

C.R.Y. NEWSLETTER

Thanks to all newly registered concerned persons and also thanks to those who are working tirelessly gathering information and names of concerned objectors. Our movement is gathering excellent awareness — ***we need all the help we can get!***

The Application has been lodged by Lend Lease, the process is now in place. The latest advice is that the public submission period may be June!!, We need to encourage every person we can to join our email/ mailing list to keep them informed so we get a massive number of submissions when the public objection time comes. ***It is imperative that we act now to stop Lend Lease's plans which will destroy the beautiful ambience of Yaroomba Beach and surrounding area forever.***

A quick summary of how things stand:

This Application is classed as "Impact Assessable", which means we get to have a say. It's ***the public's last chance to have any official input to what happens on the Hyatt site over the next 10 years.***

- Our major concern is the **height and density of the proposed development on the beachside, and associated visual impact.** The Application states up to 400 new dwelling units — a majority of 2-3 storey buildings, plus a group of 4,5 and 6 storey buildings up to a height of 20.8m. There is no specific amount of 4,5 and 6 storey buildings quoted in the plan, simply referred to as " a number of" or "a mix of", Lend Lease verbally state they plan to build 6 high rise buildings on the beachside of David Low Way which is horrendous enough, but if the plan is approved in it's current state it will be open slather. The 20.8m height was based on the previous approval for a 300-room, 4 storey hotel with a floor height no higher than 5.2 m high.
- The other major beachside issue is **preservation of the dunes**, in particular the parabolic dune. As demanded by Council, the parabolic dune has been placed under a covenant agreement with Council, and may at some stage become Crown Land. The 'extra' piece of land at the base of the dune fronting Warragah Pde hopefully will become Open Space.. This all needs to be followed up to ensure protection of the dune. Beach access also needs careful consideration.
- **Density of proposed development west of the David Low Way** is also a concern, with another 240 units proposed. The 'Vantage' sector will impact Centenary Heights Road in particular, and 4 storey buildings are proposed for the Resort Village Central which fronts Warran Rd.
- A very serious concern is that if 4, 5 and /or 6 storey buildings are approved on the Hyatt land, it will give the **green light to other developers to push for 4-6 storey buildings** elsewhere in the Coolum area. It is so important to stop the high rise now!
 - Related issues are:
 - possible impacts on our precious sand dunes, including beach access
 - visual impact
 - traffic, roads and other infrastructure
 - flooding
 - ongoing construction impacts on roads and neighbours
 - the cumulative impacts of the development stampede

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So — what can we do?

To effectively challenge Lend Lease's Application, ***the services of a Town Planner must be engaged.***

Why?

This development is an emotional issue for many of us, but whether we like it or not these decisions are ultimately made on the basis of the PLANNING LAWS, in particular the Maroochy Plan 2000. Although submissions based on emotion just might sway our Councillors to take our side (to get votes etc), Developers know that those decisions are easily challenged in Court. The only way to get a good result is to use the Planning Laws to work for us.

In this regard, we propose engaging Paul Summers, Town Planner. This is the best chance we have of submitting a proper Objection Notice when the submission period arrives.

Town Planners and other professionals whom we might need advice from cost money.

We are therefore at a stage where we need to raise funds.

We estimate that our costs for professional advice, advertising, printing, postage, etc will be about \$5000. So we are asking for contributions and also suggestions and help with fund raising. Just the cost of 3 Cappuccinos or one 6-pack (name your poison) — would make a difference!

WE ASK YOU NOT TO BE COMPLACENT!

YOU CAN HELP BY:

1. Contributions

If you can possibly contribute some funds please either:-

- a. Send a cheque to C.R.Y, P.O. Box 792, Coolum 4573, or
- b. Go to the Bank of Queensland in Birtwill Street Coolum, or Direct Deposit funds to
Account Name; CRY, BSB:124-079 Account Number 20253777

2. Contact us about joining a fundraising committee —to think up ideas, promote and run one or more fundraising events — this needs to be started very soon!

3. We also need helpers urgently to take on roles such as phoning, mailing, name gathering, letter writing and generally coming up with ideas for our awareness campaign. Please contact us now if you are able to help — no effort is too small.

4. Promote our concerns. *Please help us get as many names as possible of people who will write letters of objection!* It is time to gather names of every person you know who will write a letter of objection, please inform them of how Lend Lease's intentions will totally destroy beautiful Yaroomba. If you wish send us those names and email or street addresses and we will keep them informed.

We need to stop the Development Application at this stage. It is the most critical time. If we don't make a huge effort to fight this, ***there will be no point in "CRYing" after it has been approved!*** We know we will not be able stop the development completely, We simply do not want 6, 5 nor 4 storey buildings on the beach side of Yaroomba or in the Coolum area anywhere. The buildings should be 2-3 stories maximum. We also do not want a sardine city built on Yaroomba's precious beach side land!

Please Help!

Cheers and thanks again from C.R.Y.

Email cryaroomba@yahoo.com.au

P.O. Box 792, Coolum 4573