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Mail: PO Box 105
Coolum Beach QLD 4573
Mobile: 0433 214 320
Email: mail@oscar.org.au

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CEO Sunshine Coast Regional Council

Mr John Baker

Email: ceooffice@sunshinecoast.qld.gov.au

Importance – URGENT

Dear Mr Baker

RE: BIRTINYA TOWN CENTRE TLPI LAND USE CHANGE ALLOWING A “MOTEL (HOTEL)” ON COUNCIL-OWNED LAND AT SPORTSMAN PARADE BOKARINA, AND THE REQUIREMENT FOR AFFORDABLE HOUSING.

The Organisation of Sunshine Coast Association of Residents (OSCAR), welcomes you to the Sunshine Coast and your role as CEO of the Sunshine Coast Regional Council. It was a pleasure and much appreciated that you joined the meeting OSCAR had with the Mayor on 9 January this year. We look forward to continuing the process of two to three CEO/OSCAR Executive meetings per year, an arrangement established by former CEO Emma Thomas and continued by A/CEO Debra Robinson.

We write this letter following the OSCAR January 23 General Meeting where members present, representing 14 of 35 active member groups from Caloundra to Peregrine Springs and all coastal areas between and the hinterland areas of Palmwoods, Blackall Range and Mapleton, supported the motion that “OSCAR write to Council seeking details and clarification of the proposed Hotel on Eastbank at Birtinya.”

At our meeting, we also outlined the changes to the post consultation TLPI prepared for the Council Ordinary Meeting on 30 January 2025 with OSCAR supporting the changes identified in the Birtinya Town Centre component of the TLPI.

OSCAR acknowledges that the TLPI is being introduced as a solution to housing shortage and affordability and meets the three conditions of Section 23 Parts 1 (a, b and c) of the Queensland Planning Act 2016, on which the Minister bases his approval of a TLPI.

However, a land use change for the hotel on land at Eastbank is not in keeping with the stated purpose of the TLPI. Such a land use change does not provide any solution to housing shortage and affordability, so why include it? Instead, it should be handled as part of the normal planning scheme amendment process.

We have major concerns relating to the “hotel” on Sportsman Parade on Community Facilities land, owned by Council, directly opposite and overlooking the Kawana Waters State College (school).

OSCAR RESPONSE TO THE CURRENT VERSION OF THE TLPI.

1. With reference to the Birtinya Town Centre TLPI being presented to Council on Thursday 30 January, OSCAR makes the following comments. We acknowledge and support a number of the changes made to the Town Centre component of the TLPI and clearly and transparently expressed. These include:

- Remove the 18 storey height limit for 3 sites
 - Cap the maximum height of at least 6 buildings on 6 sites at 12 storeys, with a 15 storey height limit for the remainder of the town centre.
 - Amend historical terms in the DCP regarding the Sunshine Coast Public Transport to reference its current name
 - Clarifying that the Precinct Park adjacent to the cable stay bridge will still contain a minimum 1,000m² informal play/running space.
2. Further, we support the investigation of an alternative to the provision of a separate library - *that Stockland provide Council with appropriately sized floor space in a mixed-use building on a key site in the town centre, for a district level Library/Learning Centre and Cultural Centre, at no cost to Council. Council would own the strata lot as part of a community title scheme but would not own the land. This site would be adjacent to the proposed Civic Plaza.*

We understand that if a proposal to change the location and delivery mechanism of the Library/Learning Centre and Cultural Centre, or a proposal to take up the additional two storeys of building height on up to two key sites in North Birtinya is progressed, this will require amendments to the Detailed Planning Area Plan. Again, there are no specific proposals for either to occur at this time. This report seeks a delegation to the Chief Executive Officer to determine any applications to amend those master plans in accordance with the changes proposed as part of the proposed Temporary Local Planning Instrument. P128

3. We acknowledge that Council has “negotiated” a 20% affordable housing component for the Town Centre TLPI. However, we are very disappointed that there is no reference to the 20% Affordable Housing in the TLPI document. We appreciate that there are a variety of ways as suggested on the Officer’s report of including affordable housing, however that does not detract from the fact that a statement should be included in the TLPI. OSCAR asks what legal standing do the negotiations have between Council and Stockland re “affordable housing”?
4. We acknowledge that in the preparation of the Amended DCP and TLPI that potential future transport infrastructure routes are to be protected and that building design and materials are suited to being located near potential future transport infrastructure. We note that there are current approvals and funding for the Beerwah to Caloundra Direct Rail Project, however, with the state of project funding at State and National levels, nothing is guaranteed.

