

From: "Info (Mailbox)" <info@gladstone.qld.gov.au>
Sent: Tue, 13 Jun 2023 16:35:10 +1000
To: "shonabaskerville@gmail.com" <shonabaskerville@gmail.com>
Subject: Submission re: DA/12/2023
Attachments: Council letter.pdf

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

Regards



Amy Ross
Records Management Officer - QA (Acting)
Finance Governance and Risk

PO Box 29 Gladstone Qld 4680
P (07) 4970 0700 | W www.gladstone.qld.gov.au

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From: Shona Baskerville <shonabaskerville@gmail.com>
Sent: Tuesday, 13 June 2023 4:33 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Submission re: DA/12/2023

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Please find attached a submission in response to DA/12/2023 with closing date 13 June 2023.

Kind regards
Shona Baskerville
0410517673

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Shona Baskerville
5 Seaspray Drive
Agnes Water Q 4677
shonabaskerville@gmail.com

13 June 2023

Gladstone Regional Council
ATT: Abena Dankwa
PO Box 29
Gladstone Q 4680
info@gladstone.qld.gov.au

Dear Abena

RE: Submission against Proposed Development DA/12/2023

I, Shona Baskerville of 5 Seaspray Drive, Agnes Water, would like to enter this submission in objection to the Development Application DA/12/2023. The proposal is Reconfiguring a Lot, (1 into2), at 3 Seaspray Drive Agnes Water, Lot 28 RP 803327.

Lot 28 RP 803327 is zoned Low Density Residential within the Gladstone Regional Council Planning Scheme. In Section 5.6 *Categories of Development and Assessment: Reconfiguring a Lot*, the Scheme stipulates a minimum block size of 600m² (Table 5.6.1 “Low Density – Code assessment”). The proposed reconfiguration of DA/12/2023 results in blocks of 400m² and 458m² respectively, which is approximately 33% less area than required minimum. In the Planning Scheme, Table 6.2.1.2 under *Zone Codes*, it states (1) “development is consistent with the low density character of the region’s existing suburban areas.” Not only is the proposed development DA/12/2023 considerably smaller than required for the area’s zoning, the proposed lots are completely out of character for the surrounding area, and would unduly impact on the amenity of the streetscape.

Furthermore, the proposed development DA/12/2023 does not meet a number of the Zone Code Assessment Benchmarks outlined in the Planning Scheme Section 6.2.1.3, as presented in the table below:

Performance Outcome	Assessment Benchmark Description	Objection to DA/12/2023
PO4	Reflects the low density character of the area.	The proposed blocks would be significantly different to all other blocks along Seaspray Dr and Starfish St. Requiring a considerable height in retaining walls with fencing to separate the blocks. Surrounding dwellings are

		characterised by not having fences, keeping an open and uncongested character to the area.
PO5	Driveways must not visually dominate the street frontage.	Due to the topography of Lot 28 (RP 803327), both proposed blocks would be required to have driveway access on Seaspray Dr. This would equate to 40% of the frontage being allocated to driveways, which would be visually dominating.
PO7	Development facilitates the security of people and property having regard to: (a) Opportunities for casual surveillance and sight lines.	Due to the steep slope of Lot 28, and the proposed layout of the reconfigured lots, the rear Lot 2 would not have any opportunity for casual surveillance or line of sight.
PO10	(e) Adequate buffering, screening, or separation to adjoining development	Considering the small size of the proposed lots, there is potential that there will not be enough room to have adequate screening or separation from the adjoining developments.

To further my objection to DA/12/2023, under the *Model Code for Neighbourhood Design – A Code for Reconfiguring a Lot, (State Planning Policy), Section 2.0 “Performance outcomes and acceptable outcomes”*, the proposed reconfiguration does not meet the following outcomes:

Performance Outcome	Description	Objection to DA/2023
PO3	The design of lots: (e) minimises alteration to the natural topography	Due the considerable slope of the block, the proposed lots will require significant alteration to the natural topography
PO11	Access arrangements for lots, including the location, spacing and width of driveway crossovers, maintains the function, safety and efficiency of streets and major pathways	Access for both the proposed lots is on Seaspray Dr. To have an additional driveway in this area will significantly impact the safety of motorists, cyclists and pedestrians on Seaspray Dr, as this part of the road is between two blind corners both up and down hill. It is also particularly dangerous for any on-street parking in this stretch of Seaspray Dr due to this hazard. On-street parking will need to be utilised for these proposed blocks due to their size not being able to accommodate any extra on-site parking.

In section 3.6 *Building it better: our urban areas* of the Planning Scheme, it states “existing suburban areas remain unchanged apart from limited dual occupancy housing forms only where development maintains low density residential character. Infill development including **higher density attached housing is not appropriate** in existing suburban areas in the Low Density residential zone” (emphasis added). The proposed development DA/12/2023 is not appropriate in the existing suburban area.

Finally, within Lot 2 of the proposed development DA/12/2023, there is a sewer main. As per Gladstone Council’s Policy Number P-2015/56 *Building over or adjacent to council infrastructure policy*, an easement would be required to be created over this existing sewer main (Section 6.3.2). This easement, together with the requirement of 2m radius clearance around the existing access covers (Section 6.3.2), and the additional construction clearances from easements would significantly encroach on the available space for the building footprint. This would result in the dwelling on Lot 2 being even more out of character to the surrounding dwellings, which are large family homes.

Thank you for your consideration, and for all that you do for our community.

Kind Regards



Shona Baskerville

From: "Info (Mailbox)" <info@gladstone.qld.gov.au>
Sent: Mon, 29 May 2023 09:20:24 +1000
To: "adamdzw@gmail.com" <adamdzw@gmail.com>
Subject: Submission against Proposed Development DA/12/2023

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Regards



Caitlin Bartlett
Records Management Officer
Finance Governance and Risk

PO Box 29 Gladstone Qld 4680
P (07) 4970 0700 | W www.gladstone.qld.gov.au

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From: AD <adamdzw@gmail.com>
Sent: Sunday, 28 May 2023 5:35 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Submission against Proposed Development DA/12/2023

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To: Gladstone Regional Council

PO Box 29, Gladstone QLD 4680

info@gladstone.qld.gov.au

Development Permit for Reconfiguring a Lot DA/12/2023

I, Adam Dzwonczyk of 8 Sunlover Avenue, Agnes Water, QLD 4677 would officially like to enter a Submission against the Proposed Development of 3 Seaspray Drive Agnes Water (Lot 28 RP 803327) DA/12/2023.

The grounds of which this Submission is made reference all correspondence publicly available on the Gladstone Planning Portal.

