



SUPPORTING INFORMATION

**for respective item 2.2
DA/31643/2016/VCHG/1 - MATERIAL
CHANGE OF USE - DEVELOPMENT PERMIT
FOR OUTDOOR SPORT AND RECREATION
(CHANGE OTHER) - DIVISION 1**

considered at

Coordination Committee Meeting

19 March 2019

SUPPORTING INFORMATION

Ref: [A18307046](#), [A18307091](#), [A18309420](#), [A18309726](#), [A18160764](#), [A18257711](#)

The following list of supporting information is provided for:

ITEM 2.2

DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1

#1 Locality Plan and Zoning Map

#2 Site Plan

#3 Existing development approval with conditions

#4 Properly made submissions

#5 Referral Agency Response

#6 Letter - Change Application

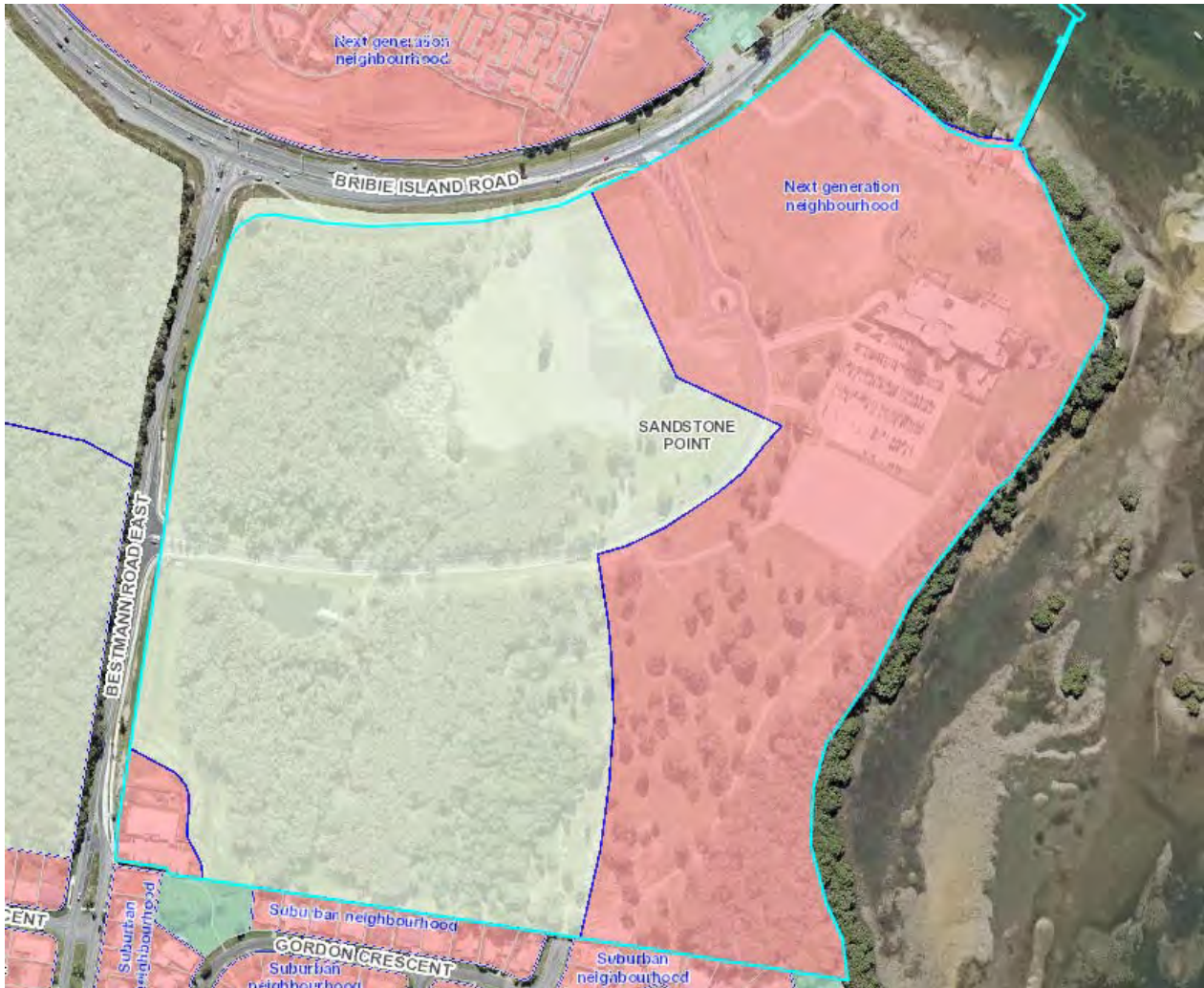
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#1 Locality Plan



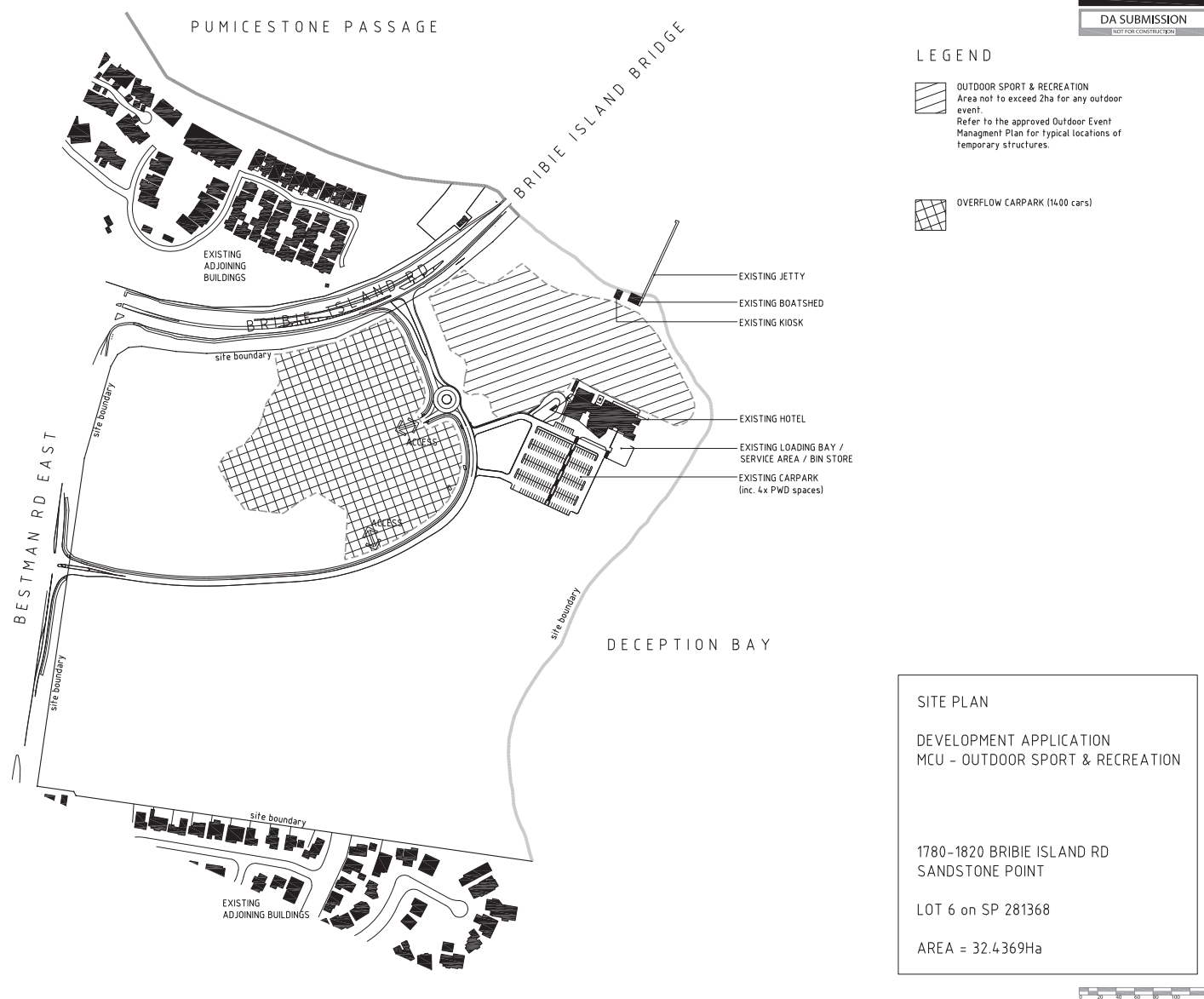
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#2 Zoning Map



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#2 Site Plan



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#3 Existing development approval with conditions



Enquiries: Jessica Moore
Direct Phone: 07 5433 2315
Our Ref: DA/31643/2016/V2Q
Coord.Mtg16/05/2017pp17/893
Your Ref: -
Date: 19 May 2017

Bribie Waters Pty Ltd
C/- IB Town Planning
PO Box 501
KALLANGUR QLD 4503

Dear Sir/Madam

Re: DECISION NOTICE
Sustainable Planning Act 2009 S334 & S335
Development Application No.: DA/31643/2016/V2Q
Property Location: 1780-1820 Bribie Island Road, SANDSTONE POINT
Property Description: Lot 6 SP281368
Development Type: Material Change of Use - Development Permit for Outdoor Sport and Recreation

Please be advised that on 16 May 2017 the above development application was approved by Council. The conditions relevant to this approval are attached.

Details of Approval

The following type of approval has been issued:

APPLICATION TYPE	Development Permit	Preliminary Approval
Material Change of Use for Outdoor Sport and Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Relevant Period of Approval

The relevant period stated in section 341 of the *Sustainable Planning Act 2009* apply to each aspect of development in this approval, as outlined below:

- Material Change of Use – 4 years.

Section 331 Deemed Approval

Not applicable.

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Superseded Planning Scheme

Not applicable.

Preliminary Approval Overriding the Planning Scheme

Not applicable.

Conditions of Approval

The Conditions relevant to this approval are listed below:

	CONDITION	TIMING
	DEVELOPMENT PLANNING	
	APPROVED PLANS/DOCUMENTS	
1.	Approved Plans	
	Undertake development generally in accordance with the approved plans. These plans will form part of the approval, unless otherwise amended by conditions of this approval.	To be maintained after the commencement of the use.
2.	Amended Plan Required	
	(a) Submit an amended Site plan incorporating the following: <ul style="list-style-type: none"> (i) Remove the note from the Outdoor Sport & Recreation heading of the 'Legend'; (ii) Remove the "temporary container bar. (b) Obtain approval from Council for the amended Site plan in accordance with (a) above. (c) Implement the requirements and recommendations of the approved plan. The approved amended plan will form part of the approval.	(a) & (b) & (c) Prior to commencement of use.
3.	Commencement of Use	
	In accordance with s346(1)(b) of the <i>Sustainable Planning Act 2009</i> , the use may not commence until a Request to Change an Existing Approval for the current approval over the site (DA/26871/2012/V2K) to delete the Entertainment and Recreation (Outdoors) use is approved by Council.	Prior to the commencement of the use.

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	CONDITION	TIMING
MAJOR OUTDOOR EVENT		
4.	Major Outdoor Event	
	Major Outdoor Events have more than 3000 people to the site at any one time or a sound pressure level in accordance with condition 8(a) and are operated in accordance with the requirements of Condition 5.	At all times
5.	Major Outdoor Event - Use	
	<p>(a) Limit the use to a maximum of nine (9) Major Outdoor Events (Concerts) in any calendar year. Major Outdoor Events (Concerts) have noise levels in accordance with Condition 8 (a).</p> <p>(b) Other Major Outdoor Events undertaken on site are to have a noise level in accordance with Condition 8 (b).</p> <p>(c) No Major Outdoor Event is to occur unless an Event Management Plan is approved by Council.</p>	(a), (b) and (c) At all times.
6.	Outdoor Event Management Plan (OEMP)	
	<p>1. Submit to Council for approval an OEMP for each Major Outdoor Event. Each plan is to include:</p> <p>(a) The date and name of the event.</p> <p>(b) The duration of the event.</p> <p>(c) The duration of time to set up for the event and dismantle the site after the event (including the removal of temporary structures).</p> <p>(d) The maximum number of patrons expected for the event.</p> <p>(e) A detailed site plan showing –</p> <p style="margin-left: 20px;">i. details and drawings of buildings and or other structural elements of the entertainment event; and</p> <p style="margin-left: 20px;">ii. location, type and numbers of all ablution facilities for both male and female patrons on the site; and</p> <p style="margin-left: 20px;">iii. type of lighting (including floodlights) on the site; and</p> <p style="margin-left: 20px;">iv. parking areas; and</p> <p style="margin-left: 20px;">v. access to the site; and</p> <p style="margin-left: 20px;">vi. the proposed location and description of any signs associated with the event; and</p> <p style="margin-left: 20px;">vii. location and description of any safety equipment (if applicable);and</p> <p style="margin-left: 20px;">viii. buffer zones, landscaping and screening of the site (if applicable);and</p>	<p>1. No later than 45 days prior to the commencement of the Major Outdoor Event or such other period as agreed in writing by Council.</p>

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CONDITION	TIMING
<p>ix. the direction and approximate distance from the site to areas likely to be affected by the operation of the outdoor event.</p> <p>(f) A risk management plan that includes traffic management, waste management, emergency first aid, emergency evacuation, setting up and dismantling plan, dust suppression, security, post event rehabilitation, and noise management.</p> <p>(g) A noise management plan that identifies noise limits for the event, monitoring procedures and real-time management actions to ensure that limits are met. The plan is to address any non-compliance issues identified in Condition 10 - Noise Monitoring Outcomes - Major Outdoor Events (Concerts).</p> <p>(h) A traffic management plan, prepared by a suitably qualified and experienced person, that:</p> <p style="margin-left: 20px;">i. Includes specific measures that will be implemented during the event to maintain the safe and efficient operation of the road network, including traffic control personnel/signs/devices internal and external to the site, shoulder/lane closures and posted speed limit reductions.</p> <p style="margin-left: 20px;">ii. Demonstrates how peak flows will be managed,</p> <p style="margin-left: 20px;">iii. Addresses public passenger transport (bus, taxi and rail), active transport (pedestrian and cyclist pathways) as well as private vehicles (passenger setdown, car parking, access and the like).</p> <p>(i) A waste and litter management plan.</p> <p>(j) Identification of any issues that arose from the previous and/or similar event. Details of how this issue has been addressed and managed for the proposed event.</p> <p>(k) Procedures for notifying relevant stakeholders, including Queensland Police Service, Department of Transport and Main Roads, Queensland Fire Service etc., as to the date, time, duration and contact details for the event. Notification is to occur at least 1 month prior to the event date, unless required earlier by the relevant stakeholders.</p> <p>(l) Procedures for notifying all potentially affected residents, within a 1.3 kilometre radius of the event location, as to the date, time, duration and contact details for the event. Notification is to occur 2 weeks prior to the event date.</p> <p>(m) If any animals are to be used at the event, the manner and places where the animals are proposed to be tethered, caged or kept and details of the use to which the animal(s) will be put, and the manner and frequency of collection,</p>	

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	CONDITION	TIMING				
	<p>storage and removal of faeces.</p> <p>(n) A contact telephone number on which the applicant may be reached at all times.</p> <p>(o) Contact numbers and procedures for complaint handling, including a complaint register in which all telephone, sms, email and written complaints shall be registered. The complaint register shall be maintained for a minimum period of 12 months after each event and shall be provided to MBRC upon request.</p> <p>(p) Any additional information required by the Council designated officer.</p> <p>2. Demonstrate that consultation with all relevant stakeholders (including DTMR, QPS, QFRS and any other relevant authority required or expected to be impacted upon by the proposed outdoor event) has occurred and their requirements have been incorporated into the OEMP.</p> <p>3. Implement the approved OEMP for each Major Outdoor Event.</p>	<p>2. Prior to submitting OEMP to Council</p> <p>3. At all times.</p>				
7.	Major Outdoor Event Duration					
	<p>Limit the duration of each Major Outdoor Event to one 7am to 10pm period.</p> <p>For example: a weekend concert spanning both Saturday and Sunday is considered to be two (2) major outdoor events.</p>	At all times.				
ACOUSTICS						
8.	Noise Management - Major Outdoor Events					
	<p>(a) <u>Major Outdoor Events (Concerts)</u></p> <p>The sound pressure level for amplified sound/music when measured external to the most sensitive receptor must not exceed the following amounts for the duration of the Major Outdoor Event - Concert:</p> <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;"><u>Time Period</u></td> <td style="text-align: center;"><u>Sound Pressure Level</u></td> </tr> <tr> <td style="text-align: center;">7am to 10pm</td> <td style="text-align: center;">70 dB(A) (measured as LAeq adj where T is no greater than 5 mins)</td> </tr> </table> <p>(b) <u>Other Major Outdoor Events</u></p> <p>When a major outdoor event is not regulated by the Office of Liquor and Gaming Regulation (OLGR), the following provisions will apply:</p>	<u>Time Period</u>	<u>Sound Pressure Level</u>	7am to 10pm	70 dB(A) (measured as LAeq adj where T is no greater than 5 mins)	(a) & (b) To be maintained at all times
<u>Time Period</u>	<u>Sound Pressure Level</u>					
7am to 10pm	70 dB(A) (measured as LAeq adj where T is no greater than 5 mins)					

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CONDITION		TIMING						
	<p>The sound pressure level for amplified sound/music from a Major Outdoor Event other than a Concert when measured at a noise sensitive receptor must not exceed the following for the duration of the event:</p> <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;"><u>Time Period</u></td> <td style="text-align: center;"><u>Sound Pressure Level</u></td> </tr> <tr> <td style="text-align: center;">Day (7AM - 6PM)</td> <td style="text-align: center;">Background noise (L_{Abg}, 10min) + 10 dB(A)</td> </tr> <tr> <td style="text-align: center;">Evening (6PM -10PM)</td> <td style="text-align: center;">Background noise (L_{Abg}, 10min) + 10 dB(A)</td> </tr> </table> <p>Note: Noise measurements to be recorded external to the nearest noise sensitive receptor as defined in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>The sound pressure level, LOCT 10, in a full octave band with centre frequencies from 63 Hz to 2 kHz when measured indoors at any sensitive land use must not exceed the background sound pressure level (LOCT 90,T) by more than the following amount in one or more octave bands:</p> <p>Time Period Sensitive Land Use Night (10PM - 7AM) Background noise (LOCT 90,T) +8 dB</p> <p>Note: If insects or frogs are dominant contributors to the measured noise levels then the spectral bands of the insect or frog noise are to be excluded from the measured noise levels.</p>	<u>Time Period</u>	<u>Sound Pressure Level</u>	Day (7AM - 6PM)	Background noise (L _{Abg} , 10min) + 10 dB(A)	Evening (6PM -10PM)	Background noise (L _{Abg} , 10min) + 10 dB(A)	
<u>Time Period</u>	<u>Sound Pressure Level</u>							
Day (7AM - 6PM)	Background noise (L _{Abg} , 10min) + 10 dB(A)							
Evening (6PM -10PM)	Background noise (L _{Abg} , 10min) + 10 dB(A)							
9.	Noise Monitoring - Major Outdoor Events (Concert)							
	<p>(a) The applicant shall fund the noise monitoring program in accordance with Condition 8. Noise monitoring shall be conducted throughout the Major Outdoor Event (Concert) by a suitably qualified person appointed by Council in accordance with Council's procurement policy at the following locations:</p> <ul style="list-style-type: none"> • The northern end of Clarke Terrace, or in nearby Howard Court, that adjoins the southern boundary of the subject site. • The south-eastern end of The Esplanade on the northern side of Bribie Island Road. • Along the Welsby Parade foreshore, in the vicinity of the boat ramp and car park at the Welsby Parade and Fifth Avenue roundabout. <p>(b) The noise monitoring program is to include the following:</p> <p>(i) A weather station shall be set up in a suitable location on the site at a minimum height of 5 metres to record metrological conditions during</p>	<p>(a) During any Major Outdoor Event - Concert</p> <p>(b) During any Major Outdoor Event - Concert</p>						

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CONDITION		TIMING
<ul style="list-style-type: none"> <li style="margin-bottom: 10px;">(ii) Both attended and unattended noise monitoring shall be conducted. The unattended noise logger at each location shall record noise levels continuously and provide time history plots on FAST response for the duration of the Major Outdoor Event (Concert). The noise data shall be digitally recorded, stored for a minimum period of 6 months after each event and provided to the Applicant in digital format after each concert. <li style="margin-bottom: 10px;">(iii) The attended monitoring shall be conducted in nominal periods of 15 minutes at each location. The instrumentation shall display a time history plot of FAST response maximum noise levels, preferably with a filter to remove insect or frog noise. If a non-compliance with the noise limit of 70dBA (measured as LAeq, 5 mins) is observed from amplified noise emissions or patron noise emissions from the event then the monitoring person is to immediately contact the Concert sound level controller (at the mixing desk) to have the noise emission level reduced to a compliant level. The planning of attended noise monitoring shall take account of expected prevailing meteorological conditions during the event. <li style="margin-bottom: 10px;">(iv) Investigation of any noise complaint received by the applicant/operator on the day of the event. <li style="margin-bottom: 10px;">(c) The suitably qualified consultant undertaking the monitoring shall prepare an independent detailed Noise Monitoring Report for each Major Outdoor Event (Concert) which will contain the following information: <ul style="list-style-type: none"> <li style="margin-bottom: 5px;">(i) Measurement of background noise levels including locations, durations, noise contributions to the levels, including extraneous noise sources, such as insects, frogs, traffic or other sources <li style="margin-bottom: 5px;">(ii) Record of noise levels measured during the attended noise monitoring at each monitoring location, including the times and duration of each recording, the presence of extraneous noise, whether extraneous noise was removed by filtering, the number and location of real-time communications with the mixing desk and whether noise reduction actions initiated as a result of the communication were measured to be effective. <li style="margin-bottom: 5px;">(iii) Record of noise level vs time plots of LAeq (5 min) levels for the duration of the event from the unattended noise loggers. <li style="margin-bottom: 5px;">(iv) Record of meteorological conditions measured on site during the event. <li style="margin-bottom: 5px;">(v) Results of any complaint investigation and actions undertaken on the day of the event. 		<ul style="list-style-type: none"> <li style="margin-bottom: 10px;">(c) 10 business days after any Major Outdoor Event (Concert)

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	CONDITION	TIMING
	Note: The noise monitoring report is to be provided to the applicant.	
10.	Noise Monitoring Outcomes- Major Outdoor Events (Concert)	
	Respond to the independent noise monitoring report required by Condition 9 (c) as follows: (a) Provide detailed reasons as to why any non-compliance with the noise limits has occurred during any Major Outdoor Event (Concert), and include additional acoustic attenuation measures and/or procedures which shall be implemented in the OEMP for any subsequent Major Outdoor Event (Concert), to ensure that a non-compliance with the noise limit will not occur in future events. (b) Submit for Council approval any additional acoustic measures or procedures to address non-compliance with noise limits. (c) Update any Event Management Plans for concerts already approved for the site.	(a) 20 business days after any Major Outdoor Event (Concert) or 5 business days prior to the next Major Outdoor Event (Concert) whichever is sooner. (b) Prior to any further OEMPs being approved. (c) Prior to the Major Outdoor Event - Concert being held.
11.	Funding of Noise Monitoring	
	(a) The applicant is to fund the noise monitoring required by condition 9. (b) The applicant shall pay the invoice.	(a) At all times (b) Within 20 business days
AMENITY		
12.	Hours of Operation – Major Outdoor Events	
	Limit the hours of operation of Major Outdoor Events to between 7am to 10pm.	At all times.
MINOR OUTDOOR EVENT		
13.	Minor Outdoor Event	
	(a) Minor Outdoor Events: - have no more than 3000 people to the site at any one time; and - are not limited to a maximum number of events	(a) & (b) At all times.

