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Mail: PO Box 105 Coolum Beach QLD 4573
Mob: 0433214320
Email: mail@oscar.org.au

3 April 2021

The Honourable Dr. Steven Miles MP
Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning
statedevelopment@ministerial.qld.gov.au

Dear Deputy Premier and Minister

Re: Request by Consolidated Properties Group for a PDA declaration for an intense residential development accompanied by a wave pool at Coolum West.

As the "Community 6" we represent numerous resident, environment and community groups, both local and peak body, across the greater Sunshine Coast region. Overall membership of these organisations represents some 15000+ people across the broader Sunshine Coast and Noosa regions.

We appreciate the recent meeting with Dr Carl Ungerer, Senior Policy Adviser to yourself and Mr Jason Camden from Economic Development Queensland and have thanked them both for taking the time to meet with us.

We still, however seek a meeting with yourself in relation to this proposal.

The community groups and community members we represent oppose the intense residential development and wave pool at Coolum West on the Maroochy River Floodplain

In 2004 Consolidated Properties submitted a proposal for preliminary approval of a master planned residential development on the Maroochy River Floodplain and Catchment at Coolum West. This rightly was not supported by both council and the state.

Consolidated Properties again has a proposal for the same (but expanded) Maroochy River Floodplain and Catchment at Coolum West. Whilst at this stage the proposal is only in the form of a draft plan, it suggests approximately 63 percent of the overall footprint will be residential, 13 percent a hotel, apartments, retail school and light industry with only 15 percent for community sports.

The Community 6 has many serious concerns regarding this proposal.

The developer has made it very clear that both the residential development (1500 lots) and mixed-use activities, including the 'wave pool' are inextricably linked. This strongly suggests the project is unviable and unsustainable.

The subject land is zoned 'Rural' in the Sunshine Coast Planning Scheme 2014 (SCPS 2014) and is outside the Urban Footprint in the 2017 South East Queensland Regional Plan (SEQR/Planning SEQ). The Treasurer and previous Minister for Planning and Infrastructure confirmed that the proposed shopping centre and residential development is prohibited development under the SEQR.

There are many planning issues associated with the subject land, including, but not limited to, acid sulphate soils; agricultural land declaration; KRA 156 for sand; erosion prone areas; high storm tide inundation area; areas of high ecological significance; and, most concerning is that the site sits within a flood hazard area under the SCPS 2014 (the entire site is subject Current Climate Riverine Flooding).

Just as concerning is that the site sits in the area designated by the Sunshine Coast Regional Council (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 (5000ha) for the multiple benefits it would

provide, including innovative and long-term “green and blue “recovery. Not surprisingly and with support of the community, the Sunshine Coast Regional Council has been consistent in not supporting Consolidated Properties Group proposal and has stated so publicly.

Not only is the Blue Heart area significant in itself, but with the floodplain as a whole, it plays an integral and critical role in ensuring the safety, health and wellbeing of people in the area both now and into the future. The Draft Coastal Hazard Adaptation Strategy (CHAS), developed by Council and currently being finalised is expected to be presented to Council on 22 April 2021 for a decision. The draft CHAS refers to the future outlook relating to the Maroochy estuary and floodplain from a climate change perspective. Page 51 of the draft CHAS states:

Both developed and undeveloped areas of the estuary and floodplain are likely to be increasingly exposed to tidal and storm tide inundation and coincident flooding in the future. Low lying urban areas may be at risk from long term inundation hazards.

The draft CHAS also includes commentary re the potential future of the floodplain, acknowledges the value of the Blue Heart in terms of ecosystem services and offers a favourable, yet conservative estimate of current and potential value of ecosystem services supplied by this area compared with current and future agricultural production.

The value of the much touted “wave pool” to the local community is strongly disputed by many including those within the surfing community. There are concerns that access to the wave pool by members of the community will be prohibitively expensive and only open a few days a year to the general public. The developer has been particularly obtuse in relation to pricing and accessibility. Furthermore, their intent to extract water from the ecologically, socially and culturally important Maroochy River and pumped via a pumping system for the wave pool and “waterfront lots” is intolerable.

It is particularly important, given the flood data available and the challenges of climate change that we do not further compromise the flood storage capacity of the Maroochy River Floodplain. The Maroochy River Floodplain must be protected and preserved. The future for residents living in the area but particularly downstream of the Maroochy River, will be dependent on a viable flood storage and conveyance system and an area where tidal inundation will be permanent.

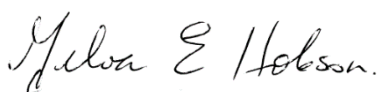
No proposal for any further residential development on the Maroochy River Floodplain should be considered.

The Queensland Government has handled the Covid-19 pandemic in an exemplary manner. The community expects the State Government to take the same care for current and future generations who live on the Sunshine Coast.

Deputy Premier and Minister, we look forward to confirmation of a meeting with yourself to discuss the request from Consolidated Properties Group for a PDA declaration for their inappropriate and unpopular proposal – it is ecologically, economically, socially and culturally unsustainable. It is a proposal that is totally at odds with sound planning principles, legislative frameworks and policies for ecologically sustainable development.

Yours sincerely,

Melva Hobson for:



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



