

Department of Housing, Local Government, Planning and Public Works C/- Director, State Facilitated Development Planning Group (DPG)

By Email: [SFD@dSDLGP.qld.gov.au](mailto:SFD@dSDLGP.qld.gov.au)

**Re: PROPOSED STATE FACILITATED DEVELOPMENT (SFD) in the Noosa Shire Council Area:**

*(87 – 89 Poinciana Avenue & 10 Sidoni Street, Tewantin, Qld 4565) and  
(2, 6, 8, 10 and 12 Lanyana Way and 28 Sunshine Beach Road, Noosa Heads)*

To whom it may concern,

I request the above State Facilitated Development applications be refused on the following grounds:

1. The State proposals for high-density, high-rise residential buildings in Noosa Shire far exceed the size and scale of residential development allowable under the *Noosa Plan 2020*.
2. High-rise development in Noosa would adversely impact the scenic amenity of the area and would be completely out of character with our low-rise, urban development style.
3. Compromising Noosa’s scenic amenity with high-rise directly threatens our international reputation as a sensitively developed, environmentally conscious tourism destination.
4. The State approving high-rise developments to deliver affordable housing disregards Noosa Council’s existing *Housing Strategy*. After extensive consultation and considerable expense, Council formulated a *Housing Strategy* designed to address housing affordability and availability challenges, without impacting the skyline with high-rise development.
5. An approval of excessive high-density development in Noosa (which fails to consider the input of local government planning assessment) will increase pressure on infrastructure, services and a road network already under stress. This SFD approval would also set a dangerous precedent and encourage future inappropriate development applications.
6. The brief and inadequate SFD (Stage 1) public consultation process has been undermined by a lack of detailed information on the proposals (e.g. building heights, number of storeys etc).
7. There is widespread community opposition to these State Facilitated Development proposals, including from the current and past Mayors, our State representative and numerous resident group/community associations.
8. Under such circumstances, it is undemocratic for the State Government to exploit its power and force high-rise development on a community with a proud history of fighting to preserve our low-rise, environmentally sensitive urban development profile.

Name: .....

Address: .....

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