

**MAKING A SUBMISSION ON THE PROPOSED NOOSA ON WEYBA DEVELOPMENT AT EENIE CREEK RD, 99 & 191 HOLLETT RD NOOSAVILLE & 106, 108-142 TIDSWELL ROAD WEYBA DOWNS ([APPLICATION MCU12/0208](#) - LOT 2 RP160983, LOT 2 SP179590, LOT 7 RP46782, LOT 53 SP163571, LOT 11 SP250714, LOT 12 RP893393 AND LOT 1667 M37772 - NORTHBROOK CORPORATION P/L)**

Any person may make a submission on any aspect of the application. It is essential though that the basic information of name, address, signature, grounds for making the submission and facts and circumstances relied on in support of those grounds is provided. Without this information the submission is not properly made and therefore may not be considered by the Council.

This side of the form provides guidance on the above matters. On the reverse side of the form is a sample submission. The strongest submissions are those that identify how you believe the development will impact you, your land and the amenity and environment in which you live, work or play.

The submission needs to be lodged with the Council by **TUESDAY 10 DECEMBER 2013**.

The Council offers a submission form and guidance on its web page [here](#); however the form you are reading from or viewing is specifically targeted at the above application. To make a submission, prepare a letter addressed to:

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

The letter needs to include the following information:

**Name:** The name of each person who is making the submission must be printed clearly.

**Address:** The address of each person whose name appears under the name section above.

**Signature:** The submission must be signed by each person whose name appears under the name section above. Therefore one partner cannot sign on behalf of the other. Note: while the Council appears to be accepting email submissions without signatures, it is safer to send original with signatures.

**Facts & Circumstances:** The facts or the circumstances on which you rely, rather than the issues you see in the application. For instance, owning land near the development site, making use of Lake Weyba and enjoying the protection of habitat in the area provide circumstances that justify your submission. This type of information adds credibility and weight.

**Grounds for the Submission:** The grounds are the main content of your submission. While you can deal with technical issues, the assessment manager (in essence staff of one of the Councils) does not live in the area and so the essential information that the assessment manager does not have is:

- a) How you believe the development will impact on your land, the use of the lake and the land around it, your lifestyle and the character of this part of Weyba Downs and Noosaville.
- b) Local knowledge of the particular aspects of the site, its bushfire characteristics, the importance of water quality, the flooding that occurs in the area, the poor drainage and soils, koala and other fauna movements through the site, aboriginal heritage values, etc.

The following material provides some hints to help you with your submission. Remember someone has to read and understand potentially thousands of these, so the more care you take, the more likely that the person will understand your submission.

- **Object:** State clearly that you object to the proposed development.
- **Navigate:** If possible, identify relevant titles and page, table and map numbers from the application.
- **Point Form:** Identify in point form the various aspects or arguments you wish to raise.
- **Emotion:** While it is OK to be emotional, too much emotion can cloud your point.
- **Objectivity:** Quite simply, practice it.

## THEMES FOR SUBMISSIONS:

- Impact on lifestyle (quiet enjoyment of the lake and bush setting)
- Sensitivity of Lake Weyba and its catchment
- The fact that the previous State Government ignored the advice of the then Dept Environment & Resource Management and the Sunshine Coast Regional Council in granting a biodiversity offset
- The inappropriateness of expanding Noosa's urban footprint and the weakening of Noosa's economic niche by replacing open space with urban development
- The fact that the development falls way outside the planning intent for the area as identified by the [South-East Queensland Regional Plan](#); [Maroochy Plan 2000](#) and the [Noosa Plan](#)
- Unplanned and unwanted, especially by koalas that are not currently under threat in this location, but will be if it proceeds
- No need for additional development area to be committed
- Gold Coast-style development is inappropriate in Noosa

**LAST DAY FOR LODGING SUBMISSIONS: TUESDAY 10 DECEMBER 2013**

## SAMPLE SUBMISSION:

Name: I. Luvweyba & A. Partner

Postal Address: 27 Ratracea Way, WEYBA DOWNS QLD 4562

Phone/E-mail/Fax: [wewillfacethebulldozers@abyewekal.moc](mailto:wewillfacethebulldozers@abyewekal.moc)

**RE: SUBMISSION ON THE PROPOSED NOOSA ON WEYBA DEVELOPMENT (APPLICATION MCU12/0208 - NORTHBROOK CORPORATION P/L**

*(This paragraph is used to provide the facts and circumstances, essentially your context – change it and add to it any way you wish)* We live at 27 Ratracea Way, Weyba Downs and own land at Lot 987 RP654321. We have lived here 9 years and chose this area because of the lake's quiet setting, the natural values and limits on development in the Noosa and Weyba Downs area.

*(This paragraph identifies the grounds of your submission, list out all the points that you feel are important for the Council to consider)* We object to the above application for the following reasons:

- 1) The proposed development is not needed and not planned to occur. The planning controls under the [South-East Queensland Regional Plan](#); [Maroochy Plan 2000](#) and the [Noosa Plan](#) all identify the area as rural, not intended for urban development.
- 2) These plans have it right, because this land is unsuitable for the development. It is flood-prone, full of drainage problems and acid soils, is important habitat for a myriad of species including frogs and is a fish-breeding area.
- 3) Worse is the fact that to make the land suitable for urban development it requires dramatic change to the overall drainage patterns, leaving a landscape severed by drainage paths and roads at the expense of habitat and environment. So not only does the development result in impacts on the environment, but it attempts to minimise this by removing that environment.
- 4) If koalas could speak, they would have a pretty dim view about this development. It is laughable that the developer crows about fencing. Fences are needed to prevent koalas being killed by cars. You use this solution when you have an existing problem. It is ridiculous to create a problem, then try to justify a development by proposing a solution to the problem it creates.
- 5) The developer argues that it will bring jobs and dollars to the community. Noosa's economy is founded on tourism and the open space in which Noosa is set. This development brings only more people, adding nothing new and nothing to Noosa's tourism mainstay. For a few short-term jobs, there will be long-term depletion of Noosa's image and its environment. The developer's arguments are simply false economy.

We call on the Council to reject this monstrous application.

Signed:

*I. Luvweyba*

*A. Partner*