



Spring 2025 Newsletter

Welcome

Welcome to the Development Watch Spring Newsletter. It been a busy time for the committee and its members since our last quarterly meeting in September. DW has made comprehensive submissions to:-

- 1) The Sunshine Coast Council in relation to the draft Planning Scheme 2025,
- 2) The State Government through Economic Development Queensland regarding the draft Masterplan for the Gateway Precinct at the Airport,
- 3) Assisted the Sunshine Coast's peak residents group, OSCAR with a court case objecting to an appeal from a developer to build a substantial service station and fast-food outlets on flood prone cane land at Pacific Paradise,
- 4) Made several submissions on behalf of its members and community in relation to specific impact and code assessable developments across the Coolumb/Northshore area.

Further details on these submissions are summarised below. The full submissions can be viewed on our website.

DW remains committed to ensuring the community has a voice and will speak out on behalf of its members to ensure inappropriate development is called out. In particular DW does not support high rise developments or building on flood plains.

Membership and support

DW maintains a strong and committed membership base and we appreciate that everyone is busy with their own lives, family commitments and balancing budgets. But we do live in a beautiful place and it is worth protecting. We encourage anyone wanting to become a member and reach out and join, and where they are able to, contribute to our work. Membership application forms are on our website.

DW has not charged memberships fees for a few years now and we are currently looking at other ways to cover our costs through donations and the staging of events. After the huge Sekisui fight we remain solvent but would like to have at least some funds to engage specialist advice, cover any legal costs, forums, venue costs etc. An annual budget of around \$500-\$1000 is sufficient for this purpose. All committee members volunteer and give their time freely to support our community.

Any donations towards our work would be greatly appreciated. Details are on our website.

Projects and Submissions

Sunshine Coast Planning Scheme

DW supported the proposed 2025 Sunshine Coast Planning Scheme but requested several changes to it. After the current consultation phase Council officers will review all submissions and make a recommendation to a future Council meeting on its adoption. If this progresses, Council will then seek the approval of the State Government (Minister Jarrod Bleijie) for formal approval. This is expected to see the current 2014 Planning Scheme in place for at least well into 2026/27.

DW supported the Plan's vision and the concept of the Sunshine Coast being a Community of Communities. There are 18 distinct Local Area plans across the Local Government area supporting the Planning Scheme.

A number of Sunshine Coast community groups had issues with dwelling density increases in some areas particularly around Kawana. DW has requested Council to review downwards dwelling numbers to align with the South East Regional Plan. We did however support the "Gentle Density" approach for both the North Shore and Coolumb-Peregian Local Plans. This typically kept building heights the same as the 2014 Planning Scheme but with only very minor modifications in some very limited areas.

DW also raised issues with infrastructure delivery, transport, need for better master planning, clearer building definitions and better compliance monitoring of building approvals. The full submission is on our website.

Sunshine Coast Airport- Gateway Precinct

Economic Development Queensland (EDQ) (part of the State Government) called for submissions on the draft master plan for the Gateway Precinct of the Airport.

The Plan covers the terminal facilities, parking, public space and commercial activities including office space, a hotel, shops and service/educational facilities.

In general, the master plan is a forward-thinking vision for this particular component of the Airport. We supported components of the plan but raised very real concerns about the 10-storey building height for a 250-bed hotel and office building, various traffic congestion issues, transport linkages, interface and building setbacks, and opportunities for better flood mitigation. The full submission is on our website.

The various submissions will be reviewed by EDQ and formal approval then sought from Minister Jarrod Bleijie. It is the responsibility of the Sunshine Coast Airport (private lessee of the airport site) to implement the plan over a 10-year period with the upgraded terminal facilities being an early stage for development.

The next stage of public consultation will be over Precinct 5, an area west of the current Marcoola village and adjacent to the old runway alignment. DW will be actively involved in this. We already raised concerns in our original consultative submission about any 10 storey developments, traffic impacts and possible large DFO type retail outlets. Master planning by the airport over this area is expected to commence in the next 18 months.

Pacific Holdings (QLD) Pty Ltd Court Case- major service station and food outlet on flood plains

DW was originally a co-respondent to an appeal by the developer against the Council's rejection for the construction of a substantial BP service station and fast-food outlet on ex cane lands that are flood prone at Pacific Paradise. DW unfortunately had to withdraw from the case due to resourcing issues but supported OSCAR as it remained a co-respondent with Council.

Various expert witnesses called during the hearing included specialists in flood/environmental modelling, transport planning, amenity and economic benefit. The case went for seven days in Brisbane and his Honour Judge Williamson KC recently handed down his decision rejecting the appeal. This was great news for the local community and reinforces DWs position of railing against building on the flood plains. We thank OSCAR and in particular its President Melva Hobson for her very valuable contribution to the hearing. The full decision is on the Planning and Environment Court website for those interested in reading the Judge's full 81-page decision.

Various MCU application issues:-

Transport Depot 252 Yandina Coolum Road Coolum Beach.

DW formally wrote to Council objecting to MCU 25/0028 wherein the applicant wanted approval to establish a crane storage and transport depot on land near the roundabout at the junction of the Sunshine Coast Motorway and Yandina Coolum Road Coolum Beach. Our objection was in relation to the fact the area is zoned rural and is at the gateway to Coolum. Visual amenity was a very real concern as well as likely increased traffic congestion at the "high risk" Coolum roundabout. The owner has been using the site in part, for storage already and we have encouraged Council to review this use.

Barns Lane Precinct

DW originally supported an application a number of years ago for the owner to develop an agri-business and markets on land in Barnes Lane between the Motorway and the Coolum State School. The project has changed in scope a number of times and is now somewhat different to the original application. Based on information contained in the application DW has withdrawn its support for the increase in commercial activity and associated developments. It has called on Council to closely review the application based on its rural zoning.

Specific projects

- 1) DW has made various submissions to Council raising concerns with projects in Coolum, Point Arkwright and Yaroomba. These relate to various issues around scope, insufficient setbacks, access to sites, screening/protection of view and loss of amenity for existing residents. We continue to work with Council officers on some of these matters.
- 2) A particular concern raised by members is the lack of access to information when developments are "Privately Certified". Our recourse is only through the Queensland Building and Construction Commission, the responsible State Government entity overseeing the private certification process. We will consider taking these matters up with the QBCC.
- 3) Air B&B. An emerging issue is the nuisance caused to local residents from people partying outside of hours at short term accommodation facilities across the area. DW has spoken to our local Councillors and we will continue to monitor the situation but importantly work with Council on solutions. Part of which could be clear identification of sites and contact details of owner/managers to direct complaints to and/or police intervention. Watch this space.

Next General Meeting of Development Watch

The next General Meeting for Development Watch and last for 2025 will be 4 December at the Yaroomba Meeting Place, David Low Way, Yaroomba. All members and interested individuals are welcome. In the meantime, if you have any issues please contact us through our website.

Thank you

Brian Anker

President