The assessment manager Redland City Council PO Box 21, Cleveland Qld 4163 rcc@redland.gld.gov.au

RE: DEVELOPMENT APPLICATION MCU 17/0058

Dear Sir,

I wish to object to the above proposal on the grounds given below:

- Given that the South East Thornlands Structure Plan (SETSP) is a statutory document under the existing Planning
 Scheme, the residents and owners of South East Thornlands' properties have the reasonable expectation that the park
 and open space marked on that plan would be provided
- Similarly, other Redlands residents would also have the expectation that a green, revegetated area would be provided on the area marked on the SETSP to give visual relief and form a break between the urban communities of Thornlands and Victoria Point
- Given the dense development surrounding the site, there is a great need for a Local Park in this area within walking distance of the housing, not somewhere offsite as suggested in the Applicant's Planning Report (Wolter Consulting Group)
- More than half the site is flood prone. According to the SETSP, this Open Space area is to "maintain the hydraulic capacity, water quality and ecological values of this locally important drainage line". The application proposes to build on low-lying land and use the higher land for stormwater treatment. This would mean a complete reshaping of the topography which is expressly forbidden in the SETSP: " ensure development respects the existing topography and minimises to the greatest extent practicable the need for excavation and fill."
- The site directly abuts the Regional Corridor of Eprapah Creek (Wildlife Connections Plan RCC 2018). In spite of the danger, koalas will cross the road into the property. According to the SETSP, the Open Space: "provides opportunity for establishing habitat and movement corridor for koalas and other fauna". The wide boulevard road is supposed to feed into the local park leading koalas and other wildlife to the significant habitat in the northern part of the Structure Plan area, away from the major roads. Any development on this site must include the Open Space and Local Park as marked on the SETSP map and Planning Scheme.

Additional Comments: Yours sincerely				
			Mr/ Mrs/ Ms	
	(Signature)		(Print Name)	(Date)
(Street / PO Box)	(Suburb)		(Post Code)	