

Dear Members,

Welcome to our second Newsletter update and it is a very lengthy one at that! It has been a very busy month for our members and thank you to all of you who have assisted. You would have received a QUICK UPDATE on the 20th of April 2009 but below we detail the update and ask for your feedback PLEASE.

YRA needs your thoughts so please communicate back to us on email.

GOLD COAST CITY COUNCIL:

In March, YRA sent a letter to Donna Gates asking for an update and clarification on a number of issues we are facing. Letter below:

2nd March, 2009

Gold Coast City Council
Councillor Division 1
P.O. Box 5042
Gold Coast Mail Centre Qld 9729

Attention: Donna Gates
DGATES@goldcoast.qld.gov.au

Dear Donna,

Members of the YRA (Yatala Residents Alliance) were pleased with the message within a recent news article, (If you were quoted correctly) as finding our suburb's new prospects exciting if Council indeed rezones our area to include support businesses such as, banks, retail outlets, food stores, childcare centres.

Our preference for rezoning would be to retain these sites in their current natural state or rezoned as parks & recreational. If there is absolutely no opportunity Council can protect these sites from development, we request that Council maintains its position in regard to 20 metre buffers along Stanmore and Peachey Roads and ensure green space/wildlife corridors are secured, as addressed in the development applications MCU2600708 & MCU2700168, we will support you in preventing the original toxic industrial developments previously planned for these sites being replaced with support businesses.

- We agree fully with the Sustainable City Future Chairman Councilor Peter Young's warning against "Industrial overkill" in Yatala and already feel the effects heavily.
- This new proposal appears to fall into line and live up to the Queensland Governments' views expressed in the "Draft South East Queensland Regional Plan 2009-2031" refer page 47 **Air and Noise**. Of particular interest is the wording "Where possible sensitive land uses such as residential, should be located away from industrial etc" and "The preferred method is to adequately separate incompatible uses". As good as this sounds we trust that the word adequate will be replaced by recommended sets of distances which planners can then adhere to and enforce without the fear of endless and needless taxpayer/ratepayer funded court challenges.
- These services will enhance the quality of life for the residents in Yatala and adjoining suburbs and envisage that such services will also introduce and improve public transport for residents and youths currently without cars.
- This new proposal is introducing **desired Industries previously precluded** in Development proposal MCU2700168 "Response to information request entered 8/8/2006 pdf file part 16, 3834kb, refer Odour impact assessment pages 55,56 and 57 of 63".
 - Page 55 describes activities deemed incompatible with the purpose of this precinct and Activities deemed suitable for this precinct.

MISSION STATEMENT: "A Community voice surrounding topics which impact the lifestyle, health and environment of residents residing near major commercial and industrial developments in the Yatala Enterprise Area"

- Page 56 Identifies industries with potential to generate odours from General Impact Industry being proposed.
- Page 57 Identifies industries with potential to generate odours from low Impact Industry being proposed.

Donna, we would very much appreciate if you could look into and then advise on the following related questions.

- 1- On the 2nd of February 2 for Sale/Lease signs were posted on the Darlington Property and 1 identical for sale sign was posted on the Peachey property (refer attachment). The 2 signs on the Darlington side have since been removed.

Please advise if these two properties are part of the land being considered for rezoning alluded to in the newspaper article, or if there have been any changes to the Development Applications for MCU2700168 or MCU2600708.

- 2- On the GCCC site www.goldcoastcity.com.au/pdonline the third last pdf file (Economic impact assessment processed 7/7/2008) 3688kb of Development application MCU2600708, Page 12 of 23- Figure 1 shows in purple/pink the location of the proposed developments MCU2700168 and MCU2600708 within this massive Industrial zoned land map for our region.

Included in this area are:-

- Enklemann Farm
- The Stanmore Motorcross Raceway
- The Archery club

Please confirm if these areas are destined for eventual industrial use as implied by this map and which if any are being considered in this current rezoning exercise? Note that Enkleman Farm was rezoned in error and confirmed previously by David Powers at an AVCA public meeting.

- 3- Please confirm if Council planners/engineers have physically visited and inspected these sites in order to gather a greater understanding of the geography of our hills, natural creeks and valuable flora & fauna in the area, which you were in the process of organising in August 2008?

Thank you for your assistance and support Donna and we look forward to your early response.

Kind regards

YATALA RESIDENCE ALLIANCE

CC: Mayor Ron Clarke MBE – Gold Coast City Council
Margaret Keech MP – ALP Albert QLD
Andrea Johanson – LMP – Albert QLD
Marlee Bruinsma – Greens Albert QLD



City of Gold Coast

Division 1 Representative
Councillor Donna Gates



Gold Coast City Council

3rd March 2009

Cavell Dorman and Gai Drake
Yatala Residents Alliance
PO Box 355
ORMEAU QLD 3208

Dear Cavell and Gai

Thank you for your letter.

