

The background is a solid teal color. At the top, there are white line-art illustrations of a beach and hills. The beach is represented by a series of wavy lines, and the hills are represented by a single, smooth, rounded curve.

Yaroomba Beach

A world-class destination for all

Yaroomba Beach – a world-class destination for all

Yaroomba Beach is seeking approval from Sunshine Coast Council to build a sustainable coastal village that will provide significant public benefits. The application has been carefully shaped by Council's vision and strategies along with community feedback to create a place that is celebrated and shared with everyone.

There is no other destination quite like Yaroomba Beach. Located five minutes from the airport, this unique 19 hectare site is the last designated coastal Tourism Focus Area to be developed on the Sunshine Coast. Yaroomba Beach will preserve and celebrate the surrounding subtropical coastal landscape and create a \$900 million world-class destination for locals and visitors to relax, enjoy and connect with nature.

The centrepiece of Yaroomba Beach is the 5-star international The Westin Coolum Resort & Spa - the first 5-star hotel built on the Sunshine Coast in 30 years – which will bring conferences and events back to the coast, boosting tourism and providing significant jobs for locals.

A substantial \$120 million annual contribution will be made by Yaroomba Beach to the local economy, from the coast to the hinterland, supporting the key sectors of tourism, agriculture and the Sunshine Coast airport.

The village heart will be a place where boutique retail, cafes, bars and restaurants are surrounded by lush parkland and three kilometres of landscaped paths, with majestic Mount Coolum as a backdrop. On-site ecotourism experiences, arts and cultural events in the park, public access to the beach and reinstated surf lifesaving patrols will enhance the amenities to the community.

Over three hectares of land, comprising of parkland, pathways and retained vegetation, has also been gifted to the Sunshine Coast Council and community. It will be maintained to the highest standard at no cost to Council.

These significant public benefits will be complemented by a variety of new housing and apartments that will add to the village atmosphere of this local and international destination.

Yaroomba Beach will be a world-class destination for all.



Alfresco dining area across the 6000 square metre public park



Cafes and retail of the new coastal village and 5-star The Westin Coolum Resort & Spa

Delivering on the Sunshine Coast Council’s vision and strategies



Aligned with Council’s vision
Yaroomba Beach aligns with three of Council’s Regional Economic Strategy’s high-valued industries:

Tourism, sports and leisure
Yaroomba Beach will deliver The Westin Coolum Resort & Spa and activate arts and cultural events in the precinct.

Agribusiness
The Westin will adopt a paddock-to-plate philosophy that will support local meat, fruit, vegetable, seafood and flower producers across the Sunshine Coast.

Aerospace industries
Council’s significant investment in the airport expansion will be supported by The Westin providing international branded luxury accommodation, incentivising airlines to commit direct routes to the Sunshine Coast.



5-star tourism
Yaroomba Beach will satisfy the Council’s economic development key concepts that call for “competitive and attractive tourism focus areas” by bringing The Westin to the Sunshine Coast, building the first integrated 5-star international resort with conference facilities on the Sunshine Coast in 30 years.



World-class sustainability standard
Yaroomba Beach is targeting a world-class standard of a 6 Star Green Star community rating, and Advanced Ecotourism Certification, spearheading the Council’s vision to be Australia’s most sustainable region.

THE WESTIN

COOLUM
RESORT & SPA

A world-class resort in a unique location



220-room 5-star The Westin Coolum Resort & Spa



Conference and event facilities for up to 800 people



Two signature restaurants and a rooftop bar



Luxury day spa, gym and 50 m resort pool



148 serviced apartments designed to The Westin standard



Part of the Marriott International hotel group with 100 million members in its worldwide loyalty program



The Westin Coolum Resort & Spa lobby and pool area



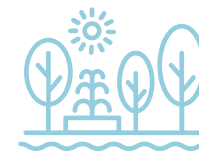
Boosting the Sunshine Coast economy and tourism

Yaroomba Beach will bring benefits for a wide scope of businesses throughout the Sunshine Coast.



90,000
new visitor nights a year

Driven by bringing conferences and events back to the Sunshine Coast.



\$900 million
investment

Investing in a world-class destination for all and generating significant ongoing jobs.



\$120 million
annual economic benefit

Across the Sunshine Coast from local traders in Marcoola to Coolumb through to the hinterland.



