

Development Watch Inc

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To: The Chief Executive Officer
Sunshine Coast Regional Council
BY EMAIL

NOTICE OF SUBMISSION

Application No: MCU23/0053

Proposal: Development Permit for Material Change of Use of
Premises for an extension to an Integrated Tourist
Facility (Car Museum)

Street Address: Warran Road, Yaroomba

Real Property Description: Lot 28 SP238215

Development Watch Inc. (DW) is a volunteer community group whose primary focus is advocating respect for the Planning Scheme for Coolum and surrounding areas. Whilst DW is not opposed to development, Planning Schemes are put in place to provide certainty for the community and, unless there is a dire need for a development, it should not be approved when outside that Planning Scheme.

DW objects to this proposal for a massive Car Museum with a total gross floor area of 32,019m², a maximum height of 22 metres (between 5 and 6 storeys) and a length of 200metres. This proposed car museum which is almost twice the length of the playing area of a rugby league football field) is 30,000sqm larger than any proposed commercial development under the Master Plan Document, and will be in the midst of the Palmer Coolum Resort (the Resort). It was once a 5 star Resort and is currently closed and is purported to be undergoing refurbishment.

There have been many statements made by our Local Authority, the local tourism body and the Federal Member as to the region's need for a 5 star resort and for such resorts to be framed to support the vision and lifestyle of the Sunshine Coast. There has been no mention of a need for a Car Museum and care needs to be taken not to impact negatively on the resort standing by the inclusion of a very significant building in both size of footprint and height as to the one proposed if a 5 star rating is to be maintained in the future.

BACKGROUND

This site is subject to a Master Plan Document entitled –

“Coolum Hyatt Resort Community: “An Integrated Resort and Residential Community””

In 2007 an approval was given to have the golf course holes removed from the beachside and replaced with residential development, some of which was to be in buildings up to 4 storeys. The proposal attracted approx. 3,800 objections but was approved. The Master Plan Document was subsequently put in place to protect the site from any further inappropriate development and to provide certainty to the community and for such development to “sit lightly on the landscape”.

The Resort itself was successful for nearly 20 years and was an economic fillip to the township of Coolum. However, it has, as a consequence of the approval of some major changes over the years, and the subsequent closure by the current owner, resulted in the deterioration of the Resort to the detriment of the Coolum community and to the whole of the Sunshine Coast. In 2015 the owner of the Resort, by his own choosing, closed it down and it has been closed ever since.

There have, however, been approvals and work commenced on site for the purpose of refurbishing and reopening the Resort. At this current time there appears to be very little work being carried out on site.

DEVELOPMENT WATCH ASSESSMENT

Extension to a tourist attraction

In Schedule 2 to the Planning Act 2016 “Material Change of Use” is defined as –

- (a) The start of a new use of the premises;
- (b) The re-establishment on the premises of a use that has been abandoned; and
- (c) A material increase in the intensity or scale of the use of the premises.**

Item (c) above appears to apply to this DA.

The proponent is seeking approval for a standalone tourist attraction that will be constructed in the midst of a former prestigious 5 star resort. Approval of this DA and the precedent set for building heights and scale could have serious consequences for the 5 star resort if and when it re-opens as well as for the Yaroomba and Mount Coolum area.

Applicable Planning Instrument

Under the Maroochy Plan 2000 this site is to be developed in accordance with a Master Plan. That Master Plan is entitled –

**COOLUM HYATT RESORT COMMUNITY:
“AN INTEGRATED RESORT AND RESIDENTIAL COMMUNITY”
Coolum Hyatt Resort – Master Plan document**

In that Masterplan it states –

“1. **Statutory Content**” –

*1.9 In accordance with Section 3.1.6(6) of the Integrated Planning Act, **where there is a conflict between the provisions of this Preliminary Approval and the provisions of the Maroochy Plan 2000, this Preliminary Approval prevails.***

For this reason DW is asserting that this DA should be primarily assessed against the Master Plan Document.

1.10. For assessment of development under this preliminary approval by Council as Assessment Manager, where there is any question as to the applicability of the Master Plan Document, Master Plan or an applicable Planning Code to the development, the applicability of the Master Plan Document, Master Plan and Applicable Planning Code shall be as determined by Council.

There is no question as to the applicability of the Master Plan Document.

