

Sekisui Development Application

Presentation to the Sunshine Coast Regional Council

OSCAR Inc

Organisation Sunshine Coast
Association of Residents

29 January 2018



Introduction

- ◆ Acknowledgement of country
- ◆ Thank you on behalf of organisations invited to present:
 - ◆ OSCAR
 - ◆ Development Watch
 - ◆ Coolum and North Shore Coast Care
 - ◆ Friends of Yaroomba
 - ◆ SCEC
 - ◆ Coolum Residents Association
- ◆ ***Please be clear:*** Our member organisations do not oppose the development of an appropriate 5 star resort on the site that substantially complies with the Planning Scheme

OSCAR background

- ◆ Non-partisan, not-for-profit umbrella organisation; members are community or resident associations
- ◆ Over 40 member organisations in both SCRC and Noosa LGAs who are committed to OSCAR's objectives
- ◆ Represent many community members – not a “small number of activists”
- ◆ Funded solely by fees and donations of member organisations

The OSCAR objectives (extract) ...

Leadership and governance

- ◆ Local government policies, plans and actions will be consistent with achieving social, economic and environmental **sustainability**
- ◆ Governance will be **open and transparent** and residents will have reasonable access to meetings, reports and documents
- ◆ **Community consultation** will be routine, genuine and outcomes respected and acted upon
- ◆ The **public interest** will prevail over vested interests

The OSCAR objectives (extract)

Development

- ◆ That will be consistent with the prevailing Planning Schemes unless there is significant community support for change
- ◆ Where urban areas will be generally characterised by low-rise and low-density residential development that will continue to distinguish the region's urban landscape from the high-rise cityscape of other LGAs
- ◆ Where urban settlement will be contained so that our natural coastal and rural landscapes remain visible and accessible

Planning Schemes

OSCAR members are not anti-development but are seeking:

- ◆ balanced and sympathetic development that is consistent with the Planning Schemes of both Councils
 - ◆ We see these as contracts between Council and community
 - ◆ Need to provide certainty to all stakeholders

This application ...

- ◆ Fails to meet the community's expectation of the type of development that should occur in this location when measured against all relevant planning criteria
- ◆ Concerns **all** members of OSCAR who recognize the implications of an approval for this development in its present form in terms of the ***precedent*** it would create not only for the site itself but for the Sunshine Coast as a whole
- ◆ Must not be the mechanism to “reset the DNA” of this region



QUOTES FROM MAYOR JAMIESON IN 2015 WHEN PS AMENDMENT REJECTED

“I cautioned Sekisui needed to engage with and win the support of the local community ...”

“... the site ... was perhaps not ideal for intense development as evidenced by the report handed down by council executive staff ...”

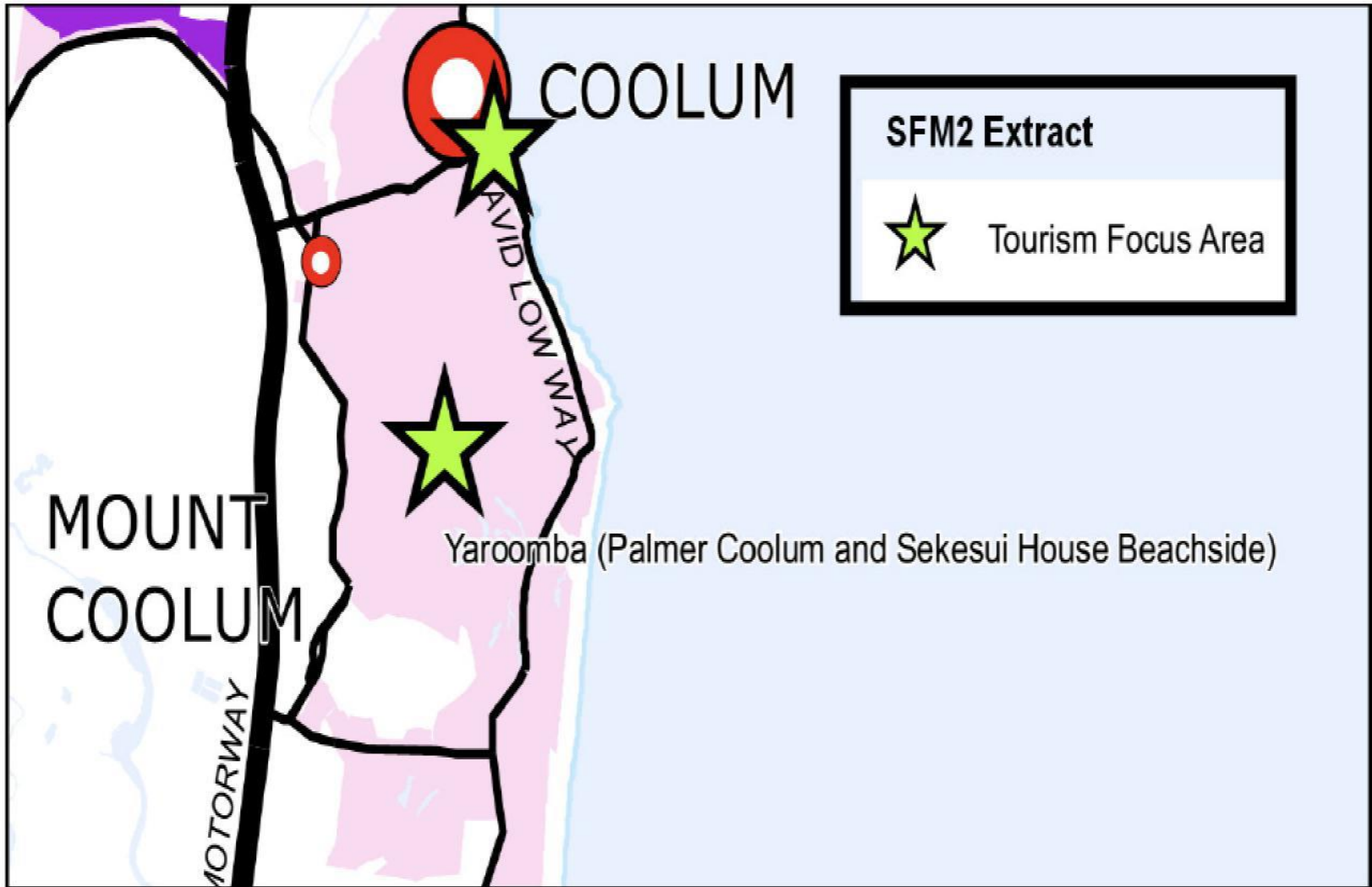
“I accept those developments need to occur in the right places”

