

# Item 8.5 Roys Road Beerwah

Development Applications for Coles Beerwah  
(Three related applications)

# Three Related Applications – Roys Road, Beerwah

## Application (MCU19/0267) – Preliminary Approval and Shopping Centre

- Preliminary Approval for Material Change of Use (Variation Request) to Establish a Business, Industrial, Community, Sport and Recreation and Other Activities (Homemaker Centre)
- Development Permit for Material Change of Use to Establish a Shopping Centre (Full Line Supermarket and Showroom)

## Application (MCU19/0270) – Service Station and Food and Drink Outlet

- Development Permit for Material Change of Use to Establish a Service Station and Food and Drink Outlet

## Application (RAL19/0118) – Reconfiguring a Lot

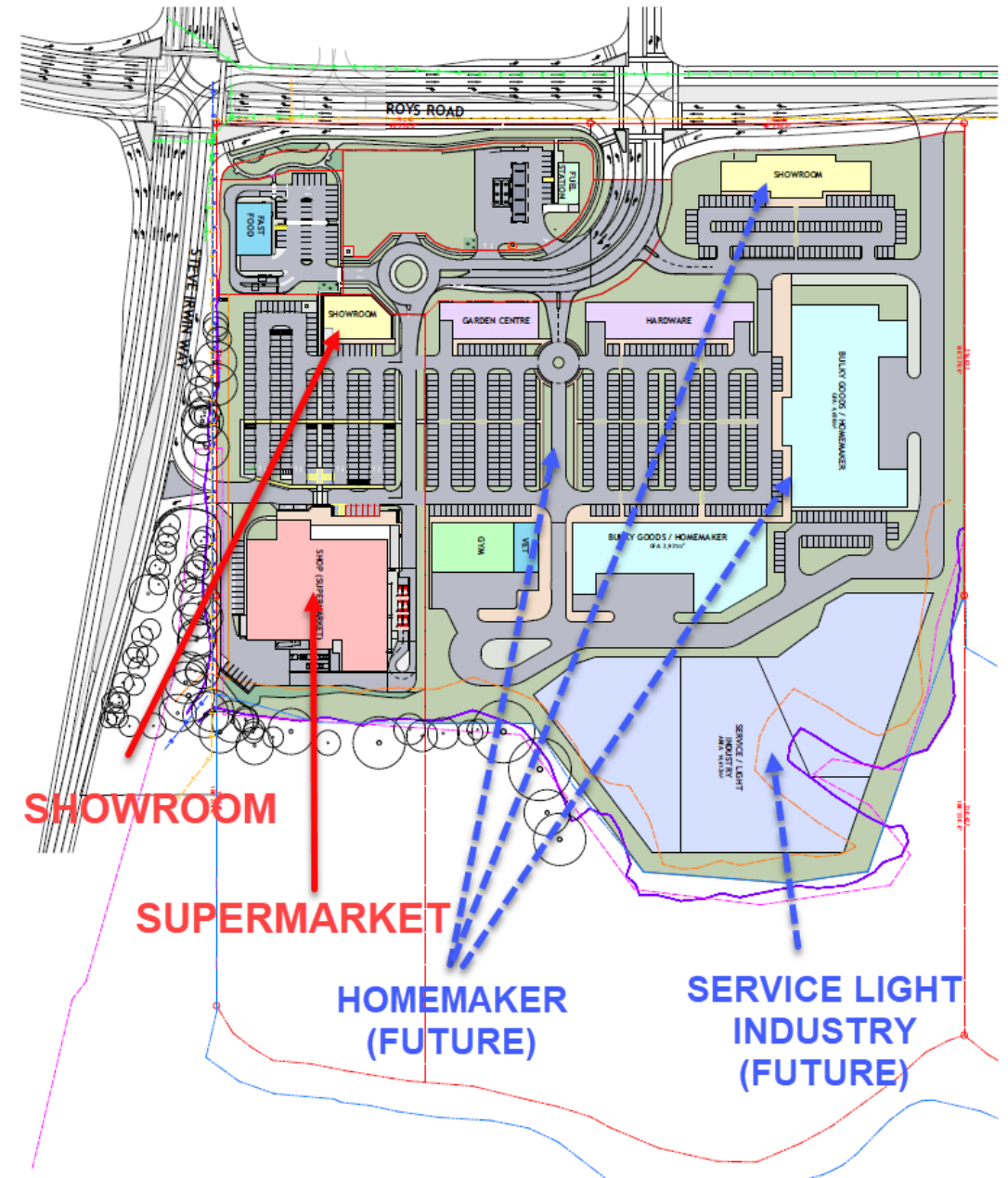
- Development Permit to Reconfigure a Lot (4 Lots into 4 Lots and New Road)

