

PART 2

WHAT SEKISUI WANT

density

Sekisui's current approval (which was attached to the land when they purchased it) allows for 315 dwellings on their 19 hectare site.

Sekisui now want:

SEKISUI'S PROPOSAL FOR YAROOMBA 1,007 APARTMENTS

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

PLUS 220 ROOM HOTEL

EQUATES TO ALL OF THESE BUILDINGS ABOVE
#SAVEYAROOMBA

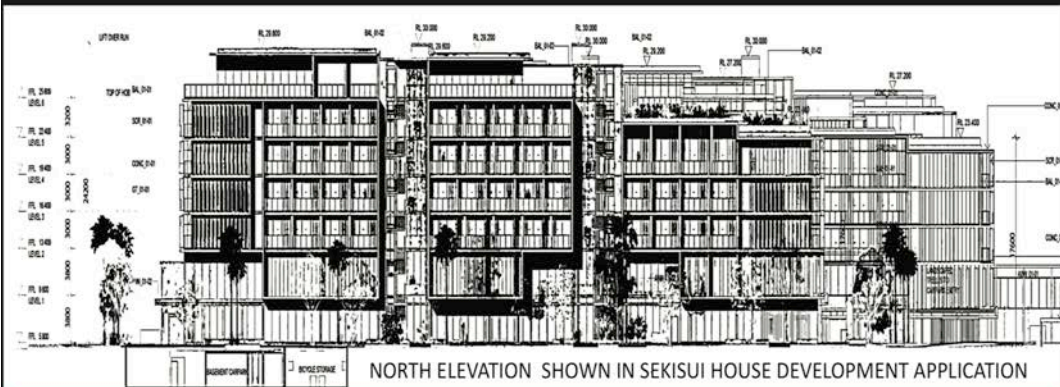
IN ADDITION to the above 1,007 apartments, Sekisui want a 220 room hotel, a small park and some shops, the latter being the resort component of their proposal which is only 6.6% thereof

dw's comments on sekisui's proposal

- The resort component is just 6.6% of their proposal – the rest is high density residential
- The small resort will be surrounded by a construction site for 6 to 8 years
- Sekisui proposes "events" in the middle of a residential area
- The height limit under the Planning Scheme is 8.5 metres or 2 storeys – Sekisui want 7 storeys and possibly more in later stages
- The current approval allows for 315 dwellings – Sekisui want over 1000
- Sekisui have only been advertising the resort component NOT the high density residential component
- Their proposal will affect the viability of the Palmer Coolum Resort

our advertisement on sekisui's eco-tourism resort

THE PROPOSED SEVEN STOREY HOTEL AT THE YAROOMBA BEACH SITE



The Town Plan requires that Development on this site:

'Provides for buildings, structures and landscaping that are consistent with, and reflect the low key beachside character of, the Coolool local plan area in that they are integrated with the natural and coastal landscape and skyline vegetation in terms of scale, siting, form, composition and use of materials.'

[Sunshine Coast Planning Scheme 2014]

WHAT DO YOU THINK?

The Town Plan requires that:

- *Development contributes to the retention of the preferred built form character for the Sunshine Coast, and the local plan area in which it occurs;*
- *The height of buildings and structures is consistent with the reasonable expectations of the local community; and*
- *The development does not result in a significant loss of amenity for the surrounding residents*

[Sunshine Coast Planning Scheme 2014]

DEVELOPMENT WATCH BELIEVES THAT THE HOTEL DEVELOPMENT PROPOSED BY SEKISUI HOUSE ON ITS YAROOMBA SITE IS TOO TALL AND DOES NOT MEET THE EXPECTATIONS OF THE LOCAL COMMUNITY. THERE ARE REAL ALTERNATIVES .