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	CONDITION	TIMING						
	<p style="text-align: center;">- per calendar year; and operate in accordance with the Noise Management provisions contained within Condition 14.</p> <p>(b) An event is not considered to be a Minor Outdoor Event if any of the items in (a) above are not complied with.</p>							
ACOUSTICS								
14.	Noise Management - Minor Outdoor Event							
	<p>When a minor outdoor event is not regulated by the Office of Liquor and Gaming Regulation (OLGR), the following provisions will apply:</p> <p>The adjusted average maximum sound pressure level (measured as LA10 10min) from outdoor activities and/or amplified noise/music when measured external to the most sensitive receptor must not exceed the A-weighted background sound pressure level (LABg,10min) by more than the following amounts: </p> <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;"><u>Time Period</u></td> <td style="text-align: center;"><u>Sound Pressure Level</u></td> </tr> <tr> <td style="text-align: center;">Day (7AM - 6PM)</td> <td style="text-align: center;">Background noise (LABg,10min) + 10 dB(A)</td> </tr> <tr> <td style="text-align: center;">Evening (6PM -10PM)</td> <td style="text-align: center;">Background noise (LABg,10min) + 10 dB(A)</td> </tr> </table> <p>The sound pressure level, LOCT 10, in a full octave band with centre frequencies from 63 Hz to 2 kHz when measured indoors at any sensitive land use must not exceed the background sound pressure level (LOCT 90,T) by more than the following amount in one or more octave bands:</p> <p>Time Period Sensitive Land Use Night (10PM - 7AM) Background noise (LOCT 90,T) +8 dB</p>	<u>Time Period</u>	<u>Sound Pressure Level</u>	Day (7AM - 6PM)	Background noise (LABg,10min) + 10 dB(A)	Evening (6PM -10PM)	Background noise (LABg,10min) + 10 dB(A)	To be maintained at all times
<u>Time Period</u>	<u>Sound Pressure Level</u>							
Day (7AM - 6PM)	Background noise (LABg,10min) + 10 dB(A)							
Evening (6PM -10PM)	Background noise (LABg,10min) + 10 dB(A)							
AMENITY								
15.	Amenity of the Area							
	Carry out the use so that there is no detrimental effect on the amenity of any person or property, resulting from the emission of noise, vibration, odour, air pollutants, glare, waste water, waste products, grit, oil or otherwise.	To be maintained at all times after the commencement of the use.						
16.	Tall Structures							
	Restrict the height of structures such as light pylons, antennae, masts, aerials, telecommunication structure and any other structures ancillary to the proposal to a height and	Prior to the commencement of the use and to be						

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CONDITION		TIMING
	appearance that does not adversely impact on the existing landscape of the area and is in keeping with the established character of the area.	maintained at all times.
SAFETY/SECURITY		
17.	Identification Display Board	
	<p>At suitable locations within the site:</p> <p>(a) Provide sufficient directional signage clearly directing users of the site and emergency vehicles to the proposed uses on site.</p> <p>(b) Signage shall be constructed from permanent and durable materials.</p>	Prior to the commencement of the use and to be maintained at all times.
ENVIRONMENTAL		
VEGETATION		
18.	Vegetation Clearing – Extent Approved	
	Clearing of native vegetation is not permitted under this Development Approval.	Prior to and during site works and to be maintained.
19.	Stockpiles Construction and Landscaping Materials	
	Locate any stockpiles of construction and landscaping materials and other site debris clear of drainage lines, outside TPZs and clear of any position from which it could be washed onto any footpath, nature strip, roadway or into any drain, wetland or watercourse.	During site works.
DEVELOPMENT ENGINEERING		
20.	Replace Existing Council Infrastructure	
	Replace existing Council infrastructure (including but not limited to street trees and footpaths) to a standard acceptable to Council's Director – Strategic, Planning and Development should this infrastructure be damaged as part of construction works.	Prior to commencement of the use.
21.	Alterations and Relocation of Existing Services	
	Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the	Prior to commencement of the use.

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CONDITION		TIMING
	Council or other person engaged in the provision of public utility services is to be carried out with the development and at no cost to Council.	
CONCURRENCE AGENCY		
22.	Concurrence Agency Conditions	
	(a) Comply with the conditions of the Department of Infrastructure, Local Government and Planning concurrence agency response dated 20 June 2016 (reference: SDA-0516-030047) or as amended.	At all times.

ADVICE	
ASSESSMENT CODES AND POLICIES	
1.	Aboriginal Cultural Heritage Act 2003
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. The Act is administered by the Department of Environment and Resource Management (DERM). Under the Act, indigenous parties are key in assessing cultural heritage significance.</p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>Those proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Duty of Care requirement.</p> <p>Details of how to fulfil the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act.</p> <p>Council strongly advises that you contact DERM's Cultural Heritage Coordination Unit to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of developer under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i>.</p>
2.	Water Restrictions Advice
	The use of potable water for dust suppression or construction purposes should be in accordance with current water restriction requirements. The location of Council's recycled water distribution points can be obtained by contacting Council's contact centre.

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ADVICE	
3.	Disability Access Advice
	The development must provide disabled access in accordance with AS 1428 and must take into account the <i>Disability Discrimination Act</i> and the <i>Queensland Anti-Discrimination Act</i> .

The Approved Plans

The approved plans and/or documents for this development approval are listed in the following table:

Plans to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	12001-DA01-01(B)	KP Architects	June 2016

Other Necessary Permits

Not applicable.

Codes for Self Assessable Development

Not applicable.

Conflict with Laws and Policies and Reasons for the Decision Despite the Conflict

Not applicable.

IDAS Referral Agencies

The following Referral Agencies are relevant to the application:

Referral Trigger	Name & Address of Agency	Status
State Controlled Road Matters (Making a material change of use of premises, other than an excluded material change of use, if any part of the land - is within 25m of a State-controlled road.)	<u>Standard post lodgement:</u> Department of Infrastructure, Local Government and Planning SARA – North Regional Office PO Box 1129 MAROOCHYDORE QLD 4558 <u>Email lodgement:</u> SEQNorthSARA@dilgp.qld.gov.au <u>MyDAS electronic lodgement:</u> www.dilgp.qld.gov.au/planning/development-assessment/electronic-lodgement	Concurrence Agency

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Submissions

There were seventy-nine (79) properly made submissions about this application.

In accordance with section 335(1)(l) of the *Sustainable Planning Act 2009*, the name and address of the principal submitter for each properly made submission are as follows:

Submitter List	
Name	Address
James Thompson	239 Welsby Parade BONGAREE QLD 4507
Mr Ronald G Leishman and Mrs Joy O Leishman	Unit 22 8A Spinnaker Drive SANDSTONE POINT QLD 4511
Mrs Kathleen A Catalan	PO Box 1283 BONGAREE QLD 4507
Corinne Pert	53 Voyagers Drive BANKSIA BEACH QLD 4507
Mr Ben Harrison	69 Endeavour Drive BANKSIA BEACH QLD 4507
Mrs Denise M Stevens	26 Bishop Parade TOORBUL QLD 4510
Mr Stephen C Kirk and Mrs Violet M Kirk	39 Topsail Circuit BANKSIA BEACH QLD 4507
Mr Christopher M McMaster	13 Relesah Drive NINGI QLD 4511
Mr Timothy Pasqualone	25 Hazell Avenue BANKSIA BEACH QLD 4507
Ms Sally Parker	11 Pandanus Street BELLARA QLD 4507
Mr Michael I Penman	11 Nungo Avenue BELLARA QLD 4507
Ms Megan Arthy	53 Bestmann Road East SANDSTONE POINT QLD 4511
Mr Barry Egan	35 Clark Terrace SANDSTONE POINT QLD 4511
Mr Ennio Pasqualone and Mrs Hilda Pasqualone	18B Woodrow Place FIGTREE NSW 2525
Carla Pasqualone	25 Hazell Avenue BANKSIA BEACH QLD 4507
Ms Simone O'Hara	C/- ANZ Financial Planning 1/19 Benabrow Avenue BRIBIE ISLAND QLD 4507
Mr Douglas H Tutt	13 Georgia Street GODWIN BEACH QLD 4511
Mr John Zaccaria	84 Brewer Street PERTH WA 6000
Mr Garry A Mole	16 Warana Avenue BELLARA QLD 4507
Mrs Alison G Mitchell	12 Hawaii Crescent BANKSIA BEACH QLD 4507
Mr Michael G Deane	53 Voyagers Drive BANKSIA BEACH QLD 4507

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Submitter List	
Name	Address
Ms Lorin McKewin	14 Howard Court SANDSTONE POINT QLD 4511
Jackie Overton	warrigalsbribie@bigpond.com
Mr David Ferguson and Mrs Sara F Ferguson	10 Howard Court SANDSTONE POINT QLD 4511
Ms Beth Macpherson	2 Kingfisher Drive BONGAREE QLD 4507
Mrs Dorothy M Martin	81 Lachlan Crescent SANDSTONE POINT QLD 4511
Mrs Brooke McMaster	25 Benabrow Avenue BELLARA QLD 4507
Fence World Pty Ltd	C/- Alex Old PO Box 420 CABOOLTURE QLD 4510
Mr Mark Brittain	108 Bellara Street BELLARA QLD 4507
Mr Geoffrey Pollitt	3A 268 South Pine Road ENOGERA QLD 4051
Ms Georgina Borg	19 Howard Court SANDSTONE POINT QLD 4511
Mrs Marilyn A Brown	16 Howard Court SANDSTONE POINT QLD 4511
Mr Duane McDonald	63 Sweeney Road MINERS REST VIC 3352
Ms Marianne S Mengel	131-133 Welsby Parade BONGAREE QLD 4507
Ms Annette Mengel	Pacific Harbour PO Box 202 BRIBIE ISLAND QLD 4507
Bribie Island Chamber of Commerce Inc	PO Box 223 BRIBIE ISLAND QLD 4507
Mr Rory Coroingley and Ms Esme Coroingley	77 Cotterill Avenue BONGAREE QLD 4507
Mr Stephen Grimes	IJS Logistics Pty Ltd. 84 Northlink Place VIRGINIA QLD 4014
Ms Jennifer Gome	Apra Amcos 16 Mountain Street ULTIMO NSW 2007
Mr Bob Skinner	PO Box 85 BRIBIE ISLAND QLD 4507
Mr Shane Newcombe	C/- Moreton Bay Region Industry & Tourism 55 Miller Street KIPPA-RING QLD 4021
Mr Lars G Barnulf and Mrs Stina R Barnulf	11 Howard Court SANDSTONE POINT QLD 4511
Mr Peter J Coburn and Mrs Ingrid O Coburn	Unit 18 8A Spinnaker Drive SANDSTONE POINT QLD 4511
Mr Mark D Summers	18 Howard Court SANDSTONE POINT QLD 4511
Mr Warren G Robinson	8 Howard Court SANDSTONE POINT QLD 4511

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Submitter List	
Name	Address
Mrs Fiona M Cayford	Unit 12 8 Spinnaker Drive SANDSTONE POINT QLD 4511
Mr John W Fraser and Mrs Sharyn M Fraser	26 Howard Court SANDSTONE POINT QLD 4511
Mr Gregory J Rothemund	7 Chartwell Place SANDSTONE POINT QLD 4511
Mrs Valma A Knox	6 Gordon Crescent SANDSTONE POINT QLD 4511
Mr John R Knox	6 Gordon Crescent SANDSTONE POINT QLD 4511
Mrs Katherine L Hearn	8 Clark Terrace SANDSTONE POINT QLD 4511
Mrs Lesley D Wilcox	12 Howard Court SANDSTONE POINT QLD 4511
Mr Graeme R Wilcox	12 Howard Court SANDSTONE POINT QLD 4511
Mr David A Hearn	8 Clark Terrace SANDSTONE POINT QLD 4511
Mr Reginald K Tucker and Mrs Laurel Y Tucker	PO Box 1349 BONGAREE QLD 4507
Mrs Elizabeth B Hopgood	40 Clark Terrace SANDSTONE POINT QLD 4511
Mr John V Hopgood	40 Clark Terrace SANDSTONE POINT QLD 4511
Mr Clifford A Harrison	7 Chiltern Place SANDSTONE POINT QLD 4511
Mr Kenneth E Park	8 Green Street BANKSIA BEACH QLD 4507
Mr Robb Richards	1 Seafarer Court SANDSTONE POINT QLD 4511
Mr Peter Vlajic and Mrs Christine J Vlajic	124 Bestmann Road East SANDSTONE POINT QLD 4511
Mr Michael Hopgood	40 Clark Terrace SANDSTONE POINT QLD 4511
Mr Bryen P McMahon	50 Carpenter Way SANDSTONE POINT QLD 4511
Mrs Valda P Anderson	9 Nannawarra Avenue BELLARA QLD 4507
Mrs Fay A McMahon	50 Carpenter Way SANDSTONE POINT QLD 4511
Ms Anne L Smith	39 Clark Terrace SANDSTONE POINT QLD 4511
Mrs Kristine E Carr	3 York Court SANDSTONE POINT QLD 4511
Mr Kenneth J Carr	3 York Court SANDSTONE POINT QLD 4511
Ms Michele M Skene	39 Clark Terrace SANDSTONE POINT QLD 4511
Mr Garry V Hayman	17 Loftus Place SANDSTONE POINT QLD 4511
Mrs Marie Williamson	41 Clark Terrace SANDSTONE POINT QLD 4511

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Submitter List	
Name	Address
Mr Kenneth P Williamson	41 Clark Terrace SANDSTONE POINT QLD 4511
Ms Gloria Gordon	Unit 4 5 Clark Terrace SANDSTONE POINT QLD 4511
Mr Ian B Mockridge	Unit 1 21-27 Sylvan Beach Esplanade BELLARA QLD 4507
Mrs Marilyn E Partridge	Unit B2 10 Spinnaker Drive SANDSTONE POINT QLD 4511
Mr Jack Richards	43 Clark Terrace SANDSTONE POINT QLD 4511
Mrs Desleigh M Robinson	8 Howard Court SANDSTONE POINT QLD 4511
Mr Peter B Mundt and Mrs Bronwyn G Mundt	5 York Court SANDSTONE POINT QLD 4511
Mrs Shirley J Styman	127 Welsby Parade BONGAREE QLD 4507

Appeal Rights

Attached is an extract from the *Sustainable Planning Act 2009* which details your appeal rights and the appeal rights of any submitters, if applicable, regarding this decision.

When the Development Approval takes Effect

This development approval takes effect:

From the time the Decision Notice is given, if there is no submitter and the applicant does not appeal the decision to the court or building and development committee.

OR

If there is a submitter and the applicant does not appeal the decision to the court or building and development committee, the earlier date of either:

- when the submitter's appeal period ends; or
- the day the last submitter gives the assessment manager written notice that the submitter will not be appealing the decision.

OR

Subject to the decision of the court or a building and development committee, when the appeal is finally decided or withdrawn – if an appeal is made to the court or a building and development committee.

When the Development Approval Lapses

This approval will lapse if:

- for a material change of use, the first change of use under the approval does not start within the relevant period stated previously in this Decision Notice;

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- for a reconfiguration, a plan for the reconfiguration is not given to the local government within the relevant period stated previously in this Decision Notice;
- for a development approval other than a material change of use or reconfiguration, the development does not substantially start within the relevant period stated previously in this Decision Notice.

Note that in the case of a development approval for a material change of use or for reconfiguring a lot, if there is one (1) or more subsequent related approvals the relevant period for the material change of use or reconfiguration will restart from the date of the related approval taking effect. Please refer to section 341 of the *Sustainable Planning Act 2009* for further information.

If this application was submitted as a result of an application for building works it is the applicant's responsibility to provide a copy of this document to the entity undertaking the building approval.

Should you require any further information about this matter, please contact Jessica Moore as referenced above.

Yours faithfully



Amanda Dryden
Development Planning Manager
Development Services

Enclosures.

Cc [Unitywater
Development.Services@Unitywater.com](mailto:Unitywater.Development.Services@Unitywater.com)

Department of Infrastructure, Local Government and Planning
SARA – North Regional Office
SEQNorthSARA@dilgp.qld.gov.au

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#4 Properly made submissions

From: [shaun adams](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone point hotel increasing events
Date: Friday, 1 February 2019 10:01:05 AM

Hi I wanted to object to the proposed increase to events at the Sandstone Point hotel (1800 Bribie Island Rd, Sandstone Point) The increase in traffic is the first reason. Every event increases the traffic massively going on and off the island. I've been stuck in it as far back as turners camp road on the way to bribie. Secondly the increase in tourists themselves. The numbers at the shopping centre and along the beach front makes it much harder for locals to do their day to day activities. Thirdly the noise from both the music and the fireworks. I live two streets away from the Aldi store and I can still hear and feel the music through double glazed windows. The fireworks scare the hell out of my dog and the wildlife. The flocks of startled corellas and galahs flying around just after can contest to that. Then there's the rubbish left behind by all these tourists. The amount left behind in the water and all over the beach front can not be ignored. If anything the number of events should be decreased not increased. The entire reason people moved to Bribie island was for the lifestyle. I don't mind these events 2 or 3 times a year but not 12!! that's just far too much. I tried to contact the local council member about these concerns, she failed to reply. I had to go to the state member who seemed to take these concerns more seriously. With elections for both coming up soon, I hope you start listening to the majority of residents.

Thank you

Shaun Adams
8 Fuchsia ct
Bongaree

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From: shogunn@dodo.com.au
To: [MBRC Incoming Mail](#)
Cc: [Webmaster](#); shogunn@dodo.com.au
Subject: Events at the Sandstone Point Pub
Date: Sunday, 3 February 2019 6:21:20 PM

Data from form "General enquiry form" was received on 3/02/2019 6:22:13 PM.

Email CC webmaster@moretonbay.qld.gov.au; shogunn@dodo.com.au

Title Mr

Name Stuart Ager

Email shogunn@dodo.com.au

Address 9 Port Dr

Suburb Banksia Baech

State QLD

Post Code 4507

Telephone 04013315597

Fax

Subject Events at the Sandstone Point Pub

Message It is time that the MBRC understood that Bribie island residents have had enough of the traffic congestion caused by the Pub and the fact that the QLD State Government will not upgrade the Bribie Island Road AND Bridge to two lanes each way. It is only a matter of time until someone dies because emergency services cannot get through.

No more events until the road and bridge have been upgraded. No more permits for any more development on Bribie. We have had the MBRC destroying our beautiful island and lifestyle.

Send CC true

Email "Events at the Sandstone Point Pub" originally sent to mbrc@moretonbay.qld.gov.au from shogunn@dodo.com.au on 3/02/2019 6:22:13 PM. The following were also sent a copy:
webmaster@moretonbay.qld.gov.au; shogunn@dodo.com.au.

Moreton Bay Regional Council

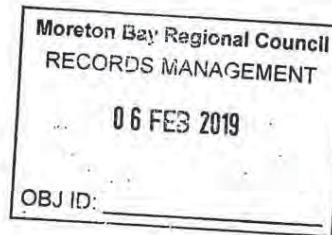
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Scanned By: jessicasoutham@NERE.COM On: 07/02/2019 PM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510



MORETON BAY
REGIONAL COUNCIL
- 6 FEB 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

TO WHOM IT MAY CONCERN,

RE: DEVELOPMENT APPLICATION NUMBER: DA/31643/2016/VCHG/1

TO WHOM IT MAY CONCERN,

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION.

THE SANDSTONE POINT HOTEL HAS RECENTLY ERECTED THE REQUIRED SIGNAGE ADVISING LOCALS OF THEIR PROPOSAL TO INCREASE THE NUMBER OF MAJOR OUTDOOR CONCERTS FROM 9 UP TO 24 PER YEAR. THESE ARE **OUTDOOR CONCERTS** WITH NO NOISE CONTAINMENT AS HAVE OTHER CONCERT VENUES AND IT IS LOCATED IN THE MIDDLE OF A QUIET RESIDENTIAL AREA. THE STAGE IS NEXT TO THE BRIBIE PASSAGE WHICH AMPLIFIES THE SOUND TOWARDS BRIBIE ISLAND. 9 MAJOR CONCERTS ARE ALREADY UNBEARABLE BUT 24 WILL BE DEVASTATING.

THE DEVELOPMENT APPLICATION PROPOSES TO INCREASE THE NUMBER OF MAJOR CONCERTS TO 12 PER YEAR AND IT ALSO REQUESTS THAT CONSECUTIVE MAJOR CONCERTS BE TREATED AS ONE CONCERT. SO A LONG WEEKEND COULD HAVE 2 TO 3 DAYS OF CONCERTS, WHICH WOULD ONLY BE COUNTED AS ONE OF THE 12 MAJOR CONCERT EVENTS

WE ARE CONCERNED ABOUT THE TRAFFIC CONGESTION ON BRIBIE ISLAND ROAD BECOMING WORSE THAN IT CURRENTLY IS. THE TRAFFIC CONGESTION OVER THE LAST FEW YEARS HAS BECOME UNBEARABLE DUE TO SEVERAL LARGE OVER 50'S DEVELOPMENTS, THE SANDSTONE POINT HOTEL, ITS CARAVAN PARK AND ITS EVENTS AND MORE HOUSING AND UNITS BEING BUILT. WITH AN ADDITIONAL 15 MAJOR CONCERTS, THE IMPACT ON THE TRAFFIC CONGESTION WILL BE DEVASTATING.

THE BRIBIE ISLAND BRIDGE AND TRAFFIC FLOWING TO THE BRIDGE IS OFTEN AT A STAND STILL WITH NO ACCESS FOR EMERGENCY VEHICLES. ON EVENT DAYS WE ALWAYS SEE THE ILLUMINATED SIGN WHICH WARNS OF AN EVENT – EXPECT DELAYS. WITH THE TRAFFIC CONGESTION HAVING INCREASED SIGNIFICANTLY SINCE THE APPLICANT UNDERTOOK THEIR LAST ROAD MANAGEMENT SURVEY, IT SHOULD NOW BE MANDATORY THAT A NEW ROAD MANAGEMENT SURVEY BE UNDERTAKEN PRIOR TO ANY FURTHER CONSIDERATION OF THIS APPLICATION.

SURROUNDING RESIDENCE, WHICH INCLUDE LOCAL WILDLIFE, HAVE ALREADY HAD TO MAKE ADJUSTMENTS TO THEIR LIFESTYLE FOR THE EXISTING ARRANGEMENTS WITH THE SANDSTONE POINT HOTEL. THE NOISE LEVELS AND THE CONTINUOUS BASS SOUNDS HAVE DEFINITELY SPOILT THE TRANQUILITY OF OUR ISLAND PARADISE, MOST OF WHICH IS SUPPOSED TO BE PROTECTED.

