

# Development Watch Inc

PO Box 1076, Coolum Beach, QLD, 4573



ABN 53 627 632 278

[www.developmentwatch.org.au](http://www.developmentwatch.org.au)  
[president@developmentwatch.org.au](mailto:president@developmentwatch.org.au)

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TO: Sunshine Coast Regional Council (Council)  
BY EMAIL: [planningscheme@sunshinecoast.qld.gov.au](mailto:planningscheme@sunshinecoast.qld.gov.au)

## NOTICE OF SUBMISSION

PROPOSED AMENDMENT TO THE SUNSHINE COAST PLANNING SCHEME 2014  
ROOFTOP USES

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### INTRODUCTION

Development Watch Inc. (DW) is an incorporated Association whose primary aim is to monitor planning and decision-making processes in an attempt to encourage respect for local planning and relevant State Government guidelines. We provided extensive input into the Sunshine Coast Planning Scheme 2014, all on a volunteer basis, and as a result of this input we passionately defend the primacy of the Planning Scheme.

Please note that on enquiry of Council as to whether this proposed Amendment would affect the Yaroomba Sekisui site or Palmer Coolum Resort, we received advice as follows ...

*“The Rooftop Uses amendment is not proposed to include land in the Emerging community zone. The amendment therefore does not apply to either the Yaroomba (Sekisui) site or the Palmer Resort site. The amendment primarily relates to the operation of the table of assessment for the Height of buildings and structures overlay and only effects land included in particular zones (as referenced in the Amendment Instrument and illustrated in the Explanatory Memorandum). The amendment does not apply to the Sekisui Yaroomba site and therefore does not have an effect on this site, regardless of whether the current proposed development applications were approved or not.”*

## SUBMISSION

### 1. Rooftop Uses Amendment – Generally

Rooftop uses, by their very nature, should be impact assessable –

- The privacy of penthouse owners or units that are on the same level or who have their own rooftop terraces could be affected.
- Noise from a rooftop use (especially if it is an outdoor area and patrons are consuming alcohol and music is being played) could affect adjoining or adjacent property owners (*Whether they are permanent residents and/or tourists*).
- Not all tourists would enjoy renting a property that was adjacent to a rooftop bar and this could negatively impact on tourism and/or the ability to rent certain units adjacent to the proposed rooftop use site.
- If the proposed rooftop use borders a residential area, noise could be a major issue for adjoining residents.
- Safety is a major concern and stringent guidelines in relation to the amount of alcohol consumed and adequate insurance should be considered.
- The usual rules of bathroom facilities and food to be consumed whilst providing alcohol would be applicable. Providing ablutions and/or kitchen facilities especially for existing buildings would be a major hurdle.

For the above reasons, we submit that Development Applications containing rooftop uses (both for existing buildings and for new buildings) should remain Impact Assessable.

### 2. Rooftop Use Amendment – Increase in Building Heights - Coolum

We object to any increase in building heights in order to incentivize the implementation of rooftop uses. Increases in building heights in District Centre Zones and Tourism Accommodation Zones should be impact assessable (as they are for any other development) for the following reasons –

- The approval of a rooftop use could result in penthouses and/or units (residential or otherwise) looking out onto and/or being adjacent to a rooftop use, thus having an adverse affect on the visual amenity of the adjoining property/ies. (*Note: not all properties in District Centre Zones or Tourist Accommodation Zones would necessarily be occupied by tourists but could be occupied by permanent residents*)
- If a proposed rooftop use in a District Centre Zone or Tourism Accommodation Zone borders a residential area, it could affect the visual amenity of adjoining residential properties.
- Including Coolum's District Activity Centre is inexplicable. The District Centre Zone Code (PS2014, Section 6.2.7) states in sub -section (1):

*“District centres are developed as well-designed, safe and visually attractive business, community and employment centres, predominantly in a low-rise building format.*

### 3. Rooftop Use Amendment - Areas contemplated

We note this Amendment relates to the following areas –

<b>Maroochydore/ Kuluin local plan area</b>	Principal centre zone Local centre zone (where adjacent to King Street) Tourist accommodation zone
<b>Mooloolaba/ Alexandra Headland local plan area</b>	District centre zone Tourism zone Tourist accommodation zone
<b>Coolum local plan area</b>	District centre zone Tourist accommodation zone

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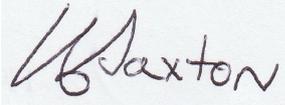
The reason for including Coolum in this proposed amendment is inexplicable, as is the exclusion of Caloundra. In the Coolum Local Plan Area, the areas proposed to be applicable for rooftop uses are the District Centre Zone and the Tourist Accommodation Zone. The building height overlay for the Coolum Local Plan Area shows that these two areas are limited to a 12 metre building height. We cannot imagine there would be any demand for a rooftop use/public bar on top of these buildings.

### 4. Conclusion

- A. As there is a 3-storey limit, Development Watch cannot see a rooftop use/bar being a useful addition to a future development in the Coolum District Centre Zone/Tourist Accommodation Zone.
- B. Including Coolum as the only area outside Maroochydore and Mooloolaba appears to be inexplicable.
- C. Due to the possible affects on the visual amenity of adjoining property owners, increases in building heights in District Centre Zones and Tourism Accommodation Zones should be dealt with under an “Impact Assessable” Development Application.
- D. Due to the possible affects of noise and loss of privacy on adjoining property owners, rooftop uses in District Centre Zones and Tourism Accommodation Zones should be dealt with under an “Impact assessable” Development Application.

- E. In the material provided to the public for the 'community consultation', no argument was provided to justify the need for the amendment on public interest grounds. By including the statement, "... the development sector ... generally seeks to maximise yield ..." [*Explanatory Memorandum, Section 6j*], Council seems to be pandering to the development industry by proposing this amendment.

Yours faithfully

A handwritten signature in black ink on a light blue rectangular background. The signature reads "Lynette Saxton" in a cursive, slightly slanted script.

Lynette Saxton  
President, Development Watch Inc.