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Sent: Monday, 25 February 2019 10:01 PM

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

Subject: Submission re Development Application, ref.:DA/39/2018

Mrs Sharon Stacey

21 Page St

Everton Park

Queensland 4053

[sstacey6@bigpond.com](mailto:ssstacey6@bigpond.com)

The Assessment Manager

Gladstone Regional Council Planning Department

PO Box 29

Gladstone

Queensland 4680.

25 February 2019

Dear Sir/Madam

Please accept this submission addressing the proposed development application, DA/39/2018, Material Change of Use at Lot 3 Round Hill Rd (on SP 221743) and Lot 300 Occhilupo Circuit (on SP264827), Agnes Water.

The proposal is to build a Retirement Facility in the form of a Manufactured Housing Estate comprising 360 dwellings.

As the owner of an adjoining property at 7 Evans Court, Agnes Water, I raise objections to the proposal. These are outlined below.

Yours faithfully

Sharon Stacey

Objection 1: The purpose of the facility conflicts with that of the adjoining dwellings.

Supporting comments.

The land adjoining the proposed development was released as Residential. The large blocks and proximity to the township encouraged buyers to construct homes of four or more bedrooms and substantial construction. One, at 16 Occhilupo Circuit, is reported to have sold for \$1.54 million on 16 June 2018. (Source - <https://www.domain.com.au/street-profile/occhilupo-circuit-agnes-water-qld-4677>. Accessed 17 February.)

People who purchased housing blocks in these developments did so with the expectation that they would remain Residential.

The manufactured dwellings would have to be crowded onto blocks one quarter of (estimated) the area of the blocks in Seascape Close and 'The Shores' development.

It is noted that the owners of these adjoining subdivisions are cynically now involved in undermining the investments of their clients.

The scale of the development is overly optimistic. Notwithstanding the natural attractions of the Agnes Water locality, the prospect of potentially 360 – 700 odd retirees taking up residence in a community with limited medical, government and recreational facilities and no public transport is a risk.

The planned 10 Stage roll out of the development could result in the project being abandoned prior to completion should sales fall below expectations. This is a recurring problem in Agnes Water. Reflect

back to the Caravan Park debacle on the foreshore and the impact this had on investor confidence.

A decision to allow the change from Residential to Manufactured Housing Retirement Facility would certainly undermine the confidence of future investors.

The Town Plan is written by Environmental Planning professionals to manage conflict of purpose such as this, it should be defended against expediency masquerading as “progress”.

Objection 2: The intended manufactured homes are below the standard of the development to date.

Supporting comments.

Manufactured homes are poorly finished and have a shorter useful lifespan than a properly constructed building. Their presence in close proximity to properly constructed houses will devalue surrounding dwellings.

Existing residences and vacant blocks will be devalued by overlooking, or being adjacent to, 360 houses with limited design variation (“cookie cutter design”).

Objection 3: The streets gazetted on the existing Town Plan do not allow for the volume of traffic expected to be generated by the development.

Supporting Comments.

- The occupants of 360 dwellings going about their normal day to day activities along poor access roads will impact on the amenity of existing homes.
- There is no public transport available in Agnes Water to negate the need to use cars to access the development.
- Traffic congestion/chaos in the case of fire or cyclone evacuation would be exacerbated by poorly planned access roads within the development.
- The street width in Seascape Close is shown on the plan as 15m. In order to fit 360 dwellings within Lot 3 and Lot 300 it is unlikely that the desirable street width can be maintained.
- There would need to be controls over the number of vehicles allowed per dwelling to facilitate reasonable access.
- It is often the case in developments of this type to not allow street parking and to restrict cars to designated parking bays in order to maintain the thoroughfare. As well, designers usually provide parking areas for recreational vehicles. Would the developers provide these kinds of facilities in this development in such a restricted space?
- Access, by either Bryant Street
- or Tavern Road, is not allowed for in the

existing plan. Neither road was designed for such a volume of traffic and accessing the facility via either road would negatively impact the amenity of existing residents.

- Several easements running along the boundary of the proposed development could impinge on road design.
- It is noted that on the development application that the development does not impact State Government owned roads, as if this is an endorsement of the proposal. In fact the reasons provided are irrelevant purely because it is not within the State Transport Corridor

Objection 4: The density of the manufactured dwellings is too high for the site.

Supporting Comments.

The density would not permit landscaping and vegetation plantings which would improve the appearance of the development and improve the microclimate around the residences.

The development would have the appearance of a congested caravan park, without the occasional open space associated with the cyclic nature of holiday bookings in a tourist park.

Retirees, by economic necessity, need smaller dwellings with a commensurate purchase price. They don't, however, need substandard accommodation in a poorly planned development.



