

# *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)

---

5 July 2021

To: The Chief Executive Officer  
Sunshine Coast Regional Council  
**BY EMAIL**

## NOTICE OF SUBMISSION

Application No: MCU21/0030  
Proposal: Development Permit for Material Change of Use of  
Premises to Establish an Undefined Use (Agri-Food &  
Tourism Centre)  
Street Address: 39 Barns Lane COOLUM BEACH  
Real Property Description: Lot 102 SP 161821

---

Development Watch Inc. (DW) is a volunteer community group whose primary focus is advocating respect for the Planning Scheme for Coolum and surrounding areas.

In relation to this DA, DW has, at the instigation of the developers, met with Jason Grant, Helen Grant and Jonathon Leishman, on several occasions. We thank the developers for taking the time to meet with us.

At these meetings concept plans of the proposal were presented to DW. Based on these concept plans, DW provided a letter of support as we believe this type of development, if viable and sensitive to community and tourism needs for Coolum, would be an asset to the town.

The developers also advised DW and its members that once an approval is in place and builders are ready to go onto the site, they will be purchasing the property from Bunnings Group Ltd. This was reassuring for DW as Bunning Group Ltd had, for many years through the courts, pushed for development outside the Planning Scheme. DW was a party to some of these court cases and were relieved when a Supreme Court Appeal finally found against Bunnings Group Ltd and the matter was put to rest.

One area of particular focus for DW in the court cases was the provision in the Planning Scheme which stated that the **Coolum West Gateway precinct** provides for, amongst other things:

- *buildings to be set within well-landscaped grounds;*
- *car parking located behind the buildings and not visible from the Sunshine Motorway and the Yandina-Coolum Road which forms the main entrance into the township.*

The only additional comments DW would make –

1. Any approval needs to ensure that the proposal has the best chance of viability. We note some buildings have a westerly aspect – this could prove a problem in summer, especially when air conditioning is not being installed. We would hope this does not lead to the development's ultimate demise.
2. The developers did indicate to DW they would install a windmill at the entrance to the development – this seems to have been replaced with a building in the actual development of 12 metres in height with signage thereon. Whilst we accept there is provision in the Rural Code to allow for this height, this would presumably be for buildings to cater for large machinery, grain silos etc. There needs to be a demonstrated need for this height in this particular instance.
3. Any existing vegetation buffers must be retained.
4. Traffic issues and stormwater management need to be appropriately managed and/or dealt with.
5. It is important to DW that any approval for this rurally zoned site is not ultimately a catalyst or stepping stone for a change in zoning to commercial, light industrial or residential. If this venture fails, the site must again be assessed against the Rural Zone Code.

Apart from the above comments, DW supports the concept for this site and will rely on Council and SARA to assess the DA accordingly.

Yours sincerely,



Lynette Saxton  
President, Development Watch Inc.