# Locality Plan



# Application (MCU19/0267) – Preliminary Approval and Shopping Centre

- Preliminary Approval (Variation Request) to enable a Homemaker Centre
- Effectively replaces Medium impact industry zone with Specialised centre zone
- Seeks Development Permit for Material Change of Use to Establish a Shopping Centre (Full Line Supermarket and Showroom)



# Application (MCU19/0267) – Preliminary Approval and Shopping Centre - Key Assessment Considerations

## Conflict with *Sunshine Coast Planning Scheme 2014*

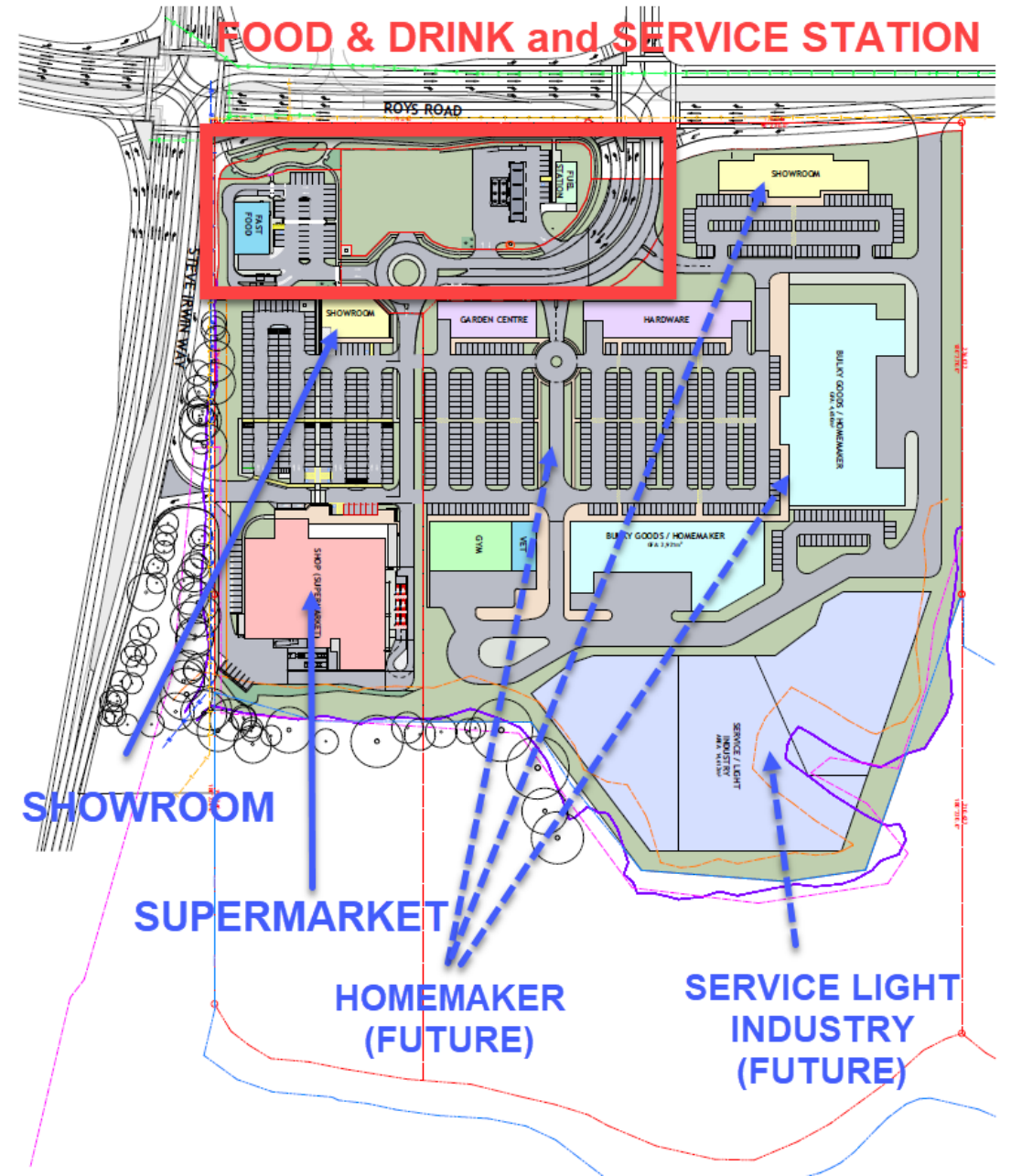
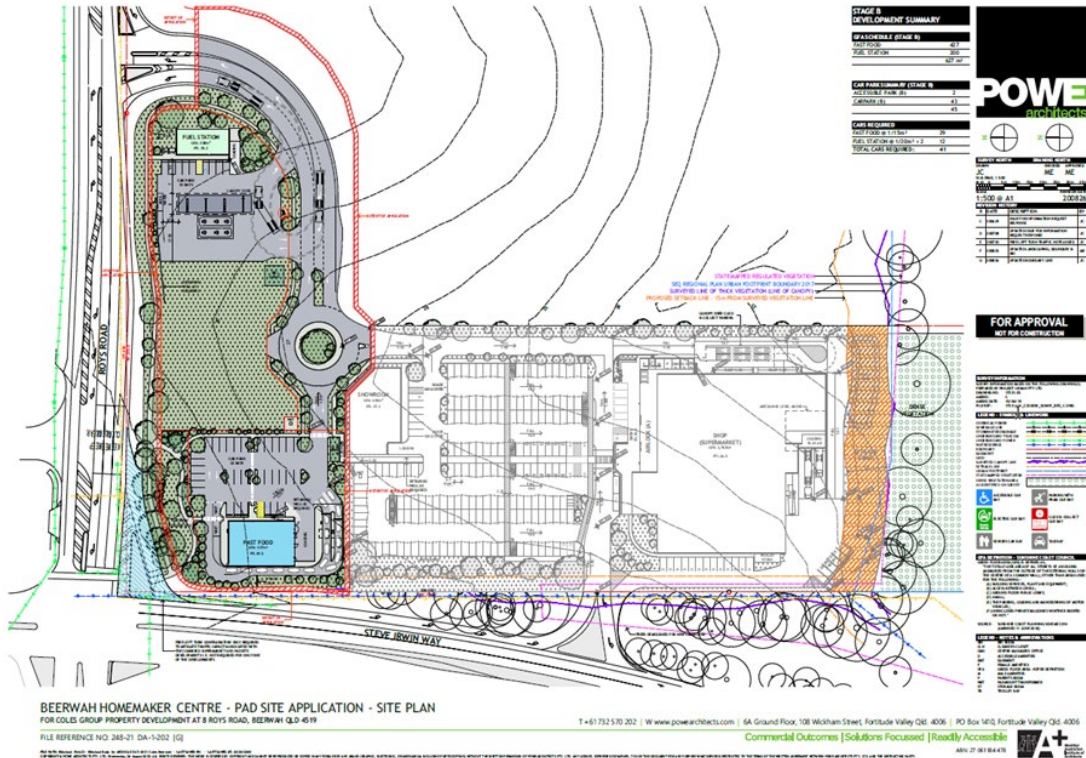
- Significant conflict with Council's strategic vision for economic development, regarding **activity centres** and **industry and enterprise areas**
- Proposal would create **new retail centre** outside of Beerwah Major Regional Activity Centre and would **fragment and undermine existing centre**
- Proposal would result in **significant loss of industry zoned land** (>11 hectares)
- Premature application - Proposal will impact on the planning and delivery of centres within the **Beerwah Major Development Area** which is currently being planned
- Planning, economic or community need - **No demonstrated need** for additional full-line supermarket and homemaker centre that would justify impacts on Beerwah activity centre and loss of industry zoned land

