

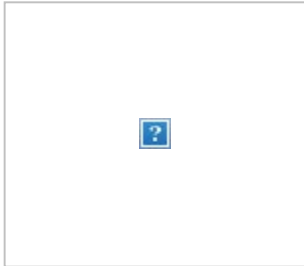
From: [Info \(Mailbox\)](#)
To: gnjwood@bigpond.net.au
Subject: submission for development of outdoor sports and recreation centre (Application ref: DA/24/2021)
Date: Monday, 11 October 2021 8:50:09 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)

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 Officer
Finance Governance and Risk

PO Box 29 Gladstone Qld 4680

P (07) 4970 0700 | **W** www.gladstone.qld.gov.au



From: gnjwood gnjwood <gnjwood@bigpond.net.au>

Sent: Sunday, 10 October 2021 3:16 PM

To: Info (Mailbox) <info@gladstone.qld.gov.au>

Subject: submission for development of outdoor sports and recreation centre (Application ref: DA/24/2021)

To Whom it May Concern

Submission to Lodge Objection to Proposed Development (Application Ref: DA/24/2021)

As Boyne Island residents and ratepayers we are concerned with the proposed development on the corner of Wyndham Avenue and Hampton Drive.

The council has previously sought feedback from residents regarding the location of an Aquatic Centre and at no point was the current proposal an option.

We believe this proposal is not in the long term interests of the community or the environment. Particularly the second stage which we believe will have lasting impact on the health of the river system and associated marine environment.

As residents we are being requested through social media and public notices to give feedback. We have at no stage seen any documentation about the environmental impact of the proposal, nor have the residents been considered with regard to the access to the river in that section.

We are also concerned that this project if it is successful, will negate Council's plans for a publicly owned Aquatic Centre.

Therefore we wish to lodge our objection to the development.

Thank you

Graeme and Jenelle Wood

11 Lighthouse Drive

Boyne Island

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From: [Info \(Mailbox\)](#)
To: gatcombe6@bigpond.com
Subject: Submission for Application Ref: DA/24/2021
Date: Tuesday, 26 October 2021 8:28:12 AM
Attachments: [Gladstone Regional Council 25 October 2021.pdf](#)
[image001.jpg](#)
[image002.jpg](#)

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Regards



Jessica Spurway

Records Management Officer

Finance Governance and Risk

PO Box 29 Gladstone Qld 4680

P (07) 4970 0700 | **W** www.gladstone.qld.gov.au



From: Tracey Anderson <gatcombe6@bigpond.com>
Sent: Monday, 25 October 2021 7:36 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Submission for Application Ref: DA/24/2021

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To Whom It May Concern,

Please refer to attached submission for the proposed development Lot 1 & 5 Hampton Drive Boyne Island.

Regards,

Brad and Tracey Anderson

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Gladstone Regional Council

PO Box 29

GLADSTONE QLD 4680

RE: DEVELOPMENT APPLICATION NO. DA/24/2021

PROPERTY: LOT 1 & 5 HAMPTON DRIVE, BOYNE ISLAND

Dear Sir/Madam,

We are the owners of 3 Arthur Street, Boyne Island and our property is directly behind the proposed development.

I have a number of serious concerns regarding the proposed significant development on the Property. I am of the view that the development of an 'outdoor sport and recreation facility (aquatic centre), an indoor sports and recreation (gym) and food and drink outlet (café)' will adversely affect my quality of life.

I request the Council to consider the following concerns:

1. **Dust & Site Maintenance** – the proposed development will require substantial earthworks which will result in dust nuisance and inconvenience. The owner of the Property has previously shown disregard for conditions of operation and responsibilities to others. Given the extent of the works required I have serious concerns of the detrimental impact of construction will have on my quality of life and potential nuisance to my property.
2. **Noise Nuisance** – as mentioned above the proposed development will require substantial earthworks and significant construction works over a lengthy period of time. Clearly this will have a significant impact on my quality of life due to the vibrations and noise nuisance during construction.

