



AGENDA

Planning & Organisation Committee Meeting

Tuesday, 10 November 2015

commencing at 1.30pm

Committee Room, 9 Pelican Street, Tewantin

Committee: Crs Joe Jurisevic (Chair), Noel Playford, Tony Wellington, Frank Wilkie

“Engagement with our community to protect and enhance our lifestyle”

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PLANNING & INFRASTRUCTURE DEPARTMENT REPORTS*(Planning & Development Sections only)***Building & Plumbing Services****1 BUILDING & PLUMBING - UPDATE REPORT TO 30 SEPTEMBER 2015**

Author	Building and Plumbing Manager, Allan Hazell Planning and Infrastructure
Index	ECM / Subject / Branch Management / Planning & Infrastructure ECM / Subject / Plumbing Management
Attachments	Nil

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by the Building and Plumbing Manager to the Planning & Organisation Committee Meeting dated 10 November 2015 providing an update on the activities of the Building and Plumbing Branch for the period 1 July 2015 to 30 September 2015.

REPORT

The purpose of this report is to inform Council of the Branch activities for the financial period 1 July 2015 to the 30 September 2015.

The Building and Plumbing Branch has the responsibility for regulatory and statutory compliance of building and plumbing applications. Additional activities include building, plumbing and electrical maintenance of Council owned buildings and infrastructure, allocated capital works, programmed works and other specific projects.

1. BRANCH OBJECTIVES

The objectives of the Building and Plumbing Branch are:

- To deliver core building and plumbing regulatory and statutory obligations;
- To provide cost effective building, plumbing and electrical maintenance services for Council facilities and other infrastructure;
- To provide building inspection and asset management support for Council owned buildings;
- To project manage relevant capital works activities and;
- To meet financial targets with respect to revenue and expenditure.

This report presents the Branch functions and activities as three components; core functions (building and plumbing applications); building, plumbing and electrical maintenance; and capital works and projects.

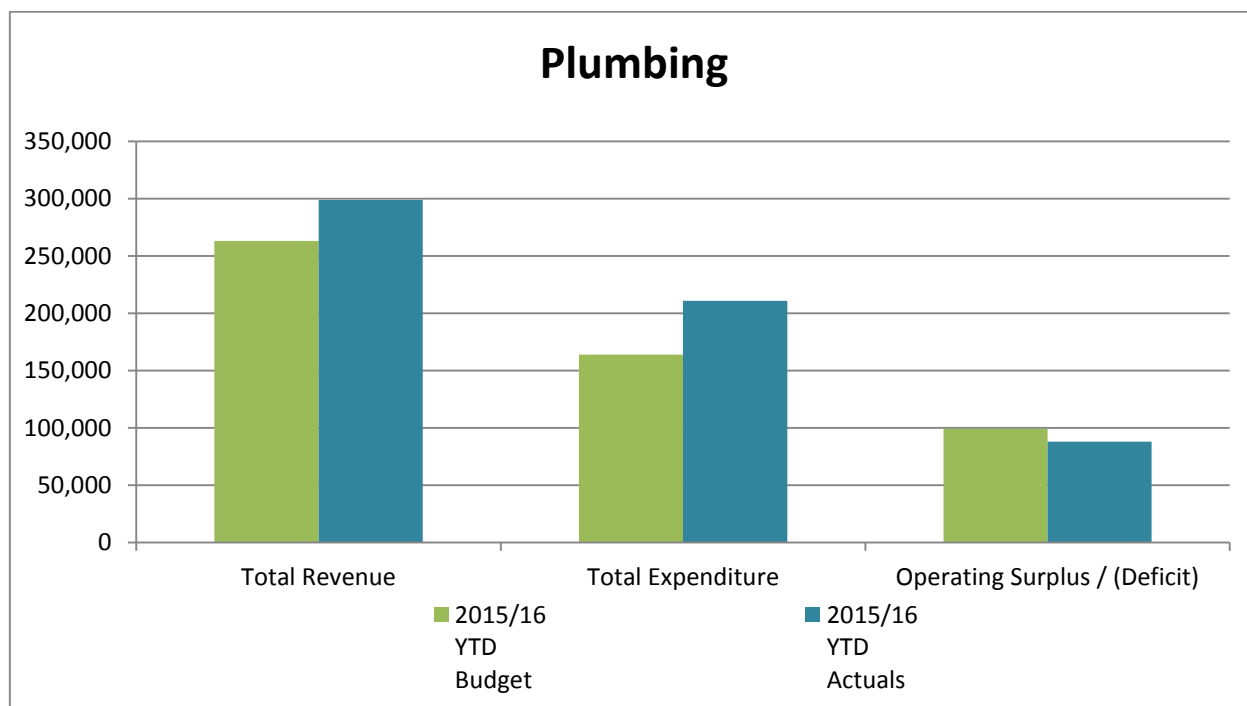
2. BUILDING AND PLUMBING CORE ACTIVITIES

During the first quarter of 2015/2016 employee costs are tracking above year to date budget, primarily due to the under recovery of plumbing services work on maintenance activities for other Council areas (currently being investigated with Finance) Building and Plumbing revenue is higher than estimated due to an increase in the number of applications..

Plumbing Services

Statement of Income and Expenses	2015/16 Current Budget \$	2015/16 YTD Budget \$	2015/16 YTD Actuals	% Current Budget	YTD Variance \$
Total Revenue	886,162	263,081	298,981	33.7%	35,900
Total Expenditure	672,325	163,827	210,973	31.4%	(47,146)
Operating Surplus / (Deficit)	213,837	99,254	88,008		

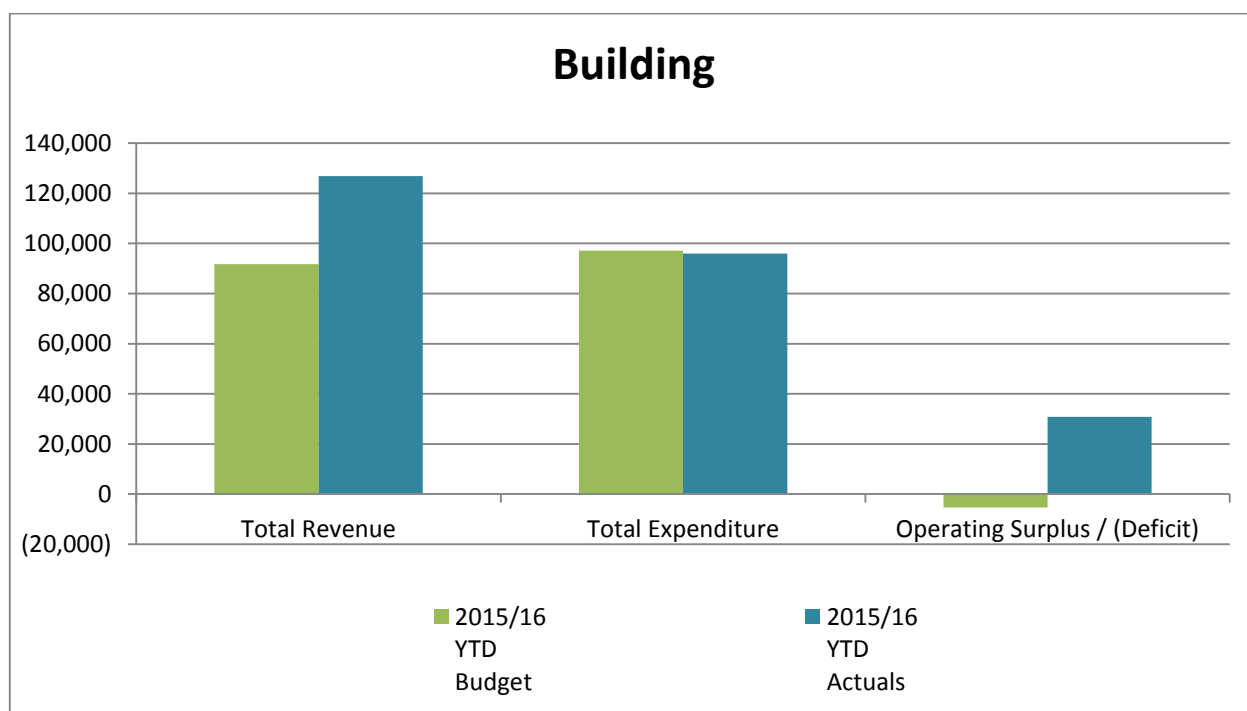
Expenditure Summary					
Employee Benefits	405,659	97,160	136,873	33.7%	(39,713)
Materials & Services	10,200	2,550	8,850	86.8%	(6,300)
Depreciation & Amortization	0	0	0	0.0%	0
Internal Charges	256,466	64,117	65,250	25.4%	(1,133)
Competitive Neutrality	0	0	0	0.0%	0
Total	672,325	163,827	210,973		

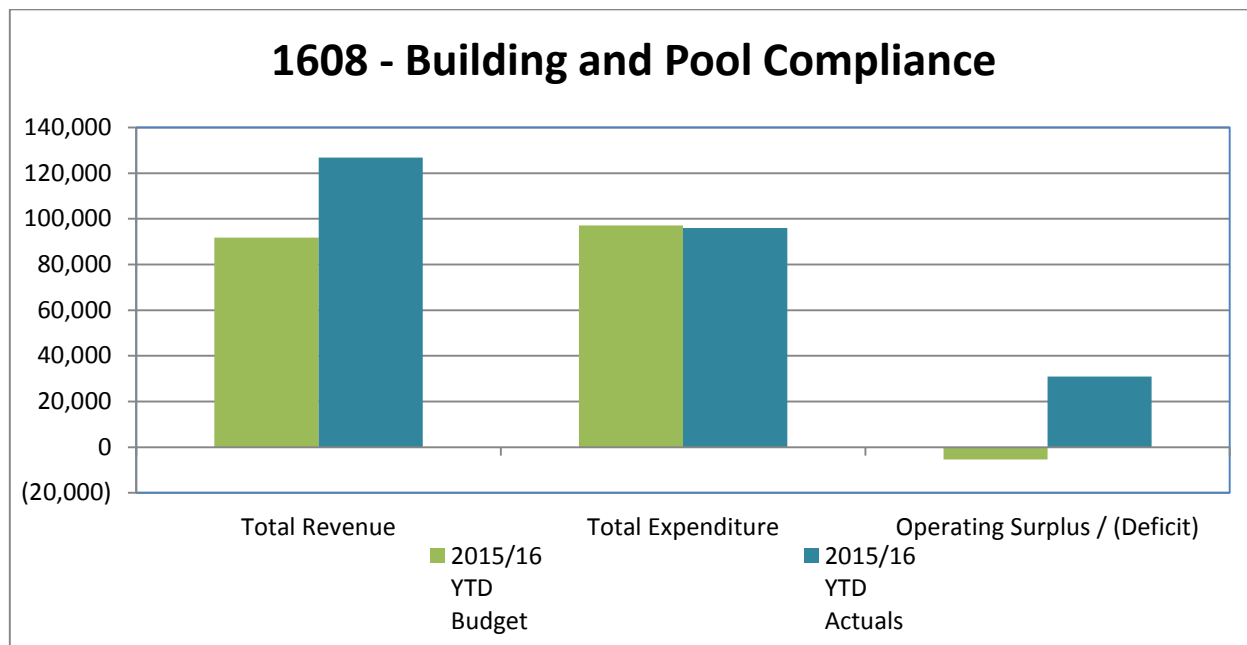


Building Services

Statement of Income and Expenses	2015/16 Current Budget \$	2015/16 YTD Budget \$	2015/16 YTD Actuals	% Current Budget	YTD Variance \$
Total Revenue	367,000	91,750	126,868	34.6%	35,118
Total Expenditure	396,485	97,114	95,986	24.2%	1,129
Operating Surplus / (Deficit)	(29,485)	(5,364)	30,882		

Expenditure Summary					
Employee Benefits	284,059	69,008	67,987	23.9%	1,021
Materials & Services	1,900	475	1,307	68.8%	(832)
Depreciation & Amortization	0	0	0	0.0%	0
Internal Charges	110,526	27,632	26,692	24.1%	940
Competitive Neutrality	0	0	0	0.0%	0
Total	396,485	97,115	95,986		





As shown in the Table above, the Branch has improved on its financial targets with respect to 'Core Activities'. It should also be noted that the above expenditure includes Customer Service Obligation costs of approximately \$66,000 (around 23% of the total) reflecting the provision of general advice and management of complaints by customers which do not attract any fee revenue.

Core Building and Plumbing Function/ Activity Records Schedules 01/07/2015 - 30/09/2015

Function/Activity	Works Completed
Plumbing Applications Assessment/ Approvals	146 approvals issued
Building Application and Lodgement	325 approvals issued
Regulated Plumbing Inspections	504 plumbing inspections
Minor Plumbing Applications	10 minor works applications
Backflow Prevention Devices Registered	1004
On-site Registered	1097 data entries with 160 letters sent to residents
On – site Facilities Audits	32 audit inspections
Unitywater - Septic sewer changeover	2 design and inspections
Building and Plumbing Searches Completed	125 applications
Notifiable Works Audits	27 audit inspections
Compliance/ Investigations & Customer Request Received (current applications)	11 requests completed
Building and Plumbing File retrievals	153 plan retrieval requests

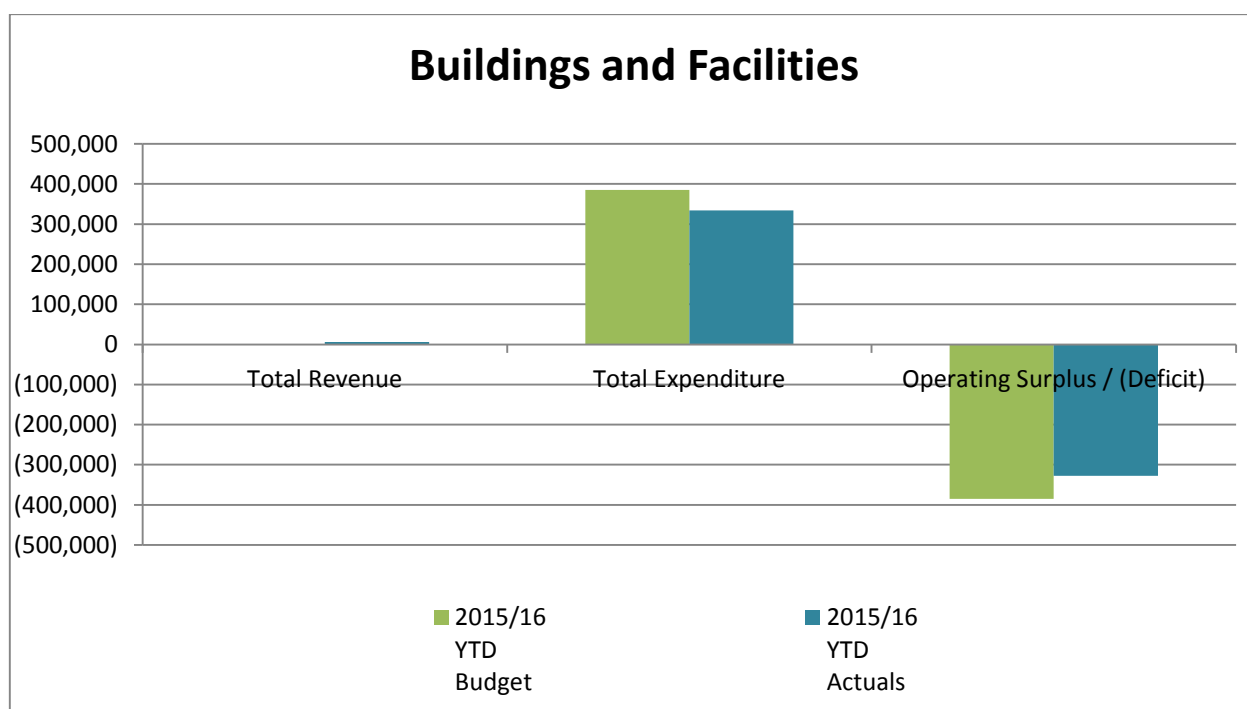
3. BUILDING, PLUMBING AND ELECTRICAL MAINTENANCE PROGRAMS

The tables below reflect maintenance works delivered during between 01/7/2015 – 30/09/2015. All works undertaken have been delivered within expected timeframes and within budget targets.

Building and Facilities

Statement of Income and Expenses	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	0	0	6,116	100.0%	6,116
Total Expenditure	1,539,881	384,774	333,859	21.7%	50,914
Operating Surplus / (Deficit)	(1,539,881)	(384,774)	(327,743)		

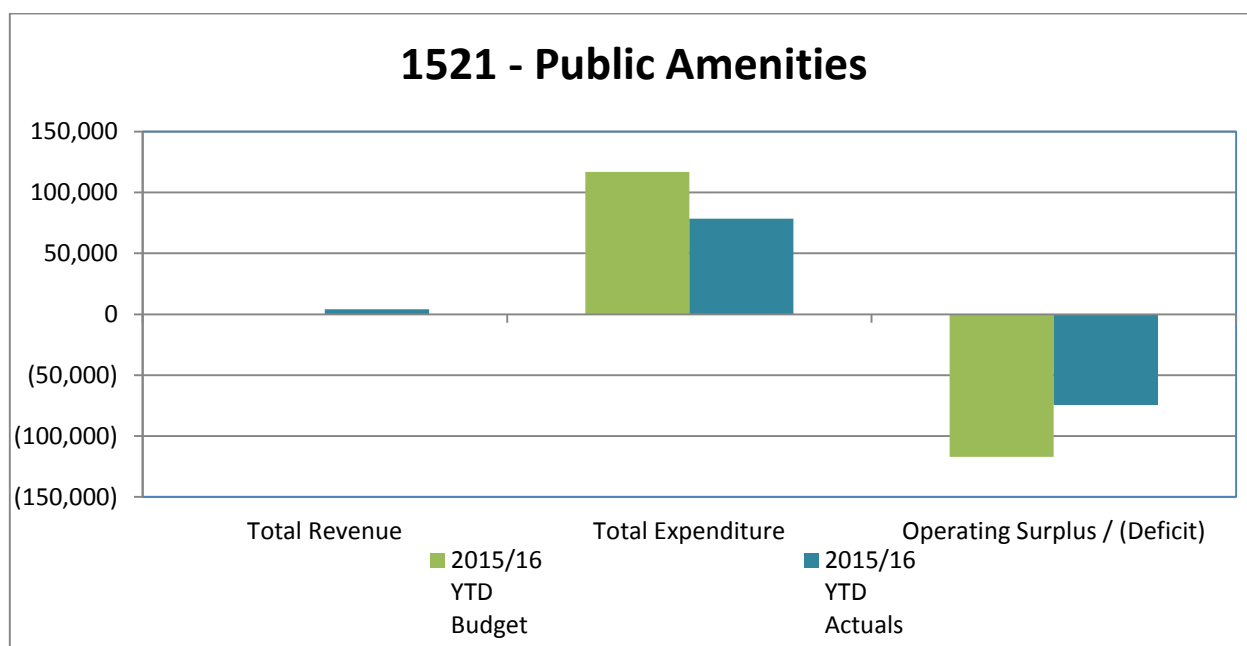
Expenditure Summary					
Employee Benefits	246,552	60,398	65,026	26.4%	(4,628)
Materials & Services	764,169	181,542	125,003	16.4%	56,539
Depreciation & Amortization	451,583	112,896	112,896	25.0%	0
Internal Charges	77,577	29,938	30,934	39.9%	(996)
Competitive Neutrality	0	0	0	0.0%	0
Total	1,539,881	384,774	333,859		



Public Amenities

Statement of Income and Expenses	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	0	0	4,166	100.0%	4,166
Total Expenditure	450,796	116,997	78,551	17.4%	38,446
Operating Surplus / (Deficit)	(450,796)	(116,997)	(74,385)		

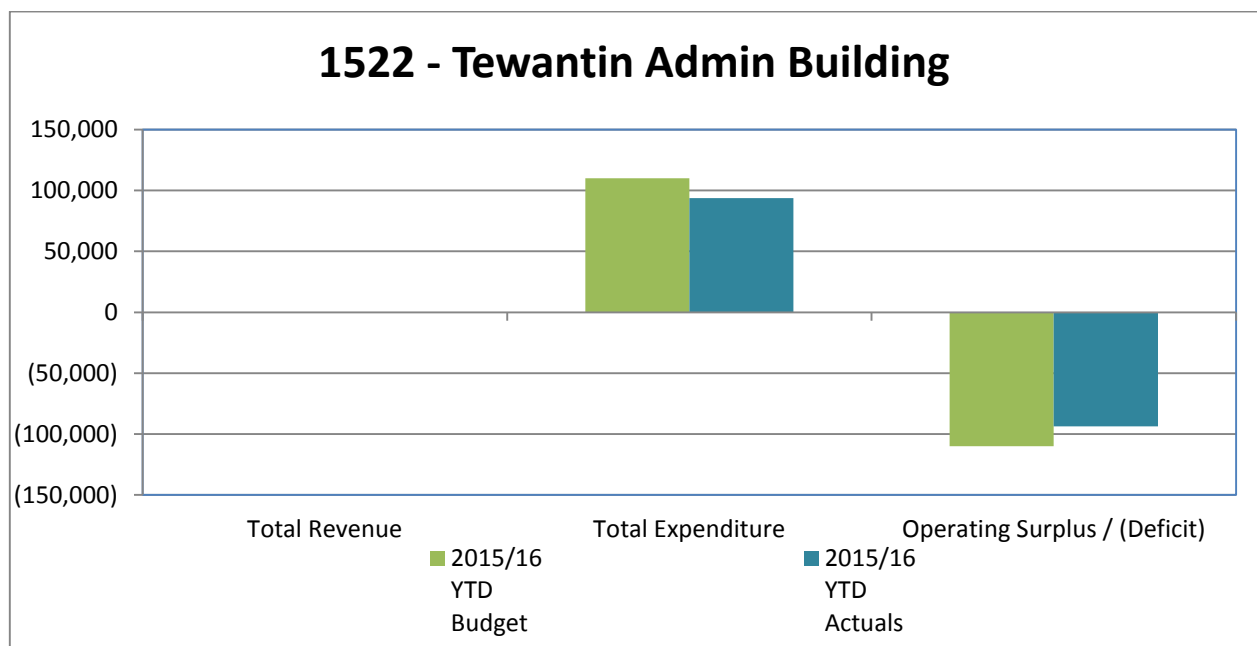
Expenditure Summary					
Employee Benefits	83,067	20,767	6,816	8.2%	13,951
Materials & Services	200,606	50,151	26,072	13.0%	24,080
Depreciation & Amortization	132,836	33,209	33,209	25.0%	0
Internal Charges	34,287	12,869	12,455	36.3%	415
Competitive Neutrality	0	0	0	0.0%	0
Total	450,796	116,997	78,552		



Tewantin Administration Building

Statement of Income and Expenses	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	0	0	0	0.0%	0
Total Expenditure	462,212	109,999	93,626	20.3%	16,373
Operating Surplus / (Deficit)	(462,212)	(109,999)	(93,626)		

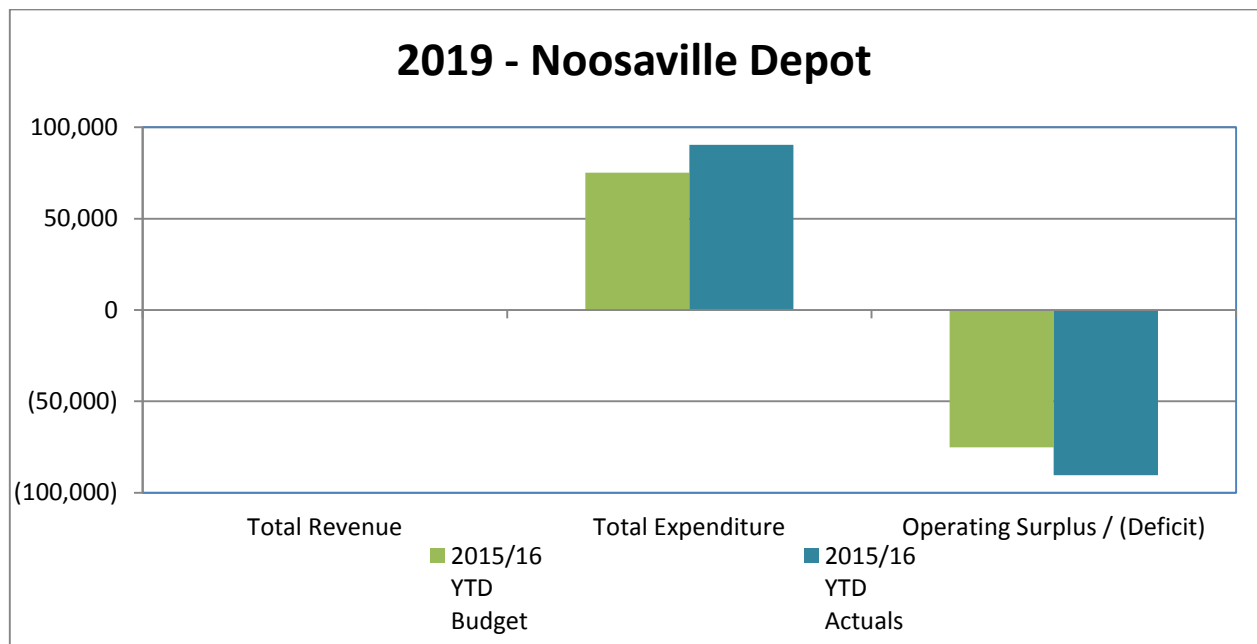
Expenditure Summary					
Employee Benefits	1,740	435	3,053	175.5%	(2,618)
Materials & Services	303,636	67,534	48,431	16.0%	19,103
Depreciation & Amortization	145,553	36,388	36,388	25.0%	0
Internal Charges	11,283	5,641	5,753	51.0%	(112)
Competitive Neutrality	0	0	0	0.0%	0
Total	462,212	109,998	93,625		



Noosaville Depot

Statement of Income and Expenses	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	0	0	0	100.0%	0
Total Expenditure	289,218	75,099	90,381	31.3%	(15,282)
Operating Surplus / (Deficit)	(289,218)	(75,099)	(90,381)		

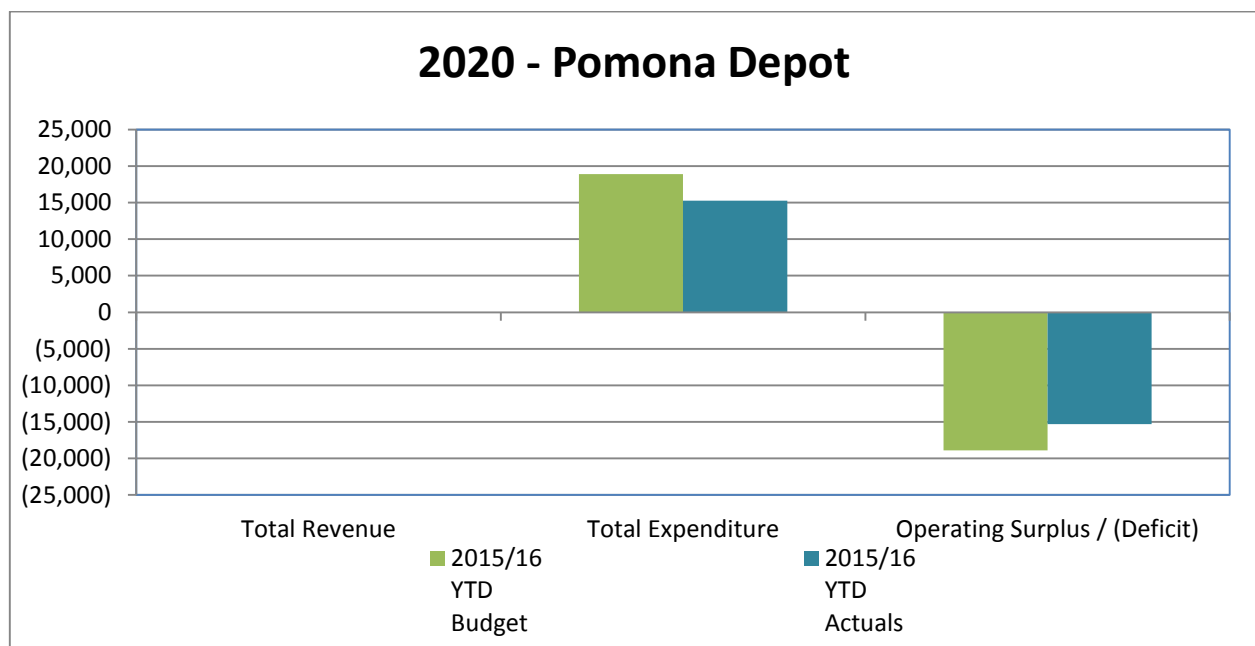
Expenditure Summary					
Employee Benefits	0	0	13,886	100.0%	(13,886)
Materials & Services	175,588	43,897	44,036	25.1%	(139)
Depreciation & Amortization	100,582	25,146	25,146	25.0%	0
Internal Charges	13,048	6,057	7,314	56.1%	(1,257)
Competitive Neutrality	0	0	0	0.0%	0
Total	289,218	75,100	90,382		



Pomona Depot

Statement of Income and Expenses	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	0	0	0	0.0%	0
Total Expenditure	73,135	18,914	15,294	20.9%	3,620
Operating Surplus / (Deficit)	(73,135)	(18,914)	(15,294)		

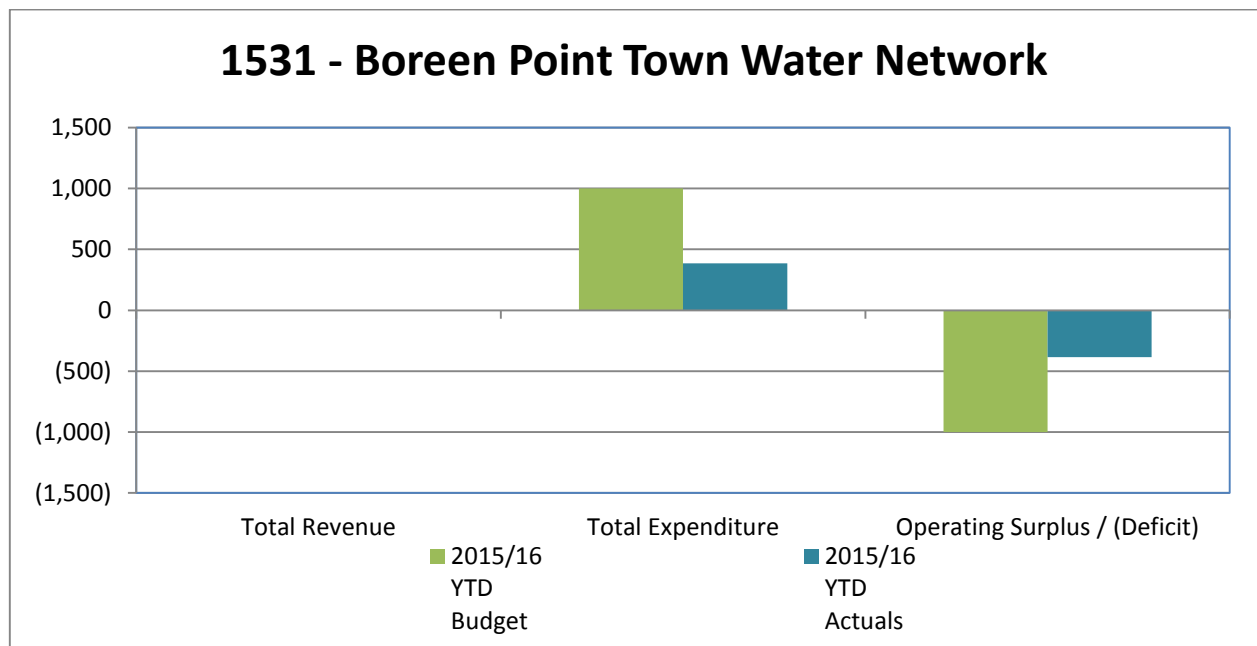
Expenditure Summary					
Employee Benefits	0	0	757	100.0%	(757)
Materials & Services	39,824	9,956	5,629	14.1%	4,327
Depreciation & Amortization	30,789	7,697	7,697	25.0%	0
Internal Charges	2,523	1,261	1,212	48.0%	49
Competitive Neutrality	0	0	0	0.0%	0
Total	73,136	18,914	15,295		



Boreen Point Water Supply

Statement of Income and Expenses	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	0	0	0	0.0%	0
Total Expenditure	4,000	1,000	384	9.6%	616
Operating Surplus / (Deficit)	(4,000)	(1,000)	(384)		

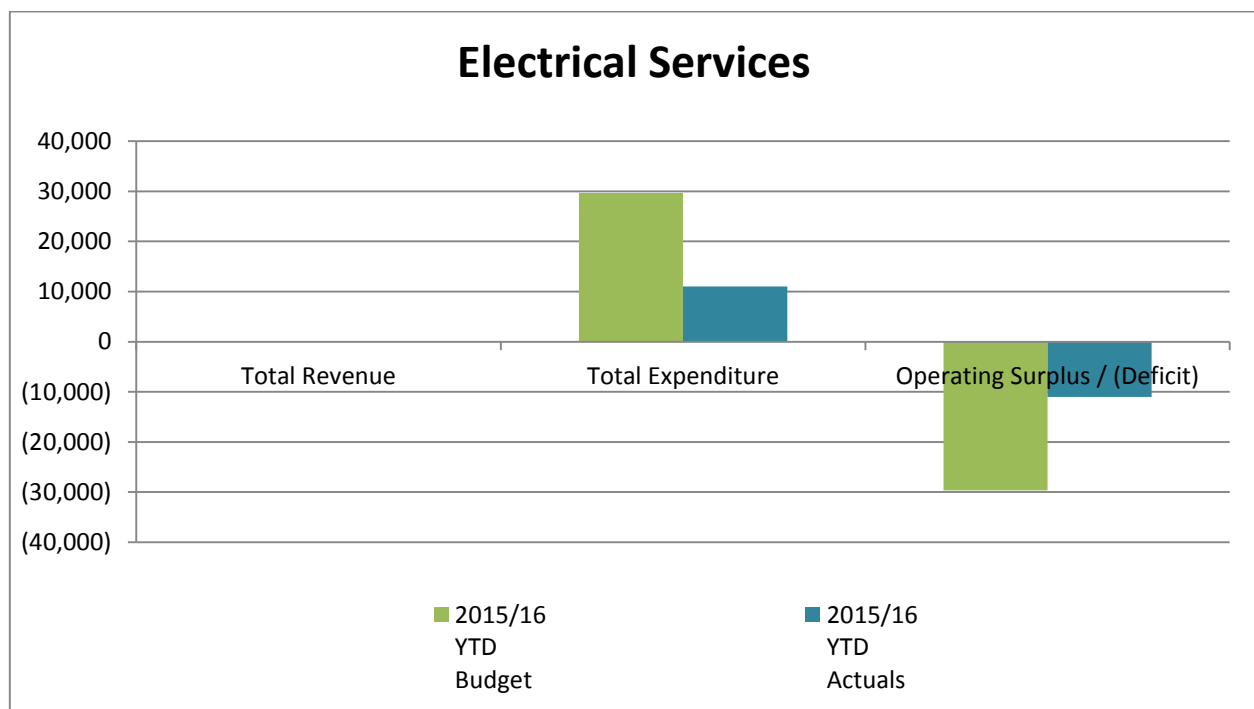
Expenditure Summary					
Employee Benefits	0	0	384	100.0%	(384)
Materials & Services	4,000	1,000	0	0.0%	1,000
Depreciation & Amortization	0	0	0	0.0%	0
Internal Charges	0	0	0	0.0%	0
Competitive Neutrality	0	0	0	0.0%	0
Total	4,000	1,000	384		



Electrical Maintenance

Statement of Income and Expenses	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	0	0	0	0.0%	0
Total Expenditure	121,081	29,691	11,043	9.1%	18,648
Operating Surplus / (Deficit)	(121,081)	(29,691)	(11,043)		

Expenditure Summary					
Employee Benefits	75,357	18,259	668	0.9%	17,591
Materials & Services	12,100	3,025	1,929	15.9%	1,096
Depreciation & Amortization	0	0	0	0.0%	0
Internal Charges	33,624	8,406	8,445	25.1%	(39)
Competitive Neutrality	0	0	0	0.0%	0
Total	121,081	29,690	11,042		



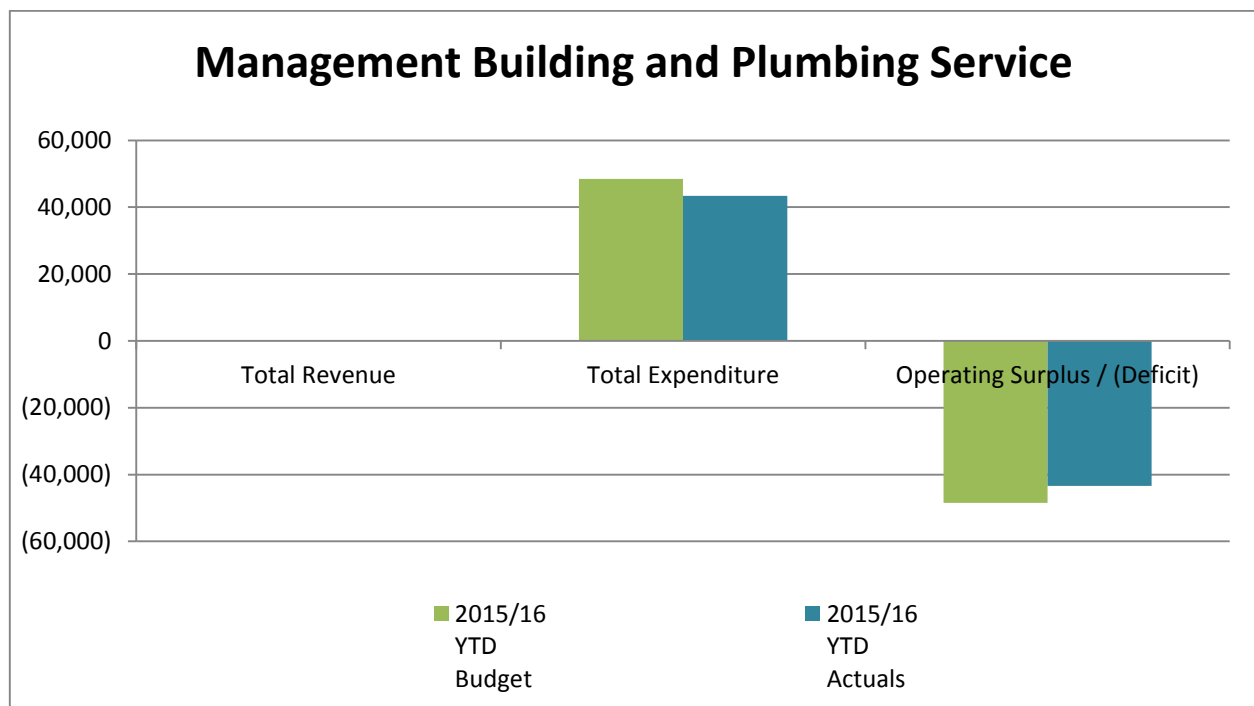
Core Building and Plumbing Function/ Activity Records Schedules 01/07/2015 - 30/09/2015

Function/ Activity	Work Orders Completed Internal Officers	Work Orders Completed External Contractors
Building and Facilities	100	43
Plumbing Maintenance	174	28
Electrical Maintenance	109	37
Total Works Undertaken within this period	383	108

Management Building and Plumbing Services

Statement of Income and Expenses	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	0	0	0	0.0%	0
Total Expenditure	197,284	48,471	43,351	22.0%	5,120
Operating Surplus / (Deficit)	(197,284)	(48,471)	(43,351)		

Expenditure Summary					
Employee Benefits	140,464	34,266	31,943	22.7%	2,323
Materials & Services	11,500	2,875	0	0.0%	2,875
Depreciation & Amortization	0	0	0	0.0%	0
Internal Charges	45,320	11,330	11,408	25.2%	(78)
Competitive Neutrality	0	0	0	0.0%	0
Total	197,284	48,471	43,351		



4. CAPITAL WORKS AND SPECIFIC PROJECTS

Existing staffing levels have not increased for the delivery of activities to meet capital project outcomes.

Capital Works Program Delivery – 01/07/2015 to 31/06/2016				
Project Description	Approved Capital Works Budget	Project Budget Costing	Project Completed Yes/No	Budget Savings
Whole of Shire Street Lighting Program	\$15,000	\$15,000	Underway	
Noosaville Library, Leisure Centre and Respite Centre Project (Stormwater and sewer refurbishment)	\$40,000	\$26,000	Yes	\$14,000
Noosaville Depot Fire Protection System and Fire Panel Replacement	\$17,000	\$17,000	Review report to be submitted to Councils Corporate Safety Committee	\$15,000 plus monitoring cost of \$4,000 per year
Noosa Heads Surf Club Public Amenities Refurbishment	\$85,000	\$130,000	Quotes Received and BR 2 submitted for review	

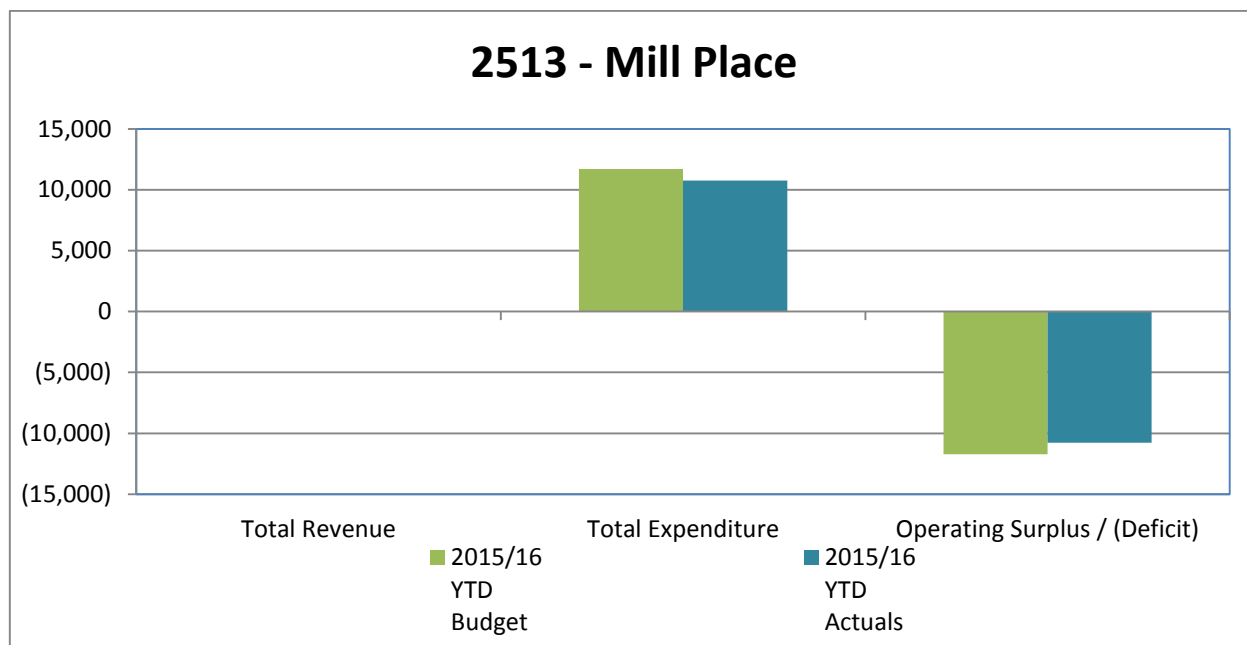
Specific Projects

Delivery of Specific Projects – 01/07/2015 to 31/06/2016				
Project Description	Budget 2015/2016	Estimated and/or Fixed Cost	Project date Up	Estimated and Confirmed Savings and/or Benefits
Hasting Street Amenities (woods)	Hastings Street Levy	\$38,000	Quotes Sourced	Reduced ongoing cost in annual maintenance budget
Delivery of Council RCD and Tag and Testing Program to Council Owned Buildings	Electrical maintenance budget	Whole of Council	Estimated completion January 2016	Reduction in whole of Council department's budgets. Estimated savings \$28,000
External Public Shower Replacement Program	Split Budgets	\$4,000	Ongoing program	Reduction in annual maintenance cost estimated at \$3,000
Introduction of New Security Access System. Noosaville and Cooroy Libraries, The "J" and Bicentennial Hall	Split maintenance Budgets	\$11,000	Quotes and install underway	\$9,000
Council Owned Water Meter Project (Records management and disconnection program)	Split maintenance budgets	\$12,110	Stage completed. 2	\$8,610

Lower Mill Site

Statement of Income and Expenses	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	0	0	0	0.0%	0
Total Expenditure	51,339	11,710	10,766	21.0%	944
Operating Surplus / (Deficit)	(51,339)	(11,710)	(10,766)		

Expenditure Summary					
Employee Benefits	0	0	0	0.0%	0
Materials & Services	9,516	1,254	310	3.3%	944
Depreciation & Amortization	41,823	10,456	10,456	25.0%	0
Internal Charges	0	0	0	0.0%	0
Competitive Neutrality	0	0	0	0.0%	0
Total	51,339	11,710	10,766		



5. FUTURE DIRECTION

Further review of the activities and functions of the Branch will be undertaken during this financial year as part of the planned service and system review. This review will be completed by November/ December 2015 with recommendations put forward for consideration.

External Consultation - Community & Stakeholder

Hastings Street Association in regards to lighting and amenities projects and maintenance.

Internal Consultation

As indicated below.

Departments/Sections Consulted:

- | | | |
|---|---|--|
| <input type="checkbox"/> Chief Executive Officer
Executive Officer to the Mayor & CEO
Executive Support | <input checked="" type="checkbox"/> Community Services
Community Facilities
Community Development
Libraries & Galleries
Local Laws
Waste & Environmental Health | <input checked="" type="checkbox"/> Corporate Services
Financial Services
ICT
Procurement & Fleet
Property & Facilities
Revenue Services |
| <input type="checkbox"/> Executive Office
Community Engagement
Customer Service
Economic Development
Governance
Human Resources
Sustainability | <input checked="" type="checkbox"/> Planning & Infrastructure
Building & Plumbing Services
Civil Operations
Infrastructure Planning & Design
Planning & Environment
Strategic Land Use Planning | |

Planning & Environment

2 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - ANIMAL HUSBANDRY TYPE 2 (INTENSIVE POULTRY FARM) AND ENVIRONMENTALLY RELEVANT ACTIVITY (ERA 4 - POULTRY FARMING) SITUATED AT 136 TOP FORESTRY ROAD, RIDGEWOOD (MCU12/0184)

Author Development Planner, Jack Lewis
 Planning & Infrastructure Department

Index ECM / Application / MCU12/0184

- Attachments**
1. Proposal Plans
 2. Special Conditions of the Infrastructure Agreement

APPLICATION DETAILS	
Applicant	W Donald Milligan Pty Ltd
Proposal	Development Permit for Material Change of Use for Animal Husbandry Type 2 (Intensive Poultry Farm); and Environmentally Relevant Activity (ERA 4 - Poultry Farming)
Properly Made Date	12 November 2012
Information Request Date	10 December 2012
Information Response Date	8 May 2013
Number of Submissions	<ul style="list-style-type: none"> • 12 Properly made submissions; and • 214 not properly made submissions received after the advertising period, including four recent petitions. <ul style="list-style-type: none"> ○ Two of the petitions are in support of the proposal totalling 198 petitioners, including 53 that live near the proposed haul route. ○ Two petitions objecting to the proposal, totalling 723 petitioners, including 220 that live near the proposed haul route.
PROPERTY DETAILS	
Property Address	136 Top Forestry Rd, Ridgewood
RP Description	Lot 21 SP 226606
Land Area	105.017ha
Existing Use of Land	Avocado orchard, associated sheds and detached house
STATUTORY DETAILS	
SEQRP Designation	Regional Landscape and Rural Production
Locality	Mary River Catchment
Zone	Rural
Assessment Type	Impact

RECOMMENDATION

That Council note the report by the Development Planner to the Planning & Organisation Committee Meeting dated 10 November 2015 regarding Application No. MCU12/0184 for a Development Permit for Material Change of Use for Animal Husbandry Type 2 (Intensive Poultry Farm) and Environmentally Relevant Activity (ERA 4 - Poultry Farming) situated at 136 Top Forestry Road, Ridgewood and;

- A. Execute the infrastructure agreement with the applicant in respect of upgrading Top Forestry Road & Odour Covenant; and
- B. Approve the application in accordance with the following conditions:

PLANNING

When Conditions must be Complied With

- 1. Unless otherwise stated, all conditions of this Decision Notice must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans/Documents

- 2. Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are listed in the following table unless otherwise amended by these conditions.

Plan No.	Rev.	Plan Name	Date
1209-01	D	Site Plan, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-05	D	Shed 1 & 2 Cross Sections, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-06	D	Shed 3 & 4 Cross Sections, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-07	D	Shed 5 & 6 Cross Sections, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-08	D	Shed 7 & 8 Cross Sections, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-09	D	Preliminary Road Layout Plan 1, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-10	D	Preliminary Road Layout Plan 2, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-11	D	Preliminary Road & Sheds Layout Plan 3, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-12	D	Preliminary Road & Sheds Layout Plan 4, prepared by <i>Callaghan & Toth</i>	01/03/2013
1209-13	D	Preliminary Road & Sheds Layout Plan 5, prepared by <i>Callaghan & Toth</i>	01/03/2013
01- Page 9	F	Stormwater Quality Catchment Layout, prepared by <i>Callaghan & Toth</i>	10/15
02- Page 10	F	Stormwater Quality Treatment Devices, prepared by <i>Callaghan & Toth</i>	10/15
03- Page 11	F	Stormwater Quality Treatment Devices, prepared by <i>Callaghan & Toth</i>	10/15
04- Page 12	F	Stormwater Quality Treatment Devices, prepared by <i>Callaghan & Toth</i>	10/15

Document No.	Rev.	Document Name	Date
GEOTKPAR 01945AA/A		Geotechnical and Slope Stability Investigation prepared by <i>Coffey Geotechnics</i>	23 April 2013

3. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this Decision Notice.

Nature and Extent of Approved Use

4. The maximum number of chickens on-site at any one time shall not exceed 230,000 birds. A register is to be kept on site at all times detailing the number of chickens in each shed, which is to be available for inspection by Council officers upon written request.
5. Spent litter and poultry manure must not be stored, stockpiled or spread on the site at any time.

Performance Bond

6. Security in the form of a cash bond or trading bank guarantee to the sum of **\$50,000** must be submitted to Council, to secure performance of all conditions of this approval, prior to the issue of a Development Permit for Operational Works. The cash bond or trading bank guarantee will be returned on performance of the conditions of approval less any costs incurred by Council in respect of enforcing performance of this permit. Council reserves the right to call upon the bond or guaranteed sum to effect compliance with conditions.

Building Appearance

7. All sheds and associated structures must be finished with subdued external building colours, so as to blend in with the surrounding landscape. Detailed building plans, elevations and colours of the structures shall be submitted and approved by Council prior to the issue of a Development Permit for Operational Works.

Landscaping Works

8. Dense screening vegetation shall be established around the sheds and associated structures in accordance with Council’s Policy on Landscaping Guidelines and a properly prepared landscape plan. Such landscaping is to be completed prior to the commencement of the use and maintained at all times thereafter. The Landscape Plan shall include at a minimum:
 - a. 20m wide landscaping strip along the perimeters of each shed and associated structures, with appropriate plantings along the batters.
 - b. Retention of existing mature trees, where practicable.
 - c. Appropriately selected tree species and understorey plantings to achieve dense visual screening of the sheds and having regard to the soil conditions. Trees included shall be able to achieve a minimum 15m in mature height, though inclusion of fast growing species is also desirable to achieve early visual screening.

A development application for Operational Works shall be required in this regard.

9. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

ENGINEERING**External Works**

10. That part of Top Forestry Road extending from the intersection with Old Ceylon Road to the entrance to the site must be upgraded. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
- a. Widening and sealing of the existing road pavement to a width sufficient to allow two heavy vehicles to pass. The new formation must be sufficient to cater for the expected vehicles
 - b. The works must be approved, completed and accepted "On Maintenance" for a minimum maintenance period of 52 weeks for roadworks, stormwater drainage and frontage works as set out in section 5.5 of "Planning Scheme Policy 5 – Engineering Design Standards – Roads, Drainage and Earthworks" in effect at the Commencement Date, prior to the commencement of the use for Animal Husbandry - Type 2 (Intensive Poultry Farm).
 - c. The upgrading of Top Forestry Road must be provided by the applicant/owner generally in accordance with the plans prepared by Lambert & Rehbein contained in;
 - i. B14101-SK-0004 (Rev B) dated 8/5/2015
 - ii. B14101-SK-0005 (Rev C) dated 28/4/2015
 - iii. B14101-SK-0006 (Rev A) dated 6/1/2015
 - iv. B14101-SK-0007 (Rev A) dated 6/1/2015
 - d. The works shall extend from the proposed entrance to the site to the existing formation at Old Ceylon Road, including the following amendments:
 - i. Plan No. B14101-SK-004 (Rev B) dated 8/5/2015
 - a. Delete the table titled "Review of Existing Road Width vs Required 6m Road Width of Suitable Pavement Material"
 - b. Include additional notes
 1. "The unbound pavement must extend beyond the formation width into the 1 on 4 shoulder where necessary",
 2. "The final design of the pavement must be undertaken in accordance with the conditions of the operational works approval",
 3. "Table drains to be widened at cross drainage culverts where necessary",
 4. "The road must be constructed with a minimum 6m wide sealed surface.", and
 5. The sealed surface must be widened where required at the bends (a minimum of 7m wide at the major bend at approximately Ch1100 to ch1200)."
 - c. Clearly indicate the full extent of the proposed banks and batters.
 - ii. Plan No. B14101-SK-005 (Rev C) dated 28/4/2015
 - a. Include additional notes
 1. "The pavement designs shown on the engineering drawings are not approved. The final design of the pavement must be undertaken in accordance with the conditions of the operational works approval",

2. "The cut batter indicated on the plan is typical only and is subject to localised geotechnical investigation at the time of final design and submission of an Operational Works application. Should the localised geotechnical investigation conclude that the typical section is not achievable or Council considers that the extent of works and vegetation removal is excessive, Council reserves the right to require the construction of a suitable engineered solution. All works are to be constructed at no cost to Council."
 - b. Clearly indicate the full extent of the proposed banks and batters
- iii. Plan No. B14101-SK-006 (Rev A) dated 6/1/2015
 - a. Extend the cross section at Ch140 to indicate the full extent of banks and batters (to the point where they meet with natural surface)

Traffic Management

11. No heavy vehicles associated with the use are to park, wait or "hold" on:
 - a. The residential streets of Cooroy township,
 - b. Cooroy Belli Creek Road,
 - c. Old Ceylon Road, or
 - d. Top Forestry Road
12. The maximum number of heavy vehicle movements associated with the use of the site (including existing cropping and proposed poultry operations) must not exceed 26 trips in any one day (1 trip being equivalent to a heavy vehicle travelling to the site).
13. Heavy vehicles travelling along the haul route must be limited to between the hours of 6am until 7pm, 7 days per week. A register is to be kept on site at all times detailing the number of heavy vehicle movements travelling to and from the site and times, which is to be available for inspection by Council officers upon written request.
14. The haul route must be to/from the Bruce Highway via Top Forestry Road, Old Ceylon Road, Cooroy-Belli Creek Road, Maple Street, Crystal Street and Myall Street. The haul route may be varied when the approved route is inaccessible due to accident, repairs or weather conditions, subject to prior written approval from Council.

