

Sundale proposes aged care complex

Peter Gardiner | 15th June 2010



IF not here – where?

That was the question posed by Sundale general manager Glenn Bunney and his planning consultant Paul Summers as they took a sceptical nearby resident Brian Nicholas and the *Noosa News* on a site tour of their proposed aged care complex at Tewantin.



Sundale's Glenn Bunney with consultant Paul Summers shows resident Brian Nicholas, right, the aged care site.

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The not-for-profit aged care provider Sundale has applied to Sunshine Coast council to build 180 and 196 independent living aged units as well as a 60-bed, low-to high-care aged care nursing home on its 8ha site at McKinnon Drive.

Mr Summers said this site – despite a range of issues that have to be overcome including controlling local flooding – is possibly one of the last large open area sites available for such a facility.

Mr Bunney was adamant their intention was to be a good neighbour.

“We want to get things as right as we possibly can – this (aged care complex) is going to be here long after I’m gone,” Mr Bunney said.

“We’re not private developers who move in, build, sell up and move on.”

Mr Bunney said they had spent five years planning and \$50,000 for a comprehensive flood study carried out by independent council-appointed experts to minimise local impacts.

Mr Nicholas and fellow resident Peter Miller were concerned works on site could worsen flood problems.

Mr Bunney said over the years a previous owner had filled the site with junk fill which would be removed and the block properly filled in accordance with the studies to mitigate flooding.

Existing channels would also be enhanced to increase the rainwater flows and help prevent water from backing up.

Mr Nicholas raised concerns about planned basement parking on site, but Mr Bunney said the entrances would be 1.15m above the 1-100 year flood levels.

As for Mr Miller’s concerns about a large stagnant pool of water caused by infill on the Sundale site, Mr Bunney said their engineers had inspected the site and any remedial works would be carried out. Mr Bunney said whenever residents had raised similar issues when the channels had been blocked up, the necessary clearances had been undertaken.

Mr Summers said the Department of Environment and Resource Management had “ticked off” on their application, but Sundale was waiting on the latest council officer reports to go before councillors.

Mr Nicholas said he had seen flood waters near the rear of a house on site during past heavy rain events, which the flood studies showed had been always been high and dry.

Mr Summers suggested this could have been overflow from some former aquaculture ponds which have since been removed.