

Keeping Watch



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16th August 2012

DEVELOPMENT WATCH NEWSLETTER

MESSAGE FROM THE PRESIDENT

Development Watch has continued its active involvement in planning and development issues affecting Coolum and the immediate vicinity.

We recently met (accompanied by Karen Robinson and Brian Raison) with Cr Steve Robinson, our Division 9 representative, to make ourselves known and to explain our role. I have also contacted Cr Jason O'Pray (Division 8) to have a similar meeting with him. We also have a meeting scheduled (myself, Brian Raison, Karen Robinson and John Hare) with Fiona Simpson, our State member (and new Speaker of the State Parliament) to discuss, in particular, the State Government's approach to planning and development.

Council has approved the United Petroleum site upgrade and ALH have resubmitted significantly modified proposals for the Coolum Hotel redevelopment. It is very pleasing that developers have taken community concerns into consideration.

Brian Raison and I have attended a number of court hearings on various planning applications and the status of various planning and development proposals is summarised in the newsletter.

Clive Palmer has been very active in telling the media about his ideas for the Coolum Resort and the Sunshine Coast. At this stage there are no concrete proposals but we will respond once these are made public.

Finally I would like to thank all those involved in running our *Symphony By The Sea* event in April. A lot of effort goes into planning and managing the event and volunteers are needed to help with this for next year's event. Please contact me or one of our Committee members if you can help. Again, thanks to Pam Walpole for her very generous donation of a painting raffled at the event.

Marian Kroon



'SYMPHONY BY THE SEA'

Our annual fundraising event, *Symphony By The Sea*, was held at the Coolum Civic Centre on 14 April 2012. Once again it was a wonderful afternoon filled with world class music enjoyed by many. A big "thank you" to all who helped in so many ways. A very big thanks to Pam Walpole who donated a superb painting as the major raffle prize.



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SUNDALE v SCRC

This is the proposed expansion of the Coolum Waters Retirement Village over the adjacent football fields. Marian and Brian attended the last two review hearings where Sundale successfully sought an adjournment for three months to allow them to attempt to resolve the land tenure issue. The land that is in dispute is part of a reserve for which Council is trustee. At the same time that Council decided to refuse the development application, Council resolved to maintain that part of the reserve for recreation purposes. Sundale is lobbying the Council to change its decision on maintaining trusteeship of the land and also lobbying the State Minister to revoke the dedication of the relevant part of the reserve. While Marian was away in Central Australia, Brian and Susan met with Cr Robinson to provide him with the background and to ensure that he is aware of our position. Similarly a letter is being drafted to the State Minister asking him not to take the action requested by Sundale.

TGS v SCRC

This is the proposed construction of seven units in Cassia Ave, Coolum Beach despite the planning scheme permitting only a single or duplex dwelling. The applicant has appointed town planning and need experts. A mediation date for September has been set but experts are still meeting and yet to report.

Surfing World v SCRC

This is the proposed large shopping centre at **Mudjimba** which Council refused because it does not comply with the planning scheme hierarchy of shopping centres on the Coast. Experts are still meeting and proceedings delayed. The next review is scheduled for September. The date for a hearing is likely to be late this year or early next year..

STOCKLAND v SCRC

This is the proposed development for 900 dwellings on the flood plain at Twin Waters West. The experts have produced a report re the Queensland Coastal Plan requirements but more work needs to be done. Other experts are still meeting and further reports are expected over the next few months. The hearing could be later this year or early next year.

AMENDED REDEVELOPMENT PLANS FOR COOLUM BEACH HOTEL

The ALH Group (owners of the Coolum Beach Hotel) have lodged significantly amended redevelopment proposals for the hotel site.

The amendments follow considerable community concern over the scope and nature of ALH's original plans. The motel no longer features in the revised proposal and the building designs are much more appropriate to the Coolum character. The revised plans no longer include a basement car park, drive-in liquor store or the speciality retail tenancies.