Site Access and Driveways

15. An access driveway must be provided from Top Forestry Road to all parking and manoeuvring areas of the development. The works must be undertaken in accordance with an Operational Works approval and must be generally in accordance with Callaghan and Toth drawings numbered 1209-09 to 17.
16. All redundant vehicular crossings to the site must be removed and replaced by landscaping such as trees and grasses in accordance with Council's Standard specifications prior to commencement of the use permitted by this permit

Earthworks

17. The earthworks proposed on-site for the construction of the sheds, access driveway and manoeuvring areas must be undertaken in accordance with an Operational Works approval and must be:
 - a. generally in accordance with the Preliminary Road Layout Plans, numbered 1209-05 to 17 prepared by *Callaghan and Toth*; and
 - b. in accordance with the recommendations of the Geotechnical and Slope Stability Investigation prepared by *Coffey Geotechnics* reference GEOTKPAR01945AA/A dated 23 April 2013.

18. Prior to the commencement of the use certification must be submitted to Council from a qualified person* which certifies that the development has been constructed in accordance with the recommendations of the Geotechnical and Slope Stability Investigation prepared by *Coffey Geotechnics* reference GEOTKPAR01945AA/A dated 23 April 2013 and that the development has a minimum factor of safety against landslip of 1.5 in the long term.

Damage to Services and Assets

19. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner at the following times:
- where the damage would cause a hazard to pedestrian or vehicle safety, immediately; or
 - where otherwise, upon completion of the works associated with the development.

Any repair work which proposes to alter the alignment or level of existing services and assets must first be referred to the relevant service authority for approval.

Stormwater Drainage

20. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The stormwater drainage system must be provided in accordance with a revised Stormwater Management Plan and implemented at all times during the use and include:
- Water Quality treatment strategies to treat runoff from roofs and roads generally in accordance with the Stormwater Quality Catchment Layout Plans, prepared by Callaghan & Toth dated 10/2015. Water Quality treatment strategies for runoff from these areas must be designed and installed in accordance with latest version of the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, including any other bunds or chemical storage requirements required by this approval and maintained for the lifetime of the development in accordance with relevant Water by Design maintenance guidelines.
 - Erosion and Sediment control strategies for the construction and runoff from hardstand areas are to be designed and managed in accordance with the International Erosion Control Association Best Practice Book Series, and certified by an RPEQ/CPESC to ensure that concentrated runoff discharged from the site will not result in erosion, scour or entrainment of sediments at its overflow path.

A development application for Operational Works shall be required in this regard.

ENVIRONMENTALLY RELEVANT ACTIVITY (ERA 4): POULTRY FARMING

SCHEDULE A - GENERAL

- This development approval authorises the conduct of environmentally relevant activity 4 - Poultry Farming (2) more than 200,000 birds.
- This development approval does not authorise the conduct of any other environmentally relevant activity on site.
- Environmental harm is not authorised by this Authority except to the extent that the harm is expressly authorised by a condition of this Authority.
- The holder of the relevant environmental authority must keep a copy of the development approval conditions for the activity in a location readily accessible to personnel carrying out this activity.
- The registered operator must ensure that the activities at the premises comply with the development approval conditions.

6. The registered operator must not change, replace or operate any plant or equipment installed at the premises if the change, replacement or operation increases, or is likely to substantially increase, the risk of environmental harm.
7. Any visible light released from the environmentally relevant activity must be of the appropriate type, and positioned to ensure spill and obtrusive light does not exceed the recommended maximum values of AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' Table 2.1 & 2.2 so as not to cause an environmental nuisance at or beyond the boundary of the approved development.
8. The Operator must keep all records and documents required to be kept by a condition of this Development Approval at the Premises for a period of not less than 12 months and make the records and documents available for examination by an Authorised Person immediately upon request.
9. Copies of any record required by a condition of this development approval must be provided to any authorised person or the administering authority on request.
10. In carrying out the environmentally relevant activity, all reasonable and practical measures must be implemented to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development approval.
11. The operator of the environmentally relevant activity must:
 - a. Install, maintain and operate plant and equipment in a proper and efficient condition. In this condition, "plant and equipment" includes:
 - i. Plant and equipment used to prevent and/or minimise the likelihood of environmental harm being caused;
 - ii. Devices and structures to contain foreseeable escapes of contaminants and waste;
 - iii. Vehicles used to transport waste;
 - iv. Devices and structures used to store, handle, treat and dispose of waste;
 - v. Monitoring equipment and associated alarms; and
 - vi. Backup systems that act in the event of failure of a primary system.
12. Material safety data sheets for all chemicals used and/or stored on the premises must be kept on site and be readily available for reference by staff.
13. All trafficable areas on site must be sealed.

SCHEDULE B - SITE SPECIFIC

14. Within three (3) months of the granting of this development approval, the operator must develop and implement a Site Based Management Plan (SBMP) that addresses the management of environmental impacts of the activities under this approval. The SBMP must identify all potential sources of environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and 'continual improvement' in the overall environmental performance of all activities that are carried out.

The SBMP must address (but not be limited to) the following matters:

- Environmental commitments - a commitment by senior management to achieve specified and relevant environmental goals;
- Organisational structure, responsibilities and effective communication;
- Identification of environmental issues and potential impacts;

- Control measures and operating procedures for routine operations to minimise likelihood of environmental harm;
 - Maintenance practices and procedures;
 - Routine observations of odour and dust and recording the management response to elevated levels;
 - Monitoring and sampling of stormwater nutrient and contaminant levels associated with shed litter clean out at lawful points of site discharge;
 - Contingency plans and emergency procedures to deal with risks and hazards including corrective responses to prevent and minimise environmental harm (including any biosecurity incident);
 - Monitoring of contaminant releases;
 - Environmental impact assessments to be undertaken where identified as required in relation to carrying out the objectives of the SBMP;
 - Vermin control measures;
 - Record keeping, staff training and handling and review of environmental complaints; and
 - Periodic review of environmental performance and continual improvement.
15. The operator must ensure that the activities at the premises comply with the SBMP.
16. The operator must conduct daily inspections to identify wet litter.
17. Litter that cannot be returned to a friable state within 48 hours of turning or treating must be removed from poultry sheds.
18. A minimum shed litter depth of 45 mm must be maintained at all times.
19. Shed litter must be completely replaced in each poultry shed at the end of each batch.
20. The design and construction of the shed flooring system and bunded litter storage areas must include an impervious membrane e.g. concrete, such that moisture and/or contaminants are not released to subsurface soil or groundwater.
21. Sheds must be designed and constructed with tunnel ventilation exhaust fans located in accordance with the following:
- Shed 1 - Eastern Wall
 - Shed 2 - South-western Wall
 - Shed 3 - Northern Wall
 - Shed 4 - Southern Wall
 - Shed 5 - Northern Wall
 - Shed 6 - North-eastern Wall
 - Shed 7 - Western Wall
 - Shed 8 - Western Wall

SCHEDULE C – AIR & DUST

22. Odours or airborne contaminants which are noxious or offensive or otherwise unreasonably disruptive to public amenity or safety must not cause nuisance to any nuisance sensitive place or commercial place.
23. Dust and particulate matter emissions must not exceed the following concentrations at any sensitive place or commercial place:
- a. dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 (or more recent editions), or

- b. a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging time, when monitored in accordance with Australian Standard AS 3580.9.6 (or more recent editions)

SCHEDULE D – WATER

- 24. Contaminants or contaminated water must not be directly or indirectly released from the premises to surface water or groundwater at or outside the Premises except for:
 - a. uncontaminated overland stormwater flow; or
 - b. uncontaminated stormwater to the stormwater system.
- 25. Contaminants or contaminated water may be released to sewer under and in accordance with a trade waste permit granted by Unity Water under the *Water Supply (Safety & Reliability) Act 2008*.
- 26. The Operator must ensure that:
 - a. maintenance and cleaning of equipment is carried out in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, water or onto unsealed ground;
 - b. any spillage of contaminants is cleaned up immediately by a method other than hosing, sweeping or otherwise releasing the contaminants into stormwater drainage, a roadside gutter or water; and
 - c. incident rainfall and overland flow of stormwater does not contact contaminants (for example, areas with contaminants should be roofed or be protected by diversion drains).
- 27. All areas that contain contaminants, or areas where potentially contaminating activities are carried out, must be drained to a treatment device for treatment prior to release or reuse on site. The design and construction of the treatment device must be undertaken in accordance with an Operational Works approval.
- 28. Nutrient, pathogen and contaminant levels in stormwater discharged from the site must not exceed the water quality guideline levels of the *Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000*, and/or result in the exceedance of the water quality objectives for waters listed in Schedule 1 of the *Environmental Protection (Water) Policy 2009*.

SCHEDULE E – NOISE

- 29. Noise from the activity must not exceed the levels identified in the following table and the associated requirements at any nuisance sensitive place or commercial place.

Noise level measured in dB(A)	Monday to Saturday			Sunday and Public Holidays		
	7am-6pm	6pm-10pm	10pm-7am	9am-6pm	6pm-10pm	10pm-9am
Noise measured at a nuisance sensitive place						
L_{Aeq adj,T}	Background +5	Background +3	Background +3	Background +5	Background + 3	Background + 3
MaxL_{pA,T}	Background +10	Background +8	Background +5	Background +10	Background +8	Background +5
Noise measured at a commercial place						
L_{Aeq adj,T}	Background +10	Background +8	Background +5	Background +10	Background +8	Background +5
MaxL_{pA,T}	Background +15	Background +13	Background +10	Background +15	Background +13	Background +10

SCHEDULE F – WASTE

30. Deceased poultry must be refrigerated or frozen under storage prior to removal from the premises.
31. Deceased poultry must not be buried or composted on the Premises, unless ordered by a relevant State or Federal government agency to do otherwise in the event of a major biosecurity incident.
32. All Regulated Wastes must be removed from the Premises by a registered regulated waste transporter. Where Regulated Waste is removed from the Premises, records must be kept of the following:
 - a. the date, quantity and type of waste removed;
 - b. the name of the waste transporter and/or disposal operator that removed the waste; and
 - c. the intended treatment/disposal destination of the waste.
33. A contaminant (including a waste) must not:
 - a. be buried at the Premises;
 - b. be in contact with soil at the Premises; or
 - c. directly or indirectly seep or penetrate into the soil or groundwater at the Premises.

Unless ordered by a relevant State or Federal government agency to do otherwise in the event of a major biosecurity incident.

34. All pollution control equipment including the wastewater treatment system, extraction devices and filtering devices etc are to be routinely checked and maintained in accordance with the manufacturer's specifications/recommendations. The material extracted from the device(s) when being serviced and cleaned out is to be removed from the site and disposed of by either a licensed waste removal contractor or by other lawful means.
35. All wastewater and liquid wastes must be contained and/or directed to the approved waste water treatment system or disposed of by other lawful means.

SCHEDULE G – CHEMICAL STORAGE

36. All chemical tank storage (including, but not limited to, oil or waste oil, paint, lacquers, thinners, adhesives, and cleaning solvents) must be bunded so that the capacity of the bund is sufficient to contain at least one hundred and ten percent (110%) of the largest storage tank plus ten percent (10%) of the second largest tank within the bund.
37. All chemical drum storage (including, but not limited to, oil or waste oil, paint, lacquers, thinners, adhesives, and cleaning solvents, sanitising agents, detergents and the like) must be bunded so that the capacity of the bund is sufficient to contain at least one hundred percent (100%) of the largest container plus twenty-five percent (25%) of the total storage capacity.
38. All bunding must be constructed of materials which are impervious to the materials stored.

SCHEDULE H - MONITORING AND REPORTING

39. As soon as practicable after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with these conditions, the holder of the environmental authority must notify the administering authority of the release by telephone, or other means. The notification of emergencies or incidents must include but not be limited to the following:
 - a. the registered operator of the activity and property owner;
 - b. the location of the emergency or incident;
 - c. the number of the registration certificate;

- d. the name and telephone number of the designated contact person;
 - e. the time of the release;
 - f. the time the registered operator of the activity became aware of the release;
 - g. the suspected cause of the release;
 - h. the environmental harm and or environmental nuisance caused, threatened, or suspected to be caused by the release; and
 - i. actions taken to prevent any further release and to mitigate any environmental harm and or environmental nuisance caused by the release.
40. From the commencement of use of the first poultry shed, the Holder of this Authority shall maintain an automatic weather station on the Premises. The weather station must
- a. be sited and operated in accordance with the requirements of Australian Standards AS2922-1987 "*Guide for Siting of Sampling Units*" and AS2923 "*Guide for Measurement of Horizontal Winds for Air Quality Applications*";
 - b. measure at least air temperature, wind speed at ten (10) metres above ground level, wind direction at ten (10) metres above ground level and rainfall; and
 - c. be maintained to achieve a long-term return rate for valid data of at least ninety (90) percent.

Measurements of wind speed, wind direction and temperature shall be recorded as 15-minute averages. Measurements of rainfall shall be recorded as daily totals. All measurements shall be kept in electronic format for a minimum of 3 years and shall be made available to the Administering Authority on request.

41. A complaints register must be kept at the Premises and all complaints received about the Activity must be recorded in the register with the following details:
- a. time, date and nature of complaint;
 - b. type of communication (telephone, letter, personal, etc);
 - c. name, contact address and contact phone number of the complainant (if the complainant does not wish to be identified then 'not identified' is to be recorded);
 - d. response and investigation undertaken in response to the complaint;
 - e. name of the person responsible for investigating the complaint; and
 - f. action taken as a result of the complaint and the investigation and the signature of or under the authorisation of the Operator.
42. An incidents register must be kept at the Premises and it must record any incidents including but not limited to:
- a. any fire at the Premises; and
 - b. any release not in accordance with this Development Approval.

SCHEDULE D - DEFINITIONS

"Activity" means environmentally relevant activity ERA 4 - Poultry Farming 2 (more than 200,000 birds) pursuant to the *Environmental Protection Regulation 2008*.

"Administering authority" means the local government.

"Authorised person" means an authorised person authorised under the *Environmental Protection Act 1994*.

"Background Noise Level" means the A-weighted sound pressure level, obtained using time-weighting 'F', that is exceeded for 90% of the measuring period (T) not less than 15 minutes using fast response.

A **“Contaminant”** can be:

- a. a gas, liquid or solid; or
- b. an odour; or
- c. an organism (whether alive or dead), including a virus; or
- d. energy, including noise, heat, radioactivity and electromagnetic radiation; or
- e. a combination of contaminants

“Environment” includes—

- a. ecosystems and their constituent parts, including people and communities; and
- b. all natural and physical resources; and
- c. the qualities and characteristics of locations, places and areas, however large or small, that contribute to their biological diversity and integrity, intrinsic or attributed scientific value or interest, amenity, harmony and sense of community; and
- d. the social, economic, aesthetic and cultural conditions that affect, or are affected by, things mentioned in paragraphs a to c.

“Environmental harm” is any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

“Environmental value” is:

- a. a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety; or
- b. another quality of the environment identified and declared to be an environmental value under an environmental protection policy or regulation.

“Environmental nuisance” is unreasonable interference or likely interference with an environmental value caused by:

- a. noise, dust, odour, light; or
- b. an unhealthy, offensive or unsightly condition because of contamination; or
- c. another way prescribed by regulation.

‘Noise Sensitive Place’ means any of the following places –

- a. a dwelling;
- b. a library, childcare centre, kindergarten, school, college, university or other educational institution;
- c. a hospital, surgery or other medical institution;
- d. a protected area, or an area identified under a conservation plan as a critical habitat or an area of major interest, under the Nature Conservation Act 1992;
- e. a marine park under the Marine Parks Act 1982; and
- f. a park or garden that is open to the public (whether or not on payment of money) for use other than for sport or organised entertainment.
- g. a ‘sensitive receptor’ as defined in the Environmental Protection (Noise) Policy 2008.

‘Sensitive Place’ means any of the following places –

- a. a dwelling, residential allotment, residential open space areas;
- b. a library, childcare centre, kindergarten, school, college, university or other educational institution;
- c. a hospital, surgery or other medical institution;
- d. a protected area, or an area identified under a conservation plan as a critical habitat or an area of major interest, under the Nature Conservation Act 1992;
- e. a marine park under the Marine Parks Act 1982; and

- f. a park or garden that is open to the public (whether or not on payment of money) for use other than for sport or organised entertainment.

In determining whether noxious or offensive odours are being emitted from the boundary reference is made to the latest edition of the EPA guideline 'Odour impact Assessment from Developments' (latest edition).

"Premises" means 136 Top Forestry Road, RIDGEWOOD QLD; Lot 21 SP226606

"Registration Certificate" is a certificate issued in accordance with section 73F of the *Environmental Protection Act 1994*.

"Registered Operator" means the holder of a registration certificate, for a chapter 4 activity, issued under section 73F of the *Environmental Protection Act 1994* and in force.

"Regulated waste" is a waste referred to in Schedule 7 of the *Environmental Protection Regulation 2008*.

"Regulatory authority" means Noosa Council and/or the Queensland Department of Environment and Heritage Protection.

"Significant modification/significantly modified" in relation to an ERA means any modification to the system that:

- a. involves the replacement of half or more of the system, or
- b. triggers an Material Change of Use under Noosa Council Planning Scheme

"Qualified Person" means for the purpose of certifying acoustic matters for the development, a qualified person is considered to be either:

- a. a Registered Professional Engineer of Queensland; or
- b. an environmental consultant with a minimum of 3 years current experience in the field of acoustics.

"Suitably qualified and experienced person" or "duly qualified person" means a person who has such competence and experienced in relation to that activity as is recognised in the relevant industry as appropriate for that activity. A suitably qualified and experienced person includes personnel that have been trained, authorised and accredited by the manufacturer of a specific item of equipment and/or process. Only a suitably qualified and experienced person can test, repair and reset the equipment after a fault.

"TSP" means particles in the air environment with an equivalent aerodynamic diameter of not more than 50 microns.

"Uncontaminated Overland Stormwater Flow" and **"Uncontaminated Stormwater"** refers to stormwater that does not contain contaminants.

"Waters" includes the bed and banks of waters.

"Operator" means the entity that conducts the Activity to which this Development Approval relates and includes the registered operator.

REPORT

1. BACKGROUND

On the 16 September 2014, Council deferred consideration of the development application and requested the applicant to address the following:

- A. *Identify measures to mitigate dust nuisance for residents living along Top Forestry Road and minimise road maintenance requirements such as sealing Top Forestry Road;*
- B. *Confirm whether an alternative haul route can be used that does not include the residential streets of Cooroy (Maple Street and Crystal Street) and is suitable for heavy vehicles;*
- C. *Confirm whether chicken pick-up times can be limited to day time only (6am to 7pm);*
- D. *Identify how unacceptable odour impacts on future residents of 124, 146, 172 and 224 Top Forestry Road may be addressed; and*
- E. *Provide an Infrastructure Agreement that includes all proposed road works and/or maintenance measures to be undertaken to Top Forestry Road to address road, safety, amenity and maintenance issues and where appropriate odour measures for 124, 146, 172 and 224 Top Forestry Road.*

The application was presented to the Sunshine Coast Council on the 14 November 2013 and the 12 December 2013, wherein it was decided to defer the application for further consideration by the new Noosa Council and allow an Infrastructure Agreement to be negotiated. Copies of the previous reports and minutes can be viewed via the following links (with hard copies available in the Councillor's room):

Sunshine Coast Council - Ordinary Agenda and Minutes 14 November 2013 & December 2013.
<http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=cr-meetings>

Noosa Council – Agenda and Minutes 16 September 2014.
<http://www.noosa.qld.gov.au/documents/40217326/40423342/2014-09-16%20Planning%20%26%20Organisation%20Committee%20Agenda.pdf>

2. PROPOSAL

The proposal is for the construction of 8 x 100m to 130m long x 16m wide sheds along the ridgeline of the site, with each shed containing 26,800 to 34,840 chickens. On this basis, the site has the potential to carry up to 230,000 birds at any one time. The process involves rearing day old chicks to chickens for a period of 6-9 weeks, before being removed from the site for chicken meat production.

The proposed sheds are located more than 750m away from the closest house (not owned by the applicant). An aerial photo identifying the proposed sheds and the neighbouring properties is included as **Figure 1**. More detailed proposal plans (incorporating earthworks and stormwater treatment) are included as **Attachment 1**.

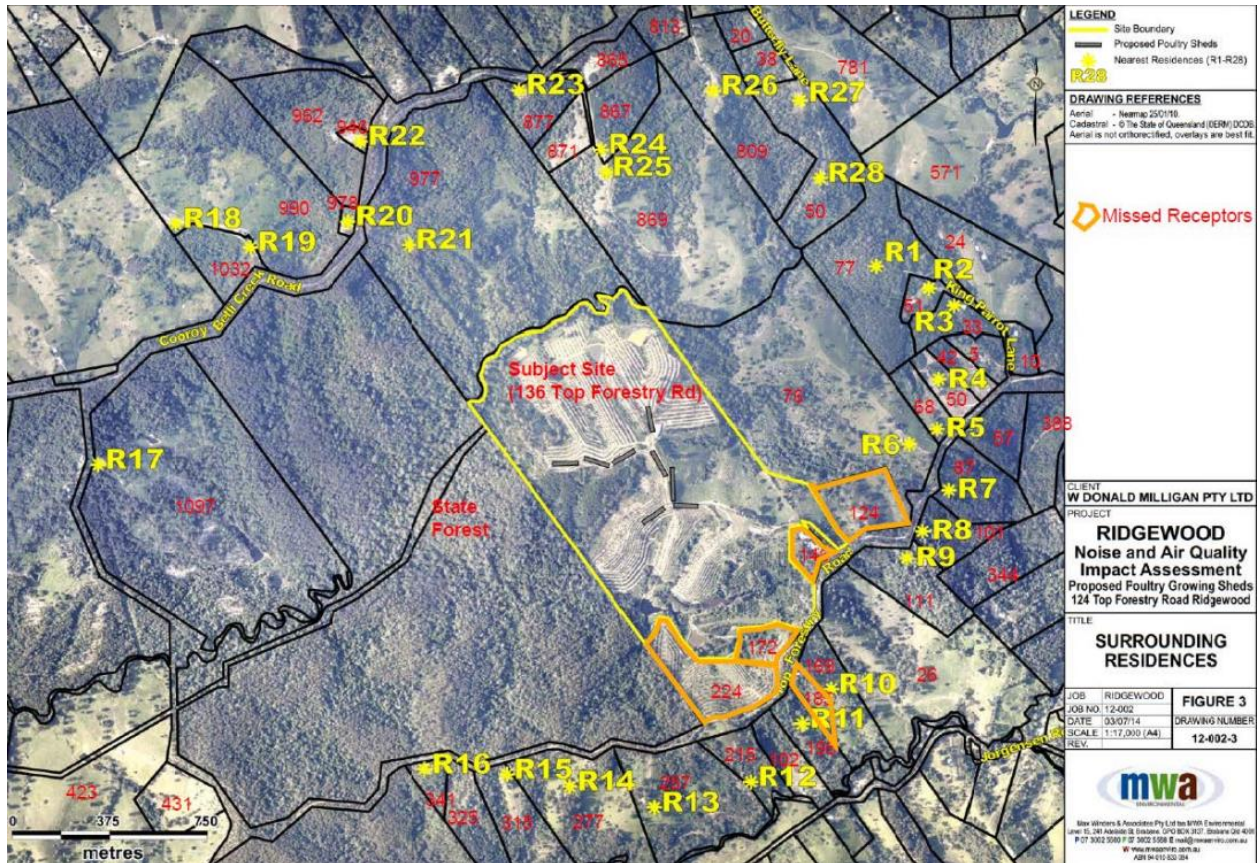


Figure 1 Aerial photo of the subject site with the proposed shed locations superimposed. The closest house to the sheds is 185 Top Forestry Rd (750m away to the south), marked in orange between R10 & R11.

3. ASSESSMENT

The subject site is located in the Mary River Catchment locality and is zoned Rural. The proposed use is a consistent use within the zone. While the use is a consistent use within the Rural zone, the application is required to follow an impact assessment process and must demonstrate that the selected site is suitable, and impacts can be appropriately managed.

In October 2015, the applicant responded to a Council request for an Infrastructure Agreement detailing proposed upgrades to Top Forestry Rd, and a restrictive odour covenant on the adjoining properties currently owned by the applicant (a copy of the special conditions of the agreement are included as **Attachment 2**).

The following assessment summarises the details of the Infrastructure Agreement, together with additional information received since previous reports on the application. An assessment against each of Council’s previous request items is then undertaken in section 3.2 of this report.

3.1. Infrastructure Agreement and Additional Information

Top Forestry Road Upgrades

The Infrastructure Agreement will commit the applicant to upgrade Top Forestry Road from the existing formation at Old Ceylon Road to the development site access, including:

- A minimum 6m wide sealed surface;
- A minimum 7m wide sealed surface at the major bend;
- A minimum overall pavement depth of 200mm, which is likely to result in a design life of more than 20 years.
- Installation of all required road signage and guide posts;

- Table drains, banks, batters and culverts to be widened where necessary;
- The final design of the pavement to be undertaken in accordance with the conditions of an Operational Works approval.
- The works to be completed and accepted 'On Maintenance' for a minimum period of 52 weeks in accordance with the *Planning Scheme Policy 5 – Engineering Design Standards* prior to the commencement of the use for Animal Husbandry – Type 2 (Intensive Poultry Farm).

Considering the type and frequency of the traffic expected on Top Forestry Road, the applicant's Traffic Engineer (*Lambert & Rehbein*) and Council's consultant (*Beard Traffic Engineering*) agree the sealing and widening of the road in accordance with the special conditions of the Infrastructure Agreement, will allow for the road to be used safely at moderate speed.

Odour Covenant

The applicant proposes to register a restrictive odour covenant on the adjoining property titles, which they currently own (124, 146, 172 & 224 Top Forestry Rd). The Infrastructure Agreement binds the owners of the lots to establish the restrictive covenants on title, prior to the commencement of the use and is to remain on title while the poultry farm operates. Council's solicitor has reviewed the terms of the agreement and considers the special conditions appropriate.

The restrictions relating to each of the properties is summarised in **Figure 2** below.

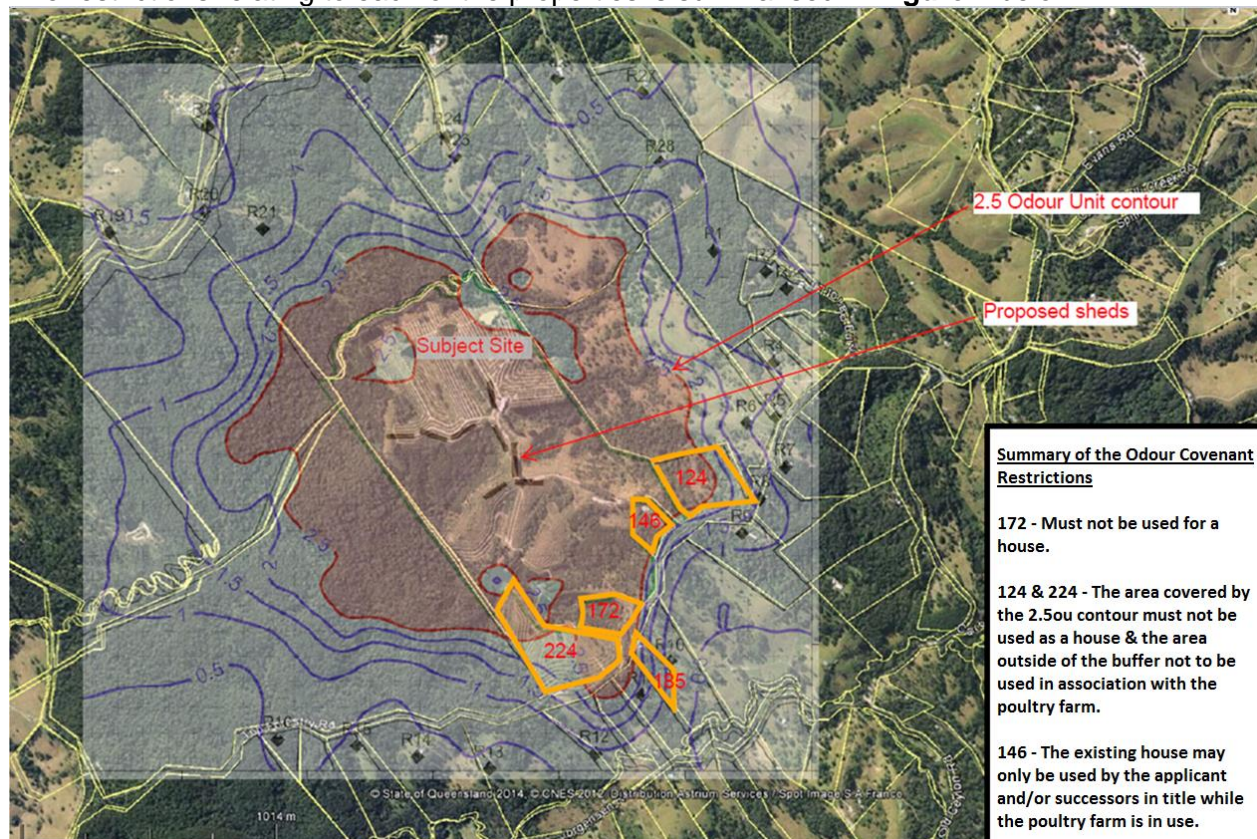


Figure 2 Odour Covenant restrictions on the lots owned by the applicant as part of the Infrastructure Agreement.

Odour Impacts on 185 Top Forestry Road

The applicant provides detailed modelling of odour impacts to 185 Top Forestry Road. The odour modelling did not previously include this house as a sensitive receptor. There is an existing house on this property and owners have lodged a letter of objection against the application (refer **Figure 2**).

The detailed modelling shows the QLD odour guideline requirements will be met for this house, and is outside the 2.5 Odour Unit contour (2.47 Odour Units).

Requirement for an onsite weather station

A recent submission includes a peer review by *Katestone Environmental* of the odour modelling. The review finds that odour modelling has been undertaken in accordance with current regulatory practice. However, onsite meteorological data could be assimilated into the meteorological component of the model to ensure its accuracy.

On the 22 October 2015, the applicant's environmental consultant (*MWA Environmental*) responded to the submission providing results of an onsite weather station. The station was located on the ridgeline originally for baseline wind data for dust monitoring. The station was then left on the site for nearly 12 months.

While there are some limitations with the use of this wind speed data (as a result of the station being located at 1.8m above the ground compared to 10m in accordance with AS2923), MWA Environmental consider the station can be used as a basis for validating the meteorological component of the odour model predictions for wind.

Taking account of the variations in weather station heights, MWA Environmental conclude that the model and observed wind directions correlate well and capture the key seasonal characteristics and directions, with the observed data considered to validate acceptable performance of the odour model. Council's environmental consultant (*Pacific Environment*) agrees with these conclusions.

3.2. Assessment against Council's previous resolution

A detailed assessment against Council's previous resolution requesting further information is included below.

A. Identify measures to mitigate dust nuisance for residents living along Top Forestry Road and minimise road maintenance requirements such as sealing Top Forestry Road;

The applicant seeks to enter into an Infrastructure Agreement with Council for the sealing and widening of Top Forestry Road, at their expense. The sealing of the road will mitigate dust nuisance from trucks and minimises maintenance requirements for Council.

The Infrastructure Agreement requires a minimum overall pavement depth of 200mm, which is likely to result in a design life of more than 20 years. Council's Civil Operations Manager indicates that if the road was to remain unsealed, there would be an increased maintenance cost to Council for grading & resheeting due to gravel loss under the traffic loads.

B. Confirm whether an alternative haul route can be used that does not include the residential streets of Cooroy (Maple Street and Crystal Street) and is suitable for heavy vehicles;

The preferred haul route for poultry vehicles is to/from the Bruce Highway via Top Forestry Road, Old Ceylon Road, Cooroy-Belli Creek Road, Maple Street, Crystal Street and Myall Street. The applicant's traffic engineer reviewed two alternative haul routes included within **Figure 3** as the 'Old Ceylon route' and the 'Skyring Creek route'.

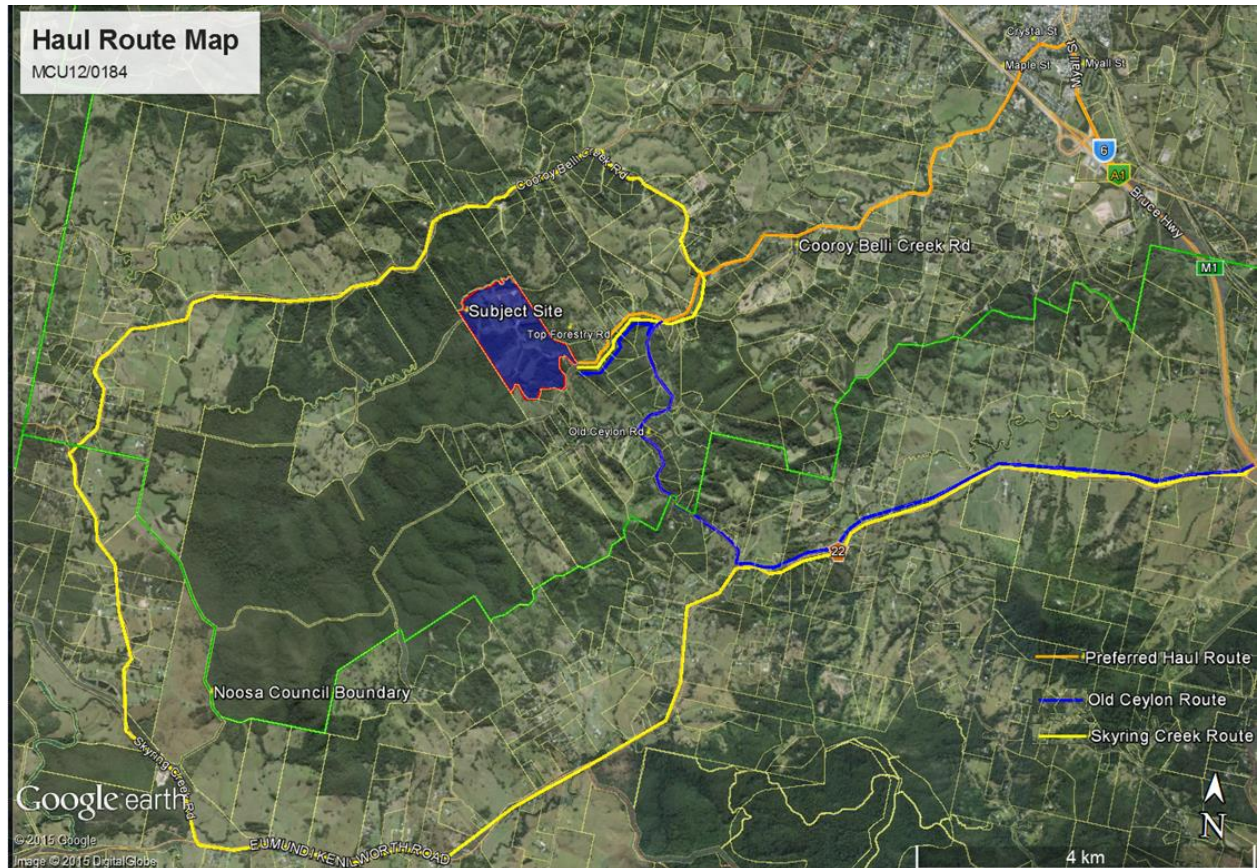


Figure 3 Haul Route options.

The alternative options are not considered a viable and/or reasonable alternatives for the following reasons:

Alternative Haul Route Options	Comments
Skyring Creek Rd route	<ul style="list-style-type: none"> • Additional 19km of travel each way; • Includes a section of winding, one-lane roadway with steeper graded sections; • Likely to require additional upgrades to the road network.
Old Ceylon Rd route	<ul style="list-style-type: none"> • Includes a 3km section of winding, one-lane unsealed roadway with steep graded sections of a lesser standard to Top Forestry Road; • Likely to require additional upgrades to the road network.

Council's consultant (*Beard Traffic Engineering*) agrees with the applicant's assessment and considers the proposed haul route the most appropriate.

C. Confirm whether chicken pick-up times can be limited to day time only (6am to 7pm);

The applicant indicates the meat chicken provider (Inghams) will endeavour to limit pick-up times to day time only (6am to 7pm), however, there may be times when pick-up will need to occur outside this period.

“Inghams can, and will always try to work in for 6am, however if birds are required earlier, they would need to schedule earlier”. (Quote from an Ingham's representative speaking to Councillors at a site inspection at a poultry farm in Beaudesert, September 2014).

Chicken pick-up days are predicted to occur 5 times during each 63 day cycle (29 days a year). On these days, trucks are expected to catch-out over a 10 hour period and include 26 heavy vehicle movements (see **Figure 4**).

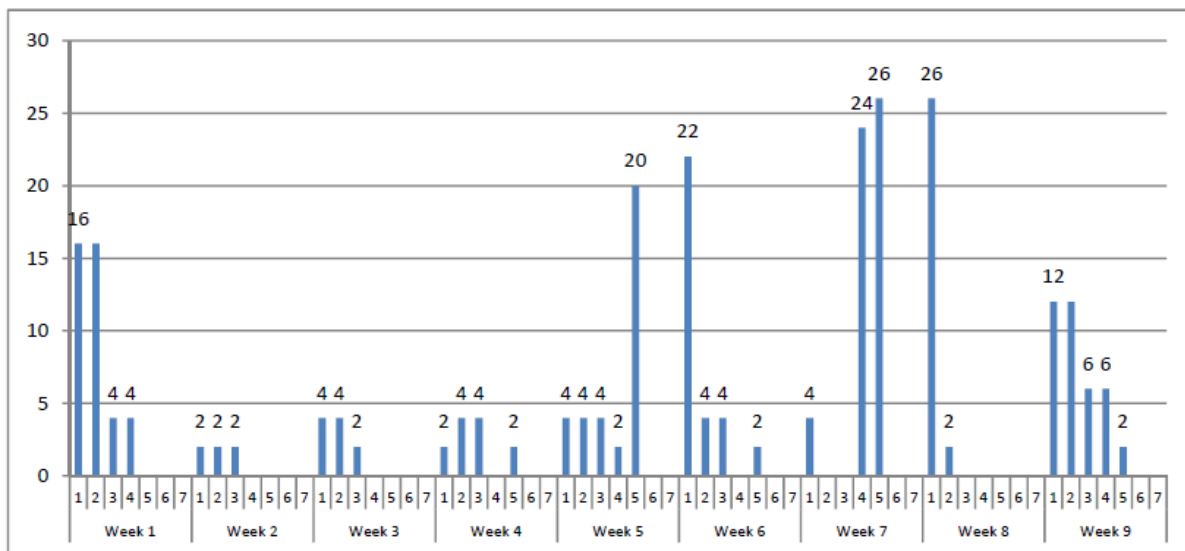


Figure 4 Total vehicle movements for each day of the batch cycle.

Based on previous compliance with poultry farms, The Department of Agriculture and Fisheries (DAF) considers noise from the chicken pick-ups could potentially cause environmental nuisance, and suggests Council could restrict chicken pick-ups to day time only.

It is apparent that the abattoirs in Brisbane run 24 hours a day and earlier catch out is dependant entirely on their scheduling. Therefore, to address noise concerns along the haul route, a condition is recommended restricting truck movements to between 6am and 7pm.

D. Identify how unacceptable odour impacts on future residents of 124, 146, 172 and 224 Top Forestry Road may be addressed;

The applicant has signed an Infrastructure Agreement for a restrictive odour covenant to be included on the titles of the adjoining properties 124, 146, 172 and 224 Top Forestry Road. Council’s solicitor has reviewed the terms of the agreement and considers the special conditions appropriate to restrict the development of a house (or transfer any existing house) within the unacceptable odour impact area.

E. Provide an Infrastructure Agreement that includes all proposed road works and/or maintenance measures to be undertaken to Top Forestry Road to address road, safety, amenity and maintenance issues and where appropriate odour measures for 124, 146, 172 and 224 Top Forestry Road.

An Infrastructure Agreement has been provided for the widening and sealing of Top Forestry Road, and a restrictive odour covenant on the titles of the adjoining properties at 124, 146, 172 and 224 Top Forestry Road (provided as **Attachment 2**).

4. CONSULTATION

4.1. IDAS Referral Agencies

The application was referred to the following IDAS Referral Agencies:

Concurrence

Department of Transport and Main Roads

The Department is a concurrence agency, as the proposal exceeds the threshold for development impacting on State transport infrastructure (>200,000 poultry). The Department responded by letter dated 13 December 2012 stating it has no requirements.

Advice

Powerlink

Powerlink is an advice agency for matters associated with the Eerwah Vale Transmission Line Corridor. It provided advice on the 20 December 2012 stating that all buildings shall not extend into their electricity easement area, and the proposed gravel road within the easement shall maintain a minimum 20m separation from the edge of Powerlink's structure footings.

Third Party Advice

Department of Agriculture, Fisheries and Forestry

The Department does not have any formal role in the assessment of this application. At the time the application was made in 2012, it involved prescribed *Environmentally Relevant Activity 4 - Poultry Farming* (ERA), for which the administration and enforcement was devolved to Council.

On the 31 March 2013, the State Government introduced the *Greentape Reduction Act 2012*, resulting in the administration and enforcement of this ERA being devolved to the Department of Agriculture and Forestry (DAF). This means Council will no longer be responsible for enforcement of the ERA if it becomes operational.

The Department was asked to provide comment on the development and draft ERA conditions for approval. The Manager for Environmental Regulations for Animal Industries visited the site and undertook a general assessment of the risks.

The Department responded on the 16 October 2015, with general comments on the proposed ERA conditions of approval. General conclusions were also made that the overall risk of environmental harm from air, water and waste were considered to be *low*, while noise impacts associated with chicken pick-ups considered potentially *high*.

4.2. Public Notification

The application was publicly notified for 15 business days in May 2013. 12 properly made submissions were received at the time. A further 214 not properly made submissions were received after the advertising period, including four petitions.

Two of the petitions are in support of the proposal totalling 198 petitioners, including 53 that live near the haul route. The other two petitions object to the proposal, totalling 723 petitioners, including 220 that live near the haul route.

The following table provides a summary and assessment of the issues in the most recent submissions raised since the last Council report in September 2014.

Issues	Comments
Odour Concerns	
<p>The detailed odour modelling fails to include five sensitive receptors within the 2.5 Odour Unit contour. One of these (the dwelling at 185 Top Forestry Road) is not owned by the applicant and is very close to the contour.</p>	<p>The applicant seeks to enter into an Infrastructure Agreement with Council for a restrictive odour covenant for the adjoining properties that the applicant owns within the 2.5 odour unit contour. Detailed modelling confirms Council consultant's previous advice that the sensitive receptor at 185 Top Forestry Rd is outside the 2.5 odour unit contour.</p>
<p>Odour Modelling Deficiencies</p> <ul style="list-style-type: none"> • Insufficient odour modelling of all emission sources. • Does not show the 20, 10 and 5ou contours. • The results are derived from a model based on vertical stack emission dispersion rather than poultry shed horizontal dispersion. • The modelling assumes a 'best-practice' K factor of 2.2, although the development's location and shed siting and orientation do not demonstrate industry 'best practice'. 	<p>Council's environmental consultant has reviewed all of the assumptions, criteria and meteorological data built into the odour modelling and consider them to be appropriate for the proposed location of the potential odour sources.</p>
<p>The modelling did not use site-specific weather and topographic data. There is no known observed meteorological data to enable validation of the modelled meteorology. Given the complexity of the terrain, it is recommended that a meteorological station be installed on-site to allow an evaluation of the modelled meteorology.</p>	<p>The applicant's environmental consultant (<i>MWA Environmental</i>) provided results of an onsite weather station. There are some limitations with the use of this wind speed data, however consider the station can be used as a basis for validating odour model predictions for wind.</p> <p>MWA Environmental conclude that the model and observed wind directions correlate well and capture the key seasonal characteristics and directions, with the observed data considered to validate acceptable performance of the odour model. Council's environmental consultant (<i>Pacific Environment</i>) agrees with these conclusions.</p>
<p>The development site is located in a valley, where inversions occur throughout the year. Since inversions are known to concentrate emissions, change dispersion patterns, and suppress and delay dispersion.</p>	<p>Council's environmental consultant indicates that inversions are included in the odour modelling, and are referred to as the 'mixing height'. The meteorological model CALMET calculates them for the subject site for every hour of the year.</p>
Traffic Concerns	
<p>Noise along haul route will affect amenity.</p>	<p>Noise associated with trucks using the haul route during regular sleeping hours is likely to adversely impact the amenity of nearby residents. A condition is recommended for heavy vehicle movements along the haul route are limited to between the hours of 6am until 7pm, 7 days per week.</p>

Issues	Comments
Adverse impacts of hauling organic waste from the chicken farm through the town of Cooroy.	Transport movements of organic waste are expected to occur at the end of the batch cycle (once every 9 weeks). A condition is recommended for heavy vehicle movements along the haul route are limited to between the hours of 6am until 7pm, 7 days per week.
The proposed haul route is unsuitable for the development's traffic volumes, vehicle types and schedules in terms of safety, maintenance and noise impacts.	Council's traffic consultant considers the proposed haul route is acceptable from a traffic engineering perspective. To address noise concerns, a condition is recommended for heavy vehicle movements along the haul route are limited to between the hours of 6am until 7pm, 7 days per week.
Road safety upgrades and maintenance has not been addressed.	The applicant has signed an Infrastructure Agreement for the sealing and widening of Top Forestry Road to address the safety, maintenance and dust nuisance issues.
Dust Concerns	
Pollution of Blackfellow Creek and the Mary River from shed dust	DAF consider the risk associated with the release of fugitive dust emissions will have a low environmental impact. The ERA conditions require a Site Based Management Plan to regularly monitor and review environmental performance.
Dust impacts on health	The dust impact has been appropriately modelled and meets the recommended standards. Council's environmental consultant considers the modelling to be consistent with that seen elsewhere (i.e. the predicted dust levels require a smaller buffer than that required for odour).
Other	
The devaluation of neighbouring properties.	This is not a relevant planning matter, with the assessment focussing on whether the impacts are acceptable for the area.
Pollution of Blackfellow Creek from Erosion from Cut and Fill	Detailed erosion and sediment control measures will be incorporated into subsequent Operational Works applications.
Biosecurity risk in emergency disease situations	These matters are regulated by the Department of Agriculture and Fisheries (DAF) and Biosecurity agencies, and not local government. DAF recommend a suitable condition be included on the ERA for a site based management plan addressing contingency planning requirements associated with biosecurity risks.
Visual Amenity impacts – with any plantings unlikely to grow to a height that will screen the sheds	Conditions are recommended for the sheds to be finished in suitable colours, with a suitable mix of vegetation and densities around the perimeters of each shed to screen their bulk. A detailed Operational Works application is required for earthworks and landscaping.

Issues	Comments
Does not meet the Overall Outcomes of The Noosa Plan's Mary River Catchment Locality Code.	Animal Husbandry Type 2 (Intensive Poultry Farm) is a consistent use within the Rural zone, subject to impact assessment and must demonstrate that the selected site is suitable, and impacts can be appropriately managed.

5. CONCLUSION

The report provides an assessment of the most recent information for an application for a 230,000 bird poultry farm at 136 Top Forestry Road, Ridgewood. Animal Husbandry Type 2 (Intensive Poultry Farm) is a consistent use within the Rural zone, subject to impact assessment and must demonstrate that the selected site is suitable, and impacts can be appropriately managed.

It has been three years since the application was lodged, and has often changed with regards to bird numbers, shed litter disposal, odour impact assessment modelling, traffic impact and volumes, shed synchronisation and upgrades to Top Forestry Road for heavy vehicle use. Because of the numerous changes and the perceived impacts of a farm of this scale, Council has received over 226 submissions over this period (including two petitions of support, with 198 signatories; and two petitions objecting, with 723 signatories).

In November 2014, Council deferred consideration of the application and requested the applicant address traffic and odour impacts by providing an infrastructure agreement, and provide further clarification about the haul route and chicken pick-up times.

In October 2015, the applicant responded by providing an Infrastructure Agreement detailing proposed upgrades (including sealing and widening) to Top Forestry Rd, and a restrictive odour covenant on the adjoining properties currently owned by the applicant.

Council's traffic consultant considers the sealing and widening of Top Forestry Road will allow for the road to be used safely at moderate speed, as well as reducing Council's maintenance. Council's solicitor is also accepting of the restrictive odour covenant to bind the adjoining properties within the unacceptable odour impact area so as not be used as a house (or transfer of any existing house), while the poultry farm is operational.

While the Infrastructure Agreement overcomes the outstanding key issues of traffic and odour, the applicant has not adequately addressed how the impacts on surrounding residents living along the haul route are to be mitigated. This is a concern, with the Department of Agriculture and Fisheries (which manage the compliance of poultry farms) considering the noise impacts from chicken pick-up times to be high, especially during night time operations.

To minimise these impacts on the lifestyle and amenity of residents on the haul route, a condition is recommended restricting truck movements to between 6am and 7pm. The application is therefore recommended for conditional approval, subject to Council entering into the Infrastructure Agreement to secure the proposed road upgrades, and a restrictive odour covenant is included on the title of the adjoining properties.

