate under JIT (Just In Time) delivery models. There is also shift toward greater volumes of small-package freight due to on-line purchasing activities.</p> <p>It is also relevant to consider freight links that are 'Life Line' routes to these communities – that is, those that link the community in times of emergency (cyclone, fire). Aside from emergency services access, communities require freight access to replenish stock and provide emergency rations, etc.</p>	<p>Certainly some words can be added to the strategic Framework and wherever else it is considered relevant. Highway and Railway carry much freight obviously but also the other major roads with the exception of David Low Way.</p>	<p>Council requested further information in regard to what should be included.</p> <p>As a result of meeting, DTMR was to identify other schemes that may include good freight aspects in strategic framework. DTMR was to provide the map showing the multi combination routes.</p> <p>The map was provided by DTMR.</p> <p>As an example, DSDMIP can advise that the MBRC planning scheme contains text under <i>Integrated transport</i> in the SF, such as 'One aspect places great importance on transport infrastructure that creates an effective and efficient passenger and freight transport system that connects the Moreton Bay Region to the rest of SEQ and importantly Brisbane City and the Australian Trade Coast to underpin economic growth.' They then have strategic outcomes for integrated freight transport:</p> <p>3.10.5 Strategic Outcome – Integrated freight transport <i>Advocate for regional freight network improvements to support economic growth of the region.</i></p> <ol style="list-style-type: none"> <li>1. Protect the freight network while limiting its impacts on sensitive land uses;</li> <li>2. Ensure industrial land remains accessible to major freight routes; and</li> <li>3. Provides sites for freight and logistics activities at strategic locations on the regional freight network.</li> </ol> <p><b>Council to update the strategic framework and DTMR and DSDMIP will review once submitted.</b></p>
23	Infrastructure and services Table 9.5.1.3 Criteria for assessable development (part) – A013.2	<p>Include an editor's note that advises scheme users to view the DSDMIP Development Assessment Mapping System to determine what is a limited-access road and what is a state-controlled road.</p> <p><b>Reason:</b> The scheme does not currently identify what is a limited-access road or state-controlled road. This note would increase the useability of the planning scheme.</p>	Sure.	Noted – this can be reviewed again once the council submits a new version of the planning scheme showing these changes.
24	Part 9 – Table 9.4.1.3	Refer to Cycling Aspects of Austroads Guides (AP-G88-14) instead of the AUSTROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles, Section 10.	OK references will be updated. Might need Craig's assistance	Noted – this can be reviewed again once the council submits a new version of the planning scheme showing these changes.



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		<p><b>Reason:</b> Table 9.4.1.3 refers to the Austroads Guide to Traffic Engineering Practice, Part 14 – Bicycles, Section 10, which has been superseded by the Cycling Aspects of Austroads Guides (AP-G88-14), Guide to Road Design Part 4: Intersections and Crossings – General (AGRD04-09), Guide to Road Design Part 6A: Pedestrian and Cyclist Paths (AGRD06A-09), plus other various parts of Guide to Road Design and Guide to Traffic Management.</p>		
25	Schedule 6 Planning scheme policies	<p>It is recommended that the planning scheme policies reflect that the Department of Transport and Main Roads performance and design standards apply where development is located on a state transport corridor.</p> <p><b>Reason:</b> To ensure that development in areas surrounding the state transport network does not adversely impact upon the safety and efficiency of the state transport network.</p>	Noted	Resolved.
26	Queensland Policy Services	<p>QPS recommends a detailed Traffic Management Plan to be developed to decrease the use of vehicles in the business centre by creating suitable bypasses and alternate transport routes. Consideration could be given to closing some shore-front streets to all motor vehicles, particularly at particularly times.</p> <p>Creating more capacity on the road network and more car parking spaces in key destinations can attract more people than the destinations can reasonably accommodate. Reduce the interaction between pedestrians and motor vehicles (Road Safety).</p>	Thanks for the advice	Resolved.

