

**TO:** Sunshine Coast Council, [mail@sunshinecoast.qld.gov.au](mailto:mail@sunshinecoast.qld.gov.au) OR Locked Bag 72, SCMC, Qld, 4560  
**Application No:** MCU17/0095, MCU17/0096 & REC17/0056 Applicant: SH COOLUM PTY LTD **LODGE BY 16 JAN 2017**

I STRONGLY OBJECT to the above Development Applications.

**Planning Scheme Conflicts**

This proposal substantially conflicts with the key aspects of the Sunshine Coast Planning Scheme in relation to height, density, natural hazards ie. flooding and bushfire, character, visual amenity and the strategic framework. Council's planning staff will be able to confirm these conflicts.

The applicant strongly suggests the hotel component aligns with Council's economic development goals but there is almost no explicit support for development of this nature under both the planning scheme's Theme 2 – *Economic Development* or Council's *Economic Development Strategy 2013-2033*.

**Need for a Hotel and Conference Facilities**

It appears the Applicant is trying to justify its proposal by establishing a need for a Hotel, conference facilities and jobs.

The type of hotel proposed for the Yaroomba site is a 7 storey hotel, conference facilities, 7 storey apartments and a small park pushed up into one corner of a 19ha site. The Hotel will be set amidst a massive residential development to be constructed over a period of up to 9 years.

A hotel alongside a construction site for up to 9 years and amidst a massive residential development will not be a 5 star experience and the hotel will not survive in the long term.

There is no need to substantially override the Planning Scheme to provide a hotel, conference facilities and jobs for this site.

Yaroomba is in a Tourism Focus Area and I believe a low rise eco-lux resort across the entire 19ha site would provide any need for a hotel and would result in very little or no conflicts with the key aspects of the Planning Scheme. It would also minimize impacts on the local community. The former Hyatt Regency Coolum opposite the site survived for 20 years or more which is proof in itself of its viability. Once the former Hyatt is resurrected each resort could complement each other in catering for different tourism needs.

Sekisui say an eco-lux resort over the entire site may not be viable for their company but a developer's viability should not be the concern of the community or council.

**Employment**

A similar number of tourism jobs would be created with an eco-lux resort. When the former Hyatt is resurrected, it could also create another 600 jobs and again be open to the public. Construction jobs are not relevant as developers such as Sekisui bring their own construction teams.

I therefore support a low-rise eco-lux resort for this entire site that aligns with the Sunshine Coast Planning Scheme.

Other

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**Please copy to your local Councillor**