Departments/Sections Consulted:

- | | | |
|--|---|---|
| <p><input type="checkbox"/> Chief Executive Officer
Executive Officer to the Mayor & CEO
Executive Support</p> | <p><input checked="" type="checkbox"/> Community Services
Community Facilities
Community Development
Libraries & Galleries
Local Laws
x Waste & Environmental Health</p> | <p><input type="checkbox"/> Corporate Services
Financial Services
ICT
Procurement & Fleet
Property & Facilities
Revenue Services</p> |
| <p><input type="checkbox"/> Executive Office
Community Engagement
Customer Service
Economic Development
Governance
Human Resources
Sustainability</p> | <p><input checked="" type="checkbox"/> Planning & Infrastructure
Building & Plumbing Services
Civil Operations
x Infrastructure Planning & Design
x Planning & Environment
x Strategic Land Use Planning</p> | |

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approved					
SUPERSEDED BY					
MAX WATERSON & ASSOCIATES					
PHONE 54 426 121					

project
**PROPOSED ACCESS ROAD TO
SHEDS AT LOT 21 ON
SP226606**

Client
DAVID MILLIGAN

Site
SITE PLAN

LOT 21 on SP226606
Parish of TUCEKOI
County of MARCH
SUNSHINE COAST COUNCIL
Locality of RIDGEWOOD

SCALE

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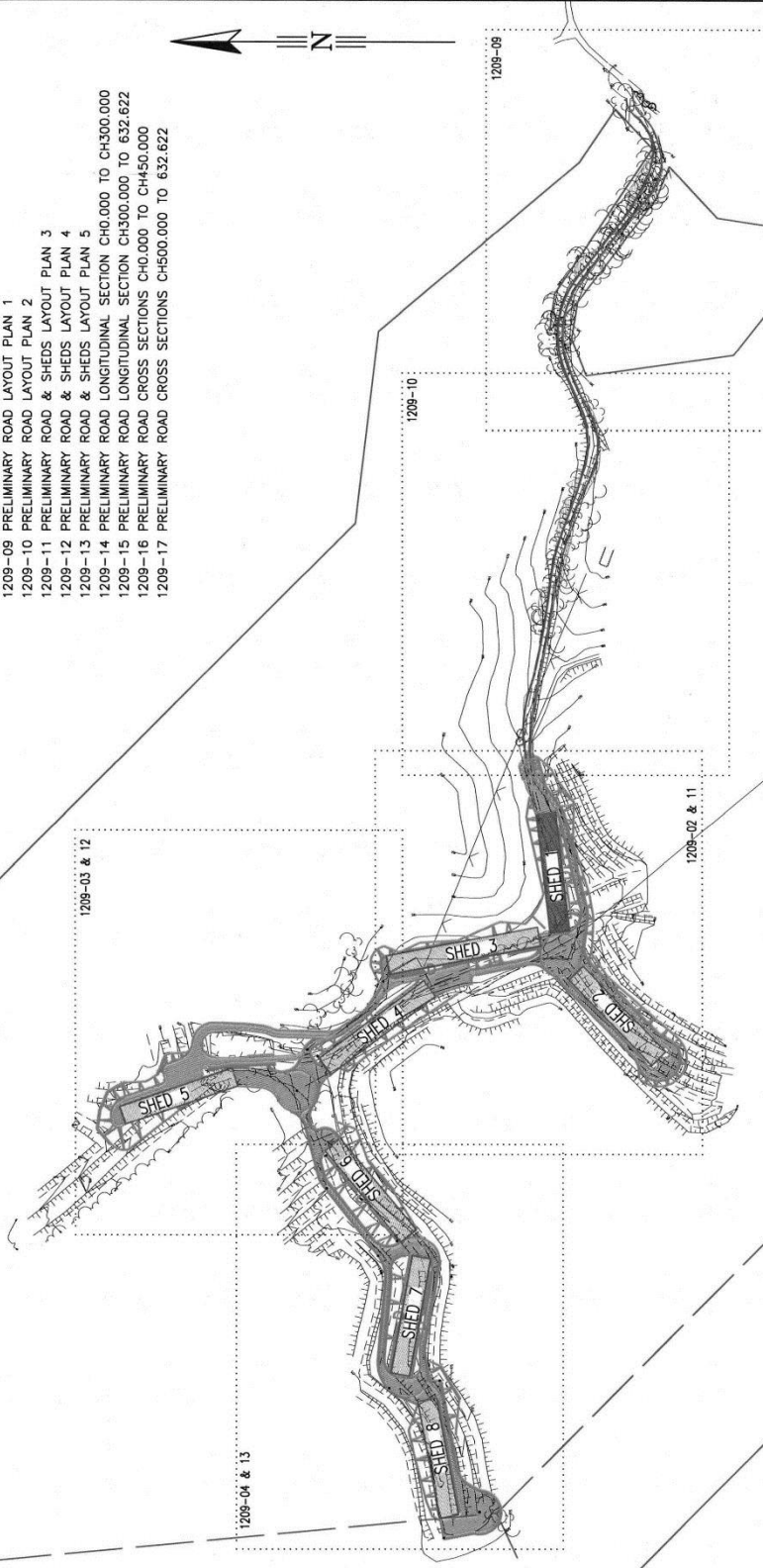
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FOR APPROVAL
Sheet 1 of 17 sheets
drawing number
1209-01
date 1st MARCH 2013

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- 1209-02 CATCHMENT LAYOUT PLAN 1
- 1209-03 CATCHMENT LAYOUT PLAN 2
- 1209-04 CATCHMENT LAYOUT PLAN 3
- 1209-05 SHED 1 & 2 CROSS SECTIONS
- 1209-06 SHED 3 & 4 CROSS SECTIONS
- 1209-07 SHED 5 & 6 CROSS SECTIONS
- 1209-08 SHED 7 & 8 CROSS SECTIONS
- 1209-09 PRELIMINARY ROAD LAYOUT PLAN 1
- 1209-10 PRELIMINARY ROAD LAYOUT PLAN 2
- 1209-11 PRELIMINARY ROAD & SHEDS LAYOUT PLAN 3
- 1209-12 PRELIMINARY ROAD & SHEDS LAYOUT PLAN 4
- 1209-13 PRELIMINARY ROAD & SHEDS LAYOUT PLAN 5
- 1209-14 PRELIMINARY ROAD LONGITUDINAL SECTION CH0.000 TO CH300.000
- 1209-15 PRELIMINARY ROAD LONGITUDINAL SECTION CH300.000 TO 632.622
- 1209-16 PRELIMINARY ROAD CROSS SECTIONS CH0.000 TO CH450.000
- 1209-17 PRELIMINARY ROAD CROSS SECTIONS CH500.000 TO 632.622



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designed	AM	datum and derived
drawn	AM	
checked	AM	
approved		
SURVEYED BY MAX WATTERSON & ASSOCIATES PHONE 54 428 121		

project:
**PROPOSED ACCESS ROAD TO
 SHEDS AT LOT 21 ON
 SP226606**

Client:
DAVID MILLIGAN

file:
SHED 1 & 2 CROSS SECTIONS

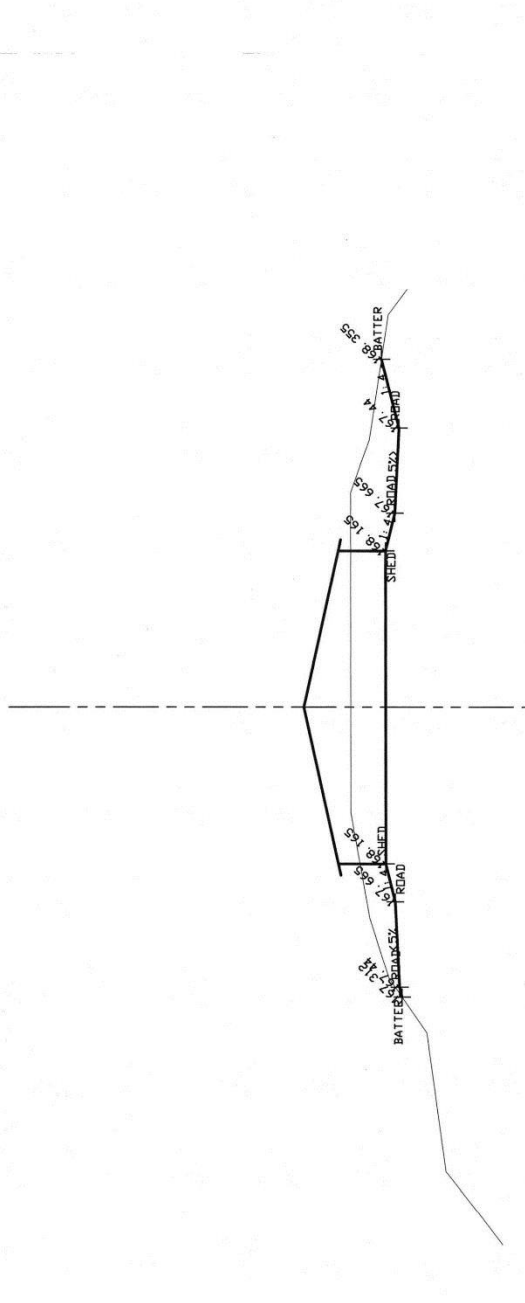
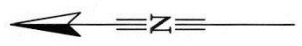
LOT 21 on SP226606
 Parish of TUCEKOI
 County of MARCH
 SUNSHINE COAST COUNCIL
 Locality of RIDGEWOOD

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 Sheet 5 of 17 sheets
 drawing number
1209-05
 date 1st MARCH 2013



Drawn by	AM	Checked	AM
Approved	AM	Checked	AM
Submitted by	DAVID MULLIGAN & ASSOCIATES		
Project	PROPOSED ACCESS ROAD TO SHEDS AT LOT 21 ON SP226606		

Client
DAVID MULLIGAN

the
STORMWATER QUALITY CATCHMENT LAYOUT

LOT 21 on SP226606
 Parish of TULOCKI
 County of MARCH
SUNSHINE COAST COUNCIL
 Locality of RIDGECROOD

SCALE

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Metres										

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REVISIONS

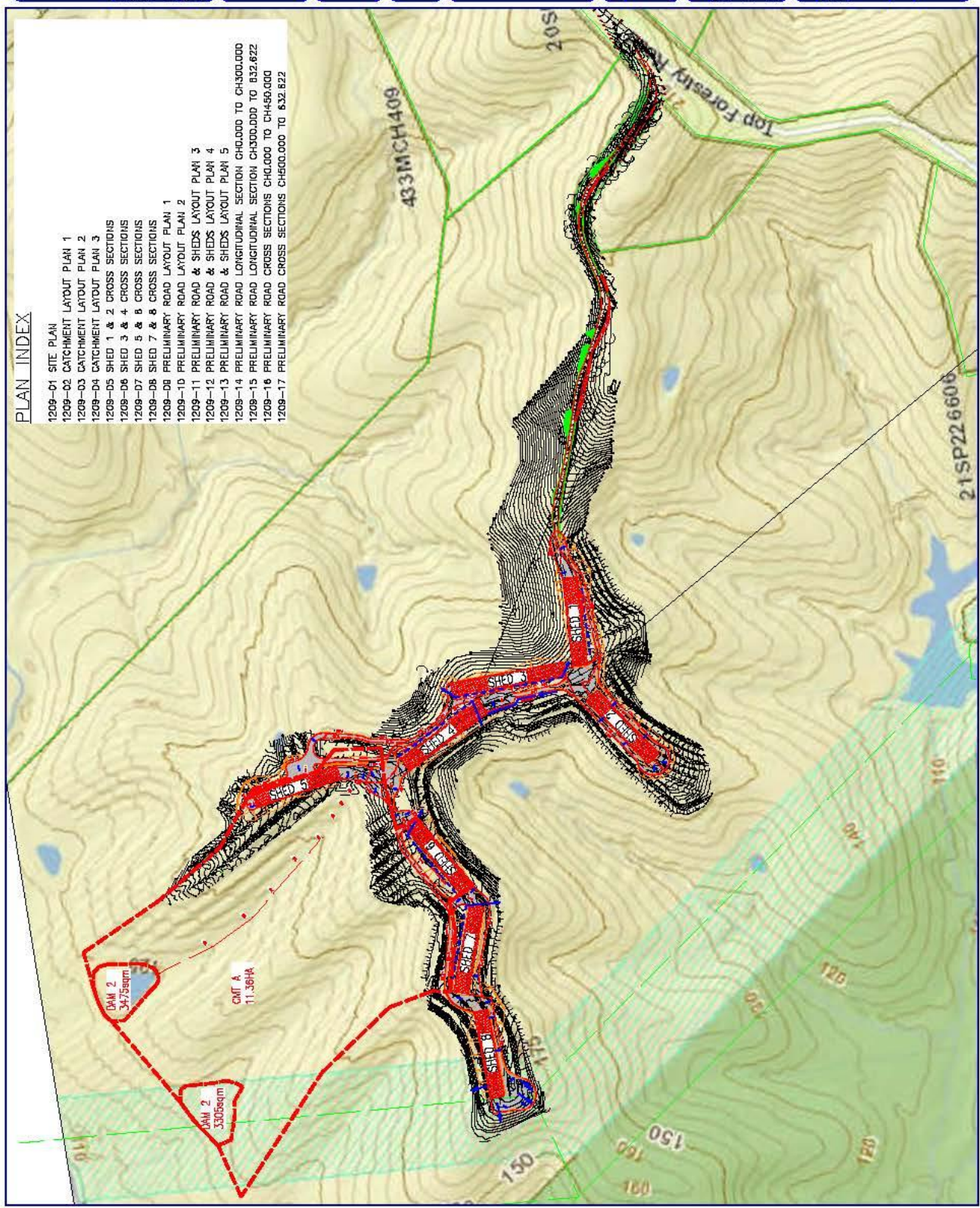
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E	REVISED FOR DEFECT	10/13
F	REVISED FOR SURVEY	10/13

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 Date: 27th October, 2015

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- 1209-12 PRELIMINARY ROAD & SHEDS LAYOUT PLAN 4
- 1209-13 PRELIMINARY ROAD & SHEDS LAYOUT PLAN 5
- 1209-14 PRELIMINARY ROAD LONGITUDINAL SECTION CH400.000 TO CH300.000
- 1209-15 PRELIMINARY ROAD LONGITUDINAL SECTION CH300.000 TO 832.622
- 1209-16 PRELIMINARY ROAD CROSS SECTIONS CH0.000 TO CH490.000
- 1209-17 PRELIMINARY ROAD CROSS SECTIONS CH600.000 TO 632.622



Attachment 2

Special Conditions of the Infrastructure Agreement

SCHEDULE 1

Deed Details

ITEM 1	Date	Commencement Date in accordance with Clause 1.4 - Definitions
ITEM 2	Name of Deed	Infrastructure Deed In Respect of Upgrading Top Forestry Road and Odour Covenant for a Development Permit for Material Change of Use.
ITEM 3	Council	Noosa Shire Council 9 Pelican Street, Tewantin in the State of Queensland PO Box 141, Tewantin QLD 4565
ITEM 4	Applicant	W Donald Milligan Pty Ltd ACN 009 851 503, Genevieve Milligan and David William Milligan 146 Top Forestry Road, Ridgewood, QLD 4563 (which is more properly identified as Lot 204 on RP 892484)
ITEM 5	Subject Site	Lot 21 on SP226606 at 136 Top Forestry Road, Ridgewood Locality of: Cooroy
ITEM 6	Development Application	MCU12/0184
ITEM 7	Development Permit	Development Permit for Material Change of Use for Animal Husbandry Type 2 (Intensive Poultry Farm).
ITEM 8	Special Conditions	<ul style="list-style-type: none"> • Upgrading of Top Forestry Road to be undertaken in accordance with Schedule 2; and • The Odour Covenant registered on title in accordance with the Special Conditions as specified in Schedule 4.

SCHEDULE 2

Special Conditions – Road Upgrades

1. Prior to the construction of any road works in Top Forestry Road the applicant must apply to Council for a Development Permit for Operational Works – Roadworks. The works must be approved, completed and accepted “On Maintenance” for a minimum maintenance period of 52 weeks for roadworks, stormwater drainage and frontage works as set out in section 5.5 of “Planning Scheme Policy 5 – Engineering Design Standards – Roads, Drainage and Earthworks” in effect at the Commencement Date, prior to the commencement of the use for Animal Husbandry - Type 2 (Intensive Poultry Farm). This deed shall prevail to the extent of any inconsistency with the Development Permit for Operational Works.
2. The upgrading of Top Forestry Road must be provided by the applicant/owner generally in accordance with the plans prepared by Lambert & Rehbein contained in SCHEDULE 3 extending from the proposed entrance to the site to the existing formation at Old Ceylon Road, including the following amendments:
 - A. Plan No. B14101-SK-004 (Rev B) dated 8/5/2015
 - (a) Delete the table titled “Review of Existing Road Width vs Required 6m Road Width of Suitable Pavement Material”
 - (b) Include additional notes
 - (i) “The unbound pavement must extend beyond the formation width into the 1 on 4 shoulder where necessary”,
 - (ii) “The final design of the pavement must be undertaken in accordance with the conditions of the operational works approval”,
 - (iii) “Table drains to be widened at cross drainage culverts where necessary”,
 - (iv) “The road must be constructed with a minimum 6m wide sealed surface.”, and
 - (v) The sealed surface must be widened where required at the bends (a minimum of 7m wide at the major bend at approximately Ch1100 to ch1200).”,
 - (c) Clearly indicate the full extent of the proposed banks and batters.
 - B. Plan No. B14101-SK-005 (Rev C) dated 28/4/2015
 - (a) Include additional notes
 - (i) “The pavement designs shown on the engineering drawings are not approved. The final design of the pavement must be undertaken in accordance with the conditions of the operational works approval”,
 - (ii) “The cut batter indicated on the plan is typical only and is subject to localised geotechnical investigation at the time of final design and submission of an Operational Works application. Should the localised geotechnical investigation conclude that the typical section is not achievable or Council considers that the extent of works and vegetation removal is excessive, Council reserves the right to require

the construction of a suitable engineered solution. All works are to be constructed at no cost to Council.”

(b) Clearly indicate the full extent of the proposed banks and batters

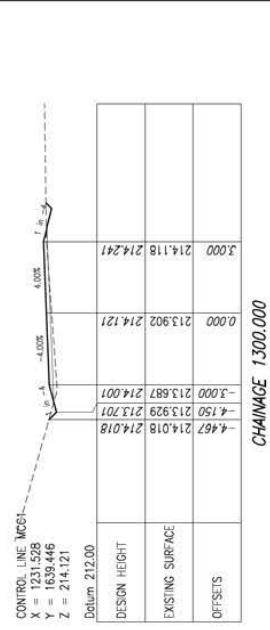
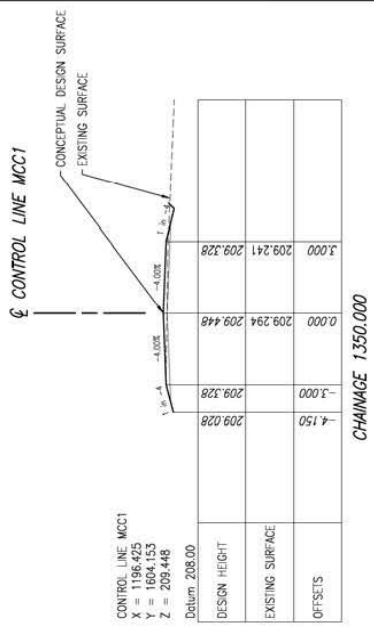
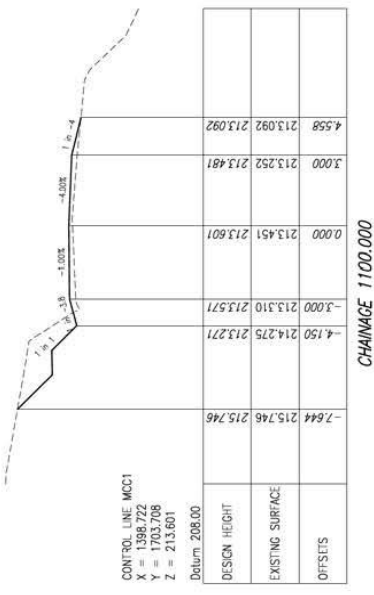
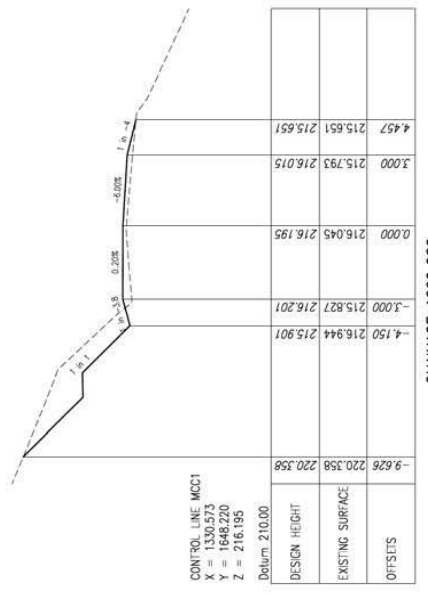
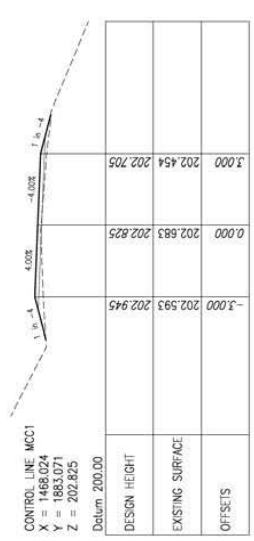
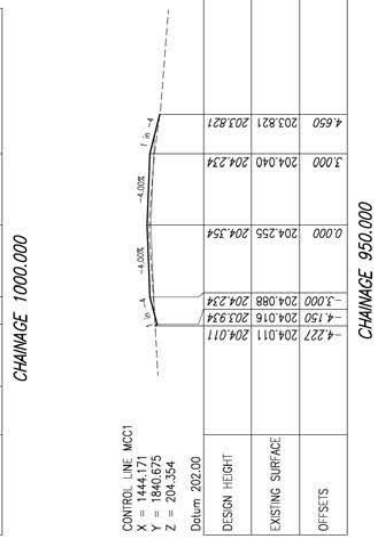
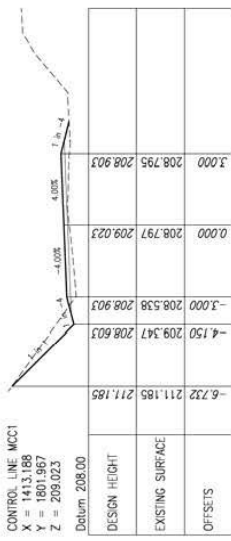
C. Plan No. B14101-SK-006 (Rev A) dated 6/1/2015

(a) Extend the cross section at Ch140 to indicate the full extent of banks and batters (to the point where they meet with natural surface)

SCHEDULE 3

Plans

1. The upgrading of Top Forestry Road is to be provided by the Applicant/owner generally in accordance with plans prepared by Lambert & Rehbein consisting of:
 - i) B14101-SK-0004 (Rev B) dated 8/5/2015
 - ii) B14101-SK-0005 (Rev C) dated 28/4/2015
 - iii) B14101-SK-0006 (Rev A) dated 6/1/2015
 - iv) B14101-SK-0007 (Rev A) dated 6/1/2015



**CONCEPT
 ADVICE ONLY**
 28 May 2015

NOTE: SUBJECT TO DETAILED DESIGN

Project: **PROPOSED POULTRY FARM
 INFRASTRUCTURE WORK ASSESSMENT**

Client: **W. DONALD MILLIGAN PTY LTD C/- GANTT LEGAL**

Engineers: **L. LAMBERT & REHBEIN**
 ENGINEERS - MANAGERS - SCIENTISTS

Figure No: **B14101-SK-007**

Scale: **A1**

Drawn: **AS SPINA**

Checked: **AS SPINA**

Approved: **AS SPINA**

Date: **14/1/15**

Sheet: **1** of **1**

Scale: **1:100 (A1)**

0 1 2 3 4m

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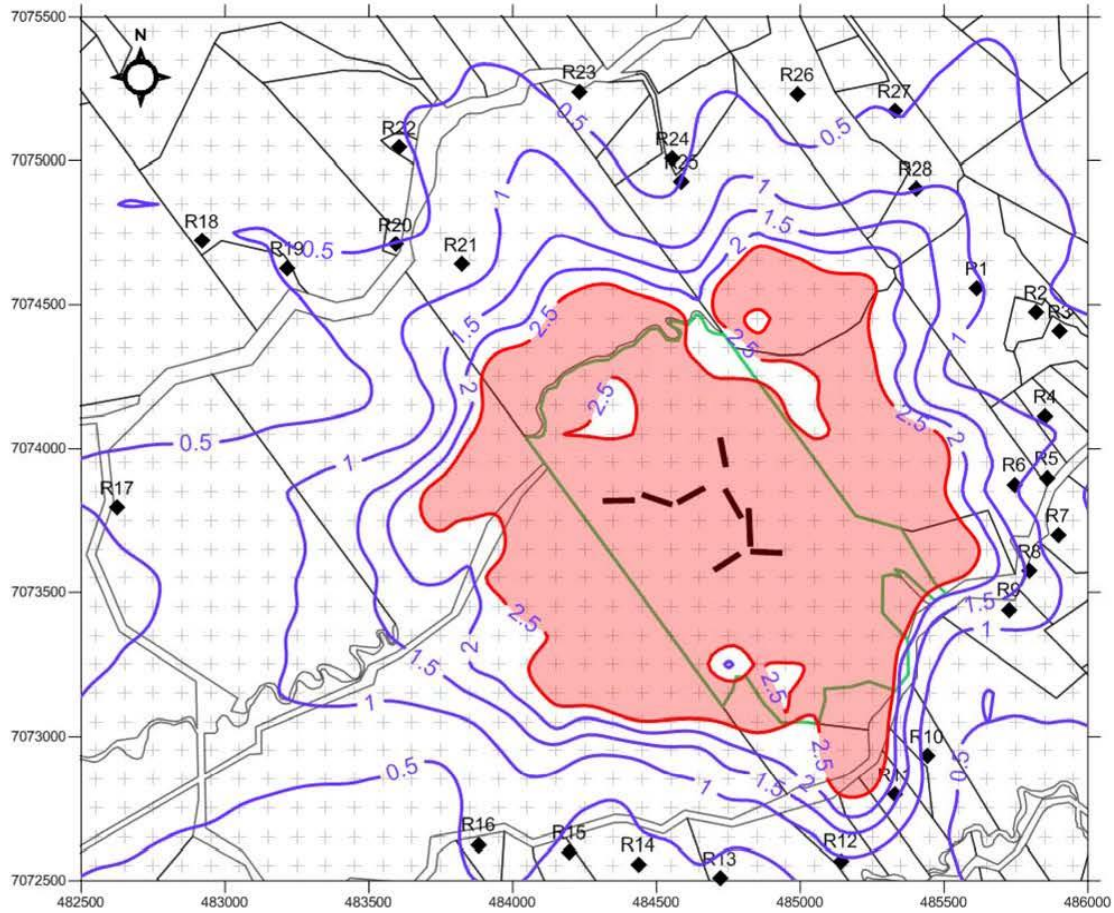
Date: **14/1/15**

Sheet: **1** of **1**

SCHEDULE 4

Odour Covenant – Special Conditions

1. The Odour Covenant shall be registered on the title for the buffer lands, subject to the requirements, restrictions and exemptions set out in the following subsections in order to provide an odour buffer for the period of the Use permitted by the Development Permit for the Subject Site:
 - i) The “odour footprint” shown as Guideline 2.5 on the attached Figure A1, titled “Odour contours from the Poultry Sheds for Standard Stocking Scenario” dated 23 July 2014, prepared by MWA Environmental shall be surveyed by the applicant to clearly define the covenant area for incorporation into the Odour Covenant;
 - ii) Lot 22 on SP226606, Lot 204 on RP892484 and the part of Lot 1 on SP100785 and the part of Lot 20 on SP226606 which are located within the “odour footprint” shown as Guideline 2.5 on the attached Figure A1, titled “Odour contours from the Poultry Sheds for Standard Stocking Scenario” dated 23 July 2014, prepared by MWA Environmental must not be developed or used with a sensitive receptor, such as a detached house and must not be developed or used for purposes associated with the Use permitted by the Development Permit;
 - iii) “Sensitive receptor” has the meaning given in the Department of Environment and Heritage Protection’s Odour Impact Assessment from Developments Guideline;
 - iv) The part of Lot 20 on SP226606 and the part of Lot 1 on SP100785 located outside the “odour footprint” shown as Guideline 2.5 on the attached Figure A1, titled “Odour contours from the Poultry Sheds for Standard Stocking Scenario” dated 23 July 2014, prepared by MWA Environmental must not be developed or used for purposes associated with the Use permitted by the Development Permit;
 - v) The part of Lot 20 on SP226606 and the part of Lot 1 on SP100785 located outside the “odour footprint” shown as Guideline 2.5 on the attached Figure A1, titled “Odour contours from the Poultry Sheds for Standard Stocking Scenario” dated 23 July 2014, prepared by MWA Environmental may be used with a sensitive receptor; and
 - vi) Notwithstanding ii) above the use of the existing dwelling house (sensitive receptor) on Lot 204 RP892484 is permitted to be used by the applicant and/or any successors in title whilst the Use permitted by the Development Permit continues to operate on the Subject Site, provided that the applicant or successors in title (as the case may be) own the Subject Site and the buffer lands.



Legend

R1 - 28 Sensitive Receptors




Site Boundary

SHEDS

DCDB

Odour contours from the Poultry Sheds for Standard Stocking Scenario

Figure A1	Pollutant	Averaging Period	Guideline	Units	Job	Date
	Odour	1-hour 99.5 th	2.5	odour units	12-002	23-07-2014

3 DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR CULTIVATION TYPE 2 - INTENSIVE (GREENHOUSE) & RECONFIGURING A LOT (ACCESS EASEMENT) SITUATED AT 271 & 305 LAKE MACDONALD DRIVE, LAKE MACDONALD (MCU14/0039 & REC15/0012)

Author **Development Planner, Jack Lewis**
 Planning & Infrastructure Department

Index **ECM / Application / MCU14/0039 & REC15/0012**

Attachments **1. Flooding inspection photos**
 2. Flood Impacts

APPLICATION DETAILS	
Applicant	Como Glasshouse P/L C/- Martoo Consulting
Proposal	Development Permit for Material Change of Use - Cultivation Type 2 – Intensive (Greenhouse); and Development Permit for Reconfiguring a Lot (Access Easement)
Properly Made Date	13 June 2014
Information Request Date	25 June 2014
Information Response Date	02 July 2015
Decision Due Date	19 November 2015
Number of Submissions	Not Applicable
PROPERTY DETAILS	
Property Address	271 & 305 Lake Macdonald Dr LAKE MACDONALD
RP Description	Lots 1 & 2 on SP 108094
Land Area	Lot 1 - 33.4 ha & Lot 2 - 14.14 ha
Existing Use of Land	Turf farm, associated sheds and detached house
STATUTORY DETAILS	
SEQRP Designation	Regional Landscape & Rural Production
Locality	Cooroy & Lake Macdonald
Zone	Rural
Applicable Overlays	Biodiversity (Riparian Buffer & Environmental Protection)
Assessment Type	Code

RECOMMENDATION

That Council note the report by the Development Planner to the Planning & Organisation Committee Meeting dated 13 October 2015 regarding Application No. MCU14/0039 & REC15/0012 for a Development Permit for Material Change of Use - Cultivation Type 2 – Intensive (Greenhouse) & Development Permit for Reconfiguring a Lot (Access Easement) situated at 271 & 305 Lake Macdonald Dr, Lake Macdonald and:

A. Approve the applications in accordance with the following conditions:

Development Permit for Material Change of Use - Cultivation Type 2 – Intensive (Greenhouse)

PLANNING

When Conditions must be Complied With

1. Unless otherwise stated, all conditions of this Decision Notice must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are listed in the following table unless otherwise amended by these conditions.

Plan No.	Rev.	Plan/Document Name	Date
D-01569-06-B		Site Plan drawn by <i>Martoo Consulting</i>	23/06/2015

3. The development must be undertaken and operated in a manner that causes no detrimental effect upon the amenity of the neighbourhood by reason of the creation of excessive noise, lighting nuisance or other emissions.

Building Height

4. The maximum height of the development must not exceed 8 metres above the finished ground level and the natural ground level.

Performance Bond

5. Security in the form of a cash bond or trading bank guarantee to the sum of **\$20,000** must be submitted to Council, to secure performance of all conditions of this approval, prior to the issue of a Development Permit for Operational Works. The cash bond or trading bank guarantee will be returned on performance of the conditions of approval less any costs incurred by Council in respect of enforcing performance of this permit. Council reserves the right to call upon the bond or guaranteed sum to effect compliance with conditions.
6. All grow media, grow bags and plants within the greenhouse shall be raised above the 10% AEP flood level. Any structures supporting the crop (including the building frame) shall be designed to withstand minimum velocities associated with a 1% AEP Flood. Certification confirming the heights and strength of the structures must be submitted to Council from a suitably qualified professional (RPEQ) prior to the issue of an Operational Works approval. The elevated planting system must be installed prior to planting the next crop.
7. The use must be undertaken in accordance with the Flood Management Plan R01 v02, by *Water Technology* and dated 31/08/2015, subject to the following amendments;
 - a. A nominated flood warden be on site at all times during operation hours of the facility;

- b. A contingency for a flood refuge area must be defined in the strategy in the event that persons become trapped on site. The flood refuge area should be suitable for safe refuge during an extreme flood event.
- c. Flood warnings issued by the Bureau of Meteorology and/or Council must be added as a trigger, in addition to the site's flood gauge.

The amendments must be incorporated into an amended Flood Management Plan which must be submitted to Council prior to the issue of an Operational Works approval.

Waste

8. The developer must provide waste storage and disposal facilities in accordance with *Planning Scheme Policy 9, Waste Management*, including a waste storage area large enough to accommodate all potential sources of contamination, including hazardous materials, chemicals, used grow media (including plastics) and waste bins located well above the 1% AEP flood level.

ENGINEERING

Site Access and Driveways

Lake Macdonald Drive frontage

9. An access driveway to service the existing dwelling must be provided extending from the formation of Lake Macdonald Drive to the property boundary. The works must be undertaken in accordance with an Operational Works approval and must include in particular a driveway crossover generally in accordance with IPWEAQ standard drawing 056.
10. This access driveway is to be used only for the residential use on the site. This access may be used for access for the agricultural use on the site (passenger and heavy vehicles) in an emergency situation when the heavy vehicle access through the property to the south is not accessible. When used during an emergency situation, suitable Traffic Control measures must be employed. The type and extent of Traffic Control measures must be included in the Operational Works application for the construction of the access driveway.

Access driveway through the adjoining property (271 Lake Macdonald Dr/Lot 2 SP108094)

11. An access driveway to service the agricultural use must be provided extending from the formation of Lake Macdonald Drive to the greenhouse. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - a. an access and internal driveway generally in accordance with the report prepared by TTM Consulting Pty Ltd dated 2 July 2015 reference 15SCT0024.
 - b. a driveway constructed with a suitable "all weather" surface that can cater for the effects of occasional inundation by flood waters.
 - c. a driveway that does not create any additional flooding of Lot 2 SP108094 or any adjoining property.
12. Approval of the driveway design from the owner of Lot 2 SP108094 must be submitted to Council with the Operational Works application.

Car Parking

13. A minimum of 30 car parking spaces must be provided on the site for the agricultural use. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - a. a carparking area constructed with a suitable “all weather” surface that can cater for the effects of occasional inundation by flood waters.
 - b. a carparking area that does not create any additional flooding on any adjoining property.

Stormwater Drainage

14. Stormwater runoff from the development must be disposed of on-site without causing scour, entraining and transporting sediments in the stormwater or damage to the subject site or any adjoining property.
15. All roof runoff not reused for site operations must be treated within natural stormwater quality treatment strategies prior to release from the site.
16. The use must be undertaken in accordance with the Stormwater Management Plan Rev a, by O2 Environmental and dated 07/10/2015, subject to the following amendments;
 - a. the infiltration basin must be located outside of the Riparian Buffer Area;
 - b. The proposed filter media basin must be designed to hold water for no longer than the time period modelled in the MUSIC model Stormwater Management Plan Rev a, by O2 Environmental and dated 07/10/2015. Where groundwater recharge is expected, a Geotechnical Engineer must provide certification to confirm that the permeability of soils underlying the proposed location for the media filtration system exceed the proposed permeability of the filter media treatment system.
 - c. Include an Operational Phase Water Quality Monitoring Plan, prepared in accordance with the *Environmental Protection (Water) Policy 2009 Monitoring and Sampling Manual*. The Operational Phase Water Quality Monitoring Plan must be sufficient to demonstrate that a flood event does not cause the release of fertiliser, prescribed water contaminants, or other nutrient laden waters from the operation of the Greenhouse into surrounding waterways. Monitoring methods must not put any lives at risk during a flood event.

The amendments must be incorporated into an amended Stormwater Management Plan and submitted to Council prior to the issue of an Operational Works approval.

17. Water quality monitoring results must be analysed by a suitably experienced water quality specialist and identify whether or not nutrient increases within the receiving waterways were associated with the release of nutrients from the Greenhouse during a flood event. The analysis must be provided to Noosa Council officers within 30 business days following inundation of the site Greenhouse with flood waters.
18. Where the results of the Operational Phase Water Quality Monitoring demonstrates there are nutrient increases associated with the release of nutrients from the use during a flood event, the operator must identify and rectify the cause of the release, and include appropriate mitigation works to prevent future releases in flood events as far as practicable. The operator then must demonstrate to Council that appropriate measures have been incorporated into operations, to prevent a release of nutrients to the receiving waters in future flood events.

Earthworks and Retaining Walls

- 19. All earthworks must be undertaken in accordance with an Operational Works approval, and contained entirely within the site, unless written permission from the respective landowner(s) is provided to Council.
- 20. Bund 1 & 2 indicated on the Site Layout Plan drawn by *Water Technology* and dated 01/07/2015 must be removed and the existing levels reinstated within 2 weeks of this approval date.
- 21. Bund 3 as indicated on Site Layout Plan drawn by *Water Technology* and dated 01/07/2015 must be relocated a minimum of 5m away from the root zones of the existing vegetation adjacent the creek. The new bund and area between it and the waterway shall be revegetated with suitable species and densities in accordance with *Planning Scheme Policy 3 – Landscaping Plants & Guidelines*. The earthworks and landscaping must be undertaken in accordance with an Operational Works approval and be lodged within 1 month of the Material Change of Use approval date.

Damage to Services and Assets

- 22. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner at the following times:
 - a. where the damage would cause a hazard to pedestrian or vehicle safety, immediately; or
 - b. where otherwise, upon completion of the works associated with the development.

Any repair work which proposes to alter the alignment or level of existing services and assets must first be referred to the relevant service authority for approval.

Development Permit for Reconfiguring a Lot (Access Easement)

PLANNING

When Conditions must be Complied With

- 1. Unless otherwise stated, all conditions of this Decision Notice must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

- 2. Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are listed in the following table unless otherwise amended by these conditions.

Plan No.	Rev.	Plan/Document Name	Date
D-01569-06-B		Site Plan drawn by <i>Martoo Consulting</i>	23/06/2015

Easements

- 3. An easement for access purposes must be registered against the title of Lot 2 SP108094 in favour of Lot 1 SP108094. The easement must be a minimum of 10m wide and widened where necessary to wholly include passing bays and any associated banks or batters.
- 4. Unless otherwise agreed in writing by the relevant service provider, any public or third party infrastructure located on the subject site must be placed within an easement registered against the title of the property.

5. All easements must be designed in accordance with the planning scheme and granted at no cost to the Grantee. Where the Grantee is Council or a service authority, the easement documentation must be in accordance with the Grantee's standard easement terms. Draft easement documentation must be submitted to Council for endorsement.
 6. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.
- B. Give notice to the property owner to remove bunds 1 & 2, and reinstate the areas back to its original condition to the reasonable satisfaction of Council within 2 weeks of this decision.
-

REPORT

1. PROPOSAL

The application is for approval of a 2ha greenhouse (144m x 140m x 7.5m high) at 305 Lake Macdonald Drive, Lake Macdonald. The greenhouse was constructed in December 2013 without a planning approval and has been the subject of compliance action relating to noise, sediment control, traffic and flooding impacts. Approval is also sought to create an access easement through the adjoining Wimmers site to provide suitable vehicle access to the greenhouse.

The site has been previously used as a 'turf farm' for at least 30 years, with this existing use categorised by The Noosa Plan as Cultivation Type 2 – Intensive (Turf Farm). However, the changes in the scale and intensity of this new agricultural use requires a further Development Permit for a Material Change of Use for Cultivation Type 2 – Intensive (Greenhouse). The use is consistent within the Rural zone, subject to code assessment.

The applicant provides the following details about the greenhouse and associated operations:

- The 2ha greenhouse is to be planted with tomato and/or cucumber plants.
- The greenhouse is made with a metal frame covered by a polyethylene plastic, with fold up walls to a height of 1.7m to facilitate flood waters flowing through the greenhouse during periods of severe flooding.
- Water for the agricultural use is to be sourced from the existing dam at 271 Lake Macdonald Drive.
- Each row of plants are contained within 'grow bags' and not within the soil.
- The grow bags are located in lined trenches, with a pipe collection system to collect any excess water before returning it to a mixing tank for re-use in the irrigation system. Therefore, the irrigation system is a 'closed loop system', with water not utilised by the plants being recycled. As a result, no unused effluent associated with the greenhouse irrigation system enters the groundwater system.
- Approximately 3.84 tonnes of Nitrogen and 0.52 tonnes of Phosphorus is used per year.
- The crops are to be transported offsite for packing with peak truck movements anticipated at 10 Heavy Rigid Vehicles (HRVs) per week.
- Truck access to the site is to be provided via an access easement through the adjoining Wimmers site (271 Lake Macdonald Drive).
- The number of people on site at any one time is 25 people, with employees typically driving to the site.
- The hours of site operation are between 6.30am to 3.30pm Monday to Friday, and between 7am to 12am Saturday.

- Equipment used on the site includes an electric forklift, tractor, lawn mower and brushcutter.
- Chemicals associated with the agricultural use are to be stored on the site above the 1% AEP flood level.
- An onsite manager is to live within the existing house located near Lake Macdonald Drive.

A site plan and photos of the existing greenhouse are included as **Figures 1 - 5** below.

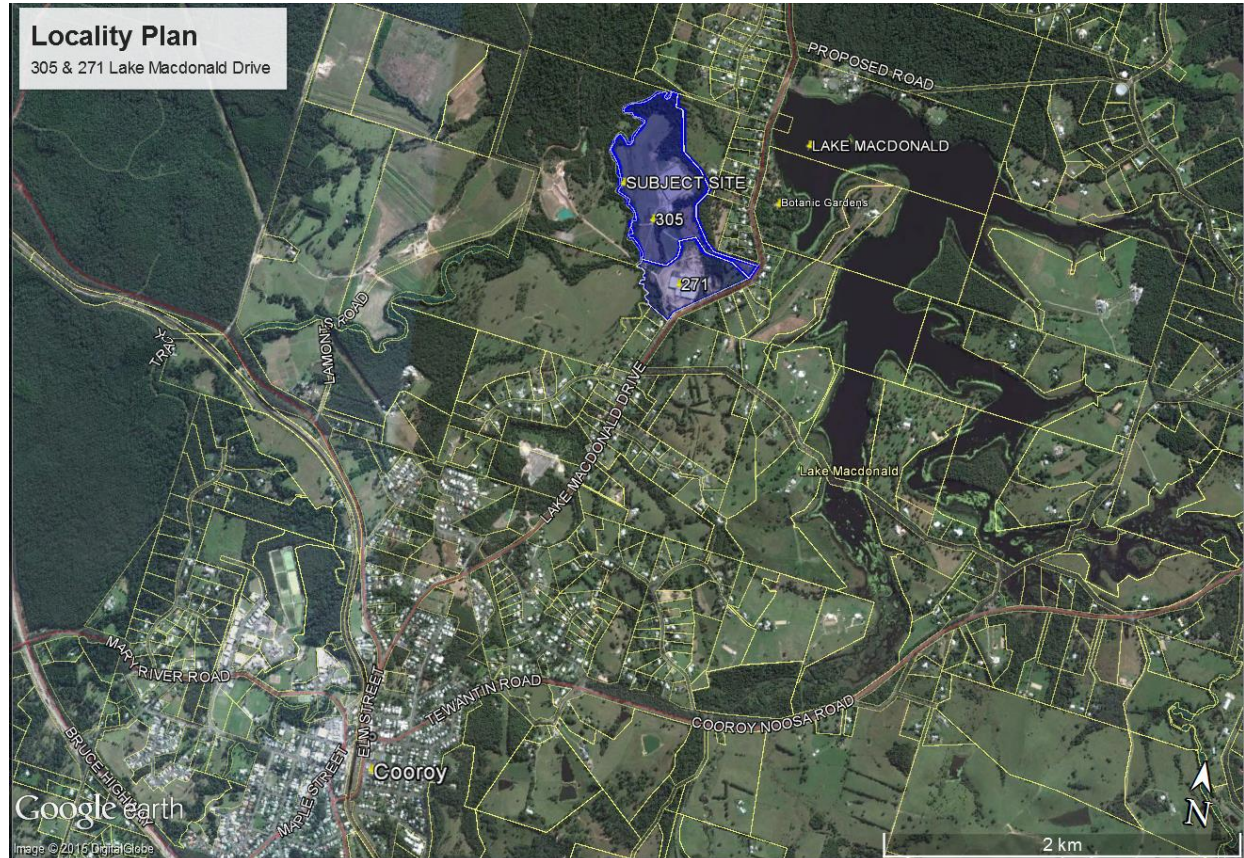


Figure 1 Locality Plan

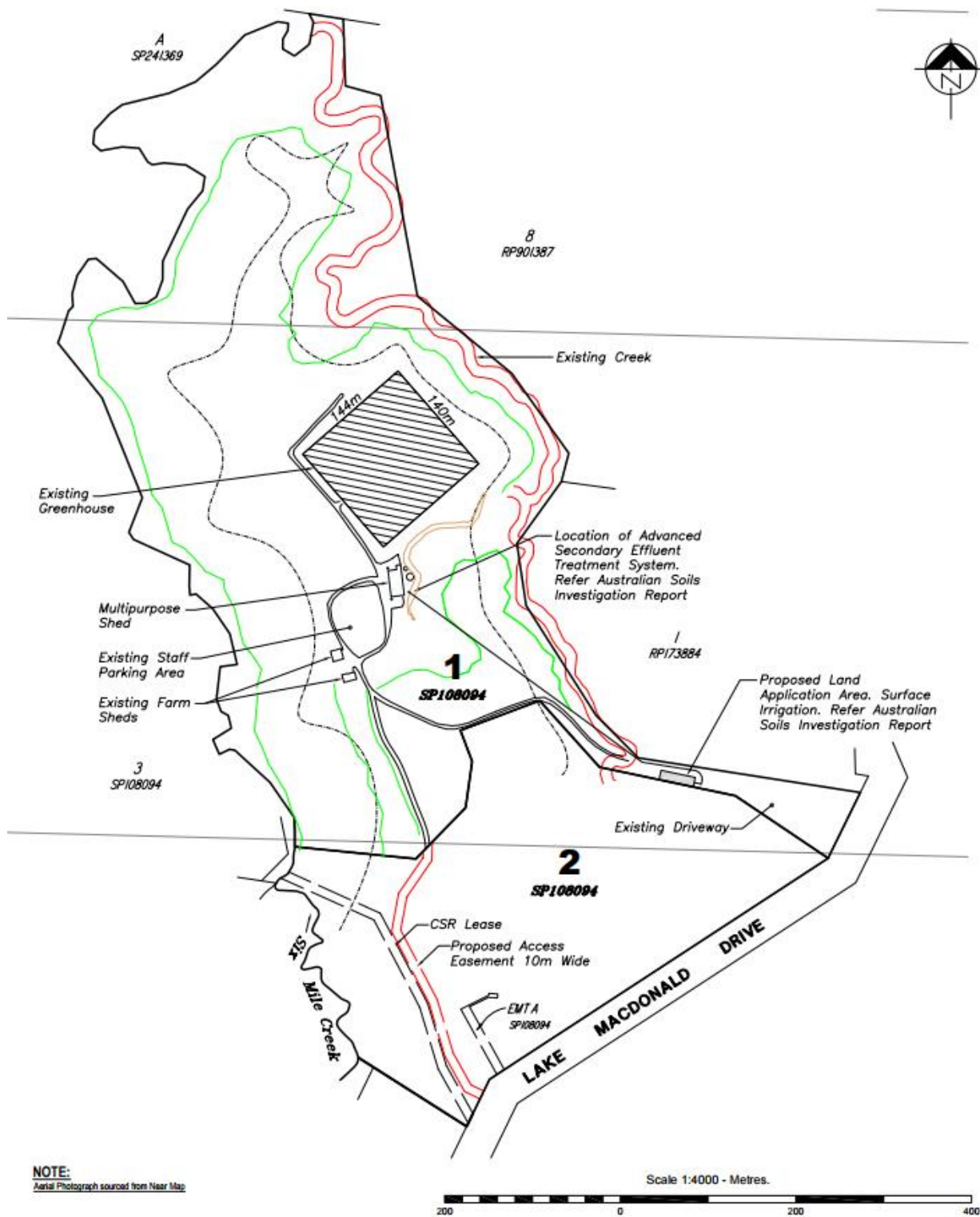


Figure 2 Site plan of the greenhouse and access easement at 271 & 305 Lake Macdonald Road.

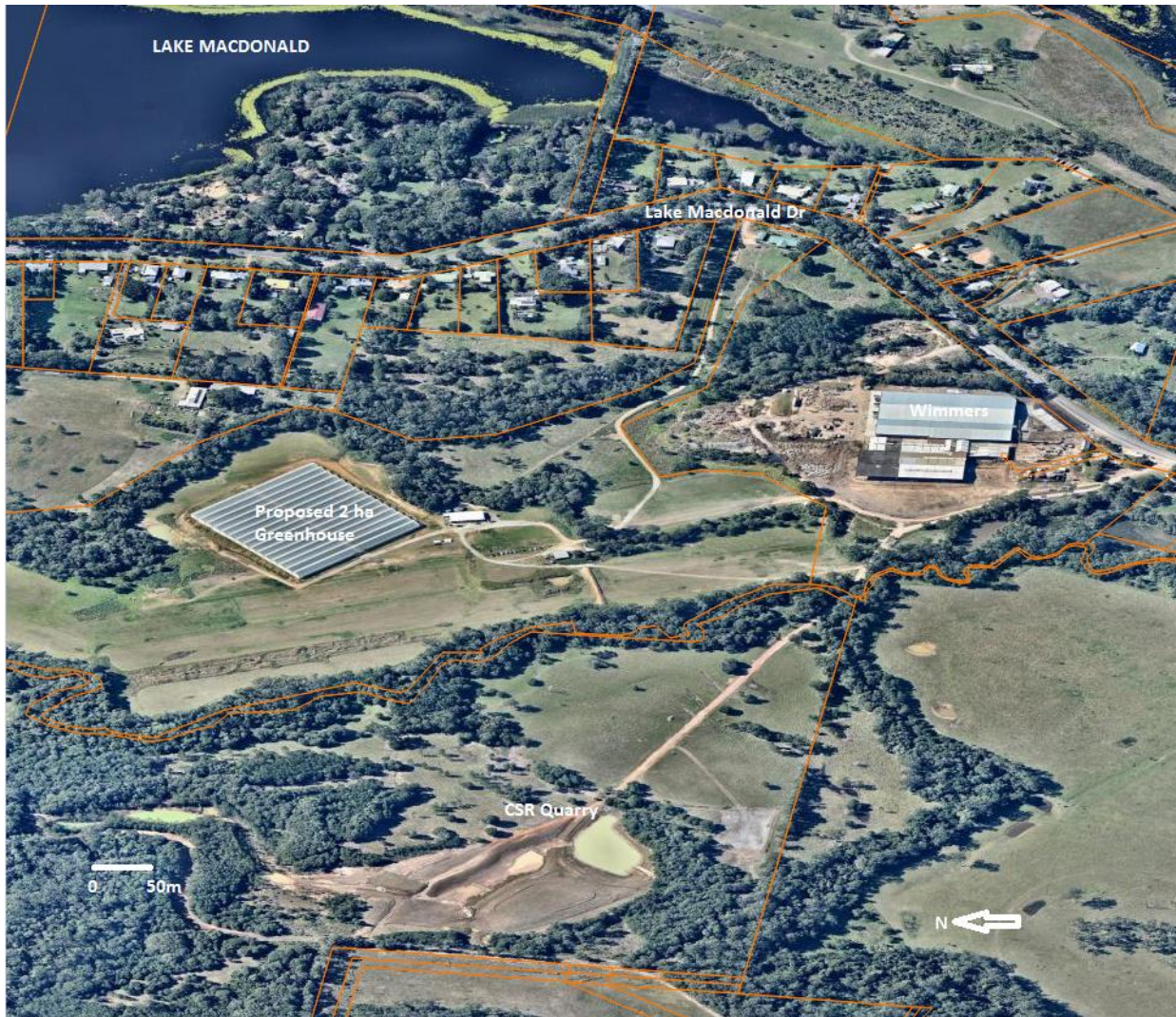


Figure 3 Nearmap photo of the 2 ha greenhouse and associated sheds (2 July 2015).



Figure 4 External photo of the greenhouse.



Figure 5 Internal photo of the greenhouse.

2. SITE DETAILS

2.1. Background

The greenhouse was constructed in December 2013 without a planning approval.

In early 2014, Council became aware of the development when nearby residents raised concerns about generator noise, sediment & erosion control, and the safety of Lake Macdonald Drive as a result of increased numbers of trucks accessing the site.

On the 13 June 2014, an application was lodged for three greenhouses (including the existing). Further information was sought from the applicant clarifying the extent of traffic, stormwater and flooding impacts. During this time, immediate remedial works were undertaken by the applicant including connecting the greenhouse to mains power, grass swales established to control stormwater, and a temporary access arranged with the neighbouring Wimmers soft drink factory (271 Lake Macdonald Drive).

While the applicant prepared its response to Council's information request (including a detailed flood study and negotiating permanent access through the adjoining property) in early February 2015, flooding associated with Cyclone Yasi caused up to 1m of water to flow through the greenhouse. This event resulted in debris from the tomato plants, growing media and plastic being washed into the nearby waterway (see **Attachment 1 – Flooding Inspection**).

The applicant was immediately ordered to remove all debris from the waterway within 3 days, which it complied with. The applicant indicated the debris washed into the creek was used dry grow bags that had been stockpiled for removal.

2.2. Site Description

The site at 305 Lake Macdonald Drive is 33.4ha in size and located on flat land between two existing creeks forming part of the Mary River catchment. Native vegetation surrounds the existing creek lines, with grassed areas and drainage swales surrounding the greenhouse.

There is an existing house located near the Lake Macdonald Drive entrance and an existing 170m² farm shed within the middle of the site.

Three substantial earth bunds (up to 1.5m in height) have also been formed by the applicant to assist in diverting flood water away from the greenhouse.

2.3. Surrounding Uses

A mix of industrial, agricultural and residential uses surrounds the site, as described below:

- Adjoining the site (305 Lake Macdonald Drive) to the south is the Wimmers soft drink factory at 271 Lake Macdonald Drive on a 14.14 ha lot. This site has approval to redevelop the former brickworks with a 2ha processing shed.
- Adjoining the site to the west is CSR's westridge quarry on a 63.5ha lot. The quarry is separated from the subject site by a waterway and vegetation. The quarry has approval to excavate fill from the site to transfer to other CSR quarry pits located along Lake Macdonald Drive.
- Adjoining the site to the northeast is a 10.5ha rural zoned lot with a detached house and aquaculture ponds at 23 Liane Drive. The existing house is located 140m to the east of the greenhouse and is separated by a waterway.
- Adjoining the site to the southwest is a 4.6ha lot zoned for Community Services. The lot is owned by Unitywater and is used as an effluent disposal reserve area for several properties located on the eastern side of Lake Macdonald Drive that are within the dam catchment. This lot is vegetated along the boundary with the subject site, and the reserve areas are located on the higher parts of the lot.

A zoning map of the surrounding uses is included below as **Figure 6**.

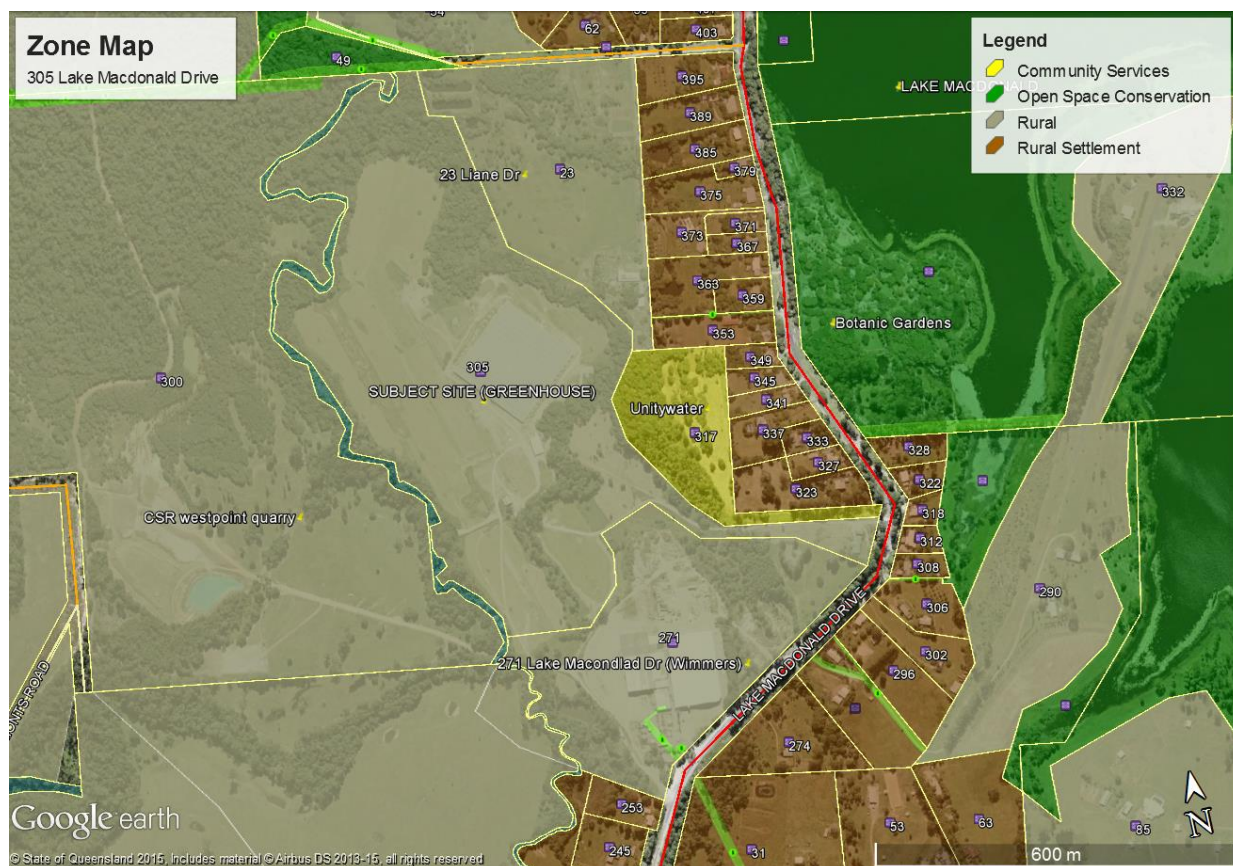


Figure 6 Zone Map

3. ASSESSMENT

3.1. Instruments for Statutory Assessment

Under the *Sustainable Planning Act 2009* the application must be assessed against each of the following statutory planning instruments to the extent they are relevant to the development:

- State Planning Policies;
- the South East Queensland Regional Plan;
- State Planning Regulatory Provisions; and
- The Noosa Plan

Of these, the statutory planning instruments relevant to this application are discussed in the sections that follow.

3.2. State and Other Statutory Instruments

The site is located within the Regional Landscape and Rural Production Area of the SEQ Regional Plan. The proposed agricultural use is consistent with the regional policies and regulatory provisions of the SEQ Regional Plan.

3.3. Statutory Instruments – Planning Scheme

The subject site is located in the Cooroy & Lake Macdonald Catchment Locality and is zoned Rural. The proposed agricultural use is identified as a consistent use within the zone, subject to Code assessment against the following Noosa Plan development and overlay codes:

- Biodiversity Overlay Code;
- Agricultural Uses Code; and
- Building Works Code.

The proposed use is consistent with the Overall Outcomes which seek agricultural land to be used for agricultural purposes. The pertinent issues arising out of the assessment against the codes are discussed below:

Flooding

Although the site is not currently mapped as being within a Flood Hazard Overlay area, substantial flooding is known to occur on the site. Flood modelling by the applicant shows flooding up to 1.7m above Natural Ground Levels (NGLs) occurs through the greenhouse in a 1% AEP flooding event, and up to 1m in a 10% AEP event (see **Attachment 2**). Additional Council flood modelling undertaken for Noosa planning scheme amendments now includes the site within the revised Flood Hazard Overlay area.

The Specific Outcomes of the Agricultural Uses Code seeks new cultivation uses minimise the risk of adverse impacts on surrounding watercourses, with the corresponding solutions calling for vegetated buffers between the crops and the waterways. While the greenhouse is generally located away from waterways and contained within a closed environment, earlier this year, water flooded the greenhouse (up to 1m high in some areas) with debris from the tomato plants, growing media and plastic grow bags being washed into the waterway (see **Attachment 1**).

Because of the high risk of flooding washing plant debris into the nearby waterway again, the applicant was asked to raise the plants off the ground on racks. However, it did not consider this to be commercially viable or necessary, stating in its stormwater and flood impact reports that the amounts of fertiliser and pesticides used are substantially less than the previous turf farm, and watering of the crop is a closed loop system which will not impact on the adjoining waterway.

The applicant also suggests that, preceding any flood event, irrigation can be halted and the nutrient water pumped back to a holding tank. Fresh water can then be used to flush the growbags. Following any flood event, the applicant would then undertake an immediate clean up and inspection of the waterways for any debris from the site.

While the applicant has indicated it is not willing to raise the plants off the ground, it is noted that similar sized greenhouses owned by the applicant (D'Vine Ripe) incorporate a plant racking system (up to approximately 1m off the ground). Given the high risk of flooding reoccurring on this site, it is reasonable to condition the plants be raised above the ground (above the 10% AEP level – approximately 1m). This will ensure water will pass under the plants and grow bags in most flooding events, and is considered a reasonable approach to minimise the risk of causing adverse impacts on the waterway, consistent with the Outcomes sought by the Agricultural Uses Code.

