



Recognising and upholding excellence in local government

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19 December 2023

To: The Assessment Manager Sunshine Coast Regional Council (SCRC)

By: email

mail@sunshinecoast.qld.gov.au

Dear Sir/Madam

RE: NOTICE OF SUBMISSION Application No. MCU 23/0053 Warran Rd YAROOMBA - Extension to Tourist Attraction (Car Museum) -

OSCAR is committed to open and transparent processes in local government, sustainable development, protection of the SCRC and Noosa Planning Schemes and rates set as low as possible consistent with efficient and effective delivery of local government services.

OSCAR is a non-partisan umbrella organisation representing some 37 member resident/community associations united by their determination that the Sunshine Coast and Noosa Planning Schemes serve the public interest.

Development Watch, one of our member groups has made a detailed and well researched and considered submission which OSCAR supports.

We note on advice from Council to the applicant that ***An assessment against the Hyatt Preliminary Approval (the applicable planning instrument) is mandatory.*** We note that reference is also made to other relevant local planning directions.

OSCAR has serious concerns in relation to this application as follows in that it does not follow the requirements of any of the Planning Documents against which it will be assessed.

1. Height, Scale and bulk

The proposal consists of a building 200 metres long and 22 metres high with an observation deck on the roof. To get from one end to the other would be like completing a 200 metre running race!! We note that height allowances are 8.5 and 12 metres on this site.

It will be extremely difficult to mask a building of such scale on this site. Currently there is a large white tent on the site which is at or below 8.5 metres in height and is clearly visible from both Warran Rd. and the entrance to the Palmer Coolum resort

2. Intended Use and character of the site

The proposed car museum conflicts with the Statement of **Desired Precinct Character in the Master Plan Document as follows.**

*"Precinct 5b is located on part of the area currently occupied by the 1st golf hole and will include a resort residential precinct within a community titles scheme achieving views of the adjacent golf course." and Provision of a café/restaurant or shop up to but not exceeding 200m2 commercial gross floor area is considered appropriate within Precinct 5b. These facilities will capitalize on the unique golf course amenity and **predominantly service guests and residents within the resort.** (our emphasis) The Master Plan for Precinct 5b states - ... The visual appearance of buildings is softened through the retention of the existing mature landscaping and the site topography.*

If one considers perhaps one of the most challenging issues facing Queensland currently it is the housing crisis, particularly a diversity of housing as is evident in the residential development associated currently with the Resort. Nowhere else on the site is there a building of such height and scale as that proposed by the applicant. It will also not offer any additions to housing supply.

3. Traffic and parking implications

In 5.8 of the proponent's Town Planning Report it is estimated that visitation is expected to increase from 105,814 – 149,349 visitors in 2025 (assumed first year of operation) to 134,348 – 189,873 visitors in 2031. This is much greater than traffic and parking associated with a residential cluster on the site as envisaged in the Masterplan.

It would be reasonable to assume that most visitors would travel to the site by car. This could mean at two persons per vehicle there could be an additional 90,000 cars visit the site annually. It is important to note that there is only one Translink bus service between Maroochydore and Noosa that stops at the corner of David Low Way and Warran Rd. which would service this site. There is no bus service from the Airport to this site. Also given the development by Dennis Corporation opposite the Palmer Coolum Resort, traffic along David Low Way will increase to such an extent that residents in streets off David Lowe will find turning onto David Low Way extremely difficult.

Access to the Sunshine Coast Motorway to travel either north to Noosa or south to Maroochydore and beyond or to the nearest major shopping centre at South Coolum is via Warran/Jeynor Rd heading west and crossing Centenary Heights Rd at the top of the hill where visibility to the south to traffic on Centenary Heights Rd is very constrained and one could say dangerous. If heading west on Warran/Jeynor Rd one has to hope that the house on the SE Corner of Centenary Heights Rd maintains a view cutting through the bushes at the front of the property, so one can see any oncoming traffic. If travelling west from the Motorway to the resort via Jeynor/Warran Rd, one has to edge slowly onto Centenary Heights Rd to see any oncoming south-bound traffic as it comes around a corner.

Where will visitors to the Museum park? Parking will be an issue with street parking on David Low Way not feasible and limited parking only available on Warran Rd.

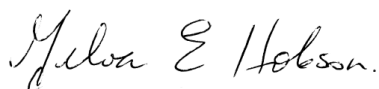
Conclusion

Clearly the original intent of the Resort was as a high quality tourism asset and residential low key resort where visitors could stay, relax, play golf and visit the beach within walking distance to Yaroomba Beach. It was never intended to include a huge box like tourism asset such as the museum proposed here.

One of OSCAR's key tenets and objectives is that the current Planning Scheme in operation at the time a development application is lodged is respected and followed and not subject to individual whims. The intent of the Resort must be respected and maintained.

Therefore OSCAR recommends that this application must be refused.

Yours sincerely



Melva Hobson PSM
President
OSCAR
(Organisation Sunshine Coast Association of Residents)