November Edition Newsletter 2026

Welcome to the Spring/Summer Edition of Development Watch's (DW) Newsletter. As a not-for-profit community group, we strive to ensure that the Sunshine Coast Planning Scheme is upheld, that inappropriate development is called out and that the region's liveability is maintained for existing and future generations.

We are proud of our achievements and of our good working relationships we have with other groups and associations across the Coolum and Northshore area. DW also prides itself in being honest and professional with our Council, the State and Federal Governments and industry in all our dealings including the making of comprehensive formal submissions, attendance at policy forums and negotiations and mediations with the development industry.

We strive to fairly represent our members and act both through advocacy and when needed, court action to safeguard the wonderful place in which we live, work and play.

We encourage all our members and supporters to work with us in our common goals.

OUR ANNUAL GENERAL MEETING

DW's AGM was held on 20 August 2026 at the Yaroomba Meeting Place. At this meeting we elected an executive committee comprising: President (Brian Anker), Vice Presidents (Richard Payne and Lisa Derwent), Secretary (Rosemary Watt), Treasurer (Judy Huntress), Legal Officer (Lyn Saxton), Engagement Officer (Karen Mork), Project Officer (Ian Spence) and ex officio support (Brian Raison).

We have been lucky as a community to have such dedicated people on our committees over the many years of operation.

PROJECTS UNDER SURVEILLANCE

As of the date of this newsletter there are several developments mooted or applications lodged that causes our community some concern. These are listed below together with the action being taken by DW. We do however strongly encourage all residents to keep abreast of developments in their neighbourhoods that have the potential to negatively impact on them. In this regard, please keep across DW's Facebook and Web pages and visit **developmenti**, the Sunshine Coast Council's development portal for detailed information on each development application lodged.

Airport Development- Precinct 5 (State Government Priority Development Area) DEV-2026-SCA-5330



The masterplan for the airport's Precinct 5 (Northern sector along David Low Way) is now officially open for public consultation. It closes on 3 December 2026 and will be formally assessed by the State Government. The decision of the Deputy Premier will be final.

DW is very concerned about the over densification of the proposed development which is mooted to include a 10-storey tourist resort, up to 10-storey holiday accommodation facility, residential and retirement complexes, bars and restaurants. Major concerns include traffic congestion, flooding, limitations on future aviation industry expansion and impact on local businesses together with adverse impact on scenic amenity especially the Mt Coolum vista.

It must be appreciated that this is airport land held in trust on behalf of the community. It is not a licence to make undue profit on behalf of the airport lessee (remember the former Council granted this group a 99 year lease over the entire site).

Our local divisional Councillor Cr Taylor Bunnag has also expressed his strong personal views on this project. We thank him for his position.

Marcoola Community Group is hosting an Airport North Community Forum to be held on Thursday 19 November at 7pm at the Surfair Conference, Wedding and Event Centre. This will be the main event in the middle of the consultation period which closes on 3 December. Come and listen to expert analyses of the reports, ask questions and have your voice heard. Register at https://www.eventbrite.com.au/e/airport-north-community-forum-tickets-2004539310037

There will be other opportunities and events where information can be obtained and questions asked. If you would like any further information or to discuss the matter, feel free to email marcoolacommunity@gmail.com

Retirement Village - South Coolum Road. MCU26/0278



In our view why would a developer want to build over 800 retirement homes on flood-prone rural land between South Coolum Road and the Sunshine Coast Motorway? The site in the past has been referred to by locals as “Coolum Lakes”. It goes under metres of flood waters in rain events!

The developer, Qtopia Developments Pty Ltd & Coolum Property Pty Ltd as Trustee for Coolum Property Trust C/- Urbis Pty Ltd, formally lodged its application to Council on 9 October 2026 with some supporting documentation.

Since that time Council officers have reviewed the application and rightly so have sought information further from the applicant. The application is not yet open for formal submissions from the public but DW has made its views known to Council, local and State members and the Deputy Premier (Minister for Planning).

DW has also been interviewed by the ABC Radio and the Coolum Advertiser on the topic.

We are against the development on a number of significant grounds including:

- land zoned rural
- specific flood overlays and flood plain siting
- loss of scenic amenity
- significantly increased traffic congestion and
- fill haulage impacts if the project was approved.

We support affordable housing but it has to be in the right place. This is the wrong place.

Crane Storage and Transport Depot near Coolum Roundabout at Yandina Coolum Rd

DW made a formal submission to Council objecting to this development on several significant issues including, being located on flood-prone land, being in a Rural zone, having negative impacts on the visual amenity of the area including and importantly the site being in the lead-up to the "gateway" to Coolum, a tourist town.

Council rejected and we believe correctly, the application. The developer AMAC Property Group took action and appealed Council's decision in the Planning and Environment Court. DW joined the Court process as a Co-Respondent with Council. We strongly objected to it being located on the site when other sites across the Sunshine Coast region could have been considered.