Document to council Ref:Z22374

-
-
- Development plans clearly show the
- minimum building envelope does not meet minimum size of 15m x 20m required, and only a 10m x 18m would be possible while requiring relaxation of setbacks, and frontages, with little access to easement over council assets. Further to this, Private Open Space,
- vehicle access, and parking will be impacted due to such a small, inaccessible block, and proposed footprint
-
-
-
- The applicant is unwilling to show
- plans to prove the proposed lots are adequate for purpose, as no revised plans illustrate cut/fill, heights, locations, and use of retaining walls
-
-
-
- The intended block size of Lot 2
- with the exclusion of the handle is 390m², in a zoning area requiring the minimum block size of 600m² required for the Low Density zoning. This is a 35% reduction to zone regulations. Other blocks in the area have been identified under 600m², and long standing
- existing subdivisions, and are still above 500m², and are not adjoining properties larger in size, and have not impacted the surrounding character of dwellings
-
-
-
- Reduced frontage is requested for
- Lot 1 and Lot 2 with Seaspray access), of 16m for Lot 1, and 4m for Lot 2 in this submission vs 17m in council regulations. However, the proposal goes on to state, for flexibility further additional relaxation on frontage may be sought once future house plans
- are developed, so this should be read as – Addition relaxation and a Material Change of Use will be requested once the initial proposal is approved. Further to this, the application is also seeking the opportunity for a 2nd

- driveway permit for Lot 1, not in this proposal
-
-
- Potential earthworks will be required
- to address the gradient to allow Lot 2 driveway to proceed. However, again, without future plans submitted, the extent is unknown, and could be material in nature
-
-
-
- The proposed handle driveway to access
- Lot 2 will potentially cause erosion to the bank on Starfish St frontage, with the increase of velocity of rain water running down a steep gradient on the proposed hardstand, while the council stormwater access point is on the opposite side of block, and difficult
- to access, this water will pour over the high embankment, and cause erosion, and potential instability of the bank
-
-
-
- Furthermore the proposed outcome
- will be significantly different to all other blocks, and dwelling along Seaspray Dr, Starfish St, and surrounding streets, and will not retain the low density nature of the surrounding prevailing low density suburban character of this area
-
-
-
- Without design plans of proposed
- housing, no shading studies can be obtained, and further studies of maximum site coverage of 40% for dual occupancy can not be obtained
-

As clearly demonstrated, the proposed application seeks multiple relaxations to Gladstone council application requirements, and furthermore, as future plans/designs are not available, further building codes will likely be required to be relaxed, and not align with the character of the local area.

Regards,

Adam Dzwonczyk

Email: adamdzw@gmail.com

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From: "Info (Mailbox)" <info@gladstone.qld.gov.au>
Sent: Mon, 29 May 2023 10:07:21 +1000
To: "shayne_w_t@hotmail.com" <shayne_w_t@hotmail.com>
Subject: Formal Submission to DA/12/2023
Attachments: Submission to Gladstone Council DA_12_2023_Shayne Taylor.pdf

Thank you for contacting Gladstone Regional Council.

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Regards

Caitlin Bartlett
Records Management Officer
Finance Governance and Risk

PO Box 29 Gladstone Qld 4680
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-----Original Message-----

From: Shayne Taylor <shayne_w_t@hotmail.com>
Sent: Sunday, 28 May 2023 10:05 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Formal Submission to DA/12/2023

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Dear Gladstone Council

To whom it may concern,

Please find my formal Submission against application for Reconfiguration of Lot, DA/12/2023.

Kind Regards

Shayne Taylor
8 Starfish Street, Agnes Water 4677
shayne_w_t@hotmail.com
0474890149

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Submission against Proposed Development DA/12/2023

To: Gladstone Regional Council

PO Box 29, Gladstone QLD 4680

info@gladstone.qld.gov.au

Development Permit for Reconfiguring a Lot DA/12/2023

Name: Shayne Taylor

Address: 8 Starfish Street, Agnes Water 4677 QLD

Email: shayne_w_t@hotmail.com

I would like formally enter a Submission against the Proposed Development of 3 Seaspray Drive Agnes Water (Lot 28 RP 803327) DA/12/2023

The items of which of this Submission reference are from the correspondence available on the Gladstone Council Planning Portal

- The intended block size of Lot 2 with the exclusion of the unusable drive handle is only 390m², in a low density zoning area requiring minimum block size's of 600m². This is a 35% reduction to low density zoning regulations. And the 2nd lot (Lot 1) is again well under the zoning sizing, being 33% less than minimum allowable. The other blocks in the area they have identified under 600m², and long standing existing subdivisions, and are still above 500m², and are not adjoining properties larger in size, and have not impacted the surrounding character of dwellings.
- Reduced/Relaxation of frontage is requested for both Lot 1 and Lot 2 (with Seaspray access), of 16mtr for lot 1, and 4mtr for lot 2 in this submission vs 17mtr in council regulations, however the response from planning company engaged on behalf of the applicant goes on to state, for flexibility further additional relaxation on frontage may be sought once future house plans are developed, as this is stated, it should be included in this proposal as addition relaxation and a Material Change of Use will be requested once initial proposal is approved. Further to this, the application is also seeking the opportunity for a 2nd driveway permit for Lot 1, again not in this proposal.
- The planning company states that future dwelling plans are not yet developed, however it would be clear that with the detail within the proposed planning application, the future dwelling plans would have been developed, however these are likely withheld as not to jeopardise the current proposal reconfiguration of lots. Obviously the applicant is unwilling to show these plans to prove the proposed lots are adequate for purpose, as no revised plans illustrating cut/fill, heights, locations, and use of retaining walls, and what the future request of relaxation of setback will be required.
- Without future dwelling building design plans, no shading studies can be obtained, and further studies of maximum site coverage of low density 40% for dual occupancy can not be obtained.
- Development plans clearly shows the minimum building envelope of Low density dwelling (15m x 20m) can not be achieved on Lot 2, and only a 10m x 18m would be possible, this is a 40% reduction below minimum building envelope, and will likely requiring further relaxation of setbacks, and frontages, and obstruct access to easement over council sewer asset.

Submission against Proposed Development DA/12/2023

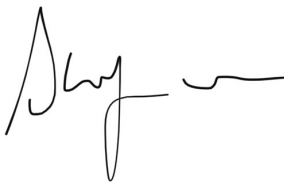
Further to this, Private Open Space, vehicle access, and parking will be impacted due to such a small, inaccessible block, and proposed footprint.

