

Moreton Bay Regional Council

GENERAL MEETING - #509
10 June 2020

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ITEM 4.3 DA/38389/2019/V23P- 10-24 AND LOT 836 FRESHWATER DRIVE, BANKSIA BEACH - A19301347 (Cont.)

#1 Annexure A, B & C to report

Annexure A - Material Change of Use and Reconfiguring a Lot - Preliminary Approval

AMENDED PLAN REQUIRED			
Plan / Document Name	Reference Number	Prepared By	Dated
Structure Plan – Preliminary Approval to Vary the MBRC Planning Scheme	BRJD0856-000-495-2	Landpartners	30/08/2019

MATERIAL CHANGE OF USE AND RECONFIGURING A LOT - PRELIMINARY APPROVAL		
CONDITIONS		
1	Approved Plans	
	Undertake development generally in accordance with the approved plan. This plan will form part of the approval, unless otherwise amended by conditions of this approval.	At all times.
2	Amended Plans Required	
A	Submit an amended Structure Plan identifying the following: (a) Delete Notes for Development 1, 2 and 3.	Prior to submission of any future Development Application under this approval.
B	Obtain approval from Council for the amended plan in accordance with (A) above.	Prior to submission of any future Development Application under this approval.
3	Lapsing of Approval	
	In accordance with section 88(1) of the <i>Planning Act 2016</i> , the development is to be completed within ten (10) years of the date of the Development Approval, unless written approval has been obtained from Council for an extension of this period under section 86 of the <i>Planning Act 2016</i> (as amended). Note: The above is not the Currency Period under section 85(1)(a) of the <i>Planning Act 2016</i>	To be maintained at all times.
4	Uses	
	Ensure any development application seeking a Development Permit for a Material Change of Use under this Preliminary Approval for is limited to the sites shown on the approved plan and any or both of the following land uses:	At all times.

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	(i) Multiple dwelling; and (ii) Short-term accommodation.	
DEVELOPMENT ENGINEERING		
5	Maximum Number of Dwellings/ Accommodation Units	
	The number of Dwellings, including a Multiple dwelling and Short-term accommodation units, must not exceed 100 Dwellings/units gaining access from the cul-de-sac road way off Corymbia Way. For clarify, this relates to the total number of Dwellings/units to be developed within the Small Lot Precinct and the Medium Density Residential Lot that it is 1.27ha, as shown on the approved plans.	
6	Preliminary Approval – Engineering	
A	Provide all new Council roads in accordance with the MBRC Planning Scheme current at the time of development application. All new roads providing access into the site must be in located in accordance with the approved Preliminary Approval Plan.	
B	Provide stormwater management and drainage works in accordance with the MBRC Planning Scheme current at the time of development application, including a Stormwater Management Plan addressing stormwater quality treatment.	
7	Flood Hazard Overlay	
	A Multiple dwelling or Short-term accommodation is taken to comply with the Flood Hazard overlay Code, if the entire developable site (<i>the entire Lot</i>) achieves a Flood Level of 7.2m AHD in accordance with the addendum to the approved flood report Pacific Harbour Golf Course and Residential Estate - Bribie island As Constructed Flood Study Report, dated 31 October 2006, prepared by Storm Water Consulting (2006 Flood Study Report). To remove any about, the ground level for the entire site much achieve a minimum 7.2m AHD and any proposed building must achieve a minimum habitable floor level of 7.5m AHD.	

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Annexure B - Variation Approval

The Variation Request is approved to vary the effect of the MBRC Planning Scheme V3 to:

Tables of Assessment:

- (a) To allow Code assessable development for a Multiple dwelling and Short-term accommodation in the General Residential Zone - Suburban Neighbourhood Precinct if, on land indicated as Medium Density Residential on the approved plan, and the maximum Building height of 8.5 metres is not exceeded.
- (b) To remove a vulnerable land use from being Impact assessable development under Flood Hazard Overlay Code.

General residential zone Code - Suburban neighbourhood precinct:

- (c) To allow Development in the General residential zone - Suburban neighbourhood precinct to include Multiple dwelling and Short-term accommodation if located within Medium Density Residential site as shown on the approved plan.

Reconfiguring a Lot Code - General residential zone - Suburban neighbourhood precinct:

- (d) Apply alternative Example and Performance Outcome (PO1) to Table 9.4.1.6.2.2 Assessable development - General residential zone - Suburban neighbourhood precinct if, on land indicated as Small Lot Precinct on the approved plan.

at 10-14 Freshwater Drive and Lot 838 Freshwater Drive, Banksia Beach QLD 4507, described as part Lot 805 SP172734 and Part Lot 838 SP303678, subject to the following Variations, Plans and Conditions:

AMENDED PLAN REQUIRED			
Plan / Document Name	Reference Number	Prepared By	Dated
Structure Plan – Preliminary Approval to Vary the MBRC Planning Scheme	BRJD0856-000-495-2	Landpartners	30/08/2019

VARIATION APPROVAL TO MBRC SCHEME - VERSION 3		
CONDITIONS		
1	Approved Plans	
	Undertake development generally in accordance with the approved plan. This plan will form part of the approval, unless otherwise amended by conditions of this approval.	At all times.
2	Amended Plans Required	
A	Submit an amended Structure Plan identifying the following: (a) Delete Notes for Development 1, 2 and 3.	Prior to submission of any future Development

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		Application under this approval.
B	Obtain approval from Council for the amended plan in accordance with (A) above.	Prior to submission of any future Development Application under this approval.
3	Limitation on Variation	
	This variation is limited to the area identified on the approved plan being part Lot 805 SP172734 and Part Lot 838 SP303678 nominated as Medium Density Residential and Small Lot Precinct.	
4	Variations	
A	<p>The Categories of development and assessment - Material change of use - Table 5.5.6.2.1 General residential zone - Suburban neighbourhood precinct – Assessable development – Code assessment to include Multiple dwelling:</p> <p>If:</p> <ul style="list-style-type: none"> i. within 400m walking distance of a higher order or district centre (refer to Overlay map - Centre walking distances) or a train station; and <p>Editor's note - For this trigger to apply, part of the primary frontage of the lot is to be within the mapped walking distance specified above.</p> <ul style="list-style-type: none"> ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses). <p>OR</p> <ul style="list-style-type: none"> iii. on land indicated as Medium Density Residential Site on the approved plan; and iv. meets the example that achieves aspects of the performance outcome for building height (Residential uses). 	
B	<p>The Categories of development and assessment - Material change of use - Table 5.5.6.2.1 General residential zone - Suburban neighbourhood precinct- Assessable development - Code assessment to include Short-term accommodation:</p> <ul style="list-style-type: none"> i. on land indicated as Medium Density Residential site on the approved plan; and ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses). 	
C	<p>The Categories of development and assessment - Table 5.10.2.1. Levels of assessment and assessment criteria for Flood hazard Overlay are amended to remove a vulnerable use from being Impact assessable development and instead be Code Assessable development on land identified as Medium Density Residential site on the approved plan.</p>	

D	<p>6.2.6.2.1 Purpose – Suburban neighbourhood precinct are to include:</p> <ul style="list-style-type: none"> • 1.b.v. Multiple dwellings, Rooming accommodation, short-term accommodation and tourist park only establish where they will support a higher order or district centre or a train station by being adjacent (within 400m walking distance) to that higher order or district centre or train station. Or on land indicated as Medium Density Residential site on the approved plan. • 1.p. Development in the Suburban neighbourhood precinct includes 1 or more of the following: <ul style="list-style-type: none"> Multiple dwelling - if within 400m walking distance of a higher order or district centre or a train station. Or on land indicated as Medium Density Residential site on the approved plan Short-term accommodation if on land indicated as Medium Density Residential site on the approved plan • 1.q. Development in the Suburban neighbourhood precinct does not include any of the following: <ul style="list-style-type: none"> Multiple dwelling - if not within 400m of a higher order centre or district centre or a train station). Or on land indicated as Medium Density Residential site on the approved plan Short-term accommodation - if not within 400m of a higher order centre or district centre or a train station). Or on land indicated as Medium Density Residential site on the approved plan.
E	<p>Table 6.2.6.2.2 Assessable development – Suburban neighbourhood precinct are to include:</p> <ul style="list-style-type: none"> • Performance Outcome (PO1) <p>PO1</p> <p>The Suburban neighbourhood precinct has a low residential density of a maximum of 15 dwellings per hectare (site density) except for Dual occupancies.</p> <p>OR</p> <p>Maximum site density of 75 dwellings per ha if:</p> <ol style="list-style-type: none"> a. for Relocatable home park, Residential care facility or Retirement facility, within 800m walking distance of a higher order or district centre; or b. for Multiple dwelling, Rooming accommodation, Short-term accommodation or tourist park within 400m walking distance of a higher order or district centre or a train station or on land indicated as Medium Density Residential site on the approved plan.

