

# Keeping Watch

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## A MESSAGE FROM THE PRESIDENT

Well 2017 is turning out to be a very busy year indeed.

One of our biggest issues so far this year has been the Council's major amendments to our 2014 Planning Scheme (Round 3). Despite overwhelming opposition from the community to the amendments, Council voted to allow development on flood prone land at Twin Waters West and also to allow significant increases in building heights at Mooloolaba.

DW stood by Council some years ago in a court case to prevent the Twin Waters West site from being developed. Council won the case.

With Council's approval to develop the residual flood plain at Twin Waters West (which is also subject to tidal surge and is erosion prone), we are concerned for the cane land at South Coolum Road and also on the western side of the Motorway.

Council is currently working on Rounds 4, 5 and 6 Amendments and we have no idea what those amendments are. They could relate to any area on the Coast and it seems when consultation time comes around, they will ignore the overwhelming views of the community in any case. All areas on the coast are vulnerable to this abuse of our Planning Scheme. No-one will know what could happen next door or down the road from them.

These issues have resulted in the revitalization of our peak residents group, the Organisation of the Sunshine Coast Association of Residents (OSCAR). A new Committee has been elected. We will now have a united voice and we hope that Council and indeed, the State Government, will listen to that voice.

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**SYMPHONY BY THE SEA - 2PM SAT MAY 13<sup>TH</sup> - Details on our website**

**DON'T MISS IT!**

**NEXT DW MEETING – THURSDAY 1 JUNE 2017 - 6.30pm** Coolum Meals on Wheels, Santa Monica Avenue, Coolum Beach.

For those wishing to join, please access our website for payment options (\$10/year), Please complete a Membership Form. We rely on community support to continue our work and new members are always welcome.

Our volunteers work very hard and any donations are very much appreciated. For anyone wishing to donate please go to [www.developmentwatch.org.au](http://www.developmentwatch.org.au) for payment options.

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## YAROOMBA BEACH ... What can you envisage here



The law allows any developer to apply for a development which is outside the Planning Scheme. However, any new Application will be assessed under the current Planning Scheme and Council should only approve such a development if it is in the public interest. The “public”, in our view, first-up are the residents who have to live with the proposal.

Development Watch attended Sekisui’s Listening Point on the first day it opened. We also perused the proposal on their website. We have provided Sekisui with our feedback.

Apart from interfering with the scenic amenity of the area, a message will be sent to developers that they too can follow the same process and ask for an increase in heights in other parts of Yaroomba and Coolumb.

The current Planning Scheme allows for buildings up to 8.5 metres in height. Sekisui want buildings up to 24 metres - 3 times what is allowed.

The proposal is in stages and buildings higher than 24 metres could be sought at a later date for Stage 2.

The current approval allows approximately 350 dwellings on the site. Sekisui want over 1000 dwellings.

Sekisui had stated they would lodge their Application in early January. Then they said February. Now they are saying April.

Sekisui have refused our invitation to a Public Meeting prior to lodging their Application.

**Sign petition against building height increases at Yaroomba on our website [www.developmentwatch.org.au](http://www.developmentwatch.org.au)**



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## **BUNNINGS – AN APPROPRIATE ENTRY STATEMENT TO OUR TOWN?**



Court proceedings are on foot in relation to two of the Bunnings Development Applications. The first application (the largest) has been withdrawn. We will keep you informed as to where and when the Hearing will take place in case you wish to attend.

## **A SERVICE STATION AT THE SCHOOL ROAD ROUNDABOUT – YOU HAVE TO BE JOKING!**

A Development Application has been lodged for a service station at the Coolum Markets site on the corner of Yandina-Coolum Road and South Coolum Road. Part of the existing shops are to be demolished. We do not consider Coolum needs another service station and this is the worst place to put a service station right near the children's school crossing and in an area where children go to and from school both by foot and bicycle! Unfortunately, it will not be impact assessable so we won't be able to officially object. However, we recommend that anyone who is concerned should write to the Mayor, Cr Robinson and the State Government regarding this. Their contact details are on our website under "CONTACT".

We are also concerned as to what may go on the remainder of the site at a later stage eg. junk food outlets.

## **RELOCATION OF COOLUM COMMUNITY CENTRE AND LOSS OF MAGNIFICENT MELALEUCAS**

CRA attempted to resolve this issue without success. It relates to the relocation of a building that is a part of Coolum's history and the loss of some magnificent trees. In relation to community engagement, Council received only 21 submissions – 11 for and 10 against. This community engagement process was clearly deficient.

DW wrote to Cr Robinson and asked that he re-conduct the community consultation process to include residents of the wider Coolum central area so that he can obtain an accurate view of what the residents of Coolum want. We have never received a response.

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## **DO YOU OWN PROPERTY WITH A VIEW OF THE MOUNT COOLUM GOLF COURSE?**

A developer has attempted to do a deal with the Mount Coolum Golf Club in order to exchange some Golf Course land along Suncoast Beach Drive with some State owned land on the south western side of the course. A new Club was proposed to be constructed in Suncoast Beach Drive.

Council has recently stated it would not allow this but the Golf Club has stated in its latest newsletter that it intends to lobby the Council further. See our website [www.developmentwatch.org.au](http://www.developmentwatch.org.au) under "CURRENT ISSUES" for the newsletters.

In our opinion, the current position of the Golf Club is the best on the site with the beautiful view of Mount Coolum. It is higher up and catches the breeze and flooding is not an issue. We also believe residents views of the Course should be protected. Yes, the Club does need updating but perhaps they could think of others ways to do this eg. fundraising and/or working with its members and the local community to obtain discounted trade services etc. Perhaps the Council could be lobbied to provide Golf Courses, Bowls Clubs etc with discounted rates in order to preserve them - they are important facilities for locals and tourists.

## **PEREGIAN SPRINGS GOLF COURSE**

This Course has had a reprieve for hopefully 5 years with the developer now not proceeding with an Application to rezone the Course. However, the developer is still trying to rezone land adjacent to the course in order to develop it. When does it end!

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## **CLOSING COMMENT**

We fully understand people and businesses who benefit financially from development must make the most of the current economic climate. DW is not against development. However, we do not want development at any cost. Planning Schemes are there for a reason and ours is still in its infancy and should be respected.

If you know of a community group who would like to have a united voice, could you please ask that they join our peak residents group OSCAR.

Thankyou for reading our newsletter.

Development Watch is run entirely by volunteers.