

Sippy Downs and District Community Association Inc

Developing a sustainable future

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Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
SUNSHINE COAST MAIL CENTRE 4560

Dear Sir

**Re: Development Application Ref. MCU06/0010 & REC06/0010
Lot 693 Cavalry Road, Sippy Downs – Reed Property Group**

The Sippy Downs and District Community Association wishes to make the following submission in regard to this application.

We note that the majority of the land covered by this application is included in the Palmview Position Paper and is designated for environmental purposes and open space/recreation use. We further note that the proposed development is not consistent with the current provisions of the planning scheme. The SDDCA believes that if development is to be considered on Cavalry Road it cannot be done in isolation, but must be part of any structure plan for Palmview. We do not believe it would be appropriate to approve this application in advance of a decision on the development of Palmview.

The SDDCA is opposed to further development on flood-prone land, particularly in light of revised flooding levels under climate change modelling. Should this development be approved, it could create a precedent for applications on other flood-prone and environmentally sensitive land in the catchment area.

This development proposes massive in-fill works in order to offset the potential flooding issues on this site. The SDDCA is very concerned about flooding 'solutions' for individual lots that are presented in isolation of the entire area. We have already seen considerable in-fill for the Bellflower development, also adjacent to Sippy Creek and the catchment area. While each of these developments is in itself relatively small, the cumulative effect (and creation of precedents) is significant.

The flood modelling undertaken on behalf of the developer refers to impacts on adjoining downstream lots to the south and west of the Cavalry Road site. There is reference to the land holdings immediately adjacent, but potential impacts further downstream or upstream

of the development do not appear to have been included. Modelling of these impacts should be mandatory in considering any development. We also note that the adjacent land holders who have provided letters of consent to the developer are Crosby (who are in partnership with Reed in this application) and Juniper, whose land is also designated environmental in the Palmview Position Paper.

We have already noted the volume of in-fill required to develop this site. We disagree with Reed's assertion that the haulage of the fill will have a 'minimal impact' on surrounding residents and the road network. The volume of heavy vehicle traffic is substantial for any construction work and importing thousands of tonnes of fill will add significantly to that traffic.

The developer has provided extensive information about the proposed flood solution and revegetation planned for its Conservation, Habitat and Drainage Reserve. However, it is clear from what it proposed that this development will significantly alter the existing Sippy Creek and surrounding wetland area. The EPA's response noted that the fill required for the development would "change this area from a low flow flood plain to a high flow channel".

We are concerned that the assumptions made in the modelling may not reflect the actual impact of such major changes. Reed/Cardno state that "for all flood events the model predicts that Sippy Creek will continue to operate as it does and that the proposed works will not have any adverse impacts"¹.

The recent report that downgraded the quality of the Mooloolah River further demonstrates the need for the catchment to be protected.

The SDDCA has no specific issues with the proposed layout of the development in terms of allotment sizes, internal road network and provision of a neighbourhood retail centre. We do not believe the suggested inclusion of a "community meeting facility" is of great value, given the small size and the location in an otherwise quiet residential area. While acknowledging the urgent need for such facilities in Sippy Downs, the appropriate location is in the Town Centre.

The provision of parkland/recreation space in the development is welcome, but as the Palmview Position Paper designates the majority of this land as recreation/green space, the community would be losing open space in favour of housing should the Cavalry Road development proceed.

The loss of existing vegetation would impact existing Chancellor Park homes adjoining the proposed development. This concern has been raised with the SDDCA by a number of local residents. 11.45ha of vegetation will be removed and although the revegetation of the proposed Conservation, Habitat and Drainage Reserve will have a larger total area, it is separated from the existing community by the entire Cavalry Road housing estate.

¹ Reed Property Group Coordinated Information Response, August 2009

The application shows that the development plans to provide vehicle access via Cavalry Road. This will significantly increase traffic on Cavalry Road and Sinatra Street, which are local roads not designed for the additional volume. This will impact both safety and the amenity of existing residents on those local streets. Again, this is an issue that has been raised with the SDDCA by a number of residents.

While the majority of traffic from Cavalry Road would be expected to travel via Claymore Road, there would still be an impact on University Way. Reed estimates that 65% of an estimated 4,080 vehicle trips per day are expected to use the Sunshine Motorway.² Presumably the balance would be using University Way – a substantial increase on current traffic levels.

It could reasonably be assumed that there would be a significant population of young children who would need to travel to Chancellor Park Primary campus, which can only be accessed via University Way. This will add further to the existing traffic congestion at peak periods on University Way/Scholars Drive. There is also the question of the capacity of the primary school, on a small campus, to accommodate the additional demand.

In summary, the SDDCA believes that it would be inappropriate for the Cavalry Road development to be approved.

Yours sincerely

Prue Lovell
Secretary
SDDCA

² Reed Property Group Coordinated Information Response, August 2009