The applicant also provides a Flood Management Plan to manage risk from flooding to people and property. The strategy involves the evacuation of the site prior to a flood. Council's Flooding consultant generally agrees with the plan, however, considers a contingency for a flood refuge area should be included in the event people become trapped on site. The flood refuge area should be suitable for safe refuge during an extreme flood event, with conditions recommended accordingly.

Proposed works within the Biodiversity Overlay

The Overlay Code seeks to avoid development (including dams) within the mapped Riparian Buffer or Environmental Protection Areas. The overlay mapping includes a 50m buffer to existing drainage lines surrounding the greenhouse to the north and east, while vegetation to the south surrounding the small drainage line is mapped as Environmental Protection. The applicant has undertaken earthworks within this mapped overlay area, including the construction of a small dam to the north of the greenhouse and formed bunded areas (up to 1.5m high) along the southern perimeter, as indicated below (**Figure 7**).

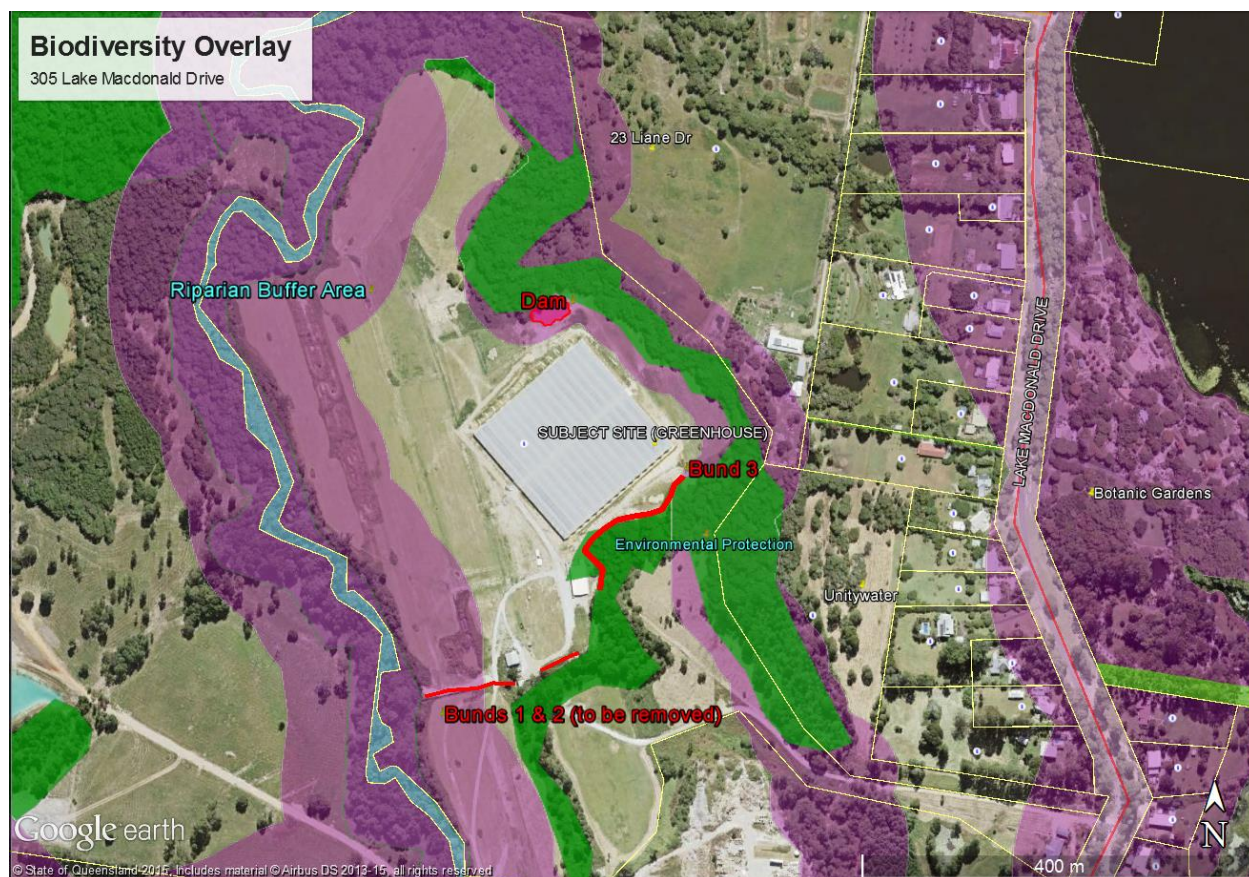


Figure 7 Biodiversity Overlay, with constructed bunds and dam indicated in red.

Bunds

After the Cyclone Yasi flooding event, the applicant formed three bunds to reduce flooding impacts. Initial flood modelling by the applicant indicated that three bunds will cause unacceptable flooding impacts on adjoining properties. As a result, the applicant intends to remove two of the bunds (bund 1 & 2 above).

Revised modelling (with the removal of bunds 1 & 2), shows the impacts are concentrated on the adjoining Unitywater property and represent a 10cm increase in flood waters during a 1% AEP event. Notably, there is no development on the Unitywater site and flooding already occurs during major flood events. As the topography rises steeply from the existing waterway in this area, the increases are considered to have a negligible impact in terms of the flood extent and are considered acceptable.

Council’s flooding consultant agrees with the modelling results and the retention of bund 3 will not cause unacceptable flooding impacts on the neighbouring properties.

The remaining bund 3 is located to the south of the greenhouse, adjacent to the waterway. This area is on the edge of the mapped Environmental Protection Area and within the root zones of existing trees warranting protection. To reduce the impacts on the vegetation, the applicant proposes to move the bunds 5-10m and revegetate between the waterway and the bund. Council’s Environment Officer agrees with this approach and recommends conditions for earthworks and revegetation to be undertaken in accordance with a subsequent Operational Works approval.

Water detention and treatment device

A dam has been constructed within the Riparian Buffer Area adjacent the northern corner of the greenhouse, without the necessary Operational Works approvals. The application proposes to reconstruct this dam as a water filtration device in the same location to detain the roof water from the greenhouse. Council's Environment Officer recommends the infrastructure to be located outside of the mapped Riparian Buffer Area and a condition is recommended accordingly.

Buffer Areas

The Agricultural Uses Code seeks vegetated buffers between cultivated areas and watercourses, to reduce impacts on environmentally sensitive areas. The greenhouse is located outside the Riparian Buffer Area and the crop is within a controlled greenhouse, which helps limit the release of nutrients to the external environment. Apart from times of major flooding, the greenhouse is unlikely to have adverse impacts on the surrounding waterway and existing vegetation buffers surrounding the waterway will assist in slowing and filtering water before entering the adjoining drainage lines.

Traffic, Access & Parking

The applicant submitted a Traffic Impact Report concluding the road network has capacity to cater for the expected traffic movements associated with the uses. However, the existing access from 305 Lake Macdonald Drive has not been constructed in accordance with Council's standards and is not suitable for its increased use. As a result, the applicant has negotiated access for heavy vehicles through the adjoining Wimmers site (271 Lake Macdonald Drive).

As this access will be in constant use and is subject to occasional flooding, conditions are recommended for it to be designed and constructed with an "all weather surface". A condition is also recommended for the existing access to Lake Macdonald Drive be used for the existing dwelling and emergency access.

4. CONSULTATION

4.1. IDAS Referral Agencies

Nil

4.2. Other Referrals

The application was forwarded to the following internal Council specialists:

- Coordinator Development Engineering
- Environment Officer (Landscaping & Ecology)
- Environment Officer (Water Quality)
- External Consultant (Hydrology & Water Management Consulting Pty Ltd)

4.3. Public Notification

The application is required to follow a code assessable application process and public notification is not required.

5. CONCLUSION

The application is the result of compliance action associated with the construction of a 2ha greenhouse on an existing turf farm at 305 Lake Macdonald Drive. The changes to the scale and intensity of the greenhouse require a development application, with the use being a consistent use within the Rural zone and subject to code assessment.

Through the course of the application process the applicant has addressed impacts associated with increased traffic movements by negotiating an access easement through the adjoining Wimmers site. The applicant has also connected power to the site and includes a stormwater management plan to detain the water from the substantial roof area.

The current crop of tomato plants within the greenhouse are planted at ground level in irrigated grow bags and not into the soil. The irrigation system is therefore a ‘closed loop system’, with nutrient rich water associated with the crop not entering the groundwater or nearby waterways. However, the site is located between two existing waterways and flood modelling indicates flooding of up to 1m in a 10% AEP event and 1.7m in a 1% AEP event through the greenhouse.

Earlier this year a moderate event occurred with up to 1m of water flooding the greenhouse, washing grow bags into the waterway and requiring extensive clean-up. To minimise the risk of this reoccurring in moderate flood events and considering the crop is not planted in the ground, it is recommended that the application be approved, subject to a condition requiring the crop to be raised above the 10% AEP flood level (approx 1m high) using a suitable racking system prior to the planting of the next crop.

Departments/Sections Consulted:

Chief Executive Officer
 Executive Officer to the Mayor & CEO
 Executive Support

Community Services
 Community Facilities
 Community Development
 Libraries & Galleries
 Local Laws
 X Waste & Environmental Health

Corporate Services
 Financial Services
 ICT
 Procurement & Fleet
 Property & Facilities
 Revenue Services

Executive Office
 Community Engagement
 Customer Service
 Economic Development
 Governance
 Human Resources
 Sustainability

Planning & Infrastructure
 Building & Plumbing Services
 Civil Operations
 Infrastructure Planning & Design
 X Planning & Environment
 Strategic Land Use Planning

ATTACHMENT 1

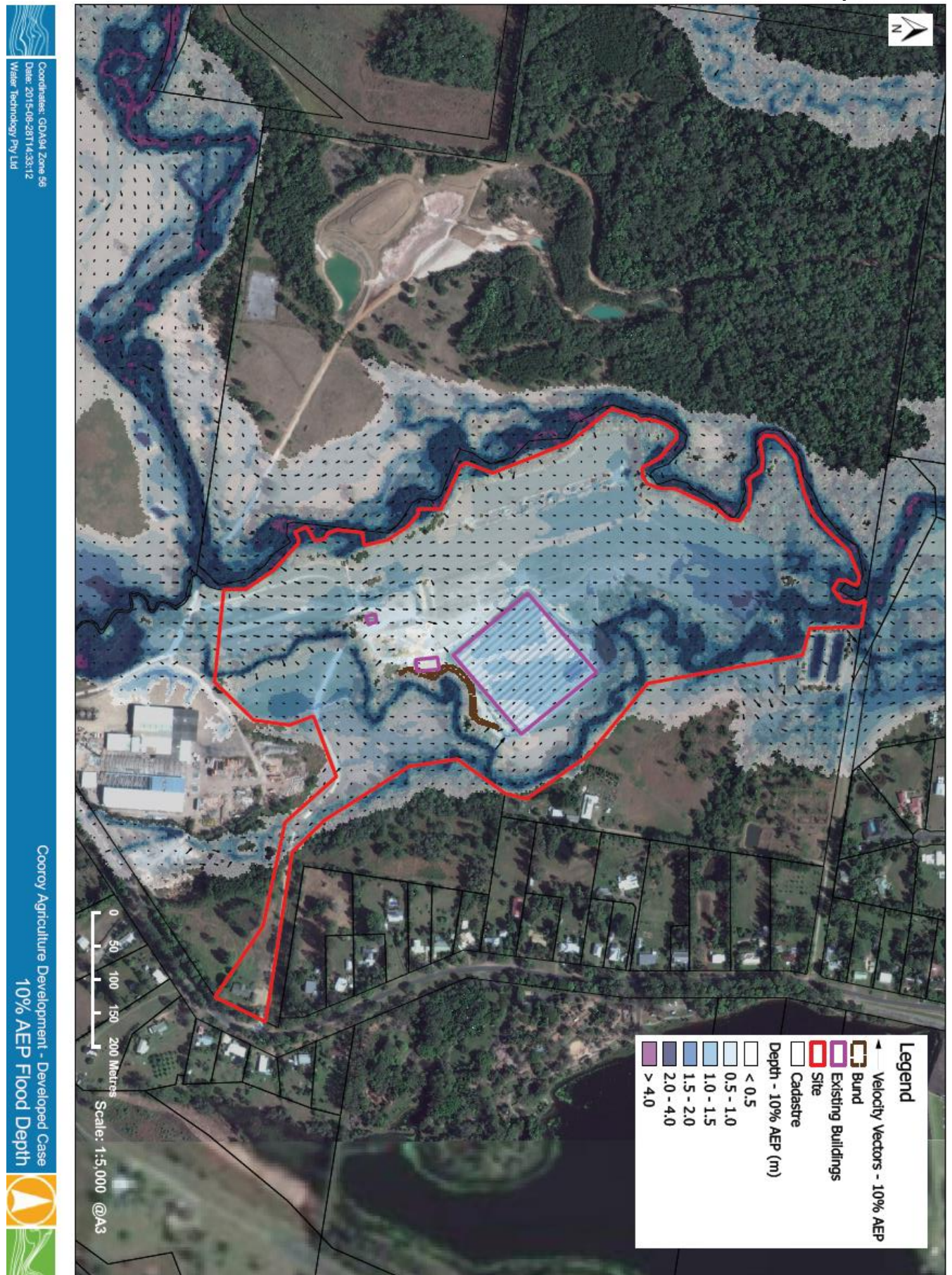
Inspection of the nearby waterway after the Cyclone Yasi flood event showing the plant grow bags that were washed off site and water level through the greenhouse.

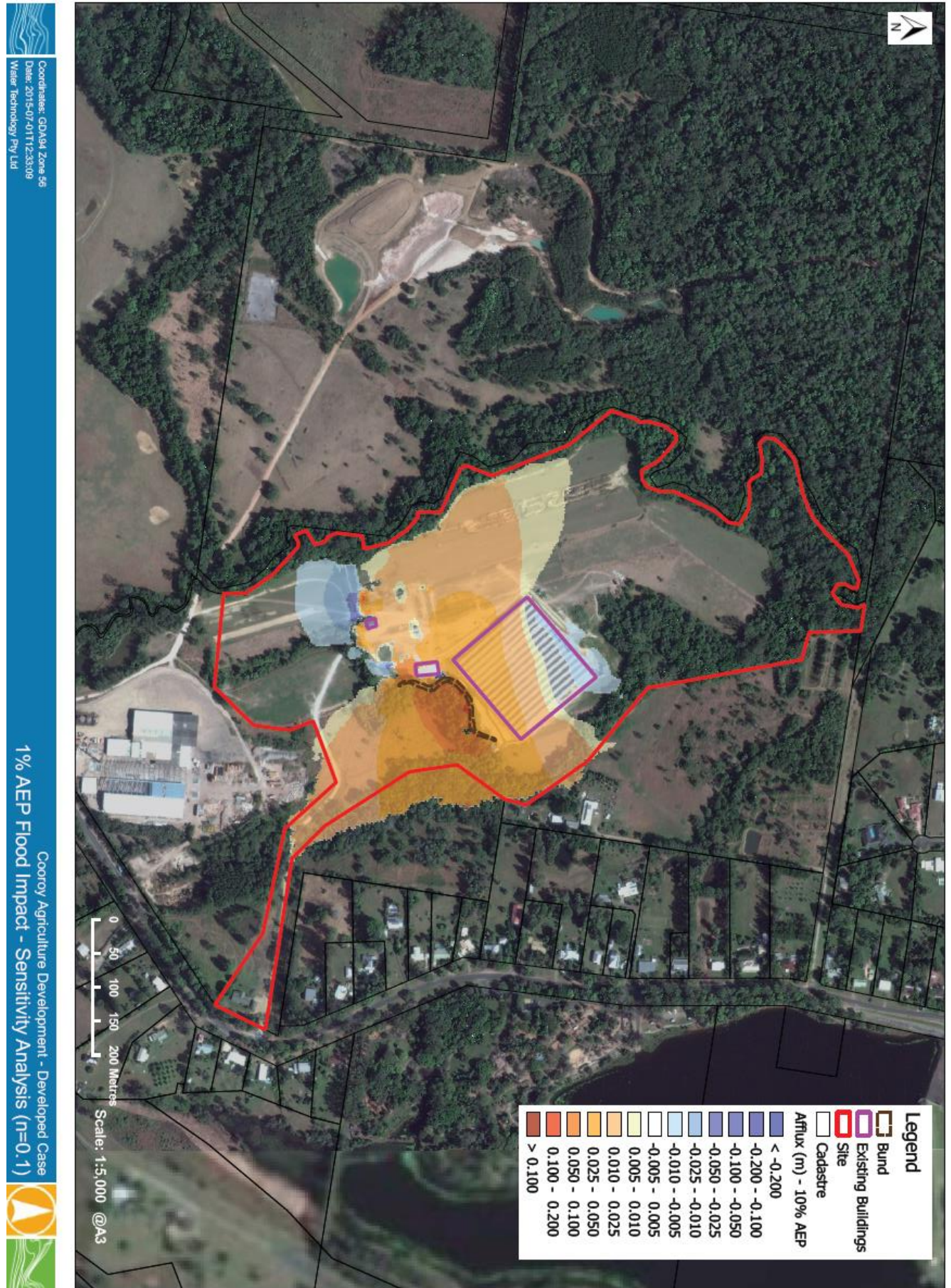




Figure.12 Markings on the north eastern corner of the shed showing the height of flood waters which went through the shed.

ATTACHMENT 2 –Flood Impacts





4 DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A HOME BASED BUSINESS TYPE 2 - EVIDENT AT 20 JUNIPER COURT, PEREGIAN BEACH (MCU15/0052)

Author **Development Planner, Glen Conforti
Planning & Infrastructure Department**

Index **ECM / Application / MCU15/0052**

Attachments **Nil**

APPLICATION DETAILS	
Applicant	Pacific BCQ
Proposal	Development Permit for Material Change of Use of Premises - Home-based business Type 2 (Osteopathy business)
Properly Made Date	17 June 2015
Information Request Date	01 July 2015
Information Response Date	12 October 2015
Decision Due Date	19 November 2015
PROPERTY DETAILS	
Property Address	20 Juniper Court Peregian Beach Qld 4573
RP Description	Lot 468 MCH 4837
Land Area	808m ²
Existing Use of Land	Dwelling and Home Based Business
STATUTORY DETAILS	
SEQRP Designation	Urban Footprint
Locality	Eastern Beaches
Zone	Detached Housing Code
Assessment Type	Code

RECOMMENDATION

That Council note the report by the Development Planner to the Planning & Organisation Committee Meeting dated 10 November 2015 regarding Application No. MCU15/0052 for a Development Permit for Home Based Business Type 2 – Evident situated at 20 Juniper Court, Peregrin Beach and:

A. Approve the application in accordance with the following conditions:

PLANNING

When Conditions must be Complied With

1. Unless otherwise stated, all conditions of this Decision Notice must be complied with and compliance maintained at all times while the use continues.

Approved Plans

2. Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are listed in the following table unless otherwise amended by these conditions.

Plan No.	Rev.	Plan/Document Name	Date
Sheet 1		Site Plan, provide by applicant	28/10/2015
Sheet 2		Floor Plan, provided by applicant as annotated by Council	28/10/2015

Nature and Extent of Approved Use

3. The approved use is limited to an Osteopathy Business.
4. The approved business use must be conducted entirely within the approved area of the detached dwelling.
5. The approved use must not operate outside the hours of 9:00am to 6:00pm Monday to Thursday and 8:30am to 1:00pm Friday. The approved use must not operate on Saturday, Sunday and public holidays.
6. The maximum number of practitioners operating onsite at any one time must not exceed one, apart from between 9:00am and 2:00pm on Mondays and 9:00am and 1:00pm on Wednesdays, when a maximum of 2 practitioners may operate.
7. The total number of persons associated with the approved use on the site at any one time must not exceed 3 persons, except when 2 practitioners are operating when a maximum of 4 persons may be onsite at any one time.
8. The approved use must be conducted by a permanent resident or residents of the detached house.

Signage

9. The total number of advertising signs provided on the site must not exceed one, having a maximum sign face area of 750mm by 400mm or 0.3m² and not involving illumination or motion.

Carparking

10. A car parking area suitable for 2 vehicles must be provided near the western boundary generally in accordance with the approved plans. In this regard the concrete pad must be setback a minimum 1m from the western boundary. Landscaping must be provided between the car parking area and the western boundary.

11. The new driveway must utilise the existing footpath to the dwelling and the existing driveway as shown on the approved plans.
12. All resident practitioners and clients must park wholly within the site during operating hours.

Landscaping

13. Existing trees within the road reserve and the Reserve for Park must be retained.
 14. Trees to be retained must be protected from construction activities by:
 - a. clearly marking vegetation to be retained with flagging tape
 - b. installing protective fencing around the drip line of the vegetation
 - c. restricting stockpiling, storage and vehicle parking to those areas which are already cleared
 - d. using low impact construction techniques around vegetation.
- B. Advise the applicant that all conditions of approval must be complied with by 26 February 2016.
-

REPORT

1. PROPOSAL

The application seeks approval for a Home Based Business Type 2 – Evident. The home based business consists of a husband and wife conducting an Osteopathy business with no employees.

The operating hours are 9.00am to 6pm Monday to Thursday and 8.30am to 1pm on Fridays. One (1) practitioner operates the business, except for between 9am to 2pm on Mondays and 9am – 1pm on Wednesdays, when 2 practitioners operate.

Appointments are half hourly and when 2 practitioners are operating the appointments are staggered by 15 minutes.

A maximum of 3 persons are onsite at any one time when 1 practitioner is operating and up to a maximum of 6 persons when both practitioners are operating. The 3 persons onsite consist of the practitioner and 1 client and 1 client waiting and 6 persons onsite consists of 2 practitioners and 2 clients and 1 client waiting for each practitioner. In any one day there may be up to 12 appointments with 1 practitioner and an additional 6 appointments with 2 practitioners.

The business is a Home Based Business Type 2 as there are more than 3 people onsite at any one time and the designated business area within the dwelling exceeds 25m².

The application is before Council as conditions are recommended that reduce the scale of the business from that applied for, additionally some complaints have been received about the business.

2. SITE DETAILS

2.1 Background

The application is the result of compliance action from a compliant received in March 2015. Concerns were raised about business clients parking in the cul de sac. Subsequent complaints also questioned whether the operators were living in the premises or elsewhere. At the time of this report the operators are residing in the premises.

The business has been operating from the dwelling since March 2014.

2.2 Site Description

The lot is located at the end of the Juniper Court cul de sac. The 808m² lot is generally rectangular in shape with a kink along the western and street boundaries. The land slopes from the north east to the south west corner of the lot. The dwelling is setback approximately 13m from the street boundary behind a garage, which is setback approximately 6m.

3. SURROUNDING LAND USES

Immediately adjoining the site are dwellings except to the west where the site adjoins a reserve for park and recreation. The surrounding area consists of detached houses and to the south and south west a reserve for environmental purposes.

Seven (7) dwellings front Juniper Court, 5 having direct vehicle access, and 2 corner lots accessed from Paldao Rise. Figure 1 below shows the subject site outlined in purple and Juniper Court outlined in red.



Figure 1 – Subject site outlined in purple and Juniper Court outlined in red.

4. ASSESSMENT

4.1 Instruments for Statutory Assessment

Under the *Sustainable Planning Act 2009* the application must be assessed against each of the following statutory planning instruments to the extent they are relevant to the development:

- State Planning Policies;
- the South East Queensland Regional Plan;
- State Planning Regulatory Provisions;
- any Structure Plan or Master Plan in place for declared areas;
- any Preliminary Approval Overriding the Planning Scheme for the land;
- the Planning Scheme for the local government area; and
- any Temporary Local Planning Instrument in place for the local government area.

Of these, the statutory planning instruments relevant to this application are discussed in the sections that follow.

4.2 State and Other Statutory Instruments

South East Queensland (SEQ) Regional Plan 2009 - 2031

The site is located within the Urban Footprint area of the SEQ Regional Plan. The proposal is consistent with the regional policies of the SEQ Regional Plan.

State Planning Regulatory Provisions

The following State Planning Regulatory Provisions apply to the application:

- SEQ Regional Plan Regulatory Provisions

The proposal is for an urban activity within the Urban Footprint and is consistent with the SEQ Regional Plan Regulatory Provisions

4.3 Statutory Instruments – Planning Scheme

The subject site is located in the Eastern Beaches Locality and is zoned Detached Housing. The proposed Home Based Business Type 2 – Evident use is identified as a consistent use within the zone and is required to follow a code assessable application process.

Land Use & Works Provisions

The Business Uses Code regulates land use and design is applicable to this application. The pertinent issues arising out of the assessment against the code are discussed below:

The proposal generally complies with the Probable Solutions of the Code, except for Probable Solutions 45.1a) & b) outlined below:

Probable Solution 45.1

S45.1 *In towns and villages—*

- a maximum of 50m² is used for the business (excluding parking); and*
- a maximum of 3 persons are onsite for business purposes at any one time (e.g. operator, employee and client) and not more than 1 of the 3 is an employee;*

Floor Area

The applicant's calculation of floor area of 50m² excludes the store room and the entry hallway which is used for both business and private use. It is agreed the store room can be excluded. However, it is considered the floor area for the business purposes is 60m² which includes a portion of the entry hallway used to access the therapy rooms from the reception area. Figure 2 below shows the applicant's floor area calculation.

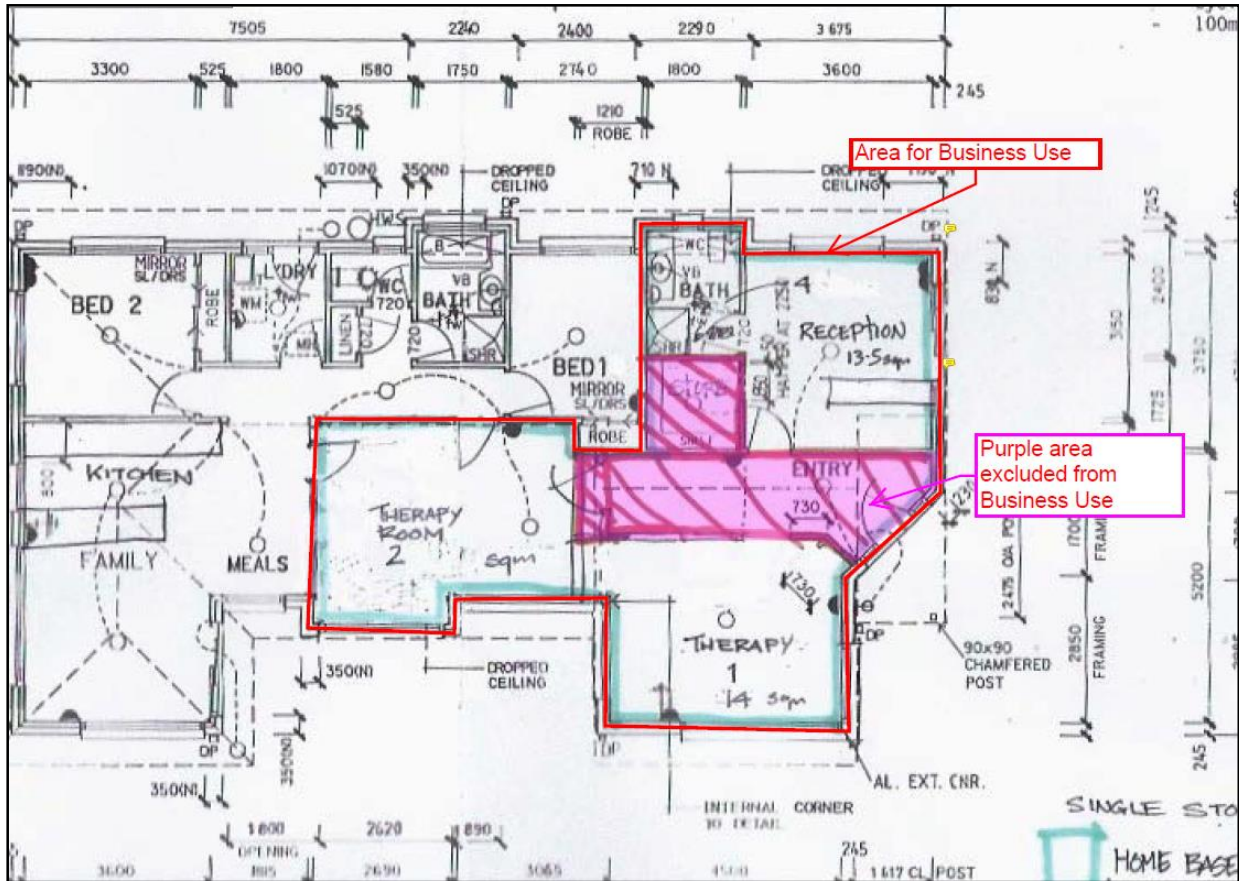


Figure 2 – Applicants floor area

As the proposal does not meet the Probable Solution 45.1 in regard to the area used for business purposes, the application must be assessed against Specific Outcomes O44 and O45 of the Code as set out below:

Specific Outcome O44 and O45

Extent of use and residential amenity

O44 *The Home-based business operates such that the level of impact of the business is minor having regard to the amenity of the area;*

AND

O45 *The Home-based business remains ancillary to the residential use of the dwelling unit;*

The entry hallway is used for both residential and business purposes and it is reasonable to include part of the entry hallway in the floor area calculation. A condition could be recommended to limit the floor area to 50m² to include a portion of the entry hallway, but this would likely mean reducing the size of therapy room 2. Therapy room 2 is also used for a playroom and living area when only 1 practitioner is operating. It is considered the size of therapy room 2 does not increase the scale or intensity of the business and will not affect the amenity of the surrounding area. Therefore, the area used for the business purposes is considered to meet the Specific Outcome O44 and O45.

Amenity

The traffic generated by the business will increase the number of vehicles in the street. Juniper Court is a quiet cul de sac street and the additional traffic generation has the potential to impact on the established amenity of the street. The number of people onsite associated with the business correlates with the number of vehicles using the street.

During the majority of the operating hours 1 practitioner operates and a maximum of 3 people are onsite at any one time (practitioner, client and waiting client). This complies with the lesser scale Home Based Business Type 1 provisions. However, while 2 practitioners are operating there is the potential to have up to 6 people onsite. The applicant's argument in support of the application is summarised below:

- when 1 practitioner operates (the majority of the time), the business is equal to the lesser scale Home Based Business Type 1 (self-assessable), and therefore the assessment is of the impact the additional practitioner has on amenity,
- given 2 practitioners operate for only 2 half days per week, the additional practitioner has only a minor impact in terms of additional traffic generation,
- there will be only 4 persons onsite at any one time (2 practitioners and 2 clients) consistent with the definition of Home Based Business Type 2 – Evident
- an anomaly in the Planning Scheme exists with the definition of a Home based Business Type 2. The definition indicates 4 persons can be onsite whereas the Code seeks 3 persons onsite; and
- the proposed Noosa Plan scheme amendments remove the provision which limit 3 persons onsite for Home Based Business Type 2 - Evident

It is agreed the subject Home-based Business would otherwise be self-assessable except for the 2 half days when 2 practitioners are practicing.

As the proposal does not meet the Probable Solution 45.1 for the number of people onsite, the application must be assessed against Specific Outcomes O44 and O45 of the Code as set out below:

Specific Outcome O44 and O45

Extent of use and residential amenity

O44 *The Home-based business operates such that the level of impact of the business is minor having regard to the amenity of the area;*

AND

O45 *The Home-based business remains ancillary to the residential use of the dwelling unit;*

It is not agreed that only 4 persons would be onsite at any one time when 2 practitioners are operating. It is considered up to 6 persons (2 practitioners, 2 clients and potentially 2 clients waiting = 6 persons) could be onsite at any one time. This translates to a possible 4 client vehicles using the street within an hour.

Juniper Court is a quiet cul de sac and this frequency of vehicles would negatively impact on the amenity currently enjoyed by the surrounding residents. Although 2 practitioners operate for only 2 days per week, impacts still occur on surrounding amenity.

It is recommended a condition is imposed to limit the number of persons on site to 4 people (2 resident practitioners and 2 clients). This would limit the amount of traffic in the street to only 2 client vehicles rather than 4 client vehicles, reducing the number of vehicles and frequency of traffic flow. This would then be one additional vehicle above that generated when 1 practitioner is operating. The current businesses' appointment schedule would need to be amended for this to occur.

On this basis and given the points raised by the applicant it is considered the business meets the provisions of Specific Outcome O44 and O45 of the Business Uses Code.

Car parking

The Code requires a minimum of 4 car spaces be provided for the business use. An existing double garage provides for the residents and an additional concrete pad is proposed along the western boundary for 2 car spaces. Parking is also available on the existing driveway. Conditions are recommended accordingly.

Public Notification

The application is code assessable and therefore public notification was not required but letters in support and against were received raising the following issues:

Support

- welcome their presence in the street
- have young children and have no concerns with the traffic generated by the business
- have noticed no change in the amount of traffic in Paldao Rise in the last 18 months

Against

- too much traffic for a quiet residential area
- concerns for the safety of pedestrians using the road because the footpath does not continue the whole way along Juniper Court
- 4/5 cars associated with the business are parking in the cul de sac
- traffic has reduced since the development application has been submitted but there is still some cars parked in the cul de sac and there is concern that traffic will increase again if an approval is given
- the owners are not residing in the premises.

5. CONCLUSION

The business has only 1 practitioner for the majority of the operating hours which complies with the provisions of the lessor Home Based Business Type 1. The business has the potential to have up to 6 people onsite at any one time when 2 practitioners are operating. This is considered to generate unacceptable levels of traffic for a quiet cul de sac street and therefore negatively impact on the surrounding amenity. When 2 practitioners are operating and the business is limited to 4 persons onsite at any one time, the impact on the amenity on the surrounding area is considered acceptable and meets the relevant provisions of the Business Uses Code. The application is therefore recommended for approval subject to conditions limiting the scale and intensity of the business.

Departments/Sections Consulted:

Chief Executive Officer
Executive Officer to the Mayor & CEO
Executive Support

Community Services
Community Facilities
Community Development
Libraries & Galleries
Local Laws
Waste & Environmental Health

Corporate Services
Financial Services
ICT
Procurement & Fleet
Property & Facilities
Revenue Services

Executive Office
Community Engagement
Customer Service
Economic Development
Governance
Human Resources
Sustainability

Planning & Infrastructure
Building & Plumbing Services
Civil Operations
Infrastructure Planning & Design
Planning & Environment
Strategic Land Use Planning

5 DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A WELLBEING USE - TYPE 2 SOCIAL (GENEALOGICAL & HISTORICAL GROUP PREMISES) AT 17 EMERALD STREET, COOROY (MCU15/0082)

Author **Coordinator Planning, Denis Wallace
Planning & Infrastructure Department**

Index **ECM/ Application / MCU15/0082**

Attachments **1. Proposal Plans**

APPLICATION DETAILS	
Applicant	Cooroy Noosa Genealogical & Historical Society
Proposal	Development Permit for Material Change of Use for Wellbeing - Type 2 Social (Genealogical & Historical Group Premises)
Properly Made Date	27 August 2015
Decision Due Date	3 December 2015
Number of Submissions	25 (24 support, 1 objection)
PROPERTY DETAILS	
Property Address	17 Emerald Street, Cooroy Qld 4563
RP Description	Lot 1 SP 275863
Land Area	300m ²
Existing Use of Land	Vacant
STATUTORY DETAILS	
SEQR Designation	Urban Footprint
Locality	Cooroy & Lake Macdonald
Zone	Open Space Recreation
Overlays	Nil
Assessment Type	Impact

RECOMMENDATION

That Council note the report by the Coordinator Planning to the Planning & Organisation Committee Meeting dated 10 November 2015 regarding Application No. MCU15/0082 for a Development Permit for Material Change of Use for Wellbeing - Type 2 Social (Genealogical & Historical Group Premises) situated at 17 Emerald Street, Cooroy and approve the application in accordance with the following conditions:

When Conditions Must be Complied With

1. Unless otherwise stated, all conditions of this Decision Notice must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are listed in the following table unless otherwise amended by these conditions.

Plan No.	Rev.	Plan/Document Name	Date
-	-	<i>Roof Plan</i>	30.03.2015
-	-	<i>Site Plan</i>	30.03.2015
-	-	<i>Research Layout Plan</i>	30.03.2015
-	-	<i>Building Elevations [East & West]</i>	30.03.2015
-	-	<i>Building Elevations [South & North]</i>	30.03.2015

Nature and Extent of Approved Use

3. The approved use must not operate outside the hours of 7am to 9pm.
4. The development must be undertaken and operated in a manner that causes no detrimental effect upon the amenity of the neighbourhood by reason of the creation of excessive noise, lighting nuisance or other emissions.

Building Appearance

5. All air conditioning units or other mechanical equipment must be located at ground level, or otherwise fully enclosed or screened such that they are not visible from the street frontages or adjoining properties.

Street Identification

6. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name.

Signage

7. Building signage shall generally accord with that indicated on the approved front building elevation plan, unless otherwise approved in writing by Council.

Landscaping

8. The development site must be landscaped in accordance with The Noosa Plan and Planning Scheme Policy *PSP3 – Landscaping Plants & Guidelines*.

Water & Sewer Connections

9. An underground connection to reticulated water and sewerage must be provided to the development site in accordance with the standards and requirements of Northern SEQ Distributor–Retailer Authority (Unitywater).
10. A Certificate of Completion from the Northern SEQ Distributor–Retailer Authority (Unitywater) must be submitted to Council that certifies an underground connection to reticulated water and sewerage has been provided to the development site.

REPORT

1. PROPOSAL

The application seeks approval for a Material Change of Use for a Wellbeing Use - Type 2 Social to establish a new Cooroy-Noosa Genealogical & Historical Group Inc. building on a small parcel of land adjacent to existing community facilities at Emerald Street, Cooroy.

The applicant advises the Group formed in 1996 with the aim of “collecting, promoting and encouraging the study of genealogy, heritage and local history”. The Group has operated from shared leased premises and the growth of their membership and facilities requires them to establish their own premises. The proposed new building is a single-storey rendered and weatherboard building with a gross floor area of 184m². **Figure 1** below shows architect’s perspectives of the front of the building and **Figure 2** shows the floor plan.

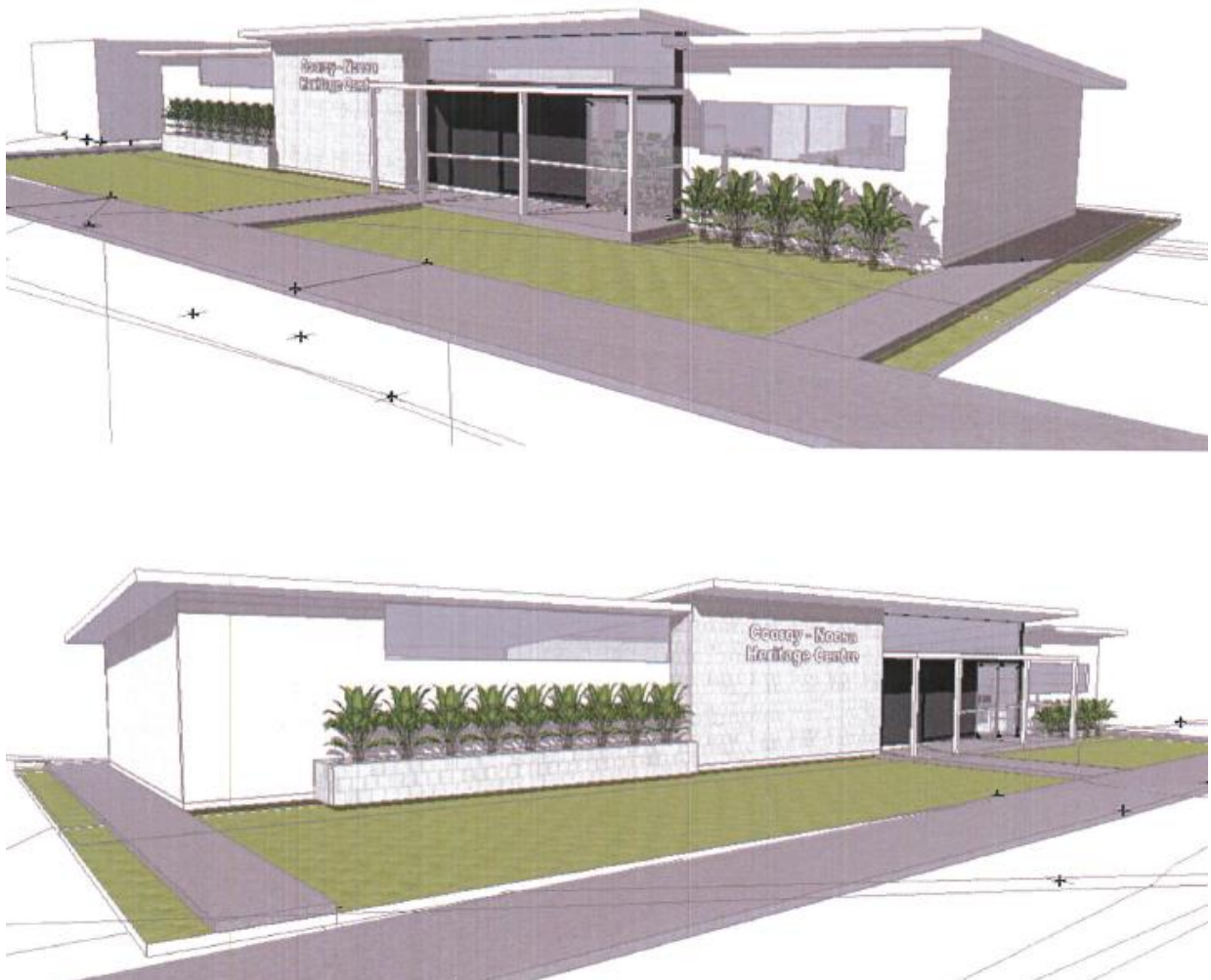


Figure 1 – Architectural Perspectives

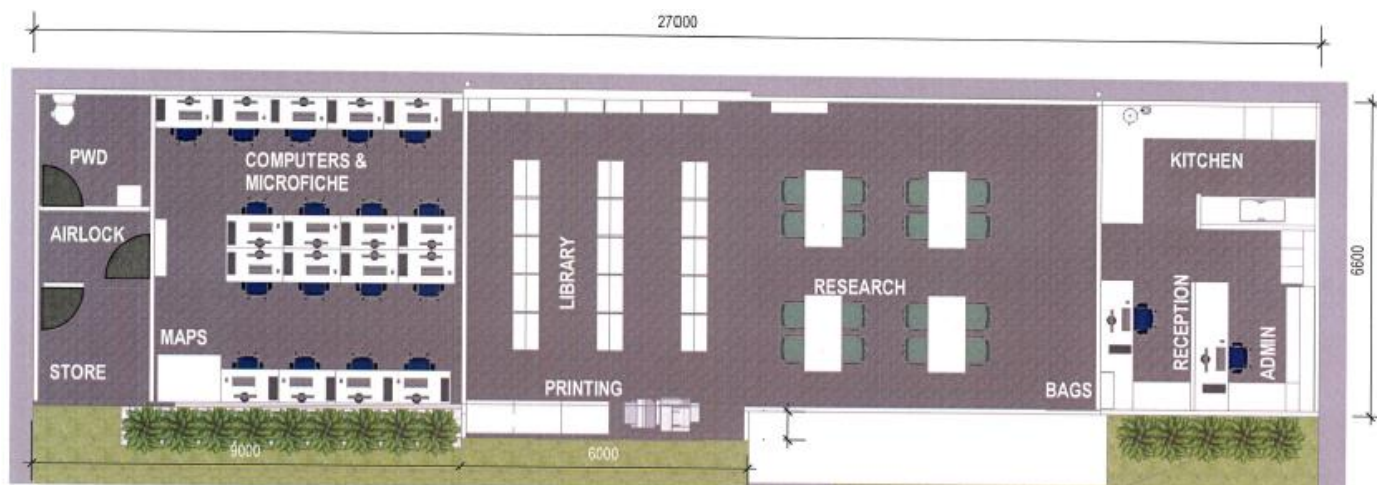


Figure 2 – Proposed Floor Plan

The building will occupy the majority of a proposed future 300m² lease area and no on-site parking is proposed. The applicant proposes to utilise existing parking capacity within the adjacent Emerald Street public carpark to the west. The application includes letters of support from adjacent existing community uses, being: the Cooroy Badminton Club; Cooroy Community Gardens; and Noosa State Emergency Service Group. The letters indicate these groups have been consulted about the new development and the proposed use of the shared public carpark they utilise.

The application is before Council because the development is proposed without on-site carparking.

2. SITE DETAILS

2.1. Background

Under the Sunshine Coast Regional Council (SCRC), a Community Development Officer undertook investigations for land suitable to locate the Cooroy Genealogy Group between March and June 2013, in partnership with SCRC Property and Land Management. Emerald Street was determined to be the preferred site and internal SCRC consultation was undertaken in June – July 2013.

A “Permanent Road Closure” application was lodged with the Department of Natural Resources and Mines December 2014 and finalised in February 2015.

Currently an Agreement to Lease is being negotiated, pending approval of this application.

2.2. Site Description

The site comprises a 300m² (30m x 10m) allotment created via a recent road closure indicated in the registered plan extract in **Figure 3** below. The site location is at the western end of Emerald Street adjacent to the large lot containing the Cooroy Badminton Club, Noosa SES, Community Garden and public carpark, shown in **Figure 4**. **Figure 5** shows a photograph of the site looking west toward the adjacent SES building.

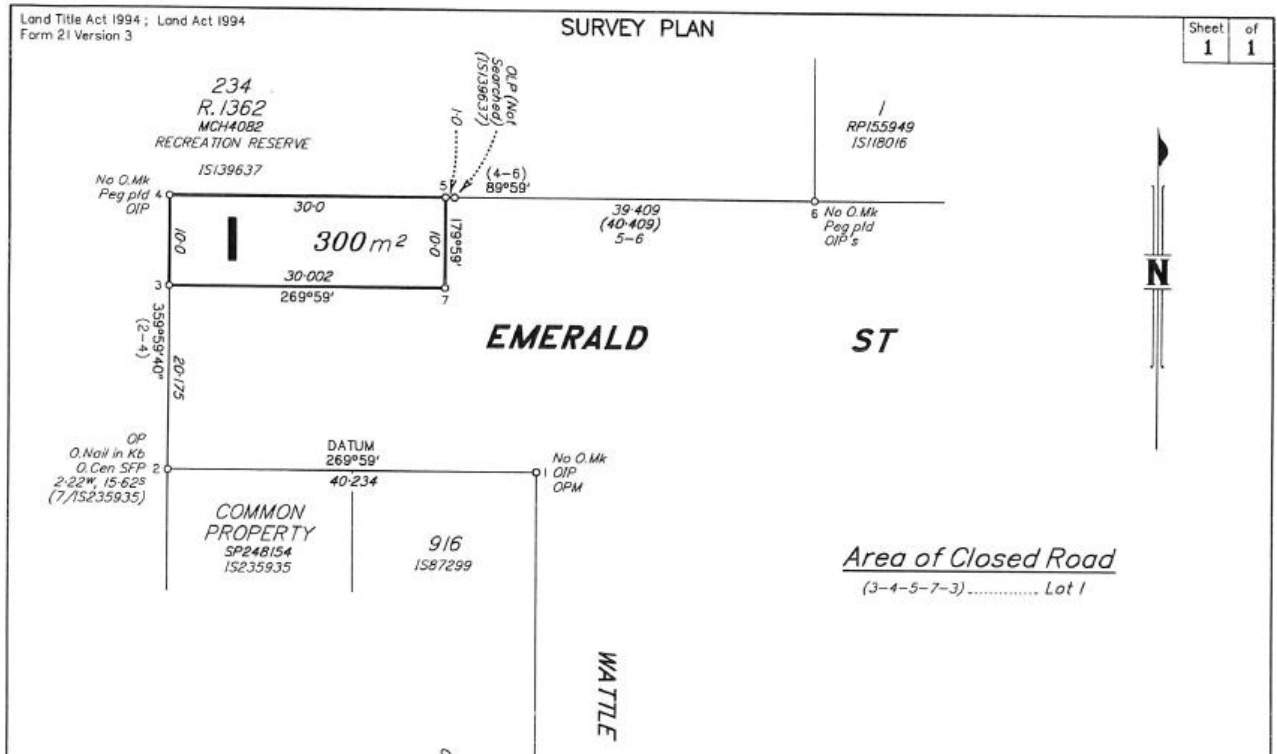


Figure 3 – Registered Plan Extract Showing 300m² Site

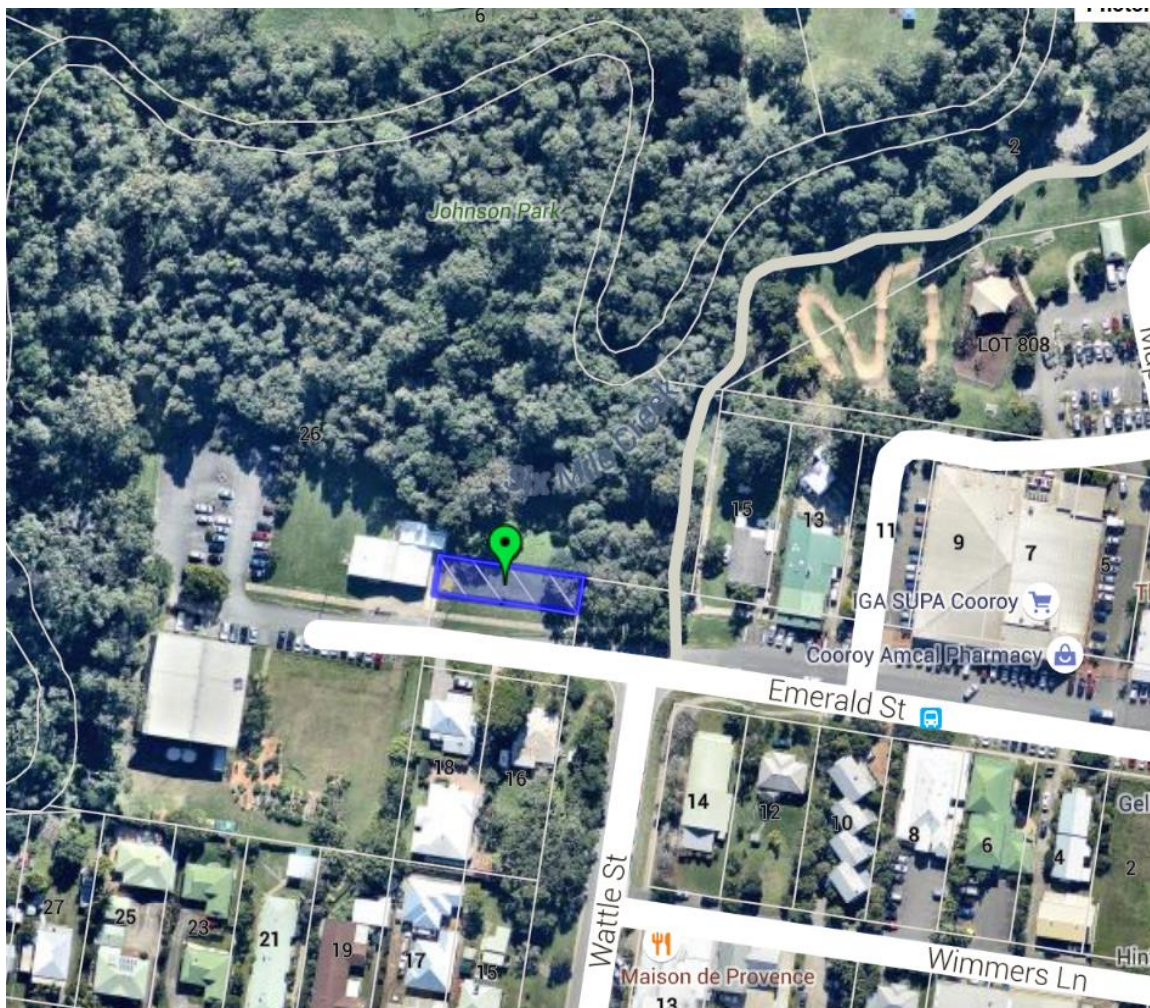


Figure 4 – Locality Plan



Figure 5 – Site Photograph Looking West Toward SES Building

The site is vacant and flat, with the land falling away moderately to the north beyond the northern boundary toward Six Mile Creek.

2.3. Surrounding Land Uses

Residential dwellings are adjacent to the south, southeast and east. The Noosa SES building is directly adjacent to the west. The Cooroy Badminton Club building and Cooroy community gardens are to the southwest.

The Cooroy IGA supermarket is to the east along Emerald Street, with that street containing a mix of residential and commercial premises.

Further sporting and community uses are located across Six Mile Creek to the north and west, including a scout hall, tennis club, gymnastics club, and cricket and football clubs/fields.

3. ASSESSMENT

3.1. Instruments for Statutory Assessment

Under the *Sustainable Planning Act 2009* the application must be assessed against each of the following statutory planning instruments to the extent they are relevant to the development:

- State Planning Policies;
- the South East Queensland Regional Plan;
- State Planning Regulatory Provisions;
- the Planning Scheme for the local government area; and
- any Temporary Local Planning Instrument in place for the local government area.

Of these, the statutory planning instruments relevant to this application are discussed in the sections that follow.

3.2. State and Other Statutory Instruments

State Planning Policies

The proposal is consistent with the State Planning Policy and does not trigger further assessment against the Interim Development Assessment requirements.

South East Queensland (SEQ) Regional Plan 2009 - 2031

The site is located within the Urban Footprint area of the SEQ Regional Plan and is consistent with the Plan’s regional policies and Regulatory Provisions.

3.3. Statutory Instruments – Planning Scheme

The site is located in the Cooroy & Lake Macdonald Locality. Because the site was previously road reserve it is unzoned, however, Section 2.10.1 of The Noosa Plan states the land takes on the zoning of the adjoining Open Space Recreation zoned land. The proposed use is identified as a consistent use within the zone and is required to follow an impact assessable application process.

Locality Provisions

The Cooroy & Lake Macdonald Locality Code seeks to ensure that new uses avoid adverse impacts on existing residents and uses in the area. The proposed development is considered low-impact and can be conditioned to address issues such as spill light and noise generation. The use will introduce additional traffic movements within Emerald Street but these are in line with reasonable expectations for the use of the adjacent existing public carpark and the developed nature of Emerald Street. The additional vehicle movements will not create any significant adverse impacts on residents in the area and is considered acceptable.

Land Use & Works Provisions

The following codes which regulate land use and design are most applicable to this application:

- Community Uses Code
- Landscaping Code
- Driveways & Carparking Code

The application has been assessed against each of the above applicable codes and can broadly comply with each, subject to conditions, with the exception of parking provision discussed below.

Car Parking

The building triggers a requirement for 9 on-site parking spaces under the provisions of the Driveways and Carparking Code. The application does not propose any car spaces within the 300m² site area. Instead, it seeks to utilise the adjacent existing public carpark to the west. The applicant submits:

The use of the property is intermittent with weekly meetings held and other irregular research and information meetings. It is considered the adjacent car park provides car parking for the development, as it appears surplus to the current parking demand in Cooroy. The Group has carried out an audit of the parking availability in the local area between March 17th and April 18th 2015; in particular the car park between the SES and Badminton buildings. The results of the audit [is submitted with the application material]. The audit shows:

<i>Maximum number of car spaces [i.e. total available in area]</i>	<i>75</i>
<i>Maximum parking spaces in use</i>	<i>39 cars + 1 motorcycle</i>
<i>Average number of spaces in use</i>	<i>28</i>

In conclusion, it appears there is sufficient available car parking in the local area with an average of 47 spaces available during the survey.

The applicant’s submission regarding the availability of parking is collaborated by the letters of support provided from the adjacent existing community uses. Seven aerial photographs of the carpark over recent years all also indicate low occupancy rates and this has also been the observation of staff when visiting the site. The proposed not-for-profit community use of the existing public carpark aligns with the community use intent for the carpark and is supported in this instance.