WE THINK IT IS TIME FOR THE HOTEL ESTABLISHMENT AND MORETON BAY REGIONAL COUNCIL TO SERIOUSLY CONSIDER THE RATE PAYERS, VOTERS, LOCAL RESIDENTS AND VISITORS WHO COME FOR THE PEACE AND QUIET OF BRIBIE ISLAND AND ITS SURROUNDS. WE HAVE SHARED OUR PEACEFUL PARADISE WITH THE SANDSTONE POINT HOTEL, WHICH IS A POPULAR VENUE, BUT NOW IT IS TIME TO THINK OF THE RATE PAYERS AND THE RESIDENTS AND LEAVE THE REST OF THE YEAR FOR OTHERS TO ENJOY IN THE WAY THEY HAVE FOR YEARS GONE BY.

KIND REGARDS,

SEE ATTACHED SHEET/SHEETS FOR NAMES, ADDRESS AND SIGNATURES

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Scanned By: costigana@MBRCDQM On: 06/02/2019 PM Moreton Bay Regional Council

Address 19 CASUARINA ST
BELLARA 4507.
Email bribiebrenda@bigpond.com
Phone 0418197 488

1Feb 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

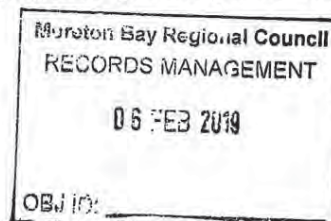
I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself and neighbours of the hotel are appalling. You have received noise complaints but you are doing nothing to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.




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Scanned By: costigana@MBRCDGM On: 06/03/2019 PM Moreton Bay Regional Council

Thank you for this opportunity to lodge this objection.

BRENDA ANNE ALLARDYCE
..... [print full name] [Sign]



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From: [Robyn Anderson](#)
To: [MBRC Incoming Mail](#)
Subject: Submission for DA 31643
Date: Monday, 4 February 2019 11:04:00 AM
Attachments: [submission_ssph.docx](#)

Please find attached submission for Development Application No.
DA/31643/2016/VCHG/1

Regards
Robyn and Peter Anderson
18 Albert Place
Sandstone Point Qld 4511

arrow350@bigpond.com

07 54295435
0459295435
Sent from Windows Mail

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Robyn and Peter Anderson
18 Albert Place
Sandstone Point Qld 4511
Phone 54295435
Mobile 0459295435
arrow350@bigpond.com

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture, Qld 4510

Development Application No.: DA/31643/2016/VCHG/1
Property Location: 1780-1820 Bribie Island Road, SANDSTONE POINT
Property Description: Lot 6 SP 281368
Development Type: Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation

SUBMISSION

Robyn Anderson and Peter Anderson
18 Albert Place
Sandstone Point Qld

We have been residents of Sandstone Point for the last 20 years and are concerned about the changes to approval for the Sandstone Point Hotel.

This hotel abuts Moreton Bay which is listed on the Ramsar List as: -

An Environmental Park, Fauna Sanctuary, Fish Habitat Reserve, Marine Park, Shorebird Network "Site near the southern limit of reef building corals, an estuarine basin, semi-enclosed by two of the world's largest sand islands. As one of three extensive intertidal areas of seagrass, mangroves and salt marsh on the eastern coast, it supports an extremely high species diversity. Supported in significant numbers, several reptiles, amphibians, and mammals are rare, vulnerable or endangered. Over 50,000 migratory waterbirds are present during wintering and staging. Numerous canal estates have access to the bay, which supports an important fishery. The site is popular for water-based recreation and tourism. Ramsar site no 31

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The proposed changes to increase the number of “Major Concerts” would have a major effect not only on the residents and their lifestyle but also the **environment**. Numerous migratory shorebirds and waders come from as far as Siberia. There is even a migratory shorebird roosting sign advising people about these birds and it is an offence if you are disturbing these shorebirds. During the 1990s there was a satellite tracking program involving some of the migrating birds that visited this area. You only need to go to the Council website to see how many birds call this area home.



The noise from the concerts and fireworks held at this hotel seems to be the major complaint it not only affects the residents, to whom the council owes a duty of care, but also the wildlife in this area. Many of the birds rely on the trees, grasses and waters in this area for food and shelter.

We live in Albert Place, 2kms from the hotel and the noise is quite loud when the concerts are on even with windows and doors closed. The fireworks are not only held when there are concerts but also at private functions held at the hotel. So far this year (2019) there has been 5 of the 9 permissible Major Outdoor Events for the current year. This has been over seven days thus we have had 7 lots of fireworks. This is far too many events in a month. The 9 events held now are quite enough along with all the other festivals that are held which tends to be more than 1 a month already.

Why are multi day concerts allowed? Tickets are sold for each day not for multi day so different people are coming on different days

These concerts and not 2 or 3 hours but go for 8 hours with alcohol being served the whole time with the hotel being closed to the public every time there is a concert.

For the major outdoor events Council is responsible for the enforcement of noise requirements under the development permit but as these concerts are held on weekends who do you notify? Noise monitoring should be conducted by Qualified Acoustic Consultants no matter how many people attend and should be licensed and if the noise from these

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concerts can be heard as far away as Banksia Beach and Godwin Beach the decibel should be reduced. It is no use complaining to the hotel on the day as they are not interested just tell you they are monitoring it. Too late after the event - provide a revised acoustic plan and monitoring program.

VENUE - SANDSTONE POINT HOTEL

EMERGENCY MEDICS		
<input type="checkbox"/>	Arrange emergency medics to be on site (applicable for all Major Outdoor Events)	
SECURITY/CROWD CONTROL		
<input type="checkbox"/>	Engage firm specialising in Security/Crowd Control	
MBRC USE ONLY		
<input type="checkbox"/>	Notify Customer Service of Event	Date:
<input type="checkbox"/>	Notify Building Compliance of Event	Date:
<input type="checkbox"/>	Record Event & Type of Event in Events List	Date:
<input type="checkbox"/>	Notify Councillors and Mayor	Date:
<input type="checkbox"/>	Send Calendar invite for Pre-event meeting	Date:

Table 1

Event Type		Regulatory Authority	Acoustic Consultant Required	Maximum no. of Events per Calendar Year	Outdoor Event Management Plan
Minor (less than 3000 people)	Licensed OLGR Provisions	OLGR	No	Unlimited	No
	Unlicensed Sound pressure level in accordance with Condition 14	MBRC	No		
Other Major Outdoor Event (more than 3000 people)	Licensed OLGR provisions	OLGR	No	Unlimited	Yes
	Unlicensed Sound pressure level in accordance with Condition 8b	MBRC	No		
Major Outdoor Event (Concert) Sound pressure level in accordance with Condition 8a - 70 dB(A) (measured as LAeq ad where T is no greater than 5 mins)		MBRC	Yes	9	Yes

Sandstone Point Hotel Checklist V2 - 21 November 2017

There is not enough infrastructure in place to cater for any more traffic and an increase in events will have adverse impacts on the external road network and with the caravan park now open more people will be coming here. It will be even worse when the motel is built and opens.

The lifestyle here has changed over the last 20 years some for the good and some bad. We have a natural asset on our doorstep that we all need to protect and nurture not only for our generation but for future generations.

Yours Faithfully

Robyn Anderson

Peter Anderson

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Sue Andrews](#)
To: [MBRC Incoming Mail](#)
Subject: SANDSTONE POINT HOTEL - OBJECTION TO NEW APPLICATION FOR MORE EVENTS
Date: Monday, 4 February 2019 2:18:11 PM

I wish to lodge my objection to more events being held at the above location.

My wife and I live at the Pebble Beach Retirement Community Village, and during their events we can hear the music inside our house even with our doors and windows closed. On Event Days coming home from the Caboolture direction the traffic has been built up nearly from the Bruce Highway.

With regard to noise barriers, there are Shipping Containers facing the Spinnaker Sound direction and none in other directions.

I notice that the Hotel have applied for twelve Events in any calendar year with some of these Events going for two consecutive days. The Hotel want the double day events to be only counted as one Event. I would like to bring to your attention that at least their last Event in January actually did go over two consecutive days. Did the Hotel breach their current approval? Apart from the above since the Hotel has been open the Police have reported drug and bad behaviour incidents.

Please DO NOT approve the new application, consider the local residents and put us first for a change.

Craig Andrews.

Moreton Bay Regional Council

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From: [xyzarkie](#)
To: [MBRC Incoming Mail](#)
Subject: DA /31643/2016/VCHG/1
Date: Thursday, 7 February 2019 8:09:37 PM

Re the above DA proposal from Sandstone Point Hotel

I wish to comment on the proposal to increase the Number of outdoor concerts from 9 to 12 with some being classed as major concerts that the above establishment has put before Council.

My comments

Traffic congestion currently on the Bribie island Road is a major concern for general users, emergency access for vehicles, access to and from homes and businesses through Ningi during weekends, holiday periods, long weekends and excessively so when events are held at the Sandstone Point Hotel .

Whilst the noise levels at my residence at 45 Warrigal Street is not overbearing the bass sounds must be distressing for those residences closer by and those living closer to the Pumicestone Passage.

I would urge that this proposal be rejected .

Regards

Heather Arkinstall
45 Warrigal Street
Bellara. Qld 4507

Sent from Samsung tablet.

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From: [Rose Asher](#)
To: [MBRC Incoming Mail](#)
Subject: Application No: DA/31643/2016/VCHG/1
Date: Tuesday, 29 January 2019 10:07:53 AM

Sandstone Point hotel has applied for a permit upgrade from 9 outdoor concerts to 24 per year.

I would like to make an objection to this on the grounds of excessive noise and traffic congestion.

The noise to some residents in the near vicinity must be horrendous and would actually affect their property value in the case of selling out.

Traffic congestion, is a whole other matter as this affects the whole island and surrounds. Council have sat on their hands about this issue way too long.

With all the new housing, not only on Bribie but around Spinnaker, also Ningi has doubled in size in a few years, the Bribie Rd cannot handle the congestion.

When there is a concert at the Hotel we cannot even leave the island and if we have visitors coming they end up hrs late because of traffic.

Then there is the issue of the Bribie bridge, how many accidents have to happen before we get more lanes..

Please take in consideration of the residents and vote against any increase.

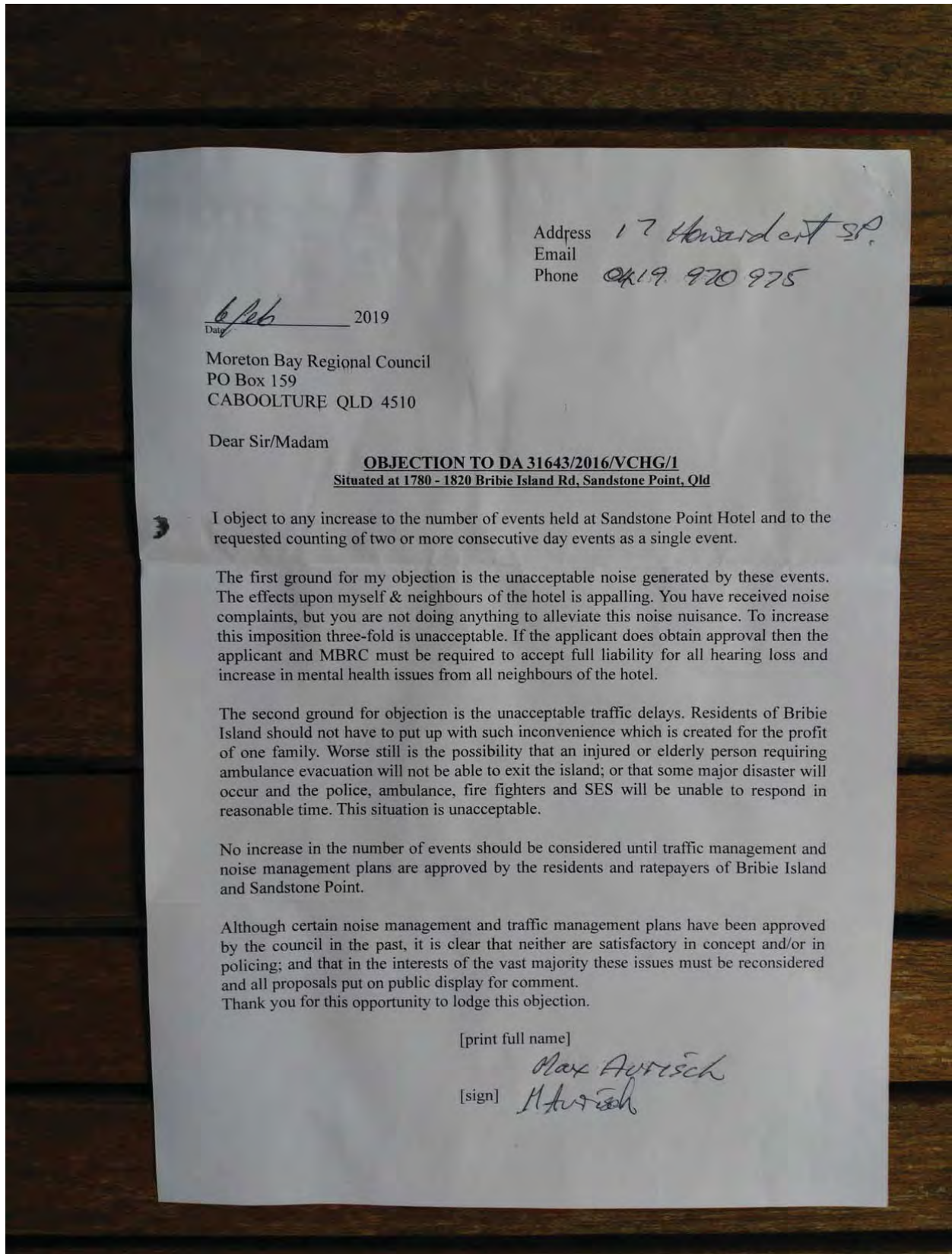
Rose Asher
47 Seaside Drive
Banksia Beach

Moreton Bay Regional Council

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From: [Leo Barraclough](#)
To: [MBRC Incoming Mail](#)
Cc: [Brooke Savage](#)
Subject: Resent submission - RE DA 31643/2016/VCHG/1 - 1780 - 1820 Bribie Island Rd. Sandstone Point, Qld
Date: Thursday, 7 February 2019 7:51:23 PM

The C.E.O.
Moreton Bay Regional Council
From Leo Barraclough 13 Orchid Street Bellara Q4507
leovon@bigpond.com
Ph. 07 3408 7305
Objection Re DA 31643/2016/VCHG/1
1780-1820 Bribie Island Rd. Sandstone Point.Qld

Dear Sir

Please resubmit my earlier objection as below..

I request a moratorium on any further "events" until Bribie Island Road gridlocks can be resolved by the State Government. i.e. extra lane provision.. The bridge is not an issue only the highway.. The risk of health issues affecting a majority of local residents, mostly ageing are urgently in need consideration . We understand that the Ningi/Godwin Beach detour via Bestman Road was also blocked.

Ambulance transits are well above average with around 20.000 retirees expecting ready access to Caboolture hospital at all times.. There are not enough helicopters on call to overcome observed road blockages.

Fire and other essential services have been observed to be delayed for as long as two hours during "Events" at the above address. Traffic backed up to the Woolworths complex on Bribie Island. Dates and times available.

Local residents are aware that as many as 1500 vehicles access the main Beach on weekends. These motorists have never caused gridlock conditions at any time. Heavier traffic but no delays.

The approval of "Events" referred to above was the final straw inflicted on residents without any known investigation relating to possible outcomes.. Not good enough..MBRC..

The "Open Cheque" policy is about to rebound on the best council representative we have had in years and MBRC..

20,000 residents purchased properties for the quiet lifestyle.

20,000 residents are expected to find a significant fall in real estate values in the short term..

My home is approx 12 kms from the "Event" site - heavy bass sounds cause angst for hours all day during event activities. Not good enough MBRC.. There is more action pending.

Yours faithfully - Leo Barraclough'

Moreton Bay Regional Council

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Address - 13 Orchid St Bellara Q 4507

Email: leovon@bigpond.com

Phone: 07 3408 7305

25th Feb 2019

OBJECTION TO DA 31643/2016/VCHG/1

Dear Sir/Madam

Twenty eight years ago my wife and I bought property on Bribie Island. We were returning from North Queensland to re unite with friends who shared the official opening of the Bribie bridge..

For twenty eight years we have found relaxation as we crossed the bridge to our home...For twenty eight years we have loved the peace and quiet generated by simply crossing a bridge.

For twenty eight years we have been involved in association with the then founded Bellara Neighbourhood Watch Group.

We understand that all local essential services including Police, Fire and Ambulance assets are now stressed to the limit when "Events" are staged at the above Hotel group. No local issues w3ould have been considered when the licence was granted.

We are not impressed in any way with the "Wonderful New Addition" to our community.. Our once quiet and peaceful environment has been destroyed by the attitude of greed and arrogance displayed by operators of the unwanted the SSP Hotel Not good enough!

Councillors from distant electorates have no interest in the welfare of our local ratepayers - it seems!

The hotel property activities appear to be designed to attract undesirable elements from other communities.

Fights at the entrance have been observed.

Monetary generation at all cost appears to be hotel policy.

Our local Police are stressed to the limit. Our essential services all share this issue..A housefire at Ningi would wait at least to hours for the Fire Service to arrive.

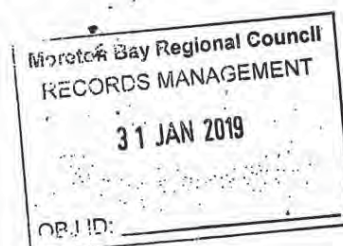
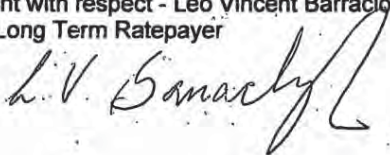
I dread being in an ambulance gridlocked on Bribie Road for two hours as is occurring right now..Older residents deserve consideration. They vote too!

Outrage is too simple to describe the feelings of Bribie/Sandstone Point voters..

My wife and I now endure all day thumping base instrumental environmental abuse.. We live ten streets from Bribie Passage.

We expect significant real estate devaluation in the near future.. Thanks but no thanks!

Sent with respect - Leo Vincent Barraclough j.p. C/Dec
A Long Term Ratepayer



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From: [Allen & Sue Bay](#)
To: [MBRC Incoming Mail](#)
Subject: DA 31643/2016/VCHG/1
Date: Tuesday, 5 February 2019 3:45:17 PM

OBJECTION TO DA 31643/2016/VCHG/

We object to any increase to the number of events held at the Sandstone Point Hotel and, in particular, to the requested, counting of two or more consecutive day events as a single event.

Our first objection is the noise from such events, it is unacceptable, as the effects on us and neighbours is that it is loud and the deep bass music are impacting us, also the fireworks are disrupting.

Secondly the traffic congestion is crazy, we cannot leave here at some points due to the backlog of traffic and we believe it could be serious if some emergency was to occur.

Thirdly we believe that such a high number of events would devalue our property here as it really is a hassle when these events are on. The 9 scheduled at the moment is ok but to increase to 24 will be unbearable.

*From:
Allen and Suzanne Bay
111/8 Spinnaker Drive
Sandstone Point, Qld, 4511
Phone: 0401 333 049 or 0421 517 487*

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: PlanningAlerts
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2016/31643/VCHG/1
Date: Tuesday, 5 February 2019 1:18:03 PM

For the attention of the General Manager / Planning Manager / Planning Department

Application 2016/31643/VCHG/1
Address 1780-1820 Bribie Island Road, Sandstone Point QLD 4511
Description Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation
Name of commenter Gail Bell
Address of commenter 130/ 1 Kal-Ma-Kuta Drv
Email of commenter islandwoman@bigpond.com

Comment

I am a resident at Silvershores Caravan Park. Getting out & in the park at any given time is hard. When events are held at the Sandstone Point Hotel we are prisoners. Please do not allow an increase in events

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



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From: HAZEL BENEKE
To: [MBRC Incoming Mail](#)
Subject: Development Application DA/31643/2016/VCHG/1
Date: Tuesday, 5 February 2019 6:43:50 AM

Dear Sir,

I wish to register my strong objection to the extension to number of event days at Sandstone Point Hotel.

I live at the other side of Banksia Beach, but still have my evenings disturbed by the thumping disco rhythm and the explosive sounds of the fireworks. I am not even on the waterfront.

Imagine if you had your sleep disturbed the night before you were to undertake a marathon run. The migratory birds which use the Kakadu roost are there to feed up and rest before flying thousands of kilometres to perhaps as far as Siberia. Australia has signed up to the RAMSAR Convention for their protection, but MBRC is now acting against the interests of this.

Any extension to event days is a contravention of the Convention.

H.Beneke

135 Endeavour Drive
Banksia Beach, Qld 4507

Ph: 3410 7378

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From: [Yvonne Birdling](#)
To: [MBRC Incoming Mail](#)
Subject: Fears over Events Plan - Sandstone Point Hotel.- We are Rate Payers
Date: Tuesday, 5 February 2019 2:57:58 PM

Hello

We are very concerned over the current events that are being held here at Sandstone Point Hotel.

Okay you are saying we chose to live here, correct, BUT MBRC councillors don't, and you are the people giving the okay to the events.

We are prisoners in our own home, as we cannot go over the Bribie Island Bridge, because of the traffic, its okay if you want to go South and we don't, so why should we have to sit at home and close the windows because of the noise and the traffic.

No consideration has been given to the people that have put their life savings into buying a house up here, whether it be for retirement or for the affordability of buying a house to bring up a family.

We look forward to your reply.

Many thanks

Yvonne and David

David and Yvonne Birdling
10 Squire Place
Sandstone Point 4511
Queensland
Phone: 07 54975785
Mobile: 0438467952

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From: [Trevor Botham](#)
To: [MBRC Incoming Mail](#)
Cc: brooke@brookesavige.com.au
Subject: Development Application DA/31643/2016/VCHG/1
Date: Tuesday, 5 February 2019 6:03:50 PM

The development application by Sandstone Point Hotel to increase the number of Major Outdoor Concerts from 9 to 12 per year and to have consecutive major concerts be treated as one concert, is NOT supported and this note is to be treated as an objection.

The grounds for this objection are based on:

1. the additional increase in the noise level - base sounds from the last concert were heard in my house located at Banksia Beach several kilometres from the Hotel.
2. the increase in the traffic congestion - Bribie residents can forget about leaving the Island or travelling around the Island when the concerts are on. The traffic across the bridge and along the Bribie Island Road is horrendous at such times and will increase if more concerts are permitted.
3. an increase in environmental impact - particular concern is the increased use of fireworks (additional greenhouse emissions) and the loud noise from the concerts, which disrupts local wildlife. This activity is at odds with other Council initiatives to protect the wildlife and to enhance the nature reserve, eg. the Kakadu bird sanctuary

Council needs to understand that most ratepayers and visitors come for the peace and quiet of Bribie. "Progress" is not only about taking up every economic growth and employment opportunity. Not all development is Progress! It is high time that Council firmly injects some "quality of life" aspects into its thinking.

We also owe much to future generations in our planning. Future generations of Australians will not thank Council for not controlling this development, which has already got out of hand and is well ahead of any sensible planning.

Yours sincerely,

T.J Botham
[15 Dugong Crescent](#)
[Banksia Beach](#)

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From: [Michael & Josie](#)
To: [MBRC Incoming Mail](#)
Cc: [MBRC Incoming Mail](#)
Subject: 2016/31643/VCHG/1
Date: Wednesday, 6 February 2019 7:49:33 PM

Dear Sir,

I wish to strongly object to the application 2016/31643/VCHG/1, before council at this time.