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Date: 22-02-19
File No: DA /39/2018

Attn: Gladstone Regional Council
PO Box 29
Gladstone QLD
4680

Dear Sir/Madam

RE: Proposed Development
Retirement Facility
Lot 3 Round Hill Road and Lot 300 Occhilupo Circuit
Lot 3 SP221743 & Lot 300 SP264827
Agnes Water QLD 4677

We are writing on behalf of Craig and Paula Ellis, 13 Evans Court Agnes Water lot 23 FD 803716, Uxbridge regarding the development application for Retirement Facility Lot 3 Round Hill Road and Lot 300 Occhilupo Agnes Water QLD 4677, referenced as Lot 3 SP221743/Lot 300 SP264827 Agnes Water QLD 4677.

We do not oppose this development application however we do have some concerns associated with this development please see below.

- We would require a good quality eight-foot fence along the whole of rear boundary of the proposed development. Agreement between both parties would need to be reached on the type and quality of the fence before development work commenced.
- A concern we would have with this development taking place is the increased flow of traffic and parking spaces available in Agnes Water township shopping centres. Agnes water copes with parking outside of peak holiday times, however locals already experience parking problems in public holiday periods due to the influx of visitors to our region.
- It is noted there are currently a couple of proposals for over 50 and retirement villages here in Agnes water which may introduce another 1000 people to our region. This is a concern as there is currently no hospital here in Agnes water, nor is there a cemetery.

Yours faithfully



Craig and Paula Ellis
13 Evans Court
Agnes Water QLD 4677.

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

Sent: Tuesday, 12 February 2019 3:44 PM

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

Subject: Lot 3 SP221743 Lot 300 SP264827

Dear Sirs/Madams,

Firstly let me say that this would be a preferable location for a manufactured home site for retirement living than the previous site that was applied for in Bryant St, however in saying that council need to consider the following points;

If both of the sites are approved the above mentioned lots and the one in Bryant St as well as the one that has already been approved this could well mean there will be more lower cost retirement places than there are existing dwellings in Agnes Water.

Council also need to consider the fact that it will change the amenity (complexity) of the town.

This is a town that can offer little in the way of work, at this stage, to the constituents of the town. Meaning all of these potential residents will be either welfare recipients or retired.

There is at this stage, only basic medical services available to the residents therefore placing extras pressure on the current doctors, chemist and ambulance services in town and medical evacuations teams.

Whilst it may take some time before the 300plus home spaces are completed council needs to ensure that governments can and will come to the party for additional medical services in the near future before they approve such developments.

If not council will cop the criticism of the public/community even more so than they do now.

Council will need to look at appropriate placed crossing for access to the shopping centres from the other side of Round Hill Rd. It will also need to provide and budget for pedestrian access (footpaths) from this estate and whether any changes to need to be made to road accesses from this estate (give way or stop signs).

With the potential for an almost 50% to 100% increase in population this again will also put a strain on our current essential services such as the post office supermarket and pharmacy none of which have any room for expansion as there are no other commercial premises currently in the vicinity of the proposed developments. In an area where the parking is already difficult in both shopping centres because it is very tight and badly planned and there is no other council facility for parking. As well as those previously mentioned above (doctors, ambulances). This could be problematic when the town is cut off by flooding for 2 or 3 days. Not to mention any other disasters that may occur seeing as there is only one road in and out of town and very little space in town as a safe haven if council need to set up an evacuation centre/s.

It will also be extra pressure on beach parking which is already limited and becomes congested in holiday periods.

There is no public transport in town or connection to any public transport nearby.

I note from the proposed developments both the one in Bryant St and this site that both of these plan for a lawn bowls and tennis court taking away from the existing lawn bowls and tennis courts that already exist in the town.

I note there is no parkland within the developments and no dog parks located nearby. It would be better if the developers at least could vary there options so one had maybe a cinema that could be used by the whole community or a swimming pool that council could perhaps consider as a shared used facility. I am sure not everyone who wants to move into these facility will only want to play those 2 sports in 30+ degree heat as they age.

What would be better for the developers to consider would be a proper aged care facility that could provide rehabilitation, palliative care, respite care and other services that are sadly lacking or nearby this town. Whilst there is an already approved facility which is supposed to contain a hospital will it be enough if council approve both these low cost facilities for the potential population growth.

I hope council will carefully consider what the long term vision of this area is to be and future plans for more commercial premises to provide services required by the community or do they want it to be a potential high crime targeted area, or a low socio-economic society only.

I think if council approve all of these facilities without getting guarantees on improved medical facilities in the town it would be very remiss of them.

Regards,

M. Morrison
2 Shady Lane
Agnes Water

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