**Sekisui's community
consultation seriously
flawed and designed to
produce skewed results**

**ALL THE ISSUES RAISED IN
COUNCIL'S STAFF REPORT
DATED 25 APRIL 2015 ARE STILL
APPLICABLE AND SHOULD
ALL BE RAISED AGAIN IN ANY
STAFF REPORT FOR THIS DA**



NB. THIS MAP DOES NOT INCLUDE THE ADDITIONAL ROADS ADDED AS A RESULT OF THE INFORMATION RESPONSE - ALL SQUARES ARE INDICATIVE OF BUILDING HEIGHT FOR THAT AREA - NOT INDICATIVE OF ACTUAL BUILDINGS



COOLUM

SFM2 Extract

★ Tourism Focus Area

MOUNT
COOLUM

Yaroomba (Palmer Coolum and Sekesui House Beachside)

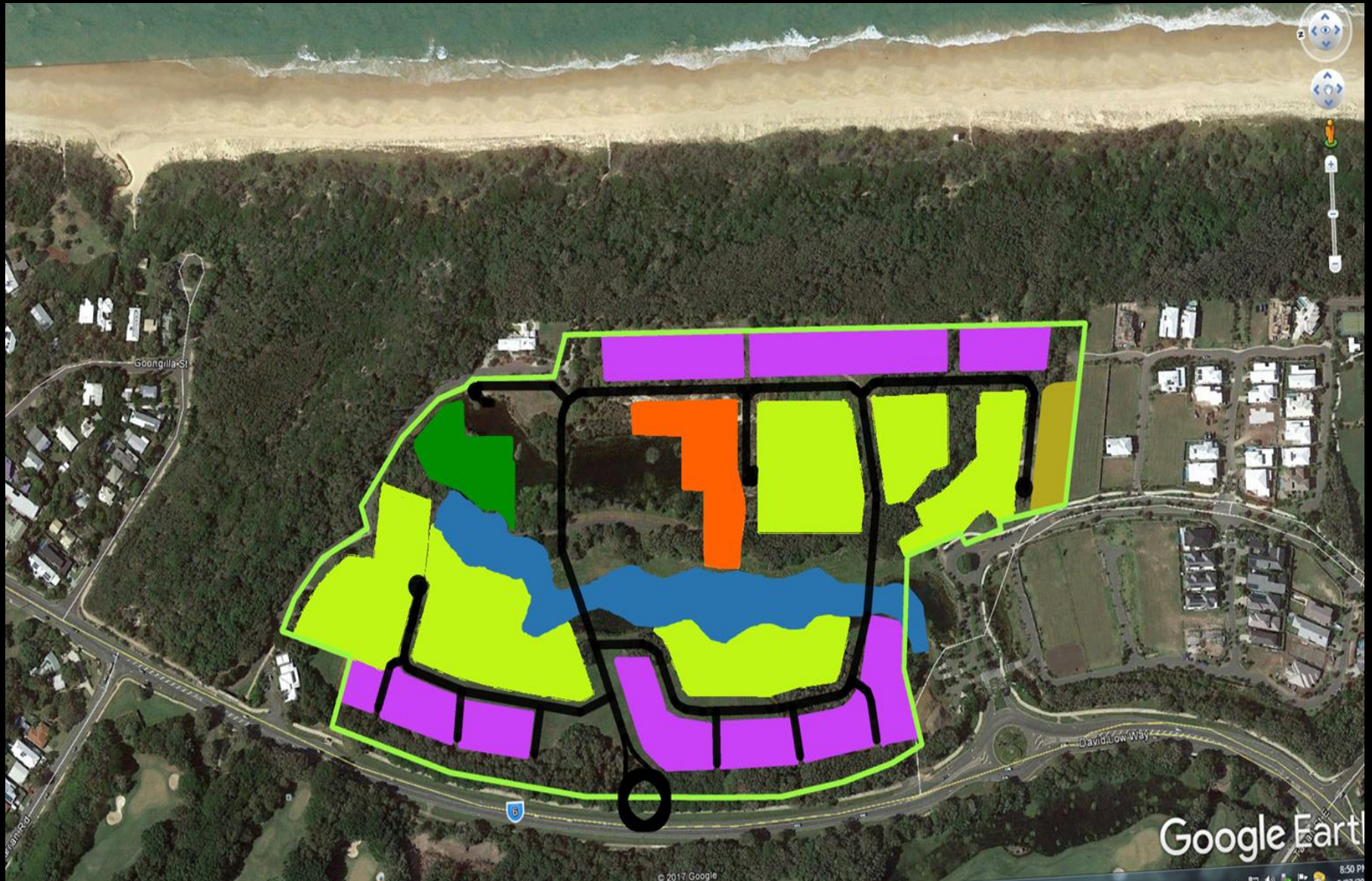
MOTORWAY

DAVID LOW WAY

THIS IS SEKISUI'S TOURISM FOCUS



THIS IS SEKISUI'S RESIDENTIAL FOCUS





“The popular Mt Coolum walk with glorious views from the summit”

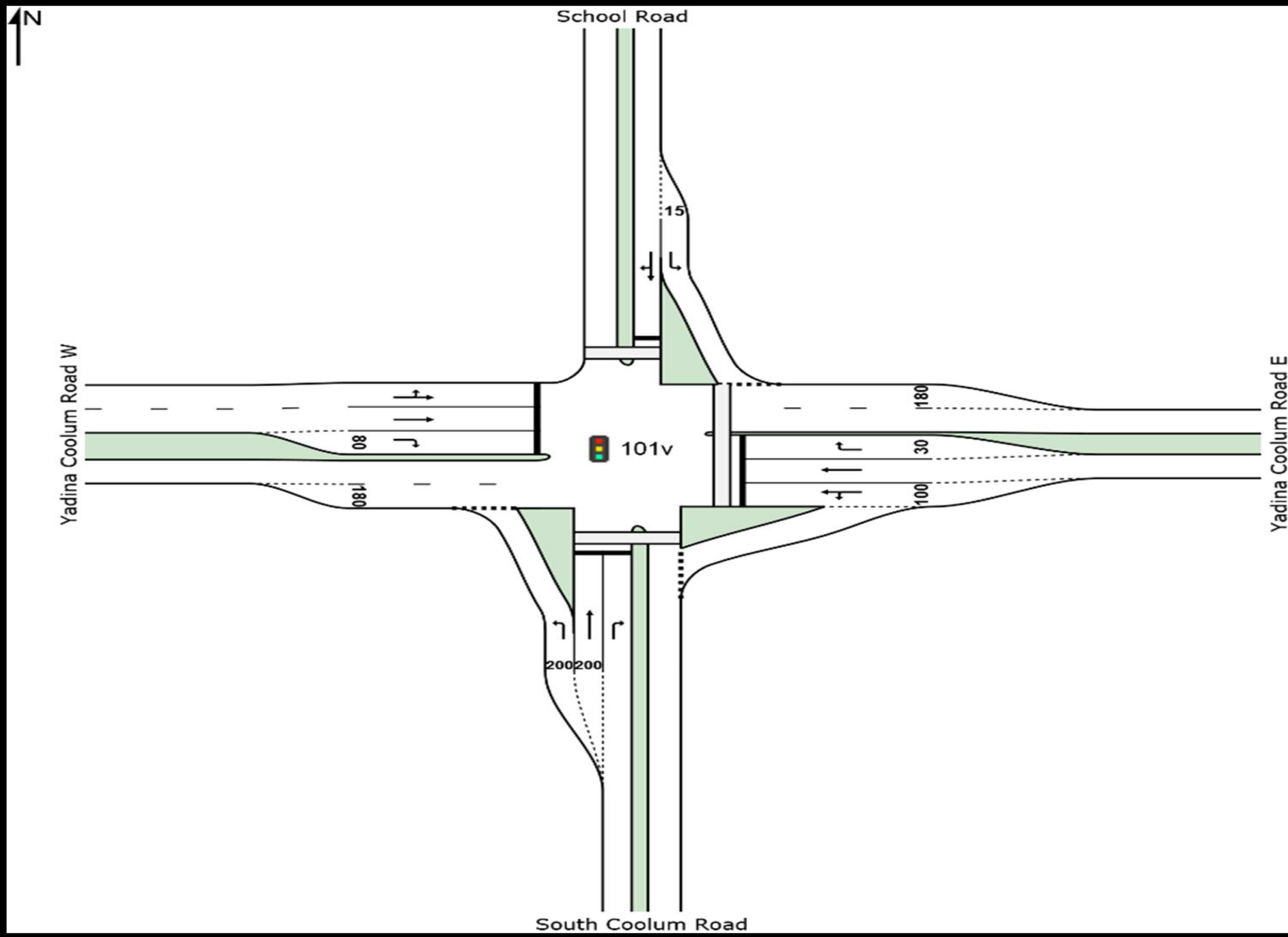
Visitors’ comments: “This was what we were wanting. An amazing view - from all directions” “Breathtaking, beautiful, a true natural wonder”

