

From: [Info \(Mailbox\)](#)
To: jjbedford72@gmail.com
Subject: DA/28/2020 Material change of use Lot 300 SP264827 Occhilupo Circuit Agnes Water
Date: Tuesday, 8 December 2020 7:53:36 AM

Thank you for contacting Gladstone Regional Council.

This response is to let you know we have received your email and that it has been tasked to the relevant business unit for action.

If your enquiry is urgent you can call (07) 4970 0700 at any time.

Regards,

Hayley Keiler
Records Management Unit



PO Box 29 Gladstone Qld 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email info@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

From: John Bedford <jjbedford72@gmail.com>
Sent: Monday, 7 December 2020 5:22 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: DA/28/2020 Material change of use Lot 300 SP264827 Occhilupo Circuit Agnes Water

Attention Assessment Manager.

As the owner of the adjoining property at 11 Watermark Ave Agnes Water (Lot5) I wish to submit an objection to the application for a development permit for a material change of use on Lot 300 SP264827.

The reasons for this objection are as follows:

The Aspects at Agnes estate was sold as residential A and houses were required to meet a covenant on the blocks eg house size minimum 150sq m.

On a subdivision plan of 30 September 2009 (plan reference 4846-54) the parcel of land adjoining and to the rear of Lot 5 was listed as forestry. Clearing of this adjoining land would destroy a natural watercourse and bushland habitat for birds and animals. There are virtually no plans for conservation or parks. Due to the density and small lot sizes (1/3 approx of most other residential blocks) there is limited opportunity for landscaping and gardens.

The size and quality of design and construction of "manufactured" dwellings is seriously limited by the very small size of the blocks. Residents will be in very close proximity to each other.

The density of the proposed development would see a high increase in the volume of traffic on Watermark Ave and Tavern Rd. A concern is also raised regarding emergency vehicles accessing the site should there be any disruption to traffic on Tavern Rd.

The proposed development has approx 30 parking spaces and washdown facility for RV's located over the watercourse adjoining Lot 5 with a setback of less than 1m (.9). This will detract from the current bushland outlook. As fishing & crabbing is a major pastime in the area it appears to be no provision of secure parking for boats etc. Boat ramp facility can be stretched to the limit

already.

The water supply at Agnes Water is limited and as a result a desalination plant was commissioned. Now water charges are expensive. The density of the proposed development will severely impact water and sewerage services. Collection of rainwater would be limited due to the size of blocks and dwellings. It raises the question as to who would be funding upgrades to these facilities and other infrastructure (existing ratepayers)?

This also needs to be considered regarding other services eg medical and allied health, transport and parking, government and entertainment etc.

If this development does not achieve the expected uptake of "manufactured" housing to make it a viable concern it could end up having the appearance of an abandoned caravan park. I feel council should not only consider the impact of this proposed development on the residents in the immediate vicinity but on the whole of the Agnes Water and surrounds and not detract from the unspoiled reputation the area has now.

Janette Bedford

12 Toft St

Bundaberg Q 4670

7/12/2020

0458526855

From: [Info \(Mailbox\)](#)
To: [Planning \(Mailbox\)](#)
Subject: FW: DA28/2020 Material change of use
Date: Friday, 27 November 2020 4:42:21 PM

Please find below email received. Please note, this has not been registered in ECM.

If this email does not relate to your Department, please advise the Records Team.

Regards,

Jakob Humphries
Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4975 8428

Email Jakob.Humphries@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

From: Info (Mailbox) <info@gladstone.qld.gov.au>
Sent: Friday, 27 November 2020 3:45 PM
To: fwarburt@bigpond.net.au
Subject: DA28/2020 Material change of use

Thank you for contacting Gladstone Regional Council.

This response is to let you know we have received your email and that it has been tasked to the relevant business unit for action.

If your enquiry is urgent you can call (07) 4970 0700 at any time.