The newspaper article concerning the Yatala Enterprise Area was not in relation to any particular property – but was in response to a recent report presented to the Economic Development and Tourism Committee of Council and referred from there to Council's Sustainable City Future Committee.

There is no intent to change the existing designation of industrial land in the City.

The Council has supported an initiative where consideration can be given to the development of a service centre model to bring about increased business and economic activity in the precinct – by permitting services such as banks, cafes, food outlets, newsagency, post office etc – that would support the surrounding industrial development. At the Sustainable City Future Committee it was further recognised that there has been a trend for non-industrial uses to impact on the integrity of existing industrial precincts, so further review of the Local Area Plan is envisaged to facilitate control and/or a variety of ancillary uses.

In summary, any changes would be brought about by review of the Local Area Plan for Yatala. However, there is no suggestion to change the existing industry and future industry domains only that consideration be given to strategies which may diversify and strengthen the area.

The Development Application MCU 2600708 is the subject of Appeal and I am unable at this point in time to discuss it.

It is not correct that Enkleman Farm was rezoned in error. Officers advise that the land in question was put forward as a future industry site, which was supported by the then Council. A proposal to change the designation to Park Living or Open Space was proposed by former Councillor David Power and was submitted to the then Strategic Growth Committee for consideration in 2006-07 – but did not gain the support of Council.

Address all correspondence to Gold Coast City Council PO Box 5042 GCMC QLD 9729 Australia
Ph: +61 7 5581 6301 Fax: +61 7 5581 6801 Mob: 0424 778 999
Email: division1@goldcoast.qld.gov.au Web: goldcoastcity.com.au

mission statement: A community voice concerning topics which impact the lifestyle, health and environment of residents residing near major commercial and industrial developments in the Yatala Enterprise Area"

After my appointment in late 2007, I again put forward a motion requesting reconsideration, given advice that I received from residents that the future industry zoning was as a result of a mapping error. It has been clarified by Officers that this is not the case.

The site meeting that I proposed with Council Officers was conducted, however, was not well attended by Councillors. From memory, myself, Cr Pforr, Cr Wayne and Cr Young were the only Councillors present. As a result of the inspection of Enklemann Farm, I am confident of my ability to gain Council support to increase the buffer to residential development should industrial development of the site occur in the future.

The land upon which the Archery Club and Stanmore Motocross track are situated, is Public Open Space.

Please feel free to contact me should you require anything further .

Yours sincerely



DONNA GATES
Councillor Division 1

A Gold Coast City Council (Division 1) letter regarding the Motorsports Taskforce and Stanmore Park lease for the Albert Valley Motorcross Club was apparently delivered by Aust Post to all residents in Yatala. It is certainly refreshing to see the GCCC ask for individual residents' feedback the motorcross track in Yatala and we urge everyone to have their OWN SAY on the matter. It does not matter what view you have, positive / negative / somewhere in the middle with criteria that you would like to happen – it would be a great idea to send in your comments DIRECT TO DONNA GATES AT THE GCCC. The email address is: division1@goldcoast.qld.gov.au Having a say can make a difference – we all know that.

STATE GOVERNMENT CANDIDATES:

YRA Steering Committee Members met with State Electorate Candidates, Andrea Johanson (LNP), Marlee Bruinsma (Greens) , Margaret Keech (ALP) and David Gibson (LNP Environment Minister Spokesperson) at separate meetings prior to election.

Each was provided with their own information pack on the issues of YRA concern, containing reference material, photographs and maps review.

As it was received from each potential candidate, their written responses were forwarded to YRA members. All replied prior to the Qld State Election so YRA Members could make their own assessment on the replies. NOTE: YRA is POLITICAL NEUTRAL and will always remain that way. YOUR own decision is important AND SO IT SHOULD BE.

A letter of Congratulations was sent to the new Member for Albert – whom we know from the last Government Term – Margaret Keech MP. Those whom did not succeed in this election were also congratulated on their effort and there is no doubt that ALBERT will continue to be a huge focus for all parties in the years ahead.

Minutes of all the candidates meetings were sent to YRA Members on the 24th of March 2009.

MISSION STATEMENT: "A Community voice surrounding topics which impact the lifestyle, health and environment of residents residing near major commercial and industrial developments in the Yatala Enterprise Area"

STANMORE ROAD:

There have been lots happening on the Stanmore Road issue and to the YRA Stanmore Road Information Officer – MANY THANKS for your determination on achieving information for the Yatala Residents on this important issue.