F	<p>Table 9.4.1.6.2.1 Purpose – General residential zone – Suburban neighbourhood precinct are to include</p> <ul style="list-style-type: none"> • 2.a Reconfiguring a lot maintains the low density character of the Suburban neighbourhood precinct by not exceeding a net residential density of 11 lots per hectare unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood or consistent with the approved plan including notes for Small Lot Precinct.
G	<p>Table 9.4.1.6.2.2 Requirements for accepted development - General residential zone - Suburban neighbourhood precinct are to include</p> <ul style="list-style-type: none"> • Performance Outcome (PO1) <p>PO1 Reconfiguring a lot does not exceed a net residential density of 11 lots per hectare unless the resultant lot/s are consistent with the low density and established character of the surrounding neighbourhood or consistent with the approved plan including notes for Small Lot Precinct.</p> <p>Example</p> <p>E1 Lots have a minimum site area of 600m² and a minimum primary frontage of 12.5m. OR</p> <p>E2 Lots have a minimum site area of 450m² and minimum primary frontage of 10.0m within the small lot area identified on approved plan; and</p> <p>E3 A maximum of four (4) adjoining lots with a minimum site area of 450m² and minimum primary frontage of 10.0m are proposed fronting the same street.</p> <p>E4 A maximum of 20% of the total lots within the small lot precinct shown on the approved plan are to be less than 600m².</p>

Annexure C - Decision Notice information

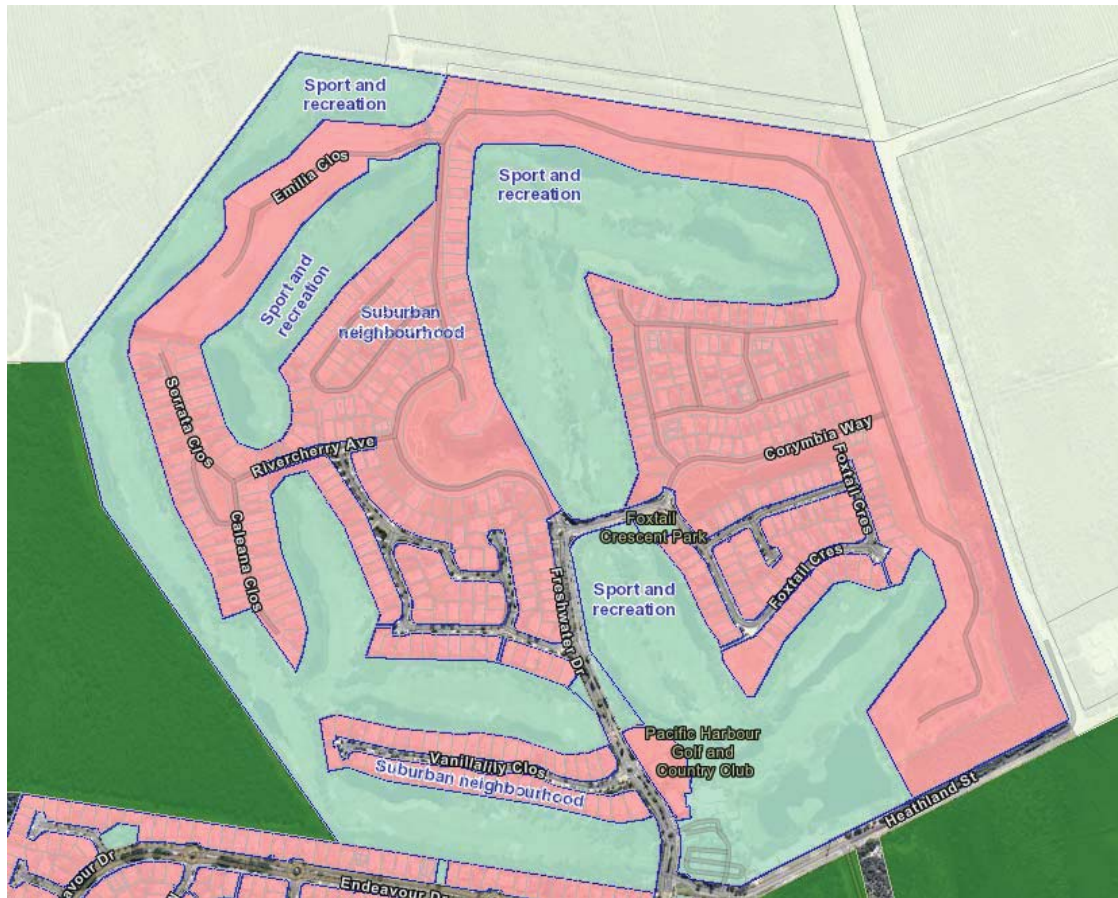
	Details to Insert
Application Type	<p>Material Change of Use - Preliminary Approval for Multiple Dwelling and Short-Term Accommodation in accordance with a structure plan;</p> <p>Reconfiguring a Lot - Preliminary Approval in accordance with a structure plan; and</p> <p>Material Change of Use - Preliminary Approval for a Variation Request to the requirements of the General Residential Zone - Suburban Neighbourhood Precinct and Flood Hazard Overlay</p>
Relevant Period of Approval	Variation Approval – Ten (10) years
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Not applicable
Variation approval affecting the Planning Scheme	Development resulting from this approval will be in accordance with the General Residential Zone – Suburban Neighbourhood Precinct as amended by the Conditions of the approval contained within Annexure B.
Other Necessary Permits	<ul style="list-style-type: none"> • Material Change of Use - Development Permit • Reconfiguring a Lot - Development Permit • Operational Works – Development Permit • Building Works – Development Permit
Codes for Accepted Development	Not applicable.
Referral Agencies	There are no Referral Agencies
Submissions	There were fifteen (15) properly made submissions (including one (1) petition) and three (3) not properly made submissions properly made submissions about this application.

#2 Site Plan



**Blue represents area subject to the variation application*

#3 Zoning Plan



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#4 Proposal Plans



#5 Properly Made Submissions

I wish to register my objection in relation to the Material Change of Use – Preliminary Approval for Multiple Dwelling and Short-Term Accommodation in accordance with a Structure Plan, Reconfiguring a Lot – Preliminary Approval for Subdivision in accordance with a Structure Plan and Material Change of Use – Preliminary Approval for a Variation Request to the MCU and RAL requirements of the General Residential Zone – Suburban Neighbourhood Precinct of the MBRC Planning Scheme 2016 V3. Development Application Reference: DA/38389/2019/V23PI have a number of concerns/issues in relation to the application made for further development in the Pacific Harbour estate district.

Traffic and Road Congestion

Traffic and road congestion from Caboolture through to Bribie Island and the increase of residents moving to Bribie. As a resident that travels daily from Pacific Harbour estate to Caboolture Train Station, I have notice that the amount of traffic has significant increase of an afternoon returning to Bribie Island at approximately 5:15pm each afternoon the traffic is horrendous from the commencement at Bribie Island Road at Caboolture when the road reduces from three lanes to one lane. Due to the amount of traffic, the speed limit reduces down to between 40 and 60km due to the reduction of the lanes to the amount of cars merging were the speed limit is 80km. This causes major traffic delays and the traffic is a constant one line of traffic through to Bribie Island. I have on a number of occasions been delayed getting home due to a traffic accident either on the road to Bribie or on the Bribie Bridge. This results in long delays were I have sat in my car for over 1 ½ hours. Council has a duty of care to all rate payers, for example: if a traffic accident has occurred and traffic and neither enter or exit the island and someone has a heart attack the ambulances cannot access or exit the Island this endangers a person's life.

