

Dean and Madonna Wise
3 Gwen St
TANNUM SANDS QLD 4680

20 May 2018

Gladstone Regional Council
info@gladstone.qld.gov.au

ATTN: Assessment Manager

**RE: Objection to Development Application (DA/13/2018)
7 Margaret Street Tannum Sands – Lot 10 RP608261**

Objection submitted by: Dean Alfred Wise and Madonna Anne Wise of
3 Gwen Street Tannum Sands.
Postal contact: Dean Wise, PO Box 3220, Tannum Sands 4680.
Email address: Insanity@live.com.au

To the Assessment Manager,

We wish to submit an objection to the proposed reconfiguration of Lot 10 RP608261 into 2 lots.

Our objection is based on the following grounds:

1. This proposal does not comply with the lot size, and site frontage size, consistent with a Low Density Residential Zone.

The lot sizes of 500 square metres and 484 square metres are well below the 600 square metre minimum size. In addition one of the proposed street frontages is 16 square metres, which is below the minimum frontage of 17 square metres. These minimums are set by Council to maintain the character of this residential area.

Currently this area is characterized by detached dwellings with reasonably-sized back yards, giving privacy and noise barriers between dwellings. If exceptions are made for this redevelopment, a precedent will be set for further redevelopment involving small lot sizes in this area which will change the feel and liveability of this area.

The application for re-zoning makes the point that there are lots smaller than 600 square metres within the neighbourhood. However, there are no lots smaller than 510 square metres, allowing a block of 484 square metres would be a new precedent for future developments in this area.

The proposer has also argued that two detached dwellings could currently be built on 7 Margaret Street without requiring rezoning approval, so the proposal does not represent a material change of use of the block.

In practice, however, it is most likely that a landowner would build one dwelling, consistent with the character of the area and the Low-Density Zoning. Also, the construction of two dwellings on this lot would comply with the rules applying to this type of development which are different to those that would apply should the subdivision request be approved.

2. This proposal sets a precedent for over-development.

If council were to relax its stated acceptable outcomes for this zone on this occasion, it would set a precedent for other developers to apply for relaxation on other properties in the area. This could lead to over-development in the area.

There has been a previous application to develop lots in the area significantly smaller than 600 square metres. Consistent with the concerns and feelings of the residents, the development did not proceed. If council grants a relaxation for this development application, then other developers would reasonably feel they could apply for similar relaxations. This will change the open living character of this part of old Tannum which is a Low Density Residential Zone.

3. This proposal raises public safety issues.

Because of the narrow triangular shape of proposed Lot 102, the building envelope is only three metres from the corner of Margaret and Alfred Streets. This would cause visibility issues for traffic entering and exiting either of these streets. This hazard would increase once the two ends of Margaret Street are linked as Margaret Street would then become a popular road for residents and visitors to use to get to the beach.

4. This proposal is not necessary to meet community need for more housing or more variety in housing.

In *Part 3.4 Community Living of Our Place, Our Plan*, the point is made that there should be an economic and community need for residential development. Given the depressed state of the housing market at present, as well as the high vacancy rate for rentals, it is difficult to see why there is a need for sub-division in this Low Density Residential Zone.

As the development proposal points out, *PO8 of Reconfiguring a Lot Code* affirms that a variety of lot sizes are to be provided close to neighbourhood centres and parks. In our neighbourhood, there are a variety of lot sizes above the required minimum of 600 square metres as well as a small number of lots east of Groper Street that are between 500 and 600 square metres. There are also affordable housing estates in the Tannum Sands area such as Tannum Blue which provide small blocks and higher density living. These lot size variations would seem to be more than sufficient to meet the current housing needs.

Please consider our objections and the grounds for them as serious concerns, reflective of not only of our thoughts and feelings, but also those of many others in our neighbourhood.