**NO NEED TO OVERRIDE THE
PLANNING SCHEME
TO PROVIDE A 5 STAR RESORT**

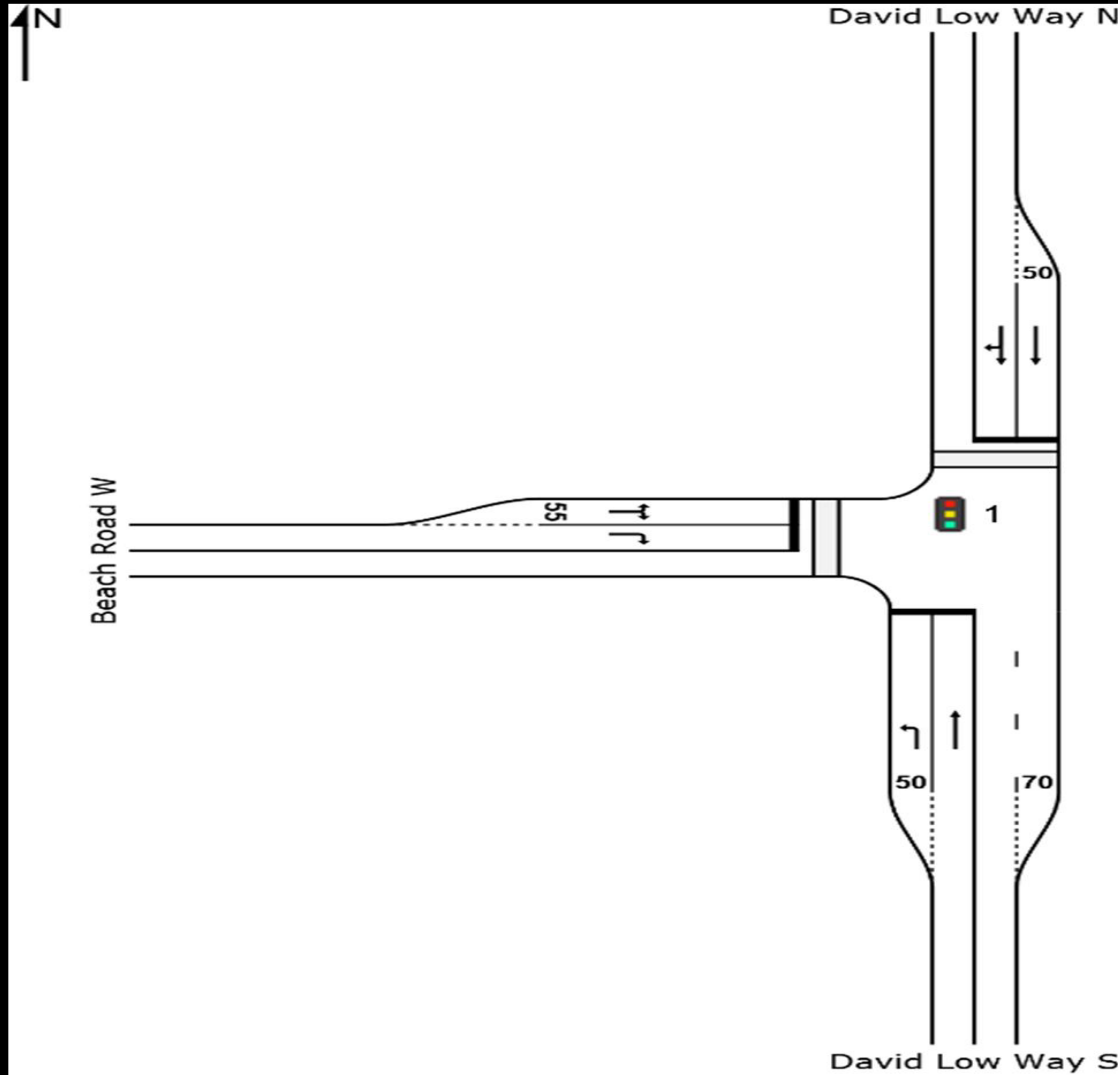
**THIS IS THE WRONG
DEVELOPMENT IN THE
WRONG PLACE**