Once over the Bribie Bridge there is only one road through to Pacific Harbour estate being Sutherland Drive to Avon Avenue and then into Freshwater Drive. As recently as this year with the fire on Sutherland Drive this caused major delays with traffic and due to only one entry. The need for another entry into the estate and a suggestion would be off Heathland Street which would reduce the amount of traffic along Freshwater Drive or in an emergency situation an alternative for residents to either evacuate their homes if the need arises or to be able to access their homes.

On weekends the traffic can be a carpark especially when Sandstone Point Hotel has concerts/events and general traffic coming to Bribie for a day out. Council needs to consider this before approving further approval for land/housing.

Public Transport

Due to the number of new residence in Pacific Harbour the number of children attending school has increase however there is no public transport for children, meaning that parents are then required to drive their children to school hence more traffic congestion along Freshwater Drive and Avon Avenue.

Dwellings and land sizes

I believe the multi level and low/medium density housing reduction of the size of the land will reduce the quality of homes being built and will reduce the value of other homeowners within the estate. At present the quality of homes are of a high standard however with the reduction of the land sizes this will result in smaller homes and less value. The units adjacent to the golf course may bring income to Pacific Harbour Golf Course it will also increase the people coming to make use of the golf course increasing the traffic level. I have concerns for current residents who enjoy the peaceful surroundings and if this isn't properly supervised and staffed a risk of the increase of alcohol and partying may become an issue.

Nature and Wildlife

With the increase of homes in the area this will impact on the nature and wildlife of the area. Wildlife has already been affected with the current housing being erected causing wildlife to lose their natural habitat; more wildlife is seen on the golf course, that may cause injury to either the wildlife or golfers.

Internet

The internet is currently a constant frustration for residents, with Telstra Velocity service already seeming to be overloaded with either the reduction of the speed or no access at all. With the development of further housing, this can cause more pressure to an already fragile system.

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Conclusion

Recent bush fires along Sutherland Drive and accidents on Bribie Island Road highlight how vulnerable residents and wildlife are. I believe the developers have received and gain ample profit from the development of the estate and believe before any further construction of land/housing is approved, urgent need is required for the redevelopment of the roads and a second bridge at developer's/councils costs. QM Properties advertise on local station of coming to Bribie for the life style however without major changes to the roads this is false advertising.

Regards

Lynn Villany

15 Honey Myrtle Street

Banksia Beach Qld 4507

Application Reference-DA 38389/2019/V23P
Material change of use.
Development address-
10-24 and Lot 836 ,Freshwater Drive,
Banksia Beach,
Part of Lot 805 on SP 172734 and part of Lot 838 on SP 303678
(formerly Lot 836 on SP 303627)

Dianne de Rooy
12 Foxtail Crescent,
Banksia Beach,Qld,4507

To The Council Assessment Manager,

Please find enclosed my submission for the above development..

I am accepting to the proposed changes but would like to see the inclusion of another entry into the estate. At this stage we only have Freshwater Drive. Heathland Street would be an access of great value especially looking at proposed short term development in this area.

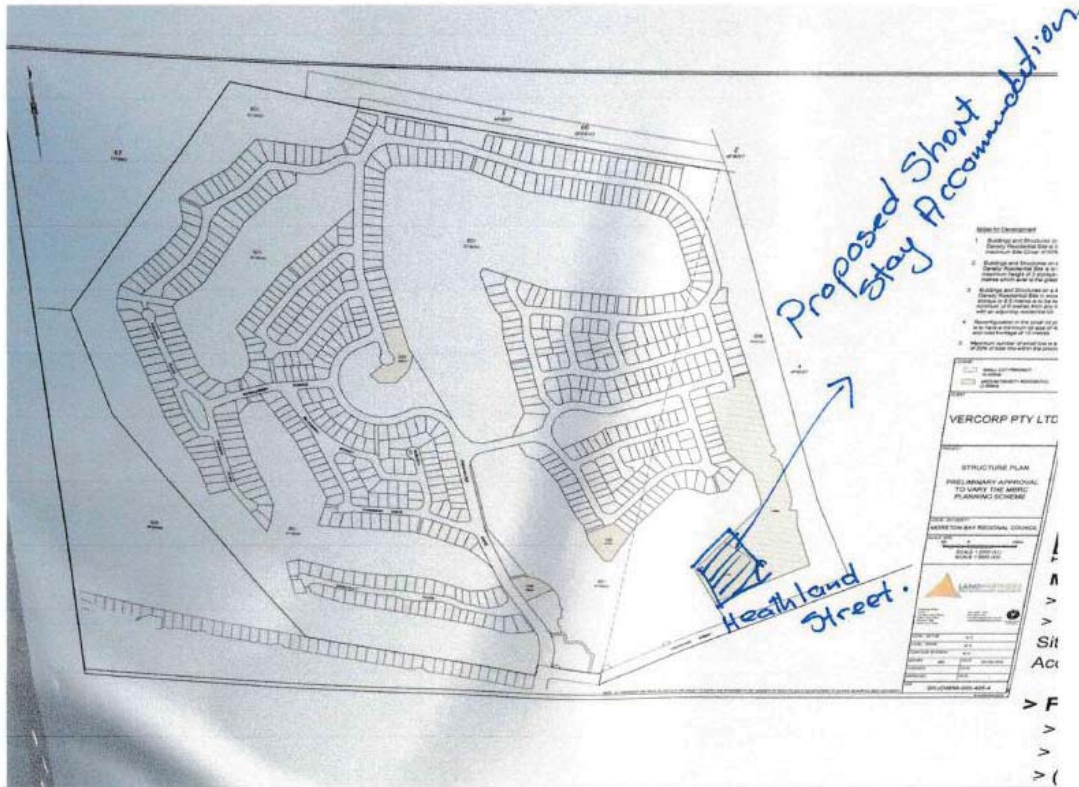
Reasons-

1. In an emergency we only have one entry in and out of the estate. Such an emergency could be Fire as National Park borders our estate.
2. The estate has a larger population now and will be greater once the remaining development is completed. Each home averages 2 cars and the roads are now so much busier - with the State School off Avon Ave not far from our estate it is almost impossible to get out at certain times of the day. The possibility of a road off Heathland Street into our estate and also going out onto Sunderland Drive by passing the school would reduce this problem greatly. Other areas besides our estate would also benefit from another road in the area.
3. As the roads are not yet planned for the development of the area where the short term accommodation is proposed near Heathland Street I feel this is the perfect time to consider a long term solution.
4. Signs in the streets are knocked down as quick as council replace them by the heavy traffic going through these narrow streets, they are even a problem for some of the bigger couriers coming through. If short term accommodation goes ahead the last thing we want are buses coming through bringing golfers or guests to stay. Freshwater Drive is built for that not our streets that branch off it which the heavy traffic is using. Another road in the back off Heathland Street would allow all the heavy traffic to go in and out safely.

This is my submission completed.

Kind regards

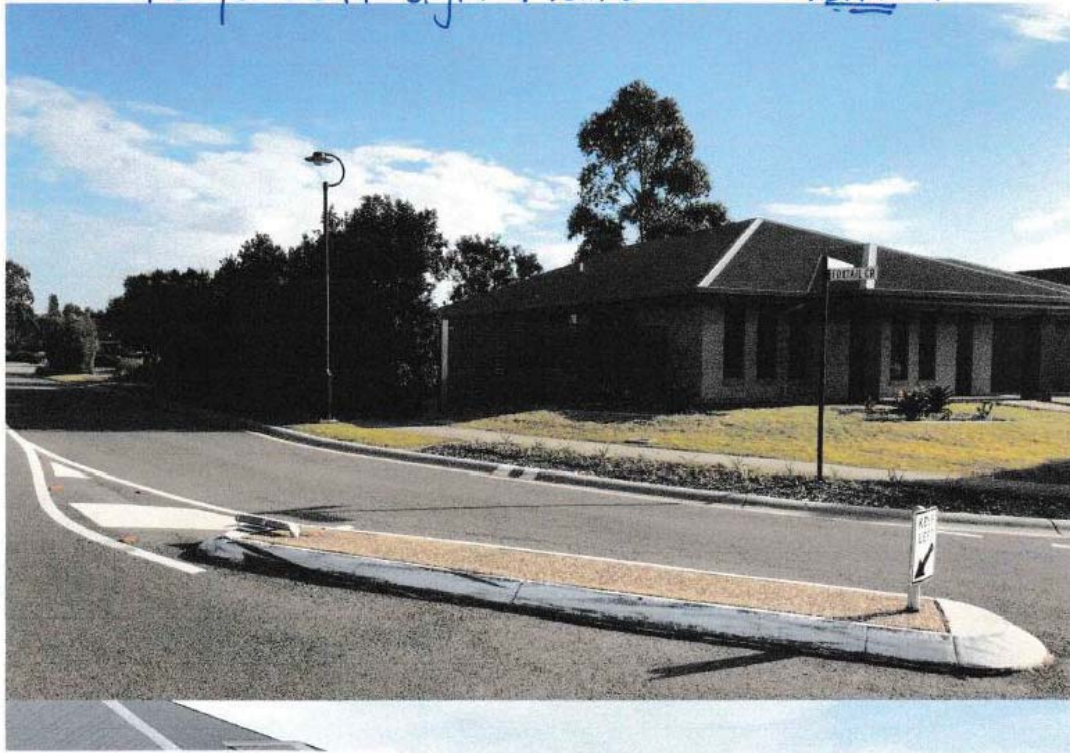
Dianne de Rooy



Pacific Harbor Golf + Country Club
Development,
Banksia Beach,
Bribie Island.

