

NOOSA PARKS ASSOCIATION Inc.

Noosa Parks Association
Environment Centre
Wallace Park
5 Wallace Drive, Noosaville
www.noosaparks.org.au



All mail to:
Secretary
P.O. Box 836
Noosa Heads Qld 4567
office@noosaparks.org.au

28 July 20015

The Assessment Manager
Noosa Council
By email: mail@noosa.qld.gov.au

SUBMISSION

Material Change of Use Application MCU14/0106

28 Eenie Creek Rd Noosaville – Noosa Civic shopping centre expansion

Dear Sir

Noosa Parks Association objects to this proposal on the grounds that it involves unacceptable conflict with the town planning scheme and other relevant planning documents:

1. The proposal involves unacceptable conflict with the desired and planned form and function of the Noosa Business Centre (“NBC”):

1.1. The proposal fails to provide, and precludes the provision of, the range of uses including a substantial amount of non-retailing development for employment opportunities beyond retail business planned for the NBC;

1.2. The proposal involves some 23,000m² of additional retail facilities:

- a) The NBC already exceeds desirable retail floor space of up to 18,300m² in Precincts B1 and B2 (where retail floor space of 23,900m² has already been developed); and
- b) No additional retail was planned for the NBC; and
- c) The inclusion of such extensive retail development in the NBC is completely contrary to all previous and current planning for the NBC; and will preclude the NBC ever achieving its desired role accommodating business and employment opportunities beyond retail business, and accommodating new employment opportunities including technology and information based employment.

1.3. The proposal fails to provide, and precludes the provision of, the design outcomes for the NBC including a dynamic mix of development; buildings in a low rise form separated by attractive and low key informal spaces that are integrated with landscaping and open space areas; a park like setting with active street frontages and outdoor focus recognisable as a development in Noosa Shire.

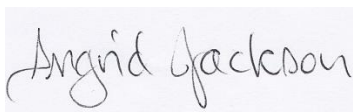
2. The proposal conflicts unacceptably with the planned intent for Precincts E1 and E6:

- 2.1 Precincts E1 and E6 are intended to be employment precincts with office development the primary focus; and
- 2.2 Precinct E1 is intended for employment (technology based research and development, business offices) and civic purposes; and
- 2.3 Precinct E6 is intended to be employment oriented and to include an interregional transit facility; and
- 2.4 In Precincts E1 and E6 all retail development is identified as inconsistent to achieve or assist in achieving non retail employment opportunities.

3. The proposed development destroys or unacceptably diminishes the capacity of the NBC to attain its desired and planned range of facilities and to accommodate:

- 3.1 Non-retail development including civic uses, inter-regional transit facilities and commercial office space;
- 3.2 Employment opportunities at the rate provided for by the development of office space in Precincts E1 and E6 (rather than retail based employment);
- 3.3 Opportunities for suitable diversification of employment opportunities in appropriate planned locations.

Yours sincerely,



Ingrid Jackson
Honorary Secretary
Noosa Parks Association