Detailed below is the series of events:

Sent: Friday, 13 March 2009 11:15

Subject: RE: Stanmore Road

Importance: High

Sent to GCCC

While preparing a response to my question below, could you please obtain some feedback on another question regarding Stage 1 construction of Stanmore Road?

I am being regularly asked by residents at the moment these questions. I would like to communicate back to residents GCCC's official responses ASAP.

Questions regarding Stage 1 construction in progress:

Q1: Is the section of road in stage 1 where the height difference between old and new roads safe? (between Trader Road and Turner Ave section)

Q2: Will GCCC be raising the height of the old road to match the new road?

Q3: It appears a vehicle could easily land on top of another vehicle on the lower side, especially trucks breaking through the concrete barrier. Surely engineers wouldn't create a design that would allow that?

Q4: Is the road height limitations dictated by the industrial buildings and land developments on each side of Stanmore Road?

Thanks for the summary of proposed stages on Stanmore Rd.

I currently possess copies of the GCCC construction plans for Stages 1 and 2 of Stanmore Road, so I can see the changes planned for those sections.

Can I ask about **Stage 3: Enkelman Rd to Darlington Dve** please?

In my opinion, this section has the largest impact on local residents and I would like to make sure that GCCC designers and engineers have considered the communities points raised over the past 18+ months.

I have attempted to summarise these as best as possible below.

1. Remove the raised elevation of Stanmore Rd section between Paterson Rd and Darling Drive, to increase safety, improve oncoming vehicle visibility and reduce visual and noise pollution to existing residents.
2. Remove the raised elevation of Stanmore Rd in section between Enkelman Rd and Peachey Rd, to increase safety, improve oncoming vehicle visibility and reduce visual and noise pollution to existing residents.
3. Vehicle intersection design and access to/from Stanmore Road into local residential areas and school (ie. Paterson Rd and Enkelman Drv).
4. Buffered Bikeways/Pathways between residential areas, along side Stanmore road, leading into Pagan Rd, Paterson Rd and Enkelman Drv.

Would it be possible for me to obtain a copy of the draft Stage 3 construction plans, so I can provide feedback from the community perspective?

Look forward to your response.

Sent by GCCC 13 March 2009

Sorry about the delay in reply. I will be able to provide the answers to your questions re Stage 3 and Stage 1 early next week.

Gold Coast City Council

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19 March – YRA follow up - Phone Call also received from GCCC.

From: GATES Donna [mailto:DGATES@goldcoast.qld.gov.au]

Sent: Friday, 20 March 2009 12:13 PM

Subject: RE: Stanmore Road

Hi YRA Committee

Council Officer XXXXX (Name deleted by YRA) has provided me with an update to your recent queries regarding construction of Stanmore Road, and I advise as follows:

The road between Trader Road and Turner Avenue section will be safe when construction has been completed. There is a solid concrete barrier kerb, 1.1m high, being built approximately 250m in length with guardrail on both the approach and departure of this section of road. At the time that Andy received your last email, I understand that the concrete barrier had not been installed - however, it will be constructed prior to the road becoming operational.

There will only be minimal changes to the height of the existing road. Major changes to the existing road level would not have achieved a desirable design solution given the existing topography and the access requirements to properties. Large volumes of fill would be required to achieve matching carriageway levels which would have significant impacts on property where fill batters would intrude.

The suggestion that a vehicle could land on top of another vehicle on the lower side has been considered and advice received that designers looked at all possibilities to reach an outcome deemed to be satisfactory in providing the appropriate level of crash safety. The installation of a high barrier kerb is in keeping with current design standards.

Finally, Engineers confirm that in reaching the design outcome, it was necessary to consider both the existing development on Stanmore Road and the topography of the area. Concept plans for the next section of upgrade work (Darlington Dve - Enkelman Rd) will soon be made available to me.

Trust this answers your queries. Please contact me should you require further information.

regards

Donna Gates

Councillor Division 1

Gold Coast City Council

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7th April 2009 – Sent a quick message to Donna Gates – Councillor Div 1 asking for an UPDATE on Stage 3 of Stanmore Road Upgrade – refer to previous Newsletter for info on stages 1 and 2. Stage 3 is the area between Enkleman Road and Pagan Road roundabout.

REPLY FROM DONNA GATES IS STATED BELOW:

From: "GATES Donna" <DGATES@goldcoast.qld.gov.au>

Date: 24 April 2009 4:14:09 PM

Subject: RE: Stanmore Road

I'm aware that detailed design has begun - but do not believe anything is available to the community as yet. Construction is not anticipated until 2012-2016 - and this is something I will need to raise during the current round of budget discussions. We're facing a very tough budget though - with downturn in revenues through the loss of water income and also reduced infrastructure charges (in the vicinity of \$7m down) due to the downturn in the building industry - so I'm not confident about there being the funds to bring forward. Nevertheless I will endeavor - and will keep all posted with progress.