Photos

Centre medium Foxtail Crescent,
keep Left sign flattened "AGAIN"



Regarding the proposed Material Change of Use
2019/38389/V23P Combined MUC & RAL Mixed parcels Lot 805 Lot
838

Please be advised that Glen & Yvonne Colledge both residents of 25
Callisia Cres Banksia Beach, oppose the proposed development for the
following reasons:

- 1) The Island does not have the ability to absorb the additional population without irreversibly impacting on the sustainability of the natural environment. The Island economy does not provide employment so the community will be further made of homogeneous retired aged people. An undesirable and unsuccessful social situation. The built infrastructure will have to be expanded, further degrading the environment, liveability and social opportunity that Bribie Islanders enjoy today. People living in such close proximity inevitably experience a variety of problems from simple irritation and conflict to crime. The development is inconsistent with the nature of living and the nature of the island. It will necessitate further access and put additional pressure on agencies to release National Park land to ease roads congestion.
- 2) Increased population will reduce availability and increase maintenance requirements of the shared amenities, gym, pool, spa, sauna, and function room of the PHGCCC.
- 3) Medium density dwelling rental residents have a reduced incentive to abide by the covenant standards.
- 4) Medium density dwellings are not in keeping with current density and architectural aesthetic of Banksia Beach.,
- 5) Short term accommodation creates transients and who are not community minded.
- 6) Increased population will increase congestion on existing roads and create hazards with on-road parking.
- 7) With only one access road, emergency evacuation would be difficult or impossible.

Yours sincerely
Glen & Yvonne Colledge
25 Callisia Crescent
Banksia Beach 4507

Tara Nunn

From: Rick Lawrie <rmlawrie@bigpond.net.au>
Sent: Monday, 28 October 2019 8:28 AM
To: MBRC Incoming Mail
Subject: RE: Development Application DA/38389/2019/V23P

To the Assessment Manger, Rohan Coldham

With regards to;

Property Location: 10-24 Freshwater Drive, BANKSIA BEACH

Property Description: Lot 805 SP 172734, Lot 836 SP 303627, Lot 838 SP 303678

Development Type: Material change of use – Preliminary approval for Multiple dwelling and Short-term accommodation in accordance with a Plan of Development.

Material change of use – Preliminary approval for a Variation Request to the MCU and RAL requirements General residential zone – Suburban neighbourhood precinct of the MBRC Planning Scheme 2016 V3 and;
Reconfiguring a Lot - Preliminary approval for Subdivision in accordance with a Plan of Development

We wish to submit a number of objections as set out below:

1. **Perceived Purpose of the Development Application.**

In a meeting between a representative of the Developer, a representative of Moreton Bay Regional Council and the residents of the Pacific Harbour Golf and Country Club estate, it became obvious that the Application was aimed at increasing the number of allotments and size of dwellings that could be squeezed into the PHGCC estate. This approach was justified by statements that this would assist in ensuring the future viability of the PHGCC and was included in an original DA that was submitted a number of decades ago (circa 1992). This DA was unknown to the majority, if not all, the residents present. The only development plan by the Developer that was made public to purchasers of property was in the form of a map that outlined the streets and blocks to be developed and which the Developer should adhere to. Whilst we agree that it is important to ensure the long term viability of the PHGCC, the approach taken by the Developer with this Application can only be perceived as a way of increasing their revenue and profits at the expense of those who have already committed their money, and lifestyle, to this community.

2. **MBRC Zoning.**

Allotments purchased in the PHGCC estate have been zoned by the MBRC as “low density”, and it is with knowledge of this zoning that land could be purchased with some surety that there would be no future impact on the value of these purchases. This zoning needs to be retained in all developed parts of the estate.

3. **Future Covenant control.**

All buildings on properties purchased in the PHGCC precinct have been controlled by a Covenant registered with the Land Title.

At this stage, we have not been advised of the details of a Covenant that would be registered with the land affected by this new Application. As the Developer is purely interested in selling land, there needs to be some indication of what controls would be applied to any future purchaser of the land, should this application be approved. This should be in addition to any MBRC controls.

4. **Access to the PHGCC estate.**

Significant concern was raised at the meeting, and supported by us, that access to the PHGCC estate is currently serviced by a single road. Whilst this may be adequate to support existing residential traffic, there is the potential that, as the number of residents grows, this road may become blocked as a result of an accident. In times of natural disasters, this could be fatal. In addition, residential streets are not suitable for large vehicle access, such as buses, that may be used for access to planned short term accommodation.

This application does not appear to have addressed this issue, one that could be easily resolved with a further road exiting via Heathland Street.

5. **Compromise**

It is unlikely that the degree of additional medium density / high rise accommodation would ensure the viability of the PHGCC. We have already seen a number of short term accommodation facilities closed. The need for the four planned areas is obviously an overkill. We believe that there would be minimal resistance to an adjusted application that;

- a) removes from the Application the three areas that are currently surrounded by existing residential properties,
- b) provides a single short term accommodation facility in the, as yet undeveloped, area south of the 18th fairway,
- c) provides a detailed Covenant Document that clarifies what can be built,
- d) accommodates an addition access road for this facility and, optionally, the new residential lots.

We have been residents of PHGCC for three years, and there are those that have been here for over 10 years, and we will all be relying on those members of the Council Assessment team, to consider the interests of the residents of this marvellous estate to ensure that it continues to provide the lifestyle that we have become accustomed to. Whilst we are relying on the Developer to continue developing this estate, it must meet expectations of the existing residents.

Rick & Jan Lawrie
Lot 556
48 Foxtail Crescent, Banksia Beach, QLD 4507

I am writing with regard to the following.

*Preliminary approval for Multiple dwelling and Short-term accommodation in accordance with a Plan of Development, **Material change of use**; Preliminary approval for a Variation Request to the MCU and RAL requirements General residential zone Suburban neighbourhood precinct of the MBRC Planning Scheme 2016 V3 and; Reconfiguring a Lot - Preliminary approval for Subdivision in accordance with a Plan of Development at 10-24 Freshwater Drive, Banksia Beach*

I have a number of objections as set out below:

1. **Access to the estate:** We have only one access road to the Golf Course estate which is already coping with increased road traffic, from builders and residents. In the early development of the estate, it was assumed most residents would have one car, but with increasing population here, including people of working age and people with families- many residents have two cars. All residential streets connect to Avon and Sunderland so these access roads have become increasingly congested, particularly at peak times. The road is narrow, dark and has many roundabouts, and the addition of low/medium density housing will add more traffic to the one access road to and from the estate. In the case of an emergency requiring residents to evacuate the road will quickly become jammed and people will be trapped unable to escape a bushfire or flood, or other threat.
2. The addition of **multi level and low/medium density housing** was not flagged by the developer when they sold blocks, as the peaceful natural environment with abundant bird and wildlife was a big attraction for buyers. The increased development has driven the kangaroos closer to the residences and they are increasingly a hazard on Freshwater and our streets, which are quite poorly lit.
3. While **units adjacent to the golf course** may bring more income to the golf course, I am concerned that there will not be adequate resources to deal with the increased people coming to make use of the golf course and the potential for antisocial behaviour from visitors celebrating bucks parties etc. affecting the many families use the swimming pool and tennis courts, adjacent to the proposed multilevel site. Residents currently enjoy a peaceful residential neighbourhood and this proposal if not properly supervised and staffed could become a source of risk if alcohol use and partying were to get out of hand .
4. The **internet** is currently a constant frustration for residents, with the Telstra Velocity service already seeming to be overloaded as it is not delivering the speeds expected. More housing and connections will place further pressure on this service.
5. **A possible solution** to the traffic issue would be an extension of Corrymba Drive behind the golf course driving range to meet up with Heathland Drive, with consideration being given to extending this road down towards Sunderland or even the main shopping centre at Bongaree. This would alleviate the traffic past houses in Cape Blue area and provide a quicker route for all vehicles, particularly in an emergency.
6. I think the developers have had a fair opportunity to profit from the sale of these lifestyle blocks and they are now seeming to be greedy, trying to squeeze as many small dwellings in to the estate at the expense of residents who paid high prices for their homes. I know many home owners and ratepayers feel quite disillusioned about the planned changes.