On the following grounds.

The original application to construct the hotel stated entertainment and recreational activities would be in keeping with that of a hotel. Unfortunately the entertainment and activities have been more like concerts held at large venues the likes of Suncorp Stadium. The hotel and it's location are totally unsuitable because of the traffic chaos, noise and effect to the environment. We feel like hostages in our own home every time there is an event. The traffic on and off the island is not acceptable. MBRC must be respectful of our environment and the nature of our island lifestyle.

The original application mentions the building will be designed to take in the natural beauty of the area. The hotel owners have no regard for the natural area. We are greeted by rows and rows of portable toilets and shipping containers as we drive onto our beautiful island. It looks more like an industrial estate/junk yard than a first class hotel. The visual amenity is lost.

I would expect to soon see issues with pill overdoses similarly to other concert venues. This will be a PR issue MBRC will not have to deal with if this application is allowed to go ahead.

The original application stated there would be a Museum along with additional car parking constructed on the site. It seems this has taken a backward step and the hotel owners are only interested in making money and giving nothing back to the community. What false hope they offered originally. If the original application alluded to the traffic chaos and noise council would have never approved it as well 90% of residents originally supporting the application, would not have.

Walking along the foreshore daily we notice the increase of rubbish and damage to infrastructure increases noticeably every time there is a function at the hotel. As a rate payer I strongly object to funding the repair and clean up required.

I am a resident of Bribie Island and a rate payer to MBRC. I hope MBRC do not take a recalcitrant view to the rate payers of the area and also consider that most local residents are not computer literate and have no means of objecting to this application.

Michael Bourke
15 Timari Av
Bellara
0401619246



Virus-free. www.avast.com

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From: [Fran Boxsell](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Development Application number DA/31643/2016/VCHG/1
Date: Saturday, 2 February 2019 4:17:27 PM

The above Development Application number refers to a proposal by the Sandstone Point Hotel to increase the number of Major Outdoor Concerts from 9 up to 12 per year. It is requesting that consecutive Major Concerts be treated as one Concert, meaning long weekends could have 2-3 days of concerts counted as one, taking to 24 per year the total number of Concerts permissible. Traffic congestion on Bribie is currently bad, but on event days it is horrendous coming to and from Bribie, as well as on the Island. As residents we are hesitant to leave the house, let alone venture off the Island. The compulsory erection of the sign to advise the locals of their proposal has been placed in such a position as to be deceptive and devious, and not meant to be seen. The noise levels across the water on these event days are sometimes so loud it is necessary for me to close my front door and window, so as to hear my TV. I am a voter and a ratepayer and believe Moreton Bay Regional Council should listen to and consider Bribie Island locals when considering this proposal.

Regards

Fran Boxsell
3/97 Sylvan Beach Esplanade,
Bellara. Qld. 4507
Mob. 0421 158 018
fran.boxsell@icloud.com

Sent from my iPad

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Scanned By: schulz@MBRCDQM On: 30/01/2019 PM Moreton Bay Regional Council

Address: 18 TAROOKI ST, BELLARA
Email:
Phone: 34107409

1Feb 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510



Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself and neighbours of the hotel are appalling. You have received noise complaints but you are doing nothing to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of the Hotel. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and / or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for the opportunity to lodge this objection.

Name: ANTHONY BRADDOCK.
Signed: A. J. Braddock.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

David and Ann Brady
22 Mossman Way
Sandstone Point Qld 4511
7th February 2019

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture, Qld 4510

Dear Sir or Madam

Development Application No.: DA/31643/2016/VCHG/1

Property Location: 1780-1820 Bribie Island Road, SANDSTONE POINT

Property Description: Lot 6 SP 281368

Development Type: Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation

We have been residents of Sandstone Point for the last 9 years and wish to object on the following grounds.

My husband has a severe cardiac problem – 7 grafts, artificial mitral valve, pacemaker and a defibrillator in his chest. He had his first open heart surgery in 1980 and to this day still leads life to the full and plays bridge 3 times a week, but in a medical emergency where does this leave us with all the traffic? So, WHO is going to stand up and be responsible if in an emergency the ambulance cannot get to a patient that has need of them?

I also have 2 dogs and one especially is sensitive to the loud noise of fireworks and being a very experienced dog trainer for guide dogs and specialising in Pets of Therapy for guide dogs I also have many other obedience titles and it is upsetting to see a dog stressed by the greed of humans. Surely there must be something better than fireworks. We may be pensioners but deserve better than this from our elected representatives.

We live in Mossman Way, approx. 2.5kms from the hotel and the noise is excessive when the concerts are on. Consequently, we must close our windows, curtains and doors and put the air conditioning and being pensioners, this is an unnecessary expense put on us by Sandstone Point Hotel. What about my rates that are paying for all the Police supervision on roads? I have complained numerous times to the venue when concerts have been held. When the last concert was held, I phoned, concerning the noise stressing me out. I even asked them to record the conversation and was told by the lady there was a man going around the streets checking the noise levels, but he would not be knocking on my door. I told her he was quite welcome to come and listen to the cacophony of sound (thump thump thump) at my house

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Surely if these complaints are recorded and submitted to Council they should be acted on. NOT ONCE has the council or the hotel contacted me re my complaints

So far this year (2019) there has been 5 of the 9 permissible Major Outdoor Events for the current year. This has been over seven days thus we have had 7 lots of fireworks. This is far too many events in a month. The 9 events held now are quite enough along with all the other festivals that are held which tends to be more than 1 a month already. The fireworks are not only held when there are concerts but also at private functions and weddings that are held at the hotel.

Multi day concerts should not be allowed. Tickets are sold for each day not for multiple days so different people are coming on different days.

The hotel has been open since 2015 and there is still not enough infrastructure in place to cater for any more traffic and an increase in events will have adverse impacts on the external road network.

The proposed changes to increase the number of "Major Concerts" would have a major effect not only on the residents and their lifestyle but also the **environment**. Numerous migratory shorebirds and waders come from as far as Siberia. There is even a migratory shorebird roosting sign advising people about these birds and it is an offence to disturb these shorebirds. You only need to go to the Council website to see how many birds call this area home. Many of the birds and native animals rely on the trees, grasses and waters in this area for food and shelter

For the major outdoor events Council, according to the development permit, is responsible for the enforcement of noise. As most of these concerts are held on weekends who do you notify? Noise monitoring should be conducted by **Independent Licensed Qualified Acoustic Consultants**, no matter how many people attend. It is no use complaining to the hotel on the day as they are not interested just tell you they are monitoring it. Too late after the event. The decibel should be reduced and if fines don't work suspend all concerts for 6 months.

Is this what life is all about in the Moreton Shire Council putting up with THUMP THUMP THUMP?

What happened to Lifestyle Counts?

Yours Faithfully
Ann Brady
22 Mossman Way
Sandstone Point Qld 4511

David Brady
22 Mossman Way
Sandstone Point Qld 4511

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Scanned By:schulzrk@MBRCDOM On: 31/01/2019 AM Moreton Bay Regional Council

My Name : Maureen Brady

My address : Unit 2/3 Tarooki St. Bellara. 4507.

DA Application No.(DA/31643/2016/VCHG/1)

Re Major Concerts at Sandstone Point Hotel

My concerns are :

1. Local noise pollution
2. Traffic disruption.
3. Medical Emergency access to Bribie Island

M.C. Brady.



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From: [Ross Brazier](#)
To: [MBRC Incoming Mail](#); [Brooke Savige](#); [Electorate Office Pumicestone](#); [transportandmainroads@ministerial.qld.gov.au](#); [police@ministerial.qld.gov.au](#)
Subject: Objection to Sandstone Point Hotel Change of Development Application
Date: Monday, 4 February 2019 12:16:27 PM
Attachments: [Objection Sandstone Pt Hotel Orianna Lifestyle Resort.pdf](#)

From

-
Orianna Lifestyle Resort
Home Owners Association (OHOA)
2 Spinnaker Drive, Sandstone Point 4511. Qld
Chair Person – Lynne Murphy
Email: chairorianna@gmail.com

Dear Recipients,

Please find the attached scanned submission objecting to the Sandstone Point Hotel Change of Development Application.

Our reasons, impacts and concerns to substantiate our objection are contained therein.

We respectfully request an acknowledgement of receipt of the submission and as a matter of urgency your intended action and resolution in this regard.

Please direct your responses to our Secretary Robynne Britt (Email Robynne.Britt@gmail.com)

Thankyou

Regards

Ross Brazier
Committee Member (OHOA)

Sent from [Mail](#) for Windows 10

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

04/02/2019

Objection Sandstone Point Hotel - Google Docs

4 February 2019

To

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159,
Caboolture, Qld 4510
mbrc@moretonbay.qld.gov.au

FURTHER DISTRIBUTION LIST :- Email 1. Moreton Bay Region Div. 1 Councillor Cr. Brooke Savige, 2. Federal Member for Longman The Hon Susan Lamb, 3. Qld Member of Parliament for Pumicestone The Hon Simone Wilson, 4. Qld Minister for Transport The Hon Mark Bailey, 5. Qld Minister for Police The Hon Mark Ryan and Post 6. The Officer in Charge of Police, Bribie Island.

For your information and attention as we believe our objection submission in this regard identifies **impacts and concerns** that come within your governance and control.

We would appreciate a letter of acknowledgement and as a matter of urgency, your intended action and resolution in this regard.

From

Orianna Lifestyle Resort
Home Owners Association (OHOA)
2 Spinnaker Drive, Sandstone Point 4511. Qld
Chair Person Lynne Murphy
Email: chairoriannahc@gmail.com

Subject : Objection to Sandstone Point Hotel (1780 -1820 Bribie Island Road, Sandstone Point QLD 4511) - Proposed Change other than minor change to a Development Approval pursuant to Section 82 of the Planning Act. Existing Approval Ref. No. DA/31643/2016/V2Q & Application Ref. DA/31643/2016/VCHG/1 refer.

Dear Chief Executive Officer,

Our Lifestyle Resort is located adjacent to the Sandstone Point Hotel between Bribie Island Road and Spinnaker Drive, Sandstone Point. At the present time we have 27 homes occupied and soon a further 100 homes to be built in our complex.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

04/02/2019

Objection Sandstone Point Hotel - Google Docs

Over the last 12 months under the existing D/A Approval, our home owners have experienced and witnessed all the impacts the Sandstone Point Hotel events has on the immediate and larger surrounding area and traffic corridors.

Our home owners have major concerns the impacts are intensifying as the events are becoming more popular and there has been the addition of the Big Four Caravan Park in the Sandstone Point Hotel grounds towards the end of 2018.

OBJECTION

Our home owners are objecting to any further increase in the existing D/A Approval on the following concerns and grounds;

Traffic Safety and Management Impacts

- The traffic corridors including the Bruce Highway turnoff; Bribie Island Road right through Ningi on to Bribie Island to the first roundabout and back to the Sandstone Point Hotel; Bestman Road through Sandstone Point suburb, leading up to and during all the events banks up to Caboolture and reaches gridlock at times for varying duration.

Impact and Concerns

The safety of all road users and residents in the larger area is severely affected and in jeopardy as evidenced by the large and constant number of emergency service vehicles having to respond to a number of road incidents on Sunday 27 January.

The concern is for emergency service vehicles being obstructed in their efforts to respond to any injured persons in a timely manner due to the volume and poor traffic management of the events.

Also, the concern our emergency services do not have unlimited resources and may not be able to cope and be available to respond to higher level emergencies not related to the events.

A further concern extends to all residents in the larger area who may have a medical emergency requiring transportation using the mentioned corridors.

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04/02/2019

Objection Sandstone Point Hotel - Google Docs

Furthermore, the concern of the disruption and uncertainty being imposed upon all residents, and other road users, not associated with the event, trying to plan their lives and meet their daily appointments on time.

Noise

- Over the last 12 months the noise levels coming from the events has varied, nonetheless any event disrupts the peaceful living environment we general enjoy at our village and for other residents in the surrounding area.

Due to our close proximity (less than 450 metres from the stage), there is a belief the volume of the speakers is turned up at different times according to the type of bands and atmosphere the event organiser is trying to create.

Impacts and Concerns

Our residents are of different ages over the age of 50 and at different levels of health. In the lead up and during the events there is no getting away from the consistent noise, either from the preliminary setup, public address system, music, crowd, fireworks and patrons on foot entering or leaving the venue, with some severely affected by alcohol.

Our home owners are prevented from resting, enjoying their own audio entertainment and social activities in their own homes.

Any proposed increase in the frequency of events will severely impose further disruptions and have a detrimental effect to the peaceful living of our lives and the residents in the greater area.

The existing shipping container barrier running along Bribie Island Road has little or no effect in dampening any sound.

Community/Personal Safety

- On Sunday 27 January, during the event we had two drunk persons breach our security challenging our owners before jumping over our perimeter fence into a another complex yard. We are a gated complex and it is unknown how these persons first got inside, why they were there and what their intentions were.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

04/02/2019

Objection Sandstone Point Hotel - Google Docs

- As already mentioned patrons affected by alcohol or drugs have breached our security fence and often walk past along our perimeter fence on Bribie Island Road using loud and profane language after the events.

Impacts and Concerns

Persons affected by drugs or alcohol are unpredictable and our home owners' ages range between 50 - 80 years old, and would not reasonably be expecting to deal with any person under these circumstances.

The incident lasted a short time and luckily the intruders left without major incident.

The very real concern is what the police or ambulance response time would have been if the matter had escalated to the point of anybody needing any type of urgent assistance, especially if their route was blocked and/or their resources were occupied and perhaps exhausted attending to road incidents associated with these events.

There is now a fear of vulnerability and personal safety for our home owners, should there be further incidents of alcohol/drug affected patrons entering our complex during and after the events.

Environmental Factors

- We strongly believe the predominant environmental lifestyle of the Bribie Island, Sandstone Point, Sandstone Lakes and Ningi areas centre around residential, retirement and recreational living.
- In addition to our increase of 100 more houses, presently there is a further large residential development occurring at Spinnaker Sound Mariner and further residential developments occurring at Ningi, Sandstone Point, Sandstone Lakes and Bribie Island and a new shopping centre to be built opposite our village on Bribie Island Road.

Impacts and Concerns

The existing D/A approval and present management of the events is already adversely impacting on the mentioned environmental lifestyles; correspondingly it is very likely and reasonable to predict the impacts and concerns are going to intensify and become more acute as the volume of road users increases.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

04/02/2019

Objection Sandstone Point Hotel - Google Docs

Any further increase in events is going to be a further imposition and threat to the mentioned environmental lifestyle of the immediate and surrounding areas.

In simple terms, the proposed application seeks to increase the events to occupying approximately a quarter of the weekends every calendar year with no parameters to the frequency in any period.

Objection Summary/Recommendations

We the home owners of Orianna Lifestyle Resort make a very strong objection to the proposed change to the existing Sandstone Point Hotel DA/31643/2016/V2;


We strongly believe it is unreasonable and unacceptable as the proposed change will be a further imposition affecting the lifestyles of all the mentioned residents.

The expanded number of events amounts to a quarter of their weekends each year when this area is not primarily meant to be used or designed to cope with huge volumes of traffic, noise and alcohol/drug affected person/s. (30,000 on Bribie Island alone)

Furthermore, for all future events, we respectfully request urgent reassessment and rectification strategies be developed and implemented to address the existing impacts and concerns in the interests and protection of:

- **Public Safety** to all residents and road users in the immediate and greater area; and
- **Public Peaceful** living of all residents in the immediate area.

Yours sincerely



Lynne Murphy
Chairperson OHOA

Moreton Bay Regional Council

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04/02/2019

Objection Sandstone Point Hotel - Google Docs

1. Moreton Bay Region Div. 1 Councillor
Cr. Brooke Savige
Brooke.Savige@moretonbay.qld.gov.au
2. Federal Member for Longman
The Hon Susan Lamb
1/69 King Street,
Caboolture Qld. 4510
Susan.Lamb.MP@aph.gov.au
3. Qld Member of Parliament for Pumicestone
The Hon Simone Wilson
43 Benabrow Avenue,
Bellara Qld. 4507
Pumicestone@parliament.qld.gov.au
4. Qld Minister for Transport
The Hon Mark Bailey
GPO Box 2644
Brisbane Qld. 4001
transportandmainroads@ministerial.qld.gov.au
5. Qld Minister for Police The Hon Mark Ryan
GPO Box 15195
Brisbane Qld. 4001
police@ministerial.qld.gov.au
6. The Officer in Charge
Bribie Island Police
14 Ampere Court
Bellara Qld. 4507

Moreton Bay Regional Council

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

30/01/2019

Objection Sandstone Point Hotel - Google Docs

Home Owners

Orianna Lifestyle Resort, 2 Spinnaker Drive Sandstone Point 4511 Qld

NAME	SIGNED	UNIT
Lyane Murphy	<i>L. Murphy</i>	1
<i>S. Bree</i>	<i>S. Bree</i>	4
<i>M. Golds.</i>	<i>M. Golds.</i>	10
<i>R. Golds.</i>	<i>R. Golds.</i>	10
<i>P. Harris</i>	<i>P. Harris</i>	18
Anita Hart	<i>Anita Hart</i>	18
GREG SCARLE	<i>G.S. Scarle</i>	21
Susan J. Scarle	<i>S. Scarle</i>	21
BRIAN RUSSELL	<i>Brian Russell</i>	11
SUSAN RUSSELL	<i>Susan Russell</i>	11
OLY RANG	<i>Oly Rang</i>	28
Janelle Brazier	<i>Jm Brazier</i>	16
GLENIS ONG	<i>Glenis Ong</i>	28
DESLEY KELSO	<i>DJ Kelso</i>	20
DESLEY McDUGALL	<i>Desley McDugall</i>	6
D. LEWIS	<i>D. Lewis</i>	26
WARREN McDUGALL	<i>Warren McDugall</i>	6
ALLAN GRIFFITH	<i>Allan Griffith</i>	3
DOUG ROBINSON	<i>Doug Robinson</i>	7
MARGARET THOMPSON	<i>M. Thompson</i>	24
GEORGE PARWORTH	<i>George Parworth</i>	14
<i>Mark (H.J. HALVCH)</i>	<i>Mark</i>	27

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ANNE MACUIRE	anne Maguire	27.
Shirley Moore	Shirley Moore	12
ROSS BRAZIER	Ross Brazier.	16

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Bee Brooke

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Catherine Brice <cathbrice@hotmail.com>
Sent: Thursday, 7 February 2019 4:08 PM
To: MBRC Incoming Mail
Subject: Comment on application 2016/31643/VCHG/1

For the attention of the General Manager / Planning Manager / Planning Department

Application 2016/31643/VCHG/1
Address 1780-1820 Bribie Island Road, Sandstone Point QLD 4511
Description Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation
Name of commenter Catherine Brice
Address of commenter 1 Taylor Street bongaree Qld 4507
Email of commenter cathbrice@hotmail.com

Comment

Dear Sir/Madam, regarding the proposed application please accept this email as a formal objection. As a resident of Bribie Island the increased pressure on infrastructure we already absorb due to events is, in my opinion, untenable. Having to plan around significantly increased travel time & traffic congestion regularly is unfair & shows disregard for the rate payers ability to enjoy what we pay for.
Kind regards,
Catherine Brice

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



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From: [Marilyn Brown](#)
To: [MBRC Incoming Mail](#)
Cc: [Electorate Office Pumicestone](#)
Subject: RE Application ref: DA/31643/2016/VCHG/1- Objection - Sandstone Point hotel -
Date: Thursday, 31 January 2019 8:22:33 AM

Re: Application ref: DA/31643/2016/VCHG/1
1780-1820 Bribie Island Road,
Sandstone Point, QLD, 4511

I wish to lodge my objection to the current request for change application submitted but the Sandstone Point hotel.

While I appreciate the benefits that the hotel has made on the island and its roll on effect for the businesses in the area, as a resident of some 13 years I feel enough is enough.

The current approval allows for 9 major concert events per year, noting that two consecutive nights over a weekend are counted as one event, effectively 18 nights per year. Additionally, the major daytime events that are run throughout the year further impact on the area and the very fragile environment that is Bribie Island.

I live in the immediate vicinity of the Hotel, Howard Court. While I have been tolerant of the noise levels and I honestly can say it has not been a major concern other than on a few nights, BUT, the concept of setting off fireworks whenever the mood takes them for weddings, events etc, should be restricted. There are many complaints about this practice.

The traffic that these events generates is almost impossible to fathom. While the hotel is stating that it regulates these aspects, it is not a fact. Traffic is being channelled via Bestman Rd as well as Bribie Island Road. Local residents are being inundated late at night by excessive road noise and in fact, hoons. The island itself is suffering with the sheer volume of people and the rubbish and lack of care for the most part by these 'visitors'. The island is changing, very much so, and for a large part for the better but there are limits. We are lucky enough to live in a beautiful part of the world and one that to date has provided us all with a relatively peaceful retreat.

Sandstone Point Hotel is promoting its venue as able to host up to 20,000 people at an event. This is ridiculous and not needed here. What they currently have in place is more than sufficient to satisfy the economics of their development. We are battling the swarm of 4WD onto the Ocean Beach, watching them destroy what is and should be a protected area is another fight yet to be won. By allowing this further influx of traffic, human and vehicular, we risk destroying this home.

I strongly oppose any further changes to the existing DA on the part of the Sandstone Point hotel.

Regards,

Marilyn Brown
16 Howard Court,
Sandstone Point, 4511

Moreton Bay Regional Council

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07 54976355

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From: [Mary Brown](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel; Proposed Increase in Number of Major Events Objection.
Date: Friday, 8 February 2019 2:52:22 PM

Sent from [Mail](#) for Windows 10

I object to the proposed Increased Number of Major Events due to the road to the island not being sufficient to cope with the volume of traffic. Family have been caught in this traffic for quite extended periods to come and visit me, and often the same when going home. Maybe if they, the hotel owners, were caught in such traffic, they would understand better. Also, being elderly, and looking after an elderly person, getting to and from Caboolture Hospital at these stressful times, not to mention said elderly person in car can be very traumatic. The amount of fireworks that we now hear, or rather the birds especially hear, as they wake me as they screech out of the trees is terrible for what used to be a Fauna and Flora protected Island. Dogs also are terrified at the sound of the fireworks going off! This is my 1st objection to anything in my 46 years here on the island, so I hope you can realise, how important this is to me and many others I'm sure!

Sincerely,

Mary Brown,
25 Hill St.

Bongaree, 4507.