I have forwarded a request to Tech Services for any update available in terms of design of Stage 3.

From: GATES Donna [mailto:DGATES@goldcoast.qld.gov.au]

Sent: Monday, 27 April 2009 9:07 AM

Subject: RE: Stanmore Road

I can confirm the brief for Stage 3 is currently with Technical Services, with a view to being completed by the end of this calendar year in time for budget 10/11 discussions. Not too sure how it will be prioritised - as I don't have an indication of other projects within the city that we're always competing with for funding. The good news is that the Federal Government Roads to Recovery program is going to be refunded for the next 5 years. Given that Stage 1 and 2 have received funding from this bucket, the future stages may also qualify for funding within this program.

A request was also received from a resident of Logan in relation to Stage 4 (Harts Rd to Beenleigh Beaudesert Rd), so thought you might be interested in the response:

Issues:

- Stage 4 of the road upgrade (Harts Rd back to Beenleigh Beaudesert Rd) is not planned to occur within the next 10 years. This timeframe for delivery is based upon forecast traffic volumes. Councils transport model suggests that the road will not need to be duplicated (to provide additional traffic capacity) until such time as further residential/industrial development happens along the western growth corridor and within the emerging regional centres.
- It is recognised however, that a number of road safety concerns have been expressed by the public with respect to the alignment and geometry of this section of road. An upgrade to improve the existing road conditions may need to occur before duplication of the road is required for capacity reasons.

Outcome:

- To address these concerns, Technical Services will be requested to produce a planning report for this section of Stanmore Rd with the aim of improving the road alignment/geometry in the short term.

- This planning report will;
 1. establish the ultimate road alignment based upon a 4 lane urban standard as per Councils Land Development Guidelines.
 2. Identify issues with the current road and its alignment and geometry and,
 3. Provide planning options / estimates for undertaking road improvements in the short term.
- It is expected that this planning report will be completed before the end of the 2009 calendar year.
- Our current thinking for progressing short term improvements for this section of Stanmore Rd is ;
 1. Council will need to secure the 4 lane corridor for future duplication of the road. This will involve sorting out all necessary property acquisitions and
 2. Delivery of a 2 lane upgrade until such time as the duplication is warranted.
- Any improvements proposed by this planning report (if determined to be of a high priority) will be considered for construction within the Major Roadworks program in the 10/11 financial year.

regards

Donna Gates

Councillor Division 1

27TH April 2009

Thanks for the info Donna

I'm aware of the residents located around Stage 4 (Harts Rd to Beenleigh Beaudesert Rd) and their concerns about property alignment to stage 4, so having a "future plan" will hopefully help ease their minds and allow them to plan for the long term future.

So if we can see these draft plans at some stage it would be helpful.

I'll leave that with you.

As for Stage 3 > do you think the compiled list of suggestions and issues raised by local residents has made it's way to the Technical Services people inside GCCC?

Or would you like me to create another summarised list and forward them on to you?

It would be beneficial if we could inform residents how the stage 3 plans will address their points of concern.

From: GATES Donna [mailto:DGATES@goldcoast.qld.gov.au]

Sent: Monday, 27 April 2009 9:34 AM

Subject: RE: Stanmore Road

Please send a summary through to me Stuart and I'll make sure it goes to Tech Services via a Councillor Request. We'll then have the certainty of a paper trail.

regards

Donna Gates

Councillor Division 1

28th April 2009

Hi Donna

Here is the “summarised” version of the key topics surrounding Stage 3 upgrade of Stanmore Road.
Please submit to tech services.

Please keep me informed and I shall in turn feed info back into community.

Thanks

Stuart

Stanmore Road - STAGE 3 SUGGESTIONS

Compiled over the past 18 months from consultation with local residents and officials.

1. Safety

Vehicular visibility from Paterson Road to Stanmore Road

Lower and flatten the raised elevations of Stanmore Rd section between Paterson Rd and Pagan Rd.

This will provide;

- Improved traffic visibility.
- Safer entries & exits at intersections.
- Reduction in ongoing road maintenance.
- Eliminate heavy vehicle exhaust braking.
- Create a natural earth barrier for sound, dust and visual buffers to residents.
- Improve safety of Pedestrian crossings.

2. Visibility : Enkleman Rd

Remove elevation of Stanmore road section between Enkleman Rd and Peachey Rd as part of Stage 3 upgrades, to improve oncoming vehicle visibility for entering and existing vehicles and reduce heavy vehicle speeds.

