

DEVELOPMENT WATCH INC

PRESENTATION to COUNCILLORS

16 January 2007

I would like to preface my remarks by saying that I recognize Lend Lease is entitled to submit a Master Plan application for the Hyatt that overrides Maroochy Plan 2000. However, I ask you to consider whether future development in the Coolum area should evolve under the guidance of Council and the community, or if it should be at the whim of influential developers.

I will use the names Hyatt, Coeur de Lion and Lend Lease in reference to what we know as Hyatt Regency Coolum. The land is owned by Coeur de Lion Investments, the applicant is Lend Lease Developments and both are controlled by Lend Lease Corporation.

Although you all have some knowledge of the prior approvals for development on the Hyatt land, I will run through my understanding of approvals given under the Superseded Planning Scheme. I will then give you a sample of our objections to the Master Plan application.

SUPERSEDED PLANNING SCHEME

There were three rezoning approvals gazetted under the superseded planning scheme, starting in May 1987. Each was submitted by Coeur de Lion and they were a natural progression towards the development of the area as a Five Star International Resort and Convention Centre.

The third approval was gazetted in August 1998 after a Consent Order was issued by the Planning & Environment Court. This gazettal approved a Plan of Development which is still current.

The zoning approved at that time was for “**Special Facilities - Recreation and Tourism Resort, Convention Centre, Special Events and Ancillary Facilities**”. There is no mention of residential development.

One of the conditions of the Consent Order issued by the Court was “**The applicant (that is, Coeur de Lion) is to agree to the development being undertaken in general accordance with plan/s approved for this rezoning application**”. This condition is still current.

Since the Lend Lease purchase of Coeur de Lion in 2003, Council has approved three significant applications that have been submitted under this Plan of Development:

- **FIRST** - An Operational Works application to clear and level 13ha of land on the beachside, ostensibly for the construction of an approved hotel complex and villas. This work has been substantially completed, although there have been some minor omissions so as to align with the Master Plan proposal.
- **SECOND** - A Lot Reconfiguration application for 40 residential lots on the beachside. Development Watch made a submission to Council asking that this application not be approved because it would signal approval of the Master Plan application now before Council. Perhaps Council thought it was coincidental that the application aligned exactly with this portion of the Master Plan proposal.
- **THIRD** - An Operational Works application to construct six golf holes on the western side. In the Development Watch submission on this application, we asked that it not be approved because it would also signal approval of the Master Plan application now before Council. Again, the works approved aligns with the need in the Master Plan proposal to relocate six holes. We have now filed an appeal against this Council approval.

MAROOCHY PLAN 2000

The part of Maroochy Plan 2000 that is most relevant to the points I am making today is contained in Volume 3. It contains a statement that Hyatt land is to continue to be developed as an “Integrated Tourist Facility.” Now, an integrated tourist facility is defined in Volume 1 as premises which are **used primarily** for facilities and activities which attract, accommodate and entertain tourists. This use definition aligns with the Court-ordered condition I previously mentioned, but does not envisage turning the Hyatt into a residential suburb.

THE APPLICATION

The Master Plan application that you will soon vote on requests approval for 660 new dwellings on the site, to be housed in buildings from two to six storeys. This is a significant 15% increase over the number of dwellings presently in Coolum. Consider the effect of a similar increase in your own town.

Also, on the beachside, a three hectare artificial lake is proposed. This lake is not on a watercourse. Think Chancellor Park when you are making your decision.

DEVELOPMENT WATCH CONCERNS

Development Watch contends that Hyatt Regency Coolum should not be turned into a residential suburb, but should continue to be developed as a world-class resort and convention centre.

Here are some of our objections to the Master Plan application:

- As I mentioned before, it conflicts with a Court-ordered condition that continued development of the area is to be substantially as a resort and convention centre.
- The application conflicts with many aspects of Maroochy Plan 2000. For example:
 - It does not conform to the stated precinct use, namely that of an “Integrated Tourist Facility” and;
 - it does not achieve desired outcomes set out in the Strategic Plan, particularly in relation to environmental management, social livability, visual amenity and particularly, tourism
- The application, if approved, will jeopardize the continued viability of the Hyatt as a world-class resort.
- The application, if approved, will remove forever, strategic land that is essential to State long-term tourism development.
- The application does not demonstrate a community need for the area to be turned into a residential suburb.
- The application conflicts with the desires and expectations of the community – not only the local community but also the wider community that visits Coolum and appreciates its difference to other destinations.

Brian Raison
President
Development Watch