The Southern SC Public Transport (Bus Rapid Transit) project for planning purposes/instruments should be deleted from the TLPI /DCP amendments because this project:

- (i) has no completed and therefore no accepted business case;
- (ii) dubious funding prospects let alone certainty at present; and
- (iii) Council and State land use planning should therefore not be predicated upon a proposed public transport infrastructure project that might never proceed.

We do note that at both Council and State level it has been suggested that support from the housing component of the TLPI may improve the business case for such a project. OSCAR is a firm advocate of effective public transport, but maintains that it does not have to be the most expensive option.

5. *Address concern about the proposed accommodation hotel at Eastbank by including a statement within the purpose of the TLPI*, was proposed in the report and subsequently included in the Purpose of the TLPI.

OSCAR has major concerns with the way this issue has been addressed and is calling for an amendment to the Motion being presented to the OM on Thursday 30 January re this issue. We do acknowledge that in the Report the site has been mapped, the Lot details identified, however without the maximum height disclosed.

There are 5 main issues with the concept of a “hotel” on this site.

- i. We understand that the accommodation Hotel in the preamble is reflected as a Motel in the DCP, based on PS definitions. Within the amended DCP, the land use change to include such development is not a fit with the zoning nor the intention for use as **community** facilities, e.g. page 18 vi, “development of nodal areas for sports, leisure, recreation and community activities **and a Motel**”. This significant land use change is not supported.
- ii. The lack of detail, apart from 200 rooms, about the “accommodation” hotel leaves the community wondering what will be for example, the height, parking provisions? The undefined maximum height appears to allow for unlimited height which is not supported.
- iii. What will be the impact on the water-based activities currently operating on the lake? Will this create a lost opportunity to provide, for example, rowing facilities and opportunities for young people, noting also that rowing is an Olympic sport? Will there be sufficient space for associated facilities? There is limited street parking already in this area. Will an accommodation hotel exacerbate these issues? The concept of an accommodation hotel is being based on two week Olympic Games. Surely we can have a larger vision than this!
- iv. Will it be reasonable for the community to conclude that the Hotels Incentive Policy will not apply to this site, as there is no indication of the scale of any potential hotel? If there is to be any access to the Incentives program, then the Officer’s Report should include what the anticipated costs to future Council Budgets might be consistent with a 200 room hotel. OSCAR has argued for such corporate governance standards so as not to omit significant financial information as was done in the previous Hotels Incentive Policy approved in November 2024. One also queries why Council would be considering potentially more hotel incentives when Council’s budget is constrained?
- v. Amending the land use to support a code assessable DA in order to avoid an impact assessable DA is not supported.

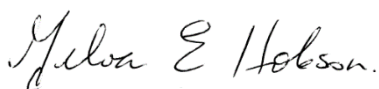
If one reads that whole section described as **Detailed Planning Area 1 (DPA 1)** also referred to as Eastbank, it is clear that the intended emphasis is related to sport, recreation, leisure and community activities and does not (and should not be amended to) include hotel accommodation (Motel) in any form.

Page 17 describes the land use for DPA 1 Eastbank and the hotel proposal is NOT a fit to the current approved land use of *“a variety of water related activities, including part of a 2 km long rowing course, a substantially continuous public access esplanade around the lake, and appropriately located and designed beach and esplanade areas incorporating a range of community and commercially related uses (i.e. related uses, not motel / hotel accommodation buildings).*

OSCAR Recommends:

That all references to a Motel (hotel) located in Detailed Planning Area 1 (DPA 1) – Eastbank, in the TLPI and the amended sections of the DCP relating to a Motel (hotel) on Lot 204SP173816 be removed from the Birtinya TLPI proposal and that any proposed sale of this Council owned land, for development of hotel accommodation progress as an Impact Assessable Material Change of Use process under the Planning Scheme.

Yours sincerely,



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