**FLOODING
TRAFFIC
PARKING**

SCHOOL RD/YANDINA COOLUM RD



BEACH RD/DAVID LOW WAY





Yaroomba Beach DA Concerns

Turtle nesting and hatching

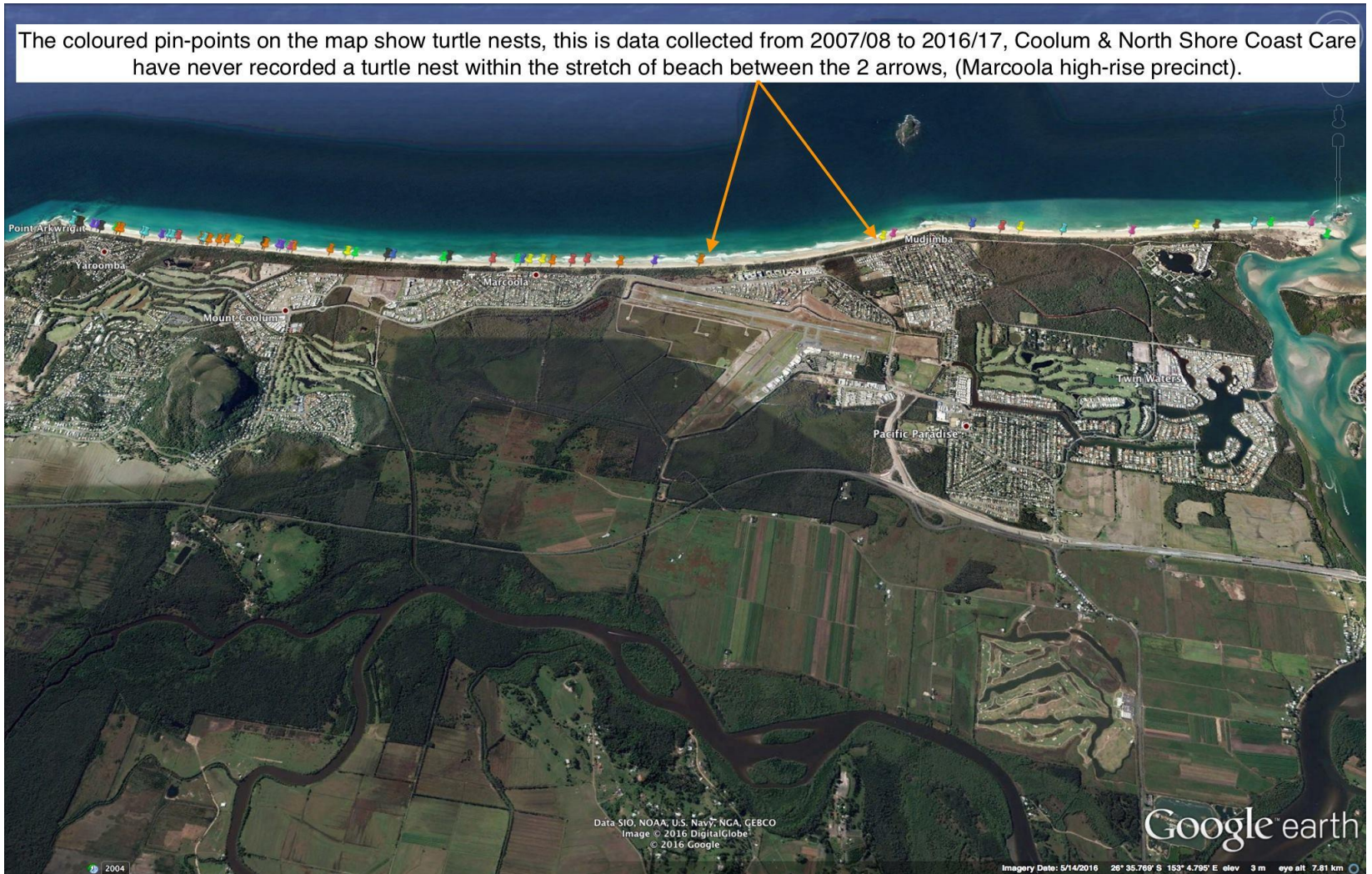


Turtle Research and Policy

- *Recovery Plan for Marine Turtles in Australia* (2017)
 - Yaroomba beach is included in the Pumicestone Passage to Double Island Point nesting and internesting area identified as **habitat critical to the survival of SW Pacific Loggerhead turtles** (p. 30)
 - Key threats include light pollution and infrastructure/coastal development (pp. 38-39)
- Recent Australian research (7 research papers) shows Australian populations significantly impacted by **any form of direct light on beaches or landward glow**

