

Re: State Facilitated Development Application Ref: SFD-01040

Applicant: Poinciana Blue Pty Ltd

Site Address: 87-89 Poinciana Avenue and 10 Sidoni Street, Tewantin QLD 4565

Lot/Plan Description: Lot 506 SP316542 and Lot 507 SP316542

Details: 42 residential units in 3 separate 4 storey buildings up to 15m in height, on 2385m² of land.

I request the Minister for the Department of Infrastructure Local Government and Planning refuse the abovementioned development application on the following grounds:

- The proposal does not comply with current Noosa Plan or proposed amendments regarding building height, number of storeys, plot ratio, site cover and setbacks.
- This application for a Material Change of Use describes 4 storey buildings up to 15m high, which significantly exceeds long established height limits in this zone for 2 storey buildings (with a maximum height of 8m). Considering its proximity to the Tewantin District Centre, with its surrounding low-rise village feel, such development would dominate the landscape.
- Proposed building setbacks of 4.5m to street frontage conflict with *Noosa Planning Scheme* requirements which indicate a minimum of 6m setbacks. Reduced setbacks will adversely impact street character, amenity and the space for landscaping to mitigate visual impacts.
- The proposal exceeds the *Noosa Planning Scheme* maximum site cover of 50%. The planned 62 % site cover is of a bulk and scale not in keeping with Tewantin's village character.
- Whilst the proposal describes an 'affordable housing component', it's unclear if a registered community housing provider is confirmed. In any case, the application fails to outline how the perceived benefits of the affordable housing component outweigh the development's adverse impacts on amenity and increased pressure on traffic, infrastructure and services.
- Decades of proactive community involvement has delivered Noosa a planning scheme that generally protects us from threats to our low-rise skyline, village feel and the sustainability of our world-renowned tourism industry. Approving excessive development under the SFD process (which overrides local Council assessment) sets a precedent that directly threatens these hard-won protections.
- **Considering size and scale of the above SFD proposal far exceeds the *Noosa Planning Scheme*, it is entirely appropriate for the Minister to refuse the application on the grounds the applicant has failed to prove an overriding need in the public interest and the proposal sits in direct conflict with Minister and LNP's pre-election commitments.**

Yours Sincerely,

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Please feel free to copy, sign and send the attached submission to let the State government know the Noosa community rejects development which avoids Council assessment and rides roughshod over resident concerns. (Submissions close 10 March 2025)

Submissions can be made either in writing to:

Chief Executive of the Department of State Development, Infrastructure and Planning
GPO Box 15009 City East QLD 4002

Or by email to: sfd@dsdilgp.qld.gov.au

Or by uploading directly to the State DILGP website:

<https://planning.dsdmip.qld.gov.au/sfd/submission/new/de23a925-8a50-ef11-bfe3-002248988a17>

(Up to 4000 characters)