Regards

Jakob Humphries
Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: [fwarburt fwarburt <fwarburt@bigpond.net.au>](mailto:fwarburt@bigpond.net.au)
Sent: Friday, 27 November 2020 3:35 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: DA28/2020 Material change of use

Dear Sir/madam,

I would just like to say that I have no problems with this facility being changed to a retirement facility as there is not too much difference between the two. It would be good to know whether

the facilities would be the same and what is the difference from regulatory position from what has already been approved. The sign is not clear enough for the community to gain knowledge and have a say.

In saying this council needs to consider that there is currently a rental shortage in this area which will affect the facility obtaining staff to work in the facility. Also there is a real shortage of other medical needs/facilities in the town. Our doctors are near breaking point where they cannot accept more clients. Further there are very little facilities or programs for seniors in this area.

M. Morrison
Shady Lane
Agnes Water

1770 Bowls Club INC
P.O. BOX 263
Agnes Water Qld 4677
Gladstone Regional Council

Friday, 4 December 2020

Attention: Assessment Manager

Dear Sir/Madam,

RE: DA28/2020 COMMENT - BOWLS GREEN

I would like to submit my comment on the above mentioned Development Application.

I note the development will be a gated community with private common landscaping which includes a tennis court/bowls green area and other recreational facilities that will be developed in stage 1. The residents living in this gated community and their visiting guests will have exclusive use of these recreational facilities.

I am questioning the need for this development to have their own private bowls green.

Approximately 2.5kms away is the established 1770 Bowls Club Inc. located along Captain Cook Drive, opposite the Edge on Beaches Resort. Unlike the proposed green, which looks like it would only consist of a few rinks, the 1770 Bowls Club has a full size green (eight rinks) in excellent condition, has retractable shade over the green and facilities (club house) that are well maintained.

New members, both new to the game and those who already play, are always welcome to join the club. The club play regularly, conduct tournaments, have club visits, and offer coaching. It is a great place to meet, enjoy other people and participate in an outdoor activity. The club has a presence in the community.

I think allowing a private bowls green to go ahead would encourage residents of this development to become closed, in that there is no encouragement for them to integrate with the existing community. This would be in conflict with councils five-year Community Development Strategy and Action Plan.

To ensure this doesn't occur, I would like the development to address this issue starting with the removal of the bowls green from the development as there is already a bowls club nearby.

I consider this a "properly made submission" as it addresses councils desire to build better communities.

Thanking you for your consideration on this matter.

Yours faithfully

Owen Capon
Chairman of 1770 Bowls Club Inc.

Warrick and Fabienne Wintle
139 Bicentennial Dr
Agnes Water QLD 4677
fabienne@wintle.com.au

15 December 2020

To: Gladstone Regional Council

We are making a submission re: Development Lot 300 SP 264827, Occhilupo Circuit, AGNES WATER QLD 4677 On: Lot 300 SP 264827 Approval sought: Development Permit Application ref: DA/28/2020

We have duly read the full 619-page submission and exchange of letters **and oppose the submission on elements that relate to the planning scheme, especially with regards to the scale and design of the proposed development.**

As per council's request for further information from 20th October, point 3 (below), we believe:

- the proposed development is not in line with the average density of 15 per hectare net and
- the information provided back to council from Zone planning group doesn't provide sufficient measure towards minimising the impact of the development which is over the stated density for this area.

Council requested further information:

Within the common material, the Applicant has noted that the *Strategic Framework Theme – 3.4 Community Living – Element – Housing Growth* outlines new residential development must achieve an average density of 15 dwellings per hectare net.

The Applicant has acknowledged that the development yield onsite exceeds the average density and has provided further justification by calculating the entire balance of the Emerging Community Zone. Given the community's expectation of the development site is low density residential lots (the partially constructed Shores Estate - staged development) with an assumption of a Dwelling House per lot, provide further justification on how the proposal will address visual bulk and density issues on the adjoining residential and rural residential blocks.

I quote the response from Zone planning group on the above

Furthermore, setbacks to shared boundaries are proposed to achieve adequate separation and protection of the privacy for adjoining neighbours. As indicated on the updated site plan, the development provides a 4m wide easement and subsequent setback buffer along the entire eastern and southern property boundaries.

Furthermore, the proposal would result in the removal of several huge trees which contribute to the visual amenity of the area and - as the ecological reported - are habitat to a variety of flora and fauna.. The removal of these trees would detrimentally impact upon the land's character and appearance and would also directly impact the neighbours.