Records from CaNSCC data

The coloured pin-points on the map show turtle nests, this is data collected from 2007/08 to 2016/17, Coolum & North Shore Coast Care have never recorded a turtle nest within the stretch of beach between the 2 arrows, (Marcoola high-rise precinct).



Using Report's beach profiles...

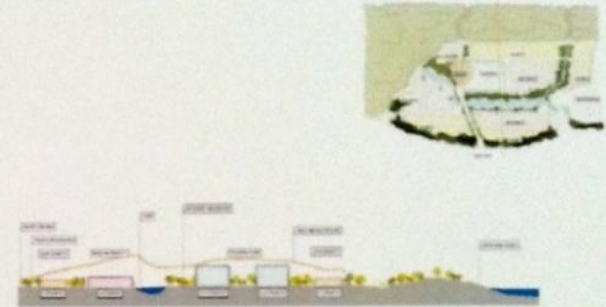
Visual Impact Assessment

Yaroomba Beach Project

LA173201



Prepared for
SH Coolum Pty Ltd
October 2017



VIEW LINE ENVELOPE

**FUTURE BUILDINGS MUST SIT BELOW THE
DEFINED ENVELOPE TO PROTECT VIEWS**

Figure 1-5 View Line Envelope Section – Generalised (Prepared by Architects, Refer Appendix D for A4 size figure)

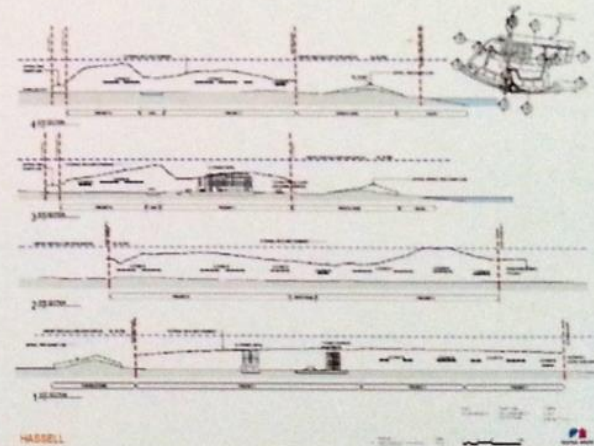


Figure 1-6 Sections submitted as part of preliminary Stage 1 development application with viewline envelope based on combined sightlines (Prepared by Architects, Refer Appendix A for A4 size figure)

Hotel clearly visible 500m offshore

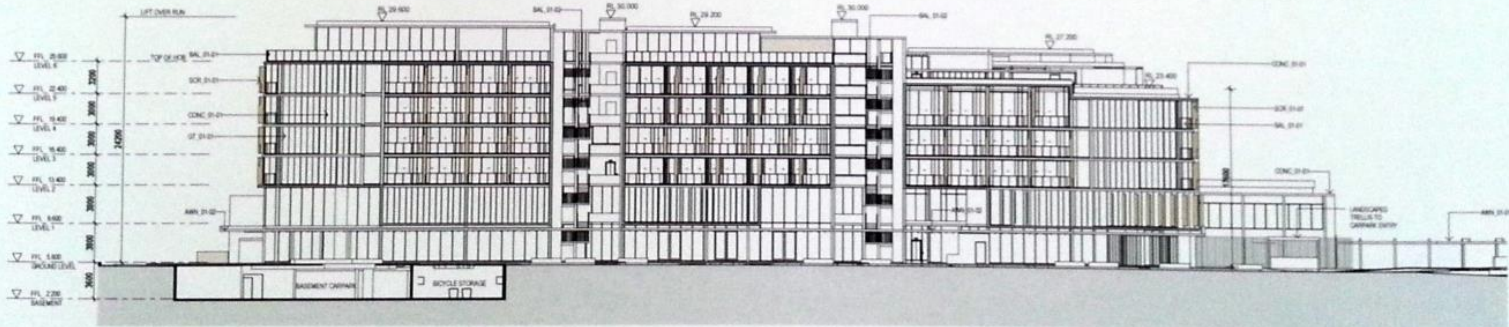
- Extending sea level line 500m east of beach and drawing line past top of dune and top of trees...
 - Hotel's top 2 storeys visible above 'tree line' from 500m offshore
 - Hotel's top 5 storeys visible through and above trees from 500m offshore
- Drawing line from low water mark past top of dune...
 - Hotel's top 2 storeys visible through trees
- Trees on top of high dunes no more than 4-5 m tall, sparse, and in some areas non-existent

