



Recognising and upholding excellence in local government

Mail: PO Box 105  
Coolum Beach QLD 4573

Email: [mail@oscar.org.au](mailto:mail@oscar.org.au)

4 August 2020

The Honourable Kate Jones MP  
Minister for State Development, Tourism and Innovation

Email: [statedevelopment@ministerial.qld.gov.au](mailto:statedevelopment@ministerial.qld.gov.au)

cc. Don Wilson

**Re: Appreciation of the time spent discussing the proposed residential/mixed use/wave pool development by Consolidated Properties at Coolum West**

Dear Minister

On behalf of the Community 6 as below and represented by \*

- Coolum Residents' Association (CRA) - **\*Mr. Ray Barber**
- Surfrider Foundation - Mr. Steve James (apologies)
- Development Watch - Ms. Lynette Saxton/**\*Mr. Tony Philbrick**
- Friends of Yaroomba – Mr. Daryl Maudsley (apologies)
- Sunshine Coast Environment Council (SCEC) – **\*Ms. Narelle McCarthy**
- Organisation of Sunshine Coast Association of Residents (OSCAR) - **\*Ms. Melva Hobson.**

We thank you sincerely for the opportunity to meet with you in relation to this proposal. We know the pressures on your time are intense at any time and more so during COVID-19 and so close to an upcoming State Election. We also appreciate the inclusion of representatives from the Office of Economic Development Queensland (EDQ).

From our perspective we felt that the meeting was productive and we hope you and your officers also saw it in that light.

We reiterate our concerns as outlined in more detail in our submission:

**Planning Context**

- 1 The 510ha parcel over which the proposal sits is entirely within the Maroochy River floodplain and catchment. It is zoned 'Rural' under the Sunshine Coast Planning Scheme 2014 (a consistent zoning carried through from earlier local planning instruments)
- 2 The site has Regional Landscape and Rural Protection Area designation and outside the Urban Footprint under the SEQ Regional Plan 2017(SEQRP/Shaping SEQ)
- 3 It is a Flood Hazard Area under the Sunshine Coast Planning Scheme 2014 (the entire site is subject to Current Climate Riverine Flooding)
- 4 For all intents and purposes, what is proposed is primarily an intense residential and mixed-use development with a much touted "wave pool" as just one component. The developer has made it clear that there will be no wave pool without the intense residential and mixed-use development. This proposition should not be entertained or contemplated.
- 5 Multiple State Planning Policy matters surrounding the site at Coolum West including:
  - i. Acid Sulfate Soils (ASS) over the entire site.
  - ii. Important Agricultural Area and Agricultural Land Class A and B

- iii. Key Resource Area for sand (KRA156), plus separation area and transport route, covering a significant portion of the site.
- iv. Erosion Prone Area.
- v. High Storm Tide Inundation Area.
- vi. Some areas of High Ecological Significance Wetlands and Regulated Vegetation (Essential Habitat).

### Site Characteristics, Constraints and Values

The characteristics of the site within the floodplain with its associated hydrology, plus the intention, as indicated by the developer, that the water for the wave pool is to be extracted from the nearby Coolum Creek a tributary of the Maroochy River; a river which has high ecological, social and amenity values, makes the location unacceptable for this proposed development.

The Maroochy floodplain has significant vegetation communities which are Groundwater Dependent Ecosystems. These include the largest stand of *Casuarina glauca* in Australia which has recently been listed as nationally endangered - Coastal Swamp Oak (*Casuarina glauca*) Forest of South-East Queensland and New South Wales; Subtropical and Temperate Coastal Saltmarsh community which is EPBC listed as critically endangered; and a threatened population of endangered water mouse (*Xeromys myoides*). A full ecological study over time of the impact of any of the proposed changes to the floodplain should be undertaken before any consideration of development or any similar activity on any part of the Maroochy floodplain.

It is in the area designated by the Sunshine Coast Regional Council (SCRC), in conjunction with the Department of Environment and Science and Unity Water as the “Blue Heart” – Blue Carbon initiative<sup>1</sup>.

*This is a State Government, SCRC and Unity Water initiative covering more than 5000 hectares in the Maroochy River Catchment. This initiative will help to ensure that we maintain sustainable landuse practices on the Maroochy River floodplain and preserve this catchment for its intended purpose in the face of a changing climate ((Mayor Mark Jamieson’s response to OSCAR LG election 2020 questionnaire).*

A project such as currently proposed by Consolidated Properties would irrevocably undermine and negatively impact on the considerable merits and future tourism opportunities of the Blue Heart ,as outlined by Mr Ray Barber from Coolum Residents Association and a prominent Coolum businessman .

The role and vulnerability of the Maroochy catchment and floodplain has been recognized by the Queensland State Government when it endorsed the inclusion of fluvial processes in the development of the Coastal Hazard Adaptation Strategy (CHAS) for SCRC.

The developer has indicated that he intends to “fill” extensive areas. The concept of “no worsening of flood risk” and associated “right to fill” of *existing* residential property owners within the catchment has not been given due consideration by the developer.

### Wave pool

As discussed our member groups do not necessarily have an issue with the concept of a wave pool per se BUT in the right place and as a stand-alone ecologically sustainable facility. Coolum West, for many reasons is NOT the right location.

The SCRC Mayor Cr Mark Jamieson has clearly presented SCRC’s view re this proposal: ***“I am on the public record stating that I think a surf ranch would be a great tourist addition to our region – in the right place. Given what is proposed with the surf ranch on the site at Coolum West – which is within our Blue Heart – the location is not the right place. The Queensland Government, which is the body responsible for considering this proposal (not Council) has already been made aware of Council’s views in this regard.”***

The wave pool concept has been marketed to the community as a facility for both the general and elite surfing community. This is clearly not the case as indicated by the developer and as we hear from members who are part of the surfing community.

We also reiterate the need to interrogate the “survey” conducted by the developer not long after the announcement of the proposed development and where information relating to the urban development was not generally recognized. As referenced at our meeting with you we are concerned with the conduct of the survey and how people

<sup>1</sup> <https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Major-Regional-Projects/The-Blue-Heart>

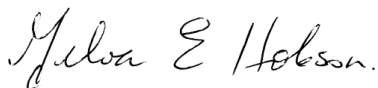
who objected to the proposal were summarily dismissed from making any comments. We would also suggest that the number of 500 respondents was evidence of the developer's aim to "get in early before people knew the full details of the proposal."

## Conclusion

This proposal is entirely inappropriate and should not be progressed. We reiterate that the State should not expend dollars and time on this proposal and respectfully suggest that both the State and SCRC undertake negotiations with the developer seeking a "win win" solution as suggested by Mr. Tony Philbrick.

The proposal is clearly an example of urban sprawl with a wave pool as a secondary or "selling" point but spuriously promoted as a tourism project. The developer previously applied for a canal estate development in 2004. That development was not supported by the then Council and State Government and was refused. Our members are requesting the State Government to take the same stance and refuse such an incompatible and unpopular development of these vital floodplains.

Yours sincerely



Melva Hobson PSM  
President OSCAR

on behalf of:

- Coolum Residents' Association (CRA) - Mr Ray Barber
- Surfrider Foundation - Mr Steve James
- Development Watch - Ms Lynette Saxton
- Friends of Yaroomba – Mr Daryl Maudsley
- Sunshine Coast Environment Council (SCEC) – Ms Narelle McCarthy
- Organisation of Sunshine Coast Association of Residents (OSCAR) – Ms Melva Hobson