RTI RELEASE - DSDMIP

## Planning for the environment and heritage

Water quality - Seqwater		
Ref. Number	Policy Elements	Requirement
a	The environmental values and quality of Queensland waters are protected and enhanced.	<p><b>Planning Scheme Reference: Strategic Framework 3.3.4 Biodiversity and Environment</b></p> <p><b>Action:</b> Please insert the following to point (h)            (h)The quality and quantity of groundwater, surface water and wastewater discharge is optimised to minimise impacts to receiving waters, maximise opportunities for reuse, recovery and groundwater recharge, protect drinking water supply <u>through provision of appropriate buffers and setbacks for new development to waterways and drinking water storages to maintain the quality of urban water supplies and future catchment viability.</u></p> <p>Also please make the following a separate point            (...)Enhance opportunities for agriculture, fisheries, tourism and recreation where possible meeting (h).</p> <p><b>Reason:</b>            The SPP requires that water quality be maintained and improved in drinking water catchments. There are a few minor amendments that will improve the protection of drinking water quality. The importance of the protection of water quality and the water supply catchment areas are integral to the viability of a sustainable future. This change highlights the importance of buffers and setbacks for new development to waterways and drinking water storages to maintain the quality of urban water supplies and future catchment viability.</p>
b	The environmental values and quality of Queensland waters are protected and enhanced.	<p><b>Planning Scheme Reference: Cooroy Local Plan</b></p> <p><b>Action:</b> Please insert a relevant Purpose statement and Overall Outcome to provide line of sight in the Local Plan.</p> <p><b>Reason:</b> The Cooroy Local Plan contains two POs relevant to drinking water quality.</p>

		<p><b>PO23</b> Development does not adversely impact on the Lake Macdonald water supply.</p> <p><b>PO24</b> The number and location of access points to <i>watercourses</i> is controlled and managed to prevent adverse impacts on water quality in Lake Macdonald.</p>	<p>No acceptable outcome provided</p> <p><i>Editor's Note— Section 8.2.9 (Water Resources &amp; Gas Pipeline Overlay code) sets out requirements for the provision of the Lake Macdonald Water Supply catchment.</i></p> <p>No acceptable outcome provided</p>						
c	The environmental values and quality of Queensland waters are protected and enhanced.	<p><b>Planning Scheme Reference: Table 8.2.9.3 Criteria for assessable development- Water Resources</b></p> <p><b>Action:</b> Please insert additional POs in table 8.2.9.3</p> <table border="1" data-bbox="698 695 2029 1166"> <tr> <td data-bbox="698 695 1337 882">Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</td> <td data-bbox="1337 695 2029 882">No acceptable outcome provided</td> </tr> <tr> <td data-bbox="698 882 1337 1038">Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</td> <td data-bbox="1337 882 2029 1038">No acceptable outcome provided</td> </tr> <tr> <td data-bbox="698 1038 1337 1166">Development maintains an adequate separation distance and avoids areas of potential flood inundation to protect waterways or water supply sources.</td> <td data-bbox="1337 1038 2029 1166">Development complies with the separation distances by stream order as specified in Table X.</td> </tr> </table>		Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.	No acceptable outcome provided	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.	No acceptable outcome provided	Development maintains an adequate separation distance and avoids areas of potential flood inundation to protect waterways or water supply sources.	Development complies with the separation distances by stream order as specified in Table X.
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Development type and activities	Stream Order 1 To 3	Stream Order 4 or greater
Intensive animal industry	50m	100m
Aquaculture	Case-by-case basis	Case-by-case basis
All other agricultural or forestry land uses	50m	100m
Extractive industry	50m	100m
All other Industrial uses	100m	100m
Motor sport facility		
Outdoor sport and recreation	50m	100m
Major sport, recreation and entertainment facility		
Service station	50m	100m
All other development types	50m	100m