3. Pollution

Buffers: Pagan Rd to Paterson Rd

We hope the levelling of Stanmore Rd through this section will create some natural earth barriers, however some sections of green vegetation will still be required and retention of the existing natural bushland retained.

The aim is to reduce noise, dust and visual pollution to residential areas.

4. Traffic : Congestion

GCCC and Qld Government must understand that Yatala residents only have one entry and exit point to their estates which is Stanmore Road. This needs consideration at the major intersections of Stanmore & Paterson roads and Stanmore & Enkleman roads.

Are Traffic lights the best solution?

5. Traffic : Volumes

Can GCCC engage a traffic planning consultant to study and report on Stanmore Road’s ability to handle expected traffic growth over the coming 5-20 years, based on planned industrial development and residential communities to the west.

6. Bikeway: Paterson Rd to Rivermount College

Rivermount College have expressed their desire to improve and enhance children’s safety when using the bike path on Paterson Rd.

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The current white painted line does not offer any form of physical barrier between bike rider and vehicles, and is simply too dangerous with the volume of traffic on this road.

7. Bikeway: Stanmore Rd

Suggest considering a **protected** bike path be designed for Stages 2 & 3, along the Northern side of Stanmore Rd, linking the Enkleman Drv, Paterson Rd and Pagan Rd residential communities. This would provide safe passage for residents moving amongst these

THANK YOU TO THE YRA STEERING COMMITTEE "STANMORE ROAD INFORMATION OFFICER" FOR HIS EFFORTS – AT LEAST YRA MEMBERS ARE DOING WHAT WE CAN TO MAKE OUR COMMUNITY SAFE.

SOUTH EAST QLD REG DEVELOPMENT PLAN:

Information for the State Government "Regional Development Plan Draft Review" was sent on the 1st of April 2009 to assist and provide Members with options on input prior to close date. Hopefully some YRA members will have put in their own submissions or added their name to other submissions that were right for them.

ORMEAU PROGRESS ASSOCIATION:

Members from the YRA Steering Committee attended the OPA Monthly Meeting on Monday 6th April 09. The YRA Steering Committee is thankful for the responses from YRA members in the possibility of offering support to the view of a discussing a wide community involvement as we are ALL NEIGHBOURS in this most northern area of the Gold Coast City Council. The responses were overwhelmingly in support of continuing this discussion with OPA.

OPA is involved in working with the GCCC on the matter of the Ormeau Community Centre to be built on land on Pascoe Road. It will be a GREAT boost to the local area and YRA suggests that we give our support to this project.

OPA also has a Community Garden Sub-Committee that has worked hard to provide a community benefit for those whom do not have the space for a garden OR want to be more involved in a community effort. While most YRA residents have space for a vege garden at their own home, how good will it be to buy the FRESH VEGES FROM THE OPA GARDENS to supplement what we do not grow. The OPA Community Garden Sub-Committee intends to offer veges for sale so we will keep you all posted on that venture.

Stop the Quarry – OPA Sub-Committee advised that some more progress has been made on the issue of the Wagner's Quarry but there is no doubt it will be a lengthy process. Added to the issue now is the fact that Upper Ormeau Road is becoming very dangerous as it is breaking up with all the heavy traffic flow and the trucks speeding along at times does not help.

INDUSTRIAL DEVELOPMENTS

- A new Development Application (140 Sandy Creek Road) was seen erected in heavy overgrowth opposite the CEMEX Quarry. The application closed on 3rd Apr 09 giving us only one day to make a submission. This development is for a Cement processing facility. We had a substantial number of objections submitted in time. Well done and thank you to everyone!
- Our Investigative Officer has reported that he phoned the Environment and Planning Court in Southport on Thursday the 16th of April for an update on the Peachey Road and Darlington Park cases. He specifically enquired if the hearing type scheduled for Monday (for Peachey Road

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(Left side) was to be administrative or a hearing where the substance of the appeal would commence to be heard. After checking the master list, the appeals officer indicated that the hearing on Monday would be administrative where the parties would sort out how long the hearings will go for, and the initial hearing date will be set; he also indicated that it would probably not be before early July. He will check the file summary online from mid next week onwards to see when that hearing date will be and will inform you accordingly. There is nothing set so far for Darlington Park.