COOLUM HYATT RESORT – MASTER PLAN DOCUMENT

PRECINCTS 5A AND 5B

The DA proposes to locate the motor museum in Precinct 5B and the car park in Precinct 1B.

Intent

This proposed car museum conflicts with the intent of the Master Plan Document.

In **7.5 Precinct 5a and 5b (Central Village) - Statement of Desired Precinct Character** under Intent it states –

“Precincts 5a and 5b accommodate the central support and back-of-house facilities...”

The Master Plan goes on to state that **in order to accommodate the preferred uses**, some of these facilities are to be relocated. DW believes some of these facilities have already been relocated.

It goes on to state “*that upon full or partial relocation of the facilities **this area will include a number of residential buildings within community titles schemes adjacent the 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.”

There are no residential buildings within a community titles scheme adjacent the golf course and there is no café/restaurant or shop with a gross floor area of 200sqm in this DA.

PRECINCT 5B

Preferred Uses

The **preferred uses** for Precinct 5b in the Master Plan are as follows:

- Detached House
- Display Home
- Dual Occupancy
- Local Utility
- Multiple Dwelling Units
- Restaurant - All - Where all Restaurant, Shop or other commercial uses gross floor within the Precinct does not exceed a **maximum total combined gross floor area of 200m²** in the precinct and where having a height not exceeding the maximum height specified for Shops in the Supplementary Table for Building Height for the Precinct
- Shop - All - Where all Restaurant, Shop or other commercial uses gross floor within the Precinct does not exceed a **maximum total combined gross floor area of 200m²** in the precinct and where having a height not exceeding the maximum height specified for Shops in the Supplementary Table for Building Height for the Precinct.

There is no residential precinct within a community titles scheme adjacent the golf course and there is no café/restaurant or shop with a gross floor area of 200sqm in this DA.

Whilst we note several one storey smaller buildings were approved for a car museum in 2012, the Master Plan for the site was never amended, so the preferred use of a car museum is still in conflict with the Master Plan. Further, it must be noted that only one small temporary structure was completed as a result of that prior approval. The Resort was then closed and this structure was dismantled and/or demolished.

The Master Plan provides for a restaurant or shop with a combined gross floor area of 200sqm.

The proposed Car Museum in this DA has a total gross floor area of 32,019m², a maximum height of 22 metres (between 5 and 6 storeys) and is 200metres in length (almost twice the length of the playing area of a rugby league football field, twice the length of GOMA situated in SOUTHBANK and just over half the length of the Brisbane Convention Centre). It is understood that the current largest car museum situated in France has only 400 cars on display. This contrasts with the current 879 cars and 363 motorcycles proposed by the applicant to be on display within the Resort.

Character/Visual Amenity

This 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.***

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.

There are currently two temporary structures on the site at the moment. These structures are one or two stories in height and are clearly visible from Warran Road. (image below)
Visibility of temporary structures on the site



It is clear that the proposed museum building which is 5 or 6 times higher than these temporary structures and of such an excessive scale that it will not be softened through the retention of the existing mature landscaping and site topography.

Here are some images of the height and scale of buildings in the Resort –



The character of the area lends itself to low rise buildings akin to most houses in Warran Road and all buildings (except the viewing tower) in the Resort.

Here are some images of residential buildings in Warran Road -





Building Height

The height for buildings in Precincts 5a and 5b are expressed to be contained in the “*Supplementary Table for Building Height for the Precinct*”.

The Supplementary Table provides the following building heights for Precincts 5a and 5b -

Building Height consistent with the planning intent, landscape and built form for the precinct is identified within the Supplementary Table for Building Height, provided below.

Supplementary Table for Building Height	
Dwelling Unit Type	Maximum Building Height
Sub-Precinct 5A – Residential Village	
Detached House	8.5 metres (but not more than 2 storeys)
Dual Occupancy	8.5 metres (but not more than 2 storeys)
Multiple Dwelling Units	8.5 metres (but not more than 2 storeys) where on lot fronting Warran Road.
	12 metres (but not more than 3 storeys)
All other development	8.5 metres (but not more than 1 storey)
Sub-Precinct 5B – Residential Village	
Detached House	8.5 metres (but not more than 2 storeys)
Dual Occupancy	8.5 metres (but not more than 2 storeys)
Multiple Dwelling Units	12 metres (but not more than 3 storeys)
All other development	8.5 metres (but not more than 1 storey)

The predominant height for Precincts 5a and 5b is 8.5 metres with some 12 metre buildings. Despite the above heights for Precinct 5b, the Applicant seeks a building 22 metres in height.

