

A small shopping centre for the southern entry to Eumundi?



A Development Application (MCU22/0052) for a *Material Change of Use* for a shopping centre by Eumundi Holdings Pty Ltd – Project Urban on behalf of Altum Constructions – was lodged on 24 February 2022 with SCC, visit: www.developmentn.sunshinecoast.qld.gov.au.

The subject site is at 10 Memorial Dr Eumundi and described as Lot 30 on SP284913, a property owned by parties previously well known for their Eumundi strawberry farm business. An earlier *Material Change of Use* was approved and is intact for a service station. Under the Sunshine Coast Planning Scheme the total site is included within the Rural Zone.

The proposal is subject to impact assessment against the applicable planning provisions, which means the application is also subject to public notification. Individuals have an opportunity during public notification to register their views for or against this *Material Change of Use*. In time there is also an opportunity for individuals who have lodged a submission to lodge an appeal on whatever council decides on the development application.

Altum Director Rob McCready and his wife Leigh McCready are Verrierdale residents, together with their four children, dog, chickens and guinea fowls. Rob says he and his business partner Alex Rigby are proud of their reputation for developing high quality and sustainable commercial and residential projects across the

region. This includes the recently completed Parkridge Noosa project which won National Best Project in the Australian Institute of Horticulture Green Space Urban award.

“We want the design of this project to reflect the village nature of Eumundi and be a natural entry statement to the town while also complementing the existing service offerings within the town. We have no firm views of what other specialty stores may become part of this project so our engagement program will involve listening to local residents about what retail offerings they would like to see,” said Rob.

Alex is also a long-time Sunshine Coast local, growing up in Marcus Beach close to Peregian Beach where the Altum Property Group office has been for 15 years. “I have watched how the local corner store at Peregian has progressed over the last 40 years. It struggled initially, then as people’s needs expanded it could no longer cope. The White’s IGA was added and the design reflects the beautiful coastal environment and is now seen as essential infrastructure for the beach catchment and a significant employer of younger people,” he said.

The application makes a case that there is insufficient developable land within the Eumundi Local Centre to accommodate the proposed development, which is outcome intended under the planning scheme; that there is strong demand and economic need for the proposed development; that there is a strong community need for the proposed development; that there is a planning need for the proposed development; that the design and location is sympathetic and compatible to the existing character of Eumundi; that the proposal offers substantial community benefits; and that the impacts of the proposal are generally positive and of benefit to Eumundi and the wider community.

The proposed shopping centre comprises a 1200m² GFA (gross floor area) supermarket and 272m² GFA specialty retail. The buildings



Envisioned view from Eumundi Noosa Rd

are split into two built form components with a 1300m² GFA building accommodating the supermarket and one shop, and a 172m² GFA building accommodating two shops, public amenities and cleaners' storage. The buildings are setback 6m from the street frontages. The proposal maintains a low-rise built form with a maximum height above finished ground level of about 6.5m. The buildings are intended to provide for a built form that interprets and articulates a localised response to Eumundi's built form character.

The site entry and exit is proposed to be from Memorial Dr, comprising the site access arrangements previously approved for a service station (MCU17/21). A total of 76 car spaces including 1 disabled space, 10 motor bike spaces and 12 bicycle spaces are provided. Service vehicle parking and manoeuvring is included.

Substantial landscape strips are envisaged by the developer for street frontages. These landscape areas will assist in softening the built form of the proposed development, provide scenic amenity benefits, and contribute to a sense of entry to the town which is not currently achieved with the open grass paddock. More than 10% of the development area is planned to comprise deep planting. The proposed landscaping will comprise large shade and medium trees and screening shrubs.

The development application lists long-term benefits such as convenient and easily accessible

supermarket facilities, improved shopping choice and additional local employment opportunities with net operational employment benefits in the order of 44 direct employment opportunities and 10-12 indirect employment opportunities. The site location out of the town centre is cited as a benefit for residents who can access convenience goods without the congestion that can arise in Eumundi due to the very welcome visitors at the Eumundi markets.

Eumundi Voice readers are encouraged to consider reviewing the online documentation. This may be daunting as the documentation is of necessity complex, so it is recommended to allocate a couple of viewing sessions. The process of approval or not and the settling of any appeals can be lengthy.

Regarding the project's timeframe, Altum directors are keen to begin meeting with residents and business operators to fill in gaps in information, discuss possible timelines and receive feedback and suggestions from Eumundi, Doonan and Verrierdale community residents in particular. A formal community engagement process will continue through to the end of 2022, followed by the design refinement and final approval process with SCC.

"We hope to commence construction in 2023 and we are aiming for a completion date during 2024," concluded Rob.