Thank you for considering my comments.

Michelle Hood
hoodskis@gmail.com

15 Dunebean Drive
Banksia Beach

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Further to the above, we wish to lodge our objection for the following reasons:

- . To reduce the lot sizes creates more traffic,
 - encourages vehicles, etc to be parked on streets re lack of storage in homes and therefore garages used for storage (this is already happening),
- . Increase traffic - all vehicles to converge onto Freshwater Drive via roundabout at Corymbia Way (needs to be another exit),
- . Infrastructure already cannot cope with number of houses, vehicles, etc. -schools, shops, public transport already inadequate,
- . This type of development will lower the tone of the neighbourhood'
- . The above also applies to the units planned.

David and Beverley Mills
16 (Lot 409) Bearberry Street,
Banksia Beach.

Sent from Windows Mail

Ms Edith Anne Millen,
34 Blueberry Street,
Banksia Beach,
Qld. 4507
Contact details: Mobile 0498049489 Email annemillen@gmail.com
Date: 12th October 2019.

I wish to register my objections in relation to the Material Change of Use – Preliminary Approval for Multiple Dwelling and Short-Term Accommodation in accordance with a Structure Plan, Reconfiguring a Lot – Preliminary Approval for Subdivision in accordance with a Structure Plan and Material Change of Use – Preliminary Approval for a Variation Request to the MCU and RAL requirements of the General Residential Zone – Suburban Neighbourhood Precinct of the MBRC Planning Scheme 2016 V3. Development Application Reference: DA/38389/2019/V23P

My concerns relate to all areas of the proposals.

This development was not designed to handle high volumes of traffic. Roads are narrow, most have only one footpath and some have none. This presents problems for pedestrians, people walking dogs, tradies' vehicles, pantechnicons, and visitors' temporary parking. There are not many children in the Golf and Country club area, but parents face particular problems because of the barely-adequate nature of the roads and footpaths. If high-density housing and rental accommodation is built, the number of school age children is likely to rise dramatically, and the logistics of getting children to and from school safely will become difficult.

This area, because of such limited access and very basic infrastructure, faces added problems with evacuation in the case of flooding, fires and other natural disasters.

Further, the reconfiguration would change the whole nature of this development. It has hitherto been a quiet area with relatively low population density and therefore a pleasant and tranquil place to live. The quality of life of residents who bought here for this very reason will be decreased by high-density housing and rental accommodation, which will bring noise, crowding, and social problems into existing residents' lives. Having sold land/houses to people seeking a particular type of neighbourhood, the developers now want to foist upon them an environment they did not choose and were not expecting. One high-rise area near the end of Freshwater drive will overlook my house, decreasing my property value, decreasing birdlife and possibly subjecting me to noise and increased traffic. This is unfair.

I apologise for the long-windedness of this submission, but feel very strongly that the proposals to change the planning for this area should *not* be allowed. Thank you for your time in reading this submission and I trust that due consideration is given to this request along with all other submissions.

Yours faithfully,
Edith Anne Millen
34 Blueberry Street, Banksia Beach, Qld 4507

We are writing with regard to the following.

*Preliminary approval for Multiple dwelling and Short-term accommodation in accordance with a Plan of Development, **Material change of use**; Preliminary approval for a Variation Request to the MCU and RAL requirements General residential zone Suburban neighbourhood precinct of the MBRC Planning Scheme 2016 V3 and; Reconfiguring a Lot - Preliminary approval for Subdivision in accordance with a Plan of Development at 10-24 Freshwater Drive, Banksia Beach*

If this approval is accepted, we would hope that council's approval would be dependant on the developer building a secondary access road to the area. Freshwater Drive is currently the only access road. This could prove a dangerous issue in the case of emergency such as bushfires (which often happen) or an accident if the road were cut off. The volume of extra traffic using Freshwater Drive would impact greatly on the residents both in accessing their properties and the increase in traffic noise.

If dwellings are built for short term accommodation e.g. hotel, resort, apartments, etc. it would not be suitable for larger vehicles, eg. Buses or mini vans, to access this accommodation by travelling through a large portion of the estate to reach their destination just behind the golf course. An alternative access road continuing off Heathland Street would be more desirous as it would divert traffic from Freshwater Drive, make an alternate and safe access route and hasten the journey alleviating driver frustration. Also the number of kangaroos in the estate is another factor to consider. Drivers already disregard the 50km speed limit along Freshwater Drive and an increase in the number of vehicles using the road will kill more of the wildlife.

When the estate was planned, the assumption would be one car per property. This number has been greatly underestimated with many properties containing two or more vehicles. The pressure which has been put on access roads, not only Freshwater Drive but Avon Avenue and Sunderland Drive make access to the estate at times quite difficult. Serious consideration needs to be given to alleviating this issue if medium density housing and apartment living is to be considered.

We trust the council will give consideration to the current residents and the impact it will have on their lifestyle when deciding on the outcome of this application.

Yours faithfully,

JEFFREY EUSTACE & DEBRA EUSTACE
65 Freshwater Drive
BANKSIA BEACH 4507

Mrs Jillian Dingwall,
31 Blueberry Street,
Banksia Beach. Qld. 4507

Contact details ; Mobile 0437 943 118
Email gdingwal@bigpond.net.au

Date ; 7th October 2019.

I wish to register my comments in relation to the Material Change of Use – Preliminary Approval for Multiple Dwelling and Short-Term Accommodation in accordance with a Structure Plan, Reconfiguring a Lot – Preliminary Approval for Subdivision in accordance with a Structure Plan and Material Change of Use – Preliminary Approval for a Variation Request to the MCU and RAL requirements of the General Residential Zone – Suburban Neighbourhood Precinct of the MBRC Planning Scheme 2016 V3.

Development Application Reference: DA/38389/2019/V23P

My concerns relate to Subsidiary Scheme 9 – Goodenia Heads.

Should this reconfiguration be approved as is proposed there will be traffic chaos as there is only one (1) road into and out of that part of the Estate. If there is ever an emergency people will suffer dramatically. Should we ever be faced with fires similar to what has happened on the Sunshine Coast and what happened down along Sunderland Drive last year, people's lives will be at risk.

The current infrastructure does not allow for a quick get in and out. Should an ambulance be required to attend, the vehicle would need to travel up Avon Avenue, continue on Freshwater Drive and then travel approximately a further 7 kilometres within the estate. Time would be of the essence and a quick fix would be a road entrance to this area off Heathland Street. This entrance would take time off the trip and possibly saves lives.

There needs to be an exit from that particular corner of the subdivision out on to an existing road, Heathland Street, Banksia Beach.

Page 2

Other matters to consider with the proposed change of use, is that school children do not have access to school bus in this precinct and parents do the driving to and from school, which again causes traffic problems now, let alone if the proposed changes are approved and a further road is not provided. Sunderland Drive, Banksia Beach is a congested area at the best of time and is a "parking lot" at school drop off and pick up time now.

I do not have any issues with the proposed changes to having multi level housing as such, but I do have strong feelings on there not being a sufficient exist strategy being in place.

Thank you for your time in reading this submission and I trust that due consideration is given to this request along with all other submissions.

Yours faithfully,
Jillian Dingwall.

