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09 July 2024

The Honourable Grace Grace MP
Minister for State Development and Infrastructure, Minister for Industrial Relations and Minister for Racing.

Email: statedevelopment@ministerial.qld.gov.au

URGENT

Dear Minister

RE: SUNSHINE COAST AIRPORT PROPOSED DEVELOPMENT SCHEME COMMUNITY CONSULTATION

This letter has been written by the Organisation Sunshine Coast Association of Residents Inc. (OSCAR)

The Organisation Sunshine Coast Association of Residents Inc. (OSCAR) is a non-partisan, not-for-profit umbrella/peak organisation covering resident and community organisations on the Sunshine Coast and Noosa Local Government Areas (LGAs) in South East Queensland.

OSCAR currently has over 35 member groups from the Pumicestone Passage to Noosa and from the Coast to the hinterland and ranges.

The OSCAR overarching Vision states: *"The residents of this region enjoy being part of a connected and engaged community living in an area of outstanding natural beauty. They recognise that they are custodians of the unique and abundant biodiversity, beaches and green spaces of the region."*

OSCAR aims to support member organisations by:

- 1 Advocating to local and state government and the public on policy issues that are of regional significance and of concern to our members;
- 1 Acting to resolve issues of strategic or region-wide relevance that are referred by member organisations;
- 2 Representing the member organisations on region-wide matters of interest to the community;
- 3 Maintaining awareness and responsiveness through frequent and regular ordinary meetings and dialogue with member organisations; and
- 4 Practising professional, honest and ethical conduct.

Further information about OSCAR can be found on our website at: <https://www.oscar.org.au/>

Contributors to this letter include Susie Chapman (Marcoola Community Group Inc.), Richard Dennis (Seaside Shores Community Association Inc., - Town of Seaside), Martin Peelgrane (Mudjimba Residents Association Inc. and Brian Anker (Development Watch Inc.).

Other support for sending this letter includes: Twin Waters West and Surrounds Inc., Pacific Paradise Progress Association Inc., Friends of Yaroomba Inc. and Coolum Residents Association Inc.

As active, engaged and experienced community groups on the Maroochy Northshore area of the Sunshine Coast, we wish to bring to your attention our extreme disappointment at the paucity of supporting evidence and data provided to the community in the EDQ published Proposed Development Scheme for the Sunshine Coast Airport and consultation. We elaborate on these issues in the latter part of this letter.

Community Forum 13 July 1-4pm Northshore Community Centre

We approached a spokesperson for EDQ Ms. Kylie Williams, seeking participation by EDQ at a Community Forum on Saturday 13 July at Northshore Community Centre 1-4pm. We note that EDQ officers will be in the vicinity of Northshore at a "Meet the Planner Session" in the morning at the Airport site, where individuals can ask questions.

We were shocked when Ms. Williams indicated to the Community Representative that "they do not have time to go around to every community group". The community representative informed Ms. Williams that the community groups were all working together in arranging this forum. This still did not convince Ms Williams to support the Forum by having the relevant EDQ officers present at the Forum.

We have alerted Sunshine Coast Regional Council of this situation as well as our concern about the lack of any supporting evidence for the Proposed Development Scheme.

OSCAR as an organisation has run many forums/workshops on sensitive subjects over a number of years. Most recently, as part of the 2024 Local Government Election OSCAR conducted a Mayoral Candidate Forum in Maroochydore, where more than 200 residents, community members and the 6 mayoral candidates participated in a respectful, non-aggressive Forum, despite their being some contentious issues under discussion.

We would see the Forum on the 13 July as an information session about key components, particularly the hydraulic and traffic implications and the timing of proposed development. Following the presentation, we envisage some questions and a workshop which we will conduct so that community members can make informed submissions.

OSCAR makes many submissions to both State and Local Government and has been called as a Witness to a number of Parliamentary Committee Public Hearings. We are a non-aligned Not for Profit group who believe in making constructive comments, offering support for various actions, proposing alternative actions and disagreeing with some actions of various levels of government. We also have been a Co-respondent in the Planning and Environment Court (P&E) in support of a Council refusal of a Development Application, where the judge complimented the Co-respondents for being constructive. We are currently in the P&E Court again in support of a Council refusal, where we aim to be objective and constructive.