Significantly the noise nuisance post construction is a serious concern. Although the draft plans show some attempt to provide a barrier (whether by planting trees or a fence), this is unlikely to reduce the of traffic noise from the large carpark to be located directly behind my property, nor the noises associated with the activity of a large aquatic centre generally. The main aquatic building is proposed to include a grandstand. Clearly any swimming or other event at the centre is likely to cause a significant noise nuisance.

I also have serious concerns about the continuous noise from the aquatic centre filtration system. It is difficult to ascertain the potential impact of the low level noise pollution that will be caused by the required large filtration systems on the Property, particularly as the filtration is likely operate 24 hours a day 7 days a week.

Accordingly, I have serious concerns about the ongoing noise pollution and the impact it will have on my quality of life and the value of my property. I request that any noise reports be prepared or certified by an independent expert.

3. **Privacy** – the proposed development is likely to be a significant loss of my privacy during construction and importantly on an ongoing basis after construction. I am concerned that the construction will expose my daily activities to incidental surveillance from building workers.

I am also concerned about the proposed construction of a grandstand and a 12 metre high water slide which is likely result in my reduced privacy due to viewing from either or both. This is a serious concern given the proposed aquatic centre's operating hours being from 5am to 8:30pm.

The draft plans also clearly show that traffic and pedestrians entering the Property on Arthur Street will have a direct view into my property. This is clearly an unacceptable situation for the reasons detailed above.

4. **Lighting** – at this stage we have are not aware of any reports or even any details that have been produced to indicate the extent of lighting required either for the proposed carpark adjacent to our property nor the aquatic centre. I have serious concerns that the level of lighting required to be installed in and around the carpark and within the aquatic centre will have a significant detrimental impact on my property, particularly given the intended hours of operation from 5am to 8:30pm.

I request that any lighting report be prepared or certified by an independent expert. The potential for light to project towards a sensitive waterway is also of concern and must be considered.

5. **Overshadowing** – it is difficult to ascertain the potential shadowing due to the proposed development but the draft shadow diagrams at 3pm would appear to result in the understating of the actual extent of afternoon shadowing over my property. On this basis I would request Shadow Diagrams be prepared or certified by an independent expert.

6. **Arthur Street redevelopment & altered traffic** – I am strongly opposed to any reconfiguration of Arthur Street and am seriously concerned about the increase in traffic flow in and out of Artur Street. I note the proposed plans have provision for 50 vehicles and 20 bikes directly behind my property.

Clearly the proposed development will have a substantial and adverse impact of traffic patterns which will change it from being a 'quiet suburban cul-de-sac' to a 'busy commercial parking lot'.

I would be grateful if you consider my concerns regarding what is clearly a significant development on the Property and for Boyne Island/Tannum Sands. The ongoing noise and traffic caused by the project is a serious concern and is likely to have an adverse impact on all residents in the area.

Sincere regards,

Brad & Tracey Anderson

J. Anderson

BT

25.10.2021

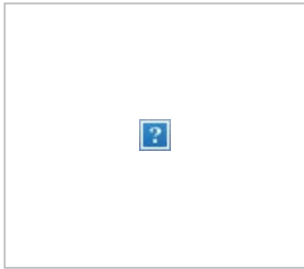
From: [Info \(Mailbox\)](#)
To: elene41@netspace.net.au
Subject: Gladstone Regional Council 25 October 2021.pdf
Date: Tuesday, 26 October 2021 8:28:59 AM
Attachments: [Gladstone Regional Council 25 October 2021.pdf](#)
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Regards



Jessica Spurway

Records Management Officer

Finance Governance and Risk

PO Box 29 Gladstone Qld 4680

P (07) 4970 0700 | **W** www.gladstone.qld.gov.au



From: Elene Anderson <elene41@netspace.net.au>
Sent: Monday, 25 October 2021 7:42 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Gladstone Regional Council 25 October 2021.pdf

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CAUTION: This email originated from outside of Council. and has FAILED our basic spam checks

Please see attached my submission in relation to DA/24/2021.