Marym-brown@hotmail.com

Moreton Bay Regional Council

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From: [Joy Brown](#)
To: [MBRC Incoming Mail](#)
Subject: DA/31643/2016/VCHG/1
Date: Monday, 4 February 2019 11:18:43 AM
Attachments: [IMG_20190204_110310932.jpg](#)
[IMG_20190204_110303738.jpg](#)

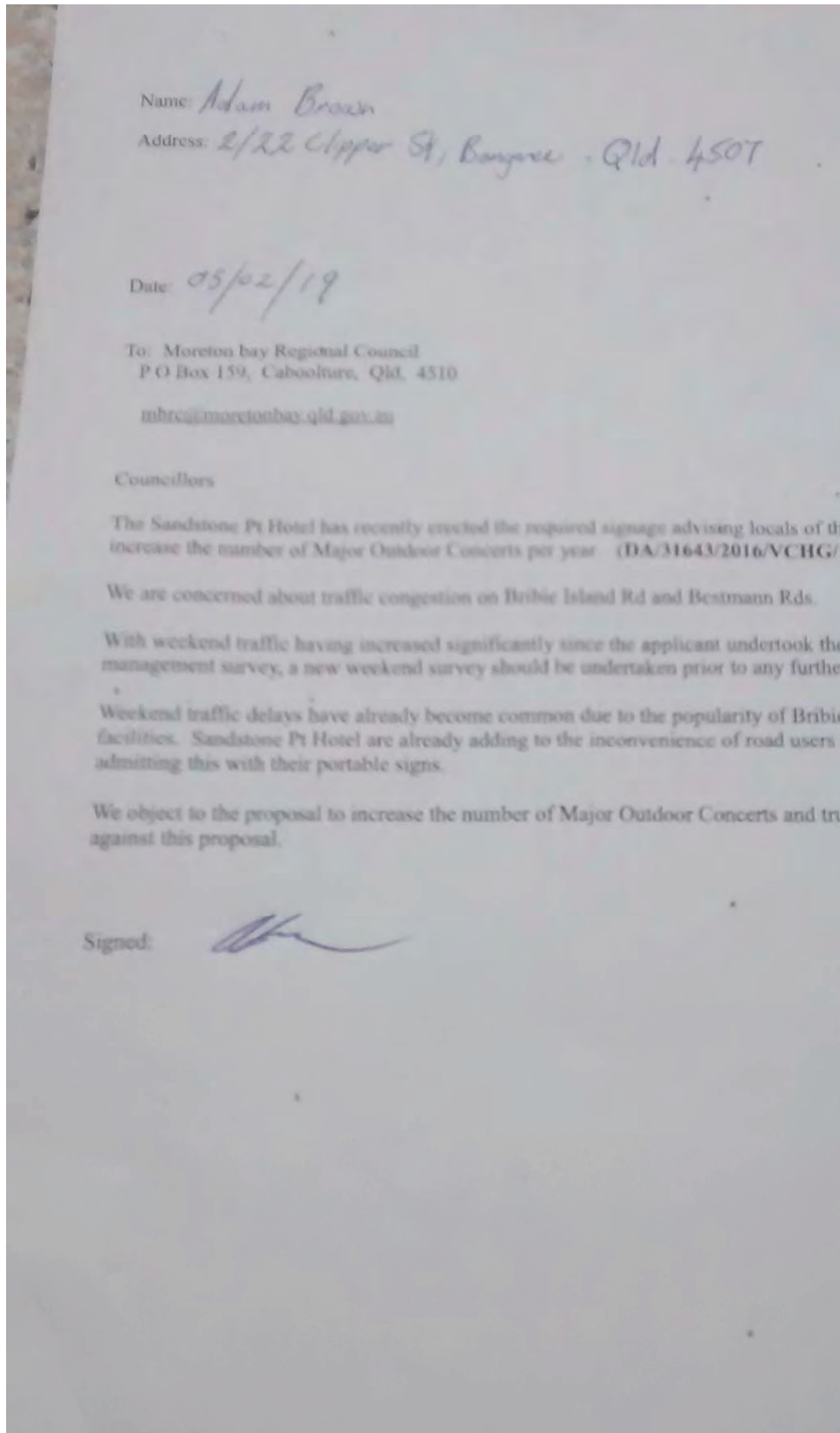
Please find attached our objection for the proposed increase number of Major Outdoor Concerts by Sandstone Point Hotel.
The addition of extra traffic would be detrimental to island and surrounding areas. Music travels across the passage and intrudes into homes at Bongaree, not to mention the disturbance of frequent fireworks.
As residents, we do not agree to further increased events.
Joy and Adam Brown

Moreton Bay Regional Council

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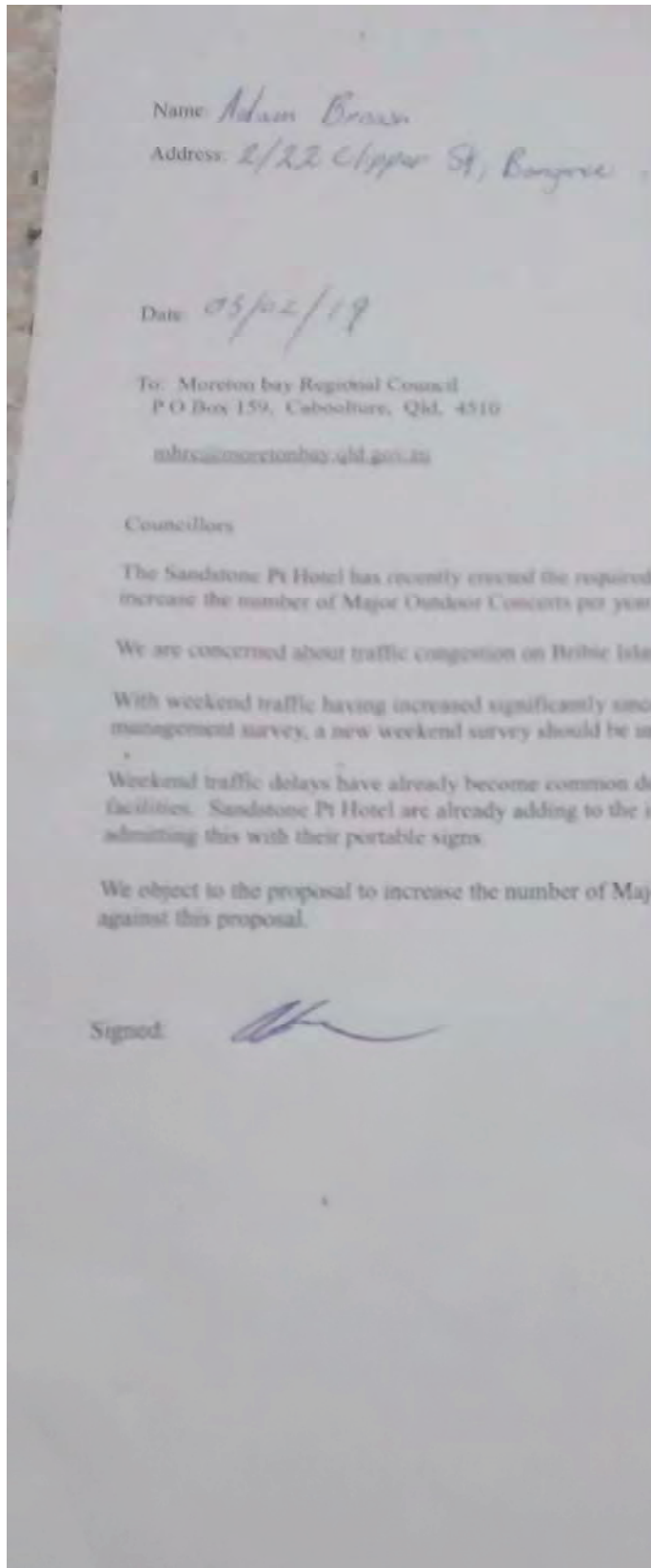


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From: [Joy Brown](#)
To: [MBRC Incoming Mail](#)
Subject: DA/31643/2016/VCHG/1
Date: Monday, 4 February 2019 11:18:43 AM
Attachments: [IMG_20190204_110310932.jpg](#)
[IMG_20190204_110303738.jpg](#)

Please find attached our objection for the proposed increase number of Major Outdoor Concerts by Sandstone Point Hotel.

The addition of extra traffic would be detrimental to island and surrounding areas. Music travels across the passage and intrudes into homes at Bongaree, not to mention the disturbance of frequent fireworks.

As residents, we do not agree to further increased events.

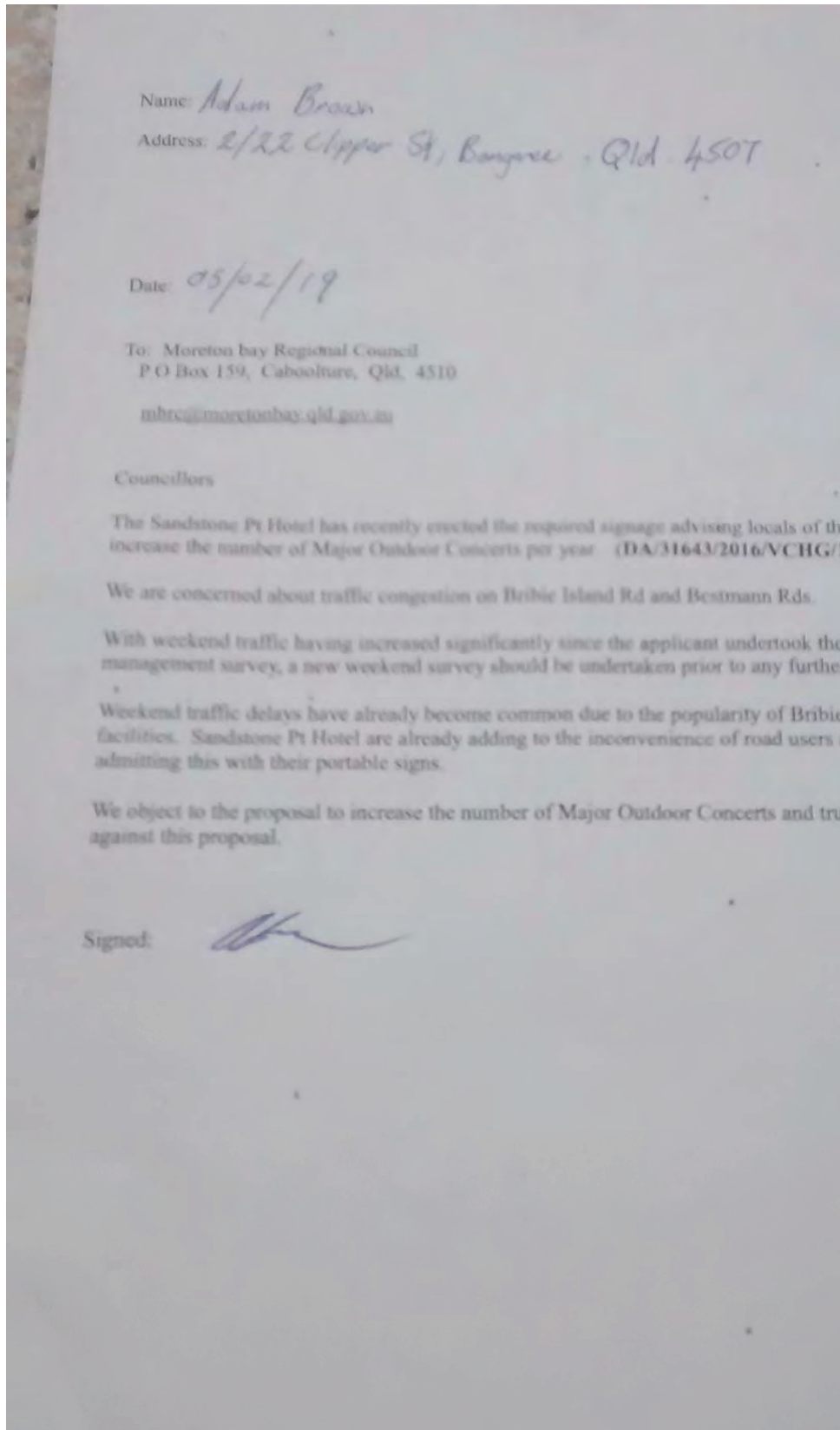
Joy and Adam Brown

Moreton Bay Regional Council

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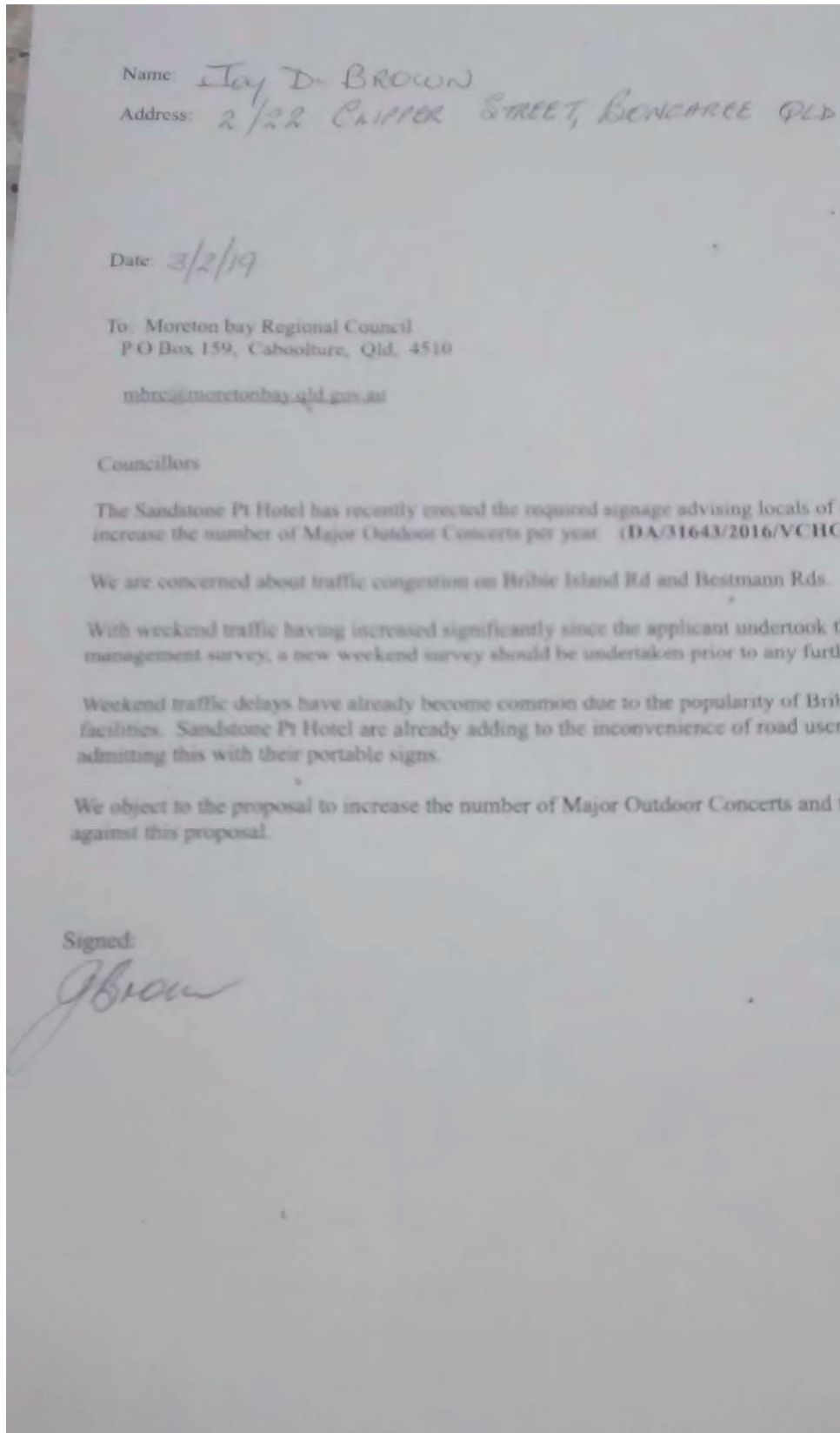


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Scanned by erilynocallaghan@MBRCDOM On: 08/02/2019 PM Moreton Bay Regional Council

Moreton Bay Regional Council
Box 159
Caboolture Qld 4510

8/2/2019

MORETON BAY
REGIONAL COUNCIL

08 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE 

Ref DA/31643/2016/VCHG/1 Sandstone Point Hotel

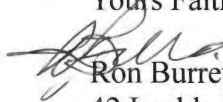
We wish to object to this huge increase of events being held at the Sandstone Point Hotel due to the immense traffic problems already associated with 9 event/concerts let alone up to 24.

We live on Lachlan Crescent which has two access/exit points onto Bestman Road and when these events are on it is frequently impossible to leave home or return due to blocked access at intersections and simply rude and inconsiderate drivers.

If we have trouble now imagine the nightmare if this application is granted and would cause much distress for many of our fellow friends and neighbours.

Of course there is the ongoing concern for fast access for police, fire and ambulance on Bribie Road and the large population involved in this entire district.

Yours Faithfully


Ron Burrett and Robyn Young
42 Lachlan Crescent
Sandstone Point



Moreton Bay Regional Council
RECORDS MANAGEMENT
08 FEB 2019
OBJ ID: _____

Moreton Bay Regional Council

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From: [ZRB Bricklaying](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Proposed Change to events
Date: Wednesday, 23 January 2019 3:35:04 PM

To whom it may concern

I am writing this email on behalf of my grandparents Norman & Mary Simmons, of 60 Bestmann Road East, Sandstone Point.

They are **OPPOSING THE APPLICATION** being made by The Sandstone Point Hotel (Comiskey) to increase the number of outdoor events able to be held at the venue.

Norm and Mary built their home in Sandstone Point some 30+ years ago as it was a nice quiet neighbourhood and they have lived there since.

They expected, and have accepted the growth & changes to the area over the years (which has definitely happened since they have lived there).

Norm and Mary have voiced their concerns to us (their family) about the outdoor concerts, specifically the extra traffic & parked vehicles in their housing estate and also the noise level of the concerts during the days & late at night.

Since the hotel opened, they have been very tolerant of the concerts being held and they just deal with the additional traffic & noise issues when they happen.

However, recently the concerts have been more frequent & have brought much more traffic to the area. The noise level has also been louder & for longer periods of time.

The hotel has also been having fireworks at more events, and on some occasions multiple times throughout the events - as late as 10pm at night.

The traffic on Bribie Island Road has increased so significantly due to the events held at the hotel, that the normal 22 minute drive from the Bruce Highway back into Sandstone Point can now take hours.

Also the traffic trying to get out of their estate and over to Bribie Island via the traffic lights at the end of Bestmann Road (where they have their doctors, chemists, shopping centre etc) is becoming ridiculous.

On one occasion it took 15 minutes to get through the traffic lights to go over the bridge from their home and then on returning from the Island to home later that day, they were stopped by Sandstone Point Hotel "traffic controllers" to allow patrons of the hotel to exit the venue.

This is NOT acceptable, and should not be expected to be tolerated by residents, let alone elderly residents who need access to medical services on the Island or worse still for Emergency Services trying to get to

patients or emergencies in or around Bribie Island, Sandstone Point or Ningi on these event days.

They have now received correspondence from MBRC advising that The Sandstone Point Hotel has applied to increase the number of events from 9 to 12 and have 2 day concerts only counted as 1, so in effect they can double the number of outdoor events that they have each year.

They are NOT happy about this at all. This is very inconsiderate to the residents of the area and will mean instead of the 9 currently allowed (to their knowledge), the number of events held will increase to 12 and then be doubled by any 2 day events being counted as 1.

So this would mean that there would now be at least 24 events held throughout the year, which would **DOUBLE** the amount of inconvenience the residents & others are already experiencing.

Would you be happy or accept this if it was happening to you?

Awaiting your reply...

Many Thanks

Kind Regards

Moreton Bay Regional Council

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Jaz Burton

0438 137 360

On BEHALF OF

Norman And Mary Simmons

60 Bestmann Rd East

Sandstone Point Q

Moreton Bay Regional Council

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From: [Howard Cairns](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point hotel application for extended number of events
Date: Tuesday, 5 February 2019 3:26:56 PM

I disagree with this application. We already have so much traffic problems whenever there is an event there. It takes hours to get off the island when these events are on. Please do not extend their licence to add extra events.

Regards,
Howard Cairns
6/83 Toorbul Street,
Bongaree, 4507

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [PlanningAlerts](#) on behalf of [Lindsay Campbell](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2016/31643/VCHG/1
Date: Sunday, 3 February 2019 4:35:08 PM

For the attention of the General Manager / Planning Manager / Planning Department

Application 2016/31643/VCHG/1
Address 1780-1820 Bribie Island Road, Sandstone Point QLD 4511
Description Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation
Name of commenter Lindsay Campbell
Address of commenter 16/2-4 Boyd Street Woorim 4507
Email of commenter bribeincabinets@gmail.com

Comment

Bribie Island road cannot cope with the extra traffic these events cause
It has backed up to Caboolture many times making the return trip to Bribie a 2 hour nightmare
Increasing the number of events will no doubt clash with other events like the abbey mediaeval festival and emergency services expo causing traffic chaos
The road cannot even cope with summer holiday daytrippers
Commuting to and from the island is already a nightmare without more events

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



Moreton Bay Regional Council

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From: [Bill Cameron](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel - Development Application - Objections
Date: Tuesday, 5 February 2019 8:45:26 AM

We would like to voice our objections to the above DA regarding additional events for Sandstone Point Hotel.

The issues for us are road congestion around these events and the chance that urgent transportation from Bribie could be impeded during events. We also object to the noise levels generated by these events and excessive alcohol consumption. Whilst the noise levels are not so loud where we live, I'm sure those residents closer to the Hotel do have considerable discomfort.

What would be more constructive is for Mr Cominskey to assert his considerable influence on governments and councils to get the required Bribie Road upgraded before more events could be considered.

W & D Cameron
26 Pacific Drive Banksia Beach

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [PlanningAlerts](#) on behalf of [Lindsay Campbell](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2016/31643/VCHG/1
Date: Sunday, 3 February 2019 4:35:08 PM

For the attention of the General Manager / Planning Manager / Planning Department

Application 2016/31643/VCHG/1
Address 1780-1820 Bribie Island Road, Sandstone Point QLD 4511
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From: [Sharyn McCarthy](#)
To: [Development Planning Mailbox](#)
Subject: FW: Sandstone point hotel objection
Date: Wednesday, 6 February 2019 12:20:04 PM

Please find a copy of a submission that has been received by Cr Savige in relation to Development Application DA 31643/2016/VCHG/1.

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: k carr <kkcarr43@live.com.au>

Sent: Wednesday, 6 February 2019 8:23 AM

To: Mayor <mayor@moretonbay.qld.gov.au>; Brooke Savige <Brooke.Savige@moretonbay.qld.gov.au>

Subject: Sandstone point hotel objection

Title: Mr

Name: Ken Carr

Email: kkcarr43@live.com.au

Address: 37 Lachlan crescent

Suburb: Sandstone Point

State: Queensland

Post code: 4511

Telephone: 0402156150

Mayor

Counsellor: Brooke Savige

Subject: sandstone point hotel development application number DA/31643/2016/VCHG1

Hi Brooke.

I am taking the time to write to vehemently object to the latest community ignoring request by the sandstone point hotel.

During the concerts held on the 12 - 13 January, my wife and I were feeling like we were trapped in our house whilst the doof doof invaded our living space.

It's not like we moved to this beautiful suburb after the pub was built, we were here several years before the pub. It was built in a sneaky underhanded manner. We were shocked that this square concrete block was allowed by the moreton bay counsel. We understand that the state government allowed the building to go ahead.

The damage to people's lifestyle and house values is amazing.

The distress to residents and pets is unbearable.

We live 1.5 kilometers from the front door of the pub. The front of our house faces the noisy onslaught.

We have tried to live with the noise by insulating our ceiling with R4 bats and double glazing our front windows to the tune of \$4200 and putting up an expensive tall double planked fence.

But the end result is that the noise still invades our living space.

My wife and I have both phoned the pub to complain in a neighbourly fashion, (not nasty) with the end result being nothing happens. We were told by a pub manager that moreton bay

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councillors take it in turns to be wined and dined at these events!!!! That comment somewhat reduced our confidence with moreton bay council.

