

Dear Bunya Lake Neighbour

A development application has been lodged with MBRC to develop Yallambi Farm. I think we all knew that one day this would happen.

Bunya Residents Association is making a submission to MBRC objecting to a number of aspects of the development application. Below is the link to the MBRC website where you can view the development application documentation.

<https://www.moretonbay.qld.gov.au/Services/Building-Development/DA-Tracker/Application/9028559>

Under Document Details, the "Attach 2 Development Plans" document is the block layout map.

You will see several long thin blocks backing onto the power easement, and on the other side, onto Bergin Creek.

The size of the blocks is very concerning. There are 35 blocks. 5 are 4000m<sup>2</sup> or more, 9 are 3000-4000m<sup>2</sup>, and 21 are 2000-3000 m<sup>2</sup>. The average block size is 2853 m<sup>2</sup>.

Riverside Stage 2, Bunya Lake and Windarra are all approx 4000m<sup>2</sup> blocks. MBRC has allowed this change from the Rural Residential zoning of 6000m<sup>2</sup> blocks due to the community benefit of significant parkland / reserve given to MBRC, and perhaps other developer contributions.

Block sizes under 4000m<sup>2</sup> represent a very significant change from the Rural Residential zoning of 6000m<sup>2</sup>. With the various overlays on the blocks for koala habitat, landslip, flooding etc, and the offsets required for onsite sewage treatment, the building envelope would be small, requiring a size of home and style of building inconsistent with the rest of Bunya, which would adversely impact the value of existing homes in Bunya, particularly in Bunya Lake.

As a result of the small block size, there are more blocks, therefore more cars, which feed into the dangerous intersection of Farm Road and Bunya Road. Farm Road itself is narrow, with no footpath, no shoulder, so also dangerous.

These, and some other issues - minimising infringement into koala habitat, tree preservation, protection of the heritage site of the Old Wongun Post Office, a fire gate to provide a second exit from the development - are being raised by Bunya Residents Association in their submission to MBRC.

Are you a member of Bunya Residents Association? If not, please join. Your support is needed to oppose this development in its current form. Just \$10. The link is below.

<http://www.bunyarésidents.asn.au/membership-application/>

Regards

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