Other:

- **Gold Coast Sun Newspaper:** YRA Members attended a photograph meeting outside Darlington Racecourse an article that appeared on the Front Page of Wednesday 1st April 09 edition. Numerous requests have been raised with the paper to try and get them to deliver to Yatala which is currently not included in their distribution area! (See Attached).
- **Courier Mail:** Friday 3rd Apr 09 article stated Build Dev have closed their Brisbane Office (See Attached).
- **Gold Coast Sun Newspaper:** Reply from Buildev on the 6th of April – (see attached)

This article in the newspaper needed clarification from the Board of the Albert Valley Progress Association – AVCA. Cavell Dorman, as General Member of AVCA, asked for that information on the 13th of April 2009. Copy of the email sent is below:

Dear XXXXXXXXXXX – AVCA BOARD MEMBERS, (Name deleted by YRA)

No doubt you are aware of the article (Front Page and Page 6) in the Gold Coast Sun on Wednesday 1st April 2009 where some of the residents of Yatala were interviewed regarding the Buildev Developments on Peachey Road / Stanmore Road. (If you have not seen that article I will send it to you).

On the 6th of April Buildev replied in the Gold Coast Sun and a scan of their reply is attached. There is extensive mention of AVCA and the consultation process that Buildev had with the association members.

Of most concern is that Craig Dowling is reported saying **“We are trying to give the community great benefits and about six flyers have been sent to every member of the association – and possibly their friends – to keep them informed of the project”**.

XXXXXXXXXX, the only BUILDEV FLYERS that we have seen are as follows:

- 1) Community Update – Centra Park Stage 4 – sent out from AVCA on the 12th November 2007. This is the part of Centra Park that AVCA was right behind Buildev in their application to the GCCC and asked AVCA members to assist in writing a letter to GCCC as well.
- 2) Community Update – Proposed Development at Darlington Park – sent out by AVCA on the 16th of July 2008. This was the first and only newsletter on this subject and had plans showing.

There was the AGM on the 13th of August 2008 and this is the meeting referred to by Buildev where the State and Federal Politicians and Cr Donna Gates attended. There is no doubt that everyone in attendance at that meeting will remember the heated debate on the Darlington Park Buildev Plans and that is the first time we had any opportunity to comment on actual plans.

Buildev advised that they had sent **6 newsletters** (apparently referring to Darlington Park) but we can only trace 1 that we have received. We have spoken to others in the area who are also AVCA Members and they all say the same thing.

MISSION STATEMENT: *“A Community voice surrounding topics which impact the lifestyle, health and environment of residents residing near major commercial and industrial developments in the Yatala Enterprise Area”*



NEWSLETTER

Issue 2 – 6 May 09

PO Box 355
Ormeau Qld 3208

Email: yra@yatala.info

Can you please shed some light on this matter **URGENTLY** as it does seem inconsistent with anything we have all received from AVCA. While there was talk at meetings, there were NO PLANS produced as far as the general AVCA members are concerned. Therefore, it does appear from this Gold Coast Sun article that AVCA is being compromised by Buildev as Buildev is firmly stating that they have done MORE than they actually have in the consultation process with AVCA for their developments in the area.

We look forward to your URGENT RELY.

Cavell Dorman

There were follow up emails over the space of the month until the following reply was received on the 30th of April.

From: XXXXXXXX (AVCA Board Member)

Sent: Thursday, 30 April 2009 6:23 PM

To: Cavell Dorman

Subject: Re: Buildev Industrial Development at Darlington Park - article Gold Coast Sun

Cavell, I am still waiting for copies of newsletters. Mysteriously I can't find them on my computer. XXXX has one and I have 2 different ones. For one I have a web site not the other copy and I can't open it. The last newsletter to residents was specifically about Darlington Park. I expected to have had them at the beginning of the week. Did you save any that were sent out by email? One of your other members might have records.

The consultations referred to would be their attendances at AVCA Public meetings and a couple of consultations which were held with the executive.

I will chase it up tomorrow. Unfortunately the preparer of the newsletters is no longer with his former company and must be having trouble accessing old records.

I will let you know if and when I have any information.

Kind regards,
XXXXXXX

Cavell Dorman has replied to AVCA, saying that the ONLY newsletters received from AVCA are the one stated on the original email and other YRA members who are members of AVCA have stated that also.

MISSION STATEMENT: "A Community voice surrounding topics which impact the lifestyle, health and environment of residents residing near major commercial and industrial developments in the Yatala Enterprise Area"



NEWSLETTER

Issue 2 – 6 May 09

PO Box 355
Ormeau Qld 3208

Email: yra@yatala.info

In addition to the above correspondence to / from AVCA, a message was sent to YRA members on the 20th of April advising them of the happenings associated with same. See copy below.

From: Cavell Dorman
Sent: Monday, 20 April 2009 2:09 PM
To: 'yra@yatala.info'
Cc: 'Division1@goldcoast.qld.gov.au'; 'Albert Electorate Office'
Subject: YRA Newsletter - ON HOLD see info below

Dear All,

YEP – it is certainly time for a NEXT YRA NEWSLETTER and that was about to happen before Easter. HAPPY EASTER PAST – BY THE WAY!!!!

