

Keeping Watch



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DEVELOPMENT WATCH NEWSLETTER

MESSAGE FROM THE PRESIDENT

Following the AGM in February, I was elected President. The new Committee and I are committed to pursuing sound and sensible development in the Cooloom area.

Development Watch is not anti-development; our main objective is to ensure that proposals are consistent with the Maroochy Plan 2000 and other planning instruments.

Development Watch is participating in four court cases in the Planning and Environment Court.

The status of these cases is summarised below. We also await Council's decision of the Cooloom Beach hotel proposal and the United Petroleum redevelopment of their site on David Low Way.

The State election presents a new political environment and the forthcoming Council elections will see changes to our representatives at the local government level.

I look forward to a positive and productive year.

Marian Kroon



NEW COMMITTEE

At the AGM on Thursday 9 February 2012, a new Committee was elected for 2012.

President: Marian Kroon
Ph: 5446 5684

Vice-President:
Narelle McCarthy
Secretary: Helena Lloyd
Treasurer:

Karen Robinson

General Committee:

Membership Secretary:

John Hare

Publicity: Julie Failor

'SYMPHONY BY THE SEA'



This popular event will again be held in Cooloom at the Civic Centre. Due to the popularity of the Sunshine Coast Orchestra, the only date available for us is Saturday 14 April 2012. **Volunteers are required** to help make the event a success. If you can volunteer to distribute posters or sell raffle and event tickets please contact Brian Raison. We are extremely grateful to Pam Walpole who has donated a superb painting as the major raffle prize.

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Aims and Objectives

Development Watch aims to:

- Prevent inappropriate development in the Coolum district
- Monitor the planning and decision-making processes that affect our district to make sure that planning schemes and laws are being properly implemented
- Increase public awareness of important development issues that affect the long-term quality of life in our district
- Promote population growth management practices that will control the rate of growth in our district to acceptable levels
- Influence local economic development efforts towards local small businesses
- Work closely with our elected officials and Council staff to ensure the consequences of development proposals are accurately assessed
- Encourage greater public involvement in development issues by keeping our members and the general public informed about local government actions
- Encourage policies and planning practices that preserve or enhance the quality of life in the Coolum district for both residents and visitors.

Update on planning / development proposals

Development Watch is participating in four court cases at the Planning and Environment Court, supporting Council's decision to refuse inappropriate developments.

STOCKLAND v SCRC

Council refused a development application for 900 dwellings on the flood plain at Twin Waters West. Experts in Hydrology, Flora and Terrestrial Fauna are yet to provide reports. The Town Planning Experts will rely on these reports to a certain extent and will then produce their own report. The hearing could occur later this year.

SUNDALE v SCRC

Council refused a proposal to extend the Coolum Waters retirement Village over the adjacent football fields. Sundale appealed and experts from Council and Sundale will start meeting in April in an effort to narrow the issues in dispute. Marian, Susan and Brian attended Court in February for a review of the case. Mediation is planned for June and the hearing for August.

TGS v SCRC

Council refused an application for the construction of seven units in Cassia Ave, Coolum Beach. The planning scheme only permits a single residence or a duplex on this site. TGS has now proposed the number of units be reduced to six. We have to comment on this revised design and will reiterate our original objections. The hearing is set down for August.

SURFING WORLD v SCRC.

Council refused an application for a large shopping centre at Mudjimba, primarily because it does not comply with the planning scheme's hierarchy of shopping centres on the Sunshine

Coast. Marian and Brian attended a mediation recently in Brisbane. Many of the experts are still compiling their reports. The flooding and road design issues may be resolved before the hearing (scheduled for May). However, the judge will probably have to rule on town

planning issues and the need for the development. The hearing will probably occur in May.

There are a number of development proposals currently on our "watch list". Below is a summary of the status of each proposal:

Update on planning / development proposals cont'd

REDEVELOPMENT OF COOLUM HOTEL SITE.