After several pre-meeting and Court procedures the applicant has withdrawn from the court case and Council's rejection of the original application stands. This is a good result for Coolum.

Yaroomba Beachside - Dennis Family - David Low Way

The first release of this stage of Yaroomba Beachside residential community was slowed mainly due to inclement weather during the bulk earthworks phase. We have reached out to the company for a fuller briefing and hope to bring this to you at a future update.

We understand the first land release, comprising about 50 home sites immediately to the east of David Low Way, will be available to buyers in the first half of 2027 with construction of individual houses by owners after that time. Currently, road and allotment forming and site services such as water, stormwater and sewer pipes are being laid. Landscaping will follow.

The site will be managed by a body corporate arrangement with access to resident only facilities such as a pool and pickle ball court. The man-made lake immediately to the east of this stage will feature public assessable walkways and an access to the beach. It is understood the public will regain access to the existing beach pathway (north of the Yaroomba Meeting Place) early 2027.

The next phase of development is currently being assessed by council. Based on plans submitted to date the development will continue as a low-rise style of residential housing in line with the original expectations when Lend Lease owned the site. DW will of course continue to monitor developments.

Since the departure of Sekisui, we have had a good and workable relationship with the Dennis Family Group, and we look forward to that continuing.

Shopping Centre and Hungry Jacks – 11 South Coolum Rd Coolum Beach MCU26/0093

SCR Projects Pty Ltd applied to Council to establish a shopping centre on the former building equipment hire site north of Woolworths on South Coolum Road. The development proposed shops, a 24/7 Hungry Jacks and other space for indoor sport and recreation. Many objections were made by the local community. These objectors would already have received from Council advice that the developer is amending the project. The Hungry Jacks component has now been deleted, and the developer has replaced that component of the development with a day care facility. Due to this change the application is now only “code assessable” by Council.

Council however is aware of the community’s concerns relating to other matters including traffic congestion, stormwater management and pedestrian traffic through to the State school.

DW will continue to monitor the developer’s responses to Council’s ongoing requests for information.

We will keep you informed as this matter progresses.

Arcoona Road Camping and Caravan Park MCU24/0059

The land owner of a parcel of land on the Southern side of Yandina Coolum Road, Yandina Creek has made application to Council to establish a camping and caravan park near the

private school. The site's entry is from an unformed section of Arcoona Road and will effectively make that intersection a four-way intersection from the current "T" intersection.

DW is not against tourist facilities in rural locations but has raised with Council assessors a number of matters including, bushfire, flood and environmental overlays as well as traffic impacts onto Yandina Coolum Road.

27-31 First Avenue, Coolum MCU26/0158

Whilst this DA was not impact assessable, DW did lodge a submission with Council raising concerns about the density of the development and the resultant impact on on-street parking which is already an issue in First Avenue particularly during holiday times.

Service Station-David Low Way, Pacific Paradise MCU26/0088

The developer Paradise Holdings Pty Ltd has reapplied to Council to establish a service station (nominally BP) on land to the west of the Sunshine Motorway and fronting the Bli Bli Connection Road (David Low Way).

The original application was rejected by Council and subsequently the appeal lodged by the developer against Council's decision was dismissed by Judge Williamson of the Planning and Environment Court.

The new application has reduced the scale of the development by dropping the fast-food element and the size of the fuel facility. The development remains a concern for the same reasons as DW's first objection to the development. That is: proposing to be built on floodplains (as well as tidal impact in the future), the site is zoned rural and has significant visual amenity values due to its location.

State Planning Policy (SPP)

DW made a comprehensive submission to the State Government on the draft SPP replacing the current 2017 policy. The SPP is a guide to Local Authorities, industry and the community in relation to planning matters and sets a higher order framework for how Town/Strategic Plans are developed and how development applications are assessed.

DW has raised several matters of concern with the proposed plan directly with the State including the fact that reference to "Climate Change" has been totally removed from the plan and also there is an expectation that councils will manage risk and prioritise development.

We have also written to Federal, State members, Councillors and Mayor and the Federal Ministers for Housing, the Environment and also Infrastructure.

We are aware that Council has also raised several issues with the State and we await an outcome of these deliberations in early 2027.

CONCLUSION

developmenti is Council's portal to access information on development applications lodged with council for approval. We strongly recommend members of the community access this site to keep abreast of property developments in their area.

New members mean a greater voice.

We all have on opportunity to participate in making our views known should we be concerned about specific development projects in our region. That is why community consultation is part of the assessment process. Make you voice count!

We encourage others to join DW. Membership Applications can be made on our website and in recognition of cost pressures on us all, membership is free for the coming year. Our resources are limited and we are very are appreciative of donations and attendance at our fundraising events (Music Trivia Night held annually)

Date Claimer.

We look forward to seeing you at DW members' meeting on Thursday 10 December 2026, 6:30 PM at the Yaroomba Meeting Place, David Low Way Yaroomba.

Brian Anker,

President, DW Inc.