The only one building which is higher in the Resort than 8.5 metres is a viewing tower in the Village Square of the Resort –



Clearly a viewing tower of such small footprint can not be used to demonstrate or represent height of typical and existing development on the current Resort site.

SUNSHINE COAST PLANNING SCHEME 2014

The Planning Scheme at the time of lodgement of this DA is the Sunshine Coast Planning Scheme 2014 and is relied on by DW as a “other relevant matter”.

Building Height

The Coolool Local Area Height Overlay Map (Map OV11H) indicates the site is subject to a building height limit of 8.5 metres. Other instruments (PAD) might reflect a height of 12 metres, however clearly the increase in height sought by the applicant is grossly over any current planning approvals or instruments over the site.

The Planning and Environment Court recently approved (amongst other things), three 7 storey buildings approx. 24.5 metres in height on the beachside (formerly owned by Sekisui). These buildings were to be a 5 star resort. It was approved by the court primarily because of the need for a 5 star hotel which was to be contained in the 7 storey buildings. The Resort Operator required ocean views for the Hotel. This approval was conditional on the 5 star resort being the first stage of the development. It could be assumed that the then owner was unable to secure a resort operator so the conditional approval would not have been fulfilled and approval may lapse. The beachside land has since sold and the new owner is not proceeding with that approval but is proceeding with an older approval for a residential development (contained in 2 to 3 storey buildings) and a small

resort (contained in 4 storey buildings). So to use this approval as a precedent or leverage for increases in height is erroneous.

The SCPS Strategic Framework¹ states:

“The Sunshine Coast is maintained as a community of communities where the **character and identity of each community is recognised and protected in accordance with a local plan.”**

The SCPS 2014 anticipates development consistent with the established **low-key coastal** residential area and includes the following statements of planning intent:

From the Coolum Local Plan Code overall outcomes –

7.2.8.3 (2)(j) [Development on the site] is configured in a series of beachside villages and **other precincts that sit lightly on the landscape...**

And

the Height of Buildings and Structures Overlay Code (8.2.8)² **anticipates development does not result in a significant loss of amenity for surrounding development**, having regard to –

- (iv) **building character and appearance**; and
- (v) **building massing and scale relative to its surroundings.**

The proposed 22 metre high building with a gross floor area of 32,019m² and a length of 200 metres conflicts with each of these requirements. Not only is the height and scale of this development directly and comprehensively in conflict with the expectations outlined as low key and sitting lightly in the landscape but, in our view, will detract rather than enhance the Resort and the area. The current Resort owner has tried in the past to establish other “attractions” within the Resort and other tourism ventures but the community still awaits a successful conclusion to these announcements.

The Code for building heights in the Coolum Local Plan² states –

...(2) The purpose of the Height of Buildings and Structures Overlay Code will be achieved through the following overall outcomes:-

- ...(b) the height of buildings and structures is consistent with the **reasonable expectations of the local community**;

¹ SCPS Strategic Framework, Theme 1, Element 8. S3.3.9.1(a)

² SCPS 8.2.8 Height of Buildings and Structures Overlay Code

² SCPS 8.2.8 Height of Buildings and Structures Overlay Code

The Master Plan Document and the SCPS 2014 both reflect the reasonable expectations of the community. This proposed gigantic car museum in the midst of a resort does not.

Tourism Focus

The site sits within a “Tourism Focus Area”. The tourism focus was established when the site was developed with a 5 star Resort and a premium golf course adjacent Yaroomba Beach.

Photos of the tourism focus are below -



That focus, even after the Resort became an Integrated Tourist and Residential Resort, continued until the Resort was shut down by the current owner. After many years of the Resort sitting

dormant, the current owner is now refurbishing it in accordance with the original tourism focus. However, it has not as yet re-opened. After approx. a year of refurbishing, there appears to be no substantive work taking place on site at this time. DW therefore remains sceptical of the owner's real intentions for the Resort.

The scale of this proposed Car Museum is such that it is a new stand-alone tourist attraction proposed to be situated within a site that is focussed on a Resort and a golf course. A tourist attraction of this size, scale and site coverage will only serve to detract from the real tourism focus which is a Resort and a golf course.

