



MUDJIMBA

Residents' Association Inc

31st October 2016

PO Box 9411
Pacific Paradise 4564

To: Chief Executive Officer Sunshine Coast Regional Council email

Proposed Sunshine Coast Planning Scheme Major Amendment Twin Waters West

Dear Sir,

Our members have expressed several concerns about this proposed Planning Scheme Major Amendment to rezone from Rural to Emerging community residential.

Flooding

Our members feel this major risk on the floodplain has not changed since MCU07/0130 was rejected by the court in 2013 and poses a major flood risk to neighbouring established suburbs, namely Twin Waters, Pacific Paradise and Mudjimba if development proceeds. Our members do not have faith in the recent project modelling which has been shown not to have an impact on our area. The potential 1 million cubic metres of fill required by this proposed development, only adds to the airport and other smaller proposed development flood water run off. The hydrology and future maintenance of the proposed canal system is of concern as no detailed plans can be presented until the DA process. The SCRC has to convince us with independent modelling, that existing homeowners will not be worse off.

Traffic

The intersection at Ocean Drive and David Low Way could become a traffic bottleneck at peak times if cars from 700 extra homes feed into this intersection during these times. Although a roundabout is seen to be the favoured option, traffic planning should look at the needs of pedestrians and cyclists as well.

Mudjimba Beach parking and Power Park is at capacity at weekends and at times during the week also. An increased population of possibly 2,000 people would put enormous strain on existing public facilities. Unless development of more beach access, childrens' play areas and parking is included, we find it hard to support this amendment.

Our members would require guarantees from the SCRC about these matters.

Amenity

A proposal presented by a developer of this area shows a concept plan with medium density housing. This is stated to maintain the character of the existing Twin Waters estate. Canal development and inclusion of green space is seen as positive, but as these are concept plans only, we cannot give unreserved approval until DA plans are presented.

Wildlife

A population of grey kangaroos have grazed on the subject land since farming ceased. Our members are concerned for their welfare and require the SCRC to ensure their survival with any change to habitat due to rezoning.

Yours faithfully,

John Low – President
Ken Corley - V-ce President
Adriana Adamska-Bland – Secretary
Ass. Secretary - Glennis Corley
Treasurer - Louis Triegaardt