East elevation of Resort/Hotel - glass walls = light pollution

07.01.02	GLASS WALL SYSTEM PERFORMANCE
08.01.01	STRUCTURE SLAB
08.01.02	UPPER FLOOR FLOOR SLAB
08.01.03	LOWER FLOOR BEIGE CLASH



2 ELEVATION - EAST
1:50



1 ELEVATION - NORTH
1:50

Scale
1:200 @ A1

Project Name
YAROOMBA WESTIN

Drawing
A_1_2001
THE WESTIN HOTEL

Demonstrating light/glow through vegetation at Beach Access 91



Concerns

- Height and density = increased disturbance on beach, both for nesting turtles and hatchlings
- Currently no light pollution onto beach; direct light and indirect glow is inevitable from ~1000 dwellings, and will adversely impact nesting and, more-so, hatchling activity
- Every individual turtle is significant for an endangered species; intense coastal development adversely impacts species recovery
- With global warming, Sunshine Coast hatchlings become more important as they are predominantly male
- No referral made to Federal Govt under EPBC Act 1999 – CaNSCC is seeking advice on whether this is a breach of the Act.

Wildlife vegetation and habitat



Locally significant conservation values

- All native species (except dingos) are protected under the Qld *Nature Conservation Act 1992*
- Survey = 97 fauna species and 137 native flora species – a significant coastal ecosystem
- Threatened species surveys inconclusive
- Remnant native vegetation on site – worth protecting
- Adjacent Marcoola-Yaroomba Bushland Conservation Reserve = SCC “Ecologically Important Area” in Code
- Most native species are typically displaced by development and/or replaced by (fewer) introduced, noxious or aggressive species

SCPC Biodiversity, Wetlands and Waterways Code

- Report states proposal is non-compliant against Performance Outcomes 1, 2, 3, 8 and 11
- Review indicates it also appears to be non-compliant against Performance Outcomes 4, 7 and 12
- Offsets not possible or applicable to this site
- Significant impacts on adjacent M-Y BCR
- Groundwater drawdown during construction (basements) and operation (bores for irrigation) may significantly impact dune vegetation (dieback), exacerbating light pollution and visual impacts

FRIENDS OF YAROOMBA INC





The Community strongly oppose Sekisui's D.A.

Public Comments @ facebook.com/saveyaroomba

"839 Cars in the peak hours" will choke our roads.



1002 APARTMENTS

Equates to all these buildings

Ramada Hotel and Conference Centre (Surf Air)	220 room hotel	16991sgm
Twin Waters Novotel	316 Apartments	128180 sqm
Sand Dunes Marcoola	75 Apartments	14690 sqm
Marcoola Beach Resort	125 Apartments	15330 sqm
Atlantis Marcoola	75 Apartments	9374 sqm
San Marino	35 Apartments	4695 sqm
Salerno on The Beach	35 Apartments	4080 sqm
Papillion	22 Apartments	4683 sqm
The Point	60 Apartments	22593 sqm
Pandanus	24 Apartments	2984 sqm
Clubb Coolum	68 Apartments	2886 sqm
Bay Watch	18 Apartments	824 sqm
Beach Retreat	48 Apartments	4276 sqm
Coolum Caprice	80 Apartments	3097 sqm
Sea Cove Coolum	21 Apartments	3202 sqm
TOTAL 1002 apartments		23,8732sqm =
Plus a 220 room hotel		23.8732hectares



4 storey buildings
visible from
Pt Arkwright
(Approx 1km away)

7 storey buildings
proposed here



TOWN PLAN
8.5 mtrs

SEKISUI PLAN
2014 39mtrs

2018 24.5mtrs

Each crane section
is 8 mtrs



Typical advertisement omitting the residential component.



HOW CAN THE PUBLIC HAVE THEIR SAY, WHEN 1000+ DWELLINGS AREN'T PUBLICISED?

