

SIPPY DOWNS AND DISTRICT COMMUNITY ASSOCIATION INC.

P.O. BOX 7050, SIPPY DOWNS, QLD. 4556

The Research Director,

State Development, Infrastructure and Industry Committee

Parliament House, Corner George and Alice Streets, Brisbane, QLD. 4000

Email: SDIIC@parliament.qld.gov.au

12th October 2012

Dear Sir/Madam

Re: Sustainable Planning and Other Legislation Amendment Bill 2012

The Sippy Downs and District Community Association Inc. (SDDCA) have a fundamental interest in your committee's deliberations with respect to "Sustainable Planning and other Legislation Bill 2012" and accordingly are making a brief submission for your consideration.

The previous State Government designated a "Greenfield Development" – Palmview - on land adjacent to our residential precinct in Sippy Downs at the Sunshine Coast. There was great community concern generated by this declaration as an additional 14,000+ people were going to be living in this development and the amenities and structure of our residential area was not designed with this eventuality being planned for, and there was an obvious possibility that detrimental impacts could result. Due to inadequate foresight we had already had severe, peak traffic problems due to the siting and accessibility of the Chancellor Park Primary School. These problems were somewhat resolved by the extension and accessing of Claymore road to Dixon Road and the Sunshine Motorway. We say, somewhat, because there is still a substantial problem that better planning could easily have avoided. The experts are often inadequate!!

Let us state our original and continuing position: that, at no time did SDDCA oppose the Palmview development; we only ever sort to have done what was promised: which was to not be adversely affected. To explain and advise the community initially, the Sunshine Coast Regional Council (SCRC) issued a "Position Paper" in which was stated: THERE WILL BE NO ADVERSE EFFECTS ON THE EXISTING DEVELOPMENT. At that time the Community called for no development without appropriate infrastructure.

Reading the position paper made it clear that great likelihood existed for adverse effects and the community, through SDDCA, became very involved with council, initially, and down the track with the State Government in attempts to lessen adverse impacts.

Although we were not able to achieve our aims in total we did succeed to a limited extent and fully supported the critical, sequencing aspects of the Structure Plan that was adopted by the SCRC and then received government approval. Without the agreed sequencing the initial and ongoing impacts on our community would have rendered the previous severe traffic problems as minor and resulted in complete gridlock and chaos in both the mornings and afternoons. Please note that the developers also agreed to the sequencing and to provide \$600 million of funding

Page 2

Submission from Sippy Downs and District Community Association Inc. 12.10.2012

Re: Sustainable Planning and Other Legislation Amendment Bill 2012

for infrastructure. There were long (years) and complex negotiations to achieve the eventual compromises and our community will act vigorously and forcefully if key aspects of the approved Structure Plan are altered to allow development to proceed without adherence to these aspects. Sequencing, as approved, is absolutely vital.

We have many other concerns in addition to sequencing but do not see this as the time to raise them. Our position is that we have worked hard, compromised and now do not want to see backsliding from the agreed Structure Plan.

To illustrate the depth of our concern we quote from a letter received from SCRC in response to a recent resident's letter sent to them on this subject. "Council officers share similar concerns to those you have raised in your letter particularly in relation to the removal of Chapter 4 – Planning partnerships of the Sustainable Planning Act 2009. We have been advised by the State Government that the intent of the structure plans will be preserved with this change in legislation, however, Council would like the option to maintain the current planning provisions to ensure there is no potential for the structure plans to be undermined through the lodgement of Section 242 preliminary approvals".

We want to ensure applications for development made under Section 242 are assessed under the finalised structure plan and not as individual applications. We would like to see the approved Structure Plan implemented as currently approved.

We are of the opinion you wish and intend to act in our best interest as citizens of the State and make the point that those of you deciding our future in a matter such as this will not have first-hand experience of our situation and expert opinion will not alter this. It is always our intention to preserve and enhance our local surroundings, both built and occurring naturally, and we trust you support this view and act accordingly.

Yours faithfully

Laurent Devos –

President,

on behalf of the

SIPPY DOWNS AND DISTRICT COMMUNITY ASSOCIATION INC.