ALH Group Pty Ltd has submitted an application to redevelop the Coolum Hotel site at Coolum Beach by constructing a hotel, shops and motel units. Development Watch acknowledges that the redevelopment of the subject site is warranted. However, the application conflicts with many aspects of the Maroochy Plan 2000 and Development

Watch lodged a submission requesting Council to refuse the application. There are a number of concerns to the proposal including the inappropriateness of the architectural style of the proposal, lack of appropriate open space, the inclusion of a bulk liquor outlet, the size of the retail floor area, the size of the tavern, and problems concerning vehicular access.

UNITED PETROLEUM REDEVELOPMENT.

United petroleum Pty Ltd has submitted an application (MCU11/0222) to redevelop the united petrol site on David Low Way, Coolum Beach by, amongst other things, constructing a petrol service station, car wash and take-away food outlet. Development Watch supports the redevelopment of the subject site and considers that the proposed

redevelopment will be a very significant improvement to the current site. While supporting the redevelopment, Development Watch objects to the size of the proposed pylon signage on David Low Way and secondly, the proposed fast food outlet which is not consistent with the desired precinct character outlined in the Maroochy Plan 2000.

Planning Scheme

The Maroochy Plan 2000 currently sets the assessment level and requirements for undertaking development on the Sunshine Coast. The Plan provides information on how to lodge a development application.

- Volume 1 of the Maroochy Plan (Administration and Assessment Requirements) describes the purpose of the plan and defines key terms used in the plan
- Volume 2 (Strategic Plan) contains the Maroochy Shire Strategic Plan. The strategic plan describes the vision for the future of the Maroochy area.
- Volume 3 (Planning Areas, Precincts and Precinct Classes) of the planning scheme contains the statements of interest and desired character for the planning area.

The various planning schemes are currently under review and a new planning scheme for the Maroochy area is being developed.

On 29 July 2011, Council delivered the preliminary draft of the proposed Sunshine Coast Planning Scheme to the Queensland government for consultation. Council is consulting with the State government to address the State issues.

Heritage Trees

The management of vegetation is a responsibility at both State (refer www.derm.qld.gov.au) and local government (www.sunshinecoast.qld.gov.au)

The purpose of council's vegetation management local laws is to protect the Sunshine Coast's natural resources, maintain biodiversity and conserve ecological values. They allow council to prevent unnecessary vegetation damage, and to ensure that where it is necessary to clear vegetation, that this is carried out responsibly.

Council can, in certain circumstances, put a protection order on a single tree. Each situation is examined on its own merits. It is recommended that, as a start, members should contact Tony Kenny, biodiversity officer at Sunshine Coast Council. Tony may be contacted by email on tony.kenny@sunshinecoast.qld.gov.au

Council would need to know whether the tree is native, whether the tree is on council or private property, the location of the tree, etc.

Coolum Village Centre Landscape Master Plan

The master plan aims to improve village quality and safety by providing superior pedestrian, cycle, and vehicular traffic relationships.

Stage 4 of the Coolum Village master plan is expected to get underway in March. The Coolum Village Streetscape Plan is a multi-stage project that forms part of the Coolum Village Centre Landscape Master plan. Stage 4 will include parking and landscape works, new roundabouts and drainage works, footpath and fencing upgrades and relocation of vehicle entry to Tickle Park. More information can be obtained from the Council's website.

SEQ Regional Plan

The SEQ regional plan (& the Maroochy Town Plan) state that there will be no development on cane lands. The canelands could only be developed if the State Government overrode the SEQ Regional Plan.

House Keeping

Development Watch website

Members are reminded that Development Watch has its own website at www.developmentwatch.org.au

The website includes information about:

- The organisation's goals
- Development Watch contact details
- Relevant Council contacts
- Development Watch meetings
- Development Watch submissions
- Symphony By The Sea

Membership Renewal

John Hare is the new membership secretary and one of our first priorities will be to contact all former members and encourage them to renew their membership. Our new President, Marian Kroon, will be writing to all former members outlining some of the key planning and development issues facing Coolum and the surrounding area in 2012, and this Newsletter is also designed to inform members of many of those issues.

John may be contacted by email on member@developmentwatch.com