4. CONSULTATION

4.1. IDAS Referral Agencies

Not applicable.

4.2. Public Notification

The application was publicly notified for 15 business days in accordance with the *Sustainable Planning Act 2009*. 25 properly made submissions were received, comprising 24 letters of support and 1 objection. Letters of support appear to be predominantly from members or associates of the Group and highlight the important community work it undertakes and the current unsatisfactory state of its premises. These issues raised in the objection are detailed below.

Objection Issues	Comments
Land was not identified in the town plan for development.	The 300m ² site was road reserve and has been permanently closed to facilitate its community use similar to the adjacent cluster of community uses to the west.
Open space within Cooroy is rapidly disappearing.	Cooroy has significant areas of community open space and the small road closure does not significantly impact on these.
Car parking in the area is at a premium.	This does not appear to be the case for the public parking to the west, which has been observed to normally have low occupancy. It is considered the parking demands of the development can easily be accommodated in that area.
The road is too narrow to handle the current traffic on it, with trucks already having to U-turn in the area.	The effective road width remains unchanged. There is to be no change in the road formation width and the development maintains the building line established by the adjacent SES building.

5. CONCLUSION

The proposed Cooroy Genealogy Group building is a consistent community use on the site. It will be relatively low impact and in keeping with the developed character of the existing cluster of adjacent community uses. The development proposes to utilise existing parking capacity within the public carpark immediately to the west. Parking demand created by the Group should be readily accommodated and its use is considered to align with the community use intent for that carpark. The offsite parking proposal is therefore supported in this instance and the application recommended for approval, subject to conditions.

Departments/Sections Consulted:

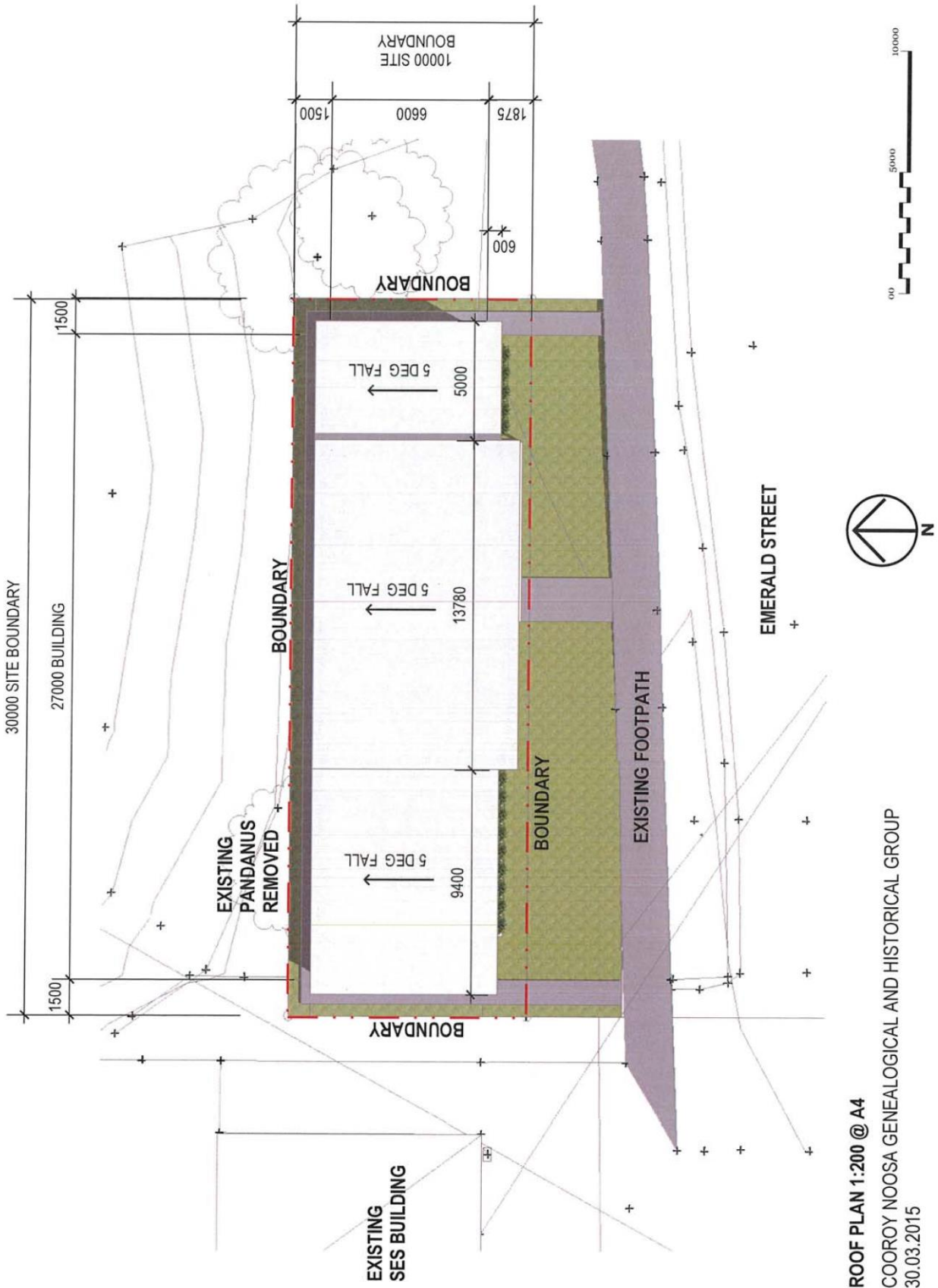
Chief Executive Officer
Executive Officer to the Mayor & CEO
Executive Support

Community Services
Community Facilities
Community Development
Libraries & Galleries
Local Laws
Waste & Environmental Health

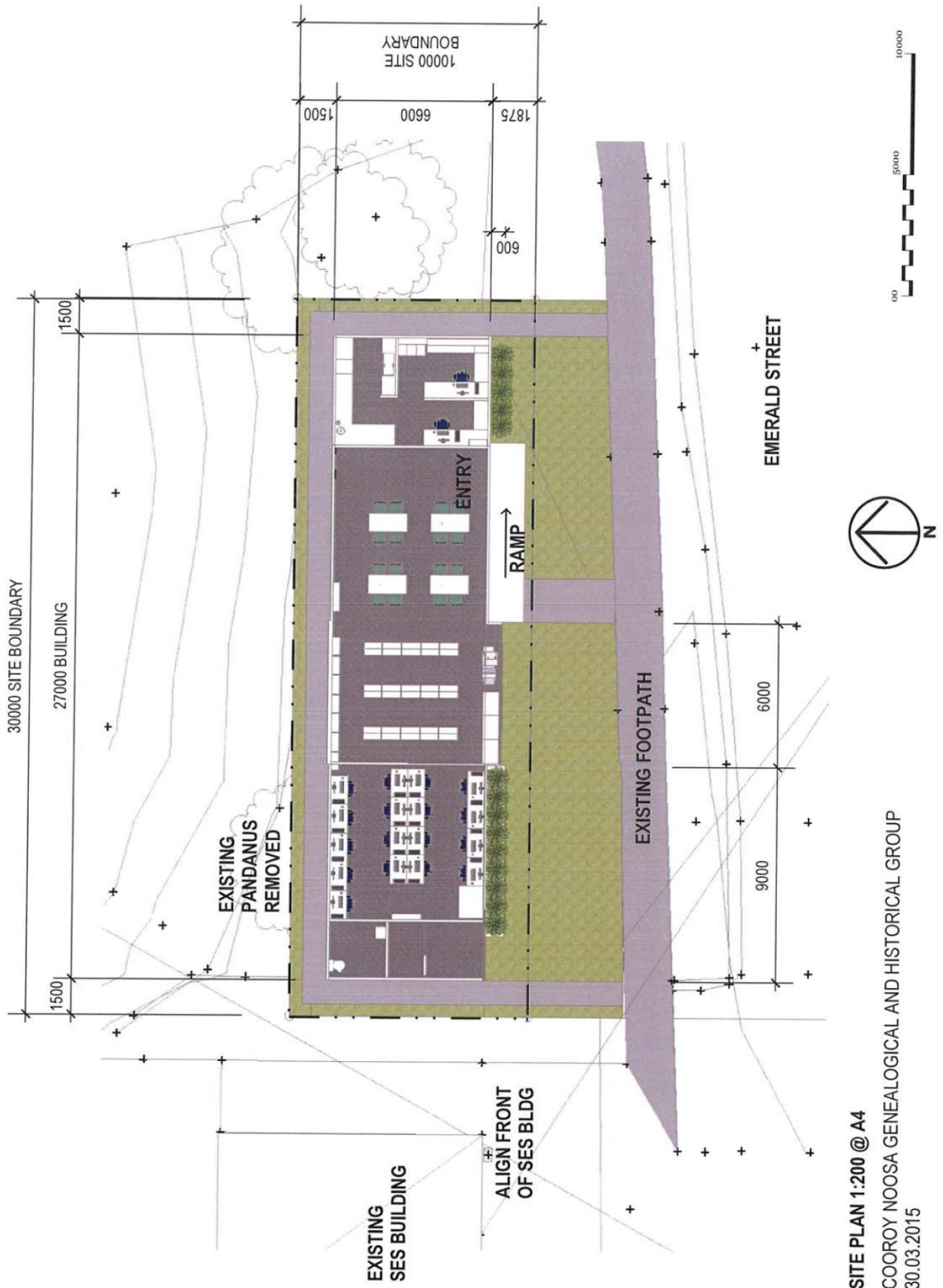
Corporate Services
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Revenue Services

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Community Engagement
Customer Service
Economic Development
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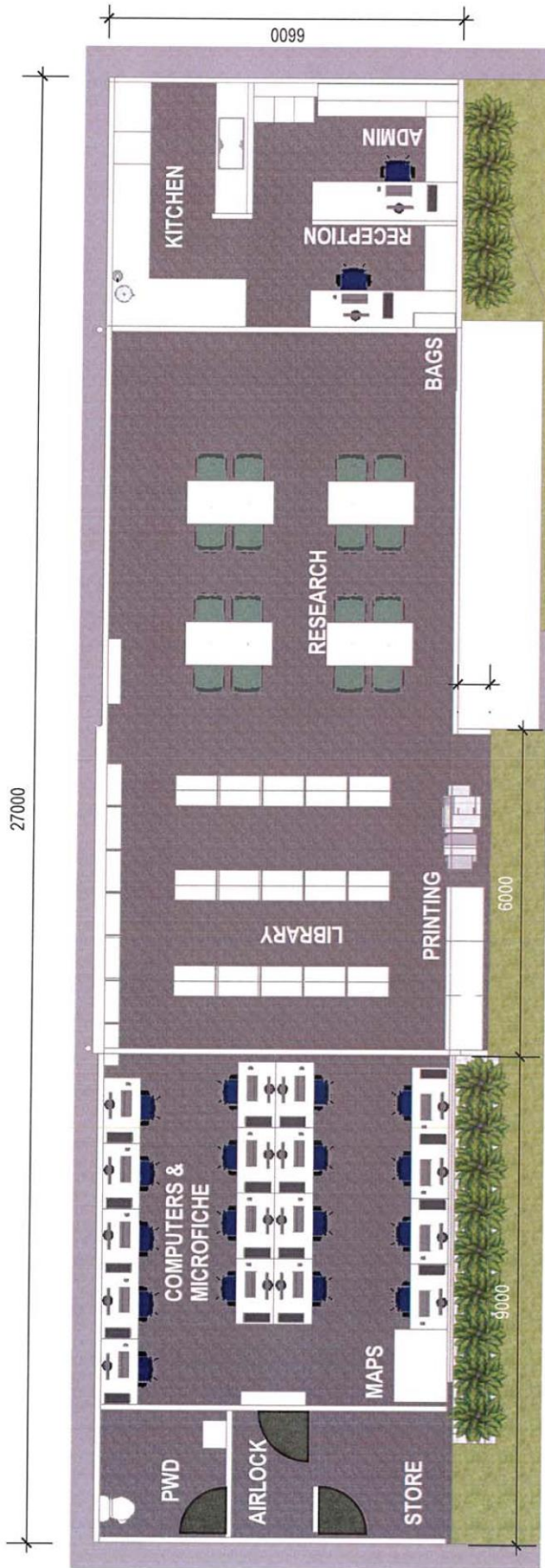
Planning & Infrastructure
Building & Plumbing Services
Civil Operations
Infrastructure Planning & Design
Planning & Environment
Strategic Land Use Planning



ROOF PLAN 1:200 @ A4
COOROY NOOSA GENEALOGICAL AND HISTORICAL GROUP
30.03.2015



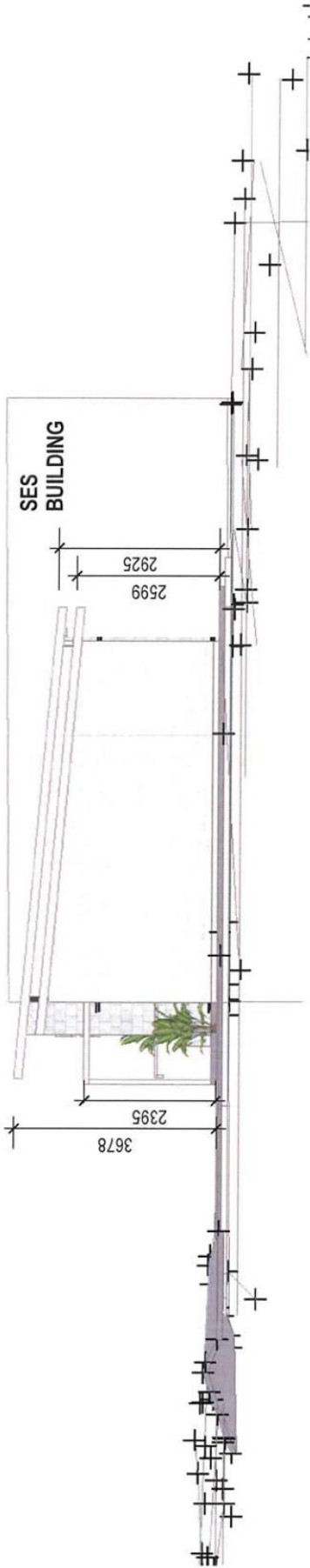
SITE PLAN 1:200 @ A4
COOROY NOOSA GENEALOGICAL AND HISTORICAL GROUP
30.03.2015



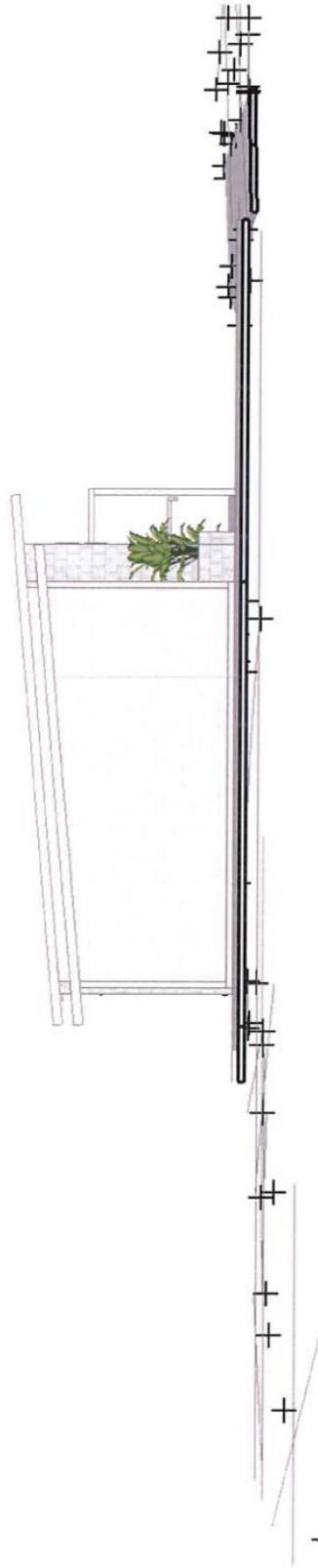
EMERALD STREET



RESEARCH LAYOUT PLAN 1:100 @ A4
COOROY NOOSA GENEALOGICAL AND HISTORICAL GROUP
30.03.2015



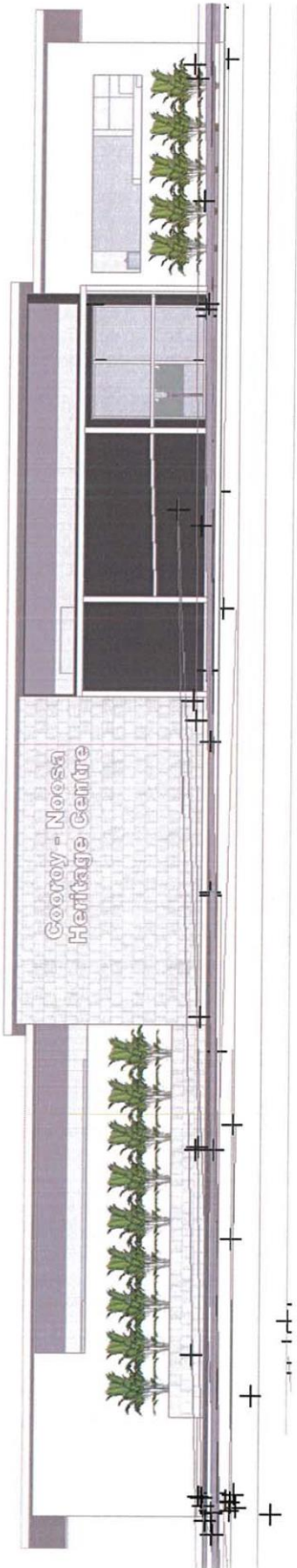
EAST ELEVATION



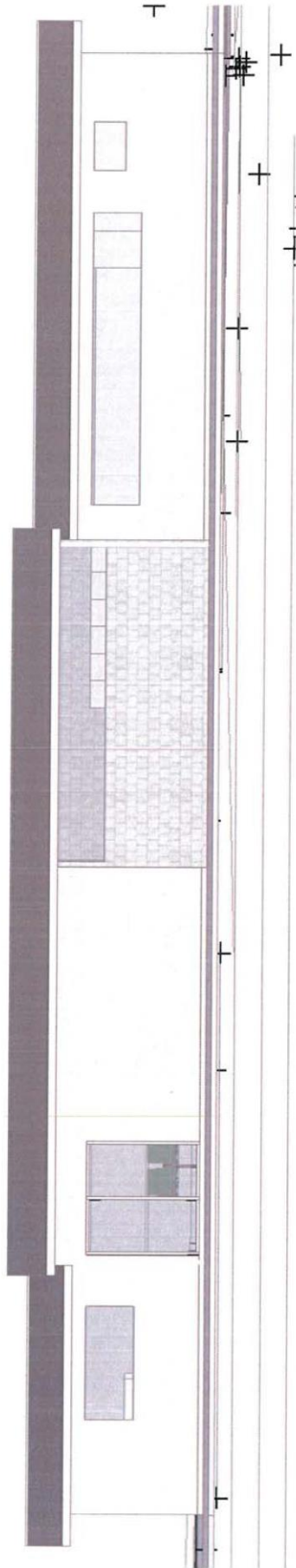
WEST ELEVATION



BUILDING ELEVATIONS 1:100 @ A4
COOROY NOOSA GENEALOGICAL AND HISTORICAL GROUP
30.03.2015



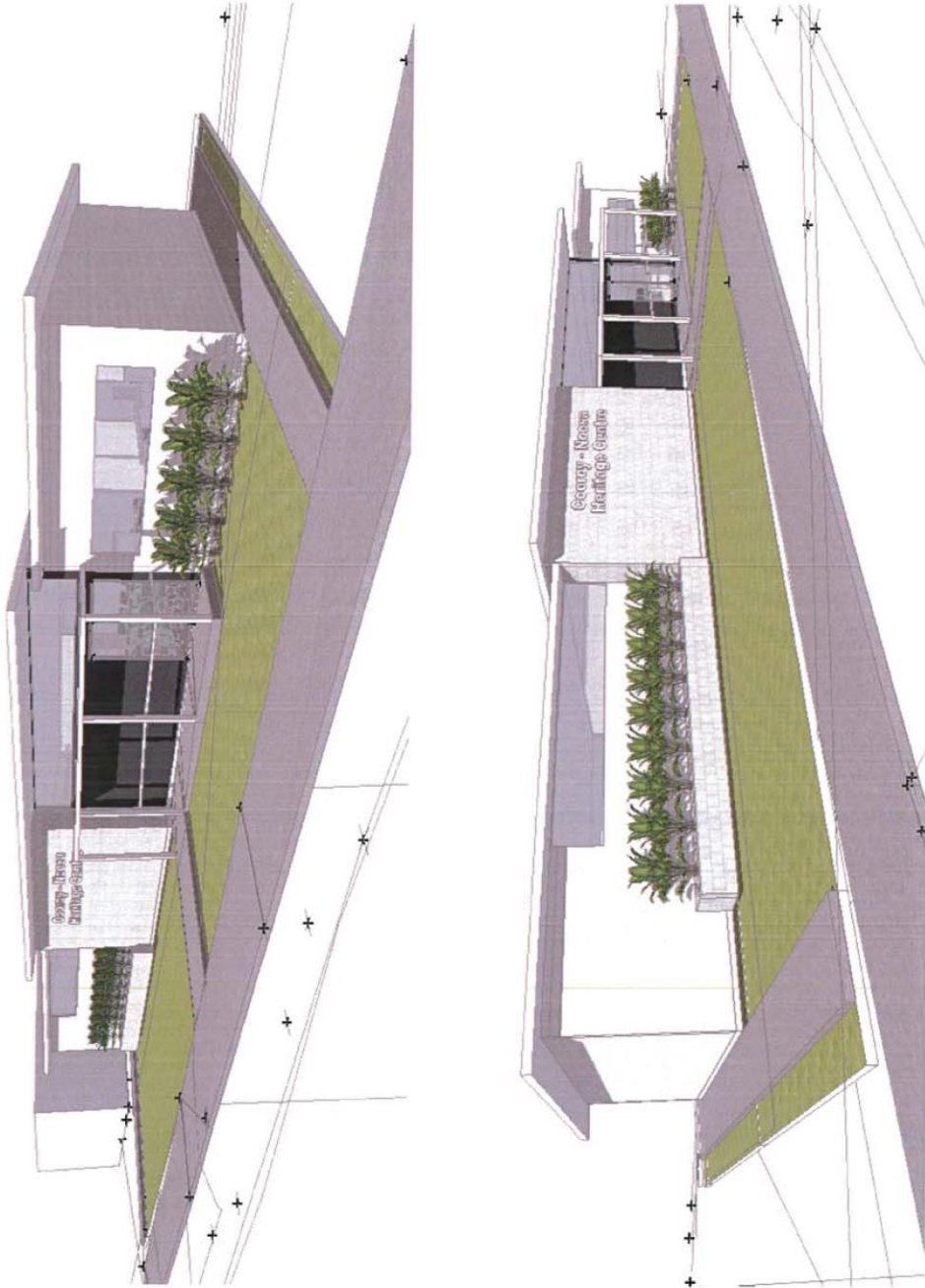
SOUTH ELEVATION
EMERALD STREET ELEVATION



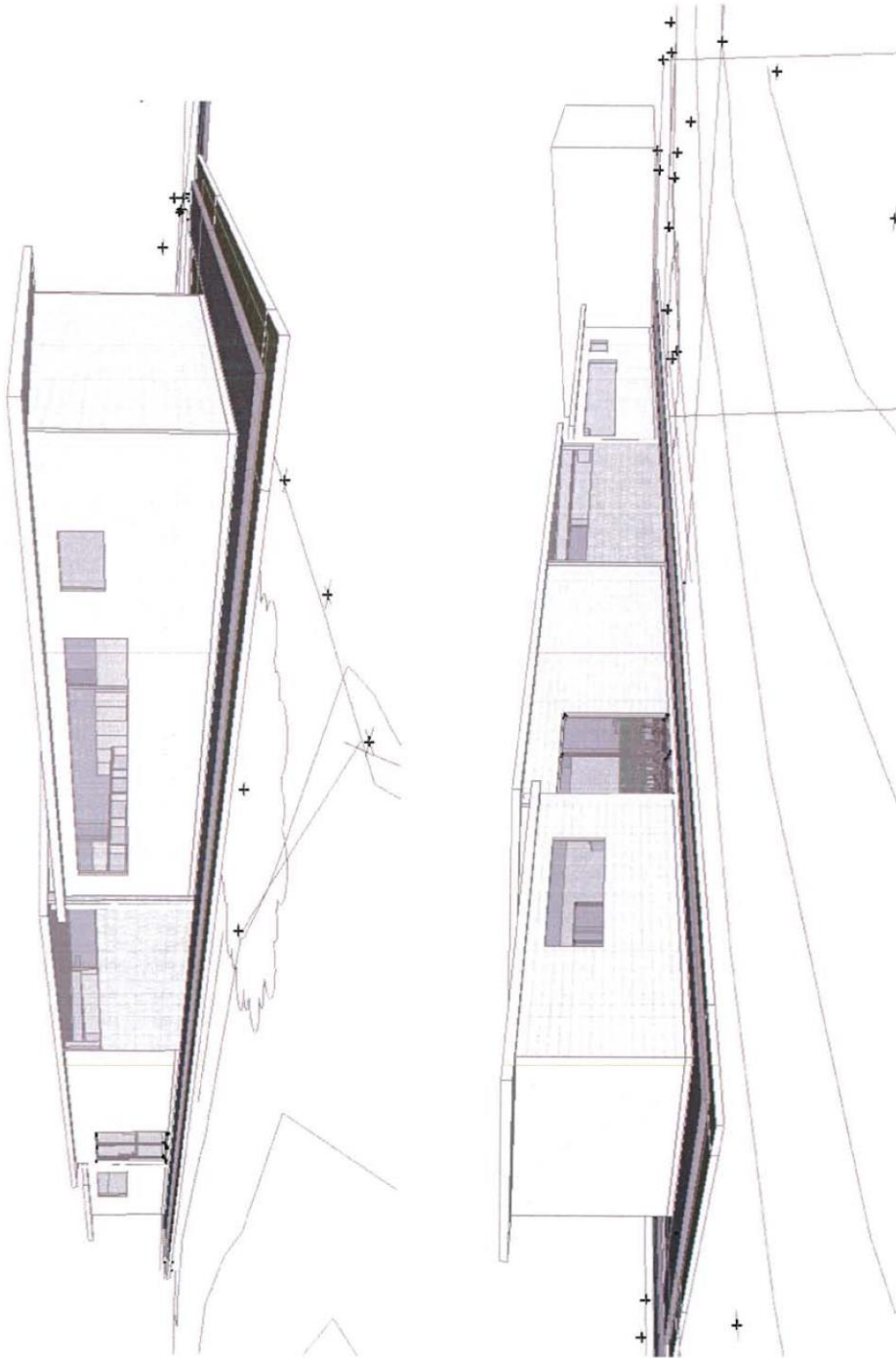
NORTH ELEVATION
REAR ELEVATION



BUILDING ELEVATIONS 1:100 @ A4
COORoy NOOSA GENEALOGICAL AND HISTORICAL GROUP
30.03.2015



EXTERIOR VIEWS : FRONT
COROY NOOSA GENEALOGICAL AND HISTORICAL GROUP
30.03.2015



EXTERIOR VIEWS : REAR
COOROY NOOSA GENEALOGICAL AND HISTORICAL GROUP
30.03.2015

6 P&E COURT APPEAL D4159/15 FOR A DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR A MIXED USE SHOPPING CENTRE EXPANSION AND ASSOCIATED OPERATIONAL WORKS AT 28 EENIE CREEK ROAD, NOOSAVILLE - MCU14/0106 & OPW15/0001

Author **Coordinator Planning, Denis Wallace**
Planning & Infrastructure Department

Index **ECM/Application/MCU14/0106/OPW15/0001/Case/4159/15**

Attachments **Nil**

APPLICATION DETAILS	
Applicant	QIC Noosa Civic Pty Ltd
Proposal	<p>Development Permit for Material Change of Use of Premises for a shopping centre expansion comprising:</p> <ul style="list-style-type: none"> • Commercial Business - Type 1 Office • Commercial Business - Type 2 Medical • Commercial Business - Type 3 Veterinary • Entertainment & Dining Business - Type 1 Food & beverages • Entertainment & Dining Business - Type 2 Recreation, amusement & fitness • Entertainment & Dining Business - Type 3 Bar • Education - Type 1 Childcare • Education - Type 3 Adult • Education - Type 4 Information • Open Space - Type 1 Sport & recreation • Retail Business - Type 2 Shop & Salon • Retail Business - Type 4 Showroom • Retail Business - Type 7 Garden & Lifestyle Centre • Wellbeing - Type 2 Social • Service & Utility - Type 2 Installation • Undefined Use - Temporary Markets <p>Development Permit for Operational Work for:</p> <ul style="list-style-type: none"> • Interference with vegetation <p>Interfering with quarry material on State coastal land above high water mark within a Coastal Management District.</p>
Appeal Filed	23 October 2015
Number of Submissions	133
PROPERTY DETAILS	
Property Address	28 Eenie Creek Rd NOOSAVILLE QLD 4566
RP Description	Lot 3 SP 246584
Land Area	28.94ha

Existing Use of Land	Shopping centre, carpark, showrooms, offices, commercial uses, service station and vacant/environmental balance lands within a master planned business centre
STATUTORY DETAILS	
SEQRP Designation	Urban Footprint
Locality	Noosaville
Zone	Shire Business Centre
Assessment Type	Impact

RECOMMENDATION

That Council note the report by the Coordinator Planning to the Planning & Organisation Committee Meeting dated 10 November 2015 regarding Planning & Environment Court Appeal 4159/15 and agree to defend the appeal.

REPORT

A report on a Development Application for Material Change of Use for a Mixed Use Shopping Centre Expansion and associated Operational Works at 28 Eenie Creek Road, Noosaville was considered by Council at its Ordinary Meeting on 24 September 2015. Council resolved to refuse the application citing 10 reasons.

An appeal was lodged with the Planning and Environment Court on 23 October 2015 by the applicant. The appeal seeks to overturn Council’s decision to refuse the application and have Council pay the appellants’ appeal costs.

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

Previous Council Consideration

Ordinary Meeting 24 September 2015, Item 1, Page 11

That Council note the report by the Coordinator Planning to the Planning & Organisation Committee Meeting dated 15 September 2015 and refuse Application No. MCU15/0106 & OPW15/0001 for a Development Permit for Material Change of Use for a mixed use shopping centre expansion and associated Operational Works situated at 28 Eenie Creek Road, Noosaville for the following reasons:

1. *The development conflicts with the South East Queensland Regional Plan’s Desired Regional Outcome for employment because it will not diversify Noosa’s economy and sterilises land to be retained for long-term non-retail opportunities.*
2. *The development fundamentally conflicts with The Noosa Plan’s intent for the site to provide for long-term non-retail employment growth and diversification.*
3. *The development will have undesirable economic impacts on existing commercial centres.*
4. *The applicant has not demonstrated an economic need for additional retail development in the Shire Business Centre.*
5. *The development will have unacceptable impacts on traffic safety and traffic operations on Noosa’s road network.*

6. *The development will necessitate expensive and disruptive traffic signals at two or more critical intersections within the network, which, without the subject development, can operate satisfactorily until well beyond 2026 with only minor upgrades to the existing roundabout-based system. Introduction of new signalised intersections to the local road network is contrary to Noosa’s desired low-key network character and planning intent and is not acceptable.*
7. *The development is not consistent with the assumptions stated in Noosa’s Local Government Infrastructure Plan for future development of the Noosa Business Centre. The applicant’s proposed contributions toward intersection upgrades do not satisfactorily address the development’s likely traffic impacts and any additional costs of upgrading the traffic network should be to the development and not the community.*
8. *The development will not provide sufficient on-site parking to accommodate design peak parking demands reasonably expected to be generated and will have adverse impact on the convenience of use of the Noosa Business Centre.*
9. *The development is likely to compromise the future development of a bus interchange critical to the future management of traffic and transport demands for the entire Business Centre.*
10. *The applicant has not demonstrated sufficient grounds exist to overcome the development’s statutory planning conflicts.*

Finance & Risk

There will be significant costs for Council involved in defending the appeal and it is premature to advise on the appeal prospects at this stage.

Consultation

External Consultation - Community & Stakeholder

Nil

Internal Consultation

Departments/Sections Consulted:

Chief Executive Officer
Executive Officer to the Mayor & CEO
Executive Support

Community Services
Community Facilities
Community Development
Libraries & Galleries
Local Laws
Waste & Environmental Health

Corporate Services
Financial Services
ICT
Procurement & Fleet
Property & Facilities
Revenue Services

Executive Office
Community Engagement
Customer Service
Economic Development
Governance
Human Resources
Sustainability

Planning & Infrastructure
Building & Plumbing Services
Civil Operations
Infrastructure Planning & Design
Planning & Environment
Strategic Land Use Planning

7 NOOSA RIVER HISTORICAL FISHERIES RESEARCH REPORT

Author Environment Officer (Rivers and Coast), Jan Maddin
Planning & Infrastructure Department

Index ECM/ Subject/ Waterway Management – Noosa River

Attachments 1 Historical ecology of the Noosa Estuary fisheries report
2 An Assessment of Oyster Recruitment in the Noosa Estuary
3 Noosa Estuary and Lakes restoration options assessment report
*(Note– Attachments have been provided separately to this Agenda;
2 hard copies have been provided in the Councillors Room)*

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by the Environment Officer (Rivers and Coast) to the Planning & Organisation Committee Meeting dated 10 November 2015 and thank both the Thomas Foundation for co-funding the historical fisheries study, and The Nature Conservancy and Dr Ruth Thurstan for undertaking the research.

REPORT

The purpose of this report is to provide Council with an overview of the research findings regarding historical fisheries productivity in the Noosa Estuary.

This study was undertaken by The Nature Conservancy through Dr Ruth Thurstan and funded through a partnership between Noosa Shire Council and the Thomas Foundation.

The aim of this research was to develop an understanding of historical fisheries productivity in the Noosa Estuary to inform the Noosa community about ecological changes that occurred prior to their lifetimes. It was intended to also provide insights into the species that inhabited the Noosa River and their changing abundance over time (see **Attachment 1**).

The research will help inform Council and project partners about management or restoration options required to increase fish abundance and aquatic biodiversity in the Noosa Estuary, and provide a baseline assessment of the estuary's biodiversity and health.

Research methodology

The historical fisheries research charts the evolution of the fisheries from existing records, and places these into the context of the broader environmental changes that have occurred within the river system in recent decades.

To achieve this, archival materials were collated and local residents interviewed. Data collation focused on commercial and recreational fin fisheries, prawns and oysters.

Archival data sources from State and local libraries and museums were mined for information on the fisheries of the Noosa River and Estuary, with major sources being:

- Department of Harbours and Marine Annual Reports (1892-1970);
- Fisheries Inspector's correspondence (1910-1965);
- Fish Board Annual Reports (1937-1981);
- Department of Agriculture and Fisheries commercial landings records (1990-2014);
- Gympie Times and Mary River Mining Gazette (1863-1919);
- The Maryborough Chronicle (1860-1954);
- The Telegraph (1872-1947);
- Brisbane Courier Mail (1884-1933);
- Nambour Chronicle and North Coast Advertiser (1903-1983);
- Noosa Advocate (1917-1933);
- Sunday Mail (1926-1954);
- Courier Mail (1933-1954); and
- Noosa News (sub-sampled years 1968-2015).

Interviews were conducted with long-term local residents and fishers, in addition to meetings with historians, archaeologists and Traditional Owners.

Fishers were asked about their historical and contemporary catch and effort, changes in targeting behaviour and locations fished.

Fishers and residents were asked about their perceptions of changes in fish abundance within the river system and observations of changes in the system more generally, for example, changes in shellfish populations, changes in depth/location of the river and river mouth, mangrove coverage and impacts of development.

Non-resident experts were contacted for their knowledge about the Noosa River.

From these information sources, nearly 900 records were extracted that provided either descriptive or quantitative information on the Noosa Estuary and its fisheries, spanning the years 1871-2014.

Government records also provided commercial landings of finfish from 1946 to the present day, and prawns from 1959, albeit not specifically for the Noosa River. Earlier records provided insights into the Noosa River oyster fishery, which once exported oysters to Brisbane and ceased to exist as a commercial fishery by the 1930s.

Data analysis

Quantitative data on fish catch and effort could be sourced from the archival materials for both recreational and commercial fisheries.

Where available, catch rates were calculated. Catch rates from the recreational fishery were defined using a number of specific measures (e.g. number of fish landed per angler per fishing session, number of fish landed per angler per hour of fishing). Linear regression analysis was performed on each of these measures to determine if significant changes in catch rates occurred over time.

Catch rates were also compared to determine whether significant differences existed between data source and location fished.

Overview of research findings

- The Noosa region has been populated for centuries by the Kabi Kabi Traditional Owners, who harvested species such as mullet, pipis and oysters, potentially trading these resources with inland indigenous populations. When European settlers arrived in the region, the Kabi Kabi people were the first commercial fishers, trading or selling oysters and other species to the settlers.
- Archaeological and historical sources suggest that rock oysters and other shellfish were highly abundant throughout the Noosa River and Lakes up until the late 19th century.
- During the late 19th century, an increasing demand for oysters led to sections of the river and lakes being privatised and leased to settlers. The earliest available fishery records show that Noosa oysters were being transported to Brisbane and beyond by the late 19th century. By the turn of the 20th century, millions of oysters had been removed from the Noosa system, destined for consumption in Brisbane and other Australian cities.
- Despite high levels of exploitation, the oyster beds continued to operate until the 1920s, after which oyster leasing was largely discontinued. The decline in oysters was likely due to a number of factors, including declining water quality (with links to disease), overexploitation, reduced market demand and increased competition from New South Wales and New Zealand suppliers.
- Today, oyster abundance is much lower in the Noosa system and any functional role they historically played no longer exists.
- By the end of the 19th century, settlers also operated fisheries for mullet, jewfish, tailor, bream, whiting and flathead, in addition to other species. At first, fish were sold to local residents and as far away as Gympie. However, improved transport networks, the establishment of the Ice Works and later the Fish Board at Tewantin, enabled fish to be transported to Brisbane.
- By the turn of the 20th century the net fisheries were providing significant quantities of fish to the Gympie and Brisbane markets. Many of these fisheries, with the exception of oyster, continue today.
- The prawn fishery did not develop until the late 1950s, prior to this, prawns were principally targeted for fresh bait and were caught using scissor and scoop nets. In 1959 trials were conducted using small beam trawlers modified for use in shallow lake systems. Landings show highly variable fisheries, with no significant changes over time in either school or eastern king prawn landings—however it is unknown how much of this catch and effort occurred specifically within the Noosa River and Lakes.
- Commercial fishing records are limited and for the most part do not provide a Noosa-specific catch. It is clear from the available records that landings of the main species have always been variable, and no significant declines in catch are recorded, although the numbers of commercial fishers have declined over time.
- The recreational fishery also commenced early on in the written history of the region, with the Tewantin region lauded as far away as Sydney for its abundant fish stocks and scenic beauty. These factors led to rapid increases in population and tensions between commercial and recreational fishers as early as the 1920s.
- Recreational catches were not recorded in government records, with the exception of one to two years, but catches were recorded in popular media such as newspapers, which recorded recreational and competition landings over a period of nearly 70 years, from 1913-1980.
- These records, though limited, suggest a decline in recreational catch rates during this period. While it cannot be stated definitively why this pattern occurs, interviews with long-term fishers and residents suggests that this was likely due to declines in fish abundance, rather than changes in targeting behaviour.

- As the commercial and recreational fisheries increased, the Noosa oyster fishery was in quiet decline, becoming commercially extinct by the 1930s.
- While oysters have greatly declined from historical levels, data on other commercial fisheries suggest that landings were highly variable from year to year, a feature that remains in the contemporary fisheries.
- The lack of information on historical fishing effort, and in some cases a lack of data to the species level, makes it almost impossible to draw any conclusions about changes in population size from the historical record. Moreover, some of the commercial stocks exploited within the Noosa region are migratory; species such as mullet are exploited along the coast from New South Wales and north.
- However, time series data are also available for recreational fishing activities within the Noosa Estuary, and suggest a decline in catch rates for the most popular estuarine species throughout the 20th century.
- These data depict a gradual decline rather than any sudden change which could be related to a number of factors including urban development, loss of fish habitat (including oyster beds), and increasing fishing pressure (recreational and commercial).
- Given the time series ends in 1980, it is unlikely to be due to changes in targeting behaviour of fishers, which largely occurred a decade or so later with the introduction of bag limits and the increasing popularity of catch and release fishing.
- The historical record points to significant changes in the Noosa River and Lakes: Oysters – once plentiful – are commercially and functionally extinct; commercial and recreational fisheries still exist, but historical records backed up by interviews with local fishers, depict a more productive system formally than exists today.
- The reasons for these changes are difficult to resolve, but in addition to over a century of reasonably heavy exploitation, the Noosa River has been subject to development pressure since the 1970s, and as a result has been greatly altered from its early state.
- While historical data cannot provide ‘quantitative estimates of change’ for the Noosa Estuary fisheries, they provide insights into how productive the system once was, and provide the beginnings of an evidence base upon which more informed decisions can be made.
- The historical data collected presents a picture of a highly productive estuary. Despite fundamental changes to the river mouth; development pressure and population growth the Noosa Estuary still supports a popular recreational fishery and commercial quantities of many species the river historically provided, with the exception of the oyster fishery.
- It is uncertain how the loss of oyster beds from the Noosa Estuary affected the wider food chain. Studies from other locations suggest that oysters play an important role in the provision of food and shelter for fish and other aquatic species, and contribute to improved water quality.

More about the historic oyster reefs

The historical research reveals that few records remain of the oysters and oyster fishery that once existed in the Noosa River.

However occasional accounts exist in fishery inspector reports and popular articles which provide insights into the past abundance of oysters and the commercial industry. These accounts include the following observations:

- In 1876 Lake Weyba was described as the ‘*oyster ground of the Tewantin people*’.
- Large mounds of oyster shells within the Tewantin area were of such significant they were known as the ‘*Lions of Tewantin*’.

- The large quantities of oyster shell remains existed at the location where the steamboat Culgoa berthed and formed a natural wharf of considerable extent. (The Culgoa transported timber, passengers and goods between Noosa and Brisbane from the 1870s).
- The banks of the river at Tewantin, for a depth of 12 to 13 feet, are entirely composed of oyster shells. This observation is likely to relate to other visitors accounts of middens being along the banks of the river where the present day Council Chambers are located.
- Given that these oyster middens were being mined for road material by the 1970s, it is possible that they were once much larger.
- Further reports suggest that a navigable channel had been formed at Tewantin due to oysters being frequently thrown up from the riverbed.
- By 1891 the Noosa Estuary had dredge sections for lease which referred to oyster beds located in deep water (refer Figure 1).

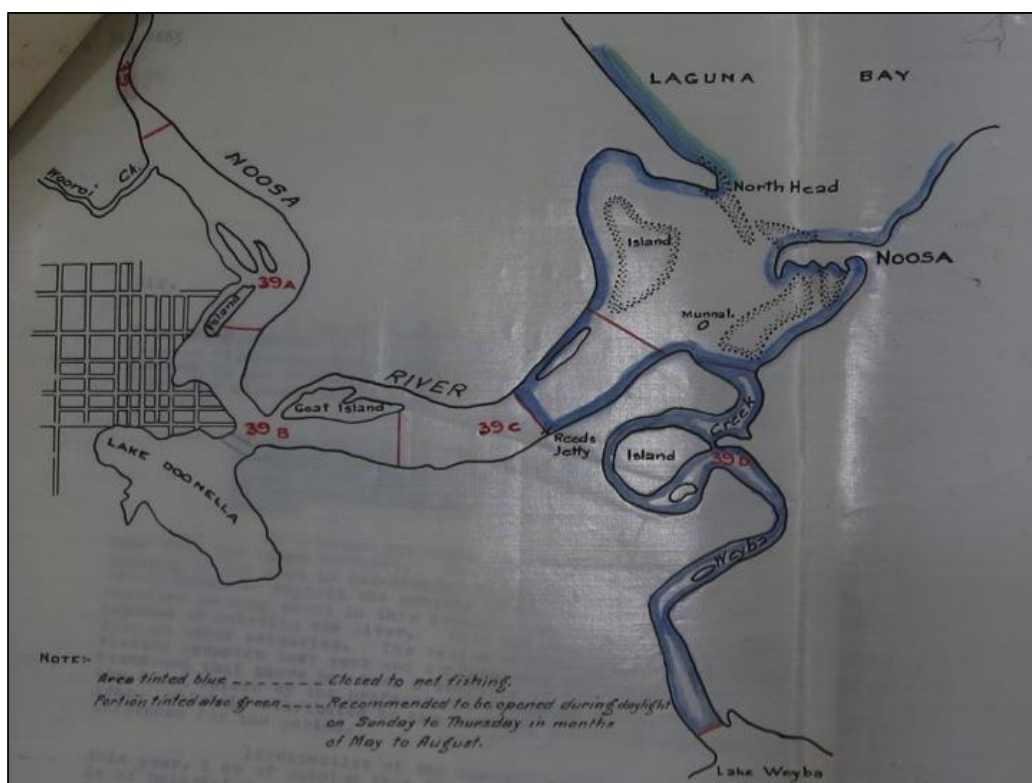


Figure 1. A hand-drawn sketch from 1934, drawn by the Fisheries Inspector to highlight the areas in the Noosa River closed to net fishing. The red numbers indicate the Noosa oyster sections. Source: Queensland State Archives.

Interestingly, a more recent assessment of oyster recruitment in the Noosa Estuary conducted by The Nature Conservancy in 2014-15, shows oyster species recruiting in moderate numbers around Tewantin and Weyba Creek (refer Figure 2). This reveals a similar pattern to the historical location of oyster beds in the estuary depicted by a fisheries Inspector in 1934 (refer Figure 1).

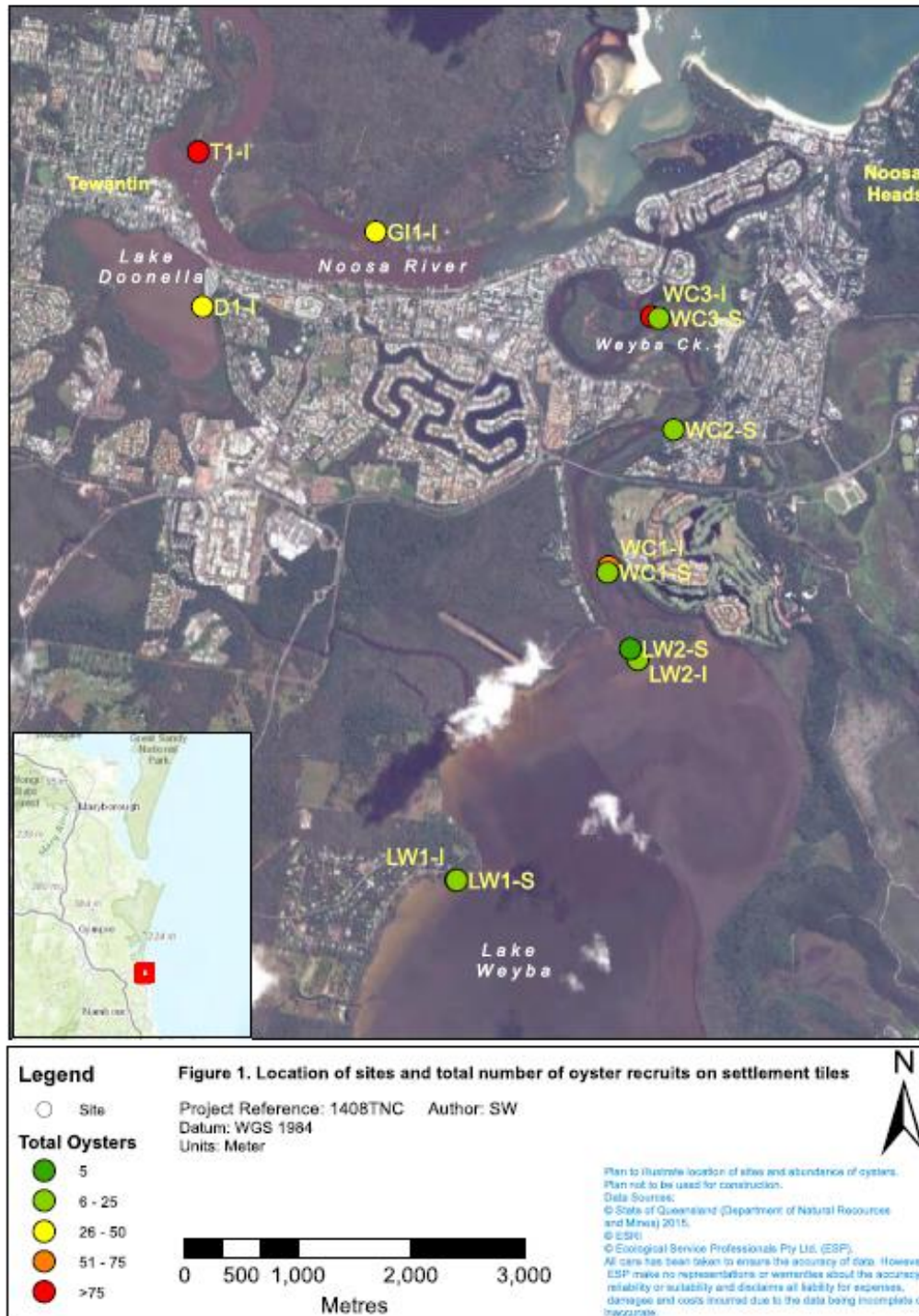


Figure 2 Location of sites and total number of oyster recruits on settlement tiles in the Noosa Estuary (See **Attachment 2**).

Previous Council Consideration

A study of the river and lakes historic fish and prawn productivity was a research need identified by a team of scientific experts as being invaluable in evaluating different management options to improve fish abundance and biodiversity in the Noosa Estuary, and the potential of the Noosa Estuary to sustain a boutique sustainable seafood industry.

In 2014 an expert-based evaluation of restoration and management options for the Noosa River and Lakes was undertaken by The Nature Conservancy with support from The Thomas Foundation and the Noosa Parks Association.

The evaluation process identified a number of key restoration options to improve the environmental outcomes of the Noosa River and Lakes; as well as the research needs to support informed decisions about the options identified (see **Attachment 3**).

A presentation of this evaluation was made by The Nature Conservancy and the Thomas Foundation to a Council workshop on 14 November 2014.

Following the workshop, two specific projects were developed further by The Nature Conservancy and the Thomas Foundation. These projects include:

- a scoping study of the river and lakes oyster reef history and recruitment potential; and
- a study of the river and lakes historic fish and prawn productivity.

At the Ordinary Meeting on 20 November, 2014, Council authorised the CEO to advise both The Nature Conservancy and the Thomas Foundation of Council’s agreement to work together on these projects, and that Council’s role would focus on:

- providing one half of the costs of the two proposed projects; and
- providing an interface to government agencies to enable these projects to proceed (e.g. approvals or other requirements).

Finance & Risk

On 27 February, 2015 Council agreed to support the two river projects with the total amount being \$33,700 (ex GST) – with half of the costs to be paid this financial year and half in August 2015.

Consultation

External Consultation - Community & Stakeholder

The presentation/workshop at Council by The Nature Conservancy and the Thomas Foundation included other environment groups such as the Noosa Parks Association, Noosa Biosphere, Noosa Integrated Catchment Association (NICA) and Noosa and District Landcare.

Internal Consultation

Departments/Sections Consulted:

Chief Executive Officer
Executive Officer to the Mayor & CEO
Executive Support

Community Services
Community Facilities
Community Development
Libraries & Galleries
Local Laws
Waste & Environmental Health

Corporate Services
Financial Services
ICT
Procurement & Fleet
Property & Facilities
Revenue Services

Executive Office
Community Engagement
Customer Service
Economic Development
Governance
Human Resources

Planning & Infrastructure
Building & Plumbing Services
Civil Operations
Infrastructure Planning & Design
Planning & Environment
Strategic Land Use Planning

8 DEVELOPMENT ASSESSMENT - UPDATE REPORT TO 30 SEPTEMBER 2015

Author	Manager, Planning & Environment, Kerri Coyle Planning & Infrastructure Department
Index	ECM/ Subject/ Branch Management/ Planning & Infrastructure
Attachments	Nil

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by the Manager, Planning & Environment to the Planning & Organisation Committee Meeting dated 10 November 2015 providing an update on the activities undertaken by the DA Planning Team for the period from 1 July 2015 to 30 September 2015.

REPORT

The purpose of this report is to advise Council of the DA Planning Team's activities for the first quarter of the 2015-16 financial year - 1 July 2015 to 30 September 2015.

The DA Planning Team undertakes a range of activities primarily in relation to the implementation of The Noosa Plan with requirements largely governed by the *Sustainable Planning Act 2009* (SPA). These activities include:

1. **Provide expert planning & engineering advice** to developers, local residents, other Council departments and state agencies about land use and development including pre-lodgement meeting services.
2. **Manage the assessment of Development Applications** including the project management of Material Change of Use, Reconfiguring a Lot, Operational Works, Preliminary Approval for Building Works, Referral Agency, and Plan Sealing applications.
3. **Manage Appeals** including responding to and defending Planning & Environment Court appeals against Council planning decisions; undertaking without prejudice and mediation meetings to resolve planning appeals; and responding to requests to change existing development approvals given via Court Orders.
4. **Development Construction Compliance** which ensures that both private and Council infrastructure is constructed in accordance with the relevant Operational Works approvals, current standards and best practice methods.
5. **Audit of Development Approvals** for compliance with the Decision Notice and conditions, receipting and release of planning performance bonds; proactive audit of advertising devices under The Noosa Plan; and **response to complaints** regarding breaches of the planning scheme requirements and development approvals.
6. **Provide Written Searches, Certificates and Advice** that may be requested by the general public, conveyance solicitors, development consultants and developers when considering buying, developing, starting/expanding a business, building or renovating a house, applying for a liquor licence.

- 7. **Provide advice on signage controlled by the Local Law;** respond to complaints regarding breaches of the Local Law provisions; and proactive audit of signage controlled by the Local Law.
- 8. **Infrastructure Planning & Charges,** including preparation of the Local Government Infrastructure Plan for Noosa; and issue and collection of infrastructure charges.

1. Finance

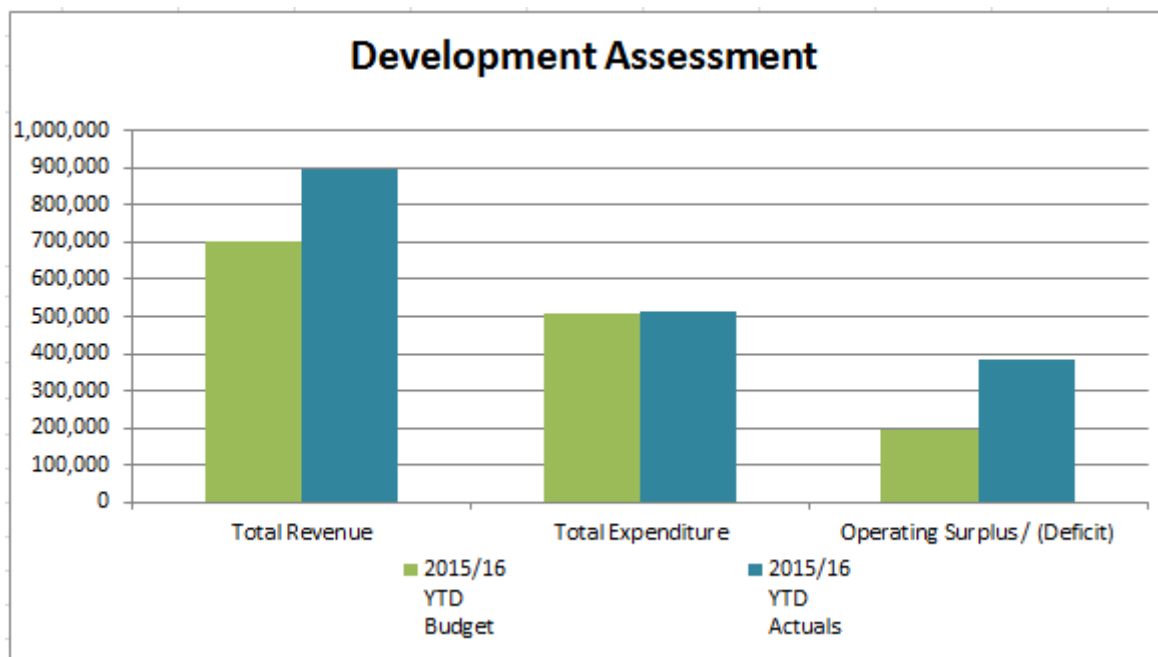
The budget for Development Assessment comprises three major revenue streams including application fees, searches and infrastructure charges, with infrastructure charges being a capital contribution. While significant revenue is budgeted for each financial year, no revenue is received for some activities undertaken by the team such as general enquiries, compliance action against breaches of development approvals and the planning scheme, development appeals, infrastructure planning etc. These activities form a community service obligation (CSO) component and amount to approximately 36% of staff time based on a Branch Activity exercise carried out in late 2014 for the DA Service Review.