- The proposed handle drive way to access Lot 2 will likely cause erosion to the steep vegetated bank on Starfish St frontage. This will be caused by the increase of velocity of rain water running down a steep gradient on the proposed hardstand and not being able to be drained sufficiently as the council storm water access point is on the opposite side of block, and difficult to access, and drainage gradient will not be sufficient. This water will pool at low part of lot, and pour over the high embankment, and cause erosion, and potential instability of the ground, embankment and other unknown issues.
- Unknown extent of earthworks required to address either the gradient to allow Lot 2 Drive to proceed, or dwelling pads, parking, and other unknowns can be studied again without future plans submitted, the extent is unknown, and could be material in nature.
- Furthermore the proposed outcome will be significantly different to all other lots and dwellings along Seaspray Dr, Northern side of Starfish St, and other surrounding streets, This will not retain the low density nature of the surrounding prevailing low density suburban character of this area.

As demonstrated above, the proposed application of reconfiguration of lot DA/12/2023 seeks multiple significant variances to Gladstone council building requirements that have no precedents within the area, and furthermore, as future plans/designs are not made available, and as stated by planner, further building codes will be requested to be relaxed, and not align with the character of the local area.

There is no benefit to the community from this proposal, It will set a precedent for the area which will open to many land owners wanting to sub-divide their lots to well undersized lots. There can be no other reasoning to reconfigure the lot besides being of monetary value as no benefit asides being able to sell 2 adjoining properties for a higher price than a single larger property /lot with the same size dwelling.

Signature

A handwritten signature in black ink, appearing to read 'Shayne Taylor', with a long horizontal flourish extending to the right.

Shayne Taylor

From: "Info (Mailbox)" <info@gladstone.qld.gov.au>
Sent: Thu, 1 Jun 2023 08:06:13 +1000
To: "rabbiahdrake@gmail.com" <rabbiahdrake@gmail.com>
Subject: Submission against proposed development DA/12/2023
Attachments: Submission. R. Drake. .pdf

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

Regards



Caitlin Bartlett
Records Management Officer
Finance Governance and Risk

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From: Rabbiah Drake <rabbiahdrake@gmail.com>
Sent: Wednesday, 31 May 2023 5:43 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Submission against proposed development DA/12/2023

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Submission Against Proposed Development DA/12/2023

To: Gladstone Regional Council
P O Box 29,
Gladstone. Qld 4680
info@gladstone.qld.gov.au

From: Rabbiah Drake
8 Starfish Street,
Agnes Water Qld 4677
rabbiahdrake@gmail.com
61 0431082251

Attn: Abena Dankwa
Planning Officer

Dear Abena,

Development Permit for Reconfiguring a Lot DA/12/2023

I, Rabbiah Drake of 8 starfish st
Agnes Water would like to officially submit a Submission AGAINST the Proposed Development of 3 Seaspray Drive, Agnes Water (Lot 28 RP 803327) DA/12/2023.

The grounds of this Submission, are made reference from all correspondence made available on the Gladstone Planning portal.

Document to Council Ref: Z22374

- 1 Development plans clearly show the minimum building envelope is smaller than the minimum size of 15m x 20m required when only a 10m x 18m would be possible after relaxation of setbacks and frontages, with little access to easement over council assets. Private open space, vehicle access and parking would be impacted due to the small inaccessible block.
- 2 The block size of Lot 2 with the exclusion of the handle is 390m² in a zoning area which requires the minimum block size of 600m² for Low Density zoning. Other 600m² blocks as identified are a long standing existing subdivision and are still above 500m², do not adjoin larger sized blocks therefore not impacting the surrounding character of dwellings.
- 3 Reduced frontage is requested for Lot 1 and Lot 2 with Seaspray access of 16m for Lot 1 and 4m for Lot 2 in this submission vs 17m in Council Regulations however the proposal goes on to state, for flexibility further additional relaxation on frontage maybe sought when future plans are developed, so this should read as - Additional relaxation and a Material Change of Use will be requested after the initial proposal is approved. Furthermore the application is seeking the opportunity for a 2nd driveway permit for Lot 1, not in this proposal.
- 4 The potential of earthworks will be required to alter the gradient to allow Lot 2 driveway to proceed but again without future plans submitted the extent is unknown and could be material in nature. The applicants are unwilling to show plans to prove the proposed lots are adequate for purpose as there are no plans

illustrating cut/fill heights/ locations and use of retaining walls.

- 5 The proposed handle driveway to access Lot 2 could cause erosion to the Starfish Street frontage bank with the increased velocity of rain water running down the steep gradient on the proposed hardstand. The council storm water access is on the opposite side of the block, difficult to access so the water could have the potential to erode and make the steep embankment onto Starfish Street unstable.
- 6 It is stated that there is no mature vegetation through out the site however there is a group of trees including a large tree on Lot 1 frequently used by two migrating Channel billed cuckoos plus a habitat for many other birds. I am confident this tree would have to be removed.
- 7 There is a concern for vehicles exiting Lot 1 and Lot 2 onto Seaspray Drive. These vehicles have to cross to the opposite side of the road into on coming traffic travelling down the very steep curving gradient as well as avoiding traffic turning the sharp corner up into Seaspray Drive from Starfish Street.
- 8 I believe if this Subdivision is approved it will set a precedent for other block owners or developers to carve up their land into small lots which would not suit the surrounding dwellings and area. When entering Agnes Water the current standard of dwellings and spacious blocks, enhance the hillside of this small seaside town with its ocean outlook. This entrance is an important drawcard for the towns future deveopment growth.

R Dakr

From: "Info (Mailbox)" <info@gladstone.qld.gov.au>
Sent: Fri, 2 Jun 2023 13:44:14 +1000
To: "dandloz41@bigpond.com" <dandloz41@bigpond.com>
Subject: Submission against proposed development DA/12/2023
Attachments: Submission against proposed development DA/12/2023

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Regards

Caitlin Bartlett
Records Management Officer
Finance Governance and Risk

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-----Original Message-----

From: dandloz41@bigpond.com <dandloz41@bigpond.com>
Sent: Friday, 2 June 2023 1:39 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Submission against proposed development DA/12/2023

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From: "dandloz41@bigpond.com" <dandloz41@bigpond.com>
Sent: Fri, 2 Jun 2023 13:38:58 +1000
To: "Info (Mailbox)" <info@gladstone.qld.gov.au>
Subject: Submission against proposed development DA/12/2023
Attachments: Scan.pdf

Submission against Proposed Development DA/12/2023

To: Gladstone Regional Council
PO Box 29,
Gladstone. Qld 4680
info@gladstone.qld.gov.au

From: Laurie and Derrin Taylor,
8 Starfish Street,
Agnes Water. Qld 4677
dandloz41@gmail.com
0418357509

31st May 2023

Attn: Abena Dankwa
Planning Officer

Dear Abena,

Development Permit for Reconfiguring a Lot DA/12/22374

We LAURIE and DERRIN TAYLOR of 8 Starfish Street, Agnes Water would officially like to enter a Submission AGAINST the Proposed Development of 3 Seaspray Drive, Agnes Water (Lot 28 RP 803327) DA/12/2023.