Yours sincerely,

Dean and Madonna Wise

23rd May 2018

4 Gwen Street,
Tannum Sands. QLD. 4680
Telephone: (0419) 766 634

Attention: Assessment Manager
Gladstone Regional Council
PO Box 29,
GLADSTONE. QLD. 4680

Dear Councillors of Gladstone Regional Council

This is Objections to DA/13/2018. 7 Margaret Street Tannum Sands.

Lot. 10RP608261. 984 m2

Please find attached signatures from Residence of Boyne Island and Tannum Sands.

“A total Objection to the Development Application Submission by Zone Planning Group.” Development Permit.

Reconfiguration of Lot 1. 984m2 into 2 Lots of 484m2 and 500m2

Dividing Large Blocks into Smaller Blocks is called “Splitter Blocks.”

From research, this practice is widely used in old low-density community areas with new zoning regulations that residence are not aware where large over 800 metre square blocks can be divided in 2. Usually out of town investors that will not be living on the smaller blocks.

Unfortunately for the owner-occupier residences living nearby, all this happens very quickly, and totally unaware of the implications and council relaxation. Very quickly the noise of backhoes, bobcats, concrete trucks, delivery trucks and 7am builders start, then influx of tenants coming and going. Disturbance does not stop.

Long term Residence it has a total negative effect to the existing community who usually sell as cannot stand the noise and people, more cars parked on the street as small houses on small blocks of land.

Once happy suburbs with owner-occupier residence find themselves slowly surrounded by small rental high-density living.

“ High density living “ very disturbing research, findings and facts and social implications where instead of 1 family with 2 cars now have 2 families with 4 cars, more noise, more people, no trees or gardens no back yard.

Children play out on the street.

The most disturbing fact over time, your property will decrease in value.

Research shows high-density living, units, flats; duplexes are built on land blocks less than 600m². That is why 600m² is minimum size in low density living.

7 Margaret Street lies in an area called "Old Tannum ". Minimum 600m².

Splitter blocking destroys peaceful community. Research shows the people cutting up the blocks never live on the blocks or in the area. It is a pure investment.

The usually scenario is Investor buys big block or old house on large size lot, (many in old Tannum)applies to council for DA for relaxation subdivide into 2 very small blocks, sells or builds very small units, makes good money so moves on to next investment in same area with large blocks, over a small amount time 2 to 3 years instead of **20 houses in the street now have 40 duplexes, double people double cars double noise, and by statistics all rental properties, low income because low rent because size of unit built on small lots with social implications.**

We can understand this happens in city where city grows and low-density living becomes high-density living. It is beyond comprehension why suburbs Tannum Blue and Riverstone Rise **were council approved 405m² Lots.** With cattle property each side. Why small blocks, it is in the middle of nowhere.

There is no positive to this, a total negative effect to the existing community.

Once council approves relaxation for rezoning, it will set a precedent and like a bush fire once happy townships of Boyne and Tannum will be high-density living like Tannum Blue and Riverstone Rise, very small rooms houses, units everywhere on small blocks with no trees and no gardens and no privacy.

Please sign below to stop investors destroying your life style.

- 1 Object to lots less than 600 m²
- 2 Object against reducing 17m frontages to 16 m frontage.
- 3 Object to ambiguous information from Zone, dual dwellings and dual blocks having same density outcome. Granny flats.
- 4 Object to relaxing 6m to 5m to Alfred street frontage.
- 5 Object to developer's conclusion as misleading " proposed subdivision is in keeping with intended character Low Density Residential" below 600m² is high density.
- 6 Object to developer adding confusion with comparing State Government Policy to Gladstone Regional Council Planning Scheme. Tannum Blue development high-density living was State Government.
- 7 Object to developer not complying with greenfield scheme.

8 Object to developer by not agreeing high-density housing as part of this re-zoning.

9 Object to developer implying this subdivision will promote low-density low-rise development characterized by this suburb.

10 For Council to accept that it is "Identified in section 6.9 the development **does not satisfy** the Acceptable Outcome relating to lot size for the Zoning. " town planning is 600m2.

