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Recognising and upholding excellence in local government

27 March 2025

To: Hon. Jarrod Bleijie MP
Deputy Premier, Minister for State Development, Infrastructure and Planning and Minister for Industrial Relations

Email: Kawana@parliament.qld.gov.au

Dear Minister

RE: SUNSHINE COAST REGIONAL COUNCIL REQUEST TO THE MINISTER FOR APPROVAL OF A TEMPORARY LOCAL PLANNING INSTRUMENT {TLPI-00133} No. 4 of 2025

This Letter/email has been sent by the Organisation Sunshine Coast Association of Residents Inc.

The Organisation Sunshine Coast Association of Residents Inc. (OSCAR) is a non-partisan, not-for-profit umbrella/peak organisation covering resident and community organisations on the Sunshine Coast and Noosa Local Government Areas (LGAs) in South East Queensland.

OSCAR currently has over 36 member groups from the Pumicestone Passage to Noosa and from the Coast to the hinterland and ranges with these organisations having collectively over several thousand engaged and community minded members

The OSCAR overarching Vision states: *"The residents of this region enjoy being part of a connected and engaged community living in an area of outstanding natural beauty. They recognise that they are custodians of the unique and abundant biodiversity, beaches and green spaces of the region."*

OSCAR aims to support member organisations by:

- 1 Advocating to local and state government and the public on policy issues that are of regional significance and of concern to our members;
- 2 Acting to resolve issues of strategic or region-wide relevance that are referred by member organisations;
- 3 Representing the member organisations on region-wide matters of interest to the community;
- 4 Maintaining awareness and responsiveness through frequent and regular ordinary meetings and dialogue with member organisations; and
- 5 Practising professional, honest and ethical conduct.

OSCAR thanks the Deputy Premier and Minister for Planning on his response by phone in relation to the Hotels Incentive TLPI.

We write now in relation to the Birtinya Town Centre TLPI currently before you, described as Development Control Plan No. 1 - Kawana Waters.

OSCAR made a response to Council regarding this TLPI. In our response to this TLPI we predominantly agreed with the provisions re the proposed TLPI submitted by Sunshine Coast Regional Council. We did however suggest a few amendments to Stockland and Council. We have attached our submission for your information.

A number of our suggested amendments matched those provided by Council. These related to:

- disallowance of 18 storeys for 3 sites on the lake and support for amendment to 15 storeys;
- ensuring that there was an increase of green space as a kick-about area;
- Ensuring a community hub space;
- Ensuring the percentage of affordable housing proposed is mandated;
- Ensuring that affordable housing should be a range of bedroom numbers to accommodate families; and
- Ensure that Accessible housing is provided.

We appreciate that the local Resident Group is unhappy about the height relaxations and possible amenity issues, but now understand that Stockland cannot release further information until the TLPI is approved by yourself. We have encouraged them to talk with Stockland seeking clarity on their issues when the TLPI is approved or rejected. This they are doing.

However, OSCAR wishes to register its concern to the Minister re the provisions of the TLPI as approved by Council that relate to the proposed accommodation Hotel at Eastbank (Sportsman Parade), an area outside the "town centre" location.

We did ask Council (unsuccessfully) to address our concerns about the proposed accommodation hotel at Eastbank. There are 5 main issues with the concept of a "hotel" on this site.

1. We understand that the accommodation Hotel in the preamble is reflected as a Motel in the DCP, based on DCP and 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 land use as **community facilities**, e.g. page 18 vi, "development of nodal areas for sports, leisure, recreation and community activities (adding: *and a Motel*)". This significant land use change is not supported. The suggestion that this space (Community facilities) is difficult for Council to plan for is NO excuse for filling the site with a hotel.
2. The lack of detail, apart from 200 rooms, about the accommodation hotel, leaves the community wondering what will be for example, the height and parking provisions? The undefined maximum height appears to allow for unlimited height which is not supported.
3. 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 other opportunities for young people, noting also that rowing is an Olympic sport? Will there be sufficient space for associated community facilities? There is limited street parking already in this area. Will an accommodation hotel exacerbate these issue? The concept of altering land use for an accommodation hotel is being based on the two week Olympic Games. The relevance is now limited to football events here, with the indoor basketball preliminaries relocated to the new Maroochydore CBD Events Centre (100 day review).
4. We also do NOT support the building of a 200 room hotel opposite and overlooking a school and an open aquatic centre.
5. The land concerned is a narrow and reasonably long 9,559 sq.m site described as Lot Plan 204SP173816.— A location site plan is depicted below this email. Currently the area along this site is very busy during the day and has limited parking. We ask what parking arrangements would be supplied if a hotel is built? A church is being constructed at the southern end of this section of land, thus increasing the demand for street parking.
6. Amending the land use 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.

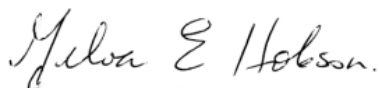
Page 17 describes the land use for DPA 1 Eastbank and the hotel proposal is NOT a fit to the current approved land use for “a variety of water related activities, including part of a 2 km long rowing course, a substantially continuous public access esplanade around the lake, and appropriately located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

We also question why there is a need for a hotel at Eastbank when there is existing provision for a hotel within the proposed Town Centre as per the DCP1. Surely it makes planning, economic and social sense to encourage use of an accommodation hotel within the town centre where there will be a greater range of eating places, relaxing places and community space. It is a relatively short distance from the town Centre via the proposed “cable bridge” and suitable for athletes to walk, run, ride and scoot to the Stadium for training purposes.

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

Organisation Sunshine Coast Association of Residents



Proposed accommodation Hotel at Eastbank, on Sportsmans Parade at Bokarina, outside the “DCP1 Town Centre”.

This land is currently owned by Council, located opposite and **overlooking the Kawana Waters State College (school) and Kawana Aquatic Centre**. Is a hotel opposite and overlooking a school suitably sited?

The proposed Eastbank Hotel/Motel may include restaurants, bars, gaming and other activities), on land designated for **Community Facilities land**.

The DCP1 intended this land be used for community facilities, *not* for hotel or motel operations.

The DCP1 intended hotel premises only be located in the Birtinya Town Centre where restaurants, bars, gaming and other activities are more aptly located.

No proposed building maximum height, nor car-parking minimum have been disclosed.