

## STARTS

### **DON'T BE FOOLED BY THE HYPE OF A WAVE POOL AT COOLUM WEST**

This proposed development is NOT about tourism and a wave pool but about a 1500 residential/mixed use development on the Maroochy River Flood Plain. This latest wave pool pitch is a persistent attempt by the proponents to realise their speculative development aspirations. Even though various inappropriate proposals have been pushed by these vested interests over the past 17 years, they have been rightfully knocked back by both State and Local Governments. And yet the developer continued to buy up more of the floodplain.

There are a multitude of planning and environmental issues making a rejection of this proposal a 'no brainer' for the State Government. Spending taxpayer money going through the extensive assessment process when the site constraints and planning context have already been established is unnecessary and objectionable. There are more important infrastructure projects for the State to fund.

The Treasurer and Minister for Infrastructure and Planning himself has stated -

*"The location of the current proposal is outside the Urban Footprint under the SEQ Regional Plan (Shaping SEQ 2017). Under the relevant provisions of the Planning regulation 2017, the proposed shopping centre and residential subdivision are prohibited development. This means a development application under the Planning Act 2016 cannot be submitted for these aspects of the proposal."*

The developer proposes filling a significant area of the floodplain which, on our calculations, would require some 2 million cubic metres of fill placed into the floodplain.

What is the potential impact on future flooding? As this site has a Flood Hazard Overlay under the SC Planning Scheme 2014, the State has to ensure that "there is no foreseeable risk to life or property" and development "protects floodplains and the flood conveyance capacity of waterways" and "development does not result in a material increase in the extent of flood or storm tide inundation." And that does not take into account the future impacts of Climate Change.

The developer plans to pump water from Coolum Creek, a tributary of the ecologically important Maroochy River to fill the wave pool and the 'waterfront' canal blocks. How often will water be "turned over"? What potential is there for chemical leakage from acid sulfate soils into the Maroochy River? Will there be any change in the balance of salt/freshwater and PH of areas in the Maroochy River? Remembering the river is a declared Fish habitat and the recreational fishing values are in decline, what are the implications for the riverine environment?

There are multiple State Planning Policy interests, some of which are:

- Acid Sulfate Soils (ASS) over the entire site.
- Important Agricultural Area and Agricultural Land Class A and B.
- Erosion Prone Area.
- High Storm Tide Inundation Area.
- Some areas of High Ecological Significance Wetlands and Regulated Vegetation (Essential Habitat).
- What will be the impact on the groundwater dependent vegetation of the floodplain some of which is nationally endangered?

The developer is requesting the State Government declare this area a Priority Development Area (PDA). This is NOT a “tick and flick” approval and is NOT “shovel ready” and should be refused immediately given all the planning and associated constraints.

The Community 6 (listed below) met with Minister Jones who indicated that a formal application has not yet been submitted. We have now written to the Premier seeking an urgent meeting.

The Sunshine Coast Regional Council (SCRC) does not support this proposal. The site is in the area designated by the SCRC, in partnership with the State Government and Unity Water, as the “Blue Heart” – Blue Carbon initiative. This is a worthy initiative that should be progressed to its maximum extent (5000 ha) for the multiple benefits it would provide.

A Change.org petition ***Please Don't Open the Floodgates at Coolum West*** can be found on the websites and facebook pages of the Community 6. We encourage all concerned residents to read and sign the petition.

**Let the floodplain do what nature intended it to do**, that is, storing floodwaters. This would help to protect communities both in situ and downstream of the Maroochy River.

ENDS

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On behalf of community groups representing approx 15,000 residents across the Sunshine Coast region.  
Coolum Residents' Association (CRA) - Mr Ray Barber  
Surfrider Foundation – Mr Steve James  
Development Watch - Ms Lyn 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