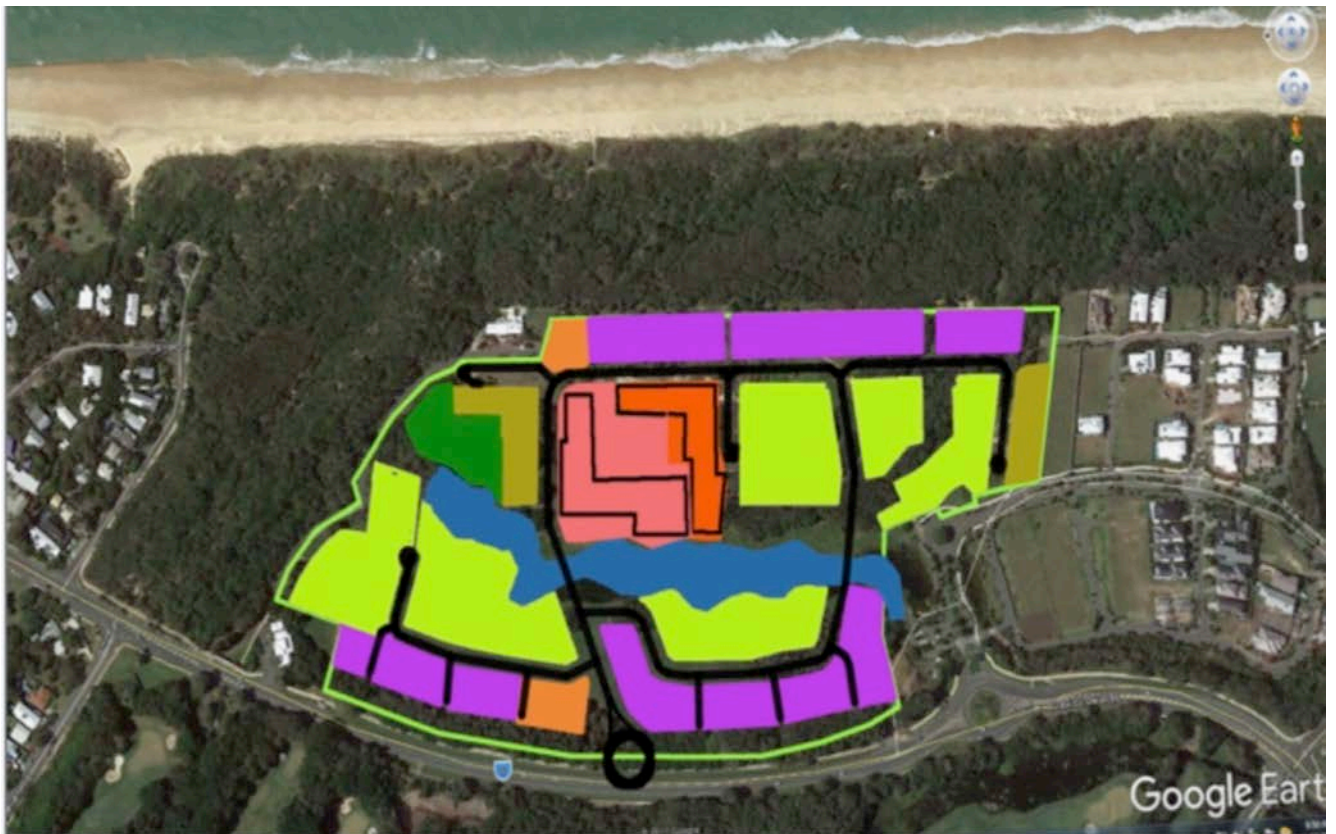


Development Watch is a community group based in Coolool on the Sunshine Coast whose primary aim is to encourage policies and planning practices that preserve and enhance the quality of life in the Coolool district for both residents and visitors.



TO LEARN MORE GO TO: www.facebook.com/dwsunshinecoast OR www.developmentwatch.org.au

site map of sekisui's proposal



IS THIS A TOURISM FOCUS AREA?

LIGHT ORANGE	=	1 STOREY TRANSFER STATION & LIFESAVING FACILITY
OLIVE GREEN	=	2 STOREY RETAIL & RESIDENTIAL
PURPLE	=	3 STOREY RESIDENTIAL
LIME GREEN	=	4 STOREY RESIDENTIAL APARTMENTS
RED	=	7 STOREY APARTMENTS
PINK	=	7 STOREY HOTEL
BLUE	=	LAKE
DEEP GREEN	=	PARK
BLACK	=	ROAD