Moreton Bay Regional Council

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ITEM 4.3 DA/38389/2019/V23P- 10-24 AND LOT 836 FRESHWATER DRIVE, BANKSIA BEACH - A19301347 (Cont.)

From: [Christine](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to the rezoning of land - Pacific Harbour Golf Estate
Date: Monday, 30 September 2019 7:58:50 AM

To whom it may concern:

I object to the current rezoning application being of land in Pacific Harbour Golf Course Estate for the following reasons:

1. The population of this area has already increased dramatically since Sunderland Drive was built. Until Sunderland Drive is increased to four lanes to Avon Avenue intersection, no further development should be allowed. I believe Pacific Harbour should contribute to the cost of widening Sunderland Drive.
2. Residents in the close vicinity of the development were not told about this proposal when existing blocks were sold.

Regards

Christine Clark

PO Box 563 07 3408 7735

Bribie Island Qld 4507 Fax: 07 3408 7558

From: [Peter Brown](#)
To: [MBRC Incoming Mail](#)
Subject: Submission in relation to Development Application for Pacific harbour Golf and Country Club
Date: Thursday, 26 September 2019 1:49:58 PM

Dr Peter Brown
32, Vanillalily Close
Banksia Beach
QLD 4507

26/9/19

To whom it may concern,

I wish to make comment on the Development Application for the Pacific Harbour Golf and Country Club Estate that seeks:

'Preliminary approval for Multiple dwelling and Short-term accommodation in accordance with a Plan of Development, Material change of use; Preliminary approval for a Variation Request to the MCU and RAL requirements General residential zone Suburban neighbourhood precinct of the MBRC Planning Scheme 2016 V3 and; Reconfiguring a Lot - Preliminary approval for Subdivision in accordance with a Plan of Development at 10-24 Freshwater Drive, Banksia Beach'.

By way of background, I have been a resident on the Estate since May 2014 (Lot 28, Freshwater CTS). I participated in the community consultation meeting on 30/6/19 and emailed some preliminary concerns about the proposed development to Cr Brooke Savage on 26/6/19.

Having read the documentation it is not clear to me what impact the proposed shift to multiple dwelling/short-term accommodation will have on the total population living on the Estate. I would imagine that the proposed changes would result in an increase in the number of residents (both long and short term). If so, my major concern is the ability of internet infrastructure to handle any increase in population. When I moved here in 2014, one of the attractions of moving on to the Estate was the ability to access high speed internet services via Telstra Velocity. For the first two years, the internet service was both fast and reliable. However, as the number of residents on the Estate has increased, both the speed and service has deteriorated markedly.

In assessing the proposed DA, I request that Council ask the developer to ensure that access to fast and reliable internet services is provided to the levels provided in 2014, as one condition of approval.

A second concern is the road infrastructure on to the Estate. This concern was raised at the community consultation meeting held on 30/6/19. As another condition of approval, I request that Council/the developer explore and fund the development of an additional access road on to the Estate to ease the increasing volume of traffic using Freshwater Drive.

Yours faithfully,

Peter Brown

Moreton Bay Regional Council

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ITEM 4.3 DA/38389/2019/V23P- 10-24 AND LOT 836 FRESHWATER DRIVE, BANKSIA BEACH - A19301347 (Cont.)

From: [Christine Yule](#)
To: [MBRC Incoming Mail](#)
Subject: Development Application Enquiry: 2019 / 38389 / V23P - Combined MCU and RAL - Mixed
Date: Friday, 20 September 2019 9:07:33 AM

Sent from [Mail](#) for Windows 10

Christine Yule
57 Foxtail Cres
Banksia Beach 4507

To Whom it May Concern,

I understand that development is important but I am objecting to the medium density application in the Pacific Harbour Golf Estate **due to the height of 3 stories.**

In no other area on Bribie Island except for the few streets on the waterfront is the height more than **2 stories.**

This parcel of land is nowhere near the waterfront so the height level of 3 stories is inappropriate and will impact on the residential properties in the estate.

I am of the opinion the height in this area should not be more than 2 stories high.

Please take this into consideration when making your decision which affects all the Pacific Harbour residents who vote in the council elections.

Kind Regards
Christine Yule

From: [Michael and Anne](#)
To: [MBRC Incoming Mail](#)
Subject: Development Application Enquiry: 2019 / 38389 / V23P - Combined MCU and RAL - Mixed
Date: Thursday, 19 September 2019 8:02:46 PM
Importance: High

Dear Sir/Madam

Development Application Enquiry: 2019 / 38389 / V23P - Combined MCU and RAL – Mixed

We are writing **to object** to the abovementioned development application.

The application seeks, inter alia: *Preliminary approval for Multiple dwelling and Short-term accommodation in accordance with a Plan of Development, **Material change of use**; Preliminary approval for a Variation Request to the MCU and RAL requirements General residential zone Suburban neighbourhood precinct of the MBRC Planning Scheme 2016 V3 and; Reconfiguring a Lot - Preliminary approval for Subdivision in accordance with a Plan of Development at 10-24 Freshwater Drive, Banksia Beach.*

We have a number of objections – as set out below:

- **Access to Estate:** We only have **one access road** to the Estate – Freshwater Drive (via Avon Avenue). Should Freshwater Drive be cut for any reason (**fire, flood etc**) no-one in the Estate could leave. Adding low/medium rise building to the houses already in the Estate will be a major change to the concept of the Estate, and exacerbate this traffic/access problem – adding to the numbers trapped in an emergency - and would be a **safety hazard**. In our own Street we already have problems leaving the Estate – via the one access road. Adding low/medium dwellings will exponentially exacerbate this problem due to the increase in vehicles.

The current traffic “troubles” with Bribie Island Road and the Bribie Bridge – currently unable to handle traffic on weekends - will only be exacerbated by increased traffic due to low/medium density building in this Estate – accessed via one thoroughfare to, and throughout, the Estate.
- **Health and Welfare:** The addition of low/medium rise buildings will clearly add to the **usage of roadways** in the Estate via an escalation of those living in the Estate vis a vis single property occupation. This will add dramatically to the number of vehicles utilising the roads in the Estate, which in turn will cause added **pollution and safety issues** for all residents – especially children and animals. Currently there is only one major road – Freshwater Drive – that allows current residents to access their properties. Egress for all residents will therefore be directly affected by the erection of buildings that **were never part of the original plan** or advised to past buyers in the Estate. Thus adding **stress** to all current residents lives.
- **Original Plan:** Residents were encouraged to purchase in the Estate with a **promise** that we were not going to have low/medium rise buildings within it. To erect such buildings now would be in **direct contradiction** of this promise used to sell blocks within the Estate. No real negotiation or even “relief” has been offered to residents to compensate for this action. **NB:** We were also advised there would be no rental properties built and/or businesses run from home. Both of these conditions have been breached/broken and are currently being ignored by the developer. This proposal is yet another **material flagrant breach** of what was originally promised.
- **Procedural Fairness:** As reasonable persons, we do not accept such a **material change of use** to the original “concept” for the Estate. We were **promised** one thing – now the developer – for their own reasons – want to change the original promises/conditions – and build low/medium density buildings. Unless they are agreeable to **considerable compensation** for all current residents, for this change, it is considered both unfair, and in direct contradiction, to what was originally planned and promised.

Having sold hundreds of blocks in the Estate on the premise that this sort of thing would not happen, the developer now wants to break this promise. This is surely morally, ethically and legally wrong !

For the reasons detailed above **we object to this proposal being approved**. We are happy to discuss this submission further.

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ITEM 4.3 DA/38389/2019/V23P- 10-24 AND LOT 836 FRESHWATER DRIVE, BANKSIA BEACH - A19301347 (Cont.)

Yours faithfully

Anne and Michael Matthews

Anne and Michael Matthews

Bribie Island Qld 4507

Postal Address: PO BOX 66, BRIBIE ISLAND 4507

Home Address: 8 Vanillalily Close, Banksia Beach 4507

Preferred Contact Phone: 07 3408 7779

Only in emergency phone: 0409 244 005

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ITEM 4.3 DA/38389/2019/V23P- 10-24 AND LOT 836 FRESHWATER DRIVE, BANKSIA BEACH - A19301347 (Cont.)