We therefore request the following measures to be requested by council to the developers to minimise the visual and noise impact that the development - which is over the density of 15 dwellings per hectare- will have on neighbours, privacy, flora and fauna.

We request:

- Minimum 4m wide easement (this has already been confirmed by Zone planning group)
- Visual Clarification (i.e. drawing) of what Stockwell means by 'setback buffer along the entire eastern and southern property boundaries means. (this is in addition to the easement they mentioned above)
- Boundary fences of minimum **2.4 m high** on the southern side to counteract the sloping land. Fences must be **uniform style and colour** for all adjoining southern properties.
- The developers plant and nurture mature and thick buffer tree selected from the 'tree species' photos on page 215 of the submission **at Stage 1** of the development. These are to be planted directly behind the fence on the southern side of the proposed development, to minimise disruption to existing properties and block light and noise pollution. There should be sufficient trees to create a real buffer.

The developers are clearing all the land, including huge trees which are existing natural, light and sound proofing barriers for the local residents. Therefore, in exchange, strategies need to be put in place to mitigate the disturbances that the clearing will cause

- We also request the current 'swale/drain' located behind the properties to remain and not be blocked nor filled.
- Light disruptions, especially due to the slope of the land to be given greater consideration
 - Wee request a development with no night (spot)lights on tennis court, bowling green or pool area, as well as other areas such as the caravan storage and parking area. Images provided show that tennis courts and other amenities have lights that will impact the privacy, neighbours and peaceful area.

Should our requests above be met, we will remove our opposition towards this development application.

Regards,

Fabienne Wintle
15 Dec 2020



Warrick Wintle
15 Dec 2020



Paul and Suzanne Jones
Lot 3 Bicentennial Drive
Agnes Water QLD 4677
paulsuzyjones@gmail.com

16 December 2020

To: Gladstone Regional Council

We are making a submission re: Development Lot 300 SP 264827, Occhiluppo Circuit, Agnes Water QLD 4677 On: Lot 300 SP 264827 Approval sought: Development Permit Application ref: DA/28/2020

We have read the full submission and exchange of letters and **oppose the submission** on elements that relate to the planning scheme which relate to the **scale of the development** and the **design of the proposed development**.

As per council's request for further information from 20th October we believe the information provided to council from Zone planning group **doesn't provide sufficient measures** towards minimising the impact of the development, which is over the stated density of 15 per hectare net for this area.

We therefore request council address the following points with the developers to minimise the visual and environmental impact that the development - which is over the density of 15 dwellings per hectare- will have on the environment (flora and fauna) and neighbouring properties (visual, light and noise pollution).

We request the following:

1. Stockwell clarify what they mean by "setback buffer along the entire eastern and southern property boundaries".
2. Acknowledgement that the minimum 4m wide easement will be upheld
3. We do not condone the wholesale clearing of native vegetation and large existing trees; however understand that this is likely to happen. The developers are to ensure wherever possible that existing native vegetation and large tree are protected from removal in areas designated as easements or buffer zones.
4. To minimise disruption to existing properties and block light and noise pollution the developers plant and maintain mature and thick buffer trees. These are to be planted on the southern side of the proposed development, within the "setback buffer" or minimum 4m easement. There should be a sufficient number of trees to create a real buffer.
5. The wholesale clearing of the land by developers will impact the neighbouring residents as the existing fauna and large trees create a natural, light and sound proofing barrier. Therefore, we would like to see strategies put in place to mitigate the disturbance that the clearing will cause. In particular, any lighting used for common areas (tennis courts/parking lots etc) and street lighting should be of a **design that greatly reduces light pollution**. For example light poles to be as close to ground level as possible and to have covers fitted to restrict light emissions.

6. Boundary fences to be a uniform style and colour with a minimum height of 2.4 meters along the southern boundary.

Should the areas we have identified in this submission be adequately addressed, we will remove our opposition towards this development application.

Regards,

Suzanne Jones
16 Dec 2020

Paul Jones
16 Dec 2020