The reasons for this Submission made reference all correspondence made available on the Gladstone Planning Portal.

Document to council Ref :Z22374

- 1 Development plans clearly show the minimum building envelope does not meet the minimum size 15m X 20m required. Only a 10m X 18m would be possible while requiring relaxation of set backs and frontages with little access to easement over council assets. Further to this, private open space, vehicle access and parking will be impacted due to such a small block.
- 2 Reduced frontage is requested for Lots 1 and 2 with Seaspray access with 16m for Lot 1 and 4m for Lot 2 versus 17m in Council regulations and further relaxation on frontages may be sort once future plans are developed.
- 3 The Applicant has not shown plans for the proposed Lots are adequate for purpose and no plans illustrating cut/fill/height/location and the use of retaining walls.
- 4 The intended block size of Lot 2 with exclusion of the handle is 390m² in a zoning area requiring a minimum of 600m² as required for Low Density zoning. This is a 35 per cent reduction to zone regulations. Other blocks they have identified under 600m² are a long standing original subdivision but are still above the 500m².

- 5 Earthworks will be required to address the gradient to allow Lot 2 driveway to proceed however there were no plans submitted and the extent unknown.
- 6 The proposed handle driveway on Lot 2 will potentially cause erosion to the bank on the Starfish Street frontage with the increased velocity of rain water running down the steep gradient and the Council stormwater access is on the opposite side of the block. This would potentially make the bank that is unstable worse as there has been no form of retainment. It could be potentially made worse by moving the setback closer to the steep frontage on Starfish Street.
- 7 The proposed outcome will be significantly different to all the other dwellings in the surrounding low density area . The road into Agnes Water is enhanced by the spacious looking dwellings and open area giving Agnes Water an uncluttered or over developed appearance.
- 8 This clearly demonstrates the proposed applicants seek multiple relaxation of application requirements as future plans of design are not available so further building codes will likely be required to be relaxed and again does not suitably fit the local area

In conclusion we point out that the proposed development is an attempt to over develop the site for monetary gain which will be detrimental to the adjoining properties and the location in general. If permitted it will create a precedent where other applicants will seek to carve up normal sized low density blocks.




From: "Info (Mailbox)" <info@gladstone.qld.gov.au>
Sent: Fri, 2 Jun 2023 16:15:59 +1000
To: "owendeakin@hotmail.com" <owendeakin@hotmail.com>
Subject: Council Development objection. DA/12/2023

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



Caitlin Bartlett
Records Management Officer
Finance Governance and Risk

PO Box 29 Gladstone Qld 4680
P (07) 4970 0700 | W www.gladstone.qld.gov.au

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From: Owen Deakin <owendeakin@hotmail.com>
Sent: Friday, 2 June 2023 4:15 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Council Development objection. DA/12/2023

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.

Submission against Proposed Development DA/12/2023

Friday, 6 January 2023

5:29 AM

To Gladstone Regional Council
PO Box 29, Gladstone QLD 4680
Info@gladstone.qld.gov.au

We, Margaret and Owen Deakin of 9 Starfish St, Agnes Water would like to add a submission against the proposed development of 3 Seaspray Drive, Agnes Water at lot 28 RP 803327. Our reasons are as follows:

1. The blocks will be too small as one is only 390 square metres and will affect the low density nature of the surrounding dwellings.
2. The 4 metre access driveway is too narrow and should be wide enough to have a buffer garden against the existing neighbours boundary.
3. We think that if allowed to proceed this development will set an unwelcome precedent for future developments.
4. The driveway to the rear block will become a raging torrent of water when heavy rainfalls occur.

Thanks for your consideration.

Margaret and Owen

Sent from my iPad

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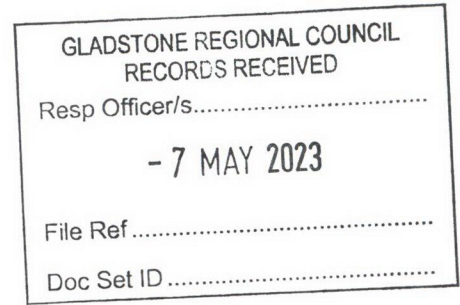
Submission against Proposed Development DA/12/2023

To: Gladstone Regional Council
PO Box 29,
GLADSTONE. QLD 4680
info@gladstone.qld.gov.au

From: Jeanette Juodeika
1 Seaspray Drive,
Agnes Water Qld 4677
jeanettejuodeika@gmail.com

01 June 2023

Att: Abena Dankwa
Planning officer



Dear Abena,

Development Permit for Reconfiguring a Lot DA/12/2023

I, Jeanette Juodeika of 1 Seaspray Dr, Agnes Water
Agnes Water, would like to officially lodge a Submission against the Proposed reconfiguring of
3 Seaspray Drive, Agnes Water (Lot 28 RP 803327) DA/12/2023 into two lots

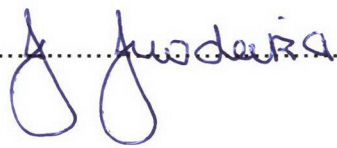
The grounds of which of this Submission are made reference all correspondence and are available
on the Gladstone Planning Portal.

Document to Council Reference: Z22374

- 1 The applicants are unwilling to show plans to prove the proposed lots are adequate for purpose, as no revised plans illustrating cut/fill/heights/locations and use of retaining walls.
- 2 The proposed handle to access Lot 2 of this Subdivision will potentially cause erosion to the bank on the Starfish frontage with the increased speed of rain water running down the proposed driveway. As it is, my driveway is already impacted by rain water running onto my hardstand and into my garage. The proposed handle will run parallel to this hardstand and further exasperate the problem.
- 3 The potential of earthworks will be required to address the gradient to allow Lot 2 driveway to proceed but again there are no plans and the extent is unknown and could be large in nature.
- 4 The size of Lot 2 with exclusion of the handle is 390m² in a zoning area requiring a minimum of 600m² required for the Low Density Zoning. This is a 35% reduction to zone regulations and out of place to the surrounding area of my property.
- 5 Reduced frontage is requested for Lot 1 and Lot 2 with Seaspray access of 16m for Lot 1 and 4m for Lot 2 in this submission versus 17m in Council regulations, however the proposal goes on to state that further relaxation on frontage maybe sought subject to house plans.
- 6 The proposed outcome will be significantly different to blocks surrounding Seaspray Drive and Starfish Street and will not retain the low density nature of this area with its spacious openness.
- 7 If this subdivision is allowed to proceed it will set a precedent and it would be

to the detriment of this low density area. It would encourage others to do the same and possibly for the monetary value only.