I am a safety critical rail worker. This and previous approved applications have impacted on my earning capacity as after concert events I am too fatigued to do my job safely.

The increase in traffic on these 'event' days has caused significant damage to roads and vehicles. With pot holes, wheel tracks in the bitumen and impatience causing accidents

The traffic is so heavy that any emergency vehicle would be unable to get through. Need I remind you that Bribie Island and Sandstone Point has a sizable elderly population.

I sign this not knowing what will happen but hoping that intelligence, fairness and common sense prevail.

Ken Carr

Sent from my Samsung Galaxy smartphone.

Moreton Bay Regional Council

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OBJECTION TO:

Development Application No: DA/31643/2016/VCHG/1
Property Location: 1780-1820 Bribie Island Rd., Sandstone Point
Property Description: Lot 6 SP 281368

I object to any increase in the number of Major Outdoor Events held at the Sandstone Point Hotel and that multi-day/consecutive events be considered as single events.

The Major Outdoor Events which have occurred up to now have had an unacceptable impact, not only on the surrounding residential areas as regards noise, vibration and traffic disruption but also on the natural environment of the Pumicestone Passage and its shores.

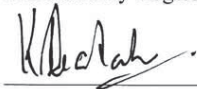
The Moreton Bay Marine Park and the Pumicestone Passage are covered by National and International Acts and Conventions which should ensure the protection of these areas, including migratory shorebird roosts, wetlands and mangroves, and the habitats of endangered turtles, dugong and other wildlife. The noise from the concerts and from fireworks must disturb the roosting birds. Also, some of the litter generated by the fireworks and by the sheer number of patrons at these events must end up in the Passage and surrounding vegetation.

As regards the impact on residents, although I do live at a distance from the site which has, up to now, meant that the concerts are not audible from my home, I have heard from residents living nearer the Hotel that the noise and vibration from the concerts is heard and felt indoors even with all doors and windows closed and air-conditioning on. They are not able use their balconies or patios at a time (weekends) when they should be able to do so. Also, I believe that the population of Bribie Island has one of the highest average ages in Queensland, and this will undoubtedly increase with the number of retirement facilities being built in the area. I imagine that seniors do not make up a large proportion of the patrons of these events, yet they have to suffer the consequences.

Traffic congestion and disruption occurs every time an Event is held, on the Bribie Island Road, the Bridge and on the Island itself. (I note that the Development Application refers to "Concerts" and not to other events such as the Strawberry Festival, Rodeos etc. which also generate traffic congestion.) This traffic congestion forces residents to change travel plans and potentially could have severe consequences in the case of an emergency.

Any increase in the number of these Events will compound all the above negative and serious effects on both human and wildlife residents of this area.

I appreciate the opportunity of commenting on this Development Application and urge Moreton Bay Regional Council to refuse it.



Kathleen Catalan
2/23 Spowers Street, Bongaree, QLD 4507
6 February 2019

Moreton Bay Regional Council

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From: Fiona Cayford
To: [MBRC Incoming Mail; liquorcompliance@justice.qld.gov.au](mailto:liquorcompliance@justice.qld.gov.au)
Cc: [Brooke Savige](#)
Subject: Sandstone Point Hotel Excessive Noise Limits
Date: Sunday, 3 February 2019 6:51:23 PM

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510
Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise

complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Copied to Brooke Savige and Office of Liquor Gaming and Racing

Regards

Fiona Cayford
Owner Unit 12
Spinnaker Blue Apartments
8a Spinnaker Drive
Sandstone Point
QLD 4511

Moreton Bay Regional Council

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Scanned By: sostigana@MBRCDOM On: 06/02/2019 PM Moreton Bay Regional Council

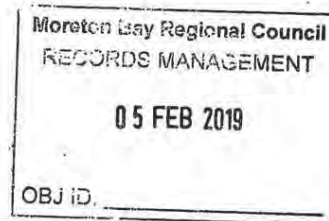
To: Moreton Bay Regional Council.
P.O. Box 159.
CABOOLTURE. Qld. 4510

MORETON BAY
REGIONAL COUNCIL

- 5 FEB 2019
W.P. 11-57am.
CABOOLTURE CUSTOMER
SERVICE CENTRE

From: PATRICIA A. CHAMPION
Bribie Pines Island Village.
Villa 152 / 126 Cotterill Ave.
Bongaree. Qld 4507

Date: 4. 02. 2019



Councillors.

The Sandstone Point Hotel has recently erected the required signage advising of their proposal to increase the number of Major Outdoor Concerts per year. (DA / 31643 / 2016 / VCHG/1).

We are concerned about traffic congestion on Bribie Island Rd and Bestman Roads.

With weekend traffic having increased since the applicant undertook their last road management survey, a new weekend survey should be undertaken prior to any further consideration.

Weekend traffic delays have already become common due to the popularity of Bribie Island facilities. Sandstone Point Hotel are already adding to the inconvenience of road users and are publicly admitting with their portable signs.

We object to the proposal to increase the number of Major Outdoor Concerts and trust you will vote against this proposal.

Signed: 
Patricia A. Champion (Mrs)

Moreton Bay Regional Council

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From: [Glenda Charles](#)
To: [MBRC Incoming Mail](#)
Subject: Re: more events at Sandstone Point Hotel DA 31643 Resubmitted to correct format
Date: Friday, 8 February 2019 3:55:59 PM

I am very against the extension of events at the Sandstone Point Hotel. As a Bribie resident, we already have to time our travel, our work commitments and family events around traffic events that affect the Bribie Island Road. Why is it that one family is allowed to affect so many people?

There is not only the issue of noise pollution, there is the issue of visual pollution. I thought the initial building fitted in to the landscape quite well but now there is the ugliness of the shipping containers, blowup plastic and the accommodation area looks at best like a military encampment.

Events bring so many people that environmental concerns will not be fully realised until they are lost eg. impact on the mangroves; loss of tree habitat; effects on wildlife and residential health.

Yours sincerely,
Glenda Charles
28 Spowers St.
Bongaree 4507

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: ian "doc" Hancock
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel
Date: Sunday, 3 February 2019 1:22:10 PM

Dear sir/madam,

We strongly object to any increase and respectfully request you consider a decrease in events at the

Sandstone Point Hotel.

The noise (which is heard from our place) disruption and traffic congestion which turns the Island and

more than 20klms of Bribie Island Road into a carpark like situation.

The disruption and safe passage for all on and off the bridge is outrageous to speak nothing of the noise

which has to terrify our birds and wildlife, is the area not an flora and fauna reserve and some 83%

National Park.

Between the 4WD traffic on Bribie beach which shouldn't be there and the events at this hotel without

Regard to residents and tourists is more than too much.

Yours sincerely

Ian Hancock and Lorraine Chillton
Bellara 4507

Moreton Bay Regional Council

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By:marilynocallaghan@MBRCDOM On: 08/02/2019 PM Moreton Bay Regional Council

Moreton Bay Regional Council
P.O.Box 159
Caboolture
Qld 4510

MORETON BAY
REGIONAL COUNCIL
08 FEB 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE 

8 February 2019

D.A.Application Number DA/31643/2016/VCHG/1

We are very concerned that the Sandstone Point Hotel want to increase the number of concerts/events from the current 9, up to 24 each year which is an increase of nearly 300%

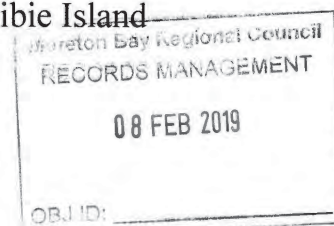
The increased traffic is already having a detrimental affect on our weekend life style, causing frequent travel delays that now mean when a concert/event is on we no longer leave the Island to visit our daughter and granddaughter at Wamuran and vise versa. We also don't visit our friends at Sandstone Point and they don't leave home for the same reason as the traffic is simply to much to contend with when a concert is being held.

From the Bruce Highway turning onto the Bribie Island Road it usually takes us 20 Minutes to arrive at our home in Bongaree but we have been caught up in traffic for up to 55 minutes !

This is a common speaking point with many of our friends on Bribie Island and Sandstone Point and we expect our concern is fully taken into consideration as we are talking in our thousands.

Yours sincerely 

Ray Christensen 52 Phoenix Avenue Bribie Island



Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Christine](#)
To: [MBRC Incoming Mail](#)
Subject: Plan to increase number of special events at Sandstone Point Hotel
Date: Wednesday, 6 February 2019 1:20:22 PM

To whom it may concern.

I am objecting to the application from Sandstone Point Hotel to increase the number of special events to 12. While the hotel has undoubtedly brought more business to the Island and surrounding areas, there is a limit to the number of times local residents can be held up in the traffic congestion both on the Island and Bribie Island Road due to events at the Hotel.

Until the state government is prepared to provide a four lane road from the highway to the Bribie Island Bridge, no additional events should be allowed. Mr Comiskey doesn't sit in the traffic jam as he commutes in his helicopter.

Christine Clark
29 Teal Blvd
Banksia Beach
Ph 0408455430

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SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)*

From: [CHERYL COGHLAN](#)
To: [MBRC Incoming Mail](#)
Subject: sandstone point hotel Proposed Change REF NO. DA/31643/2016V2Q Application
REF:DA/31643/2016/VCHG/1Thank YOU
Date: Monday, 4 February 2019 10:56:47 AM
Attachments: [Image.jpg](#)

Thankyou.

Sent from [Mail](#) for Windows 10

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Moreton Bay Regional Council.

To who it may concern ,

Making a submission RE Sandstone Point Hotel's Proposed Change

reference no Da/ 31643/2016/V2Q

Application ref:DA/31643/2016/VCHG/1

My Name is Cheryl Coghlan,

I live at site118 Silvershores Caravan Park would like to lodge my disapproval at the applicati
to the Sandstone Point Hotel's Proposed change.

Approval pursuant to Section 82 of the Planing act 2016 to make the following changes:

- *A maximum of 12 Major Out door events (Concerts) in any calender year, this does
sound much until you read that includes a weekend which is two days , which could
that the 12days become 24 days!!!! also with the last concert I was kept awake until
Midnight , no it wasnt New Years Eve.also to be able to access the island can take ¼
Hour from my home.*

My complaint is simply , deal with the noise, Traffic usually backed up to Bruce Highway, Ne
wider road the whole length, New Bridge, then maybe the council could think about the
submission?

Yours Cheryl Coghlan,
0447903165

Silver Shores Caravan Park

submission, 11.30 pm, on 11/02/2019

Moreton Bay Regional Council

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From: [Garry Cooper](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to DA Proposal
Date: Wednesday, 30 January 2019 12:26:45 PM

I wish lodge an objection to DA Application DA/31643/VCHG/1 of the Sandstone Point Hotel.

As with his Tavern development at Eaton's Hill, the owner has started off in a small way and bulldozed his way into an unacceptable venue. When the land at this location first went to auction a few years ago, it was limited to one dwelling! Now the owner continues to cram further activities which are better suited to a property three times the size.

The road system is quite unacceptable and dangerous, being so close to the bridge. Further, the whole site should have a high fence around it to hide it from drivers as it is a distraction in a congested area where complete vigilance is required when driving.

Our house is 2 Km west of the noise centre and we can clearly hear the thumping music, even with our doors closed, which last week ran for three days straight. Nearby neighbours to the Tavern have been 'bought off' with free tickets.

The drunks and sirens it attracts adds to the discomforts we have to endure on a day to day basis and our normal activities are often controlled by what is happening at the Tavern.

How this development was allowed to be developed in this area could well be a subject for the National Integrity Commission.

Yours sincerely,

Garry Cooper.

46/210 Bestmann Road East,

Sandstone Point, QLD, 4511

(07) 5497 7819.

-

From: Jean Cooper
Sent: Tuesday, 29 January 2019 2:37 PM
To: mbrc@mortonbay.qld.gov.au
Subject: Objection to DA Proposal

I Jean Lesley Cooper, of Unit 46, 210 Bestmann Road East, Sandstone Point, telephone 54977819, wish to lodge an objection to DA Applications, No DA/31643/VCHG/1 Sandstone Point Hotel.

My husband and I came here ten years ago, seeking a less hectic pace of life, now it seems it has gone berserk. The beautiful pristine areas have been destroyed by the advent of the Tavern, traffic is impossible, and the noise is hideous, plus it affects all the people who

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were settled in this lovely area before the hotel took over. Change is inevitable, but now both sides of the bridge are so adversely affected, it has left just chaos! Maybe they just want to send us insane, with more loud noise? Yours sincerely, Jean Cooper.

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From: [Jean Cooper](#)
To: [MBRC Incoming Mail](#)
Subject: Fw: Objection to DA Proposal
Date: Tuesday, 29 January 2019 1:59:31 PM

From: Jean Cooper
Sent: Tuesday, 29 January 2019 2:37 PM
To: mbrc@mortonbay.qld.gov.au
Subject: Objection to DA Proposal

I Jean Lesley Cooper, of Unit 46, 210 Bestmann Road East, Sandstone Point, telephone 54977819, wish to lodge an objection to DA Applications, No DA/31643/VCHG/1 Sandstone Point Hotel.

My husband and I came here ten years ago, seeking a less hectic pace of life, now it seems it has gone berserk. The beautiful pristine areas have been destroyed by the advent of the Tavern, traffic is impossible, and the noise is hideous, plus it affects all the people who were settled in this lovely area before the hotel took over. Change is inevitable, but now both sides of the bridge are so adversely affected, it has left just chaos! Maybe they just want to send us insane, with more loud noise? Yours sincerely, Jean Cooper.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Jean Cossalter](#)
To: [MBRC Incoming Mail](#)
Cc: [Brooke Savage](#)
Subject: Development Application DA 31543/2016/VCHG/1
Date: Thursday, 7 February 2019 4:24:29 PM

OBJECTION TO DEVELOPMENT APPLICATION DA 31543/2016/VCHG/1

BY SANDSTONE POINT HOTEL FOR PREMISES AT 1780-1820 Bribe Island Road, Sandstone Point 4511

I hereby make a submission against the above development application, both against an increase in the number of concerts, and also against concerts on consecutive days being considered as one event.

I'll preface this by saying I love music, and I love a good concert, but with music of my choice, and played at a reasonable and comfortable volume.

What I don't love is:

- being forced to endure concerts regularly being blasted into my home at up to 90db, over an extended period of time, that I have no way of escaping.
- that my security screen doors vibrate in time with the bass beat of the music and the vibration of the bass beat can be felt through the ground.
- that frequently I cannot hear my television, have a person to person conversation or a telephone conversation even with all my windows closed.
- that I have to close my house up in the heat of summer in an attempt to reduce the noise.
- that my grandchildren can't go to sleep while a concert is in progress, or anyone else trying to sleep for that matter.
- that through averaging, weighting and monitor placements, the sound monitoring of these events in no way accurately reflects the true noise levels, and that despite this the same flawed formula favouring the hotel continues to be used and relied upon.
- the anxiety and stress these concerts cause to myself and my neighbours, many of whom are elderly (some in their 90s) and don't have the wherewithal or fight to lodge an objection, but who suffer greatly, and some of them rely on me to be their voice in this context. Imagine your elderly and frail parents or grandparents being subjected to this on a regular basis. People are struggling already and this prospect of significantly more concerts is causing great distress and anxiety to some, who are hopefully recording this with their doctors.

Someone recently likened the noise from these concerts as equivalent to standing next to a jackhammer. Nine or ten, sometimes more, hours of jack hammering, not just once, but 24+ times a year, which equates to roughly every fortnight. Nine or ten hours of jack hammering at your home, every second weekend!! **Imagine if that was your home. Imagine if your local council approved that that was okay.**

Due to carer's responsibilities I cannot just up and go somewhere else during these events (as some people are driven to do), and nor should I have to.

To approve an entertainment venue in the middle of a largely retirement suburb was

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

always going to be a problem. But for council then to proceed to approve an increase in noise levels when there was already an existing history of noise complaints, certainly makes you wonder, and would seem to show complete disregard for the hotel's immediate neighbours, who are council ratepayers. And now the hotel is applying to double, or potentially almost triple, the amount of time they are permitted to totally destroy our peaceful amenities. In accordance with your sworn duties of office, please do not allow this to happen.

I was told by a council representative during their election campaign that the council didn't want control of the hotel, that council had neither the people nor the equipment resources to adequately monitor and manage it. This problem is not going away and will be an ongoing issue for council. Please don't allow it to continue to escalate.

The hotel is a very divisive topic, and any comment on social media very quickly deteriorates into a slanging match. No doubt the people who are in favour of the development application would think very differently if they lived in the immediate vicinity of the hotel. Unfortunately for me, I do live in the immediate vicinity of the hotel.

The concert events are the main, but not the only, issue. These are other ways in which the hotel regularly impacts us negatively and should be part of the bigger picture in your considerations:

- Fireworks are a significant noise problem and monitor on my patio at over 100db. This impact has been likened to a warzone. Fireworks seem to have become an entrenched part of the concert events and only add to the already unreasonable and unacceptable noise levels. If you're a pet lover, consider the effect on them also.
- In breach of restrictions where there should be no noise emanating from the hotel after 10pm, we regularly hear the bass beat of the music up until 2am on the Friday and Saturday night sessions, and then the noise as patrons disperse after closing, many of whom are intoxicated and extremely loud.
- The hotel also intrudes into our homes regularly on Saturday and Sunday afternoons with live music from the grounds. While the noise level is nothing compared to the concert events, it nevertheless intrudes into our homes. Often the musicians are playing to only a handful of patrons.
- Our body corporate gardener reports an increase in drug paraphernalia and alcohol containers being thrown over the fence into our pool area, more prevalent during concert events.
- Noise from helicopter traffic.
- The numerous events the hotel has in between concerts, which more often than not cause unreasonable, unacceptable noise levels and other associated issues.

So many negative impacts, not just on the days of concert events, but on a regular and ongoing basis. To me it would seem totally inappropriate and remiss to, once again, approve any increase in what is already widely unacceptable without first addressing the existing issues in consultation with the affected residents.

As per my email to council of 15 January 2019 the disruption is extreme and widespread, even suburbs away.

Then... there is the traffic! The road infrastructure, that already struggles with normal weekend traffic, particularly in summer, is woefully inadequate for the influx of event traffic. The hotel events can bring many thousands of extra vehicles to the already

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

struggling single lane road system, which is a potential for disaster. Surely there is a responsibility to ensure safe and unobstructed access and egress to residents, ratepayers and emergency services. Unforeseen accidents happen, but knowingly regularly clogging an already choked road system with all the additional event traffic wouldn't seem to meet that responsibility, and surely must be a consideration with this development application.

My sister lives and works on the south side of Brisbane. When she recently mentioned to a work colleague that she was coming to Bribie on the weekend he warned her against it because the traffic was horrendous. That was his experience. Logic would tell you this is not an isolated incident. Many people are regularly caught in gridlocked traffic. Bad news travels fast. This is detrimental to Bribie as a community, and any approval of additional events can only significantly compound this.

People say the hotel brings people to Bribie, but in reality the majority stop at the hotel and never even cross the bridge. Bribie as a community doesn't benefit from this, and in fact may suffer from it because, as demonstrated above, the situation is actually deterring genuine visitors from coming to Bribie. I know people in Ningi who will now go into Caboolture or Morayfield to shop rather than take a chance on Bribie traffic. My own family gatherings used to happen on beautiful Bribie. Now they happen elsewhere because of the high chance of being stuck in traffic.

Please don't allow this development application to be approved and cause even greater distress to the unfortunate neighbours of the hotel, greater traffic chaos, and greater ongoing issues for the council.

If you were me, would you want this in your backyard?

Thank you for your consideration.

Jean Cossalter
1 Seafarer Court
Sandstone Point

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

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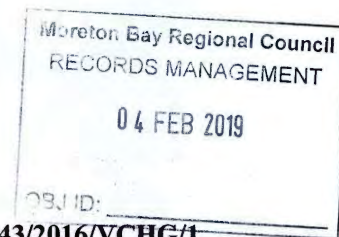
ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By:marilynocallaghan@MBRCDOM On: 04/02/2019 AM Moreton Bay Regional Council

Address 8 Howard Court
Email
Phone 0418599246

23 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510



Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

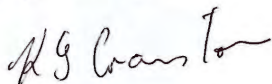
The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Kathleen Cranston [print full name]

 [sign]

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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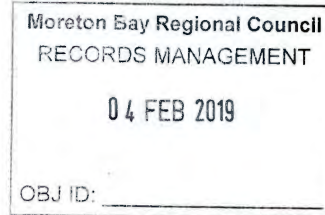
ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By:marilynocalaghan@MBRCDOM On: 04/02/2019 AM Moreton Bay Regional Council

Address 8 Howard Court
Email
Phone 0438164704

23 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510



Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

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Thank you for this opportunity to lodge this objection.

Kevin Cranston [print full name]

[sign]

Moreton Bay Regional Council

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From: [Ronald Cross](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Increase of Events at Sandstone Point Hotel
Date: Tuesday, 5 February 2019 9:03:17 AM

I wish to voice my objection to the request by Sandstone Point Hotel to increase the number of events per year. There should be no increase to the number of events held each year & each day of an event is counted as a separate event.

I reside at 20 The Quay, Banksia Beach and any time there is an event with music we can hear the continuous thumping of the music even with my doors closed.

The large shipping containers placed on the Bribie Island Road side of the property are a huge eyesore for the community especially it being at the entrance to Bribie Island.

Traffic congestion is a huge problem, locals & visitors to the Island get caught up in the traffic jams, emergency service vehicles are held up.

Criminal activity and drink/drug related offences increase during many of the activities.

Weekend events should be restricted to one day/night only for the event to minimise the impact on the local population & environment.

I find it offensive that the Hotel owner, Rob Comiskey, states that the road needs upgrading but this it's not his problem ... wrong, he's a major contributor to the problem.

Mr Comiskey states that the events are deliberately held outside peak traffic times, wrong ... an event includes not just the event activity but also getting to and from the event. The major traffic problem is prior and post event when people are arriving & leaving, and those events that go all day like the strawberry festival have an ongoing movement of people.

Most event attendees are from outside the Bribie Island/Sandstone Point Area, why should us locals have to put up with that.

Sandstone Point Hotel should be made to contribute to upgrading the Bribie Road.

In the end, Mr Comiskey is not holding these events for the best interest of the community but for his own self greed in wanting to make money regardless of the impact on the local community and environment where he does not not reside.

Regards

Ron Cross

Moreton Bay Regional Council

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From: Peter Dallimore
To: [MBRC Incoming Mail](mailto:MBRC.Incoming.Mail)
Subject: Fwd: Sandstone Point Hotel material Change of Use DA/31643/2016CHG/1
Date: Sunday, 3 February 2019 1:48:30 PM

From: **Peter Dallimore** <peterjdallimore@gmail.com>

Date: Sun, Feb 3, 2019 at 1:29 PM

copied to

Subject: Sandstone Point Hotel material Change of Use DA/31643/2016CHG/1

To: <mbrc@mortonbay.qld.gov.au>, <pumicestone@parliament.qld.gov.au>, <brooke.savige@moretonbay.qld.gov.au>, <Division5@moretonbay.qld.gov.au>, <Adam.Hain@moretonbay.qld.gov.au>, <Julie.Greer@moretonbay.qld.gov.au>, <Peter.Flannery@moretonbay.qld.gov.au>, <Koliana.Winchester@moretonbay.qld.gov.au>, <Denise.Sims@moretonbay.qld.gov.au>, <Mick.Gillam@moretonbay.qld.gov.au>, <Mike.Charlton@moretonbay.qld.gov.au>, <Matt.Constance@moretonbay.qld.gov.au>, <darren.grimwade@moretonbay.qld.gov.au>, <Adrian.Raedel@moretonbay.qld.gov.au>

This is to express our strong objection to Sandstone Point Hotel's application to increase the number of major event day/nights from the currently approved 9 to 24. The reasons for our objection are as follows:

1. The noise levels for the duration of the events vary from being excessive to unreasonable, in particular from the bass and noise generated by the fireworks. The Council's noise monitoring seems to indicate otherwise. The efficacy of the noise-monitoring program is questionable.
2. The additional traffic generated by the events further restricts vehicle access from the Bribie Island Road to the Spinnaker complexes.
3. Event patron's seeking free overnight accommodation camp on the vacant land opposite the hotel site near the bridge. The area is usually left strewn with rubbish.