For the year to date, revenue from applications and searches has exceeded the year to date budget by \$191,532. Expenditure has also exceeded budget for this period by \$1,953 due to salary back pay. The net result being \$189,579 favourable against budget.

Infrastructure Charges collected (\$405,820) has also slightly exceeded the year to date budget (\$401,507). Overall, the Development Assessment budget for year to date is in a sound position.

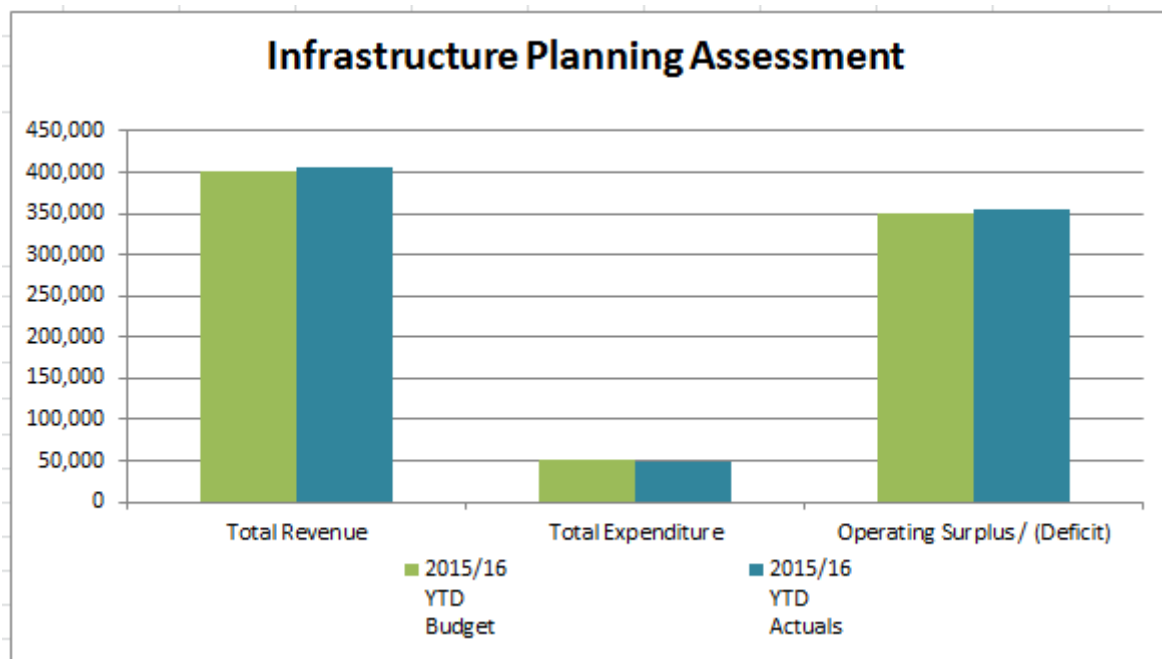
Development Assessment

Statement of Income and Expenses	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	1,321,629	703,907	895,439	67.8%	191,532
Total Expenditure	2,258,528	509,676	511,629	22.7%	(1,954)
Operating Surplus / (Deficit)	(936,899)	194,232	383,810		
Expenditure Summary					
Employee Benefits	1,132,373	274,387	284,121	25.1%	(9,734)
Finance Costs	0	0	0	0.0%	0
Materials & Services	717,250	133,062	125,148	17.4%	7,914
Depreciation & Amortization	0	0	0	0.0%	0
Other Expenses	0	0	0	0.0%	0
Internal Charges	408,905	102,226	102,361	25.0%	(135)
Competitive Neutrality	0	0	0	0.0%	0
Total	2,258,528	509,676	511,629		



Infrastructure Planning & Charges

Statement of Income and Expenses	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	1,606,029	401,507	405,820	25.3%	4,313
Total Expenditure	210,887	50,328	49,902	23.7%	425
Operating Surplus / (Deficit)	1,395,142	351,180	355,918		
Expenditure Summary					
Employee Benefits	160,054	37,619	37,118	23.2%	501
Finance Costs	0	0	0	0.0%	0
Materials & Services	0	0	0	0.0%	0
Depreciation & Amortization	0	0	0	0.0%	0
Other Expenses	0	0	0	0.0%	0
Internal Charges	50,833	12,708	12,784	25.1%	(76)
Competitive Neutrality	0	0	0	0.0%	0
Total	210,887	50,328	49,902		



Waiver or Partial Waiver of Development Application Charges

Council’s adopted Fees and Charges include a provision for the Director, Planning and Infrastructure to “partially or wholly waive a development fee where strict application of the schedule fee is obviously unreasonable for the type of application being received.”

The tables below set out a summary of each application where a waiver or partial waiver of the development application fees was granted for the period 1 June 2015 to 30 September 2015.

Application No	Applicant	Application Details	Fees & Charges Policy	Fee proposed
MCU15/0085	Forge Transport Ltd	The application will be to seek retrospective approval for a shed constructed on the property at 44 Nandroya Rd, Cooroy.	\$24,415.00	\$9,766.00

The applicant is seeking retrospective approval for a shed already constructed on the property, in conjunction with an impact assessable application for Transport Type 3 – Depot. The relevant fee in the Schedule of Fees & Charges is \$4,883. However section 1.6 calls for a x 2 multiplier where work has been carried out without an approval and also a x 3 multiplier for an inconsistent use.

The Transport Depot use is lawful with a planning consent previously given in the 1980s therefore it is recommended that only the x 2 multiplier be imposed. This reduces the fee to \$9,766 which is considered to be more relevant taking into account the existing approved use.

Application No	Applicant	Application Details	Fees & Charges Policy	Fee proposed
152008.750.1	Hans & Denise Herrle	Reconfiguring a Lot (1 Lot into 2 Lots) 411 Black Pinch Rd, Cootharaba	\$1,625.00	Nil

The above application was approved on 23 December 2011 and the subdivision is now nearing completion. The applicant has requested Council review the charge for roadworks contribution of \$1,242 as a condition of the approval required them to contribute a portion of the land to Council as road reserve. The area of land to be dedicated includes a section of Council controlled road which currently traverses their property. In light of this the roadworks contribution should not have been imposed as part of the approval at that time. Therefore it is recommended that, under the circumstances, the fee to change the approval be waived

Application No	Applicant	Application Details	Fees & Charges Policy	Fee proposed
50 Gateway Dr Noosaville Application not yet lodged	Alex Vanselow c/- Martoo Consulting	Indoor Sports Centre (Entertainment & dining Type 2 – Recreation, Amusement & Fitness)	\$37,179.00	\$8,820.00

The applicant has requested a reduction of fees as the cost of the application for the proposed use is considered excessive. The fee as per the Schedule of Fees & Charges includes a x 3 multiplier for an inconsistent, impact assessable application for the use within the Industrial Zone in Noosaville. The applicant states that the fee does not represent the time involved in assessment of the application and that the planning scheme does not cater for a facility of this nature and size to be established in Noosa.

In light of the fact that even though the assessment table for this type of use in an Industrial Zone triggers an inconsistent impact application process, the scheme does identify that some sport and recreation uses are acceptable in the Industry Zone, being difficult to located in commercial zones due to the use area required.

“The Industry Zone is protected for industrial functions including Industrial Business Type 2 to the exclusion of incompatible uses including Residential Uses, Community Uses, Commercial business and most sport and recreation uses and Retail business uses.”

Under the circumstances it is considered appropriate not to impose the fee multiplier and charge only the impact assessable fee.

Application No	Applicant	Application Details	Fees & Charges Policy	Fee proposed
90 Beach Rd Noosa North Shore Application not yet lodged	Adamson Town Planning on behalf of client	Multiple housing Type 4 – Conventional; Visitor accommodation Type 4 – Conventional (existing); and Entertainment and dining type 1 – Food & beverages	\$82,282.50 \$82,282.50 \$5,412.00	Estimate \$87,694.50

The proposal is to apply for approval over the existing development, which comprises 48 dwellings and ancillary recreation facilities. The current approval restricts the use of the dwellings for visitor accommodation only and the application seeks to allow for a mix of uses providing for visitor accommodation, permanent residential living and a function centre.

The fees for Multiple housing Type 4 Conventional and the food & beverages component will be as per the Schedule of Fees & Charges including a 25% reduction for the application in existing buildings. The applicant does not know at this time the number of dwellings the subject of the permanent living proposal or the total use area for the food & beverage component. However, basing the fees on all 48 units and a use area of 100m², the fee for both these uses will total \$82,282.50 for the units and \$5,412 for the food & beverages use.

The applicant maintains that as the Visitor accommodation is an existing use and fully operational, that this component of the application should incur no fee.

It is recommended that as no real assessment will be required for the existing Visitor accommodation component and considering the total fee payable, outlined above will adequately cover the cost of the assessment of the total application that a fee waiver be given for this aspect.

OPW15/0161	Chris & Lisa Reichenberger 2 Bustard St Peregian Beach	2 x Driveway crossovers on one property	\$395.00 x 2	\$395.00
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The applicant requests lodgement of one application for both driveways with a reduced fee. One driveway is a replacement of an existing driveway and another is to enable a boat to be parked within the property boundary. The assessment of both driveways in one application with a fee of \$395 is recommended under the circumstances as additional assessment is limited.

Application No	Applicant	Application Details	Fees & Charges Policy	Fee proposed
OPW15/0139	D & M Knowles	Earthworks & landscaping - 429 Kennedys Rd Pomona	\$4,390.00 (based on size of site)	\$1,614.00 (Min fee for bulk earthworks)

The applicant has requested consideration of a reduced fee for the construction of a number of dams for an approved aquaculture use. The works, while large in scale, are not detailed and the site is in a rural environment with no close neighbours. Under the circumstances the fee waiver is justifiable and therefore recommended for approval, as limited assessment will be required.

2. Customers

Development Application & Searches

The following table identifies the total number of applications and searches lodged as at 1 July 2015 to 30 September 2015.

DESCRIPTION	1/7/2015 – 30/09/2015
Applications	
Material Change of Use	42
Reconfiguring a Lot	11
Operational Works	30
Operational Works (Veg Removal)	47
Preliminary Approval for Building Works	10
Referral Agency	8
Pre-lodgement Meetings	8
Plan Sealing	7
Searches/Certificates/WA	
Flood Search	63
Planning & Development Certificates	32
Written Advice	12
Standard Property Search	41

Appeals

Since 1 January 2014 there have been a total of 16 appeals over development matters in the Noosa area, a number of which commenced with Sunshine Coast Regional Council.

There are 4 current appeals including:

- **DW Neat** – Application to extend the relevant period of a development approval for Attunga Heights Noosa Heads.
- **Noosaville Medical & Professional Centre** – Application to change conditions of a mixed use development at 90 Goodchap Street, Noosaville.
- **Creekgold** – Application for a mixed use development (service station, shop, fast food restaurant, car wash, self storage facility and tourist park) at 125 Myall Street, Cooroy.
- **QIC Noosa Civic Pty Ltd** – Application for a mixed use shopping centre expansion and operational works at 28 Eenie Creek Road, Noosaville.

Appeals Lodged	Appeals Settled	Appeals Withdrawn	Appeals that went to Trial	Current Appeals with Council
16	5	3	4	4

Development Audit and Compliance

The table below identifies the number of development related compliance matters that were investigated between 1 July 2015 to 30 September 2015. An estimate of the number of audits carried out on newly completed developments is also highlighted.

	July to Sept 2014	Oct to Dec 2014	Jan to Mar 2015	April to June 2015	July to Sept 2015
COM*	13	4	18	15	33
RM*	29	27	38	22	29
Audits	25	25	25	25	25

* COM is the Tech 1 reference used for compliance/breach matters

* RM is the Tech 1 reference used for management of customer requests. RMs recorded here are only those enquiries received which relate to compliance breaches.

Development Construction Compliance

There are a number of more significant development projects that are currently under construction in the Shire including:

1. OPW14/0197 Doonella Stages C 1-2-3-4-5-6. A 65 Lot subdivision with 3x Bio Basins and 2x Bio Swales. Stages 1-2-3 are "On Maintenance" and 4-5-6 nearing completion.
2. OPW14/0353 1 Wilgee Court Cooroy. A 9 Lot Subdivision 1x Bio Basin and Vegetation and Park areas. Construction ongoing.
3. OPW14/0165.01 148 Eumundi Noosa Road. Renovation of the old Bunnings Site for Mazda caryard and workshop. Construction ongoing.
4. OPW15/0044 Garnet Street Stormwater Crossing being a \$2,000,000 project and part of the Greenwood Grove Development. Completion in Feb next year approximately.
5. 142008.476.05 Straker Drive, Greenwood Grove Stage 4. A 23 Lot Subdivision. Construction on going. Stage 5 will commence construction soon.
6. OPW15/0099. 19 Trading Post Rd Cooroy. 164 Lot Subdivision (Retirement Village) Bulk Earthworks have started.

7. OPW15/0142 20 Topaz St Cooroy. Pre Start this week.
8. OPW15/0134 60 Hofmann Dr Noosaville. 30 Unit development. Pre start this week - 2 November 2015.

During construction, officers undertake regular and targeted inspection of the construction sites to ensure works proceed in accordance with the conditions of approval and meet required standards. It also ensures that any infrastructure provided to Council as an asset is of an acceptable standard by undertaking "On Maintenance" and "Off Maintenance" inspections. Notably, footpath works completed for recent stages for Doonella failed during the 'on maintenance period' and the developer has been directed and agreed to fully replace these pathways.

3. People

The Development Assessment area currently has 15.5 full-time equivalent persons in the team to deliver the range of activities, including 3 Planners, 2 Engineering Officers and 1 Infrastructure Plan and Charges Officer.

The activities undertaken by Development Assessment are currently delivered predominantly internally with specialist consultants engaged dependent on the application assessment requirements including hydrology, economic, environmental (odour) and noise.

Staff are currently fully engaged in DA activities with some lag time experienced during times of leave and difficulties in completing new initiatives. In November 2015, 1 Planner will commence long service leave for 3 months, with a second planner also taking extended leave from February 2016 to November 2016. A Development Planner's position for 12 months has been advertised to maintain service levels during this time and is expected to be filled shortly at the time of writing this report. There have also been changes in administration staff due to one officer successfully obtaining a position in another Department. Any changes in staff impact on the team's ability to maintain the same service levels due to the specialised nature of the work and time required to train staff.

There are also a number of staff in the team, including 2 Engineering Officers and an Administration Officer who may be considering retirement in the near future and succession planning will be an important consideration going forward.

4. Systems and Processes

Work is continuing on the recommendations included in the Service Review of the DA Planning Team, with the following projects completed and/or underway:

- Review of Operational Works conditions completed
- Agreed process in place for involvement of Infrastructure Officers in assessment and pre on maintenance inspections, with process documented completed
- Establish set meeting times for pre-lodgement meetings underway
- Training for Administration Officers in tech One property (proforma development) underway
- Assist in updating current standard engineering drawings underway
- Review all bonds held by Council to determine if bond is still required or should be returned underway
- Develop a Standard Property Search underway

Previous Council Consideration

Ordinary Meeting 2 July 2015, Item 7, Page 7

That Council note the report by the Manager, Planning & Environment to the Planning & Organisation Committee Meeting dated 23 June 2015 providing an update on the activities undertaken by the DA Planning Team for the period from 1 July 2014 to 31 May 2015.

Finance & Risk

Refer to Section 1 – Finance.

Consultation

External Consultation - Community & Stakeholder

Nil.

Internal Consultation

Management Accountant - Finance

Departments/Sections Consulted:

- | | | |
|--|---|--|
| <p><input type="checkbox"/> Chief Executive Officer
Executive Officer to the Mayor & CEO
Executive Support</p> | <p><input type="checkbox"/> Community Services
Community Facilities
Community Development
Libraries & Galleries
Local Laws
Waste & Environmental Health</p> | <p><input checked="" type="checkbox"/> Corporate Services
x Financial Services
ICT
Procurement & Fleet
Property & Facilities
Revenue Services</p> |
| <p><input type="checkbox"/> Executive Office
Community Engagement
Customer Service
Economic Development
Governance
Human Resources
Sustainability</p> | <p><input checked="" type="checkbox"/> Planning & Infrastructure
Building & Plumbing Services
Civil Operations
Infrastructure Planning & Design
x Planning & Environment
Strategic Land Use Planning</p> | |

Strategic Land Use Planning**9 PROPOSED NOOSA PLAN AMENDMENTS - COMMUNITY FEEDBACK**

Author	Principal Strategic Planners – Rebecca Britton and Rowena Skinner Planning & Infrastructure Department
Index	ECM/ Subject/ Noosa Plan Amendments Project & Contract/ Noosa Plan - Community Feedback
Attachments	Nil

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by the Principal Strategic Planners to the Planning & Organisation Committee Meeting dated 10 November 2015 and proceed with the proposed planning scheme amendments as advertised with the following changes:-

- A. Amend the flood hazard overlay maps to better reflect terrain and flood level information available as set out in the report;
 - B. Incorporate mapping changes to the flood hazard overlay resulting from recent Council mitigation works at Pomona, Cooroy and Daintree Estate once data is available;
 - C. Remove proposed changes to rear setbacks within the Detached Housing Zone contained within Schedule 1;
 - D. Remove proposed koala habitat areas map from Schedule 7 and instruct staff to prepare a koala habitat information map that sits outside the planning scheme and supports development assessment and conservation planning;
 - E. Change proposed solution S7.4 of the Agricultural Uses Code so that the minimum separation distances for free range poultry be to their farm shed or housing structure rather than to their grazing fields;
 - F. Correct the boundaries of the proposed zoning change of 21 Maple Street Cooroy to include part of Lot 5 on C56022 as requested; and
 - G. Medical and veterinary offices not be excluded from Precincts E3, E4 and E5 of the Shire Business Centre Zone as proposed
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REPORT

The community consultation on the Noosa Plan amendments is now complete and 60 submissions were received. This report sets out the nature of the submissions, responses to key issues and suggested changes for Council's consideration.

1. Engagement Process

Public Notice of the proposed planning scheme was given through various means as follows:

- Dedicated Your Say Noosa engagement page from Friday 14 August;
- Council Facebook post of Friday 14 August 2015;
- Display material at Council Chambers and Pop-up displays at the Cooroy and Noosaville libraries from Friday 14 August 2015;

- Public notice in the Noosa News on Tuesday 18 August 2015;
- Media releases of Wednesday 19 August 2015 and 25 August 2015;
- Correspondence sent directly to the Building & Planning consultants on Council's mailing list;
- Correspondence sent directly to people who had previously contributed to the preliminary consultation in 2014; and
- Correspondence sent directly to land owners affected by zone, flood hazard or water supply catchment changes.

During the consultation period Council officers fielded hundreds of telephone, counter and email enquiries on the proposed amendments with the majority of customers determining they would not make any submission on the amendments.

The last official day for receipt of submissions was Friday 2 October however submissions received within the week that followed have also been accepted.

2. Flood Hazard Mapping

The proposed Flood Hazard Overlay mapping amendments represented the majority of enquiries and submissions. Around 1,700 letters were sent out by Council to individual property owners advising of the proposed flood mapping changes. 18 submissions relating to flooding were received.

For many property owners it is the first time their property has been affected by flood mapping in the planning scheme. For others the changes increase the extent of mapping over their property (i.e. more of their property is now mapped).

Many concerns related to the perceived impacts on property values and insurance premiums while other submitters felt that the mapping did not accurately reflect the true extent of flood inundation across their property during a heavy rain event – from their experience flooding affects less of their property or in a slightly different location.

Council has a duty of care and legal obligation to disclose flood hazard information within the planning scheme. Doing this enables existing property owners to make investment and building decisions based on the likely flood risk and enables prospective property purchasers to make informed decisions.

It is noted also that the flood mapping only shows the probable flood extent for a 1%AEP (1 in 100 year) flood event. The 1% AEP is considered a suitable and widely adopted flood level for planning purposes. However, larger less frequent flooding may also impact properties.

Council's flood consultant, HydraLogic, has reviewed each of the flood related submissions. The flood mapped areas were reviewed against:

- Aerial Laser Survey terrain levels;
- Anticipated flood extents based upon levels from the relevant flood models and studies; and
- Historical anecdotal information - In some cases submitters were able to provide photo evidence of past flooding on their properties and this information was taken into account.

The difficulty with the historical information is that it does not always match the anticipated flood level that informed the mapping. In other words, the flood event experienced may have been of a lower magnitude than the modelled 1%AEP flood event depicted on the maps.

The primary intent of the flood mapping is to ensure that future development appropriately considers potential flood hazard. This overlay is a trigger for further investigation of flood risk based on the type of development proposed.

Some minor adjustments to the mapping are proposed to more closely reflect finished ground surface levels and local circumstances. This removes or reduces the flood mapping over a number of properties, including 8 submitters' properties. Refer to example below at Morning Glory Drive, Cooroibah).



In other instances, the mapped extent is considered to be consistent with ground surface levels and suitably represents how the flood waters from a severe flood (such as a 1%AEP event) may extend across the properties. On this basis, no change is proposed to the mapping on 10 submitters' properties. It is prudent for Council to retain the flood mapping on these properties so that the flood risks are appropriately disclosed and considered as part of future development including new building works and extensions.

Various flood mitigation works underway or completed at Cooroy, Pomona and Daintree Estate will enable the flood mapping to be removed from many properties. These mapping changes can be completed once all the information is available and modelled.

Council will continue to improve upon its flood information over time and the results of the Noosa River Flood Study Upgrade currently underway will be an important source of information for ongoing review of the flood overlay mapping.

3. Rear building setbacks for detached houses

Three submissions were received in support of the proposed rear setback provisions, one of which also wanted windows restricted in size to reduce possible overlooking. Two submissions pointed out other instances where rear setbacks should not apply (such as where adjoining a waterway, canal, unformed road reserve or access easement).

There were 10 submissions opposed to the proposed amendments. Submitters included the Australian Institute of Architects, individual design professionals and home builders. Grounds for objection included the following:

- The outcome of “reasonable access to views and sunlight” is not definitive or measurable and open to conjecture.
- Proposed new rear setbacks provide no guarantee that they will achieve the specific outcomes.
- An overall design envelope should be considered rather than specific setback – this approach reduces flexibility and creativity and the overall quality of Noosa design will be damaged.
- Increasing the rear boundary setback greatly increases the propensity for poor design outcomes to occur and reduces scope for articulation, roof overhangs, internal courtyards, use of appropriate materials and achieving the “sub tropical” elements.

- Corner lots have to nominate a “rear” boundary and effectively have a 6 metre setback to at least 3 sides. Corner lots already present complexities given two front boundary setbacks, lack of private useable open space, presentation and orientation to adjoining properties, and the irregular and often truncated shape of the lot. The nomination of a rear boundary directly forces the creation of the building closer to a road frontage increasing issues relating lack of privacy, safety and security and associated traffic noise.
- Allowing corner lots to be managed as having side (rather than “rear” boundaries would allow improved liability and the design outcomes for the property. It would create a greater open space opportunity to allow vegetation and buffering to the street rather than a large blank wall of an 8m wall forced forward because of the need for a nominated rear boundary with an increased setback.
- Increasing rear boundary setback will encourage moving the building footprint as close as possible to the side boundaries to make up for the loss of rear building footprint. Overall this would defeat the purpose of the proposed rear boundary setback amendment intended to protect the amenity of neighbours.
- Where all adjoining neighbours have already built as close as allowable to your common boundaries an internal courtyard may have been your only chance of private open space and you are unfairly disadvantaged by the new setbacks.
- Increased structural complexity of supporting wall and roof above, when building section is stepped could add \$60,000 to a 2 storey home.
- There is reduced ability to design for climate, orientate the building appropriately for solar heating, incorporate shade for passive cooling, capture prevailing breezes etc. As a result the inclusion of these amendments is contradictory to statements in the Strategic Framework and Community Vision which say residential development is encouraged to be more sustainable and flexible relying less on non-renewable energy for heating, cooling, lighting, or hot water heating.
- The Building Code of Australia (BCA) defines Australia into 8 climate zones. Each climate zone has distinctly different design and construction requirements. The Noosa Shire is contained within Zone 2 – Warm humid summer, mild winter. The proposed amendments will limit the opportunities to design for these recognised climatic conditions as the design envelope has been reduced.
- Limited consideration has been given to the impacts these amendments may have on lots that are small; irregular in shape, width, and dimensions; have multiple street frontages; contain an easement; adjoin bushland representing a bushfire hazard; have minimum floor heights specified; contain steep slopes
- By setting the upper floor back further than the first there is increased cost associated with articulation, creates situations where the first floor looks over roof below and is adversely affected by heat and glare
- Proposed amendments pander to a small minority of residents and have a detrimental impact on the balance of residents. This is a “nanny state” reaction.
- There is no one size fits all so you must consider the majority when reviewing these amendments – we live in one of the best urban environments in the world and it was created by people with a sincere vision of the community’s interest. These proposed amendments do not stand the test for all.
- These proposed amendments are completely unnecessary as the BCA has considered and demonstrated that the current residential setbacks work for the majority of developments and there is no justification for a departure from QDC.
- As the majority of residential development is infill or reconstruction it will disadvantage these residents unfairly.
- Proposed changes will impact on the Council staff ability to assess in a timely manner resulting in additional costs and delays to the construction sector.

- The proposed setbacks force a stepped façade and will reduce housing diversity. You could require articulation without these particular setbacks.
- The reduced building envelope may adversely impact on ability for urban consolidation – this should be encouraged to protect non-urban areas from development
- The reduced building envelope may adversely impact on other social goals such as extended family living (eg. provision for housing for elderly residents or young adults to continue to living in family units), which would have a positive impact on social capital, etc.

The proposed amendments are a considerable departure from the Queensland Development Code. The poor design examples raised have been exceptions rather than common occurrences and related only to high set houses which account for the minority of our new houses. Planning and Building staff have already raised concerns with applying awkward solutions like these and suggest they will lead to a significant increase in the number of home builders needing to apply for siting variations or compromise on design and cost efficiencies.

The proposed amendments will particularly disadvantage home builders who are developing or redeveloping infill blocks already surrounded by neighbouring houses which may not allow for optimum building design. Most particularly disadvantaged would be corner allotments, small allotments, lots with irregular dimensions, lots at the head of a cul-de-sac, sloping sites, north facing lots and lots on busy (noisy) streets.

Council has made comparisons with duplex dwellings which must be setback 6 metres from rear setbacks, however the rear setbacks of duplexes are typically still modified if the site has particular physical constraints such as those mentioned above.

Staff recommend that Council not make these proposed amendments to the planning scheme now but rather engage with the local design industry through preparation of the next planning scheme to find workable solutions.

4. Other less dominant Issues

Red-tape reduction

There were two submissions objecting to any decreased regulation of businesses in the rural area on the basis of reduced amenity, noise and air pollution, increased neighbourhood conflict, waterway deprivation and unsafe road usage. They suggested planning assessment and approval should be required for home-based businesses, tourism accommodation or granny flats.

There was also a submission of support for revising parameters around camping and RV stops to facilitate them throughout the hinterland; another submission agreeing that B&Bs should be allowed without the constraint of a planning approval and two others that thought Council was still too restrictive on granny flats and that Council could even consider making them mandatory on a percentage of houses.

One submission strongly opposed proposed changes that would increase impacts of home-based businesses in the Detached Housing Zone; specific objection was raised to employees or classes and to businesses being self-assessable and therefore not controlled. However, in the Detached Housing Zone only Type 1 is self-assessable. Type 2 is code assessable and Type 3 is subject to impact assessment. This is not proposed to change with these amendments. Type 1 does not allow for non-resident employees (no change proposed). Type 1 does not allow for early morning or evening operation, nor does it allow for classes.

There are few proposed changes for the Rural Settlement Zone because it was recognised there is less scope for separation of uses and lifestyle is the predominant aspiration. Planning approval would still be necessary for most uses in that zone.

Rural enterprises were matters that received considerable attention during the consultation period with many rural stakeholders very supportive of the changes to increase the range of home-based businesses, roadside stalls and home hosted B&Bs and RV camping that could establish without requiring a planning approval if the criteria of the relevant codes are met.

If codes are precise and measurable it should be apparent whether a business operator complies or not. Staff consider the applicable self-assessment criteria to be sound and it is still recommended that the proposed amendments proceed to improve flexible family housing choices, visitor exposure to the hinterland and allow small businesses to prosper. Resources need to be committed to education and compliance whether planning approval is necessary or not.

“Granny flats” have already been self-assessable in urban neighbourhoods and the Rural Settlement zone but these proposed amendments would do away with the need for planning approval within the Rural Zone as well. No changes are proposed that would change siting limitations or setbacks from boundaries. It is not appropriate to regulate that houses include self-contained flats. It is however appropriate as proposed to make it easier for people who choose to incorporate one.

There was a submission of support for proposed changes in the Rural Zone, ensuring the eventual long term sustainability and viability of rural/agricultural properties in the Noosa Shire, however the submitter specifically sought:

- That the minimum separation distances for free range/grazing poultry be to their housing structure, as it is with all other animals in the plan, not their grazing fields. This would be consistent with the State’s model code that refers to distance from poultry farm building complex to relevant aspect and other animals can graze right up to property boundaries.
- That there be more scope for a boutique free range pig farm on properties over 10ha in area without it going through a MCU. They believe that if all setbacks and stocking rates are as per the Noosa Plan, free range pigs would have considerably less impact than a horse which has no separation distance or stocking density, and that the key is free ranging and no fixed shelters or mechanical feeding.

It is suggested the wording in relation to chickens could be amended as suggested but that the matter of low impact pig farms be held over to preparation of the next planning scheme, with more engagement of the rural community.

Koala Habitat Mapping

Council received two objections to the Koala habitat mapping at the Noosa North Shore. The mapping shows areas of potential koala habitat across the Noosa Shire. The objections related to the methodology used, its relationship to the State’s mapping, and the North Shore’s suitability for koalas based on vegetation type. The state’s koala mapping SPP2/10 classifies much of the area as Low Value Bushland.

Because koala habitat information and koala records are regularly being updated and improved (such as with the current koala tracking work using Maya the dog), the proposed approach of having a statutory map in Schedule 7 of the planning scheme is now not seen as the best approach as it does not allow for input of new data as it comes in.

An information map that sits outside the scheme is now proposed that depicts areas of known habitat and high, medium and low preference habitat. The mapping would sit in Council’s Koala Conservation Plan once it is developed and would be used to direct conservation efforts. This would also allow Council to review and update the mapping more readily as new information arises. The map can still be used for information as part of the development assessment process as a way of identifying potential habitat values that need consideration as part of the design and siting of new development.

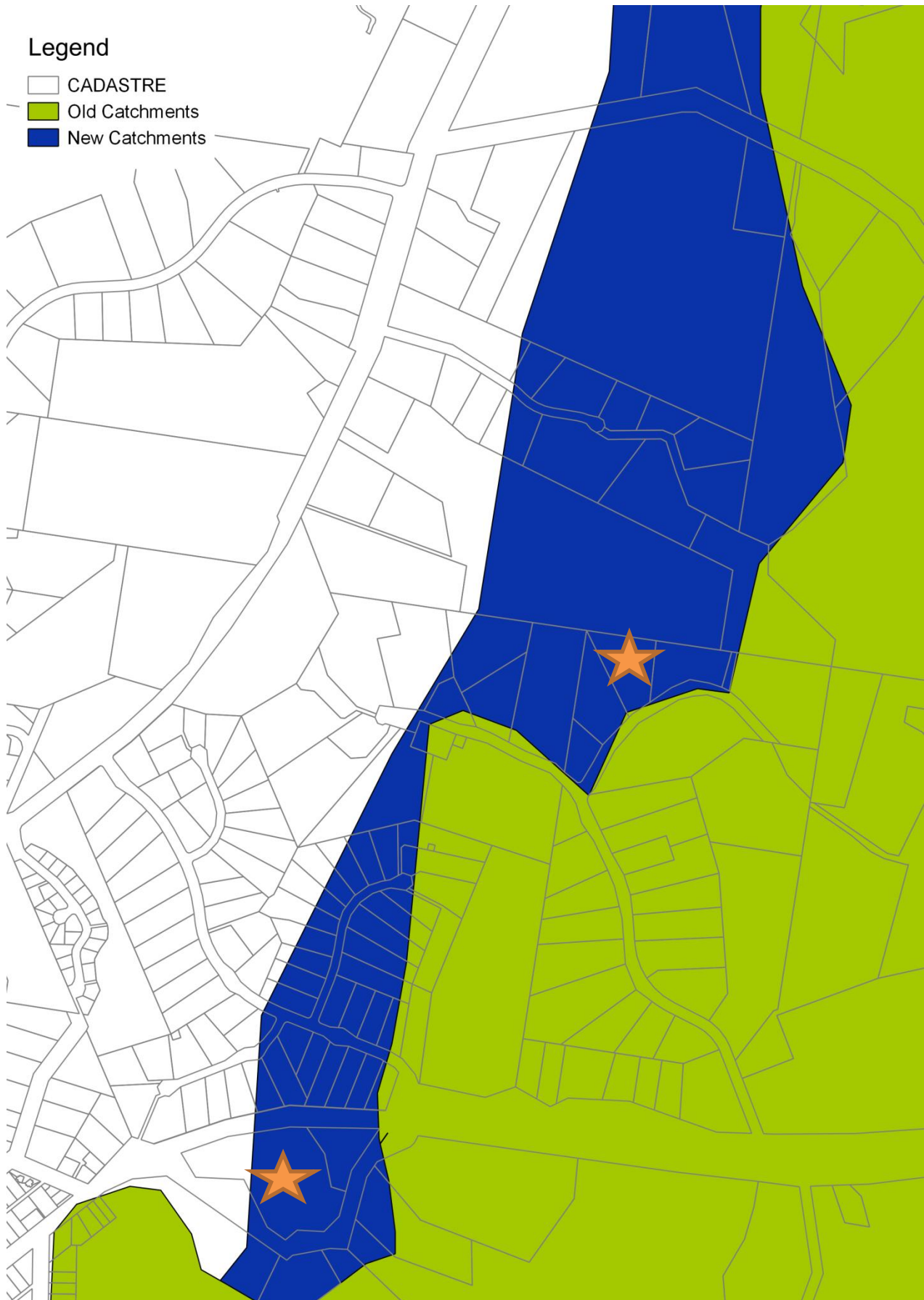
Water Supply Catchment Mapping

Two submissions were received regarding properties which have never been included in the water supply catchment of Lake Macdonald in the Noosa planning schemes, but which, with the adoption of the State's mapping as requested, will be.

As shown on the following extract, Council's own long term catchment mapping (shown in green) differs significantly from the State's mapping (shown in blue) as shown in the State Planning Policy and supplied by SEQ Water. Staff agree that the submitters' properties (13 McPauls Road, and 25 Pine Tree Drive, highlighted with orange stars on the following map) are not included within the catchment of Lake Macdonald.

As it was a State Interest condition that the State's water supply buffer area be applied it is suggested that for the purpose of the current scheme, and in light of the fact that only two such submissions were received, the boundary of the mapping is modified in this particular stretch and subsequently seek to apply more accurate catchment mapping in the next planning scheme following further consultation with the State. Verbal advice from Department of Infrastructure, Local Government and Planning suggests that this approach would be acceptable.

A separate submission requested that the water supply catchment not be applied at all over Cooroy's Urban Footprint or Urban Growth Boundary however this submission is not supported.



Permanent Occupants v's Visitor Accommodation

Two submissions were received objecting to the prohibition of permanent residents within nominated resort sites. Particularly, it was suggested that there is unfair discrimination against owners of Viridian units while incremental loss of visitor accommodation at South Pacific, Noosa Sanctuary and Noosa Springs has been allowed. It was suggested that the adoption of a time limit on the length of stay is the wrong way of dealing with the matter, however this will not be easy to police. Further, there is no research or evidence to support the proposed change.

Proposed changes to Noosa Lakes Resort sought to correct an anomaly between the assessment table (where it states multiple housing is not consistent at Noosa Lakes Resort) and the specific outcomes which neglected to list it as an inconsistent use on that site. To complicate matters further however, Noosa Lakes consists of split level dual key units which are approved as 94 upper level multiple dwellings and 94 lower level visitor accommodation buildings. The ground floor accommodation units were approved as motel style studio units, and installing kitchen facilities to make these units self-contained is a development offence, however a family could permanently occupy the whole 2 level unit.

Staff suggest Council proceed with the amendments as proposed. It is further recommended that the issues of both permanent occupancy of resort sites and the holiday letting of detached houses receive comprehensive review through preparation of the next planning scheme to deliver a consistent approach that protects residential amenity and the local tourism industry as well as increasing housing choice.

Noosaville Commercial Jetties

A submission was received in relation to proposed amendments controlling commercial jetties on the Noosa River. While the submitter acknowledged the amendments had some merit, they were concerned that the provisions presented specific challenges for property owners. For example that they would not allow the flexibility to increase the gross floor area of buildings or structures, or to evolve and adapt to changing needs, such as providing improved lobby or customer service areas, pre-boarding refreshments and better facilities (e.g. toilets). The submitter also objected to the limitation that loading and unloading of passengers be confined to the commercial lease areas of the respective commercial operation when marine activities may be complementary from lease area to lease area.

The commercial jetty provisions have been drafted to specifically address concerns relating to visual amenity and congestion, and the desire to better manage the ongoing intensification and expansion of the commercial jetty operations and lease areas. The provisions serve to fill an important gap in current regulation and will enable Council to maintain the existing character and qualities of the Noosa River foreshore for the broader community. No changes are proposed as a result of the submission.

Extractive Industries

Three submissions reference the extractive resource layers of the Natural Resource Overlay. One suggested the CSR quarry site and associated buffer near Lake Macdonald should be removed as it is no longer in use. This matter is likely to be reviewed as part of the next planning scheme unless it is addressed through a development application first.

The other two submissions were from property owners within the separation area of the Kin Kin quarry (Key Resource Area 57) and stressed that both the key resource area and the separation area was inaccurate and should be changed to reflect a smaller KRA and a smaller buffer. Staff have checked the State Planning Policy Mapping and while there seems to be a slight discrepancy with the proposed overlay it is not to the extent that would justify removing properties from the separation buffer. This can be reviewed further as part of the next planning scheme.

Advertising Devices Code

The recent example of a real estate agent seeking to install display boxes with property posters on a common property stairwell has triggered a submission seeking further modification to the advertising devices code. Staff recommend that this matter be held over to the next planning scheme as the solution will require engagement with the local design community.

Zonings and Consistent Uses

Council earlier agreed to include all the land at 21 Maple Street in the Business Centre Zone (a small portion on the northern boundary is unzoned and the western edge is currently in the Community Services Zone). However the mapping change shown on proposed amendments did not pick up the part of Lot 5 that was included in the original submission. It is recommended the mapping of this zone amendment be corrected to reflect the original request as shown of the image below.



A request was made to change the zoning of Lot 135 Elm St, Cooroy (cnr Elm and Pearsons Road) from the Community Services Zone to the Detached Housing Zone to reflect the intent of recently issued Development Approvals. While there is an argument that the current zoning does not reflect the intent of the land and that this could be misleading for the community and prospective investors, it is still preferable that the matter be held over to preparation of the next planning scheme.

A submission was received which expressed satisfaction with proposed change in zone for The Oasis, Noosa Springs from Open Space to Detached Housing however it also requested Council change the zoning of Lot 4 on SP178340 (the tennis courts and clubhouse facilities) to Semi Detached Housing or specifically make Visitor Accommodation Type 4 Conventional consistent and code assessable in the Open Space Recreation Zone. Staff advise that this scheme amendment process is not the appropriate mechanism to consider further zone changes of other precincts nor approving new uses. It is recommended that this is a matter for detailed consideration through preparation of the next planning scheme or the development assessment process.

Commercial business uses Type 2 Medical and Type 3 Veterinary have been removed from consistent uses within Precincts E3, E4, and E5 and listed as inconsistent. These precincts are located along the western edge of the Shire Business Centre adjoining the Industry Zone. A submission objecting to this change on the basis it had no rationale was received on behalf of owners of 36 to 42 Hofmann Drive. On the basis that comprehensive consideration of the Shire Business Centre master plan should form part of the preparation of the next planning scheme it is suggested this proposed change not be made now. However, staff recommend that the next planning scheme should give consideration to the clustering of new medical uses in areas such as the Shire Business Centre, or close to the Noosaville Hospital or Eden Rehabilitation Centre at Cooroy.

Previous Council Consideration

Ordinary Meeting, 28 August 2014, Item 4, Page 15

That Council note the report by the Senior Strategic Planner to the Planning & Organisation Committee dated 19 August 2014 and the further report to the General Committee Meeting dated 25 August 2014 and:

- A. *Resolve to amend the planning scheme for the Shire of Noosa in accordance with the proposed amendments as outlined in the report submitted to the Planning & Organisation Committee on 19 August 2014, subject to the following amendments....*
 - i)....
 - vii)...
- B. *Request the Chief Executive Officer to write to the Minister for State Development, Infrastructure and Planning requesting a State Interest Review of the proposed amendments and the Minister's approval for Council to commence public consultation on the proposed amendments.*

Ordinary Meeting, 30 July 2015, Item 9, Page 8

That Council note the report by the Principal Strategic Planner to the Planning & Organisation Committee Meeting dated 21 July 2015 and:

- A. *Agree to change the proposed amendments to the Planning Scheme in accordance with the Minister's instructions and as outlined in the report; and*
- B. *Authorise the commencement of public consultation on the proposed Planning Scheme amendments in accordance with the requirements of Statutory Guideline 02/14 Making and Amending Local Planning Instruments.*

Finance & Risk

Nil

Consultation

External Consultation - Community & Stakeholder

This report addresses in detail the community consultation undertaken on the proposed amendments to the Noosa Plan

Internal Consultation

Extensive consultation has occurred on the planning scheme amendments over the last 18 months.

Departments/Sections Consulted:

Chief Executive Officer
 Executive Officer to the Mayor & CEO
 Executive Support

Community Services
 Community Facilities
 X Community Development
 Libraries & Galleries
 Local Laws
 Waste & Environmental Health

Corporate Services
 Financial Services
 ICT
 Procurement & Fleet
 Property & Facilities
 Revenue Services

Executive Office
 X Community Engagement
 Customer Service
 X Economic Development
 Governance
 Human Resources
 Sustainability

Planning & Infrastructure
 X Building & Plumbing Services
 Civil Operations
 X Infrastructure Planning & Design
 X Planning & Environment
 X Strategic Land Use Planning

10 SUSTAINABILITY PRINCIPLES**Author** Principal Strategic Planner, Rebecca Britton**Index** ECM/ Subject/ Environmental Management/ Sustainability**Attachments** 1. Noosa Council Policy Framework

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by Principal Strategic Planner to the Planning & Organisation Committee Meeting dated 10 November 2015 and:

- A. Adopt the Sustainability Principles for the purpose of guiding Council's corporate strategy development and to provide a common basis for achieving sustainability principles;
 - B. Request the Chief Executive Officer to incorporate the Sustainability Principles into Council's key strategy documents under development; and
 - C. Request the Chief Executive Officer to develop sustainability indicators to accompany the Sustainability Principles to monitor progress towards long term sustainability.
-

REPORT

A set of sustainability principles has been identified to guide the achievement of Council's corporate vision and the development of Council strategy documents. The sustainability principles are intended to prompt consideration of sustainability across all areas of Council business so that the environmental, economic and social elements of sustainability are viewed inter-dependently.

It is acknowledged that to place importance on one over the other two elements leads to imbalances, such as environmental decline, reduced economic prosperity and loss of community wellbeing and quality of life. Having these Sustainability Principles to guide decision making and policy development will help balance competing issues and consider the broader implications of individual decisions.

The six principles are:

1. Resources are sustainably managed so that the lifestyle of the community is preserved, without compromising the ability of future generations to meet their own needs¹.
2. Noosa's economy is prosperous, diverse and protective of its unique environment.
3. Noosa residents belong to a community that values its diversity, accessibility and affordability.
4. Noosa's community is inclusive, connected and resilient and encourages participation and information sharing.
5. Noosa's community benefits from quality places and programs that enhance wellbeing and support creative, active and healthy lifestyles.
6. Good governance is achieved through effective and efficient decision making, made in the interests of the community.

¹ Adapted from the definition of sustainability as defined by the Brundtland Commission – "development that meets the needs of the present, without compromising the ability of future generations to meet their own needs".

Supporting statements are also being developed to help interpret and elaborate on the meaning of each principle. These will link with the policy direction within the key strategy documents including the Local Economic Plan, Social Strategy, Transport Strategy and Biodiversity Plan. Refer to the attached policy framework.

It is also intended that each principle be accompanied by a set a sustainability indicators or KPIs to regularly measure and report on Council and the community’s progress towards sustainability best practice. The indicators will provide a means of tracking performance against the principles and help highlight priority issues where more attention is required.

Previous Council Consideration

Nil.

Finance & Risk

Having a policy framework built around sustainability helps ensure Council takes a balanced approach to its decision making, taking account of broad ranging environmental, social and economic risks. This holistic approach is consistent with Noosa Shire’s recognition as a UNESCO Biosphere Reserve and ongoing commitment towards achieving a successful balance between people and the environment.

Consultation

External Consultation - Community & Stakeholder

Nil

Internal Consultation

A workshop was held with Councillors on 19 August 2015 to discuss the concept of sustainability principles and indicators. Now that many of Council’s key strategies are nearing completion, having an endorsed set of Sustainably Principles will enable a consistent approach to how these strategies are presented and interlinked.

Departments/Sections Consulted:

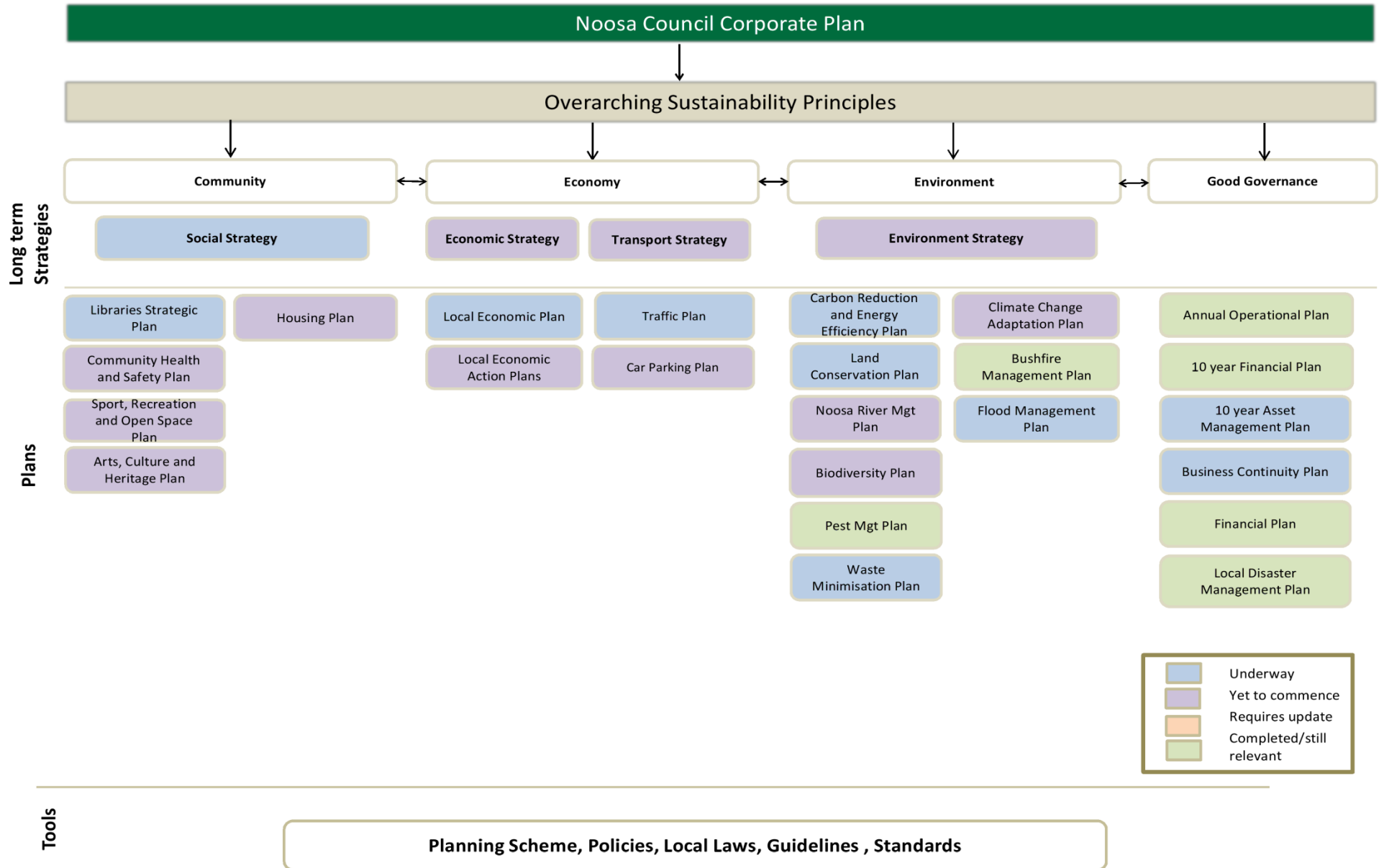
Chief Executive Officer
Executive Officer to the Mayor & CEO
Executive Support

Community Services
Community Facilities
Community Development
Libraries & Galleries
Local Laws
Waste & Environmental Health

Corporate Services
Financial Services
ICT
Procurement & Fleet
Property & Facilities
Revenue Services

Executive Office
Community Engagement
Customer Service
Economic Development
Governance
Human Resources
Sustainability

Planning & Infrastructure
Building & Plumbing Services
Civil Operations
Infrastructure Planning & Design
Planning & Environment
Strategic Land Use Planning



CORPORATE SERVICES DEPARTMENT REPORTS**11 CORPORATE SERVICES DEPARTMENT UPDATE - 1ST QUARTER 2015-16**

Author	Director Corporate Services, Michael Shave Corporate Services
Index	ECM/ Branch Management/ Corporate Services
Attachments	Nil.

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by the Director Corporate Services to the Planning & Organisation Committee Meeting dated 10 November 2015 providing an update on operations of the Corporate Services Department for the period 1 July 2015 to 30 September 2015.

REPORT

The adopted organisation structure includes the following sections under the Corporate Services Department:

- Finance
- Revenue Services
- ICT (including Records)
- Procurement & Fleet; and
- Property & Facilities

Corporate Services primarily provides internal support to the other Council Departments, with the exception of the Property team that deals primarily with land and property management issues.

The following table provides a brief summary regarding recent achievements, current priorities and items on the agenda moving forward for the Corporate Services Department.

CORPORATE SERVICES DEPARTMENT

SECTION	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	LOOKING AHEAD
Finance	<ul style="list-style-type: none"> • Completion of 2014/15 Annual Financial Statements and audit • Completion of Carryovers from 2014/15 to 2015/16 budget and September Quarter Budget Review • Commencement of budget process for 2016/17 	<ul style="list-style-type: none"> • Review of asset componentisation and residual values following accounting standard changes • Development of budget for 2016/17 • Reporting system improvements • Banking services review 	<ul style="list-style-type: none"> • Ongoing enhancement of reporting • Update of accounting manual and review of policies • Implementation of changes to accounting standards requiring reporting for related parties
Revenue Services	<ul style="list-style-type: none"> • Revenue Statement revised per King & Co advice. • July rates levy issued 15th July. • Collection of rate revenue peaking around discount day – 15th August • Issued 3,000 rates reminder notices • Developed Branch Plan • Upfront payment portal for casual bin services and online search lodgement. 	<ul style="list-style-type: none"> • Issue of supplementary rates notices. • Continue overdue rates recovery action. • Checking rating data including bin services. 	<ul style="list-style-type: none"> • Review of overdue rates and settings of debt recovery policy • Early adopter and testing of new billing engine software including rates modelling program.
ICT	<ul style="list-style-type: none"> • The new printing contract will have 25% cheaper printing costs. • Adoption of the new Records Keeping Policy. • New Art Gallery website completed. • Completed ICT Branch Plan. • Easier to use external mapping website created. 	<ul style="list-style-type: none"> • Implementation of new mobile infringements system. • Improvements to the Council website. • Record keeping training. • Corporate systems training resources. 	<ul style="list-style-type: none"> • Planning migration from current GIS systems to new TechnologyOne GIS. • Cloud based storage of user working files.
Procurement & Fleet	<ul style="list-style-type: none"> • Electricity power factor correction work undertaken and completed at four large Council sites. • New street light contract commenced in conjunction with Local Buy. 	<ul style="list-style-type: none"> • Numerous procurement panel arrangements ongoing either under development or under evaluation. • 2015/16 year fleet capital replacement delivery ongoing as identified in the fleet review 	<ul style="list-style-type: none"> • Leased vehicle replacement strategy ongoing. • LG Vendor Panel Marketplace strategy requires further development.

SECTION	RECENT ACHIEVEMENTS	CURRENT PRIORITIES	LOOKING AHEAD
	<ul style="list-style-type: none"> • Branch Plan actioned. • Fleet Management, Unity Water and Electricity reports provided to the Leadership Team for information • New electricity contract for small sites commenced in conjunction with Local Buy • Contract Management training provided to staff in conjunction with Local Buy. • Two major Capital Works projects actioned in conjunction with Infrastructure & Planning. 	<ul style="list-style-type: none"> • Numerous Capital Works delivery ongoing in conjunction with Infrastructure & Planning. 	
Property & Facilities	<ul style="list-style-type: none"> • Development of Branch Plan • Development of Land Asset Management Database mapping • Invoices sent out for Commercial High Use Permit -annual permit fees. • Issued invoices for footpath trading, commercial low use, street performers. • Issued all rental invoices for 80 Community tenure arrangements. • Reconciled and issued monthly water and sewerage on charge invoices to community and commercial tenure holders. 	<ul style="list-style-type: none"> • Complete Internal Service Review • Renewal of 31 expired community tenure arrangements to 31 December 2015 • Finalise Sunshine Coast Aviators Lease North Shore Landing Ground, Cooroy Noosa Genealogical Historical Research Group, Good Shepherd Lutheran College and Tinbeerwah Hall. • Commence negotiations for Noosa Sports Complex Lease Renewals • Asset condition inspections • Capital projects delivery • Finalisation of Sunrise Shops 3, 4 and 7 leases • Footpath dining audit • Finalise Assignment of Shop 2- Sunrise Shops 	<ul style="list-style-type: none"> • Noosa River Holiday Park – Tender for Management Services • Investigation into vacant land asset holdings and opportunities • Development of formal approach for consideration of events and commercial and other activities on public land • Holiday Parks new management agreements • Holiday Parks business models and strategic planning • Commence negotiations for new lease for Noosa Yacht Club

Previous Council Consideration

Nil.

