

# Development Watch Inc

PO Box 1076, Coolum Beach, QLD, 4573



ABN 53 627 632 278

[www.developmentwatch.org.au](http://www.developmentwatch.org.au)

14 December 2012

## SUBMISSION ON DRAFT SUNSHINE COAST PLANNING SCHEME 2012

### EXECUTIVE SUMMARY

Development Watch:

1. broadly supports the Strategic Framework and strongly support statements about maintaining the Sunshine Coast as a community of unique communities with a focus on low scale development and strong protection for the natural environment.
2. strongly agree that development of the Palmer Coolum Resort should be in accordance with the existing Master Plan, Plan of Development and the Infrastructure Agreement and this should be included in the Coolum Local Plan not just as an Editor's Note. We have a very strong preference for the Resort having an international status as a tourist resort and not becoming a theme park. The Resort is incorrectly zoned as an emerging community zone.
3. broadly supports the Coolum Local Plan Code. In particular we support retaining the "small scale coastal village character and identity of Coolum". However, Coolum has been categorised as a District Activity Centre with an unclear catchment area. We oppose this categorisation and wish to retain the Coolum town centre as a small scale "Local activity centre" servicing local needs and with small scale retail and business development. Residents prefer to travel to the nearby centres of Noosa, Nambour or Maroochydore to fulfil higher order needs rather than having large scale retail and business developments in the town. The Coolum Local Plan needs to be amended to make it clear that there is no provision for any additional large scale business development in Coolum and that the Coolum Town Centre caters only for residents and visitors in the Coolum Local Plan Area.
4. strongly supports limiting the retail and commercial activity in Coolum West to within the boundaries of the local activity centre. No new large business development should be allowed in that activity centre.
5. strongly supports the gateway concept and the enhancement of the north, south and west gateways for Coolum.
6. supports the height limits in the Coolum local plan with the following exceptions
  - a. the 20 metre height in Coolum Industrial Park is too high. It will create an eyesore for residents on the ridges in Coolum and Ninderry and compromises the scenic area and scenic route identified in the Plan;
  - b. the 25 metre height in the Town of Seaside should be reduced to reflect the permissible height in the Master Plan for the area; and
  - c. the 12 metre height for the Mt Coolum Local Activity Centre should be reduced to 8.5 metres to ensure that the views to Mt Coolum from David Low Way are preserved.
7. strongly objects to the Coolum Industrial Park becoming a high Impact regional industrial park. When the park was established it was intended to provide for local industry not regional industry. We also object to the future exclusion of lower impact industry. The

Yandina-Coolum Road is not designed for the high traffic movement associated with a high impact and regional site. High impact industry that could, by definition, include dangerous goods, night time work and “*significant offsite impacts in the event of fire, explosion or toxic release*” should not be located in such close proximity to residential areas nor be sited in the middle of an environment and conservation management zone. The Coolum Industrial Park should remain a local low impact Industrial Park.

8. does not support the small dual occupancy precinct in the Coolum Local Plan as it could become a "ghetto". We would prefer dual occupancy scattered throughout the low density residential zones with appropriate restrictions on the number, location and lot size.
9. strongly supports the zoning of the land between Barns Lane and the Motorway as rural and its exclusion from the Urban Growth Management Boundary in the Coolum Local Plan. This is the western gateway to Coolum and its rural and natural landscape character should be retained.
10. strongly supports no urban development being permitted on the canefields to the west of Coolum.
11. considers the inclusion of part of the town of Marcoola, (Town of Seaside) in the Coolum Local Plan and Zone Map as inappropriate and note that the precinct map for the Town of Seaside is incorrect (LPM30).
12. strongly objects to the Yandina Creek local and state extractive resources continuing to be shown on the overlays given the significant decisions previously made by the Court and Council

SEE THE FULL SUBMISSION FOR DETAILS