The combination of the above factors detracts from the quality of life that was available to residents at this location prior to the construction of the hotel and the implementation of the events program. The planned 166% increase in event day/nights as set down in DA/31643/2016VCHG/1 will, if approved, greatly exacerbate the problems and will be an unreasonable imposition on residents.

Peter and Judy Dallimore

U 112 No 8 Spinnaker Drive

Sandstone Point

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Peter Dallimore](#)
To: [MBRC Incoming Mail](#)
Cc: [Division5](#); [Brooke Savige](#); liquorcompliance@justice.qld.gov.au; [Adam Hain](#); [Julie Greer](#); [Peter Flannery](#); [Koliana Winchester](#); [Denise Sims](#); [Mick Gillam](#); [Mike Charlton](#); [Matt Constance](#); [Darren Grimwade](#); [Adrian Raedel](#)
Subject: Objection to Sandstone Point Hotel DA 31643/2016/VCHG/1 updated
Date: Tuesday, 5 February 2019 11:42:40 AM

We object to any increase to the number of events held at Sandstone Point Hotel and, in particular, to the counting of two or more consecutive day events as a single event. It is distressing enough putting up with one day of discomfort/disruption let alone two days in a row. What was promoted and approved as a hotel and holiday park is now becoming a major events venue.

Our grounds for our objection are:

1. The siting of the Hotel in a densely populated residential area makes it unsuitable for staging music and other events of the scale that are now taking place.
2. The unacceptable noise generated by these events – loud and deep bass music and fireworks. We understand that MBRC monitoring of the noise indicates compliance with the requirements. If this is the case we challenge the efficacy of the monitoring.
3. Traffic congestion generated by the events is extremely disruptive to all road users and in particular to residents in the immediate area of the hotel. This is acknowledged by the event organisers by advertising "expect delays" on the roadside signs prior to events.
4. The events attract campers to the vacant land near the Bribie bridge. After an event the area is often left strewn with rubbish
5. The combined effect of the above is already adversely impacting property values and any increase in the number of event days permitted in a year will further detract from the saleability of properties. Four of the 22 residences in Orianna are up for sale, and most likely will sell at a loss, because of the noise and traffic congestion caused by Sandstone Point Hotel events.

In summary, the location of the Hotel in a residential area with inadequate single lane access roads makes it unsuitable for staging major events. We call on you to reject the application.

From: Peter & Judy Dallimore

U 112 No8 Spinnaker Drive

Sandstone Point 4511

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

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1. Objection to Proposed Change to Approval

Development Address related to:-

Sandstone Point Hotel
178-1820 Bribie Island Road
Sandstone Point 4510
(Lot 6 on SP 281368)

2. Grounds (Reasons) for Submission:-

Emailed to mbrc@moretonbay.qld.gov.au

Attention MBRC's Assessment Manager

We hereby object to the Sandstone Point Hotel being given permission to hold more events than they are currently permitted to.

2.1. Excessive Traffic.

Traffic single lane road, narrow bridge already at full occupancy at peak hours. Little in the way of ‘hard shoulders’ to have vehicles moved off the road to give clear passage to emergency vehicles. . No emergency vehicle access to get to the nearest hospital at Caboolture for a large number of elderly and retired residents. Congestion will increased likelihood of vehicle accidents. The existing infrequent public transport will be greatly impeded with passengers missing connections with train

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services. With increased attendance to more events and no planned traffic management changes will result increased inconvenience for local residents.

Maybe having a medical evacuation fast boat to Redcliffe or something equivalent to the RACQ medical helicopter available at the hotels expense could cover the interim. This would be until the road to Caboolture is either four lanes (all the way) or has a hard shoulder (all the way) to allow vehicles to pull over for an emergency vehicle. Long term planning for a 2nd bridge should ensure that there is no access from it to the sandstone point hotel.

As a resident of Bribie Island we have been held up by the traffic for long periods on a number of occasions even though we try to avoid the worst of the traffic. With multi-day events from 07.00AM to 10.00 PM as proposed, avoiding the traffic jams would be impossible. This is NOT out of peak hours as stated in the Bribie Weekly (1/2/2019) by the owner/developer, as the weekend peak hours on Bribie Island are 'all day' on the weekends, public holidays and 'all day, every day' during the school holidays. There is constant bumper to bumper traffic from the Bruce Highway to and from Bribie Island during these days. A large number of visitors to the events at Sandstone Point Hotel park their vehicles all along the beach front on Bribie Island for the duration of the events and walk across the bridge. This blocks local access to their own beach front and will only get worse. The owner/organiser has stated in the local Bribie Weekly (1/2/2019) that the Bribie Island road needs upgrading but it is not their concern.

It is a concern that a medical emergency could occur on Bribie Island and due to the inability of emergency vehicles to get through a loss of life could occur.

Local residents and Islanders need to have free traffic roads not congested roads for commercial gain.

The owner/organiser needs to arrange POLICE to manage traffic congestion at his functions all he uses is SES but they can't do road traffic as they not police.

There is no traffic plan in the submission?

This request should be put on hold until adequate infrastructure is in place to cater for the increased usage

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

2.2. Flora and Fauna Reserve Adversely Impacted.

Local wild life, especially birds, is traumatised by the loud noise and loud exploding fireworks that occur at these events. This is totally in contradiction for Bribie Island being a Flora and Fauna reserve. Pets including dogs and cats are also adversely affected by the fireworks and loud constant noise. Although not a resident of Sandstone Point Residential area we have heard the noise is a concern for many people.

2.3. Excessive Noise Levels – Loud Amplified Music and Noisy Fireworks

There are no sound-proof fencing installations in the submission?

2.4. Eyesore.

This area was a pristine environment. Now, we are assaulted by ugly rows of stacked containers and portable toilets polluting the waterside bushland setting. There aren't even properly built facilities to cater for the existing events.

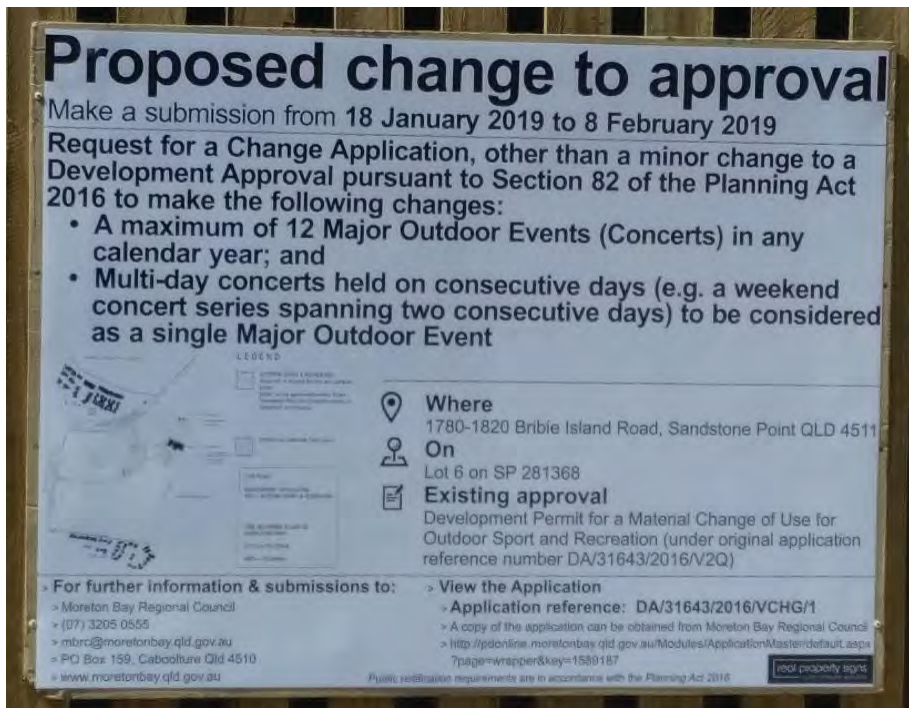
ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

2.5. Public Notification Not Properly Made.

2.5.1. Notice.

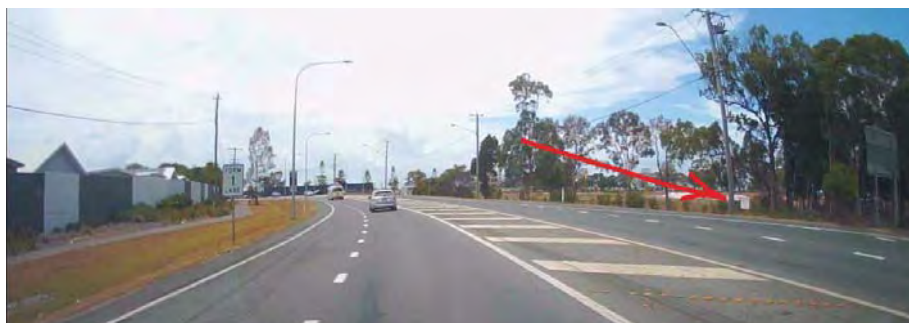
Yes there are 'Notices'. The 'Notices' are not in a location where they can be easily seen – They are too far away to be even noticed much less able to be read from Bribie Island Road and from Bestman Road East. Both notices CANNOT be viewed safely without causing a hazard to traffic. Parking is not permitted nearby. No mention of Outdoor Sport and Recreation needing to be re-evaluated as per submissions accepted by the MBRC. The photo below is of the proposed notice from the MBRC web site.

- Place notice on the premises in the way prescribed under the Development Assessment Rules on 17/01/19 and



The photos below are the notices in reality...

(Photo 1) Bribie Island Road heading east – red arrow showing 'Notice'.



ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

(Photo 2) Bribie Island Road heading west – red arrow showing ‘Notice’.



(Photo 3) Bestman Road East heading south – red arrow showing ‘Notice’.



Virtually impossible to read. Obviously not meant to be read – why would you take a long walk in the hot sun from a safe parking spot to read it, if you didn’t know what it was?

2.5.2. **Published in Caboolture Press that serves a locality that is a 30 minutes drive away from the address of the proposed change and NOT in the Local Paper ‘Bribie Weekly’.**

At this time, I can advise that I intend to:

Publish a notice in the **Caboolture Herald on 17/01/19**

Caboolture Herald published weekly is not readily available on Bribie Island. It is no longer delivered to residences on Bribie Island or can be accessed via the web site “CabooltureHerald.com” that is found using search engines. If you are computer literate and have access to a computer or smartphone, It can be accessed by a complicated search using the search of Quest SMedia Web site buried amongst multiple similar newspapers. The site is very slow to navigate. The so called ‘Public Notice’ cannot be found using a web browser as it is not even searchable on the web site using the word Sandstone etc.

Publishing the notice in the local paper, the ‘Bribie Weekly’ (from exactly the same office as the ‘Caboolture Herald’) would be the sensible way to go if you wanted it seen. It was not published in the ‘Bribie Weekly’ for 18th Jan or 25th Jan 2019 which is home delivered to all Bribie Island and nearby residents on Fridays.

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Caboolture Herald Notice – shown above.

Tucked away between Contract Cleaners and Funeral Directors on page 41 of 44 pages in a very small, almost unreadable print on a computer screen. It is ironically near a notice stating “You can’t miss this!”



If you have some IT knowledge and are able to figure out how to enlarge your screen view you may be able to get this ...

<http://quest.smedia.com.au/caboolture-herald/>

<http://pdonline.moretonbay.qld.gov.au/Modules/ApplicationMaster/default.aspx?page=wrapper&key=1589187>

A search in this publication’s web site on the word ‘Sandstone’ also does not reveal the article. No mention of re-acceptance of Outdoor Sport and Recreation requirement in notice as per acceptance of submissions by council.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

2.5.3. Deceptive Notification.

MBRC web site shows acceptance of submission for "OTHER Major Events in addition to the proposed allowable 12 multiple day events as per extracts below. They have current 9 shows approval but this can double the number as they sneakily are seeking multi day events of 12 that is up to 36 days Easter could be a five day event and Xmas well that could be quite a licence for multi days ongoing.

Why are so many different people with the same approval –trying to confuse the situation? - see extracts below ...

Our Ref: DA/31643/2016/VCHG/1
Date: 21 January 2019

Mr Peter B Mundt and Mrs Bronwyn G Mundt
5 York Court
SANDSTONE POINT QLD 4511

Dear Mr and Mrs Mundt

Re: Acceptance of Properly Made Submission
Under Section 19 of the Development Assessment Rules
Development Application No.: DA/31643/2016/VCHG/1
Property Location: 1780-1820 Bribie Island Road, SANDSTONE POINT
Property Description: Lot 6 SP 281368
Development Type: Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation

Mr John W Fraser and Mrs Sharyn M Fraser
26 Howard Court
SANDSTONE POINT QLD 4511

Dear Mr Fraser and Mrs Fraser

Re: Acceptance of Properly Made Submission
Under Section 19 of the Development Assessment Rules
Development Application No.: DA/31643/2016/VCHG/1
Property Location: 1780-1820 Bribie Island Road, SANDSTONE POINT
Property Description: Lot 6 SP 281368
Development Type: Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Attention: Jessica Moore
Development Services

Dear Jessica

OTHER CHANGE APPLICATION
MATERIAL CHANGE OF USE – OUTDOOR SPORT AND RECREATION
1780-1820 BRIBIE ISLAND ROAD, SANDSTONE POINT
SANDSTONE POINT HOTEL
APPLICATION NUMBER: DA/31643/2016/V2Q

Condition 5: Major Outdoor Event – Use

It is requested that the condition be reworded as follows:

- (a) Limit the use to a maximum of twelve (12) Major Outdoor Events (Concerts) in any calendar year. Major Outdoor Events (Concerts) have noise levels in accordance with Condition 8 (a).
- (b) Other Major Outdoor Events undertaken on site are to have a noise level in accordance with Condition 8 (b).
- (c) No Major Outdoor Event is to occur unless an Event Management Plan is approved by Council.

Condition 7: Major Outdoor Event Duration

It is requested that the condition be reworded as follows:

- (a) A multi-day event spanning at least two consecutive days is considered to be a single Major Outdoor Event. For example: a weekend concert spanning both Saturday and Sunday is considered to be one (1) major outdoor event.
- (b) The hours of operation for any Major Outdoor Event is to be from 7am to 10pm on any day that the event is occurring.

Our Ref: DA/31643/2016/VCHG/1
Your Ref: -
Date: 7 December 2018

Bribie Waters Pty Ltd
C/- I.B Town Planning
PO Box 501
KALLANGUR QLD 4503

Dear Sir/Madam

Re: CONFIRMATION NOTICE
Development Application No.: DA/31643/2016/VCHG/1
Property Location: 1780-1820 Bribie Island Road, SANDSTONE POINT
Property Description: Lot 6 SP 281368
Development Type: Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

2.5.4. Adjoining Landowner Advice Appears to be Inadequate.

Notify the owners of all lots adjoining the premises the subject of the application on 16/01/19

A very personalised notification !! – looks like a real estate advert. It has attached a copy of the same notification that was published in the Caboolture press on the 17 Jan 2019 that does not cover all parts of the application. A letterbox drop of a dear sir/madam letter will most likely not reach all the land owners? It should be personally addressed to both landowners and current residents – the council would have this information but has not bothered to use it? See notices below ...

PO BOX 159
CABOOLTURE QLD 4510



Dear Sir/Madam,

**DEVELOPMENT APPLICATION (PROPOSED CHANGE TO AN EXISTING APPROVAL)
SUBMITTED FOR: 1780-1820 Bribie Island Road, Sandstone Point QLD 4511.**

We wish to advise you that a Change to Approval Application has been lodged with Council in relation to the above property.

In accordance with the *Planning Act 2016*, you are advised as an adjoining landowner to the subject land. Please find attached a copy of the Public Notice setting out details of the proposal and how you may submit comments.

If you have any queries regarding this application please contact Council.

Applicant Name:	Real Property Signs on behalf of Bribie Waters Pty Ltd C/- IB Town Planning
Address:	PO Box 2332, Tingalpa QLD 4173
Contact Number/Email:	T: 07 3216 2301 E: info@realpropertysigns.com.au
Notice Date:	16 January 2019
Assessment Manager's Name:	Moreton Bay Regional Council Attention: Bee Brooke
Assessment Manager's Address:	PO Box 159, Caboolture QLD 4510
Application/Reference Number:	DA/31643/2016/VCHG/1

Proposal Details: Request for a Change Application, other than a minor change to a Development Approval pursuant to Section 82 of the Planning Act 2016 to make the following changes:

- A maximum of 12 Major Outdoor Events (Concerts) in any calendar year; and
- Multi-day concerts held on consecutive days (e.g. a weekend concert series spanning two consecutive days) to be considered as a single Major Outdoor Event

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

14 January 2019

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture QLD 4510

Attention: Bee Brooke
Development Services

Dear Bee

**RE: REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE
OUTDOOR SPORT AND RECREATION
1780-1820 BRIBIE ISLAND ROAD, SANDSTONE POINT
APPLICATION NUMBER: DA/31643/2016/VCHG/1**

I refer to the above application and Council's information request dated 21 December 2018. In response to the issues raised, the following information is provided to address the issues raised:

The 'Notification' process needs to be re-done properly addressing the concerns as stated above.

2.6. Existing Approval More than Adequate.

2 different concerts area held on consecutive days should count as 2 concerts not 1 and the existing limit of 9 still apply. The attendees would not attend both concerts. A majority of attendees to these concerts are not locals, thus local residents are not being primarily considered. This in effect has the potential to double the number of allowable concerts doubling the inconvenience for local residents from Bribie Island all the way back to the Bruce Highway.

14 January 2019

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture QLD 4510

Attention: Bee Brooke
Development Services

Dear Bee

**RE: REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE
OUTDOOR SPORT AND RECREATION
1780-1820 BRIBIE ISLAND ROAD, SANDSTONE POINT
APPLICATION NUMBER: DA/31643/2016/VCHG/1**

I refer to the above application and Council's information request dated 21 December 2018. In

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Date: 21 December 2018

Bribie Waters Pty Ltd
C/- I.B Town Planning
PO Box 501
KALLANGUR QLD 4503

Dear Sir/Madam

Re: **INFORMATION REQUEST**
Under Section 12 of the Development Assessment Rules
Development Application No.: DA/31643/2016/VCHG/1
Property Location: 1780-1820 Bribie Island Road, Sandstone Point
Property Description: Lot 6 SP 281368
Development Type: Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation

Council has undertaken a further review of your development application for the above mentioned premises and has determined the following additional information is required to assess the application.

2.7. Existing approval will be adversely affected by this much extended approval.

Residents have been putting off travelling by deferring their trip to the following day – this will now no longer be possible. Most residents are begrudging ok with the current limitations on the entertainment events. Further inconvenience will be over the top and will destroy the current relaxed way of life on the Bribie Island environment.

Demonstrate the existing traffic plan will cater for all the additional events - NOT done as yet by developer – see below ...

DEVELOPMENT SERVICES

Development Planning

1. The application proposes an increase to the number of Major Outdoor Events per calendar year to twelve (12). Demonstrate that the proposed increase to the number of events will not compromise the applicant's ability to satisfy the conditions of the original approval, specifically Condition 6. Provide justification that the current Outdoor Event Management Plan will be a robust framework for assessing each proposed event, including any cumulative impacts of consecutive day events.
2. While it is acknowledged that there is no proposal to change the traffic management plan that is required as part of Condition 6, it is considered that further information is required to demonstrate that the current traffic management plan will cater to the proposed increase in the number of events (including consecutive day events) without impacting local trips. Specifically, demonstrate how the peak flows will be managed appropriately accounting for the existing commuter trips. Additionally, provide further information that the increase in events will not have adverse impacts on the external road network.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)



Moreton Bay
Regional Council

Enquiries: Bee Brooke
Direct Phone: 07 5433 2764
Our Ref: DA/31643/2016/VCHG/1

Date: 20 December 2018

Office of Liquor and Gaming Regulation
63 George Street
BRISBANE QLD 4000

ATTN: Symonne Uzarevic/ Stephen Nolan

Dear Symonne Uzarevic & Stephen Nolan

Re: **THIRD PARTY ADVICE REQUEST**

Development Application No.: DA/31643/2016/VCHG/1
Property Location: 1780-1820 Bribie Island Road, Sandstone Point
Property Description: Lot 6 SP 281368
Proposal: Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation

The applicant has requested to make the following Changes to their approval:

- A maximum of 12 Major Outdoor Events (Concerts) in any calendar year; and
- Multi-day concerts held on consecutive days (e.g. a weekend concert series spanning two consecutive days) to be considered as a single Major Outdoor Event.

The above changes would result in Condition 5 and 7 of Council's approval to be amended. For clarification, there has been no request to change the decibel limit for events nor the location of the events. The Conditions handed down to the applicant as part of the original approval have been included for your reference.

It is requested that advice be given as to potential adverse impacts on the surrounding area if there was an increase in the number of events, in addition to potential impacts on the conditions/advice that has previously been provided by your Office.

It is kindly requested that contact be made with abovementioned Officer or provide third party advice within twenty (20) business days from the date of this letter.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

2.8. Is there a problem with the trust and accuracy and completeness of the application and is there more to follow?

See notice below ...

Date: 7 December 2018

Bribie Waters Pty Ltd
C/- I.B Town Planning
PO Box 501
KALLANGUR QLD 4503

Dear Sir/Madam

Re: CONFIRMATION NOTICE
Development Application No.: DA/31643/2016/VCHG/1
Property Location: 1780-1820 Bribie Island Road, SANDSTONE POINT
Property Description: Lot 6 SP 281368
Development Type: Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation

Nature of development proposed.	Material change of use
Description of the development proposed:	Outdoor Sport and Recreation
Category of Development	Assessable Development Imp.

Not for concerts. This is additional to other Concert request.

development application.

You are advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find any inaccuracy in any of the information provided above or require clarification about any of these details please contact Bee Brooke on 07 5433 2764 or via email

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

2.9. Financial Integrity Not Shown by owner/developer

This doesn't bode well for future business dealings if the owner/organiser is even trying to short change the council? This does not demonstrate financially responsibility?