Finance & Risk

Nil.

Consultation

External Consultation - Community & Stakeholder

Nil.

Internal Consultation

Nil.

Departments/Sections Consulted:

Chief Executive Officer
 Executive Officer to the Mayor & CEO
 Executive Support

Community Services
 Community Facilities
 Community Development
 Libraries & Galleries
 Local Laws
 Waste & Environmental Health

Corporate Services
 X Financial Services
 X ICT
 X Procurement & Fleet
 X Property & Facilities
 X Revenue Services

Executive Office
 Community Engagement
 Customer Service
 Economic Development
 Governance
 Human Resources
 Sustainability

Planning & Infrastructure
 Building & Plumbing Services
 Civil Operations
 Infrastructure Planning & Design
 Planning & Environment
 Strategic Land Use Planning

Financial Services**12 BUDGET REVIEW - SEPTEMBER QUARTER 2015/16**

Author	Manager Financial Services, Wayne Jensen Corporate Services Department
Index	ECM/ Subject/ 7.09 – 2015/2016 Budget
Attachments	1. Proposed Budget Adjustments – operating and capital 2. Revised Budget Financial Statements

EXECUTIVE SUMMARY

The *Local Government Act 2009* and *Local Government Regulation 2012* require Council to undertake regular reviews of the adopted budget to ensure it remains reflective of planned activities to be funded through the budget period. Consequently, a full review of all activities has been undertaken using income and expenditure figures as at the end of September.

RECOMMENDATION

That Council note the report by the Manager Financial Services to the Planning & Organisation Committee Meeting dated 10 November 2015 and approve the requested changes to the budget for the 2015/16 financial year, as outlined in the attached Budget Financial Statements.

REPORT

Section 170(3) of the *Local Government Regulation 2012* allows Council, by resolution, to amend the budget at any time before the end of the financial year. As such, formal reviews have been scheduled to be undertaken following the close of each quarter (July to September; October to December; January to March), using year-to-date figures as the basis for any revised forecasts.

This review also provides an opportunity to take account of any additional information that has come to light since the adoption of the original budget to ensure the most accurate figures are included.

The Revised Budget Financial Statements clearly identify statement line items that have been affected by the proposed adjustments.

Key considerations for any budget adjustments include:

- All increases in operating expenditure should be funded. If variances cannot be funded at the branch or departmental level, then operational savings, determined after collaboration with other departments, should be identified to ensure no degradation in the overall operating position for Council.
- Proposed reallocation of savings or additional revenue will be confirmed by the Leadership Team based on business risk assessment.
- The business capacity to deliver the adopted works program should be considered as part of the evaluation process for all projects.

1. Operating Budget Adjustments

There have been a number of adjustments to the operating budget proposed, but with the overall imperative that there should be no degradation to the operating position for Council. Any requests for additional expenditure have been fully funded.

Key elements include:

- Fees and charges – minor changes reflect increased activity levels beyond what was originally proposed.
- Grants and subsidies – operating and capital – reflection of additional grant revenue received (offset by expenditure).
- Other income – recognition of additional revenue obtained from sale of quarry material.
- Employee benefits – minor adjustments to forecast based on actual performance from the first quarter.
- Materials and services – additional expenditure to reflect grants and Council resolutions since adoption of the original budget.
- Other expenses – minor adjustment based on actual performance from the first quarter.

2. Capital Works Program Adjustments

There have been a number of adjustments to the Capital Works Program to reflect recent Council resolutions and variations across different programs. Details for changes to each program are outlined in the attachments. The total program has increased to \$32.4 million, with the most significant change being to the Dr Pages Road project, which was subject to a separate report to Council in October.

Previous Council Consideration

Council varied the original budget in August with the carry-over of uncompleted projects.

Finance & Risk

There has been no change to the operating budget as a result of the proposed budget review.

Changes to the Capital Program are largely funded through the rescheduling of projects, additional grant revenue received, and redirection from the Emergent Works allocation. Capital program changes do not impact the operating position, and the cash position is marginally improved.

All financial sustainability ratios remain within (or exceed) target ranges, as outlined in the attached Budget Financial Statements.

Consultation

External Consultation - Community & Stakeholder

Nil.

Internal Consultation

All areas of Council have been consulted in undertaking this review.

Departments/Sections Consulted:

- | | | |
|---|--|---|
| <p><input checked="" type="checkbox"/> Chief Executive Officer
 Executive Officer to the Mayor & CEO
 Executive Support</p> | <p><input checked="" type="checkbox"/> Community Services
 Community Facilities
 Community Development
 Libraries & Galleries
 Local Laws
 Waste & Environmental Health</p> | <p><input checked="" type="checkbox"/> Corporate Services
 Financial Services
 ICT
 Procurement & Fleet
 Property & Facilities
 Revenue Services</p> |
| <p><input checked="" type="checkbox"/> Executive Office
 Community Engagement
 Customer Service
 Economic Development
 Governance
 Human Resources
 Sustainability</p> | <p><input checked="" type="checkbox"/> Planning & Infrastructure
 Building & Plumbing Services
 Civil Operations
 Infrastructure Planning & Design
 Planning & Environment
 Strategic Land Use Planning</p> | |

Budget Review 2 - September Quarter Review 2015/16
Summary of Submissions Received

\$ 2,868,693.95 \$ 1,054,506.65 \$ - \$ 2,868,693.95

Reference	Department	Cost Centre / Project Description	Financial Statement Description	2015/16 Current Budget	2015/16 Actuals	Proposed Budget Adjustment	Proposed New Budget	Capital / Operating	Revenue / Expense	Funding Source	Council Resolution / Contract Reference	CAPEX PROGRAM	CAPEX Renewal / Upgrade	Details
ALL001	Various	Various	Other Expenses	\$ 42,898.00	\$ 13,531.50	-\$ 15,835.00	\$ 27,063.00	Operating	Expense	Rates				State Government Urban Fire levy budget not required - duplication with Emergency Management Fire and Rescue Levy
ALL003	Corporate Services	Accounting Other & Clearing	Employee Benefits	\$ 500,000.00	\$ -	-\$ 500,000.00	\$ -	Operating	Expense	Rates				Reallocation of budgeted amount for wage increases for staff
ALL003	Various	Various	Employee Benefits			\$ 482,868.00	\$ 482,868.00	Operating	Expense	Rates				Reallocation of budgeted amount for wage increases for staff
CEO001	Chief Executive Office	Chief Executive Office	Materials & Services	\$ 145,000.00	\$ 107,281.00	-\$ 37,718.00	\$ 107,282.00	Operating	Expense	Rates				Remove the Council of Mayors (SEQ) membership amount from the budget at the next budget review. Our Council has decided to pull out of the Council of Mayors (SEQ) with immediate effect
CEO002	Executive Office	Executive Manager	Employee Benefits	\$ -	\$ -	\$ 500.00	\$ 500.00	Operating	Expense	Rates				Staff recognition per CEO
CEO002	Community Services	Director Community Services	Employee Benefits	\$ -	\$ 309.28	\$ 2,000.00	\$ 2,000.00	Operating	Expense	Rates				Staff recognition per CEO
CEO002	Corporate Services	Director Corporate Services	Employee Benefits	\$ -	\$ 349.27	\$ 500.00	\$ 500.00	Operating	Expense	Rates				Staff recognition per CEO
CEO002	Planning & Infrastructure	Director Planning and Infrastructure	Employee Benefits	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	Operating	Expense	Rates				Staff recognition per CEO
CS002	Community Services	Noosa Leisure Centre	Employee Benefits	\$ 20,912.34	\$ -	-\$ 20,912.34	\$ -	Operating	Expense	Offset				The budget allowed for an employee to undertake cleaning of the centre however this arrangement is no longer in place and instead cleaning is conducted by an external contractor. Therefore funds are being shifted from employee labour to contract cleaning services.
CS002	Community Services	Noosa Leisure Centre	Employee Benefits	\$ 1,986.66	\$ -	-\$ 1,986.66	\$ -	Operating	Expense	Offset				The budget allowed for an employee to undertake cleaning of the centre however this arrangement is no longer in place and instead cleaning is conducted by an external contractor. Therefore funds are being shifted from employee labour to contract cleaning services.
CS002	Community Services	Noosa Leisure Centre	Materials & Services	\$ 5,952.00	\$ 7,666.14	\$ 22,899.00	\$ 28,851.00	Operating	Expense	Offset				The budget allowed for an employee to undertake cleaning of the centre however this arrangement is no longer in place and instead cleaning is conducted by an external contractor. Therefore funds are being shifted from employee labour and superannuation to contract cleaning services.
CS003	Community Services	Noosa Community Support Projects	Grants, subsidies - Operating	\$ -	-\$ 20,000.00	-\$ 20,000.00	-\$ 20,000.00	Operating	Revenue	Grant				Additional funding received as part of the Commonwealth HACC transition funding.
CS003	Community Services	Noosa Community Support Projects	Materials & Services	\$ 44,760.00	\$ 1,345.00	\$ 20,000.00	\$ 64,760.00	Operating	Expense	Grant				Additional funding received as part of the Commonwealth HACC transition funding.
CS004	Community Services	Community Development	Materials & Services	\$ 40,000.00	\$ 18,200.00	\$ 1,700.00	\$ 41,700.00	Operating	Expense	Offset	Council Resolution August 27th 2015			Funding taken from Projects. Increase to funding for: Cooroy/Pomona Lions Club by \$1000 (Pomona Night of Lights) and Kin Kin Community Group by \$700 (Kin Kin Community Christmas)
CS004	Community Services	Community Development	Materials & Services	\$ 40,000.00	\$ 18,200.00	-\$ 1,700.00	\$ 38,300.00	Operating	Expense	Offset	Council Resolution August 27th 2015			Funding taken from Projects. Increase to funding for: Cooroy/Pomona Lions Club by \$1000 (Pomona Night of Lights) and Kin Kim Community Group by \$700 (Kin Kin Community Christmas)
CS005	Community Services	Community Development	Materials & Services	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	Operating	Expense	Offset				Sunshine Coast Sports Federation were seeking sponsorship. After discussions with Director it was agreed \$1000 would be provided as an Awards Supporter. Funding to be taken from Community Grant - Projects

Budget Review 2 - September Quarter Review 2015/16
Summary of Submissions Received

\$ 2,868,693.95 \$ 1,054,506.65 \$ - \$ 2,868,693.95

Reference	Department	Cost Centre / Project Description	Financial Statement Description	2015/16 Current Budget	2015/16 Actuals	Proposed Budget Adjustment	Proposed New Budget	Capital / Operating	Revenue / Expense	Funding Source	Council Resolution / Contract Reference	CAPEX PROGRAM	CAPEX Renewal / Upgrade	Details
CS005	Community Services	Community Development	Materials & Services	\$ 288,140.00	\$ 92,029.00	-\$ 1,000.00	\$ 287,140.00	Operating	Expense	Offset				Sunshine Coast Sports Federation were seeking sponsorship. After discussions with Director it was agreed \$1000 would be provided as an Awards Supporter. Funding to be taken from Community Grant - Projects
CS006	Community Services	Community Development	Materials & Services	\$ 235,329.00	\$ 135,534.00	\$ 10,000.00	\$ 245,329.00	Operating	Expense	Other	Council resolution 12 March 2015			One off contribution be provided to the Noosa Biosphere Community Association to facilitate establishment and initial operating costs. This resolution of Council was missed as a carry over from Executive Office biosphere budget for 14/15. All processes though will be managed by the Community Grants area.
CS007	Community Services	Noosaville Landfill Eumundi Road	Materials & Services	\$ 78,000.00	\$ 32,169.47	\$ 36,000.00	\$ 114,000.00	Operating	Expense	Other				Increase per revised leachate estimates for the landfill based on new prices from unitywater and the estimated additional leachate to be generated from the new cell 2.2. Original estimate allowed \$78,000 in the budget but the revised amount is \$114,000.
CS008	Community Services	Noosaville Landfill Eumundi Road	Materials & Services	\$ 10,000.00	\$ -	-\$ 10,000.00	\$ -	Operating	Expense	Other				Wasteman budget is in IT and charged to Waste in corporate overhead
CS009	Community Services	Management Libraries and Galleries	Various	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	Operating	Expense	Other	LGAQ Initiative			Budget to conduct LGAQ Safer Families Day of Action community event - Sunday 11th October. Expenses as follows: 60006 - \$1,000; 61001 - \$1,300; 64042 - \$1,200; 64008 - \$1,500
CS010	Community Services	Cooroy Butter Factory	Various	\$ -	\$ -	-\$ 72,600.00	-\$ 72,600.00	Operating	Expense	Offset	Council Resolution - General Committee 21 Sept			Council resolution to fund Cooroy Lower Mill Board to December 2016 to manage Cooroy Butter Factory. Funds (\$72,600) being transferred from various natural accounts to nat a/c 64086 to allow for payment of contribution. Council to continue managing some expenses e.g. maintenance, electricity. Refer to separate spreadsheet for line detail
CS010	Community Services	Cooroy Butter Factory	Materials & Services	\$ -	\$ -	\$ 72,600.00	\$ 72,600.00	Operating	Expense	Offset	Council Resolution - General Committee 21 Sept			Council resolution to fund Cooroy Lower Mill Board to December 2016 to manage Cooroy Butter Factory. Cost neutral - funds (\$72,600) being transferred from various natural accounts to nat a/c 64086 to allow for payment of contribution for 2015/16. Council to continue managing some expenses e.g. maintenance, electricity
CS012	Community Services	Library Collections	Grants, subsidies - Operating	-\$ 208,000.00	\$ -	-\$ 11,053.00	-\$ 219,053.00	Operating	Revenue	Grant	2015/16 Grant notification letter			State Library of Queensland annual grant for library collections - advised by letter from SLQ in August. Higher than anticipated grant amount. Adjustment being made to revenue and corresponding expense accounts.
CS012	Community Services	Library Collections	Materials & Services	\$ 67,000.00	\$ 4,578.00	\$ 11,053.00	\$ 78,053.00	Operating	Expense	Grant	2015/16 Grant notification letter			State Library of Queensland annual grant for library collections - advised by letter from SLQ in August. Adjustment to expense being made to account for additional revenue received.

Budget Review 2 - September Quarter Review 2015/16
Summary of Submissions Received

\$ 2,868,693.95 \$ 1,054,506.65 \$ - \$ 2,868,693.95

Reference	Department	Cost Centre / Project Description	Financial Statement Description	2015/16 Current Budget	2015/16 Actuals	Proposed Budget Adjustment	Proposed New Budget	Capital / Operating	Revenue / Expense	Funding Source	Council Resolution / Contract Reference	CAPEX PROGRAM	CAPEX Renewal / Upgrade	Details
CS013	Community Services	Library Programs and Services	Grants, subsidies - Operating	\$ -	\$ -	-\$ 46,439.00	-\$ 46,439.00	Operating	Revenue	Grant	State Library of Qld Service Level Agreement			State Library of Qld has confirmed that the funding for First Five Forever (formerly Best Start) will continue under the new state government. Council will therefore receive \$46,439 in early 2016 for our early literacy program.
CS013	Community Services	Library Programs and Services	Various	\$ -	\$ -	\$ 46,439.00	\$ 46,439.00	Operating	Expense	Grant	State Library of Qld Service Level Agreement			Allocation of State Library of Qld funding for First Five Forever (formerly Best Start) early literacy program. Distribution to occur across the following natural accounts within the 100964 First Five Forever project - 60006 (Casual Wages) - \$30,000; 63613 (Minor equip) - \$6,000; 64008 (Catering) - \$439; 64089 (Program Resources) - \$6,000; 63140 (Marketing) - \$1,000 and 64042 (Performance Fees) - \$3,000
EX001	Executive Office	Community and Civic Events	Materials & Services	\$ -	\$ 2,624.00	\$ 2,624.00	\$ 2,624.00	Operating	Expense	Rates				Noosa Show Day equipment hire not previously included in original budget initiatives
EX002	Executive Office	Noosa Carbon Reduction & Energy Plan	Materials & Services	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	Operating	Expense	Rates	Ordinary Minutes 24 September 2015			A New Initiative has been proposed to cover the costs associated with developing a Carbon Reduction & Energy Efficiency Plan. There is no provision within the 2015-16 Budget to fund the development of the Carbon Reduction & Energy Efficiency Plan. Actions associated with the development of a Carbon Reduction & Energy Efficiency Plan include facilitation of two community workshops, venue hires, materials, project support and any additional research and/or information that may be identified during the process of approximately \$15,000.
EX004	Executive Office	Management Human Resources	Employee Benefits	\$ 91,618.48	\$ 6,800.14	-\$ 32,534.00	\$ 59,084.48	Operating	Expense	Rates				Savings in salaries budget due to position vacancy
EX004	Executive Office	Management Human Resources	Employee Benefits	\$ -	\$ 53,647.78	\$ 53,648.00	\$ 53,648.00	Operating	Expense	Rates				Employment costs partially offset by savings in salary budget
EX005	Executive Office	Risk Management and Insurance	Materials & Services	\$ 496,000.00	\$ 455,704.54	-\$ 40,295.00	\$ 455,705.00	Operating	Expense	Other	Email from Michael Shave 16/6 LGM LGW Council resolution 27/8/2015			LGM and LGW premium savings (\$55,895.46) PBF Membership Council employees and family \$15,600
EX006	Executive Office	Economic Promotion and Industry Assistance	Materials & Services	\$ -	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00	Operating	Expense	Other				BR4 EO001 TEDX Sponsorship as agreed by Councillors \$7,500. Balance 50% paid 2014/15 2015/16 missed in BR1
OS003	Corporate Services	Boreen Point Campground	Materials & Services	\$ 3,000.00	\$ 4,867.59	\$ 5,000.00	\$ 8,000.00	Operating	Expense	Other				1. A hot water service broke down & required replacing. 2. There was no water to the amenities, as the water pipes from the Bore was calcified with irons/metals from the bore water, it was completely blocked up & blew out the pump. Both are emergent works

Budget Review 2 - September Quarter Review 2015/16
Summary of Submissions Received

\$ 2,868,693.95 \$ 1,054,506.65 \$ - \$ 2,868,693.95

Reference	Department	Cost Centre / Project Description	Financial Statement Description	2015/16 Current Budget	2015/16 Actuals	Proposed Budget Adjustment	Proposed New Budget	Capital / Operating	Revenue / Expense	Funding Source	Council Resolution / Contract Reference	CAPEX PROGRAM	CAPEX Renewal / Upgrade	Details
OS004	Corporate Services	Noosa North Shore Beach Campground	Materials & Services	\$ 34,200.03	\$ 49,707.69	\$ 15,508.00	\$ 49,708.03	Operating	Expense	Other	contract 112082			Contract 1112082 provides the onsite management with a retainer & a commission of revenue over \$340K. The year ending 31-7-15 total revenue was \$588,538.45 (248,538.45), allowing for a 20% commission of \$49,707.69. Budgeted for \$34,200.
OS005	Corporate Services	Noosa North Shore Beach Campground	Materials & Services	\$ 3,999.96	\$ 12,258.00	\$ 11,000.00	\$ 14,999.96	Operating	Expense	Other				1. Two hot water units broke down at Main Amenities. \$7091.64. 2. The hot water unit for the multi use showers also broke down also requiring replacement (located next to office) \$2096.77. both items emergent works 3. Installed Drinking Water Filtration (and UV light to kill bacteria) to address issued identified in water test results \$1291.82.
OS006	Corporate Services	Community Land Use Permits	Fees & Charges	-\$ 175,000.00	-\$ 195,432.41	-\$ 20,431.00	-\$ 195,431.00	Operating	Revenue	Other				Yearly Footpath Dining revenue received higher than FY Budget.
OS007	Corporate Services	Community Land Use Permits	Fees & Charges	-\$ 48,500.04	-\$ 17,584.00	-\$ 5,000.00	-\$ 53,500.04	Operating	Revenue	Other				Increase Weddings budget to reflect positive revenue YTD.
OS008	Corporate Services	Community Land Use Permits	Fees & Charges	-\$ 12,000.00	-\$ 4,689.00	-\$ 3,000.00	-\$ 15,000.00	Operating	Revenue	Other				Increase Temporary Events budget to reflect positive revenue YTD.
OS009	Corporate Services	Community Land Use Permits	Fees & Charges	-\$ 6,999.96	-\$ 5,731.00	-\$ 3,075.00	-\$ 10,074.96	Operating	Revenue	Other				Increase Commercial High Use Permit budget due to positive revenue YTD.
OS010	Corporate Services	Director Corporate Services	Materials & Services	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	Operating	Expense	Rates				Service Review advice and assistance
OS010	Corporate Services	Streetlighting	Materials & Services	\$ 1,177,299.48	\$ 282,121.37	-\$ 50,000.00	\$ 1,127,299.48	Operating	Expense	Rates				Anticipated savings to fund service review request
PI003	Planning & Infrastructure	Disaster Management	Grants, subsidies - Operating	-\$ 10,035.00	-\$ 21,318.00	-\$ 11,283.00	-\$ 21,318.00	Operating	Revenue	Grant				Get Ready funding has been doubled by the QLD Government for the 2015/16 FY. The funds were received late September.
PI003	Planning & Infrastructure	Disaster Management	Materials & Services	\$ 10,035.00	\$ 3,345.00	\$ 11,283.00	\$ 21,318.00	Operating	Expense	Grant				Get Ready funding has been doubled by the QLD Government for the 2015/16 FY. The funds were received late September.
PI004	Planning & Infrastructure	State Emergency Services	Materials & Services	\$ 1,500.00	\$ 450.00	\$ 2,800.00	\$ 4,300.00	Operating	Expense	Rates				Establish security services to Tewantin, Pomona and Cooroy SES building
PI004	Planning & Infrastructure	State Emergency Services	Materials & Services	\$ -	\$ 720.00	\$ 990.00	\$ 990.00	Operating	Expense	Rates				Annual pest control for Tewantin, Pomona and Cooroy SES building. Budget based on quote received.
PI005	Planning & Infrastructure	Public Utility Management	Materials & Services	\$ 35,000.00	\$ 22,697.00	\$ 18,700.00	\$ 53,700.00	Operating	Expense	Rates				Request an additional \$18,700 into the Public Utilities Account for the unforeseen works that were required at Peregrin Town Square that were picked up during the last round of inspections.
PI006	Planning & Infrastructure	Ringtail Quarry	Internal Recoveries	-\$ 60,000.00	-\$ 20,194.50	-\$ 49,800.00	-\$ 109,800.00	Operating	Revenue	Offset				Increase in revenue budget from Ringtail Quarry following crushing and stockpile of crushed concrete and crushed rock.

Budget Review 2 - September Quarter Review 2015/16
 Summary of Submissions Received

\$ 2,868,693.95 \$ 1,054,506.65 \$ - \$ 2,868,693.95

Reference	Department	Cost Centre / Project Description	Financial Statement Description	2015/16 Current Budget	2015/16 Actuals	Proposed Budget Adjustment	Proposed New Budget	Capital / Operating	Revenue / Expense	Funding Source	Council Resolution / Contract Reference	CAPEX PROGRAM	CAPEX Renewal / Upgrade	Details
PI006	Planning & Infrastructure	Ringtail Quarry	Materials & Services	\$ -	\$ 49,802.19	\$ 49,800.00	\$ 49,800.00	Operating	Expense	Offset				Crushing completed by Rosenlund Concrete in July for internal Council usage. Crushing costs to be offset by increase in sales of materials.
PI008	Planning & Infrastructure	Wallace Park Flying Fox Management Plan	Materials & Services	\$ 25,799.00	\$ 200.00	\$ 7,000.00	\$ 32,799.00	Operating	Expense	Rates	Council OM resolution 30 July 2015, Item 8, page 12			Council OM resolution 30 July 2015, Item 8, page 12, to engage a flying fox expert to develop a FF management plan for \$7000
PI009	Planning & Infrastructure	Heritage Park Management Plan	Materials & Services	\$ 25,799.00	\$ 200.00	\$ 12,040.00	\$ 37,839.00	Operating	Expense	Rates	Council Internal Review Report dated 19 March 2015			In response to a complaint made to the Ombudsman, a Council internal administrative review (see attached) proposed the development of a Heritage Park Management Plan. Quotes have been received by consultants. The plan will cost \$11,000 and hydrologist report on the effectiveness of Council's creek maintenance program \$1040.
PI010	Planning & Infrastructure	Development Assessment	Fees & Charges	-\$ 35,000.00	-\$ 41,632.40	-\$ 19,040.00	-\$ 54,040.00	Operating	Revenue	Other				Current revenue exceeds the original budget - offset for PI008 & PI009

Budget Review 2 - September Quarter Review 2015/16
Summary of Submissions Received

\$ 9,034,953.00 \$ 981,783.30 -\$ 336,555.00 \$ 8,698,398.00

Reference	Department	Cost Centre / Project Description	Financial Statement Description	2015/16 Current Budget	2015/16 Actuals	Proposed Budget Adjustment	Proposed New Budget	Capital / Operating	Revenue / Expense	Funding Source	Council Resolution / Contract Reference	CAPEX PROGRAM	CAPEX Renewal / Upgrade	Details
CP001	Planning & Infrastructure	Noosaville - Gympie Tce / Williams St	Materials & Services	\$ 89,275.00	\$ 48,708.40	\$ 191,724.00	\$ 280,999.00	Capital	Expense	Emergent renewal allocation	Report to Council	Coastal Canals and Waterways	Renewal	Refer to report to Infrastructure & Services Committee Meeting Report Dated 15 September 2015 approving additional funds of \$159,770 from the unallocated renewal funds through the budget review process. An additional 20% contingency of \$31,954 is to be included to cover project risk.
CP002	Planning & Infrastructure	Sunrise Beach - Relining of Ben Lexcen Dr Stormwater Infrastructure	Materials & Services	\$ 28,257.00	\$ 137,042.00	\$ 125,000.00	\$ 153,257.00	Capital	Expense	Emergent renewal allocation	Amended Project Brief	Stormwater Drainage	Renewal	The scope of the works changed significantly when the majority of defects and pipe failures were in the smaller connection pipes and made this project more complex. Additional cost will ensure the remaining trees are removed and replacement trees are planted.
CP003	Planning & Infrastructure	Daintree Estate & Pomona Flood Mitigation Infrastructure Project	Materials & Services	\$ 2,097,747.00	\$ 978,694.28	\$ 254,710.00	\$ 2,352,457.00	Capital	Expense	Rates	Project Plan	Stormwater Drainage	New	It was intended at BR4 of 14/15 that additional \$150k be allocated to this project due to delays and variances which did not occur. With further variances due to ground conditions, weather delays and engineering inspections and tests further funds are required to finalise this projects budget.
CP004	Community Services	Re-grout and replace damaged tiles on the 25mtr pool	Materials & Services	\$ 30,000.00	\$ 59,300.00	\$ 29,300.00	\$ 59,300.00	Capital	Expense	Emergent renewal allocation	Project Plan	Community Facilities	Renewal	Additional repairs were identified when the contractor commenced work and a decision was made to replace tiles at each end of the pool.
CP005	Planning & Infrastructure	Noosa Heads, Ravenswood Park Public Jetty Rehabilitation	Materials & Services	\$ 35,000.00	\$ -	\$ 24,000.00	\$ 59,000.00	Capital	Expense	Emergent renewal allocation	Project Plan	Coastal Canals and Waterways	Renewal	Initial estimates did not take into account another elements in delivering this project including site, demolition & disposal, Purchase of Piles, Demobilisation & Re-instatement of jetty.
CP006	Planning & Infrastructure	Tewantin, Doonella Street Public Jetty Rehabilitation	Materials & Services	\$ 28,000.00	\$ 53,920.97	\$ 25,921.00	\$ 53,921.00	Capital	Expense	Emergent renewal allocation	Project Plan	Coastal Canals and Waterways	Renewal	Initial estimates were provided prior to Level 3 report by GHD and tender was greater than GHD estimates.
CP007	Planning & Infrastructure	Dr Pages Rd & Kinmond Ck Rd Construction	Materials & Services	\$ 4,700,000.00	\$ 120,287.65	\$ 800,000.00	\$ 5,500,000.00	Capital	Expense	Emergent renewal allocation	Report to Council	Sealed Roads Network	Renewal	Refer to report to Infrastructure & Services Committee Meeting Report Dated October 2015 approving additional funds
CP008	Planning & Infrastructure	Noosaville - Noosa Leisure Centre Replacement fire Indicator Board	Materials & Services	\$ -	\$ -	\$ 6,642.00	\$ 6,642.00	Capital	Expense	Emergent renewal allocation	Project Plan	Community Facilities	Renewal	Fire indicator board required urgent replacement and could not be repaired.
CP010	Planning & Infrastructure	Munna Point Foreshore Rehabilitation Stage 2 Design, Drawings and Approvals	Materials & Services	\$ -	\$ -	\$ 27,500.00	\$ 27,500.00	Capital	Expense	Rates	Project Plan	Coastal Canals and Waterways	New	This project has been recognised to complement the stage 1 works and due to extended approvals period it has been recommended by consultants and Staff to initiate this project now for delivery in future years.
CP011	Planning & Infrastructure	Noosaville Walter Hay Drive - Bus Shelters	Materials & Services	\$ -	\$ -	\$ 27,710.00	\$ 27,710.00	Capital	Expense	Rates	Project Plan	Public Transport Infrastructure	New	An opportunity has presented itself where Council can obtain two new Noosa Style bus shelters on Walter Hay Drive at a reduced cost due to staff negotiations with TMR (Translink). DTMR was only going to fund the suburban grade shelter which is not at the same standard as the Translink equivalent to our Bus shelter.
CP012	Planning & Infrastructure	Tewantin - Beckmans Road - Eumundi Noosa Road	Materials & Services	\$ -	\$ -	\$ 60,000.00	\$ 60,000.00	Capital	Expense	Emergent renewal allocation	Project Plan	Pathways & Enabling Facilities	Renewal	Eumundi Noosa Road and Beckmans Road form part of the SEQ Principal Cycle Network and the purpose of this project is to Design and Construct cycling facilities in conjunction with Council's road resurfacing / rehabilitation program.

Budget Review 2 - September Quarter Review 2015/16

Summary of Submissions Received

			\$ 9,034,953.00 \$ 981,783.30 -\$ 336,555.00 \$ 8,698,398.00												
Reference	Department	Cost Centre / Project Description	Financial Statement Description	2015/16 Current Budget	2015/16 Actuals	Proposed Budget Adjustment	Proposed New Budget	Capital / Operating	Revenue / Expense	Funding Source	Council Resolution / Contract Reference	CAPEX PROGRAM	CAPEX Renewal / Upgrade	Details	
CP012	Planning & Infrastructure	Tewantin - Beckmans Road - Eumundi Noosa Road	Grants, subsidies - Capital	\$ -	\$ -	-\$ 30,000.00	-\$ 30,000.00	Capital	Revenue	Grant	Project Plan	Pathways & Enabling Facilities	Renewal	Eumundi Noosa Road and Beckmans Road form part of the SEQ Principal Cycle Network and the purpose of this project is to Design and Construct cycling facilities in conjunction with Council's road resurfacing / rehabilitation program.	
CP013	Planning & Infrastructure	Noosaville Eenie Ck Pathway signage stage 2	Materials & Services	\$ -	\$ -	\$ 120,000.00	\$ 120,000.00	Capital	Expense	Rates	Project Plan	Transport & Infrastructure Management	New	This project is a continuation of Way finding Signage that was installed in 2014/15 at the eastern end of Eenie Creek Road (including side roads).	
CP013	Planning & Infrastructure	Noosaville Eenie Ck Pathway signage stage 2	Grants, subsidies - Capital	\$ -	\$ -	-\$ 60,000.00	-\$ 60,000.00	Capital	Revenue	Grant	Project Plan	Transport & Infrastructure Management	New	This project is a continuation of Way finding Signage that was installed in 2014/15 at the eastern end of Eenie Creek Road (including side roads).	
CP014	Planning & Infrastructure	Sunshine Beach - Solar Bollard Replacement Trial	Materials & Services	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	Capital	Expense	Emergent renewal allocation	Project Plan	Community Facilities	Renewal	Replacement of existing Solar bollards with Australian made product within the Noosa Aquatic Centre precinct.	
CP015	Planning & Infrastructure	Whole of Shire Other Emergent Works Program 2015-2016	Materials & Services	\$ 3,933,895.00	\$ -	-\$ 1,349,692.00	\$ 2,584,203.00	Capital	Expense	Emergent renewal allocation	Project Plan	Sealed Roads Network	Renewal	Reallocated to cover budget variations to renewal projects	
CP016	Planning & Infrastructure	Noosaville - Munna Point Bridge Stage 2	Grants, subsidies - Capital	\$ -	\$ -	-\$ 449,427.00	-\$ 449,427.00	Capital	Revenue	Grant		Bridges	Renewal	QLD Government TIDS Funding allocated to specific projects	
CP017	Planning & Infrastructure	Weyba Road Reef Street Intersection Improvements - PIP	Grants, subsidies - Capital	\$ -	\$ -	-\$ 54,125.00	-\$ 54,125.00	Capital	Revenue	Grant		Transport & Infrastructure Management	Renewal	QLD Government TIDS Funding allocated to specific projects	
CP018	Community Services	Noosa Leisure Centre and The J - Evacuation Centre Switchboards	Materials & Services	-	-	25,800.00	\$ 25,800.00	Capital	Expense	Emergent renewal allocation	Project Plan	Community Facilities	Renewal	Switchboards at The J and Noosa Leisure Centre to be upgraded to allow for a generator to be connected to these facilities so that in the event of a disaster we would be able to have emergency power to the venues which are two of Council's major evacuation centres.	
CP019	Planning & Infrastructure	Noosaville Foreshore Park Furniture Replacement	Materials & Services	-	-	204,000.00	\$ 204,000.00	Capital	Expense	Emergent renewal allocation	Project Plan	Parks & Playgrounds	Renewal	Noosaville Foreshore park furniture replacement: This has been highlighted as a high priority during a physical asset condition assessment of the park furniture which was recently undertaken by the Parks Leader and the Civil Works Bridge Foreman.	
CP020	Planning & Infrastructure	Cooroy-Belli Ck Road Slip Repair	Materials & Services	-	-	400,000.00	\$ 400,000.00	Capital	Expense	Emergent renewal allocation	Project Plan	Sealed Roads Network	Renewal	This project involves repair of landslips on Cooroy-Belli Ck Road located approximately 5.6km west of Cooroy and 0.4km east of the intersection with Evans Road.	
CP020	Planning & Infrastructure	Cooroy-Belli Ck Road Slip Repair	Grants, subsidies - Capital	-	-	(106,143.00)	-\$ 106,143.00	Capital	Revenue	Grant	Project Plan	Sealed Roads Network	Renewal	This project involves repair of landslips on Cooroy-Belli Ck Road located approximately 5.6km west of Cooroy and 0.4km east of the intersection with Evans Road.	
CP021	Planning & Infrastructure	Noosa Transport Strategy - Amended	Materials & Services	150,000.00	-	75,000.00	\$ 225,000.00	Capital	Expense	Rates	Project Plan	Planning Scheme	New	Noosa Planning Scheme. Amendment: Public Transport discussion paper to inform the development of the Noosa Transport Strategy.	
CS001	Community Services	Respite Centre / Shed	Materials & Services	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	Capital	Expense	Other		Community Facilities	New	NCS propose to construct a shed to be used for simple wood working activities by centre clients. Such an activity will add to the diverse nature of activities offered to our clients and will particularly help to engage those who are less comfortable with traditional indoor respite centre type activities. It is proposed that funding come from the centre's reserve account.	

Budget Review 2 - September Quarter Review 2015/16
 Summary of Submissions Received

\$ 9,034,953.00 \$ 981,783.30 -\$ 336,555.00 \$ 8,698,398.00

Reference	Department	Cost Centre / Project Description	Financial Statement Description	2015/16 Current Budget	2015/16 Actuals	Proposed Budget Adjustment	Proposed New Budget	Capital / Operating	Revenue / Expense	Funding Source	Council Resolution / Contract Reference	CAPEX PROGRAM	CAPEX Renewal / Upgrade	Details
PI007	Planning & Infrastructure	Transport Infrastructure Planning	Grants, subsidies - Capital	-\$ 2,057,221.00	-\$ 416,170.00	-\$ 719,475.00	-\$ 2,776,696.00	Capital	Revenue	Grant		Sealed Roads Network	Renewal	The federal Government announced an increase to RTR funding in June 2015. The 2015/16 budget currently holds \$1,107,221 for RTR funding. A BR adjustment is required to cover the additional revenue that will be received for the Dr Pages Rd project.



**FINANCIAL STATEMENTS
2015/2016
BUDGET REVIEW 2 - SEPTEMBER QUARTER**

Noosa Shire Council
2015/16 Budget Statements
For the period ending 30 June

Annual Result - Total Council	Original	BR1	BR2	Forecast								
	2016	2016	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000
Statement of Comprehensive Income												
Income												
Revenue												
Recurrent revenue												
Net rates, levies and charges	60,463	60,463	60,463	62,348	63,970	65,963	67,676	69,780	71,589	73,811	75,721	78,043
Fees and charges	4,805	4,805	4,856	4,977	5,102	5,229	5,360	5,494	5,632	5,772	5,917	6,065
Rental income	1,174	1,174	1,174	1,203	1,233	1,264	1,296	1,328	1,361	1,395	1,430	1,466
Interest received	4,568	4,568	4,568	4,322	4,502	4,684	4,735	4,992	5,099	5,225	5,344	5,442
Sales revenue	7,290	7,290	7,290	7,472	7,659	7,850	8,045	8,246	8,452	8,663	8,879	9,101
Other income	3,613	3,613	3,663	3,754	3,848	3,944	4,043	4,144	4,248	4,354	4,463	4,574
Grants, subsidies, contributions and donations	5,393	5,393	5,483	5,496	5,564	5,632	5,701	5,770	5,839	5,909	5,979	6,049
Total recurrent revenue	87,307	87,308	87,497	89,573	91,878	94,567	96,857	99,755	102,219	105,129	107,732	110,740
Capital revenue												
Grants, subsidies, contributions and donations	3,678	4,647	6,066	3,130	4,580	4,035	6,500	6,500	6,500	6,500	6,500	6,500
Total revenue	90,985	91,955	93,564	92,703	96,458	98,602	103,357	106,255	108,719	111,629	114,232	117,240
Capital income												
Total capital income	-	-	-	-	-	-	-	-	-	-	-	-
Total income	90,985	91,955	93,564	92,703	96,458	98,602	103,357	106,255	108,719	111,629	114,232	117,240
Expenses												
Recurrent expenses												
Employee benefits	27,656	27,664	27,650	28,554	29,268	30,223	30,978	31,987	32,787	33,853	34,699	35,826
Materials and services	39,083	39,340	39,559	40,548	41,562	42,601	43,666	45,666	46,808	47,978	49,177	50,407
Finance costs	2,458	2,458	2,458	2,335	2,157	1,968	1,770	1,552	1,324	1,082	826	550
Depreciation and amortisation	16,630	16,630	16,630	16,691	17,103	17,547	17,828	18,546	19,189	20,166	20,820	21,436
Other expenses	122	122	106	109	111	114	1,117	120	123	126	129	132
Total recurrent expenses	85,949	86,214	86,404	88,237	90,201	92,452	94,359	97,871	100,230	103,205	105,651	108,351
Capital expenses												
Total capital expenses	-	-	195	200	205	210	215	221	226	232	238	243
Total expenses	85,949	86,214	86,598	88,438	90,406	92,663	94,575	98,092	100,457	103,437	105,889	108,595
Net result	5,036	5,741	6,966	4,265	6,052	5,939	8,782	8,163	8,262	8,192	8,343	8,645
Operating result												
Recurrent revenue	87,307	87,308	87,497	89,573	91,878	94,567	96,857	99,755	102,219	105,129	107,732	110,740
Recurrent expenses	85,949	86,214	86,404	88,237	90,201	92,452	94,359	97,871	100,230	103,205	105,651	108,351
Operating result	1,358	1,094	1,093	1,336	1,677	2,115	2,498	1,884	1,989	1,924	2,081	2,389

Noosa Shire Council
2015/16 Budget Statements
For the period ending 30 June

Annual Result	Original	BR1	BR2	Forecast								
	2016	2016	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Statement of Financial Position	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000
Assets												
Current assets												
Cash and cash equivalents	34,278	36,420	36,759	34,697	32,746	30,963	31,922	31,894	32,229	32,430	31,730	30,849
Trade and other receivables	8,059	8,060	8,073	8,327	8,534	8,784	8,978	9,265	9,496	9,773	9,989	10,306
Inventories	103	104	104	104	104	104	104	104	104	104	104	104
Other current assets	433	657	657	668	679	690	701	713	725	737	749	761
Total current assets	42,874	45,240	45,593	43,796	42,063	40,541	41,705	41,976	42,554	43,044	42,572	42,020
Non-current assets												
Investments	111,234	114,027	114,027	114,027	114,027	114,027	114,027	114,027	114,027	114,027	114,027	114,027
Property, plant & equipment	931,673	923,900	924,908	951,136	979,914	1,009,187	1,038,956	1,068,807	1,099,060	1,129,666	1,161,594	1,194,180
Other non-current assets	3,480	2,798	2,873	3,296	3,193	2,639	2,069	2,135	1,837	1,544	1,353	1,273
Total non-current assets	1,046,387	1,040,726	1,041,808	1,068,459	1,097,134	1,125,853	1,155,052	1,184,969	1,214,924	1,245,237	1,276,974	1,309,480
Total assets	1,089,261	1,085,966	1,087,401	1,112,255	1,139,197	1,166,394	1,196,757	1,226,945	1,257,478	1,288,281	1,319,546	1,351,500
Liabilities												
Current liabilities												
Trade and other payables	4,280	4,301	4,317	4,445	4,555	4,678	4,781	4,997	5,122	5,259	5,376	5,535
Borrowings	2,855	2,855	2,855	3,033	3,222	3,420	3,638	3,866	4,108	4,364	4,640	4,034
Provisions	4,535	5,013	5,013	5,139	5,267	5,399	5,534	5,672	5,814	5,959	6,108	6,261
Other current liabilities	801	380	380	390	400	410	420	430	441	452	464	475
Total current liabilities	12,470	12,549	12,565	13,006	13,445	13,906	14,373	14,966	15,485	16,035	16,587	16,304
Non-current liabilities												
Borrowings	35,247	35,247	35,247	32,215	28,893	25,573	21,935	18,070	13,961	9,597	4,957	924
Provisions	8,284	8,211	8,211	8,415	8,624	8,838	9,058	9,283	9,514	9,750	9,993	10,242
Total non-current liabilities	43,531	43,458	43,458	40,630	37,616	34,411	30,993	27,353	23,475	19,348	14,950	11,165
Total liabilities	56,001	56,007	56,023	53,635	51,061	48,317	45,366	42,318	38,961	35,383	31,538	27,470
Net community assets	1,033,260	1,029,959	1,031,378	1,058,620	1,088,136	1,118,077	1,151,391	1,184,627	1,218,517	1,252,898	1,288,008	1,324,030
Community equity												
Asset revaluation surplus	44,367	36,520	36,520	59,495	82,962	106,963	131,497	156,569	182,198	208,387	235,154	262,531
Retained surplus	988,893	993,439	994,858	999,124	1,005,175	1,011,113	1,019,895	1,028,057	1,036,319	1,044,511	1,052,854	1,061,499
Total community equity	1,033,260	1,029,959	1,031,378	1,058,620	1,088,136	1,118,077	1,151,391	1,184,627	1,218,517	1,252,898	1,288,008	1,324,030

Noosa Shire Council
2015/16 Budget Statements
For the period ending 30 June

Annual Result	Original	BR1	BR2	Forecast								
	2016	2016	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Statement of Cash Flows	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000
Cash flows from operating activities												
Receipts from customers	72,826	72,991	73,079	75,213	77,213	79,500	81,611	83,977	86,202	88,749	91,098	93,712
Payments to suppliers and employees	(66,913)	(70,591)	(70,764)	(69,109)	(70,853)	(72,835)	(74,673)	(77,569)	(79,602)	(81,825)	(83,890)	(86,203)
Dividend received	3,014	3,014	3,014	3,089	3,167	3,246	3,327	3,410	3,495	3,583	3,672	3,764
Interest received	4,568	4,568	4,568	4,322	4,502	4,684	4,735	4,992	5,099	5,225	5,344	5,442
C: Rental income	1,170	1,172	1,172	1,201	1,231	1,262	1,294	1,325	1,359	1,393	1,428	1,463
Non-capital grants and contributions	5,374	5,385	5,473	5,494	5,558	5,627	5,696	5,763	5,833	5,903	5,974	6,042
Borrowing costs	(2,303)	(2,303)	(2,303)	(2,180)	(2,002)	(1,812)	(1,615)	(1,397)	(1,169)	(926)	(670)	(395)
Other cash flows from operating activities	(11)	(11)	(11)	(11)	(11)	(11)	(11)	(12)	(12)	(12)	(12)	(12)
Net cash inflow from operating activities	17,725	14,225	14,228	18,019	18,804	19,659	20,363	20,490	21,206	22,089	22,944	23,813
Cash flows from investing activities												
Payments for property, plant and equipment	(22,709)	(30,663)	(31,670)	(19,573)	(21,939)	(22,264)	2249-	(22,741)	(23,166)	(23,941)	(25,491)	(26,216)
Payments for intangible assets	(595)	(701)	(776)	(794)	(374)	-	-	(650)	(350)	(350)	(300)	(350)
Proceeds from sale of property, plant and equipment	-	-	-	-	-	-	-	-	-	-	-	-
Grants, subsidies, contributions and donations	3,678	4,647	6,066	3,130	4,580	4,035	6,500	6,500	6,500	6,500	6,500	6,500
Other cash flows from investing activities	(702)	(702)	(702)	10	10	10	10	10	11	11	11	12
Net cash inflow from investing activities	(20,328)	(27,418)	(27,082)	(17,227)	(17,723)	(18,219)	(15,984)	(16,881)	(17,005)	(17,780)	(19,280)	(20,054)
Cash flows from financing activities												
Proceeds from borrowings	1,360	1,360	1,360	-	-	-	-	-	-	-	-	-
Repayment of borrowings	(2,638)	(2,638)	(2,638)	(2,855)	(3,033)	(3,222)	(3,420)	(3,638)	(3,866)	(4,108)	(4,364)	(4,640)
Net cash inflow from financing activities	(1,278)	(1,278)	(1,278)	(2,855)	(3,033)	(3,222)	(3,420)	(3,638)	(3,866)	(4,108)	(4,364)	(4,640)
Total cash flows												
Net increase in cash and cash equivalent held	(3,882)	(14,472)	(14,132)	(2,062)	(1,951)	(1,782)	959	(29)	335	201	(700)	(881)
Opening cash and cash equivalents	38,160	50,891	50,891	36,759	34,697	32,746	30,964	31,923	31,894	32,229	32,430	31,730
Closing cash and cash equivalents	34,278	36,420	36,759	34,697	32,746	30,964	31,923	31,894	32,229	32,430	31,730	30,849

**Noosa Shire Council
2015/16 Budget Statements
For the period ending 30 June**

Annual Result	Original	BR1	BR2	Forecast								
	2016	2016	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Statement of Changes in Equity	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000
Asset revaluation reserve												
Opening balance	21,798	14,334	14,334	36,520	59,495	82,962	106,963	131,497	156,569	182,198	208,387	235,153
Increase in asset revaluation surplus	22,569	22,186	22,186	22,975	23,467	24,001	24,534	25,072	25,629	26,189	26,766	27,377
Closing balance	44,367	36,520	36,520	59,495	82,962	106,963	131,497	156,569	182,198	208,387	235,153	262,530
Retained surplus												
Opening balance	984,049	987,893	987,893	994,858	999,123	1,005,174	1,011,113	1,019,895	1,028,057	1,036,319	1,044,511	1,052,854
Net result	4,843	5,546	6,965	4,265	6,051	5,939	8,782	8,162	8,262	8,192	8,343	8,645
Closing balance	988,893	993,439	994,858	999,123	1,005,174	1,011,113	1,019,895	1,028,057	1,036,319	1,044,511	1,052,854	1,061,499
Total												
Opening balance	1,005,848	1,002,227	1,002,227	1,031,378	1,058,618	1,088,136	1,118,076	1,151,392	1,184,626	1,218,517	1,252,898	1,288,007
Net result	4,843	5,546	6,965	4,265	6,051	5,939	8,782	8,162	8,262	8,192	8,343	8,645
Increase in asset revaluation surplus	22,569	22,186	22,186	22,975	23,467	24,001	24,534	25,072	25,629	26,189	26,766	27,377
Closing balance	1,033,260	1,029,959	1,031,378	1,058,618	1,088,136	1,118,076	1,151,392	1,184,626	1,218,517	1,252,898	1,288,007	1,324,029

**Noosa Shire Council
2015/16 Budget Statements
For the period ending 30 June**

Annual Result	Original	BR1	BR2	Forecast								
	2016	2016	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Financial Sustainability Ratios	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000	\$,000
Operating Surplus Ratio	1.6%	1.3%	1.3%	1.5%	1.9%	2.3%	2.6%	1.9%	2.0%	1.9%	2.0%	2.2%
Net Financial Liabilities Ratio	15.0%	12.3%	11.9%	11.0%	9.8%	8.2%	3.8%	0.3%	-3.5%	-7.3%	-10.2%	-13.1%
Asset Sustainability Ratio	99.9%	129.5%	132.8%	98.9%	100.0%	100.4%	100.0%	97.7%	97.0%	96.1%	99.9%	100.1%

Operating Surplus Ratio

Measures the extent to which revenues raised cover operational expenses only or are available for capital funding purposes or other purposes.

Calculation: Net operating result divided by total operating revenue, expressed as a % (excluding capital revenue or expenses).

Target: between 0% and 10%

Net Financial Liabilities Ratio

Measures the extent to which the net financial liabilities of Council can be repaid from operating revenues.

Calculation: (total liabilities less current assets) divided by total operating revenue, expressed as a %.

Target: not greater than 60%.

Asset Sustainability Ratio

This ratio reflects the extent to which the infrastructure assets managed by Council are being replaced as they reach the end of their useful lives.

Calculation: capital expenditure on the replacement of infrastructure assets (renewals) divided by depreciation expense, expressed as a %.

Target: greater than 90%.

Noosa Shire Council
2015/16 Budget Statements
For the period ending 30 June

	Original	BR1	BR2
	2016	2016	2016
Capital Works Program	\$,000	\$,000	\$,000
Bridges	290	1,800	1,800
Cemeteries	-	-	-
Coastal, Canals and Waterways	291	700	969
Commercial Land & Properties	360	360	360
Community Facilities	258	780	877
Corporate buildings	17	47	47
Environmental Assets, bushland tracks & Trails	100	109	109
Calculation: Net operating result divided by total operating revenue, expre	1,854	2,308	2,308
Gravel Road Network	350	350	350
Holiday Parks	-	46	46
Information Technology	195	301	301
Parks & Playgrounds	361	519	723
Pathways & Enabling Facilities	263	481	541
Planning Scheme	400	400	475
Public Transport Infrastructure	1,500	1,633	1,660
Sealed Road Network	15,071	16,704	16,555
Sports Grounds & Facilities	30	40	40
Stormwater Drainage	550	2,900	3,280
Streetscapes and Road Corridor	-	131	131
Transport and Infrastructure Management	1,105	1,323	1,443
Waste Management	310	430	430
Total Capital works Program	23,304	31,363	32,446

Procurement and Fleet

13 FLEET MANAGEMENT - UPDATE REPORT TO 30 SEPTEMBER 2015

Author **Manager Procurement and Fleet, Phill Parkman**
Corporate Services Department

Index **ECM/Fleet Plant and Equipment Management**

Attachments **Nil**

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by the Manager Procurement and Fleet to the Planning & Organisation Committee Meeting dated 10 November 2015 providing an update on the activities of the Fleet Management Branch for the period 1 July 2015 to 30 September 2015.

REPORT

Fleet management oversees the maintenance and replacement of Council's plant and equipment to ensure that internal customers can provide established levels of service to the Noosa community. The fleet team strive to continue to improve the systems setup, plant and fleet optimisation and plant and fleet replacement.

Data collected has now been collated to allow regular reporting of performance to Council. Fleet management will provide four (4) monthly reports to Council on its performance in addition to flagging any emerging issues that may need discussion.

General Fleet Summary

The following table provides a summary of the current fleet pool. Council currently utilises 155 fleet items (including yellow plant) to service the community. This compares to 200 items that were transferred at de-amalgamation.

Fleet Class	Number
Passenger vehicle – leased	13
Light commercial vehicle – leased	38
Light commercial vehicle	26
Truck – tipper, flat tray >4.5T GVM	26
Backhoe, Loader, Roller, Compactor, Bobcat	7
Grader, Excavator	4
Large truck, bus, prime mover, street sweeper, water cart, EPV	8
General plant > \$5k replacement cost, forklift, tractor, ride-on mower, gravel crusher, low loader, trailer	21
Minor plant <\$5k (Trailers only)	12
Total	155

Council still leases fifty one (51) passenger and light commercial vehicles with leases due to expire in 2015/16 and 2016/17. These remaining vehicle leases were transferred to Council as part of de-amalgamation. Lease versus buy analysis outcomes show that leased vehicles should be replaced with purchased vehicles when the existing leases expire. For the 2015/16 year approximately 32 leases will expire and will be replaced with purchased vehicles unless a further lease arrangement is considered to be financially beneficial to Council (considered on a case by case basis).

Operating Model

The Fleet and Procurement branch currently consists of five staff including the Manager, Procurement Advisor, Maintenance Supervisor and 2 Fleet Officers. The focus of the fleet staff is now on co-ordination and logistics regarding the fleet pool rather than actually undertaking physical maintenance activities. This operating model allows better management of maintenance and replacement activities and will also allow collation and analysis of information for better decision making. The benefits of this model are already being seen with respect to better plant replacement decision making.

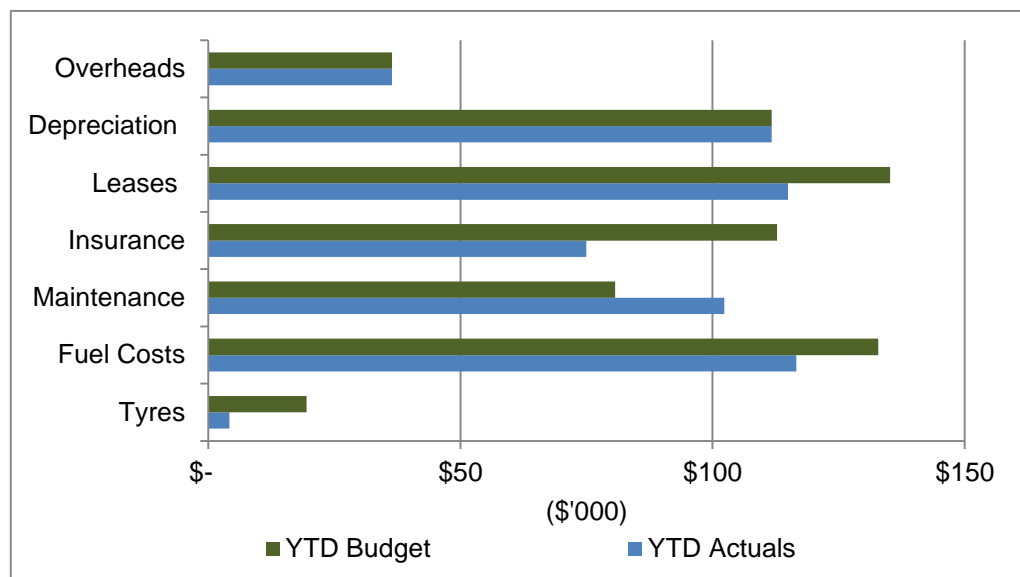
Budget and Year to Date Performance

As at the end of September 2015 fleet performance is in line with YTD budget forecasts, with recoveries slightly ahead of budget, with expenditure below YTD budget.