		<p><b>Reason:</b> The addition of these items strengthens this code to meet the intent of the drinking water quality objectives. These items are not specifically picked up in the Water Quality and Drainage Code.</p>
d	The environmental values and quality of Queensland waters are protected and enhanced.	<p><b>Planning Scheme Reference: Wastewater management and effluent disposal Table 9.4.9.3 Criteria for assessment</b></p> <p><b>Action:</b> Consider adding more details to the note to strengthen the note for onsite effluent treatment and disposal</p> <p><b>Editor's Note—</b><i>The Plumbing and Drainage Act 2003 sets out requirements for onsite effluent treatment and disposal.</i></p> <p><i><u>The Queensland Plumbing and Wastewater Code and associated guidelines are used to confirm the suitability of each site to accommodate an on-site sewerage facility; or where a centrally located group collection treatment system is proposed, confirmation as to the suitability of the designated site to accommodate the on-site sewerage facility. Additionally, where the combined total peak design capacity of effluent treatment is less than 21 equivalent persons, the design of the system achieves a low to medium risk classification in accordance with Seqwater's Land Use Risk Tool for onsite sewerage facilities.</u></i></p> <p><b>Reason:</b> This amendment provides clarity for onsite effluent treatment requirements. The Plumbing and Drainage Act and Queensland Plumbing and Wastewater Code do not have requirements regarding pathogens and other factors which can impact drinking water quality objectives. This is inbuilt into Seqwater's Land Use Risk Tool for onsite sewerage facilities. This tool will be available online soon.</p>

## Planning for infrastructure

Energy and water supply - Seqwater		
Ref. Number	Policy Element	Requirement
e	The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is	<p><b>Planning Scheme Reference: Strategic Framework 3.2.8 Co-ordinated and efficient Infrastructure</b></p> <p><b>Action:</b> Please amend reference to Seq Water with Seqwater.</p> <p><b>Reason:</b> Please note correct name for Seqwater which commenced in 2013.</p>

	supported and renewable energy development is enabled.													
f	The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.	<p><b>Planning Scheme Reference: Table 8.2.9.3 Criteria for assessable development- Water Resources</b></p> <p><b>Action:</b> Please insert additional POs in table 8.2.9.3</p> <table border="1"> <tr> <td>Development is set back from bulk water supply infrastructure to: (a) avoid safety risks to people and property (b) minimise noise and visual impacts to people and property (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.</td> <td>Development is setback in accordance with Table X 'Recommended separation distances from bulk water supply infrastructure'.</td> </tr> <tr> <td>Vegetation planted near pipelines does not pose any risk to the physical integrity and operation of the bulkwater pipelines.</td> <td>Planting near pipelines complies with the current Seqwater Network Consent Guidelines.</td> </tr> <tr> <td>Development is located and designed to maintain required access to Bulk water supply infrastructure.</td> <td>Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to:  a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.</td> </tr> </table> <p><b>Table X</b></p> <table border="1"> <thead> <tr> <th>Bulk water supply infrastructure – asset type</th> <th>Type of development</th> <th>Recommended separation distance minimum</th> </tr> </thead> <tbody> <tr> <td>Pipelines and channels(1)</td> <td>Buildings/Structures/Earthworks</td> <td>20 m from edge of pipe</td> </tr> </tbody> </table>	Development is set back from bulk water supply infrastructure to: (a) avoid safety risks to people and property (b) minimise noise and visual impacts to people and property (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	Development is setback in accordance with Table X 'Recommended separation distances from bulk water supply infrastructure'.	Vegetation planted near pipelines does not pose any risk to the physical integrity and operation of the bulkwater pipelines.	Planting near pipelines complies with the current Seqwater Network Consent Guidelines.	Development is located and designed to maintain required access to Bulk water supply infrastructure.	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to:  a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.	Bulk water supply infrastructure – asset type	Type of development	Recommended separation distance minimum	Pipelines and channels(1)	Buildings/Structures/Earthworks	20 m from edge of pipe
Development is set back from bulk water supply infrastructure to: (a) avoid safety risks to people and property (b) minimise noise and visual impacts to people and property (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	Development is setback in accordance with Table X 'Recommended separation distances from bulk water supply infrastructure'.													
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Development is located and designed to maintain required access to Bulk water supply infrastructure.	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to:  a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.													
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