While the new proposals are a vast improvement on the original concepts put forward, Development Watch has ongoing concerns.

In particular:

We continue to have serious concerns at the size of the proposed Dan Murphys store (which has increased in gross floor space to 1450 sq metres from the original proposal). The change of definition from the original "shop" definition to "shopping complex" does not change the fact that the size of the bottle shop is 45% bigger than allowed for in Coolum.

The removal of the underground car parks still leaves the site with insufficient parking spaces to meet planning scheme requirements.

The revised proposals restart the application process steps under the

Sustainable Planning Act 2009.

The applicant will have six months to respond to the Information Request from Council. Then the public notification period will begin and the community will have the opportunity to comment.

Development Watch will then make a submission about our concerns about the revised proposals.

Development Watch members may view the revised plans on Council's website via PD Online by typing in the application number (MCU10/2001).



The Spring Wildflower Festival

26 August -22 September 2012

Enjoy free guided walks, talks, exhibits and workshops.

Programs available at the library or phone Council 54757272

Our local walks & talks include:

Friday 31st August: 9am Keith Royal Drive Marcoola & 9am Weyba Nature Refuge.

Saturday 1st Sept: A splendid Wildflower surprise Marcoola.

Sunday 2 Sept: 8.30 Coolum Beach West & 2.00 Introduction to wildflowers Mt Emu.

COUNCIL APPROVES UNITED PETROLEUM SERVICE STATION UPGRADE

The United Petroleum service station upgrade / redevelopment on David Low Way, Coolum Beach, was approved by Council on 6 July 2012, subject to certain conditions.

Development Watch was supportive of the redevelopment but submitted objections concerning the proposed size of the pylon signage and the inclusion of a fast food outlet as part of the proposal. The pylon sign now has to largely comply with the code. While our objection to the fast food outlet as not successful, conditions have been imposed on the operating hours of the food outlet.

A number of conditions include: The redevelopment must take place within four years.

The permitted hours of operating the car wash is from 7.00 am to 10.00 pm.

The approved shop/fast food outlet must not operate outside the hours of:

- 7.00 am to 10.00 pm Monday to Thursday
- 7.00 am to midnight on Friday and Saturday
- 9.00 am to 10.00 pm Sundays and public holidays

- The maximum height of the development must not exceed 12 metres above ground level
- The David Low Way and William Street footpaths must be upgraded for the length of the frontage.
- The development must be landscaped and is to include vegetated screening (including the requirement for the existing Pandanus to be transplanted and established within the development site).
- The approval authorises the inclusion of one pylon sign (maximum height of 7 metres; maximum width of 2.4 metres; and maximum sign face of 6 sq metres), two awning signs and two hamper signs. The approved signs must not be used for the advertisement of goods / services not sold or conducted on site (i.e. no third party advertising).

For full details of the conditions to the approval go to the Sunshine Coast Council website and click on PD Online (on left hand side of Home page). Click on PD Online Sunshine Coast and type in the application number (MCU11/0222).

SUNSHINE COAST AIRPORT

Following on from its 2007 Master Plan and the lodgement of relevant project materials with the Queensland and Australian Governments in 2010/2011, the Sunshine Coast Airport has commenced the Environmental Impact Statement (EIS) process for the airport expansion.

In 2011 the Co-Ordinator General declared the Sunshine Coast Airport's expansion plans to be a 'significant project' requiring an EIS under the *State Development and Public Works Organisation Act 1971*.

Also, in 2011, the Australian Government determined that the project constituted a 'controlled action' under the *Environment Protection and Biodiversity Conservation Act 1995* (EPBC Act), due to potential impact on matters of national environmental significance.

The Australian Government has agreed that the EIS process is to be conducted under the bilateral agreement between the Australian and Queensland Governments.

Community input during the EIS process is encouraged. Once the draft EIS is completed it will be provided to the community for formal comment. All submissions will be considered by the Queensland and Australian Governments as part of the formal assessment process.

