

10/09/2024

Good morning,

I thank you for your email giving me notification of the proposed development of a childcare centre in Tank Street. I have been made aware that a formal objection is not possible, but I may give comment.

I don't believe that the rate payers and residents of Gladstone are denied to right to make a formal comment/ objection on any development in the region of Gladstone. My comments with regards to the proposed development DA/46/2024 are as follows.

The siting of the siting of the development is not conducive to it function. Users of this facility will be required to travel from a residential area to an area which is mainly commercially developed.

It is positioned with the following within a 1km. radius, schools x2, swimming pools x2, numerous unit developments, major shopping centre, minor shopping area, sporting facilities. All of these are serviced by street in which this development is proposed. As it now stands traffic does come to a stand still when accessing these facilities. This development will add further traffic this problem especially during peak times.

The hydrology of the area relays on the hillside drain being able to getaway through the lower areas of Tank Street. Will the instillation of retaining walls allow for this to continue to occur. The unit complex at 7-9 Fisher Street storm water drains over there back boundary into 57 Tank Street currently. Other storm water run off is free flow following the hillside contour to the storm water drain located in Tank Street on the boundary line of 51 Tank Street.

The proposed parking indicates that double parking, 1 behind another, is this possible with vehicles coming and going on a random basis. Do the spacings meet standards/ specifications for a parking space. When reviewing the planning g for the unit development at 7-9 Fisher Street it was found that the design did not.

Further to the parking area the design calls for the realignment of the in-ground sewer main servicing Fisher Street. This then to be covered by the parking area. I have read in in council notices that council now own or in the lest have control over a 3-metre-wide corridor through which sewer, water and storm water mains pass and that development and structures are prohibited from being constructed over or on this corridor. Does the council intend to give the develop relief from this and at what cost (developer and rate payers).

Noise will be a major problem for surrounding residents and a 1.8m high acoustic wall will I believe not give any relief. A 1.8m high fence between 5 Fisher Street and the unit development was installed as a privacy fence and yet residents in both properties have clear view into bedrooms, bathrooms and living space affording no privacy.

This development will have a major impact the residents, business, sporting, educational and possibly emergency service in this area and the additional volumes of will make movement of traffic dangerous at pick time and therefore be highly hazardous environment for school children traversing in this area.

Thank you for this opportunity to comment.

Gilbert Brett Beale.