



Tim MANDER MP

Member for Everton

Save Pine Rivers

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Dear Residents

I write to respond to your recent letter seeking my position on issues relating to the MBRC Warner Investigation Area (WIA).

I would like to congratulate the Save Pine Rivers group for educating local residents about the Council's proposals. There is no doubt that the advocacy of the group has led to the increased consultation from MBRC officials with residents.

I have met with Cr Mike Charlton and Council Officers on numerous occasions to voice my concerns and that of residents. It would seem, from following your Facebook page closely, that this additional consultation has provided a little more clarity.

In my most recent meeting with them, I presented the group's "fact sheet" to get their position on some of the figures provided. The Council officials did dispute a couple of the figures presented.

- They claim that the development would have a maximum of 2081 dwellings not 3632. They state that the "configuration of a lot code for emerging community's precinct" prohibits any additional dwellings to their quoted figure.
- They also stated that it's more relevant to use the latest census figures (2016) which give the current Warner population at 12330 (up from the 2001 census figures). I present these figures for the purpose of balance.

Now I will address some of the issues your group have raised.

1. Consultation

The MBRC communication process to residents has been clearly unsatisfactory. Whilst the Council argues that a number of letters were sent to residents (a fact most residents dispute), communication is only effective when the recipient understands what is being proposed. This is a point I have stressed on numerous occasions to the Council. Ironically, I believe the negative feedback of the Warner residents will result in changes to the consultation process in the future.

I believe that any future communication from Councils to residents about proposed development should be in "Plain English" and that public meetings should be held to brief



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residents on all details. I will lobby the future Local Government Minister to ensure this is enshrined in legislation.

2. Koala Habitat

Council Officers advised me that the “wooded” areas in the WIA are a “matter of state environment significance” and is part of an environment overlay. That means they are protected by State environmental law.

I will ensure, from a State perspective, that these areas are not touched during any development.

3. Density

I acknowledge the concerns of residents about the impact this type of development will have on resident amenity as well as the pressure it will put on infrastructure.

Recognising that three-quarters of the land north of Warner Road is already zoned industrial, I will expect the majority of the area south of Warner Road to remain “Rural Residential”. I will call on the future State Planning Minister to reject the proposal if this is not achieved.

4. Infrastructure

Any proposed development will result in added pressure on already struggling infrastructure. There is both a state and local government responsibility in this matter. I am currently having discussions with my federal and local government counterparts to look at a three-level Government approach to addressing the congestion we have on our roads. We need to have a bold vision for the future which may cost a billion dollars, not millions. I won't pretend this will happen quickly but I can say there is a resolve to fix this congestion.

More immediately, any proposed development must include a developer responsibility for state infrastructure upgrades. This means the developer must pay for infrastructure upgrades. There are at least seven intersections that will need to be upgraded. If this is not included, I will call on the State Planning Minister to reject the proposal.

5. Council Impropriety

This matter has been addressed by the Crime and Corruption Commission. This is the most powerful corruption fighting agency in the State. Its major recommendation was to ban Developer donations to Councillors. The LNP supports this recommendation.

I am committed to going on this journey with the Save Pine Rivers group. I believe we need to let the Council process unfold. Once they make their final decision, we can decide as a community our next course of action.



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Thanks once again for being so passionate about our community.

Yours sincerely

Tim Mander
State Member for Everton

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