- 8 Although the Subdivision application states there is no vegetation there is a very large mature tree on Lot 1 which is home to many bird varieties including a pair of migrating Channel Billed cuckoos. I am most concerned the applicants will remove this tree, the last of what were many on 3 Seaspray Drive,


0433 183353

8 June 2023

Mick & Jacki Daly
95 Lorna Crescent Beecher
dalygym@hotmail.com

Gladstone Regional Council
Assessment Manager
Po Box 29
GLADSTONE QLD 4680

Dear Madam

RE: - Development Application – DA/12/2023 Development Permit for Reconfiguring a Lot for 1 Lot into 2 Lots

As our submission against the proposed development at 3 Seaspray Drive, Agnes Water, please find below a list of my concerns in regard to the recently submitted application DA/12/2023 Development Permit for Reconfiguring a Lot for 1 Lot into 2 Lots.

The proposed development is inconsistent with the planning scheme and the zone code. The lot at 3 Seaspray drive is currently zoned *Low Density Residential* and such it is outlined in the Zone code's purpose how the proposed development does not comply.

6.2.1.2 Purpose

- 2 The purpose of the zone will be achieved through the following overall outcomes:
 - a. A range of housing, predominantly detached dwelling houses and some dual occupancy, **on appropriate lot sizes**.
 - b. Buildings are of a scale, height and size that reflect **a low density suburban character** and create an attractive streetscape.
 - c. Development maintains a **high level of residential amenity** having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
 - e. Development responds to **land constraints**, including but not limited to bushfire, flooding and minimising changes to **natural topography**.

6.2.1.3 Assessment benchmarks

Built form (if involving building work)

<p>PO3</p> <p>Buildings:</p> <ul style="list-style-type: none"> a. are low rise b. do not create unreasonable overshadowing on adjoining residential properties, and c. <u>do not adversely impact on the low-density residential character and amenity of the area.</u> <p><u>Note—Setbacks for Dwelling house and Dual occupancy in this zone are regulated in the Queensland Development Code.</u> Shadow diagrams must be prepared that demonstrate compliance with this performance outcome where building height exceeds the corresponding acceptable outcome. These diagrams must address the impacts of overshadowing between the hours of 9am to 3pm on 21 June.</p>	<p>AO3.1</p> <p>Building height does not exceed 8.5m and 2 storeys above ground level.</p> <hr/> <p>AO3.2</p> <p><u>Maximum site cover is 50% or where a dual occupancy 40% of the total site area.</u></p>
---	--

The proposed development is inconsistent with the planning scheme and the Reconfiguration of a Lot code. The lot at 3 Seaspray drive is currently zoned *Low Density Residential* and as such it is outlined in the ROL’s code’s purpose how the proposed development does not comply.

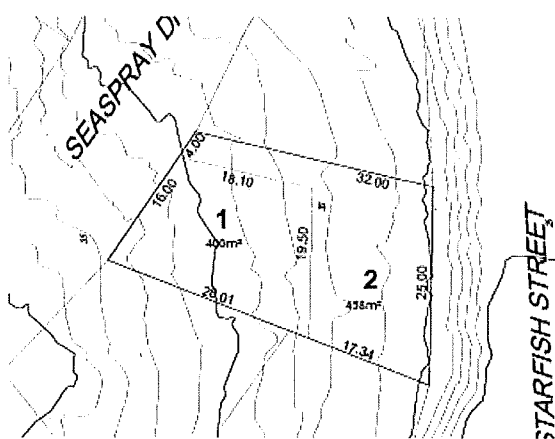
1. The purpose of the reconfiguring of a lot code is to:
 - a. Ensure that new lots are configured in a manner that facilitates the achievement of the **sustainable urban and rural outcomes expressed in the relevant zone codes.**
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. **New lots are of a size and shape appropriate for their intended use and the character of the applicable zone.**

Table 9.3.7.3.2—Minimum lot size and dimensions

Column 1 Zone	Column 2 Minimum lot size	Column 3 Minimum frontage
Low density residential	<u>600m2;</u> or 800m2 if in the Calliope neighbourhood precinct	<u>17m</u>

Please illustrate how the proposed development

- Is consistent with the intent for the area and zoning as expressed in the planning scheme
- Is consistent with the intent for Reconfiguration lot sizes in area as expressed in the planning scheme
- Whether the scale and design of the proposed development is compatible with surrounding development, it is noted that there are no properties in the vicinity that reflect the proposed lot size of 400m² or 458m².
- How the proposed development addresses the street and interfaces with adjoining properties, as per the road frontage requirements of the ROL Code of 17m.
- Mitigates any potential traffic and car parking issues associated with the development, given there will be no space for onsite parking.
- How the development may impact on drainage patterns in the area, given the steep land overlay and topography of the lot.
- Understandably the proposed development is a reconfiguration of a lot, however consideration must be given to how future dwellings will position adequately on the lot given they must comply with the Queensland Development Code, whereby the dwellings must be 6m from Road front 1.5m from rear and side boundaries. Can you provide proposed building lot layout.
- Should the proposed development receive an approval, will Council then approval further boundary relaxations on the blocks, whereby dwellings do not have to comply with the QDC required setbacks, resulting in dwellings almost on boundaries.
- Should the proposed development receive an approval, will Council then approval further relaxations on the proposed lots, whereby built form does not have to comply with the zone code requirements of AO3.2 Maximum site cover is 50% the total site area.



We look forward to your response.
Thank you

Mick & Jacki Daly
8 Seaspray Drive
Agnes Water

From: "Info (Mailbox)" <info@gladstone.qld.gov.au>
Sent: Mon, 12 Jun 2023 15:06:44 +1000
To: "scottandkatekeevers@gmail.com" <scottandkatekeevers@gmail.com>
Subject: DA/12/2023
Attachments: 4796_001.pdf

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



Amy Ross

Records Management Officer - QA (Acting)
Finance Governance and Risk

PO Box 29 Gladstone Qld 4680

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

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From: Kate Keevers <scottandkatekeevers@gmail.com>
Sent: Monday, 12 June 2023 3:05 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: DA/12/2023

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.

Attention Abena Dankwa

Please see attached.

Regards

Scott and kate Keevers

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only be disclosed to a third party with your written authorisation or as required by law – Refer to Council’s website for more information relating to [Privacy](#) or [Right to Information](#).