11. Zoning was agreed to by Residence and the Town Planning, so why do residence have spent hours and days reading the submission report phone calls organise have meeting with very concerned residence, ring councillors then spend time walking the street for signatures, when it is written and agreed where rezoning and block splitting can occur. Not in old Tannum area.

As pointed out previously, a total negative effect to the existing community, the people that want the rezoning will not be living on the land.

None of this is all very honest and trusting when reviewed.

The residence ask the question

"Would this be allowed beside a councillors residence. "

Please Please Please, Keep Tannum Beautiful. !!

Thank you for your consideration from very concerned residences.

Yours sincerely,

Mark Grosskreutz

23rd May 2018

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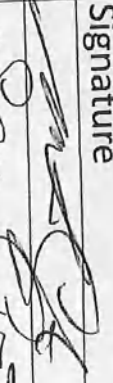

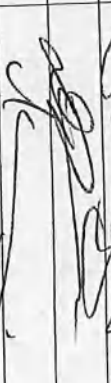




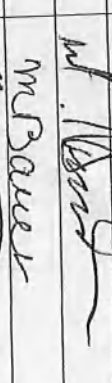





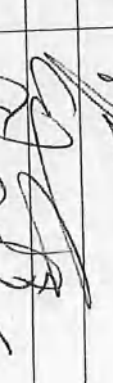


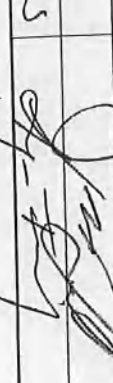
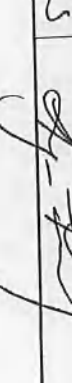



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Thank you for your consideration from very concerned residences.

Yours sincerely,

Mark Grosskreutz

Date	Full Name	Address	Signature
3/5/18	N. GROSSKREUZ	4 Guen Street Tannum Sands	
5/5/18	S. GROSSKREUZ	4 Guen St. Tannum Sands	
19/5/18	D. THOMAS	13 GUEW ST TANNUM SANDS	
19/5/18	S. THOMAS	13 GUEW ST TANNUM SANDS	
19.5.18	Sup Ryan W	3 GRAHAM ST TANNUM SANDS	
19.5.18	D. HATHW	4 GRAHAM ST TANNUM SANDS	
20.05.18	JOLEE EGAN	13 Graham Street, Tannum Sands	
✓	ARTHUR EGAN	✓	
20/5/18	MARIE RICHARDSON.	12 GARRAN STREET TANNUM SANDS	
✓	Michele Bauer	✓	
20-5-2018	TREVOR WILLIAMS	19 Guen St, Tannum Sands	
20-5-2018	M. JOHNSON	12 Guen St, Tannum Sands	
✓	M. JOHNSON	" "	
20-5-18	S. KRINGSO	10 Guen St Tannum Sands	
✓	T. BRIBSON	" "	
11	J. KAROL	1 Guen St " "	
"	C. CALOR	1 Guen St " "	
"	D. CLAY	1 Guen St " "	
20/5/18	John West	9 AUFRED ST TANNUM SANDS.	
20/5/18	N. FRITZ	2 MARGARET ST, TANNUM SANDS	
20/5/18	K. FRITZ.	2 MARGARET ST, Tannum Sands	



BEACH AWARD TRAVEL

$1200 \text{ m}^2 = 400 \text{ m} + 400 \text{ m} + 400 \text{ m}^2$
 $= 600 \text{ m}^2 + 600 \text{ m}^2$

YOUR SMALL COMMUNITY IS ABOUT TO CHANGE

HOUSE 1
440 m²

HOUSE 2
440 m²

HOUSE 3
440 m²

TRANSFORM BUSES

3 Houses

440 m²





UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

TRAVEL BASE

6 UNITS

THIS DEVELOPMENT WOULD PRECEDENT FOR ALL LARGE BLOCKS, BUILT A BEAUTIFUL HOUSE AND KEEP TAKUMU BEAUTIFUL!



THESE ARE SMALL HOUSES - OLD BEACH HOUSES, NO SMALL BLOCK DEVALUE TAKUMU.