Scanned By: Marilyn O'Callaghan@MBRCDOM On: 24/09/2019 AM Moreton Bay Regional Council

63 Freshwater Drive
Banksia Beach
QLD. 4507

The Manager
Proposed Development
Moreton Bay Regional Council
P O Box 159
Caboolture
QLD. 4510

RE: APPLICATION REF: DA/38389/2019/V23P

Dear Sir/Madam,

My husband and I do not have any objection to the Proposed Development, but another access road other than Freshwater Drive be made. The new Development that is under way at present, that road could be extended to come out at Heathland Street, which is already made. Whilst all the equipment is on hand it would not be hard to do.

As Freshwater Drive is the only road in and out of the estate, in an emergency with the amount of traffic now, would be a disaster.

Could you please look into this matter?

Thanking you in anticipation.

Regards,



Michael & Jean Prime



Properly Made Petitions

Moreton Bay Regional Council

Reference – DA/38389/2019/V23P

Regarding – Pacific Harbour Golf & Country Club Estate changes to existing approved
Development to include Multiple 3 story Dwellings.

To whom it may concern,

I am writing to express my concern about the proposed change to the existing approved development plans to the Pacific Harbour Golf & Country Club Estate. I have a number of reasons listed below.

1. Original promotion of Sales & Marketing – we were sold house lot land on the basis that we would be buying into low density development primarily for house & land packages maintaining a high standard development with covenants in place. There were two sites only near the club house set aside for multiple dwellings.
2. The development is designed around a golf course with parks and public areas for low density living as stated in item 1. The planning of roads is designed and suitable for the existing approved development catering for approximately 600 house sites. If extra multiple dwellings sites are approved it changes the whole concept of the original planned estate approved by MBRC.
3. One of the new sites for multiple dwellings is at the end of Corymbia Way behind Cape Blue area, this site has only **one** access point to & from the area which means traffic will greatly increase along Corymbia Way potentially causing **traffic safety issues**. My concerns are that there's a long nature walk all the way down to the park along Corymbia Way, this is where Families walk to the park which is a play area for children. I imagine it would high on the MBRC agenda to **reduce the risk** to children & Families. Should the 3-story multiple dwelling be approved it will increase the estate population dramatically, we can then expect the motor traffic along Corymbia Way to increase substantially increasing **the risk**.
4. Recent bush fires on the island highlighted how vulnerable a multi dwelling site could be in a fire risk situation. With only one exit from this site would create an escape issue and possibly put lives in danger. If this change to the development is approved then we ask that an exit & entrance point must be located to connect with Heathland St providing a safe and easy access.

I hope the MBRC value & evaluate the QM's proposal with the resident's safety & security in mind.

Yours Sincerely,

Kevin Silver

17 Corymbia Way,

Banksia Beach.

Community Concerns

New Changes to Development Plan by QM Properties

High density development behind Cape Blue and the effects at Lasiandra, the concerns raised by the community, but not limited to, are as follows:

- 1 Single access to the proposed development will increased traffic flow through Corymbia way.
 - safety of children playing park is of great concern due to traffic
 - safety of residents at new development in case of emergency such as entrapment due to fire for example
- 2 Over crowding and parking of resident as well as visitor vehicles in the neighbouring streets and miss use of parking facilities.
- 3 Potential of speeding in Corymbia way, as incidents are already occurring and an increased population will exacerbate the issue.
- 4 Increased residential population will increase traffic substantially elevating the noise pollution, effecting the tranquillity of the suburb.

#	Name	Address	Signature
1	BEN & VICTI	25 CORYMBIA WAY	[Signature]
2	CEAL & ANNE	27 CORYMBIA WAY	[Signature]
3	GRANT & SYLVIE	29 CORYMBIA WAY	[Signature]
4	KEITH + DAPH	31 CORYMBIA WAY	[Signature]
5	CONRAD + BADA KAIL	41 CORYMBIA WAY	[Signature]
6	ANDREW SLABOSZ	13 CORYMBIA WAY	[Signature]
7	ROBERT + IRENE	11 CORYMBIA WAY	[Signature]
8	Paul Masters	19 CORYMBIA WAY	[Signature]
9	Nancy Grant	21 Corymbia way	[Signature]
10	CHRIS DUNN	23 Corymbia way	[Signature]
11	Sharon Van Wyk	35 CORYMBIA WAY	[Signature]
12	Matthew, Paige, Ryan	106 Foxtail cr	[Signature]
13	Tom Gale + Leah	94 Foxtail cr	[Signature]
14	Peta Krulik	92 Foxtail Cr	[Signature]
15	Robert Yohle	57 Foxtail CR	[Signature]
16	Elsie Percy	96 Foxtail Cres	[Signature]
17	CAWONET CRICHMANN	98 Foxtail Cres	[Signature]
18	Cheryl Krulik	92 Foxtail Cres	[Signature]
19	KEVIN & ROBIN REES	88 FOXTAIL CRES	[Signature]
* → 20	Noel Debbie	86 Foxtail Cres, Banksia Beach	[Signature]
21	A. Jensen	82 Foxtail Cres Banksia Beach	[Signature]

* 39 1/2 yrs Service with F+RNSW, see station officer esp with major Bush Fire I have a major concern with bushfires when bush interface Asset Protection zones behind proposed new dwellings.


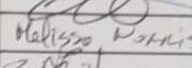
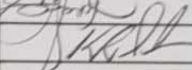
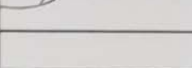
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Community Concerns
New Changes to Development Plan by QM Properties

#	Name	Address	Signature
22	Brenda Huntley	84 FOXTAIL CRES, BANKSIA BEACH	
23	Kendall Vandyke	98 Foxtail Crescent	
24	Melissa Norris	39 CORYMBIA WAY	Melissa Norris
25	Marianne Jean Smith	15 Corymbia Way	
26	KEVIN SILVER	17 CORYMBIA WAY	
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Not Properly Made Submissions

Tara Nunn

From: Sharyn McCarthy
Sent: Tuesday, 18 June 2019 4:07 PM
To: Development Services
Subject: FW: Proposed changes to Zoning for Pacific Harbour Golf & Country Club Precinct.

Good Afternoon,

Can officers please provide a response to Mr Tart with a cc to Cr Savige please.

Regards,
Sharyn McCarthy
Personal Assistant
Councillor Division 1 Office
Moreton Bay Regional Council
PO Box 159, Caboolture 4510
T (07) 5433 2958 F(07) 3480 6255
www.moretonbay.qld.gov.au

From: Kevin Tart <kevin tart@gmail.com>
Sent: Monday, 10 June 2019 4:44 PM
To: Brooke Savige <Brooke.Savige@moretonbay.qld.gov.au>
Subject: Proposed changes to Zoning for Pacific Harbour Golf & Country Club Precinct.

Good Afternoon Brooke,

I notice there has been a proposed planning application for Zoning changes to the development in Pacific Harbour.

From what I can see these include high density zones and small plot zones.

Can you expand on these terms please, as I feel that these changes will have a detrimental impact on the suburb, with the increased congestion on infrastructure in the current development.

I look forward to your response, so I can make an informed decision before looking to make a formal objection.

Regards

Kevin
--
Kevin

Kevin tart@gmail.com
0426 600 994
Sent from Gmail Mobile

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ITEM 4.3 DA/38389/2019/V23P- 10-24 AND LOT 836 FRESHWATER DRIVE, BANKSIA BEACH - A19301347 (Cont.)

Tara Nunn

From: Geoff Archer <garcher@bigpond.com>
Sent: Thursday, 26 September 2019 7:17 PM
To: Rohan Coldham
Subject: RE: Development at Pac Harbour

Rohan

Thankyou for your reply in a most untimely manner that I would expect from this current council.

I for one have raised my objections with your Minister who has dissected the council for it's non compliance of delivering outcomes for the people of Moreton Bay who are prepared to pay / support the council.

I only need to look most days on my walk in Pacific Harbour Golf Community of the non compliant dual occupancy that is positioned on a corner block across a major roadway that will get more traffic as the development of future stages and across this roadway is an unfenced playground. Not only was the block against your building rules and non – compliant in many areas of your building code and also required a relaxation to fit on the smaller than allowed block - that we were surprised to see this approved. It was surprising that the slab and frame were in place the day Council granted Construction approval for the dwellings.

The non compliance of dust monitoring / mitigation during most stages of development is another area here council is absent in forcing developers to be compliant. I can only see the number of litigants will be very large in 20 years time when the silica dust raises it's head in the way of cancer.