Submission against Proposed Development DA/12/2023

To: Gladstone Regional Council

PO Box 29, Gladstone QLD 4680

info@gladstone.qld.gov.au

Development Permit for Reconfiguring a Lot DA/12/2023

We Scott and Kate Keewers of 15 Starfish Street Agnes Water

would officially like to enter a Submission against the Proposed Development of 3 Seaspray Drive Agnes Water (Lot 28 RP 803327) DA/12/2023

The grounds of which of this Submission are made reference all correspondence publicly available on the Gladstone Planning Portal

Document to council Ref:Z22374

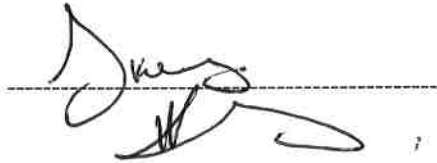
- Development plans clearly shows the minimum building envelope does not meet minimum size of 15mx20mm required , and only a 10m x 18m would be possible while requiring relaxation of setbacks, and frontages, with little access to easement over council assets. Further to this, Private Open Space, vehicle access, and parking will be impacted due to such a small, inaccessible block , and proposed footprint.
- The applicant is unwilling to show plans to prove the proposed lots are adequate for purpose, as no revised plans illustrating cut/fill, heights, locations, and use of retaining walls.
- The intended block size of Lot 2 with the exclusion of the handle is 390m², in a zoning area requiring the minimum block size of 600m² required for the Low Density zoning. This is 35% reduction to zone regulations. Other blocks in the area they have identified under 600m², and long standing existing subdivisions, and are still above 500m², and are not adjoining properties larger in size, and have not impacted the surrounding character of dwellings.
- Reduced frontage is requested for Lot 1 and lot 2 (with Seaspray access), of 16mtr for lot 1, and 4mtr for lot 2 in this submission vs 17mtr in council regulations, however proposal goes on to state, for flexibility further additional relaxation on frontage may be sought once future house plans are developed, so this should be read as – Addition relaxation and a Material Change of Use will be requested once initial proposal is approved. Further to this, the application is also seeking the opportunity for a 2nd driveway permit for Lot 1, not in this proposal.
- Potential of earthworks will be required to address the gradient to allow Lot 2 Driveway to proceed, however again without future plans submitted, the extent is unknown, and could be material in nature.

Submission against Proposed Development DA/12/2023

- The proposed handle drive way to access Lot 2 will potentially cause erosion to the bank on Starfish St frontage, with the increase of velocity of rain water running down a steep gradient on the proposed hardstand, while the council storm water access point is on the opposite side of block, and difficult to access, this water will pour over the high embankment, and cause erosion, and potential instability of the bank.
- Furthermore the proposed outcome will be significantly different to all other blocks, and dwelling along Seaspray Dr, Starfish St, and surrounding streets, and will not retain the low density nature of the surrounding prevailing low density suburban character of this area.
- Without design plans of proposed housing, no shading studies can be obtained, and further studies of maximum site coverage of 40% for dual occupancy can not be obtained.

As clearly demonstrated, the proposed application seeks multiple relaxations to Gladstone council application requirements, and furthermore, as future plans/designs are not available, further building codes will likely be required to be relaxed, and not align with the character of the local area.

Signature

A handwritten signature in black ink, appearing to read 'Scotland Kate Keenan', written over a horizontal dashed line.

Email: 'ScotlandKateKeenan@gmail.com'

From: "Info (Mailbox)" <info@gladstone.qld.gov.au>
Sent: Mon, 12 Jun 2023 14:32:58 +1000
To: "jeanettejuodeika@gmail.com" <jeanettejuodeika@gmail.com>
Subject: Submission for application reference DA/12/2023

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



Amy Ross

Records Management Officer - QA (Acting)
Finance Governance and Risk

PO Box 29 Gladstone Qld 4680

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From: Jeanette Juodeika <jeanettejuodeika@gmail.com>
Sent: Monday, 12 June 2023 2:31 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>; Jeanette Juodeika <jeanettejuodeika@gmail.com>
Subject: Submission for application reference DA/12/2023

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.

Dear Council,

My name is Jeanette Juodeika and I have been the owner of no 1 Seaspray Dr, Agnes Water QLD 4677 Since September 2017.

I am writing to object to no 3 Seaspray Drive, Agnes Water being approved for subdivision.

I have been on a disability support pension since I moved up here. I do not understand your legal requirements but I am hoping that due to my I'll health of which I just came back from Brisbane Hospital to find this out, that you may be able to help me as My health makes it extremely difficult to understand

many things as I have Addisons Disease and also since 18/12/22 have been getting many tests done to try and find liver and other organ problems I am having.

I can let you know what I do know.

With Addisons I have no immune system so therefore remain at home 95 % of the time due to my tiredness, fatigue and many other problems I have incurred over my nearly 60 years of life.

I moved to this house on the corner as it had lots of trees and wildlife and originally no 3 Seaspray had around 6 large beautiful trees. My bedroom of which I spend most of my time is at the same side of no 3 Seaspray Drive. That is what was most appealing to me as I knew that when someone built it would be a house which would of positioned on the other side of the block in order for them to get the best view on the property.

Also at the front of the block where they want to position a driveway is where my garden is and the original trees that were on the block still are. They give me shade as well as cater for a number of wildlife that live in it. There is also an electrical box right at that point on the corner. Cars coming up that hill automatically start to get a run up as it is steep. My driveway is huge and even knowing that when I have a car behind me I wait down on Starfish to allow it to get its run up without me slowing it down.

I am very worried that one, a car trying to get into a 4 metre driveway has a very high chance of the electrical box being hit in which case may cause for my house to catch on fire if it's hit. Secondly, The trees that are still there from before my time, they would probably want them out which would definitely give me the street light bright as coming directly into my house and also my summer shade protection not even mentioning the wildlife that again will get impeded.

Agnes Water was so appealing as the environment, the trees, the peacefulness and style of living was one of a kind. I have been getting new birds and wildlife moving in due to the developments that are already going on that are legal size empty blocks.

I understand and of course accept that but limits have to be drawn as to how far you go. There are many acres behind where the new shopping centre is going to be.

The main areas that are the attraction we need to keep to protect the beauty and the attraction of this town, otherwise it will not be Agnes Water anymore as we want it.

I also took into consideration my block being at the bottom and could see that the water run off was going down no 5 onto 3 and avoiding my block. That made me happy as I knew I would also get good air flow around the house as the neighbour would not be right next to me.

Having 2 houses of course would change everything. The noise, additional people, extra cars of which there is no parking already and also run off of water which will come directly into my property which was not occurring.

The previous owner was going to build a single story along the side of the opposite to me and when he removed all but 1 of his trees he raised the ground for a car park to go around the tree. He was aware that this changed the water flow to come onto my premises and was fixing that in his development of

the property. It was going to work out good as there was one ground level with not much earth moving as it was mainly above ground and the noise was for one house being built not 2. Less dirt coming onto my house and a more stable solid ground.

