



To: Whitsunday Regional Council CEO,

I the undersigned **resident of the Whitsunday region** respectfully request that you review your proposed Airlie Beach Structural Plan (AB-LP01) as I feel it is not in the best interests of the local community or the surrounding environment in which we live.

I appreciate that your intention to focus the increased expansion of accommodation may have been in an effort to reduce the sprawl of the town of Whitsunday. I believe however that this will have a negative impact for the following reasons:

- To date, there has been inadequate public consultation with one public meeting in Airlie (24th September) held less than a week from the closure of submissions in which over 90% did not support the plan. As was discussed at this meeting, the residents are the key stakeholders and should have been consulted in your first round of consultations last year. I acknowledge that you have spoken with other “stakeholders” such as developers, business owners, building industry etc.
- The plan did not take in to consideration the repeated rejection by the community of high rise developments over the years. The town of Whitsunday has a long history of dedicated championing to protect our town and foreshores village atmosphere which has been repeatedly ignored and relentlessly revisited by the council
- The draft is not consistent with the intent of the area or the stated overview to protect and enhance Airlie’s natural beauty, coastal resources and areas of environmental significance.
- The effect on the viability of the current tourist houses already operating who will totally lose their views and consequently their business. E.g. While Noosa has proven that you can have a successful tourist industry without high rises, they have lost any sense of the sea on Hastings St., now with only alleys through the buildings to the coast. The residents of the Whitsundays have fought for the 2 story limit before and don’t want to lose it now. Homes and businesses were bought with confidence that we would not lose the views based on the councils own height restrictions that were in place.

FIGHT FOR AIRLIE



- The scale and design is not compatible with the surrounding development. The 12 storey high rises and 8 storeys along the main street would block views of residents and create an urban environment incompatible with our existing natural beauty and village identity. This would cast long shadows over commonly used public areas for extended periods each day having a negative impact on the town. There would be a negative impact to the properties who do not increase the height of their buildings in the vicinity through their interfacing with adjoining properties, as such, heights would dominate all the neighbours of the main street and the hillside irrevocably. 4 story heights on the beach side, doubling the existing heights, would make a wall across the beach/foreshore creating a "built in feel" to our current "beachside" feel that makes this an attractive tourist destination.
- It does not address traffic, parking problems with a singular road in and out of town remaining in place.
- Our water supplies and sewerage infrastructure for such high rise developments and no cost benefit analysis have been done e.g. Sea Grass Watch have measured algal blooms when the existing sewerage treatment failed with the current township. This would strongly suggest that, should this plan proceed to development, there would be a failure in the future having a greater negative impact.
- Such concentrated increase in accommodation could create a recurrent oversupply, which always puts pressure on smaller, existing operators and providers.
- Relaxing self-assessment requirements whereby extending business into residential zones and allowing building up to 50 sq. m without council approval should all be on hold until further consultation with the community.

In summary, tourists visit our area to enjoy our beautiful natural environment and laid back ambience-not to be surrounded by high rise developments. Therefore we run the risk of alienating our tourism base and killing our economy by proceeding with this plan as it stands.

SIGNED

Name

Address

Signature