All of the documentation available from PD on line is full of detailed documents with many Environmental Plans / issues that state how these issues and other hazards will be controlled – but non action is the norm – I am reminded at the dirt damage to my pool undertaken by Vercorp in developing the Display homes area. A study delap was undertaken by the developer after the damage was done and no remediation was ever undertaken.

So why in the current light of anything goes for Developers and many non compliant approvals - would I bother to waste my time in placing further submissions regarding the development of another Gem Life in the Pacific Harbour Golf Course Development. Surely there are other sites on Bribie island that can meet this requirement.

I welcome the commissioning of a further water Tower at the Seqwater site to supply enough head / water pressure to pump up to 12 metres in height – land will be at 8metres – so the result is that the Tower at Bellara will also be lifted to meet this 20 metres - in the new Vercorp Golf Course “Gem life” that you will approved for the Golf Course Precinct.

Thank you or your time.

Regards
Geoff Archer

From: Rohan Coldham <Rohan.Coldham@moretonbay.qld.gov.au>
Sent: Tuesday, 17 September 2019 11:24 AM
To: garcher@bigpond.com
Subject: Development at Pac Harbour

Hello Geoff,

In June this year you contacted Council in relation to the proposed changes to the Pacific Harbour Country Club. Council is of the understanding the applicant has undertaken some community consultation on the proposed changes to estate and your concerns about the proposed changes may have been resolved.

1

At this time I would like to take this opportunity to inform you the application is currently being Public Advertised and if you would like to change your submission to be accepted as Properly Made this is the opportunity to do so.

Additionally, if you have any questions or concerns about the application, as the Reasonable Officer assessing the application I will be able to provide you any additional advice.

Regards,

Rohan Coldham
Principal Planner
Development Services
Moreton Bay Regional Council | Caboolture District Office
2 Hasking Street, Caboolture QLD 4510
P (07) 5433 2016
F (07) 5433 2193
www.moretonbay.qld.gov.au

From: Geoff Archer <garcher@bigpond.com>
Sent: Friday, 17 May 2019 10:51 AM
To: Brooke Savige <Brooke.Savige@moretonbay.qld.gov.au>
Subject: Development at Pac Harbour

Brooke

Hello

I assume you are aware of the cramming in of more lots into our Greater Community of Pacific Harbour Golf Estate with the current proposal of the *small lot precinct* – probably aiming to compete with the GEM Life development. This proposal is not in the vibe / aim of living in a great laid out community of luxury homes with 21st Century technology in a harmonious community on Bribie Island. If the aim of the developer is to move into a Small lot developments then I would ask you to deny this proposal and inform the developer to look elsewhere.

In the current light of anything goes with Moreton Bay Council - experiencing the darkle with our Rivercherry duplex in Pac Harbour – the development did not meet many of the planning rules – many people raised objections to this development particularly – a further observation was that the day the proposal was approved - the slab was poured. I can only assume that the playground equipment will now be fenced by the ratepayers to meet safe community expectations particularly as Freshwater drive continues to grow in traffic volume.

Observations

- Traffic flow is onto 1 road in and 1 road out – Freshwater Drive.
- The Developer should install the under road crossing tunnel to allow road users a safe means of separation from golf appliances eg golf carts - as originally agreed in the approvals for the development that all crossings shall be under roadways - to the Freshwater Drive crossing.
- There should be an access from Heathland Drive for emergency vehicles to the Small Lot Precinct area - particularly with the threat of fire.
- The Dunebean Drive and Freshwater Drive intersection to become a roundabout to provide a calming a speed reduction measure on the downhill run along Freshwater Drive in the northerly direction and to allow Mahogany residents safer better sight distance to access Freshwater drive.

ITEM 4.3 DA/38389/2019/V23P- 10-24 AND LOT 836 FRESHWATER DRIVE, BANKSIA BEACH - A19301347 (Cont.)

- With this proposal being approved then the developer will contribute sufficient funds to establishment a raised water tower to provide more water head / pressure to our greater Golf Course residents community
- With this proposal being approved then the developer will contribute sufficient funds to upgrade the existing sewerage services and treatment.
- It will be very difficult to design a 2 car garage and a golf cart storage into a 450 sq m block home. I can only assume that these homes will be on 3 levels, further degrading the ambiance of the development.

Easement locations

FIGURE 3 Source: LandManager Maps



3.1.4 Existing land use

The premises are currently vacant land and form the balance land being developed for the residential component of the Pacific Harbour Golf Course Estate.

(p) Development in the Suburban neighbourhood precinct includes 1 or more of the following:

<ul style="list-style-type: none"> • Child care centre^(1.3) • Club^(1.4) • Community care centre^(1.5) • Community residence^(1.6) • Community use^(1.7) • Dual occupancy^(2.1) • Dwelling house^(2.2) • Dwelling unit^(2.3) • Educational establishment^(2.4) • Emergency services^(2.5) • Health care services^(3.3) • Home based business^(3.2) • Multiple dwelling - if shown as a Medium Density site on approved Plan of Development Place of worship^(6.9) 	<ul style="list-style-type: none"> • Relocatable home park^(6.2) - if within 800m walking distance of a higher order or district centre • Residential care facility^(6.3) - if within 800m walking distance of a higher order or district centre • Retirement facility^(6.7) - if within 800m walking distance of a higher order or district centre 	<ul style="list-style-type: none"> • Sales office^(7.2) • Shop^(7.3) - if for a corner store • Short term accommodation if shown as a Medium Density site on approved Plan of Development • Where in a Neighbourhood hub: <ul style="list-style-type: none"> - Food and drink outlet^(2.8) - Health care services^(3.3) - Hardware and trade supplies^(3.2) - Office^(3.3) - Service industry^(7.3) - Shop^(7.3) - Veterinary services^(8.7)
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Note - Refer to Overlay map - Centre walking distances

neighbourhood precinct:

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Density	
<p>PO1 Reconfiguring a lot does not exceed a net residential density of 17 15 lots per hectare unless the resultant lot/s are consistent with the low density and established character of the surrounding neighbourhood.</p>	<p>E1 Lots have a minimum site area of 600m² and a minimum primary frontage of 12.5m.</p> <p>OR</p> <p>E2 Lots have a minimum site area of 450m² and minimum primary frontage of 10m within the small lot area identified on approved Plan of Development; and</p> <p>E3 A maximum of 4 adjoining lots with a minimum site area of 450m² and minimum primary frontage of 10m are proposed fronting the same street.</p> <p>Note: for the purpose of this approval a "small lot" is a lot less than 450m² and a minimum primary frontages of 10m.</p> <p>E4 A maximum of 20% of the total lots within the small lot precinct on approved Plan of Development are to be less than 600m².</p>

It is also requested that a condition be imposed to reflect the Overlays including the Flood overlay not apply to the development as areas as the constraints have been dealt with in the approved Environmental Management Plan. The constraint provision of the General residential zone – Suburban neighbourhood code and Reconfiguration of a Lot Code – Suburban neighbourhood precinct are proposed to be deleted for clarity.

A full set of the updated tables of assessment and codes including amendment are included at **Appendix G**. These documents are requested to form part of the approved plans and documents.

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<http://pdonline.moretonbay.qld.gov.au/Modules/applicationmaster/default.aspx?page=wrapper&key=1632859>

Regards
Geoff

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From: Bev Mills <bevmills4@hotmail.com>
Sent: Thursday, 13 June 2019 4:08 PM
To: Brooke Savige <Brooke.Savige@moretonbay.qld.gov.au>
Subject: Proposed Changes to Pacific Harbour Country Club

Good afternoon, Brooke,

We wish to advise of our objection to part of the proposed changes. The Small Lot Housing we see as a definite problem. From previous experience these areas lower the tone of the existing area, they devalue the properties around them and encourage crime. Not to mention the increased traffic, children playing on the streets, vehicles parked on streets all the time - because smaller houses have less storage areas therefore garages are used for storage and not cars. The last two of these already occur in this area.

This area of Pacific Harbour already has lack of infrastructure problems - school, shopping, transport, poor water pressure to mention a few - therefore smaller lots would allow more houses and add to these pressures.

Dave and Bev Mills
16 Bearberry Street
Banksia Beach.
Sent from Windows Mail