

Development applications in the Noosa Iconic Place



Noosa, a coastal community in the Sunshine Coast Regional Council local government area, is an internationally renowned tourist destination and is considered by many to be a desirable place to live and invest.

All of the former Noosa Shire local government area, now part of the Sunshine Coast Regional Council local government area, is a declared iconic place under the *Iconic Queensland Places Act 2008* (the Act). The Act protects places with characteristics or qualities in their natural or built environment that reflect or contribute in a substantial way to Queensland's character.

The Act meets a Queensland Government commitment to protect the state's nationally and internationally recognised icons, to ensure that Queensland's distinctive characteristics will remain for future generations.

The Noosa Iconic Panel is an independent development assessment body which has been appointed to ensure that any potential impacts on declared iconic values are considered in the development assessment process.

The Act was formed to be consistent with the *Integrated Planning Act 1997* (IPA). It doesn't replace, add to or remove anything that is already in Noosa's planning scheme, the Noosa Plan.

Noosa's declared iconic values

The Noosa Shire community respects and appreciates its environment and has goals of environmental excellence, quality lifestyle and economic well-being. As a consequence the Noosa Shire community seeks:

- a) built environments which fit into and do not dominate the natural environment
- b) confidence that population growth and associated change does not adversely impact upon the character, lifestyle and environment enjoyed by its residents.

Applicants need to be aware of the declared iconic values that apply to the Noosa Iconic Place and prepare their applications accordingly. The declared iconic values include protected planning provisions in the Noosa Plan, relating mainly to the built form of development.

In making the reference decision (refer to the diagram overpage), the panel must consider whether development impacts on the iconic values and the protected planning provisions.

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Implications for applications

The Act applies only to those applications where the Sunshine Coast Regional Council is the assessment manager.

The Act does not affect the way that development applications are currently made—they must be lodged with the council, together with the applicable development application fee. The council is responsible for forwarding applications to the panel.

The panel is required to consider the impact of development proposals on the iconic values and determine whether the panel is to decide the application instead of the council (the reference decision). The panel will advise the council and applicants of the outcome.

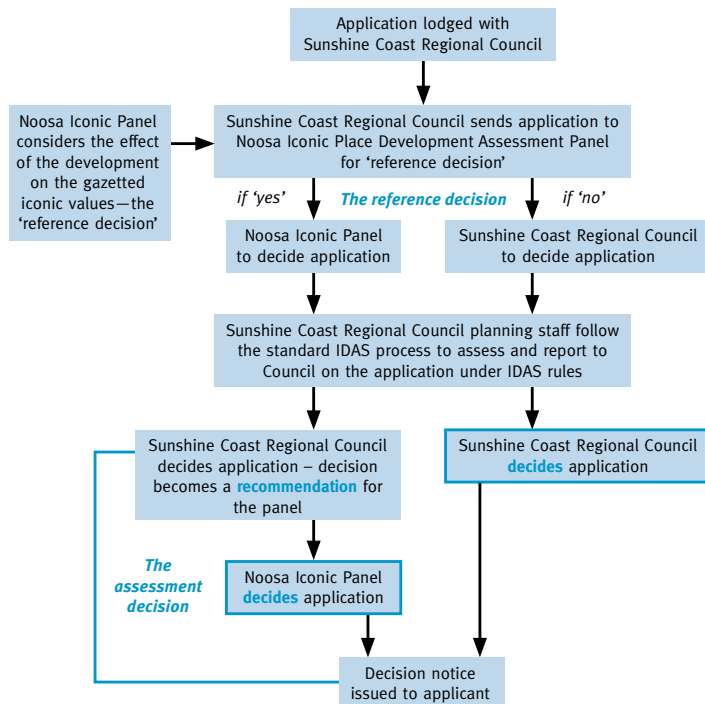
Council is still responsible for managing the assessment process and assessing all applications, regardless of who ultimately decides the application.



Council will issue acknowledgment notices for applications and may request additional information (information requests) as required. Applicants are responsible for responding to any information requests, making applicable referrals and carrying out public notification if required.

If the panel is to decide the application, the council must forward its recommendation to assist the panel in making a decision.

There is no additional application fee payable to the panel.



How panel operates

The panel consists of five members appointed by the Deputy Premier and Minister for Infrastructure and Planning to represent the State of Queensland and is independent of the council.

The panel has the technical, environmental and community expertise required to fulfil its responsibilities under the Act. It meets regularly to consider development applications, supported by a secretariat from the Department of Infrastructure and Planning.

Panel meetings are closed, however agendas and minutes of the meetings are made available on the department's website. Applicants are not able to address the panel and the iconic panel members can not discuss particular development proposals with applicants.



More information

Enquiries about particular applications should be addressed to the Sunshine Coast Regional Council.

Queries on the processes required under the Act may be forwarded to:

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