Proposed Development

Have your say

Vacant Land

Resort Complex (220 Rooms), Multiple Dwellings/Short Term Accommodation (148 Dwelling Units), Shopping Centre (2,770m²), Educational Establishment, Community Use (SLSQ Amenities) and Utility Installation, and Reconfiguring a Lot - 10 into 31 lots (Creating 16 Dwelling House Lots, 4 commercial lots, 2 park lots, 3 access lots, 2 buffer lots, 1 transfer station lot, 1 principal body corporate lot & 2 balance management lots and access easements) and Preliminary Approval varying the effect of the Sunshine Coast Planning Scheme 2014 for a Material Change of Use of Premises to establish the Yaroomba Beach Master Plan

David Low Way, Yaroomba

Lots 12, 15 & 16 SP238214, Lots 20, 336, 337, 338, 339 & 340 SP219217 and Lot 25 SP269561

SH Coolum Pty Ltd

1800 771 600

web: www.yaroombabeach.com.au

Approval sought: Preliminary Approval (s.242) & Development Permits

Application no.: MCU17/0095, REC17/0056, MCU17/0096

Written comments to: SUNSHINE COAST REGIONAL COUNCIL

5475 7272 email: mail@sunshinecoast.qld.gov.au web: www.sunshinecoast.qld.gov.au

notification requirement per Queensland Government - Sustainable Planning Act 2009 Form 4 version 2.0



Copies of the full application can be viewed or obtained from
SUNSHINE COAST REGIONAL COUNCIL

Comment period:
17/11/2017 to 16/1/2018

ACCESS FOR EVERYONE



Save Yaroomba Beach.

The Sunshine Coast Council...
www.yaroombabeach.com.au

Learn More

66.6K views

Write a comment...



The Assessment Manager
Sunshine Coast Council
Locked Bag 72
Sunshine Coast Mail Centre Qld 4560

Date 10/01/2018

Dear Sir/Madam,

First paragraph defaulted to in support


I am writing in support of Development Application MCU17/0095, s.242 Preliminary Approval for Material Change of Use Yaroomba Beach Master Plan.

Under no circumstances do I support the Yaroomba Beach development if it is in any way outside the current town planning provisions. Any construction above the current height restrictions must not occur. I am also vehemently opposed to the high density residential proposal as submitted by Sekisui. My response must not be considered in any way to be in favour or in support of this project or development as it currently stands. The current provisions of the town plan must NOT be amended or waived to accommodate this or any other project.

Note wording is not in support.

Yours Sincerely

r Name Supplied

 Boardrider Crescent
Mt Coolum, QLD, 4573

QUOTES FROM FIONA

“The Yaroomba community has spoken loud and clear and I’ve listened and heard their concerns.”

People have a right to know that any development approvals are in line with the Town Plan and protect their interests.

“High rise should go in the middle of Maroochydore and Mooloolaba where it already exists but not at Yaroomba or north of the Maroochy River”. “We can keep the Sunshine Coast beautiful and create jobs.”



Elements on Byron's land size and position between the road and beach are very similar to the Yaroomba site.





SUNSHINE COAST
Environment Council



OVERVIEW OF ECONOMIC ANALYSIS

Narelle McCarthy

Maroochydore CBD



Failure to demonstrate need

- The Maroochydore City Centre has been identified and marketed by Council as a desirable location for a new premium hotel as well as convention facilities
- **The application is silent on this ‘game-changer’ project**
- Existing 5 star properties already exist (including the adjacent Palmer Coolum Resort) negating any ‘urgent need’
- Previous independent advice to Council in 2015 considered the overall benefits (of a more intensive proposal) to be 'modest' (ie **not significant as claimed**) on a regional basis.
- This is still relevant to the current proposal

- Statements in the application claiming an inter-reliance of the new runway and a 5 star hotel **should not** be reason to override the current planning scheme as they are both effectively private sector investments
- Commercial viability aspects of the development proposal **should not** be considered in an assessment for changes to the Planning Scheme.

Conclusion

- An 'urgent' need for a new 5 star hotel was stated in the application as a primary reason to allow a change to the Planning Scheme.
- The current existence of several 5 star hotels and the identification of the Maroochydore City Centre site for a premium hotel and conference facilities **do not support this claim.**
- The lack of reference to, and assessment of, the economic effects of the the 'game changer' Maroochydore City Centre project is a **major omission/flaw in the application.**
- Economic value for the small hotel component is likely to be significantly **overvalued** and generally not relevant to contribute extra/a nett benefit to the economy as it will be a '**transfer of opportunity**' due to the failure to acknowledge the City Centre project and other existing 5 star hotels in the region

SO ...

- **Why should a significant change to the SCPS14 be made to allow for a '5 star hotel' with intensive residential development when the planning scheme already allows for both in the Maroochydore City Centre for which Council is actively seeking developers, investment consortia and tenants and there is a designated Enterprise Corridor?**

SCEC's review of the economic aspects (and the applications generally) demonstrates there does **NOT** need to be a change to SCPS14 and there are **INSUFFICIENT GROUNDS TO OVERRIDE** the Planning Scheme despite the conflicts.

Thank You

SUNSHINE COAST
Environment Council
www.scec.org.au



QUESTIONS/COMMENTS?