Yours sincerely,

Elene Anderson.

Sent from my iPad

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Gladstone Regional Council

PO Box 29

GLADSTONE QLD 4680

RE: DEVELOPMENT APPLICATION NO. DA/24/2021

PROPERTY: LOT 1 & 5 HAMPTON DRIVE, BOYNE ISLAND

Dear Sir/Madam,

I am the owner of 1 Arthur Street, Boyne Island and my property is directly behind the proposed development.

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I request the Council to consider the following concerns:

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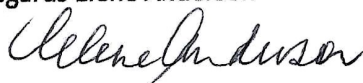
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I would be grateful if you consider my concerns regarding what is clearly a significant development on the Property and for Boyne Island/Tannum Sands. The ongoing noise and traffic caused by the project is a serious concern and is likely to have an adverse impact on all residents in the area.

Regards Elene Anderson



25.10.21

From: digital@lgaq.asn.au
To: [Info \(Mailbox\)](#)
Subject: Contact Us Online Form Submission - make_a_complaint - Geoffrey Leahy
Date: Monday, 25 October 2021 6:22:27 PM

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This automated email has been sent from the Gladstone Regional Council Website from a website visitor.

Customer Details

First Name: Geoffrey

Last Name: Leahy

Email: locobloko@outlook.com

Phone number: 0458196100

Address

11/4 Pittsbay Crescent Boyne Island

Request Details

Website Reference: 110388

Request Type: make_a_complaint

Contact Preference: email

Request

I couldn't find any other way to provide feedback on the Boyne/Tannum Aquatic Centre proposal by Zen Developments and Councils dud preferred site near the Tannum High School on Coronation Drive than to submit an email 'complaint'. The Zen developments proposal has all the hallmarks of a genuinely worthwhile piece of community infrastructure that would make the most of the limited tourism potential of the Gladstone area. It's not surprising to me that Council would prefer to bury the pool in the suburbs where it will attract no users apart from a few happy locals and the high school no doubt. You've only got to travel to Yeppoon (Kraken Water Park) or The Strand Waterpark in Townsville or Cairns Lagoon (I'm sure there are many other examples) to see were a Council with a clue has made the most of local natural water features like the sea or rivers to build aquatic centres that are popular with locals and attract tourism. Given the mono-economics and reliance on fossil fuel exports for income in this area I would have thought Council would jump at the chance to diversify potential retail income by

putting an aquatic centre on the Boyne River. There is an existing retail shopping centre right across the road that is in dire need of a refurbishment and boost in customers and shops. An upgrade as depicted in the proposal would make what is already the only river and beach in the area that is genuinely accessible by pedestrians, cyclists and swimmers an even more attractive feature of the area. Have some vision, work with the proposed developer, build something with genuine long term appeal and benefit to the wider community on the river. A couple of private dwellings are currently monopolising what should be a public resource of use and access to all at the proposed site. The Boyne Primary school is only a couple of hundred metres from the river site but I guess the high school kids will have to endure the 2 km bus trip. The logistics of a proposal are only ever a problem for Councils when they decide for whatever reason/s that they don't want to approve a development. When for whatever reason/s the opposite applies Councils fall over themselves to approve the dodgiest of all developments and this Councils recent form during the LNG plant construction housing induced boom and of course subsequent bust proves that. A development of this nature is a no-brainer for the Gladstone region. There are very few suitable places to build a facility like this and if you let that position on the Boyne River go now you will be missing a great chance to establish a facility that will benefit the local community at all levels. Build it and they will come is the phrase often quoted, and it's true. Approve that aquatic development and people will flock to it. If the Australian Government can admit they were wrong on a multi-billion dollar submarine deal and go with a better option then Gladstone Council can do the same. Don't waste the opportunity they don't come round that often. To clarify I have absolutely no connection with the proposed developers Zen. I am a resident of the Gladstone area since 2003. A rate and tax payer who wants to see my hard earned cash well spent not wasted again. Regards Geoff Leahy

Attachments