

Development Watch Inc

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The Chief Executive Officer

Sunshine Coast Council

By Email: planningscheme@sunshinecoast.qld.gov.au

Dear Sir,

NOTICE OF SUBMISSION

SUNSHINE COAST PLANNING SCHEME 2014 (MAJOR ALIGNMENT AMENDMENT) NO 13 – SITE SPECIFIC AND OPERATIONAL MATTERS

Development Watch Inc. is an incorporated Association whose primary aim is to prevent inappropriate development in the Coolum area and to monitor planning and decision-making processes to ensure that all local planning and relevant State Government laws are properly adhered to.

We note the purpose of these amendments is to:

1. Amend the zones, overlays and/or precincts relating to a number of specific sites in the localities of Buderim, Chevallum, Dicky Beach, Eerwah Vale, Golden Beach, Kenilworth, Kunda Park, Landsborough, Little Mountain, Maleny, Mount Coolum, Pelican Waters, Witta, and Woombye;
2. Amend the zone and the Height of buildings and structures overlay for a number of specific sites relating to **Educational establishments, Retirement facilities and Residential care facilities**, in locations across the planning scheme area;
3. Reduce the number of building height increments in the Height of buildings and structures overlay, which applies to the entire planning scheme area, which will result in minor changes to the applicable building height limit for certain sites; and

4. Address other operational matters to improve the clarity and efficiency of the planning scheme.

With these purposes in mind, we make the following submission.

A. ADDITIONAL SMALL LOT RESIDENTIAL AREA - MARAKARI CRESCENT, MOUNT COOLUM

This land is zoned rural and part of the land encroaches on the Maroochy River Flood Plain. The site is close to Coolum Creek, a tributary into the Maroochy River.

The previous owners of this site lodged an Application to Override the Planning Scheme in 2003. That Application was withdrawn in 2006.

The new Sunshine Coast Planning Scheme which was launched in 2014 did not include any rezoning of this land.

If this were to be approved, it would create a precedent and/or assist in the future development of other flood plains.

This land is not recommended for development under the new SEQRP and the proposed rezoning does not align with the SPP.

Council has provided no argument that these lots are needed.

Agreeing to a landowner's request for rezoning makes a mockery of Town Planning principles.

This rezoning, if approved, would most likely provide the landowner with windfall profits.

B. INCREASED HEIGHT LIMITS FOR AGED-CARE FACILITIES

In Council's presentation to Development Watch and others on 3 August 2018, Council stated these increased height limits were as a result of:

1. Submissions received in 2012 during the public consultation on the Draft SCPS (launched in 2014); and
2. Recommendations by Council's Architects.

Mount Coolum Aged Care Facility

Council has provided no logical argument for increasing height limits for the Mount Coolum Aged Care facility from 8.5m to 12m.

No need has been demonstrated.

To our knowledge, Estia Health do not have a long waiting list for their facility.

Council has stated ...

*“some sites were only considered appropriate for a 12 metre height **and** “some were retained at 8.5 metres, where amenity, view lines or character were relevant considerations.”*

This area is described by Estia Health on its website as –

.... a facility located in a beautiful setting with natural bushland views and nearby beaches ... with enclosed gardens nearby scenic beach tracks providing opportunities for gentle exercise and enjoying the outdoors.

Buildings to a height of 12 metres will be out-of-scale and character compared to adjacent residences and **this is a relevant consideration that Council has ignored.**

The only height limit over and above 8.5m for residential of any sort in the Mt Coolum area is the approval given in 2005 for beachside land at Yaroomba. This approval was granted as a result of an Application to Override the Planning Scheme.

The latest approval for the same Yaroomba site is likely to be the subject of a Planning and Environment Court Appeal (of Council would be well aware). Any increases in height for residential properties of any kind in this area could affect the outcome of this Appeal and should not be considered until the Yaroomba Application has been dealt with by the Court.

St Mary’s Aged Care Facility

Similarly, the St Mary’s Aged Care Facility is surrounded by low-rise residential and it would be out of character to have heights increased from 8.5m to 12m for this site.

Again, no need has been demonstrated.

C. INCREASED HEIGHT LIMITS FOR SCHOOLS

Coolum State School, Coolum State High School and Coolum Christian College

Council has provided no logical argument for increasing the height limits for the Coolum State School, the Coolum State High School and the Coolum Christian College.

Any State owned schools should only have height limits increased as and when the need arises. The State has the authority to increase heights on an individual needs basis in relation to State schools.

Again, should a particular private school require an increase in height, due process should follow by way of an Application to Override the Planning Scheme at which time a need would have to be demonstrated.

We do not believe it is Council's role to facilitate a blanket height increase for State or privately owned schools.

CONCLUSION

For the reasons stated above, Development Watch opposes these Planning Scheme amendments in so far as they relate to –

1. Rezoning land at Mount Coolum and the development of part of a flood plain;
2. Increasing building heights for privately owned Aged Care Facilities, namely Mount Coolum Aged Care Facility and the St Mary's Aged Care Facility;
3. A blanket increase of building heights across the Sunshine Coast.

We therefore urge Council and the State Government not to give these amendments their final tick of approval and instead recommend that any increases in height follow due process namely, an Application to Override the Planning Scheme where a need is required to be demonstrated.

Yours faithfully



Lynette Saxton
President, Development Watch Inc.