



Recognising and upholding excellence in local government

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25 July 2022

To: The Chief Executive Officer Sunshine Coast Regional Council (SCRC)

By: email

mail@sunshinecoast.qld.gov.au

Dear Ms Thomas

RE: NOTICE OF SUBMISSION Application No: MCU21/0465 Proposal: Development Permit for Material Change of Use for service station and associated commercial businesses Street Address: 479-561 David Low Way, Pacific Paradise Real Property Description: Lot 5 SP215175

OSCAR is committed to open and transparent processes in local government, sustainable development, protection of the SCRC and Noosa Planning Schemes and rates set as low as possible consistent with efficient and effective delivery of local government services.

OSCAR is a non-partisan umbrella organisation representing member resident associations united by their determination that the Sunshine Coast and Noosa Planning Schemes serve the public interest.

A number of community groups north of the Maroochy River are OSCAR members including Marcoola Community Group and Development Watch. It is our understanding that they have made submissions to this application. We offer support for their submissions.

OSCAR has consistently argued that there should be no further built development on the Maroochy flood plain, given our understanding of the role of the floodplain now and into the future particularly in relation to climate change.

OSCAR submits as follows.

This proposal **conflicts with the Sunshine Coast Planning Scheme.**

Rural Zone Code

The Subject site is **zoned rural** and should remain zoned rural owing to constraints with flooding. Over recent years the region has experienced significant flooding issues caused by both climate change and drainage related issues.

SCRC climate related initiatives

Council completed its Coastal Hazard Adaptation Strategy (CHAS) within the last 18 months and is currently engaging with members of the community in developing a "climate risk roadmap", in conjunction with Noosa Shire Council.

Sunshine Coast Regional Council (SCRC) is to be congratulated on the work done in the CHAS, the current risk road map project and the Blue Heart project – projects all to do with adapting to climate change - increasing community resilience to climate change and dealing with current issues related to storm water and drainage such as the Stormwater Management Plan and incorporation of these findings in the new Planning Scheme. Council has also been opposed to the Coolum West Wave Pool proposal based on the Maroochy floodplain.

SEQRP

In the SEQRP, local conditions classify some sites as unsuitable for development. The SEQRP states that not all land included in the Urban Footprint can be developed for urban purposes.

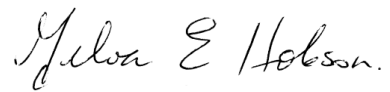
This land is a flood plain.

This development proposal conflicts with the Flood Hazard Overlay Code and approval of such a development will set a dangerous precedent.

Conclusion

OSCAR has strong and serious objections to the creation of any commercial development on the Maroochy River flood plain.

Yours sincerely

A handwritten signature in cursive script that reads "Melva E Hobson." The signature is written in black ink and is positioned above the printed name.

Melva Hobson PSM
President
OSCAR
(Organisation Sunshine Coast Association of Residents)