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. The resort has been closed since 2015 so there are no current guest figures to calculate Resort guest visitations so these estimations must be day visitors. What impact will this enormous influx of day visitors have on the Resort if and when it re-opens?

In the Strategic Framework 3.2.2 it states –

“...The region offers an enviable lifestyle and environment, and has a **natural competitive advantage**”...

There would be no natural competitive advantage to be gained from the construction of this gigantic car museum in the midst of a 5 star resort.

Character

Development in the local area around the site is predominantly low rise housing and of course the Resort (when it was open) is predominantly a low-rise, low-key resort.

The building height and scale of the proposed car museum is grossly out of character with the existing Resort and the Yaroomba area. The very significant difference in character is obvious in the following images –





The development concept for this car museum is of a scale and intensity that is incompatible with the existing character of the local area as it would introduce built form elements of a significant scale (height, length and gross floor area) that are at odds with the prevailing built form of Yaroomba and would be more appropriate to establish in an Activity centre within the Enterprise Corridor, or other Major development areas as identified in the Sunshine Coast Planning Scheme 2014. A perusal of the elevations of the building may suggest the artists impression provided in the application actually downplays the building bulk and density.

Mount Coolum and the Mount Coolum National Park are dominant natural visual features for both locals and tourists alike. The hike up Mount Coolum and the subsequent views from atop Mount Coolum are quite spectacular to locals and visitors. This hike attracts upwards of 50,000 tourists per year. Here is an extract from the local Tourism Body Visit Sunshine Coast -

“Mount Coolum's impressive dome dominates the skyline of the Sunshine Coast lowlands. Follow the rough, 800 metre track to the 208 metre summit of the mountain... Catch your breath and take in the stunning 360 degree views stretching from Point Cartwright and the Glass House Mountains in the south, to the Blackhall Range in the west and Noosa Heads to the north.”

This tourism benefit should not be marred by larger dominant features such as a 22 metre high 200 metre long large scale building.

The applicant suggests there is an existing building on the proposed site of similar footprint and scale when viewed from Mt Coolum. Any reasonable person would not support that assertion. The current temporary building (tent) could be considered only a single storey not of 22 metres tall as proposed in the museum building application.

3.8.2 of the Strategic Framework provides –

(d) The Sunshine Coast continues to be renowned for the many important views and vistas which contribute to the identity and attractiveness of the region. Local views of importance to residents are recognised and respected.”

Prominent landscape features (See Table 3.8.2.1 below) ... important views to these features are to be protected from intrusion from buildings and other aspects of urban development.

Mount Coolum, a regionally significant landscape feature, forms a backdrop to the subject site.

Views from Mount Coolum are all regionally significant landscape features and should be protected.

Table 3.8.2.1 Regionally significant landscape features

Landscape features		
Mountains, ridgelines, escarpments and foothills	<ul style="list-style-type: none"> • Blackall Range • Conondale Range • Mooloolah Range • Glass House Mountains • Mount Coolum • Mount Eerwah • Mount Emu 	<ul style="list-style-type: none"> • Mount Mellum • Mount Ninderry • Mount Peregian • Peachester escarpment • Maleny escarpment • Buderim escarpment
Waterways	<ul style="list-style-type: none"> • Mary River • Maroochy River • Mooloolah River 	<ul style="list-style-type: none"> • Pumicestone Passage • Stanley River
Water bodies	<ul style="list-style-type: none"> • Cooloolabin Dam • Ewen Maddock Dam • Lake Baroon 	<ul style="list-style-type: none"> • Wappa Dam • Lake Weyba
Other landscape elements	<ul style="list-style-type: none"> • Beaches • Parabolic high dunes • Coastal headlands 	<ul style="list-style-type: none"> • Islands, particularly Mudjimba Island and Bribie Island • Ocean.

The proponent states that mature existing vegetation is located between the development and all boundaries of the Master Plan area, which will buffer and screen the development from external viewpoints. There are currently two very large temporary structures situated on the site of this proposed development, presumably where the Applicant hopes to construct the gigantic Car Museum. Both of these structures appear to be one storey in height but both are clearly visible from Warran Road and Mount Coolum. There are mature trees but they do not hide the temporary one storey structures.