The YRA Newsletter has been put “on hold” pending some clarification of statements by Buildev Developers in their reply to the Gold Coast Sun article on Wednesday 1st April stating that YRA was upset over the development plans for the Buildev developments on Peachey Rd – inc Darlington Park (lots of terrible “mug” shots of some of us too – hope you do not think we all look like this!!!!). Buildev replied to the Gold Coast Sun reported on the 6th of April and the contents of that editorial are the current issue. We have a copy of that reply - it scanned at 3 mgs so can send it to you if you wish.

Part says: Craig Dowling (Buildev) is reported saying about the Albert Valley Community Association - AVCA “We are trying to give the community great benefits and about six flyers have been sent to every member of the association – and possibly their friends – to keep them informed of the project”.

Do not know if YOU are also members of AVCA or what you have all received **BUT** the Steering Committee of YRA who are also General Members of AVCA saw **ONE (1) NEWSLETTER** on the matter of Darlington Park Industrial Development plans which was released on the 16th of July 2008 and that prompted the concerns that we all face today in regard to that development. The AVCA Board is still to reply to specific questions – hence the delay in the YRA Newsletter.

If you have any clarification on the matter above, we would be pleased to hear from you (email: yra@yatala.info) as soon as you can, as there is no doubt that the Developer intends to use any items that they can obtain to substantiate their development application.

Please let us all state again: YRA ARE NOT AGAINST INDUSTRIAL DEVELOPMENT IN THE YATALA ENTERPRISE AREA – WE JUST WANT IT TO BE A FAIR OUTCOME FOR US ALL – DEVELOPERS / WORKERS / RESIDENTS / NATIVE FLORA AND FAUNA.

All the very best,

Gai Drake and Cavell Dorman
For and on behalf of YRA

In addition to the above an email was sent to Donna Gates with a copy of the information to YRA members and a scan of the Gold Coast Sun Buildev reply. Donna's reply and that email shows below. There was no other acknowledgement to the email.

MISSION STATEMENT: “A Community voice surrounding topics which impact the lifestyle, health and environment of residents residing near major commercial and industrial developments in the Yatala Enterprise Area”



NEWSLETTER

Issue 2 – 6 May 09

PO Box 355
Ormeau Qld 3208

Email: yra@yatala.info

From: GATES Donna [mailto:DGATES@goldcoast.qld.gov.au]
Sent: Monday, 20 April 2009 3:41 PM
To: Cavell Dorman
Subject: RE: CONSULTATION PROCESSES - BUILDEV AND YATALA RESIDENTS

Dear Cavell

I can confirm that Council has appointed Solicitors to handle the Appeal. Whilst appreciating the concern of YRA, no further comment or speculation is appropriate from me at this time Cavell.

kind regards

Donna Gates
Councillor Division 1

Gold Coast City Council
Ph: 07 5581 6301 **Fax:** 07 5581 6801 **Mobile:** 0424 778999
PO Box 5042 Gold Coast Mail Centre Qld 9729
<http://www.goldcoastcity.com.au>

From: Cavell Dorman
Sent: Monday, 20 April 2009 14:54
To: GATES Donna
Cc: Gai & Andrew Drake - Yatala Residents; brett.raguse.mp@aph.gov.au; 'Albert Electorate Office'; MAYOR
Subject: CONSULTATION PROCESSES - BUILDEV AND YATALA RESIDENTS

Dear Donna,

Attached is a SCAN of the reply from Buildev to the Gold Coast Sun article on the 1st of April – you were interviewed for that article so will be aware of its contents. The Buildev reply was shown in the April 6th Gold Coast Sun.

Donna, we are all VERY CONCERNED that this Developer may seek to use their reply (as attached) in the Planning and Environment Court as a statement that they have had EXTENSIVE CONSULTATION WITH YATALA RESIDENTS (be it AVCA or not) and that is so very far from the truth.

You, Margaret and Brett were present at the meeting on the 13th of August 2008 at Rivermount College in Yatala (AVCA's AGM and other matters) and would be well aware of the very worried Yatala residents making their comments regarding the Buildev development plans for Peachey Road / Stanmore Road area and in particular Darlington Park. Take this a step further and now you see why there have been such strenuous objections to the Buildev plans and why we all hope and pray that the GCCC stays true to its determination to see a sensible outcome for the wellbeing of all concerned. Buildev has not changed its plans for Darlington Park and no doubt had no intentions of doing so – regardless of the outcry it received both verbally on the 13th of August 2008 OR after the objections were posted to the GCCC following the Application Notice.