## Submissions

- 41 properly made submissions (31 opposed and 10 in support)

# Application (MCU19/0270) – Service Station and Food and Drink Outlet

Seeks Development Permit for Material Change of Use to Establish a Service Station and Food and Drink (high volume convenience restaurant)



# Application (MCU19/0270) – Service Station and Food and Drink Outlet - Key Assessment Considerations

## Conflict with *Sunshine Coast Planning Scheme 2014*

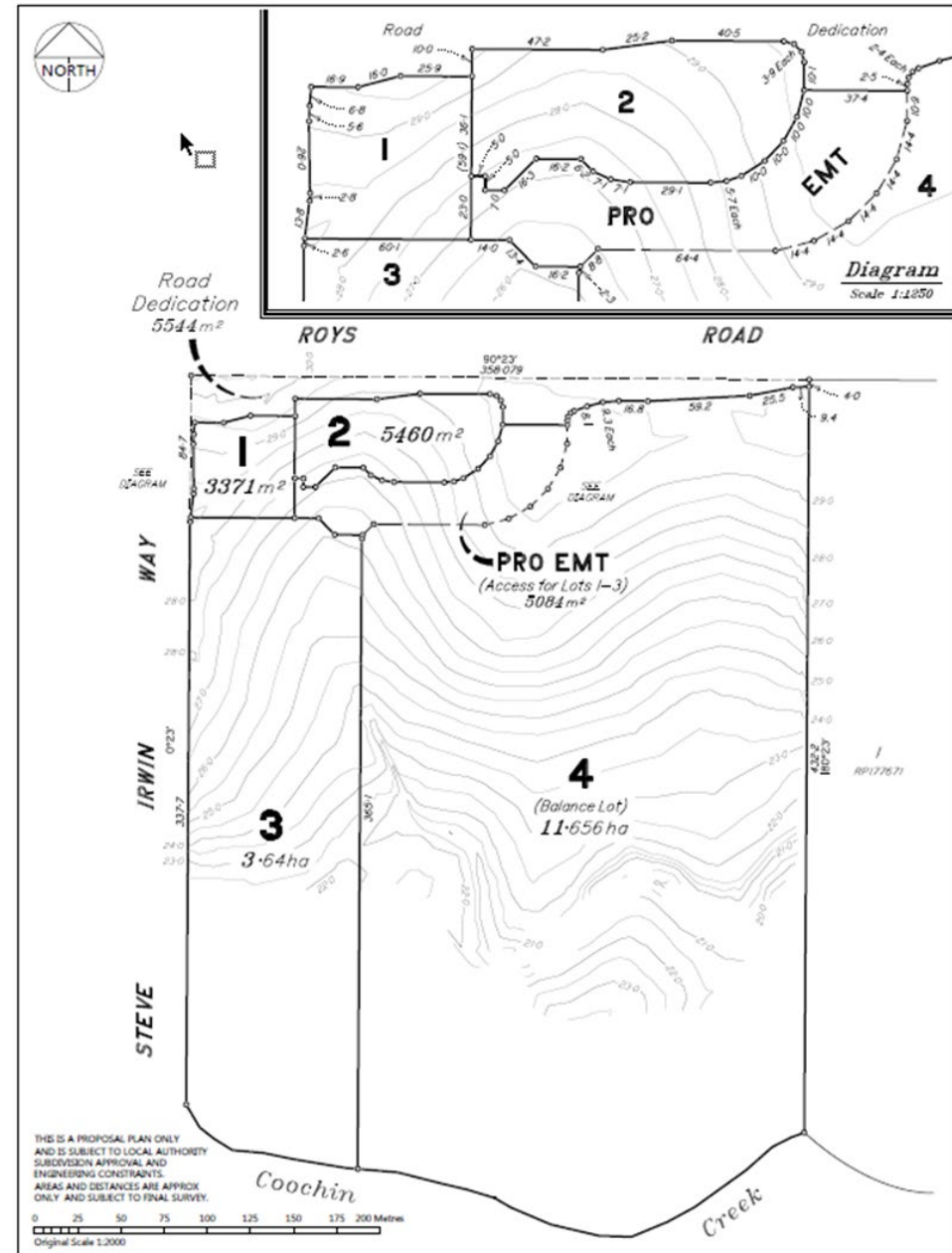
- Due to its size, scale and intended function, the proposed Food and Drink Outlet would represent an **unwarranted intrusion** of a **business activity** into an **identified Industry and Enterprise Area**
- The size, scale and design of the proposed development would **undermine the ongoing preservation** of the remainder of the site for **future industrial development** and would likely frustrate the full potential of the Beerwah industry and enterprise area being realised

## Submissions

- 9 properly made submissions (all opposed)

# Application (RAL19/0118) – Reconfiguring a Lot

- Development Permit to Reconfigure a Lot (4 Lots into 4 Lots and New Road)
- Reflects development concepts in Applications 1 and 2
  - Lot 1 – Food and Drink Outlet
  - Lot 2 – Service Station
  - Lot 3 – Supermarket & Showroom
  - Lot 4 – Balance lot





# Application (RAL19/0118) – Reconfiguring a Lot - Key Assessment Considerations

## Conflict with *Sunshine Coast Planning Scheme 2014*

- The proposed layout **does not provide for**, and will **frustrate** the **future provision of, a range of lot sizes** to cater for a range of **medium and low impact industrial uses**
- The proposed internal lot and street layout **does not facilitate** the **orderly, efficient, and legible development** of the balance areas and provide for suitable development integration
- The proposal **does not protect, rehabilitate, and enhance ecologically important areas**, nor does it protect and establish **appropriate buffers** to waterways and native vegetation

# Recommendation

That Council REFUSE Application MCU19/0267, Application MCU19/0270 and Application RAL19/0118 relating to land situated at Roys Road, Beerwah for the reasons detailed in the report titled “Development Applications for Coles Beerwah – Roys Road, Beerwah” for the reasons outlined in the report

Thank you.



See Council's website for further details  
[www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)