There is also a small tower in the current Village Square where tourists and guests can walk up stairs to the top and enjoy the view over the Resort (if and when the resort re-opens). (image below)



The Code for Building Heights in the Coolum Local Plan states –

- (d) development does not result in a significant loss of amenity for surrounding development, having regard to:-
 - (ii) privacy and overlooking impacts;
 - (iii) **impacts upon views;**
 - (iv) **building character and appearance;** and
 - (v) **building massing and scale relative to its surroundings.** .

The purpose and overall outcomes of the Scenic Amenity Overlay Code states –

- (1) The purpose of the Scenic amenity overlay code is to ensure that **development does not adversely affect scenic amenity and landscape values within the Sunshine Coast.**
- (2) The purpose of the Scenic amenity overlay code will be achieved through the following overall outcomes:-
 - (a) development protects the significant landscape elements and features which contribute to the unique character and identity of the Sunshine Coast, including:- ...

(iv) significant views and vistas.

Significant Views and Vistas			
PO6	Assessable development requiring impact assessment, or other development that exceeds the maximum height specified on a Height of Buildings and Structures Overlay Map, does not adversely impact upon significant views. Note—the Height of buildings and structures overlay code provides that certain types of development may exceed the height limits specified for a site on the applicable Height of Buildings and Structures Overlay Map.	AO6	Development maintains or enhances the significant views identified in Table 8.2.12.3.2 (Significant views) .

Views from Pt Cartwright	Coolum local plan area
Views from Mt Coolum	Coolum local plan area
Views from Pt Perry (Coolum)	Coolum local plan area
Views from Pt Arkwright	Coolum local plan area
Views of Mt Coolum from David Low Way and Sunshine Motorway	Coolum local plan area, Maroochy North Shore local plan area, Rural area
Views of coastline from David Low Way between Yaroomba and Coolum	Coolum local plan area

The visual amenity of Yaroomba Beach and its environs, be it from the vantage points of private homes or public viewing locations such as Mount Coolum National Park, contribute to the liveability and sense of place for residents. These key vantage points are also an attraction for visitors. In particular, the view from atop Mount Coolum is the one of the most significant natural attractions on the Sunshine Coast. This amenity should not be severely degraded.

Precedent

Approval of a building of this height and scale will create a precedent for the Resort and the area. This is evidenced by the fact that, even though the recent court approval for the beachside, was granted based on the need for a 5 star hotel, it is believed the proponent is using that approval as leverage for the height of this building.

In DW's experience, developers or proponents will always endeavour to argue heights in an adjacent or nearby area as a precedent to increase heights over their development for their own financial or personal benefit. This current application is over a separate parcel of land with its own separate masterplan. Any reference to an approval elsewhere is not relevant.

Need

Back in 2005 Lend Lease's argument in favour of developing the beachside was the notion that the Hyatt Resort was not profitable and would fail unless restored to profitability by making it subservient to extensive residential development. That residential development on the beachside, resulted in the beachside land being unsold and subsequently cut-off from the Resort. As a result of this the community at large lost some exquisite golf holes with views of Mount Coolum and the residents lost their right to access the Resort. The community can never believe that this development is being proposed to improve the viability of the existing 5 star resort (if and when it re-opens).

In a Media Article in the Australian on 11 March 2023 it was that he (Mr Palmer) –

“would like to display the cars to the public, but it is hard to find a suitable site. We'd need 22 acres, I've got 22 Ferraris and more than 100 Rolls Royce. The beauty of cars is you don't pay tax on them if their value goes up.”³

The need for a car museum is clearly Mr Palmer's need to have somewhere to display his collection of vintage motor vehicles. The proponent is trying **to fit** a development that should be spread over 22 acres into one building in a 5 star resort. It is not a need of the Yaroomba community or the proposed 5 star resort (if and when it re-opens).

This proposed new tourist attraction is not likely to attract guests to the Resort but rather, will be more designed to attract day visitors. And once a person has viewed the car museum, how often are they likely to return?

In 5.8 of the 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. The resort has been closed since 2015 so there are no current guest figures to calculate Resort guest visitations so these estimations must be day visitors. Whilst these estimates appear to be inflated, if they come even close to what is estimated, how will this enormous influx of day visitors impact the Resort if and when it re-opens?

This proposed Car Museum has a total gross floor area of 32,019m², a maximum height of 22 metres (between 5 and 6 storeys) and is 200metres in length (almost twice the length of the playing area of a rugby league football field). The size and scale of this proposed new tourist attraction is such that it is a standalone commercial tourism venture that should be located with other such large tourist attractions such as the Big Pineapple or perhaps out on the Bruce Highway or in a light industrial area.