Please can you give us assurance that the GCCC Planning and Development Division / GCCC Solicitors and Lawyers who will defend the Council's position in the Planning and Environment Court has seen this email and that they clearly understand that what is stated in the Buildev reply to the Gold Coast Sun on the 6th of April 2009 is a VERY LARGE STRETCH OF THE TRUTH.

MISSION STATEMENT: "A Community voice surrounding topics which impact the lifestyle, health and environment of residents residing near major commercial and industrial developments in the Yatala Enterprise Area"

YRA really does believe in a Consultation Process but that process should happen BEFORE any plans are finalized so residents' input is able to be made available and any change / modifications can occur. That will save lots of time / aggravation / cost / etc and no doubt will benefit all concerned in the process that is necessary for a reasonable outcome for all concerned.

We look forward to your reply.

All the very best

Cavell Dorman and Gai Drake
For and behalf of YRA Members.



MISSION STATEMENT: "A Community voice surrounding topics which impact the lifestyle, health and environment of residents residing near major commercial and industrial developments in the Yatala Enterprise Area"

Courts to rule on fight

Industrial bid battle at Yatala

By LAURA NELSON

A BATTLE between Yatala residents, the Gold Coast City Council and a heavy industrial project's backers will go to the Planning and Environment Court.

A development application by Brisbane-based developer Buildev to develop more than 100ha in the Yatala Enterprise Area has sparked outrage among locals and will be heard in the court from next month.

The plan is set for industrial development on 81ha in Darlington Park in Stanmore Road – a former motorsports track – and 30ha in Peachey Road.

Cr Donna Gates said the



FIGHTING ...
Cavell Dorman of the Yatala Residents Association's steering committee.

land had been designated for future industrial development by the council many years ago.

Buildev took the matter to the planning and environment court after the council ruled out the developer's plans for 8m high retaining walls, conditions imposed on its Darlington Park application and the belief the council took too long to consider its application.

Cavell Dorman, a member of the Yatala Residents Association's steering committee, said

more than 70 locals had joined the group since mid-January out of concern on the industrial bid.

"Residents are very concerned about the effect of industrial development on their lifestyle and health, as well as the environment," she said.

"The total area to be rezoned may be stripped of many thousands of trees during the levelling and land-fill process.

"These developments are

also more upwind and larger than the Centra Park development which caused immense dust pollution for nearby residents for more than a year."

Ms Dorman said locals were also concerned the projects contradicted the Draft 2009 south-east Queensland Regional Plan 'in some instances'.

"Our members are not against industrial development in Yatala and we know how important jobs are now and in the future," Mrs Carvell said.

"What we are concerned about is how these developments are being planned and implemented."

She said the three main roads into the Yatala residential area all flowed off Stanmore Road, which prompted further concerns on residents' access if the development went ahead.

Buildev declined to respond to calls from the Sun on the matter.



GOLD COAST SUN, Wednesday, April 8, 2009 (P) - Page 11

Industrial development battle

Developer defends Yatala plan

By LAURA NELSON

A DEVELOPER has defended plans for a major industrial project at Yatala, saying it was aimed at delivering 'great benefits' to the community.

The Buildev Development Queensland application, which covers a site at Peachey and Stanmore roads, will be decided at the Planning and Environment Court this month after fierce opposition from locals and planning conditions imposed by the Gold Coast City Council.

However, Buildev development manager Craig Dowling said the Brisbane-based company had consulted extensively with community members following meetings on the project in 2007.

"It has been an evolving process and we have had numerous community consultations to discuss issues such as the best outcome for traffic," he said.

"The community is well aware of developments and they are aware of what we are lodging."

Mr Dowling said meetings were held with the Albert Valley Community Association and there had been 'great commercial debate'.

"We are trying to give the community great benefits and about six flyers have been sent to every member of the association – and possibly their friends – to keep them informed about the project."

He said one of the community meetings was attended by Forde Federal Minister Brett Raguse, State MP Margaret Keech and area councillor Donna Gates.

Mr Dowling said he did not want to comment on the Planning and Environment Court hearing.

The newly formed Yatala Residents' Alliance is strongly opposed and is concerned

that heavy industrial development could cause dust pollution and damage the environment.

Cr Gates said the city council would protect buffer zones when industrial development took place at Yatala.

She said it was important to safeguard landscape buffers to Sandy Creek and Stanmore Road.

Cr Gates said there was an environmental linkage through the industrial site which the council wanted to maintain and protect.



FLASHBACK ...
residents plan to fight the application.

MISSION STATEMENT: "A Community voice surrounding topics which impact the lifestyle, health and environment of residents residing near major commercial and industrial developments in the Yatala Enterprise Area"