OSCAR has many members who have had extensive and significant professional experience across a wide range of professions, in private enterprise and/or senior levels in both Local, State and the Australian Government. This includes experience in the issues associated with the Airport Development Scheme.

Further to our concerns, it was reported to an ABC reporter by the Airport CEO that the Proposed Development Scheme was simply a "Vision document". The community needs to know the status of the document out for comment - a Development Scheme, a Master Plan or a Vision for the Airport?

Lack of supporting evidence

As indicated at the start of this letter we are disappointed in the lack of supporting evidence provided with the Development scheme. This includes:

1. Hydrology – drainage, fill, mitigation re climate change

- What is the impact of the development on the already compromised drainage system that serves Marcoola, Town of Seaside, Mt Coolum, Yaroomba, Beachside and the pending Dennis Corporation development at Yaroomba?
- What is the amount of fill required, from where will the fill be procured and how will it be supplied to the site?
- What is the cumulative impact of fill required for the airport site on the ability of local residents to fill if they are required to or desire to in the future to ensure protection from the impacts of climate change?
- What are the future issues associated with this site due to climate change and what mitigation activities will be undertaken to protect the local community?

2. Traffic

- What will be the traffic impacts on David Low Way of additional traffic generated by the airport?
- What will be the impact on David Low Way of additional ingress and egress points? David Low Way is a State road passing directly through Marcoola and suburbs to the north. How will increased traffic flows impact the amenity of existing residents? There is already significant traffic congestion on David Low Way at various times during the day and traffic is at a standstill whenever there is a crash on the Sunshine Coast Motorway north of the Northshore Connection Rd (frequent event) impacting both north and south bound travelling traffic.
- What are the assumptions that the traffic modelling is based on, and what is the proposed schedule for development?

3. Proposed height of buildings

The DS refers to 10-storey buildings on the site. The community is concerned about the amenity of the area and the “view lines” to Mt Coolum as reflected in the Sunshine Coast Planning Scheme and the important contribution of those lines to the residential liveability and tourism experience of visitors to the Sunshine Coast and Noosa.

General Comment

The community wishes to have the reports of hydraulic modelling made available to them for review by our experts, as part of this consultation. We also wish to see the traffic modelling reports for our traffic engineer to review. Any Development Application to Council would automatically include such documents and we see no reason as to why they are not provided in this Development Scheme process.

We have heard that there is work being done to have the hydraulic studies put into a form that can be communicated with the community. This will of course be useful to many in the community who do not have the time or the appropriate knowledge to interpret the data and modelling. However, this on its own does not respect the knowledge, skill and experience of a number of our community members.

Conclusion

We respectfully request that EDQ arrange for the participation in the forum on the 13 July, by relevant discipline-based officers, particularly relating to the issues 1-3 raised above. This is now an urgent matter.

We also request that all background information/reports be released to the public for review.

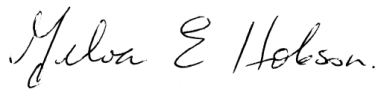
OSCAR supports the development of a comprehensive development scheme for the airport that caters for the needs of residents, the aviation associated industry and the tourism sector. However such development needs to be balanced and fit with the agreed vision of the Sunshine Coast and such plans need to be developed with the full engagement of the community.

It is not clear if the current planning activity currently on foot will deliver a vision statement, a masterplan or a plan for development.

The site sits adjacent to a national park, surrounded by long standing residential areas, within a floodplain envelope and with already constrained traffic infrastructure. Any planning activity needs to take these factors into consideration as well the maintenance of the visual amenity of the area to safeguard the significant internationally recognised vista of Mt Coolum.

OSCAR is well positioned to work with the State Government and its agents to ensure the community input is comprehensive, articulate and collaborative.

Yours sincerely,

A handwritten signature in black ink, reading "Melva E Hobson". The signature is written in a cursive, flowing style.

Melva Hobson PSM

President
Organisation Sunshine Coast Association of Residents Inc. (OSCAR)