Description	Actual YTD (\$'000)	Budget YTD (\$'000)	Variance YTD (\$'000)	Budget Full Year
Operating Revenue	\$759	\$752	\$7	\$3,021
Operating Expenses	\$644	\$720	(\$76)	\$2,628
Surplus / (Deficit)	\$115	\$32	\$83	\$393

Fuel, tyres and insurance expenses are below YTD budget. Maintenance however is above YTD budget given some significant repair items have occurred for various pieces of plant. Reactive maintenance forecasting will be an ongoing challenge due to the condition of plant and vehicles transferred, however this will be addressed in time as replacement of older items occurs.

The graph below provides a snapshot of YTD performance of key expenditure line items.



Year to date fuel costs of \$117k equates to 104,076 litres or an average \$1.19 per litre. Council utilises the state government contract fuel arrangement and receives a discount at the pump compared to retail rates.

Plant and Fleet Replacement Program

A 10 year capital replacement program has been developed for Council's fleet and plant following a review undertaken in 2014. The review included condition assessments being undertaken for all plant and vehicles to develop a forward replacement program and ensure risks associated with safety and cost was mitigated. Ongoing condition assessments are now being undertaken by the Manager and Maintenance Supervisor, with the forward replacement program amended as necessary.

The 2015/16 capital budget included \$1.85 million for plant and vehicle replacement, with \$450k of unspent funds carried over from 2014/15 to supplement the vehicle replacement program.

As at the end of September 2015, \$326k of the program has been expended. Current fleet replacement activities include the replacement of two backhoes with evaluations currently being undertaken for quotes received under the Localbuy arrangement. Further significant purchases will occur with four Council trucks to be replaced in the new year as well as the progressive replacement of leased vehicles.

Plant and Fleet Utilisation

The fleet team is currently collecting utilisation data for each piece of plant via monthly odometer records. Utilisation is a useful tool to assess if vehicles are achieving expected usage levels, by comparing usage (km or hours) to an expected annual industry benchmark for each class of fleet item. Utilisation variances (particularly underutilisation) to the benchmark can be analysed to determine if they are appropriate based on the specific plant item or whether the original investment decision was warranted.

Ongoing utilisation assessment is being undertaken to determine if individual fleet items are necessary as part of Council's operations or other forms of procurement may be more appropriate. Plant and vehicle utilisation is now being discussed at the Fleet Advisory Team meeting when replacement decisions are required.

Systems and Processes

The fleet team has been progressing the development of the fleet system in Technology One to automate a number of activities including procurement and maintenance scheduling. Maintenance scheduling is still being investigated, but in the meantime workarounds are being utilised to manage the fleet maintenance program. The next stage of system development will involve improving the reporting capability to allow more in-depth analysis of performance.

Emerging Issues

Moving forward the fleet team will be keeping abreast of changes in the industry and the potential impact on Council, in particular the changes surrounding alternative energy.

Previous Council Consideration

Nil

Finance & Risk

Nil

Consultation

External Consultation - Community & Stakeholder

Nil

Internal Consultation

Financial Services

Departments/Sections Consulted:

Chief Executive Officer
Executive Officer to the Mayor & CEO
Executive Support

Community Services
Community Facilities
Community Development
Libraries & Galleries
Local Laws
Waste & Environmental Health

Corporate Services
X Financial Services
ICT
X Procurement & Fleet
Property & Facilities
Revenue Services

Executive Office
Community Engagement
Customer Service
Economic Development
Governance
Human Resources
Sustainability

Planning & Infrastructure
Building & Plumbing Services
Civil Operations
Infrastructure Planning & Design
Planning & Environment
Strategic Land Use Planning

Property and Facilities**14 NOOSA YACHT AND ROWING CLUB - PROPOSED NEW LEASE**

Author	Property and Facilities Manager, Clint Irwin Corporate Services Department
Index	ECM/ Subject/ 46.01 PROPERTY MANAGEMENT/Leases; Application/ Cle09/0004
Attachment	1. Indicative Lease Area Location

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by the Property and Facilities Manager to the Planning & Organisation Committee Meeting dated 10 November 2015 and:

- A. Authorise the CEO to enter into negotiations for a twenty year lease to the Noosa Yacht and Rowing Club Inc. over part of Lot 166 MCH839217;
 - B. Authorise the CEO to surrender the existing lease with the Noosa Yacht and Rowing Club Inc. over part of Lot 166 MCH839217;
 - C. Apply the exception to the requirement for tendering of the lease under *Section 236 (1) (b) (ii) of the Local Government Regulation 2012* as the lease is to a community organisation.
-

REPORT

On 25 November 1992 Noosa Council entered into a 25 year lease with the Noosa Yacht and Rowing Club Inc. (NYRC) to use part of Lot 166 MCH839217, with the lease expiring 24 November 2017. Lot 166 is a state reserve for recreation purposes with Council as Trustee on behalf of the State.

NYRC's core business is active participation of the community in sailing and rowing activities and its mission statement is 'To build a long term viable yacht and rowing club that provides boating activities, facilities and training programs for members and the community'. NYRC runs a number of programs including:

- Youthsail program- The main objective of the program is to introduce sailing both as a sport and a healthy lifestyle to as many juniors as possible. Youthsail delivers sailing courses to around 275 children and adults each week.
- Holiday sailing program – An intensive program targeting juniors outside of school terms.
- Noosa Buoyed Up Indigenous program - This is an introductory sailing program designed to provide Indigenous children aged 7-12 years with a fun, confidence building sailing experience. In particular, the program seeks to help participants build self -esteem, develop motor skills, enhance resilience, learn about the environment and the value of team work. NYRC invites participants from primary schools from indigenous communities to attend the program.
- Rowing Program – Program promotes general fitness and skill development.

NYRC Lease Proposal

NYRC held a committee meeting on 18 May 2015 to discuss a range of matters and subsequently considered and carried motions relating to:

- Negotiating a new land lease with Council; and
- Surrendering the existing lease to enable the construction of capital improvements.

On 4 June 2015 NYRC requested Council consider a 25 year lease proposal (subsequently revised to 20 years) as the basis to secure funds for its kitchen refurbishment. NYRC expects that the refurbishment will provide a modern, functional kitchen to more appropriately serve the needs of members and guests.

Typically, financial institutions will require security of tenure before lending money. Consequently the two years remaining on the existing lease will not fulfil the lending institution's requirements, hence NYRC's application to enter into a new lease.

Proposed NYRC Lease Responsibilities

NYRC will be responsible for the following:

- Tenure establishment costs - all associated costs with establishing the lease including survey plan, registration/lodgement, surrender of existing lease and legal costs to prepare the lease (approximately \$5,400).
- All ongoing maintenance and utility costs in accordance with Council's Community Purpose Land and Infrastructure Tenure Policy.

Policy and Legislative Considerations

The Community Purpose Land and Infrastructure Tenure Policy states that longer term leases (more than 10 years) may be considered in exceptional circumstances e.g. where the applicant proposes to make significant contributions, capital improvements and/or developments at the proposed site.

Consequently, in accordance with this provision and the organisation's strong operating track record it is proposed that a twenty year lease be offered to NYRC.

Under *Section 236 (1) (b) (ii) of the Local Government Regulation 2012*, Council is not required to tender for the leasing of the property as the purpose of renewal of the lease is to a community organisation. The requirements of this exception are that a relevant Council resolution is first obtained.

Previous Council Consideration

Nil.

Finance & Risk

The Director Corporate Services has reviewed the group's current and future financial capacity (particularly as the organisation is proposing to take on additional debt to fund the kitchen refurbishment). Based on the audited 2014/2015 financial report it appears that if current profitability for NYRC is maintained and prudent capital expenditure occurs the group is sustainable and will meet its future expected debt repayment obligations.

Consultation

External Consultation - Community & Stakeholder

Department of Natural Resources and Mines

Internal Consultation

Director Corporate Services
 Community Development Coordinator
 Property Officer

Departments/Sections Consulted:

Chief Executive Officer
 Executive Officer to the Mayor & CEO
 Executive Support

Community Services
 Community Facilities
 X Community Development
 Libraries & Galleries
 Local Laws
 Waste & Environmental Health

Corporate Services
 Financial Services
 ICT
 Procurement & Fleet
 X Property & Facilities
 Revenue Services

Executive Office
 Community Engagement
 Customer Service
 Economic Development
 Governance
 Human Resources
 Sustainability

Planning & Infrastructure
 Building & Plumbing Services
 Civil Operations
 Infrastructure Planning & Design
 Planning & Environment
 Strategic Land Use Planning

ATTACHMENT 1



15 NOOSA RIVER HOLIDAY PARK - PROPOSED EXTENSION TO INTERIM AGREEMENT

Author Property and Facilities Manager, Clint Irwin
Corporate Services Department

Index ECM/ Subject: 8.13 Noosa River Holiday Park

Attachments Nil

EXECUTIVE SUMMARY

Not applicable

RECOMMENDATION

That Council note the report by the Property and Facilities Manager to the Planning & Organisation Committee Meeting dated 10 November 2015 and authorise the CEO to enter into an extension to the current interim management agreement for the Noosa River Holiday Park with Anvera Pty Ltd trading as Dineen Tourism Management Park Pty Ltd for a period of 5 months commencing 1 March 2016.

REPORT

Council operates one holiday park and two campgrounds which offer a wide variety of unique experiences for visitors. All holiday parks operate under a management agreement with varying terms to suite the scale of the operation.

The current managers of the Noosa River Holiday Park are Anvera Pty Ltd trading as Dineen Tourism Management Park Pty Ltd (the Manager) have been managing the Noosa River Holiday Park since 1 August 2010. The previous management agreement was for a four year term with a one year option. The option was accepted by the Manager in 2014 and expired 30 August 2015.

Subsequently, in accordance with the Council resolution made at the Ordinary Meeting on 4 June 2015 a 6 month interim agreement was offered to the Manager commencing 1 September to allow a review of the current management agreement documentation with a view to clarifying responsibilities and simplifying the overall terms of the agreement. This review is taking longer than first envisaged and due to staff leave and Council undertaking a strategic review of responsibilities and terms of all holiday parks, it is unlikely to be completed in time to ensure a new agreement is in place and operational by 1 March 2016.

Accordingly the purpose of this report is to seek Council approval to extend the current management agreement up to 31 July 2016 to allow Council sufficient time to complete the review of all holiday park business activity areas. The incumbent has discharged its obligations in relation to the interim agreement to date.

Previous Council Consideration

Ordinary Meeting, 29 May 2014, Item 7, Page 16

That Council note the report by the Senior Property Officer, Property and Land Management to the Planning and Organisation Committee dated 20 May 2014 and authorise the exercise of the option to extend the Contract for a further one (1) year period commencing 1 September 2014, as per conditions offered in Tender 327401.

Ordinary Meeting, 4 June 2015, Item 11, Page 18

That Council note the report by the Property and Facilities Manager to the General Committee Meeting dated 1 June 2015 and authorise the CEO to enter into an interim management agreement for the Noosa River Holiday Park with Anvera Pty Ltd trading as Dineen Tourism Management Park Pty Ltd for 6 months commencing on 1 September 2015.

Finance & Risk

Nil.

Consultation

External Consultation - Community & Stakeholder

Nil.

Internal Consultation

Director Corporate Services
 Manager Procurement and Fleet
 Property Officer

Departments/Sections Consulted:

Chief Executive Officer
 Executive Officer to the Mayor & CEO
 Executive Support

Community Services
 Community Facilities
 Community Development
 Libraries & Galleries
 Local Laws
 Waste & Environmental Health

Corporate Services
 Financial Services
 ICT
 X Procurement & Fleet
 X Property & Facilities
 Revenue Services

Executive Office
 Community Engagement
 Customer Service
 Economic Development
 Governance
 Human Resources
 Sustainability

Planning & Infrastructure
 Building & Plumbing Services
 Civil Operations
 Infrastructure Planning & Design
 Planning & Environment
 Strategic Land Use Planning

16 NOOSA HOLIDAY PARK & CAMPGROUNDS - UPDATE REPORT TO 30 SEPTEMBER 2015

Author Property and Facilities Manager, Clint Irwin
Corporate Services Department

Index ECM/Subject: 8.16 Camping and Caravan Facilities (General)

Attachments Nil

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by the Property and Facilities Manager to the Planning and Organisation Committee Meeting dated 10 November 2015 providing an update on operations of the Noosa River Holiday Park, Boreen Point Campground and Noosa North Shore Beach Campground for the period 1 July 2015 to 30 September 2015.

REPORT

Noosa Council operates one holiday park and two campgrounds which offer a wide variety of unique experiences for visitors. These Council business activities operate under a management agreement with varying terms to suit the scale of the operation. These agreements are administered by Council's Property and Facilities branch.

Financial Performance

The business activities are required to operate on a competitively neutral basis with the private sector in accordance with the *Local Government Act 2009*. The following tables outline the operating financial performance for each activity for the quarter ending September 2015. Specific commentary relating to financial performance for each activity is as follows:

Boreen Point Campground	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	380,000	103,750	101,935	26.8%	(1,815)
Total Expenditure	321,532	77,724	72,304	22.5%	5,420
Operating Surplus / (Deficit)	58,468	26,026	29,631		3,605

Key Comments

- Overall year to date operating position favourable.
- It is expected that full year budget position will be achieved.

Noosa River Holiday Park	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	1,976,600	508,900	521,976	26.4%	13,076
Total Expenditure	1,391,427	372,573	360,004	25.9%	12,569
Operating Surplus / (Deficit)	585,173	136,327	129,128		25,646

Key Comments

- Overall year to date operating position favourable.
- It is expected that full year budget position will be achieved.

North Shore Campground	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	537,604	139,890	135,833	25.3%	(4,057)
Total Expenditure	404,987	129,849	142,021	35.1%	(12,172)
Operating Surplus / (Deficit)	132,617	10,041	(6,188)		(16,229)

Key Comments

- Year to date expenses ahead of budget. This relates primarily to timing of management commissions paid and reactive maintenance.
- Year to date revenue slightly behind budget. This relates to the capacity of the site being recently reduced so that operations are undertaken within the property boundaries. The site will be subject to further configuration changes and review and the impact on ongoing profitability (if any) will be assessed and reported.

Total Business Activity	2015/16 Current Budget	2015/16 YTD Budget	2015/16 YTD Actuals	% Current Budget	YTD Variance
Total Revenue	2,894,204	752,540	759,744	26.3%	7,204
Total Expenditure	2,117,946	580,147	574,329	27.1%	5,818
Operating Surplus / (Deficit)	776,258	172,393	185,415		13,022

Occupancy Performance

The below table summarises occupancy data for the period 1 July 2015 to 30 September 2015. The table highlights a 91.48% occupancy rate for Noosa River Holiday Park (with Powered caravan sites at 99.91% occupancy) which reflects the geographical position of the park and its popularity with the caravan market and generations of return users. The Noosa North Shore and Boreen Point Campgrounds' lower occupancy rates reflects that these facilities are more directed towards the camping market and offer a more remote and different experience.

Business Activity	Occupants	Average Stay (Days)	% Site Occupied
Boreen Point	4661	2.54	37.12%
Noosa River	5218	3.11	91.48%
North Shore	3807	3.24	42.04%

Maintenance

Maintenance for each location is undertaken according to established budget allocations, taking into account reactive needs responsibilities under management agreements and ultimately will be based on asset management plans once they are developed. Condition assessments have been undertaken and are currently being reviewed.

Management Agreement Status

1. Noosa River Holiday Park – Option expired 31 August 2015 and an interim 6 month agreement commenced 1 September 2015.
2. Boreen Point Campground – Current 3 year agreement due to expire 6 April 2017 with 2 further 1 year options subject to satisfactory performance.
3. Noosa North Shore Beach Campground – Current 3 year agreement expired 31 July 2015 and the first 1 year option commenced 1 August 2015.

As reported to the Planning and Organisation Committee on 1 June 2015 an interim agreement was granted to the Noosa River Holiday Park and a 1 year option granted to the Noosa North Shore Campground to allow Council sufficient time to complete a review of current management agreement documentation with a view to clarifying responsibilities and simplifying the overall terms of the agreements.

This review is taking longer than first envisaged and due to staff leave and Council undertaking a strategic review of responsibilities and terms of all holiday parks, it is unlikely to be completed in time to ensure a new agreement is in place and operational by 1 March 2016. A further report to Council will be forthcoming to allow Council to consider a further interim agreement to facilitate completion of the review.

Previous Council Consideration

Ordinary Meeting, 3 April 2014, Item 9, Page 8

That Council note the report by the Property Officer, Property and Land Management to the Planning & Organisation Committee dated 25 March 2014 and:

- A. *Award contact 1314T001 to Crimmins Enterprises Pty Ltd for the Boreen Point Campground Management Service Agreement for an initial three year period commencing 7 April 2014 and expiring 6 April 2017, and*
- B. *Authorise Property and Land Management to exercise future options to extend the contract for a further two (2) periods by twelve (12) months subject to satisfactory performance.*

Ordinary Meeting, 4 June 2015, Item 10, Page 18

That Council note the report by the Property and Facilities Manager to the General Committee Meeting dated 1 June 2015 and authorise the exercise of the option to extend the current management agreement for the Noosa North Shore Beach Campground for a further one (1) year period commencing 1 August 2015.

Ordinary Meeting, 4 June 2015, Item 11, Page 18

That Council note the report by the Property and Facilities Manager to the General Committee Meeting dated 1 June 2015 and authorise the CEO to enter into an interim management agreement for the Noosa River Holiday Park with Anvera Pty Ltd trading as Dineen Tourism Management Park Pty Ltd for 6 months commencing on 1 September 2015.

Finance & Risk

Nil.

Consultation

External Consultation - Community & Stakeholder

Nil

Internal Consultation

Director Corporate Services
Property Officer

Departments/Sections Consulted:

Chief Executive Officer
Executive Officer to the Mayor & CEO
Executive Support

Community Services
Community Facilities
Community Development
Libraries & Galleries
Local Laws
Waste & Environmental Health

Corporate Services
Financial Services
ICT
Procurement & Fleet
X Property & Facilities
Revenue Services

Executive Office
Community Engagement
Customer Service
Economic Development
Governance
Human Resources
Sustainability

Planning & Infrastructure
Building & Plumbing Services
Civil Operations
Infrastructure Planning & Design
Planning & Environment
Strategic Land Use Planning

EXECUTIVE OFFICE REPORTS**17 OPERATIONAL PLAN PROGRESS REPORT - 1ST QUARTER 2015-16**

Author Chief Executive Officer, Brett de Chastel
Executive Office

Index ECM/ Subject/ Corporate Planning

Attachments 1. Operational Plan Progress
2. Key Performance Indicators

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by the Chief Executive Officer to the Planning & Organisation Committee Meeting dated 10 November 2015 providing an update on progress with the implementation of the Operational Plan to 30 September 2015 and details of Council's Key Performance Indicators.

REPORT

This report is in two parts. The first part provides Council with an overview of progress in implementing the annual Operational Plan. The second part focuses on the KPIs which are reported to Council on a quarterly basis.

This report relates to the first quarter of the 2015/16 financial year.

1. OPERATIONAL PLAN UPDATE

For 2015/16, the Council adopted a new style of Operational Plan. Our first Operational Plan in 2014/15 included every permutation of PMI's and minor capital works projects such that the Operational Plan was an amalgam of major and minor issues that was reported each quarter. In preparing the 2015/16 Operational Plan, Councillors requested that only the major initiatives would be included in the Operational Plan with the day to day "business as usual" activities included in Branch Plans.

The Branch Plans have all been completed and are being used by Managers to deal with day to day activities. They are proving to be an effective tool for making sure that all of the "business as usual" activities are undertaken and that any minor projects are followed through.

What this means in practice is that the CEO quarterly reports to Council on progress with the Operational Plan now focus just on the most important projects being undertaken by Council. In the last quarter, Councillors were also been provided with copies of briefing notes used by the Leadership Team to monitor progress with signature projects.

It is important to note that the comments and assessment of the Operational Plan projects in the attachment are “as at 30 September” i.e. the end of the first quarter. Normally, the first quarter report would have been considered by Council in the October round of meetings but due to a quirk of timing, the agendas for the October round of meetings were due before the first quarter Operational Plan updates and KPI statistics could be collated. The table below highlights to Council, some updates on issues since 30 September.

Initiative	Comment
Electric Bus Trial	The Director Planning and Infrastructure will be providing the Council with an update on the process and expected delivery date of the electric buses following advice of delays from the current supplier.
Local Economic Plan	The Noosa Local Economic Plan has been drafted and is being put to Council for adoption to enable public consultation to occur.
Kerbside waste collection	The kerbside waste collection has been completed and like last year, our Waste Services Manager will be providing the Council with a report on the outcomes of the collection process.
Dr Pages Road	Council has approved the tender and the contract for construction has been signed. Culvert strengthening on Kinmond Creek Road has been undertaken.
Workplace Health and Safety	There is a considerable amount of work to be done on WH&S. See comments in the KPI section of this report.
Asset Management	The first 8 high level Asset Management Plans have been adopted by Council. A review of our Asset Management Framework, Capability and Resource requirements will commence shortly.

2. KPIS

As Council would be aware, KPIs were first developed for our organisation at the beginning of 2014/15. Approximately 30 management KPIs were developed and these are reviewed on a monthly basis by the Leadership Team. About 10 to 12 of those KPIs were reported to Council on a quarterly basis. They are also reported to the Audit & Risk Committee in detail at each Audit & Risk Committee meeting.

After 12 months, the CEO has taken the opportunity to review and refine what KPIs we use. The first year was a learning experience to see what worked and what didn't. We have also been able to build up historic statistics to see if we are improving in our performance from year to year. As such, some of the KPIs have been improved or replaced with better measures. As far as the CEO is aware, we are one of the few Councils in Queensland to make this KPI information available to the public via “non-confidential” reports.

The key issues arising from an assessment of the KPIs for the first quarter are as follows:

Our People

- In relation to WH&S, our performance is not up to scratch. The CEO requested an independent review of our WH&S performance in the first quarter of this financial year. We scored poorly, particularly in relation to our WH&S policies, systems and procedures which are still a work in progress. The independent review found that the overall WH&S culture was quite good (particularly in the outdoor workforce) but that our policies, systems and written procedures are not up to standard.
- While the number of incident free days remains at or just below the benchmark during this period, the average duration of time lost due to injury is very high compared to other like Councils. It is also higher than last year. This is probably reflective of an older workforce where injuries can sometimes take longer to recover.
- Our WH&S scheme rate is increasing but is still lower than other Councils in category D (similar Councils to Noosa Council). The best performing Council in that category has a scheme rate of 0.905% while the worst is 2.083%. Our scheme rate increased from 1.242% to 1.366% (as a percentage of total wages).
- WH&S is a high priority for the CEO. Our Executive Manager has taken a “hands on” approach to resolve these issues.
- Personal leave taken is continuing to be monitored closely and has shown significant improvement since this time last year. It is more than 50% lower than 12 months ago as can be seen from the year on year comparison that is now included in the graphs. While seasonal (with more personal leave being taken in winter) the year on year amount of personal leave taken is significantly reduced.
- We have changed the KPI measuring annual leave to focus on “Accrued Annual Leave Weeks (median)” but we also monitor the number of staff who have excess (over 8 weeks) annual leave weeks accumulated. We have made a concerted effort to reduce the number of staff with over 8 weeks annual leave but progress has been slow. There are still 31 staff with more than 8 weeks of annual leave reflecting some work areas where there has been high workloads over the last 2 years (e.g. Finance).

Our Systems and Processes

- We have a focus on improving our systems to allow more online transactions to enable our community to have 24/7 access to various services. In relation to online payments, the KPI shows an increasing trend on a month by month comparison to last year. Online payments tend to spike during rate periods, dog registration renewals etc.
- However, requests for services which are lodged online (as a percentage of total requests) are still quite low. Currently, only around 12% of customer requests are lodged online. It would be good to increase this to 40% over the next year or two. Recently, the Leadership Team spent some time focusing on how we can make online service requests more customer friendly, thus encouraging more usage. Some changes to online forms, layout etc have already been made to make the process more customer friendly.
- ICT system uptime remains strong.

Our Finances

- Our financial KPIs measure solvency, investment performance and outstanding rates. All of these KPIs continue to be on track.
- Council receives a financial performance report at the end of each month which provides a more detailed analysis of Council’s financial position.

Our Customers

- The total number of customer requests received by Council remains on a slight upward trend in the long term with slightly more customer requests per month in July and August than at the corresponding time last year.
- Council will recall that in previous KPI reports, the level of sign off of completed CRMs (customer request management system) was quite low. More work has been done at the management level in “drilling down” within the overall statistics. What was found was that:
 - (i) our system had some target dates for response to customers as zero days meaning that even if the customer request was finalised in 1 day, it was shown as not being completed within target date;
 - (ii) there are a significant number of CRMs which have been completed but were “signed off” in the system meaning that they were being reported as overdue even though they were completed; and
 - (iii) some of the system reporting was extracting the initial response date to the customer as the date upon which a request had to be resolved (for example, we require same day initial response to a dog attack but it may take longer to investigate, take statements and issue a prosecution).
- The Executive Officer is working through the above issues to improve customer response reporting. My expectation is that the reported statistical result will improve significantly in the second quarter.
- Both the Director Planning and Infrastructure and Director Community Services have reported to Council about actions to improve the timing of responses to CRMs particularly in relation to dogs, waste bins, road/traffic issues and trees.
- The average wait time for our customers when phoning Council continues to improve over time and our month to month performance is better than last year. However there continues to be some months where the target of an average of 1 minute is exceeded (rates, kerbside pickup and dog registration calls were high in August and September). The month of July saw our best phone performance since we began keeping statistics. Our frontline customer service staff continue to provide exceptionally good service.
- Customer indicators for processing times for various types of development applications have remained constant over the 3 month period with MCUs being the type of application which generally has the lowest percentage of completion times meeting statutory timeframes. On average, 80% of all applications are processed within statutory timeframes.

Previous Council Consideration

Nil.

Finance & Risk

Nil.

Consultation

External Consultation - Community & Stakeholder

Nil.

Internal Consultation

The details of each of the Operational Plan activities have been provided by relevant Departments.

Departments/Sections Consulted:

- Chief Executive Officer**
- Executive Officer to the Mayor & CEO
- X Executive Support

- Community Services**
- Community Facilities
- Community Development
- Libraries & Galleries
- Local Laws
- Waste & Environmental Health

- Corporate Services**
- Financial Services
- ICT
- Procurement & Fleet
- Property & Facilities
- Revenue Services

- Executive Office**
- Community Engagement
- Customer Service
- Economic Development
- Governance
- Human Resources
- Sustainability

- Planning & Infrastructure**
- Building & Plumbing Services
- Civil Operations
- Infrastructure Planning & Design
- Planning & Environment
- Strategic Land Use Planning





WORKING IN PARTNERSHIP WITH OUR COMMUNITY

No.	Project	Responsibility	Update	Status
1	Planning and design of Rufous Street Project	Director Community Services	Completed design charrette follow up; contractors engaged for surveying, town planning etc; awaiting traffic management plan and concept plan	On track
2	Planning and delivery of the Floating Land exhibition	Gallery Director	Floating Land 2015 festival delivered 29 August - 18 October	Completed
3	Community Jury - second topic	Community Engagement Manager	Community Jury project no 1 (Waste) final report to be presented to Council Nov 2015. Community Jury project no 2 (Noosa River) in progress, final jury deliberations expected Dec 2015.	On track
4	Undertake studies for development of new Planning Scheme	Principal Strategic Planner	Various planning studies well underway to support the next planning scheme. Detailed project plan is being prepared for the next planning scheme which has already been informally run past the senior executive. Planning studies will largely be completed by mid 2016 in order to inform scheme drafting.	On track
5	Trial of electric buses in conjunction with Translink	Director Planning & Infrastructure	Line marking for charging station completed, charging station components on order for delivery. Expected delivery date for electric buses is now January/February and has been escalated to Optare UK to try to accelerate delivery.	Behind Schedule
6	Work with our community by developing local economic initiatives	Economic Development Officer	Digital Entrepreneurs event held in September at the Noosa Boardroom to hear guest speaker Steve Baxter. Support provided to an international start up competition being hosted by a local business to be held in Noosa in February 2016 incl. assistance with the development of a Start Up Queensland funding application and introductions to other agencies and organisations.	On track







SETTING POLICY AND STRATEGY

No.	Project	Responsibility	Update	Status
1	Development and adoption of Noosa Transport Strategy	Infrastructure Planning & Design Manager	Tender documentation has been produced and is now out to tender.	On track
2	Development and adoption of Noosa Local Economic Plan	Economic Development Officer	Final drafting in progress - 80% complete. Expected to be endorsed by Council in the November meeting round for purposes of public consultation.	On track
3	Koala Policy - mapping and policy adoption	Principal Environment Officer	Koala Policy was adopted in July 2015. Mapping continues to be 'ground truthed' and developed.	On track
4	Development and adoption of Social Plan	Community Development Coordinator	Draft endorsed by Council September 2015. Community Consultation now being undertaken.	On track
5	Development and adoption of Sustainability Principles	Executive Manager	Draft sustainability principles and aspirations prepared. Discussions held with councillors and feedback sought with a report to be made to Council Nov/Dec 2015. Process for the development of a Noosa Council Carbon Reduction and Energy Efficiency Plan approved by Council 24/9/15. Initial public consultation to be undertaken November 2015.	On track
6	Development and adoption of Library Strategy	Manager Libraries & Galleries	Development of Libraries Strategy on hold until Libraries Service Review completed.	Behind Schedule







QUALITY SERVICE DELIVERY

No.	Project	Responsibility	Update	Status
1	Development of Pomona Disaster Management Plan	Director Planning & Infrastructure	Quotes have been sought for the development of the Pomona Disaster Management Plan. Pomona Disaster Management Sub-Group has been formed.	On track 
2	Review of options for Council customer service reception area	Executive Manager	Initial meeting held to identify requirements for scope of work. EOI to be prepared and quotations invited in Dec/Jan 2016.	On track 
3	Adoption and implementation of Waste Management Strategy	Manager Waste & Environmental Health	Community Jury recommendations presented to Council on 27 August 2015 and these recommendations were workshopped by Councillors on 28 September .	On track 
4	Develop tender for next Waste Services Contract	Manager Waste & Environmental Health	Report finalising Council's response to Community Jury recommendations will go to November round of Council meetings for endorsement following which the contract documents will be prepared.	On track 
5	Undertaking kerbside bulk waste collection service	Manager Waste & Environmental Health	Service delivery completed for coastal area 5 September with remaining rural area scheduled to be completed by 17 October 2015	On track 
6	Community engagement focus	Executive Manager	Project plan for the review and development of Council's internet site underway. "Have Your Say" topics - 4 fully closed, 8 closed results pending, 5 open, with approx. 3 further topics to be undertaken in 2015.	On track 

LOOKING AFTER COMMUNITY ASSETS

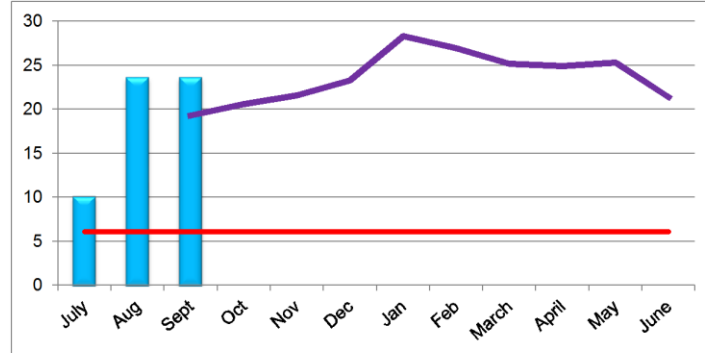
No.	Project	Responsibility	Update	Status
1	Refurbishment of Munna Point Bridge	Project Manager	Contractors on site.	On track 
2	Replacement of bus shelters to meet disability access standards	Designer - Capital Works	Review of designs for bus stops underway. The rollout of the next phase is planned to commence in January 2016.	On track 
3	Construction of Dr Pages Road and Kinmond Creek Road	Infrastructure Planning & Design Manager	The detailed design of Dr Pages Rd and Kinmond Creek Rd was finalised by the end of September 2015. Tender documentation was subsequently prepared in readiness for a formal tender process.	On track 
4	Finalisation of high level Asset Management Plans	Asset Planning Coordinator	Eight 'high level' asset management plans are under development covering the main asset categories and a report will be presented to Council in October 2015.	On track 
5	Delivery of Capital Works Program on time and on budget	Director Planning & Infrastructure	During the first quarter of 2015/16 the focus of the capital program has been the completion of all projects carried forward from the previous year, together with the design and tendering of projects due to be delivered in the current year. While the current spend may be low this is in line with financial forecasts and expectations on delivery.	On track 
6	Resolving Noosa North Shore land tenure issues	Executive Officer	Report considering various land tenure options to be considered at upcoming Council meeting.	On track 

A SUSTAINABLE COUNCIL

No.	Project	Responsibility	Update	Status
1	Development and implementation of Enterprise Risk Management Framework	Governance Advisor	<p>New Risk Management and Risk Assessment Workbooks developed which provide an overview of; Risk Management at Council, Council's Risk Appetite, Risk Attitude Statement, the allocation of risk ownership and responsibilities, the risk reporting process and risk related timeframes.</p> <p>On 8 July 2015, Leadership Team held the first of three Strategic Risk discussions for the 15/16 period to consider risk to the organisation at a strategic level.</p> <p>Comprehensive risk reviews of operations undertaken by operational Managers in the Branch Plan process for the 15/16 period.</p>	On track 
2	Finalisation of Business Continuity Plans	Governance Advisor	<p>Business Continuity Management Policy adopted by Council on 2 July 2015. Significant progress made towards development of Council's Master Business Continuity Plan and ICT Business Continuity Plan, which are expected to be finalised and approved in November 2016.</p>	On track 
3	Improve Workplace Health & Safety performance	Human Resources Manager	<p>Review of Council's SafePlan WH&S management system undertaken with the assistance of LGW. Work has commenced to improve WH&S operational processes and procedures with a focus on risk assessments, hazard inspections and rectification actions.</p>	Behind Schedule 
4	Undertake regular Service Reviews	Executive Officer	<p>Areas to be reviewed and membership of the review teams has now been finalised. Phase 2 of the Local Laws Review is well progressed and a brief is currently being prepared for an external consultant to undertake phase 2 of the Libraries Service Review. The aim is to have reviews completed by 31 December 2015.</p>	On track 
5	Optimisation of ICT systems	ICT Manager	<p>ICT Roadmap adopted by Steering Committee. ECM training materials created and training and education being organised for November.</p>	On track 
6	Implementation of Financial Sustainability Policy	Director Corporate Services	<p>Organisational policy adopted with respect to the project decision framework for capital works and commercial opportunities.</p>	On track 

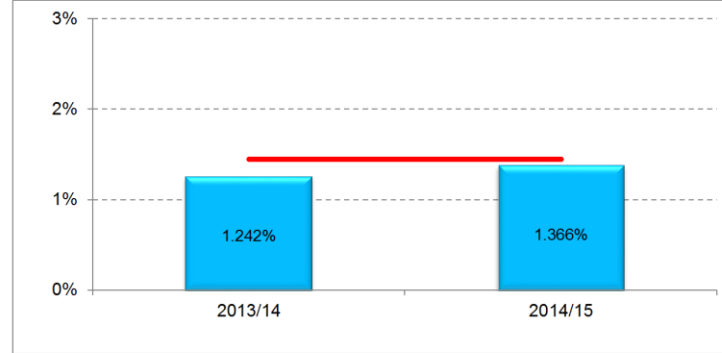
QUARTERLY ORGANISATIONAL PERFORMANCE REPORTING
OUR PEOPLE

Measure
 Average Lost time injury duration
Purpose
 Safety of the workplace



Comment

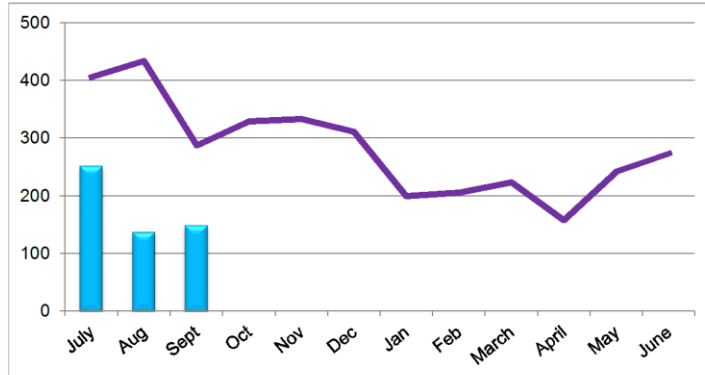
Measure
 Council % of LGW
Purpose
 Safety of the workplace



Comment

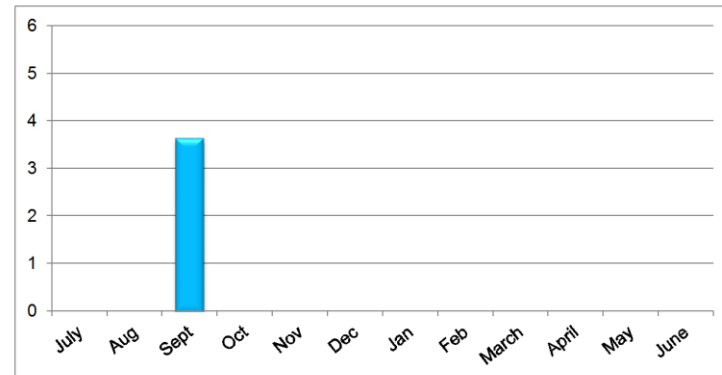
Noosa Council falls in the Group D category. In the 2014/15 year, the lowest rate in that category was 0.905%, the highest rate was 2.083%.

Measure
 Personal leave total days x month
Purpose
 Low levels of sick leave can equate to high morale



Comment

Measure
 Accrued Annual Leave weeks (median)
Purpose
 Potential financial burden if accrued leave is not taken

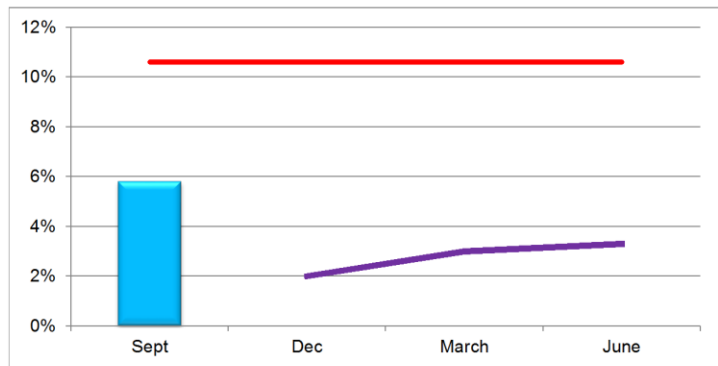


Comment

31 staff members with a balance in excess of 8 weeks

Benchmark is shown by red line, Previous year data is shown by purple line

Measure
Staff turnover rate as percentage of establishment level
Purpose
To track staff turnover over time and identify trends

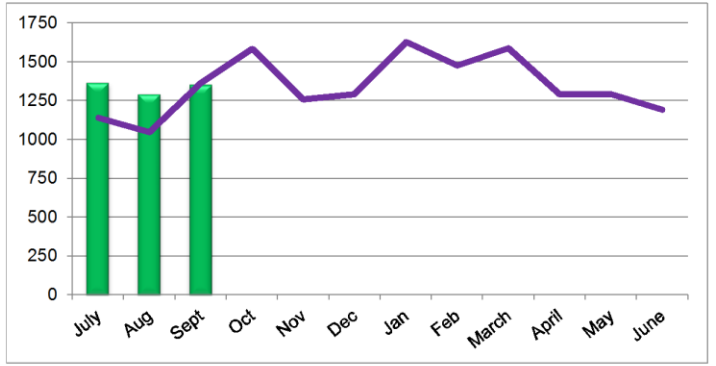


Comment
 Benchmark shows 2014 average for category 4 Councils. Figures reported on a quarterly basis.

Benchmark is shown by red line, Previous year data is shown by purple line

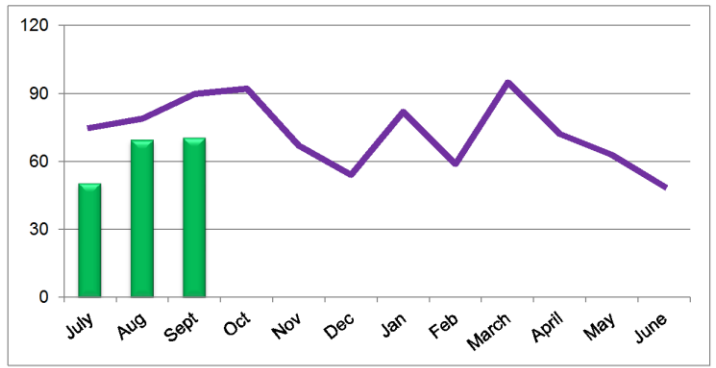
OUR CUSTOMERS

Measure
Number of requests received x month
Purpose
Level of customer demand & whether service levels appropriate

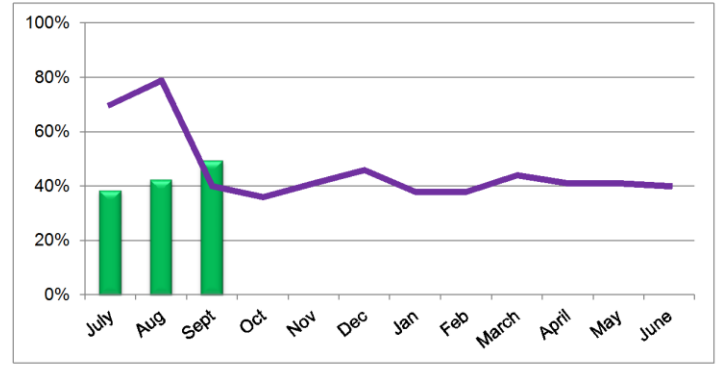


Comment

Measure
Average seconds of "wait" time in phone queue
Purpose
Service timeliness / capacity to respond



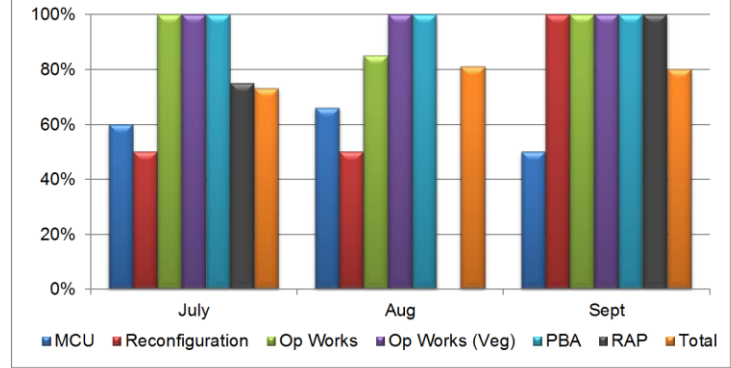
Measure
% of requests completed within target date x month
Purpose
Indicator of whether service levels are satisfactory



Comment

Accuracy of data cannot be validated. Further analysis taking place.

Measure
% of planning applications decided within 20 business days
Purpose
Service timeliness

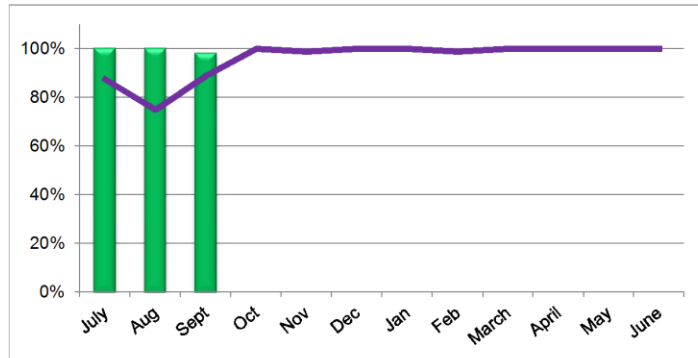


Comment

In July, 6 MCUs were decided in excess of 20 business days as they were reported to Council. In August, 6 MCUs were decided in excess of 20 business days, with 3 due to negotiation with the applicant for changed plans, 1 reported to Council and 2 sited by officers due to workload. In September, 18 MCUs were decided with 9 being decided in excess of 20 business days. Of these 9, 6 were reported to a Council meeting. In August, of the 2 REC applications, 1 exceeded the time frame due to difficulties calculating the Infrastructure Charge while Infrastructure Charges Coordinator was on leave. In July, 1 RAP was reported to a Council meeting.

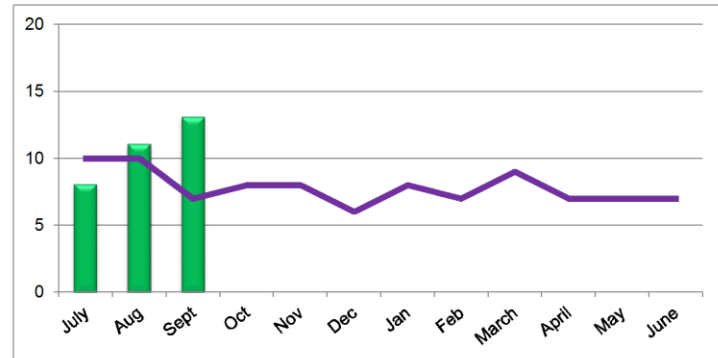
Benchmark is shown by red line, Previous year data is shown by purple line

Measure
 % of building information requests completed within 10 day statutory time frame
Purpose
 Service timeliness



Comment

Measure
 Average processing time 20 day plumbing applications
Purpose
 Level of activity & service

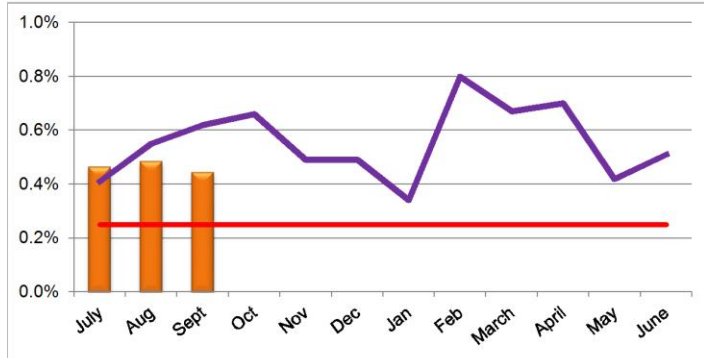


Comment

Benchmark is shown by red line, Previous year data is shown by purple line

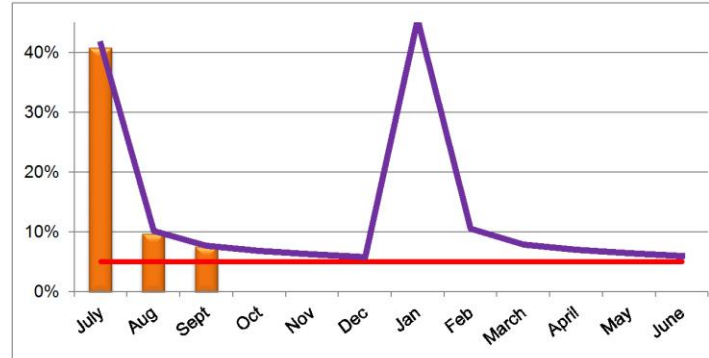
OUR FINANCES

Measure
Investment return 0.25% above benchmark (UBS Bank Bill index)
Purpose
Performance of invested ratepayer funds



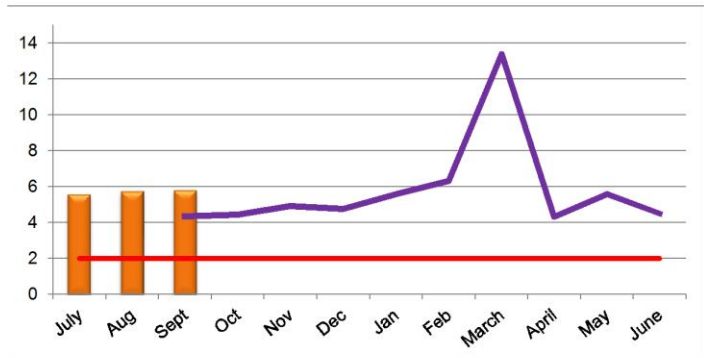
Comment

Measure
Rate arrears ratio <5%
Purpose
Measures the efficiency of Council's collection of rates and charges



Comment

Measure
Working capital ratio > 2 (times)
Purpose
Measures Council's ongoing solvency

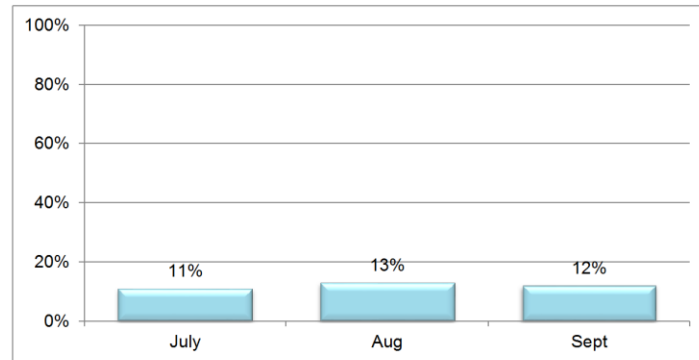


Comment

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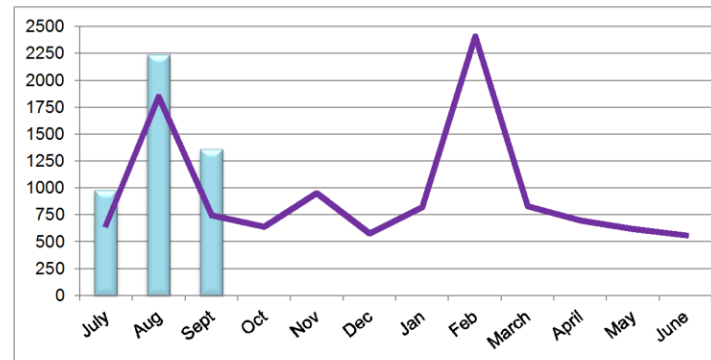
OUR SYSTEMS & PROCESSES

Measure
% of requests for service that were lodged online
Purpose
Identify growth of online services



Comment

Measure
Number of online payments made via Council's website
Purpose
Identify growth of online services



Comment

Benchmark is shown by red line, Previous year data is shown by purple line

Economic Development**18 DRAFT NOOSA SHIRE LOCAL ECONOMIC PLAN**

Author	Senior Economic Development Officer, Carolyn Bullen Executive Office
Index	ECM/ Subject/ Economic Development
Attachments	1. Noosa Shire Local Economic Plan 2. Noosa Shire Local Economic Plan Action Plan October 2015 (Note– Attachments have been provided separately to this Agenda)

EXECUTIVE SUMMARY

Not applicable.

RECOMMENDATION

That Council note the report by the Senior Economic Development Officer to the Planning & Organisation Committee Meeting dated 10 November 2015 and

- A. Approve the “Draft Noosa Shire Local Economic Plan” for the purpose of public exhibition and comment; and
 - B. Request the Chief Executive Officer to collate and consider the feedback received for inclusion in the Noosa Shire Local Economic Plan.
-

REPORT**Background**

At the Ordinary Meeting of 31 March 2015, Council resolved to develop a Local Economic Plan for Noosa Shire and outlined a process to guide its development.

The aim of the proposed Local Economic Plan (Draft Plan) is to:

- strengthen the resilience of the local economy by broadening its structure and achieving growth in industry sectors that have high economic value and low environmental impact, and
- support the social and environmental values of our community to strengthen our quality of life.

The draft Plan:

- identifies 6 key themes and 6 priority industry sectors;
- recognises the interdependence of the economy, the environment and the community;
- outlines the type of economic development best suited to the Noosa Shire; and
- was developed in consultation with the community.

The AEC Group were engaged to prepare an economic profile for the Noosa Shire to develop an evidence base that:

- informs the development of the Local Economic Plan; and
- forms a baseline from which to monitor and measure the local economy overtime.

Outcomes of the Draft Plan will be achieved through projects undertaken in collaboration and partnership with business and industry, government agencies as well as business representative groups and organisations.

With the vision statement: ***A Dynamic and Resilient Economy For Generations to Come***, The Draft Plan recommends that resources be allocated through the development of the annual Operational Plan and Budget process to support the delivery of outcomes.

Public Exhibition and Comment

The Draft Plan will be made available to the community for comment for a period of two (2) weeks from 20 November 2015 to 4 December 2015, reflecting the high level of community consultation undertaken in the development of the draft Plan.

The Draft Plan will be:

- available via Councils web site;
- available via Council's on-line community engagement portal Your Say Noosa; and
- circulated electronically to business representative groups.

The community will be asked to provide comment via email to: economicdevelopment@noosa.qld.gov.au.

Previous Council Consideration

Ordinary Meeting, 9 April 2015, Item 2, Page 7

That Council note the report by the Senior Economic Development Officer to the Planning & Organisation Committee Meeting dated 31 March 2015 and:

- A. Agree to the development of a Noosa Shire Local Economic Plan;*
- B. Undertake a community engagement process to develop the Noosa Shire Local Economic Plan as proposed in Attachment 1;*
- C. Appoint Cr Bolton and Cr Jurisevic as members of the Project Focus Group; and*
- D. Authorise the Chief Executive Officer to appoint the members of the Project Focus Group after consulting with the Mayor and Councillors.*

Finance & Risk

Nil.

Consultation

External Consultation - Community & Stakeholder

The Draft Plan was developed in consultation and engagement with the community through:

- 2 public workshops
- a 25 person Project Focus Group made up of representatives from the community, business and industry including:
 - 1 x representative from the Noosa Chamber of Commerce
 - 1 x representative from the Cooroy Chamber of Commerce
 - 1 x representative from Tourism Noosa Ltd
 - 1 x representative from the Noosa Biosphere Foundation
 - 2 x Noosa Shire Councillors
 - 1 x representative of Regional Development Australia;
 - 1 x representative of Department of State Development, Infrastructure and Planning;
 - Business leaders and entrepreneurs from different industry sectors.
- Council’s on-line community engagement portal Your Say Noosa.
- targeted one on one discussions with industry.

Internal Consultation

- 2 scoping workshops with Councillors
- Management Team Meeting project briefing
- Chief Executive Officer
- Director Corporate Services
- Director Community Services
- Director Planning and Infrastructure
- Executive Manager
- Infrastructure Planning and Design Manager
- Civil Operations Manager
- Waste and Environmental Health Manager
- Community Facilities Manager
- Planning and Environment Manager
- Human Resource Manager
- Principal Strategic Planner
- Gallery Director

Departments/Sections Consulted:

Chief Executive Officer
 Executive Officer to the Mayor & CEO
 Executive Support

Community Services
 Community Facilities
 Community Development
 Libraries & Galleries
 Local Laws
 Waste & Environmental Health

Corporate Services
 Financial Services
 ICT
 Procurement & Fleet
 Property & Facilities
 Revenue Services

Executive Office
 Community Engagement
 Customer Service
 Economic Development
 Governance
 Human Resources
 Sustainability

Planning & Infrastructure
 Building & Plumbing Services
 Civil Operations
 Infrastructure Planning & Design
 Planning & Environment
 Strategic Land Use Planning

CONFIDENTIAL SESSION**19 CONFIDENTIAL: NOT FOR PUBLIC RELEASE - ENVIRONMENT LEVY - POTENTIAL LAND PURCHASE**

Author Director Planning & Infrastructure, Martin Drydale
Planning & Infrastructure Department

Index ECM/ Subject/ Environment Levy

Attachments

REASON FOR CONFIDENTIALITY

*This report is **CONFIDENTIAL** in accordance with Section 275 (1) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following:*

- (h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage*
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