The first stage of the EIS process was the development of the Terms of reference (ToR). These were prepared by the Queensland Government in conjunction with the Australian Government. This stage included the exhibition of the Draft ToR by the Queensland Government for community feedback. The ToR were on public exhibition from 18 Feb 2012 to 2 April 2012. A total of 14 submissions were received from the public and advisory agencies on the draft ToR.

The Office of the Co-Ordinator General issued the formal ToR to the Sunshine Coast Council and the airport in May 2012.

(The above information is extracted from the Sunshine Coast Airport website. The website will provide updated information on the project and the way the public can comment on the project. Development Watch members are encouraged to visit the website for updates and Fact Sheets and to register to receive information).

www.sunshinecoastairport.com.au

Further information on the airport expansion go to: www.projects.industry.qld.gov.au

For those interested in reading a copy of the ToR this can be accessed through the Department of State Development, Infrastructure and Planning website. www.deedi.qld.gov.au

Look under Coordinator General-Assessment & Approvals-Significant Projects-current EIS projects-Sunshine Coast Airport expansion.

New Planning Scheme for the Sunshine Coast

Council is developing a new planning scheme for the Sunshine Coast, which will replace the three existing planning schemes:

- The Caloundra City Plan 2004
- The Maroochy Plan 2000
- The Noosa Plan 2006

Once finished it will be the tool used by Council to manage land use and development for the region in a sustainable way.

On 29 July 2011, Council delivered the preliminary draft of the proposed Sunshine Coast Planning Scheme to the Queensland Government for consultation.

Cr Robinson has advised that the draft has been returned from the State Government and is being considered by Council prior to conducting a community engagement campaign, sending the Sunshine Coast Planning Scheme into the community to obtain community views.

The public notification process is expected during 2012 with the adoption of the new Planning Scheme likely in 2013.

Funding cut to Environmental Defenders Office

The State Government has withdrawn funding to the Environmental Defenders Office (EDO) effective 30 June 2012. The loss of funding will seriously impact EDO's ability to assist community groups throughout the State and will seriously limit the other work EDO does throughout Queensland to ensure that environmental issues are properly represented before the courts.

Development Watch has written to the Attorney-General and Minister for Justice expressing concern at the withdrawal of funding. Much of our work is of a legal nature and we often sought and obtained legal advice from the EDO.

Development Watch is currently looking at ways to assist the EDO either through voluntary assistance or by way of a financial donation.

Our Mayor and councillors

Following the recent local government elections, Cr Mark Jamieson was elected Mayor. (Ph: 5441 8242 or email: mail@sunshinecoast.qld.gov.au)

Cr Steve Robinson was elected to represent Division 9 (ph: 5441 8086).

Cr Jason O'Pray was elected to represent Division 8 (ph: 5441 8309).

Following its 28 June Budget meeting, Council adopted a portfolio system with greater focus on the region's economic development.

The Mayor, Cr Jamieson, will take a lead role on economic development and will be supported by Councillors Robinson, O'Pray and Cox.

Councillors Robinson, O'Pray and Cox will have portfolio responsibility for New and Emerging Industries (Clean Technology; Aviation; Resources; Communication Technology) as well as Tourism, Sport and Major Events; and Health & Medical Precincts and Education.

Regional Planning will be the responsibility of Cr Russell Green. The portfolio responsibility includes the Planning Scheme; Structure Plans; Major Development Centres; Statutory Planning; development services.

Cr Green (Division 11) covers Castaways Beach, Peregrin, Sunshine Beach, Noosa Heads, Noosaville.

Given Cr Green's planning responsibilities, the President will seek to meet with him as soon as possible.

The Sunshine Coast Council may be contacted via their web site www.sunshinecoast.qld.gov.au or phone 1300 00 72 72 or 07 5475 7272.

Contacts

Your Committee

The Development Watch

Committee comprises:

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

Web Manager:

Peter Marsh