Delivering local jobs and training

Yaroomba Beach will create interesting, quality jobs so people can train, work and live locally.



360
new jobs at the site

Includes 260 jobs at The Westin, ranging from hospitality, landscaping, guest services and maintenance, to management and administration. Partnered with TAFE Queensland East Coast to ensure our young people are job ready and can work locally.



1400
total new jobs

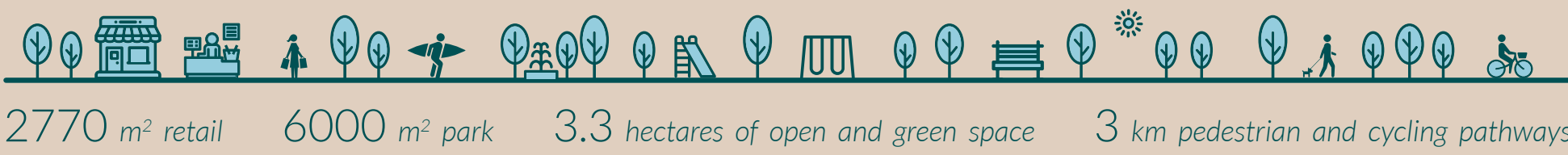
Both direct and indirect across a wide range of businesses, from the supply of local produce including beef, seafood and flowers to the hotel, to existing tourism experience operators, plus existing retail shops and eateries all the way from the coast to the hinterland.



440
construction jobs per year

Equal to \$26 million in wages per year over the construction period. Yaroomba Beach is committed to a Local Industry Participation Plan in order to maximise the involvement of local Sunshine Coast trades and suppliers.

Yaroomba Beach master plan



A place for everyone





A plan that meets Council’s vision and community feedback

The historical Hyatt approval of the Yaroomba Beach site is ten years old. The existing approval allows a gated housing estate and apartments up to four storeys. The revised Yaroomba Beach plan includes benefits for everyone – private and public – and will be a world-class destination for all, creating a positive legacy for the Sunshine Coast. There is a stark difference in benefits.



Existing approval

No public parking to access the beach	✗
No public parks or local amenities	✗
No 5-star international resort or conference facilities	✗
No significant tourism spend injected into the local economy	✗
Minimum job creation	✗
Ecotourism opportunity lost	✗
Total clearing of all vegetation on site	✗
100,000 m³ of imported fill required	✗
No sustainability rating achieved	✗



Yaroomba Beach

180 public car parks and direct access to the patrolled beach	✓
6000 m² of public park to promote arts and cultural events	✓
5-star The Westin Coolum Resort & Spa and conference facilities	✓
\$120 million annual boost to the economy	✓
360 new jobs on site, 1400 total new jobs across the Sunshine Coast	✓
Targeted Advanced Ecotourism Certification for the Resort and Coastal Discovery Centre and Trail	✓
10% retained mature vegetation and creating 3 km of pathways	✓
No imported fill required	✓
Targeted 6 Star Green Star community rating	✓

Minimising visual impacts

As per community feedback, the development will have minimal visual impact from key vantage points, protecting the natural views that currently exist:



From halfway and further up Mount Coolum, no buildings will rise above the tree line, ensuring an uninterrupted view of the ocean.



You will see absolutely nothing from the beach but natural vegetation. It is a key priority to preserve the northern beaches and the natural beauty that surrounds them.



Again, none of Yaroomba Beach will be visible above the tree line along David Low Way adjoining the site.



The view from Point Arkwright is also completely unobstructed, with no sign of Yaroomba Beach in sight.



Delivering for the Sunshine Coast

Two Development Applications are now being considered by Sunshine Coast Council:

1. Preliminary Approval for the Yaroomba Beach master plan
 - 220-room The Westin Coolum Resort & Spa
 - 148 serviced apartments
 - 757 apartments
 - 102 dwellings
 - 2770 m² village retail
2. Development Permit for Stage One including:
 - The Westin Coolum Resort & Spa
 - 148 serviced apartments
 - 16 dwellings
 - 2770 m² village retail
 - 6000 m² of park
 - Coastal Discovery Centre
 - Lifesaving amenities

The opportunity is now

Please visit our website and join our database for updates at yarombabeach.com.au

Phone 1800 771 600

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Public park looking back to the 7-storey 5-star The Westin Coolum Resort & Spa

