

# Okay, Councillors. Time to decide who you represent.

**Mario Demartini**

 

**YES NO**

**Tolma Camm**

 

**YES NO**

**Kieren McCarthy**

 

**YES NO**

**John Lloyd**

 

**YES NO**

**Jennifer Whitney**

 

**YES NO**

**Jack Lumby**

 

**YES NO**

**Charlie Large**

 

**YES NO**

**Ray Debnam**

 

**YES NO**

The development application for Airlie Beach public foreshore land is now in front of our Council. Listed above are the eight people who hold the future of our foreshore in their hands. They must soon decide whether to approve, change or reject it completely. Their decision will determine not only the future of this

development but the future of the entire Town of Whitsunday. In SOF's opinion there are enough big questions about planning issues listed below to make our Council vote NO to the development. Please help us to persuade them to do this by adding your own written objection to the nearly 1500 already lodged.

**1. Isn't it true that this development will set a devastating precedent?**

The applicant for the Airlie Beach foreshore car-park appears to be challenging several guidelines in the Council's own Strategic Plan. If this Strategic Plan is rendered impotent the very first time it is tested on the town's foreshore it can then happen again and again. Building height and footprint regulations can be treated with contempt. And then what's to stop the unique village of Airlie being overshadowed by a wall of foreshore buildings like Noosa or the Gold Coast?

**2. Could we lose a lot more of our precious foreshore?**

With the precedent set, will there be anything to stop the extension of commercial high-rise along the length of the park behind the beach? The Council's Strategic Plan Map shows the 'Town Core' extends the length of the foreshore on the beach side of the creek. The 'Town Core' is zoned commercial. The boundary appears to be in a line with the seaside edge of the proposed foreshore development. This is several metres closer to the shoreline than the existing buildings. Once the applicant's high-rise is built what's to stop other developers clamouring for the same considerations?

**3. Isn't the original reason for allowing this development now irrelevant?**

This development, we were told, was to fund the lagoon's ongoing operational costs and maintenance. But those costs appear to have been covered last year by rate increases. The Monthly Finance Report to Council for the period ended the 31st January 2005 from their Chief Finance Officer states: "The revenue for the Commercial Project at the Lagoon exceeded budget by \$37,900 due to the rates allocation being greater than expected."

**4. Why does the development appear to be at least 7.5 metres higher than the Council's own Strategic Plan intended?\***

This high-rise development will apparently be over 16.5 metres high\* (54 feet) even though the council's own planning scheme states "It is intended that buildings north of Shute Harbour Road and fronting Shute Harbour Road at its southern alignment be limited to 9 metres to parapet line to reflect the area's human scale and tropical seaside village character."

**5. Given the Council's own formula requires a development of this scale to have 259 car spaces, why is the applicant planning just 127?†**

These are apparently to serve residents of the apartments and shoppers, drinkers and diners at the 125 room facility. There appears to be no replacement for all the general usage spaces in the existing car-park. Where will the rest of us park?

**6. Why has the State Government's Environmental Protection Agency criticised the proposal?**

The EPA says: "The proposed development does not appear to enhance public usability of this land, as it will replace public open space (car-park) with a private commercial development. Public open space appears to be a limited resource within this section of Airlie Beach."\*\* In SOF's view, public venues which are for use by paying members of the public do not meet the spirit of public open space.

**7. Why do Council's own Development Principles appear to have been dismissed by the applicant?**

The Development Principles state: "A range of quality open space recreational opportunities for residents of and visitors to the area should be provided." The applicant's response is: "Dedication of open space for community use is not proposed. It is not appropriate in this locality adjacent to the lagoon and in the land tenure circumstances of the proposal."\* Not appropriate by what set of criteria?

**8. What is the real reason for considering turning the creek into a culvert?**

The reason most often stated for covering over the creek is to provide more parkland. The development application, however, states "... that to achieve sufficient space for the vehicle manoeuvres in the forecourt area ... the driveway extend over part of the land occupied by Airlie Creek and the driveway widening would therefore require implementation of the option to fill in the creek adjacent to this part of the site."\*\*

**9. Was the car-park ever meant to be permanent?**

The applicant is reported to have said that their concept would be a big improvement on the existing car-park "A high quality development to replace an expanse of bitumen".†† SOF believes this is not the point. The car-park in this location was not intended to be permanent (see point 10).

Many Whitsunday's residents want the area preserved as public parkland. And SOF thinks that would be a big improvement on a car-park and a high-rise development!

**10. Is the will of the people being dismissed?**

Vision Airlie, a town plan which was developed in 1997 and had substantial support from the community, states: "Central to the development of the foreshore will be the removal of the existing carpark, to be relocated off the by-pass road behind Shute Harbour Road, with a Fisherman's Wharf style development staged on the current carpark site." Nothing was ever said about a 16 metre apartment complex. What happened to the Fisherman's wharf? SOF believes the majority of the community has not changed its mind about this.

**Just 1 week left to object.**

If you would like to object to the Council about this development you must do so before May 24.

There is a format to follow. SOF can help you with this.

See us at:

Whitsunday Shopping Centre or Airlie Pink Caravan:  
11-2 Thur & Fri, 9-4 Sat.

Eldorado Building, Main St Proserpine:  
11-2 Thur & Fri, 9-1 Sat.

Or email us at

saveourforeshore@whitsunday.com.au



**SAVE OUR FORESHORE**

\*Dept of Local Govt and Planning Referral Coordination-Information Request 29 October 2004. \*\*Civil and Structural Engineering Report accompanying Application for a Material Change of Use Development Permit lodged by Carmist Pty Ltd, Aug. 04. †Letter from TTM consulting to FKP Developments. ††Whitsunday Times, March 31 2005. The Applicant is Carmist Pty Ltd, which is apparently a consortium of developers including FKP Limited and Eumundi Group Limited.