

Keeping Watch

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MESSAGE FROM THE PRESIDENT

I hope you've had a great start to 2014. Last year was a busy year for Development Watch and 2014 is shaping up to be the same. Major developments in the pipeline include the massive Bunnings proposal for a Home Centre style retail outlet at Barns Lane at the western entrance to Coolool and the reported "over the top" Sekisui House proposal for the beach side of David Low Way across from the Resort (see the story in this edition). Late last year there was a successful outcome in the Stockland appeal against Council's refusal of their proposed development of 950

new residences on the floodplain between the Motorway and Twin Waters. DW was a co-respondent, various members attended the court hearings.

Council also endorsed the draft plan for the Sunshine Coast making no major changes and having deliberated on the draft for the best part of a year. The plan has gone to the State Govt for their consideration. DW made a 45+ page submission with major issues re the Coolool local plan, the treatment of the Resort and the change to the Industrial area on Yandina-Coolool Road. See the story in this edition for

the details.

Please renew your membership for 2014 or become a member if you are not one already. Help us fight inappropriate development in our area. Details are in the newsletter.

Look forward to seeing you at our next meeting. Details of meeting times and location are on our website: www.developmentwatch.org.au

Marian Kroon



AT YAROOMBA..... REALLY?



Note: This is an artists impression only of a potential view from Mount Coolool. It is a representation of the only publicly available information on the development proposal, the number of buildings shown presumes all development will remain below 12 storeys.

Proposed Residential and Tourist development at Yaroomba

Despite a number of approaches to State and local politicians and the developer, the community is none the wiser as to the scale of development likely to occur at Yaroomba.

Plans by Japanese developer Sekisui House to build a luxury resort and residential development on a 32 ha land parcel opposite the Palmer Coolool Resort were reported in the national, state and local media in October 2013. The reports that Sekisui could seek development approval for up to 2300 apartments,

Membership

A reminder that membership renewals for 2014 are now due.

Please access the Development Watch website (www.developmentwatch.org.au) for the various payment options available. Development Watch relies on community support to continue its work and new members are always welcome.

Proposed Residential and Tourist development at Yaroomba

Attempts to seek clarification on the proposed development have met with little success. Approaches to the Premier, the State member for Maroochydore, the Sunshine Coast mayor, and the local councillor for the area, have either been ignored or responses have been inadequate. Sekisui House declined to respond in writing but did meet with SHRAG representatives to discuss concerns.

The Stop High Rise Action Group (SHRAG), representing a number of community organisations (including Development Watch), sought clarification particularly on the reported scale of the proposals.

In the absence of any attempt to refute the original reports of high density, high rise development at Yaroomba, concept illustrations were developed by a group of resident community groups (SHRAG) based on the only information publicly available at the time.

Politicians are all too keen to jump on the bandwagon when it suits their purpose. In this case it appears they have rushed to support proposals before first checking their facts or providing the community with correct information should the need require. Proponents and supporters of the development have only themselves to blame for the current confusio

Development Watch is not opposed to any development that is in keeping with the area but will oppose any proposal that compromises the amenity of the area.

Major concerns:

The single most significant concern in the community, reflected in submissions on planning issues, concerns height restrictions. A 12-storey building is totally outside the current height restrictions and would attract huge community opposition.

The scale of the reported development is also a matter of considerable concern. A development of this magnitude would result in a massive increase in population density and the scale of the proposal is totally out of keeping with the amenity of the area.

Any major divergence from the zoning described in the Draft Sunshine Coast Planning Scheme, on which the community has already commented, should require further community consultation and comment.

This is shaping up to be the biggest issue that Development Watch may have to deal with in 2014. Please alert your friends and colleagues and encourage them to contact Development Watch with any offers of help.

What They Said (or didn't)

In October last year letters were sent to a number of political leaders concerning the reported plans for a massive residential and tourist development on prime foreshore land at Yaroomba.

Here are their responses:

The Premier, Campbell Newman

Acknowledged our correspondence; appreciated our concerns but said it was a Council matter.

State Member for Maroochydore,

Welcomed the announcement; developments have to be "sympathetic to the site".

Fiona Simpson

-

Mayor of the Sunshine Coast,
Mark Jamieson

No response

Division 8 Councillor, Jason O'Pray

Noted our comments and will take them into consideration. No attempt to refute the reported proposal.

We stopped 6 storey high rise at Yaroomba in 2008 and we can do it again!

It requires people power....YOU... Contact Development Watch NOW !!!

secretary@developmentwatch.org.au

Over 100 Protest Signs on Local fences.



UPDATE ON COURT CASES

STOCKLAND AND BUILDING ON THE FLOODPLAIN AT TWIN WATERS WEST

Stockland lodged a development application to build around 950 dwellings on the rural land that abuts the Motorway just before the Maroochy River bridge (heading south) and bounded on **the east by Twin Waters and on the north by the David Low Way.**

Council refused the application for very good reasons and Stockland lodged an appeal with the Planning and Environment Court in 2009. As we had made a submission, opposing the development, we were able to be co-respondents in the case. We appeared on numerous occasions over the years to hear the outcome of expert reports and participate in mediation sessions.

Council maintained its position despite the change in elected representatives.

The hearing took place in February last year and the Judge handed down his decision in mid December.

Stockland proposed to house around 2000 people on the floodplain with, in our view, inadequate arrangements if a flood occurred. Other arguments centred on whether the land is good quality agricultural land, visual amenity along the motorway, conflict with the existing and draft planning schemes and whether there was a pressing need for the development.

The final judgement was that there was not sufficient need to warrant overriding the planning scheme and thankfully the appeal was refused.

THE SUNSHINE COAST DRAFT PLANNING SCHEME

You'll recall that the draft plan was released for community consultation late in 2012. DW members submitted a detailed submission. A pro-forma submission dealing with the major issues was also signed by over 125 members and friends of DW. The main issues affecting the Coolum area and Council's response are briefly outlined below.

OUR ISSUE	COUNCIL RESPONSE
Coolum Industrial Park as a high impact regional park and the height limit of 20 metres	To remain as high impact, industry thresholds to be reviewed, height of buildings reduced to 15 m with structures up to 20m.
Coolum should be a Local rather than a District Activity Centre with small business and retail development.	Coolum retained as a District Activity Centre but the plan amended to remove reference to large floor plate retail uses.
Palmer Coolum Resort should be developed in accordance with the master plan and this should be made clear - not just in an editor's note. Emerging Community Zone is not appropriate for this area.	No change.
Barns Lane should continue to be zoned rural and remain outside the urban growth management boundary. It is the western gateway to Coolum.	Barns Lane is retained in the rural zone to protect the natural and landscape values of the site at the entry to Coolum and prevent out of centre commercial activities.
The Town of Seaside should not be included in the Coolum Local Plan and the height limits should be consistent with the Master Plan not 25m.	The draft plan is amended to indicate a maximum building height of 13 metres rather than 25m. The Town of Seaside to be included in the Maroochy North Shore local plan area.
Extractive industry at Yandina Creek and Browns Creek Rd are inappropriate.	Zgrajewski Road site will be removed as will the Browns Creek site. State Government will be asked to consider removing the Yandina Creek Key Resource Area 54 designation from their policy.