There is also a council water thing out the front of that property of which when they dig it up it makes extra dirt and water run down my driveway. None of this use to happen. I have had to go out and shovel the dirt from my drain and driveway so my garage does not get water in it. I cannot maintain that anymore as my health is not strong enough to do it. The back pains are excruciating and my neck pains also.

I do believe on the property there is also another sewerage thing which cannot be built on either.

This block has enough issues trying to build one house on it within whatever the law says yet alone two.

I am asking please help as ideally a family will live there in one house which would be great rather than creating chaos and changing everything so that even our additional wildlife that has moved in will again have to move out for no reason. They are very happy here and put a smile on my face watching them knowing they can feel safe here even though I am living on the corner. They give me something to look forward to in life as really all the medications I take and suffer still in pain every day, take them away I am left with nothing and God help me if my bedroom has a neighbour directly outside my window.

I just want to thank you in advance and I really hope and pray that you will be able to assist me in anyway you can.

My phone number is 0433183353 should you need me. Please do not ring house phone as I never answer it. I am mostly in bed and they are scam calls. If you leave a proper message I will ring you back when I see it.

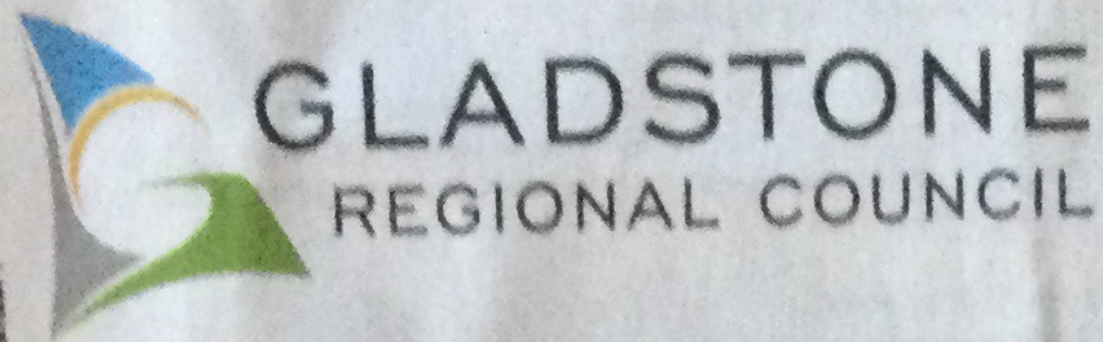
Please accept this as an add on objection as because I was in Brisbane Hospital my neighbour knew I would not be happy so put something together for me on my behalf of which I am very grateful as I was unsure when I was coming back.

I would like this to be also taken into consideration as this is from my heart.

I was hoping when I moved here I would die here as I love this place and hope that Council loves it as much to try and protect what we can of it considering how much land there is available up the hill and all around.

Thanks again
Jeanette Juodeika
1 Seaspray Drive, Agnes Water QLD 4677
0433183353

Please accept this as my signature for my proposal
Jeanette Juodeika signed 12/06/23
Attaching rate bill with signature dated 12/06/23



ABN 27 330 979 106
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

043-4677 (1027)
Ms J Juodeika
1 Seaspray Dr
AGNES WATER QLD 4677

Water Consumption Notice

For the Period 01/07/2022 to 31/12/2022
Assessment Number 28726-8
Payment Reference Number 287268
Issue Date 17-Feb-23
Due Date 20-Mar-23

J. Juodeika - 12/06/23



*2440 287268

NO GST INCLUDED ON THIS NOTICE

Summary of Charges

Property Location 1 Seaspray Drive, AGNES WATER QLD 4677
Property Description Lot 29 RP 803327

PAYMENTS RECEIVED AFTER FRIDAY 20 JANUARY 2023 WILL NOT APPEAR ON THIS NOTICE.

Outstanding Rates/Water Balance Brought Forward	\$2,407.64
Water Consumption Charge	\$341.04
Total Amount Payable	\$2,748.68

FREQUENTLY ASKED QUESTIONS

I've recently purchased this property, why do I have to pay the water consumption charges for this full period?

It's likely your Solicitor has allowed an adjustment for any water consumption in your settlement. Please check your settlement to confirm this or contact your Solicitor to discuss.

What period does this water consumption charge cover?

Refer to page 3, Water Consumption Details, which includes a breakdown of the date your meter was read, the reading, the consumption used, the charge per consumption and the period these charges cover.

How can I receive my rates and water account electronically?

Please refer to page 2, Receiving Notices Electronically.

How do I change my address?

Council requires your change of address in writing. You can access the form at www.gladstone.qld.gov.au/update-address or complete and return the change of address slip on the back of your notice.

Refer to pages 3 and 4 of this notice for information and water tips.

• IMPORTANT NOTE: The Outstanding Rates/Water Balance Brought Forward noted above is subject to agreed instalment payments. Please pay the total Water Consumption Charge shown above as a one-off payment by the due date.

Total amount payable by 20-Mar-23 \$2,748.68
Please note discount does not apply to water consumption charges

Notice is hereby given that the above mentioned rates and charges have been made and levied by the Gladstone Regional Council, by virtue of the Local Government Act 2009, Local Government Regulation 2012 on land described above, and the Fire and Emergency Services Act 1990, Fire and Rescue Services Regulation 2011, on the land described herein and for the period shown in this Rate Notice. Current year Rates and Charges are DUE AND PAYABLE by the due date stated on this notice. Overdue Rates and Charges including interest are DUE AND PAYABLE IMMEDIATELY.



Payment Slip

Ms J Juodeika
1 Seaspray Drive, AGNES WATER QLD 4677



Billers Code : 72868
Ref : 287268

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No. 287268

For the Period 01/07/2022 to 31/12/2022
Assessment Number 28726-8
Payment Reference 287268
Due Date 20-Mar-23



Online payments can be made by visiting Council's website at www.gladstone.qld.gov.au. Look for "Pay, apply, report online" - select online payments & follow the prompts.
Visa, Mastercard and AMEX are accepted.

Gross Amount \$2,748.68



Billpay Code : 2440
Ref : 287268



*2440 287268

Please see over for other payment options

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From: "Info (Mailbox)" <info@gladstone.qld.gov.au>
Sent: Mon, 12 Jun 2023 07:35:45 +1000
To: "jamieennis76@hotmail.com" <jamieennis76@hotmail.com>
Subject: Development Permit for Reconfiguring a Lot DA/12/2023 - Objection submission

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

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From: jamie ennis <jamieennis76@hotmail.com>
Sent: Friday, 9 June 2023 6:33 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Development Permit for Reconfiguring a Lot DA/12/2023 - Objection submission

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.