If the owner is correct with the projected visitation numbers, it is doubtful the local traffic network, including Council's own responsible network, would cope under the pressure of the visitation numbers without significant upgrades to the road system (whether a State or Local government responsibility).

³ Media Article The Australian 11 March 2023 entitled “I'll Spend Another \$100m on Next Election: Palmer

Zoning

This site was rezoned in the Sunshine Coast Planning Scheme 2014 to “Emerging Community Zone”. We believe there is no provision in this zoning for large scale stand alone tourist attractions such as that proposed in this DA.

Community Expectation

It is well known, and has been for many years, that the Coolumb, Yaroomba and Mount Coolumb community are opposed to substantial increases in building heights. This was evidenced in 2007 when approx. 3,800 residents objected to a DA seeking to increase building heights on the beachside and to turn the then 5 star Resort into an Integrated Resort and Residential Community. At the time the community were told “we need more residential” and now some 17 years later that residential development still hasn’t been completed.

Then again in 2018 approx. 9,260 objections were lodged against increases in building heights for the beachside.

For 5 years now the community have been told that the Sunshine Coast needs Resorts, particularly 5 star Resorts. Every approval outside the Master Plan for this site is another nail in the coffin for the Resort.

The community seeks certainty from its Planning Scheme, such certainty having not been forthcoming to date.

STATE PLANNING POLICY FOR TOURISM

Extracts from what we consider to be the applicable SPP/SPP Guideline for Tourism are –

State interest—tourism

“Tourism planning and development opportunities that are appropriate and sustainable are supported; and the social, cultural and **natural values underpinning the tourism developments are protected to maximise economic growth.**”

The planning scheme is to appropriately integrate the state interest by:

- (3) facilitating and streamlining the delivery of **sustainable tourism** development that:
 - (a) is **complementary to and compatible with other land uses**, and
 - (b) **promotes the protection or enhancement of the character, landscape and visual amenity, and the economic, social, cultural and environmental values of the natural and built assets associated with the tourism development**, and

Appropriate and sustainable tourism development

... Appropriate and sustainable tourism development contributes to the economic viability of places and people through employment and investment, while not detracting from the natural, social and cultural values that drew tourists there in the first place. Appropriate

and sustainable tourism development can complement and enhance the built and natural environment...

Tourism development is not a 'one size fits all' and nor is it a 'free for all' where any type of tourism development can go anywhere. Tourism development must be sustainable and appropriate to the local context and character of a place. Planning schemes should include development assessment mechanisms that allow local governments to respond in a positive manner to tourism development proposals.

CONCLUSION

A Master Plan was put in place to protect this site from inappropriate development. This DA substantially conflicts with that Master Plan Document and also the Planning Scheme at the time this DA was lodged ie. the Sunshine Coast Planning Scheme 2014.

There is no demonstrated need for a Car Museum in the Resort or for the area. As has been stated with much gusto by our Local Authority, our Federal Member and Visit Sunshine Coast over the past five years, the Sunshine Coast needs hotels, particularly 5 star hotels. The tourism focus for this site should therefore be on the Resort not on a gigantic Car Museum.

The Hyatt Regency Coolum was a five-star resort of international stature. Apart from attracting high-profile individuals, its conference facilities were used for international inter-government meetings. The former Hyatt was selected as a suitable venue for the APEC Finance Ministers Meeting in July/August 2007. This meeting and CHOGM in 2002 are examples of the value, to both Australia and the State, of the former Hyatt being an appropriate and secure venue. In addition, its 18-hole golf course was considered one of the top resort golf courses in the country and was host to the internationally popular Australian PGA championship tournament.

Despite this, certain approvals and attempts to change the Resort have been allowed which have been to the detriment of the Resort and in turn, to the detriment of the Coolum community and the Sunshine Coast community as a whole.

The continued viability of resorts of this nature are surely of vital economic interest to all levels of Government.

It is DW's hope that the Palmer Coolum Resort will be resurrected by the owner and returned as close as possible to its former glory. We therefore strongly urge Council to refuse this DA as it will only be another "nail in the coffin" for a Resort which Council has stated on many occasions is very much needed for the Sunshine Coast.

Yours sincerely,



Lynette Saxton
President, Development Watch Inc.