My name is Jamie Ennis of 5 Starfish Street Agnes Water and would like to make an objection to the proposed development of 3 Seaspray Drive, Agnes Water. I will not support the dividing of one block into two separate Lots outlined in DA/12/2023.

I have serious concerns about the **Intensifying of Density** on this street and the resulting direct effects on surrounding streets and community. Some of my concerns are outlined below:

- 1: The proposed development will create higher density in the area which will lead to overcrowding and increased traffic congestion.
- 2: It doesn't look like it will be able to fit a building (15mx20m) in the lot 2, and if so it would mean drastic relaxation of setbacks, frontages and easements. Impacts include reduction in private open space, awkward vehicle access, and will result in additional vehicles parked on street.

3: Existing Low density Zoning in the area has a minimum 600m² and these blocks are well below that minimum. There is no other similar size blocks in area so this would be out of character to the Seaspray / Starfish area and would look completely out of place.

4: The Lot 2 would need significant earthworks to facilitate driveway and a ridiculously small house footprint impacting on steep land erosion and downstream Starfish street residences.

5: Seaspray street frontage minimums of 17mt will be drastically reduced needing another relaxation to facilitate the two driveways. The effect of which will be a clustering of driveways and cars parked on street.

6: The high risk of a waterfall forming onto Starfish street as water rushes down the long driveway of Lot 2. Causing huge amounts of erosion and destabilisation of the steep bank onto Starfish street, thus excess water run off and surging torrents affecting the residences on the opposite side of Starfish street

7: Other lots on the Starfish street side have huge retaining walls down onto Starfish St. These are varied and mostly undesirable to look at. If this block was divided into 2 lots then a retaining wall would need to be built and result in loss of vegetation currently stabilising the bank.

8: Wildlife in the area will be adversely affected by this development down onto Starfish Street frontage as there is a clear established green belt area housing native animals. Examples of which include many birds, Reptiles, marsupials, and kangaroos regularly sited in the area.

9: The development will result in too many cars parked in the street, which will create safety hazards for pedestrians and other drivers.

10: the development will result in a loss of green space, which is important for the health and well-being of residents in the area.

In conclusion, I object to the latest development proposal to split this block into two lots with Lot 2 so close to the Starfish street frontage, damaging green space, increasing parking, traffic, landscaping issues with the retaining wall required and potentially driveway or stairs access in the Starfish street green belt strip.

Regards Jamie Ennis

5 Starfish Street Agnes Water

Sent from my iPad

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emailed 8.6.23

Submission Against Proposed Development DA/12/2023

To: Gladstone Regional Council
P O Box 29,
GLADSTONE. QLD 4680
info@gladstone.qld.gov.au

From: Yves Chapand
10 Starfish Street,
Agnes Water Qld 4677
ychapand@gmail.com
0450845072

01 June 2023

Attn: Abena Dankwa
Planning Officer

Dear Abena,

Development Permit for Reconfiguring Lot DA/12/2023

I, YVES CHAPAND, of 10 STARFISH ST AGNES WATER
Agnes Water would like to lodge an objection AGAINST the Proposed Development of 3
Seaspray Drive, Agnes Water (Lot 28RP803327) DA/12/2023.

The grounds of which this Submission are made, reference all correspondence available on the Gladstone Planning Portal.

Document to council Ref: Z22374

- a The development plans show the minimum building envelope doesn't meet the required 15m x 20m. Only a 10m x 18m would be possible after relaxation of setbacks and frontages, with little access to easement over council assets.
- b Private open space, vehicle access and parking would be impacted due to the small inaccessible block and proposed footprint. The proposed outcome will be different from all the other dwellings on Starfish Street and Seaspray Drive and not complying with the Low Density Zoning.
- c The proposed block size of Lot 2 excluding the handle is 390m2. The zoning area requires the minimum block size 600m2 is required for the Low Density zone. This is 35% less than the zone regulations.
- d Other blocks, as mentioned in the area as under 600m2 are from a long standing subdivision and are still above 500m2, and do not adjoin larger properties therefore have no impact on the surrounding properties.
- e Possible earthworks will be required to address the gradient for the Lot 2



driveway to proceed. The applicant seems unwilling to show plans to prove the proposed Lots are adequate for purpose as there are no plans illustrating cut, heights, locations, fill and use of retaining walls.

- f Reduced frontage has been requested for Lot 1 and Lot 2 with Seaspray Drive access of 16m for Lot 1 and 4m for Lot 2 in this Submission versus 17m required in Council Regulations however the proposal goes on to state for flexibility further additional relaxation on the frontage maybe sought when future house plans are developed so this should read as - Additional relaxation and a Material Change of Use will be requested after the initial proposal has been approved. Furthermore the application is also seeking the opportunity for a 2nd driveway permit for Lot1, not in this proposal.
- g The proposed handle driveway access Lot 2 could cause erosion to the Starfish Street frontage with the extra velocity of rain water running down the steep gradient on the proposed hardstand. The storm water access point is on the opposite side of block, difficult to access thus the water will pour over the steep embankment thus causing erosion and instability of the bank.
- h Without design plans of proposed housing, no shading studies can be obtained plus further studies of maximum site coverage of 40% for dual occupancy cannot be obtained.

As expressed the proposed development application not only seeks relaxations to Gladstone Council application requirements but sets a precedent for other applications to subdivide vacant land for financial gain which would be very detrimental to this area.


.....
1/5/2023
.....

illustrating cut/fill heights/ locations and use of retaining walls.

- 5 The proposed handle driveway to access Lot 2 could cause erosion to the Starfish Street frontage bank with the increased velocity of rain water running down the steep gradient on the proposed hardstand. The council storm water access is on the opposite side of the block, difficult to access so the water could have the potential to erode and make the steep embankment onto Starfish Street unstable.
- 6 It is stated that there is no mature vegetation through out the site however there is a group of trees including a large tree on Lot 1 frequently used by two migrating Channel billed cuckoos plus a habitat for many other birds. I am confident this tree would have to be removed.
- 7 There is a concern for vehicles exiting Lot 1 and Lot 2 onto Seaspray Drive. These vehicles have to cross to the opposite side of the road into on coming traffic travelling down the very steep curving gradient as well as avoiding traffic turning the sharp corner up into Seaspray Drive from Starfish Street.
- 8 I believe if this Subdivision is approved it will set a precedent for other block owners or developers to carve up their land into small lots which would not suit the surrounding dwellings and area. When entering Agnes Water the current standard of dwellings and spacious blocks, enhance the hillside of this small seaside town with its ocean outlook. This entrance is an important drawcard for the towns future deveopment growth.

R Dakr