Bribie Waters Pty Ltd
C/- I.B Town Planning
PO Box 501
KALLANGUR QLD 4503

Development Application No.: DA/31643/2016/VCHG/1
Property Location: 1780-1820 Bribie Island Road, SANDSTONE POINT QLD 4511
Property Description: Lot 6 SP 281368
Development Type: Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation

Fee Description	Amount	Amount Paid	Outstanding Balance
Recreation / Entertainment Uses	10,819.90	-4,057.30	6,762.60
Totals	10,819.90	-4,057.30	6,762.60

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Date: 17 July 2017

Comiskey Group
1 Parkside Lane
BALD HILLS QLD 4036

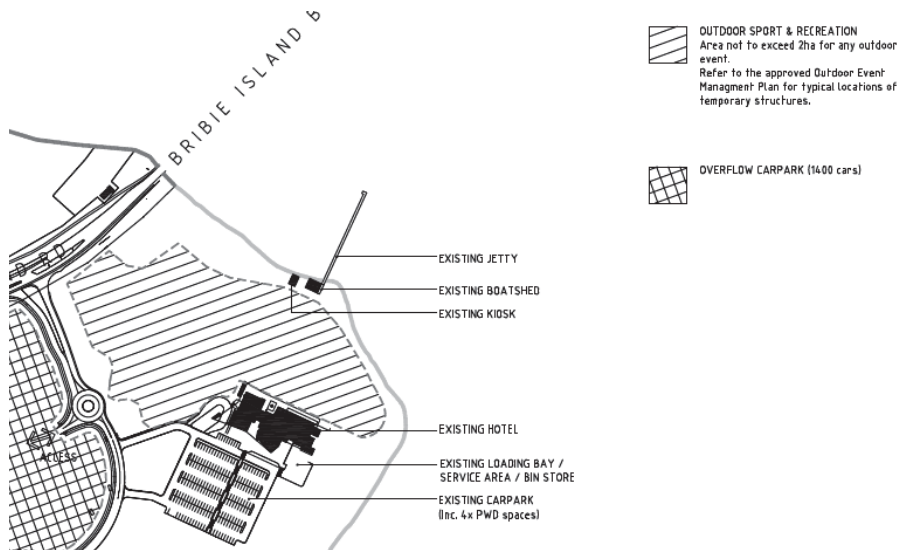
Dear Sir/Madam

AMENDED PLANS SATISFYING CONDITIONS OF APPROVAL

Development Application No.: DA/31643/2016/XC/1
 Property Location: 1780-1820 Bribie Island Road, Sandstone Point
 Property Description: Lot 6 SP 281368
 Proposal: Compliance with DA Condition (Condition 2(a) - Amended Plan Required)

I refer to your correspondence dated 5 July 2017, addressing Condition 2(a) of Development Permit DA/31643/2016/V2Q. An amended site plan, removing the Outdoor Sport & Recreation note and the 'temporary container bar', was required with respect to Condition 2(a).

The amended site plan has been assessed and is considered to satisfy the requirements of Condition 2(a) of Development Permit DA/31643/2016/V2Q.



2.10. Multiple Applications for the Same Change

Why so many applications for the same thing? Does this improve the chances of at least getting one passed?

Change application form

Planning Act Form 5 (version 1.1 effective 1 July 2015)

This form is to be used for a change application when making a change application to be approved.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

<input type="checkbox"/> Preliminary approval
6) Type of change proposed
6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):
Change to Conditions 5 and 7 of the existing Development Permit to limit the maximum number of Major Outdoor Events (Concerts) to 12 per calendar year, and amend the duration for a single Major Outdoor Event to cater for multi-day events.
6.2) What type of change does this application propose?

8 November 2018

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510

Attention: Jessica Moore
Development Services

Dear Jessica

OTHER CHANGE APPLICATION
MATERIAL CHANGE OF USE – OUTDOOR SPORT AND RECREATION
1780-1820 BRIBIE ISLAND ROAD, SANDSTONE POINT
SANDSTONE POINT HOTEL
APPLICATION NUMBER: DA/31643/2016/V2Q

On behalf of our client and in accordance with section 82 of the *Planning Act 2016 (PAct)*, we are submitting a new 'Change Application' for the amendment of the approval to change the limits on the number of events that can be held each year, as well as how multi-day events are dealt with under the conditions of the approval.

Condition 5: Major Outdoor Event – Use

It is requested that the condition be reworded as follows:

- (a) Limit the use to a maximum of twelve (12) Major Outdoor Events (Concerts) in any calendar year. Major Outdoor Events (Concerts) have noise levels in accordance with Condition 8 (a).
- (b) Other Major Outdoor Events undertaken on site are to have a noise level in accordance with Condition 8 (b).
- (c) No Major Outdoor Event is to occur unless an Event Management Plan is approved by Council.

Condition 7: Major Outdoor Event Duration

It is requested that the condition be reworded as follows:

- (a) A multi-day event spanning at least two consecutive days is considered to be a single Major Outdoor Event. For example: a weekend concert spanning both Saturday and Sunday is considered to be one (1) major outdoor event.
- (b) The hours of operation for any Major Outdoor Event is to be from 7am to 10pm on any day that the event is occurring.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

2.11. Impact on Boating and Fishing in Adjacent Pumicestone Passage

There is an impact on recreation fishing having boats with fishermen moved on from favoured fishing spots out from their location when any concert is on ? Under what authority is that done? How far does their land go surely no further than their jetty?

1.2.12 Control of Drug Affected Patrons

A multitude of Drugs are readily available at concerts these days. There is no mention of what actions the owner and event organiser are required to have in place to address this problem. Hiring of additional police with a couple of dogs is seen as only an ad hoc method with no compulsory legislated action plan in place. Is this also someone else's problem?

Council file/reference number DA/31643/2016/VCHG/1

Submitted with concern for the local community by

John and Jillian Davis

2/30 Hoya Crescent

Bongaree Qld 4507

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Dawbers](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to : DA Applications number (DA/31643/2016/VCHG/1)
Date: Monday, 21 January 2019 2:04:05 PM
Attachments: [image001.gif](#)

To whom it may concern :

We wish to lodge an objection against the current Development Application (reference above) by Sandstone Point Hotel at 1720 to 1820 Bribie Island Road, Sandstone Point.

In our opinion the change to 12 major events per annum from the current 9 major events and the further change to allow multi day events to be counted as "one event" is in full contravention of the initial approval granted to the hotel. We are concerned that the multi event application could in fact increase the number of days on which events are held threefold at least. There is already considerable impact to local residents with noise issues which would be compounded by the addition of extra events.

Further, the added impact of traffic local traffic and traffic travelling to and from Bribie Island on event days would be considerable. At times the traffic delays travelling to and from Bribie Island are considerable and often are the cause of traffic accidents and delays to emergency service vehicles.

Regards

Len and Heather Dawber

V113

9 Dux Drive

Bongaree 4507

M: 0438271141

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [tkdempsey1@tkdempsey1](mailto:tkdempsey1@tkdempsey1.com)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel Extended Entertainment Submission.
Date: Friday, 1 February 2019 2:40:06 PM

To Whom It May Concern,

After contacting MBRC by phone, We were instructed to email our objection to the proposal by the Sandstone Point Hotel to host more major events at their Hotel.

Apart from increased traffic (which the roads cannot support) there is a huge impact on wildlife with regular fire works displays. Residents living near this establishment are continually assaulted with unbearable noise, from early afternoon and into the night. The idea of multi-day events on consecutive days ensures these residents of 48 hours of traffic congestion and constant, very loud noise. Many of these people are elderly and it is quite distressing for them to have to lock their windows in this summer heat, and be treated like prisoners just because the owners of this establishment are greedy for the almighty dollar. When we moved here, we were told that that particular section of land was deemed "semi rural" and never to be built on. So why the change of council ruling.

Please accept this email as an official vote against this submission on our behalf

Yours Sincerely
Tom and Kath Dempsey

137/210 Bestmann Rd East
Sandstone Point Qld
Ph 549 77235

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: Brian DESJARDINS
To: MBRC Incoming Mail
Subject: MBRC objection to extra concerts at Sandstone Point Hotel complex..
Date: Thursday, 31 January 2019 6:02:05 PM
Attachments: image002.jpg

19 Clark Tce.,
Sandstone Point.
1 February, 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

1. **Objection:** I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.
2. **Reason 1.** The noise emanating from the concerts at the Sandstone Point Hotel is far too loud, annoying and in fact debilitating to the nearby residents. When we heard about the construction of the Sandstone Point Hotel complex we realised that there would be some annoying aspects to the new hotel complex, but did not expect it would create anywhere near as much noise as it has. The amount of noise coming out of the venue at some events is totally unacceptable. Many of the residents here are retired and many have serious illnesses and while we have to expect that things will not always stay as they have been in the past, we do expect changes to be fair and reasonable.
3. **Reason 2.** Traffic congestion during concerts is ridiculous and if there is any kind of accident then that problem is magnified. While the company that owns the hotel is the cause of the traffic problem on those days, it is not their problem to fix, it is a public infrastructure problem that can only be rectified by various levels of government, but it is a logical reason to restrict the number of major concerts at least.
4. **Summary:** Like many of the Sandstone Point residents, we moved here to retire and it has been a fantastic place to reside and while we have to expect change that change has to be reasonable.

Before government agencies make decisions, it is the responsibility of that particular agency to get the relevant information and if necessary get out of their air-conditioned offices and get the information from the persons affected and decipher it fairly before making a decision is made, not just listen to the biased words of the person requesting the rule change.

I am aware this family company also owns the Eatons Hill Tavern and while I have not been to any functions at that complex and have no knowledge of any concerns/complaints by nearby residents, it may be advisable to do a survey of the residents living close to that complex also to see if the same level of disrespect is used there, if and when they hold functions.

Thank you for the opportunity to lodge this objection.



Brian DESJARDINS & Carole DESJARDINS
19 Clark Tce, Sandstone Point. 0438881747. bacdj@bigpond.net.au

Attachment: Copy of recent noise complaint concerning Sandstone Point Hotel, which may offer some additional information.

Copy of recent email sent concerning noise levels at Sandstone Point Hotel

I am writing this email on behalf of my wife and I, concerning the outrageous levels of noise emanating from the Sandstone Point Hotel complex on the 27 January 2019.

We live at 19 Clark Terrace, some 750 metres from the site and while we had ridiculous levels of noise at our premises, I can only guess what it must have been like for those living closer to the complex.

We have lived at this address for 20 years and it is a fantastic location with fantastic residents and all was fine until the Sandstone Point Hotel began operation. While we realise that things will not always remain the same and expected there would be some noise emanating from the new complex, we had no expectation that it could be so extreme and disrespectful for the local residents.

On the afternoon /night of this recent show, we had to close up our house and turn on the air-conditioners to try and keep the noise at a reasonable level, but with all the doors/windows closed and the air-conditioning going and ear buds used to listen to the TV we were still adversely affected by the noise, particularly the "Boom Box/Base drum" part of it.

I am aware this family company also owns the Eatons Hill Tavern and while I have not been to any functions at that complex and have no knowledge of any concerns/complaints by nearby residents, it may be interesting to do a survey of the residents living close to that complex to see if the same level of disrespect is used there, if and when they hold functions.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

During my working life I had public positions of control in small and large communities and in those positions you have to respect the whole community and not be influenced by people or companies who sometimes use some cunning, and conniving methods to attempt to get their particular way for a particular issue, rather than having consideration for the wider community .

While we have not been home for all of the functions held at the hotel, it is obvious that some concerts emanate reasonable levels of sound and others are just ridiculous. There can be various reasons for this, one being prevailing winds and a second may well be the particular person in charge of the sound levels not doing his or her job correctly. It would also be interesting to know the sound level problems in comparison to the particular sound supervisors in charge.

I realise we all have different levels of want for money and power, which in many cases could be described as greed and ego based, and I don't have any problems with those wants/needs by some sections of the community, PROVIDED that it does not unnecessarily or unfairly affect others in the general community.

Many elderly persons live in this area and some have very serious illnesses and having to put up with unwarranted levels of disrespectful noise and other activities is just not acceptable and the persons in charge of policing those issues must fulfill their responsibilities fairly for the good of the whole community.

I am also aware that this company is applying for additional numbers of annual concerts in the future and considering the performance of this company particularly considering sound levels in the short time it has been here, I know what a reasonable, fair community based persons decision would be. While it is not really the responsibility of the hotel, traffic issues are also a very real concern on large concert days and more concerts per year would only exacerbate that problem.

I have been to the Sandstone Point Hotel complex on numerous occasions for different activities and I congratulate the owners on the visual appearance and overall quality and cleanliness of the premises and surrounds.

Brian & Carole DESJARDINS. Clark Tce, Sandstone Point, 0438881747.

 Virus-free. www.avast.com

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Kathrin Dierich](#)
To: [MBRC Incoming Mail](#)
Subject: DA 31643/2016/VCHG/1 - 1780 Bribie Island Road, Sandstone Point - OBJECTION TO DA 31643/2016/VCHG/1
Date: Friday, 8 February 2019 8:29:09 PM

Address 23 Beagle Ave, Banksia Beach

Email k.dierich@yahoo.com.au

Phone 0416463530

7/2/ 2019

Moreton Bay Regional Council

PO Box 159

CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection are the unacceptable traffic delays. It is near impossible to travel to and from the island on days when major events are held at the hotel (a trip from Caboolture to the island that ordinarily takes about 20 min can extend to taking 2 hours). Friends and family have in the past often scheduled their visits so they could avoid those days.

I am a small business owner and had to start planning my own events around those happening at the hotel, as clients get stuck in traffic or cancel to come once they become aware of the situation.

I am by no means against concerts and events held at the hotel. But increasing the number of events as planned would make the situation that is already difficult unbearable.

Worse still is the possibility that a person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. The situation is unacceptable.

And it should be mentioned that the noise of these concerts travels as far as Banksia Beach and Whitepatch. Given that the Pumistone Passage is zoned as a Marine Park I am concerned for the impact on wildlife living there. I, as I believe many others do, seek peace and quiet on the island. Whilst outdoor concerts next to the water are without question a wonderful thing - the number of events the hotel seeks approval for would impact vast areas of the island every second weekend - which is simply not acceptable.

No increase in the number of events should be considered

COORDINATION COMMITTEE MEETING
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Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Thank you for this opportunity to lodge this objection.

Kathrin Dierich

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Dot Duffield](#)
To: [MBRC Incoming Mail](#)
Subject: objection
Date: Wednesday, 6 February 2019 12:40:02 PM

To whom it may concern.

As a resident of Bribie Island I and my husband both object to the increase of Major Outdoor Concerts at the Sandstone Point Hotel.

Traffic, noise and drinking habits have completely spoilt the peaceful paradise to which most residents selected to buy/build their lovely homes. As it is now...most of us celebrate Mothers/Fathers Day on a week day, because of traffic conditions.....and the small print notice advising residents/locals about the proposal is a joke....why wasnt a large print notice published in the local papers.

Yours faithfully,
Dorothy and Doug Duffield,
30/74 Cotterill Ave.
Bongaree...4507.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

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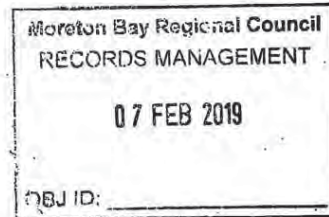
ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: jessicasoutham@MBRC.COM On: 07/02/2019 09:04:00 Moreton Bay Regional Council

Address 64 BEECHLEN CRES.
Email SANDSTONE POINT
Phone 0428819552

23 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510



Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

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No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

[print full name] PAULINE A. DUFFY

[sign]

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

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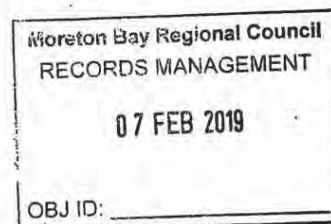
ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: jessica.southam@MBRC.COM On: 07/02/2019 10:00 AM, Moreton Bay Regional Council

Address 64 LACHLAN BR
Email SANT STONE 451
Phone 04 73768574

23 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510



Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

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Thank you for this opportunity to lodge this objection.

[print full name]

WILLIAM KEVIN DAFFY

[sign]

W. K. Daffy

Moreton Bay Regional Council

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From: [francine duthin](#)
To: [MBRC Incoming Mail](#)
Subject: DA/31643/2016/VCHG/1 - 1780 Bribie Island Road Sandstone Point - Fwd: sandstone point hotel extended events application
Date: Friday, 8 February 2019 6:15:24 PM

Sent from my iPad

Begin forwarded message:

> Dear Sir/Madam
>
> the Sandstone Point hotel is the biggest catastrophe which has happened to Bribie island.
>
> - it has taken away business from the small businesses on the island
>
> - on big events day it is not possible to travel from the Bruce to the island, the Bribie Rd is a car park as
> the existing infrastructure cannot support this influx of traffic.
>
> - the noise generated by these huge concerts can be heard from miles around.
>
> - the frequent fires works are a total disruption to wild life.
>
> - The hotel and events have attracted a lot of hoons and "low life" who are now responsible for traffic offenses,
> thefts and generally a rise in crime rates.
>
> I object to Comiskey being granted an extension as it is clear he has no concern for the population or the wildlife on the island.
>
> All he cares about is increasing his already huge fortune to the expense of the local tax payers who are greatly inconvenienced
>
> by his concerts.
>
> Francine Duthin
> 6 Bracken St
> Woorim 4507
>
> ph: 0418879850

Moreton Bay Regional Council

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From: [Bill Eberhardt](#)
To: [MBRC Incoming Mail](#)
Subject: Development Application DA/31643/2016/VCHG/1
Date: Monday, 4 February 2019 10:57:52 AM

I hereby lodge an objection to the subject application. Traffic and noise conditions related to the Hotel's concert program are already very disruptive and concerning to many residents. Enough is enough! The traffic conditions on event days are now such that friends and family are reluctant to visit local residents at weekends. Further, the presence of large shipping containers, presumably intended as sound modifiers, and the now almost permanent presence of large numbers of portable toilets greatly detract from the visual appeal of the approach to the Island. Submitted by: Janiffer I Eberhardt, 25 Ardel Place, Sandstone Point, Qld 4511

Sent from my iPad

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Address 65 SYLVAN BEACH ESPLANADE BELLARA. Email: william.edwards@bigpond.com
Tel. 340879961 February 2019 Moreton Bay Regional Council PO Box 159 CABOOLTURE QLD 4510
Dear Sir/Madam **OBJECTION TO DA 31643/2016/VCHG/1** I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event. The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself and neighbours of the hotel are appalling. You have received noise complaints but you are doing nothing to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel. The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable. No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point. Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment. Thank you for this opportunity to lodge this objection.

KENNETH WILLIAM EDWARDS

Bill Edwards

01.02.2019

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

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Bill Edwards

01.02.2019

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: Sue Eggington
To: [MBRC Incoming Mail](#)
Subject: Objection to DA31643/2016/VCHG/1
Date: Saturday, 2 February 2019 10:53:00 AM

Susan Eggington
63 Cod Cct
BONGAREE 4507

2nd February 2019

To Moreton Bay Regional Council
mbrc@mortonbay.qld.gov.au

**Re Development Application DA31643/2016/VCHG/1
1780 - 1820 Bribie Island Road Sandstone Point Qld 4511**

I wish to object to the Sandstone Point Hotels proposal for more concerts and consecutive concerts being classed as one event.

I moved to Bribie Island a year ago and love living on the island mainly because it is quiet and peaceful and is a lovely place. When the concerts are on at Sandstone Point Hotel, the traffic is chaotic and it is very difficult to travel off and on to the island.

I work at the Bribie Island Surf Club and when the concerts are on, people who have booked to come for lunch from Brisbane or Sandstone Point often have to ring up and cancel as they are unable to make it because of the traffic, at other times they arrive about an hour late. The increase in traffic causes an increase in accidents which makes the situation even worse.

Consecutive concerts are even worse as they take over the whole weekend and why should Bribie Island residents be made to suffer so that Sandstone Point Hotel can make more money. Bribie Island is not a suitable place to have all these music festivals, we are mainly a retirement community, we come to the island for peace and quiet and a good lifestyle, not to have large music festivals on our back door so that we are unable to leave and people are unable to visit.

They are currently allowed to have 9 concerts as I understand it and I believe that should not be increased and definitely consecutive concerts should not be considered as one. Bribie Island needs to be protected.

yours faithfully

Susan Eggington
sueeggington@gmail.com

Moreton Bay Regional Council

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: costrigana@MBRCDQM On: 01/02/2019 AM Moreton Bay Regional Council

Address: 9. BAZA. PL. BANKSIA BEACH ⁴⁵⁰⁷
Email: PFENRIGHT@GMAIL.COM
Phone: 0412 851188

1Feb 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

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No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and / or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for the opportunity to lodge this objection.

Name: PHIL. ENRIGHT
Signed: *Phil Enright*



Moreton Bay Regional Council

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Scanned By: costigana@MBRCDOM On: 06/02/2019 PM Moreton Bay Regional Council

Moreton Bay Regional Council
RECORDS MANAGEMENT

06 FEB 2019

OBJ ID: _____

7 Quaterdeck Drive
Banksia Beach.

Birnie Island. 4507

4th February, 2019.

Attention Councillors.

I am writing re the sign at the Sandstone Bilt Hotel.

You ask if these additional concerts will have an impact on the traffic congestion we have now! YES!!

It is already a huge problem on Birnie Road when a concert is held. Its bad enough at times even when no concert is held. My family who works during the week only leave the weekends to come visit but now won't come when a concert is on & even when there isn't they have been held up on Birnie Island Road because of lots of 2 lanes to 1 lane & because of an accident

Birnie Island, Sandstone Point & Birnie Road aren't geared for the population now, let alone events happening at SP Hotel. About 12 or so years ago people quoted to me that the population on Birnie would be capped at 6,000. What has happened? Why has it now reached 33,000 according to google?

I wonder why the SPH has been allowed to cut down trees on land & mangroves in the water? & then keep expanding to ruin peoples lives when they expected peace & quiet in the Flora & Fauna area?

Thanks goodness I live at Banksia Beach & don't hear the concert noise but when visiting friends at Bangaroo, one concert evening I couldn't believe the noise they had to put up with. It shouldn't happen. They (SPH) should have built way out in the bush someplace away from people. Away

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Scanned By: costigana@MBRCDOM On: 06/02/2019 PM Moreton Bay Regional Council

from people who have come to this beautiful place for
peace & quiet & a better lifestyle.

As for fireworks, why are they allowed? People's
pets & our native wild life shouldn't be petrified with
this noise. Fireworks were banned for individuals years
ago. I don't see why Sandstone Point Hotel has the right
to have so many nights of these displays, or indeed
anyone else on this Island should have this right.

So you can see by reading my letter I am
certainly not in favour of having more concerts at the
Sandstone Point Hotel.

My votes for more concerts is a big NO.

Sincerely

Cleves P. Escott

Cleves P. Escott

(DA/31643/2016/VCHG^G/1)

P.S. I wonder if any of you councillors have driven in
the traffic to Birnie on a concert day? or even on
any other day lately?

Moreton Bay Regional Council

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

This page is as per the PDF submitted to Council

Moreton Bay Regional Council

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5 SEAGARER CRT.
SPINWAKER BEACH ONE
Address SANDSTONE PT QLD
Email DERBAR.DODD@CUMAU
Phone 54 295 100

23 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

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Thank you for this opportunity to lodge this objection.

[print full name] BARBARA EVANS

[sign] B Evans

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [SUE EVANS](#)
To: [MBRC Incoming Mail](#)
Subject: Properly made submission
Date: Wednesday, 30 January 2019 7:49:14 AM

Good morning

in reference to an application by Sandstone Point Hotel
DA application number: DA/31643/2016/VCHG/1

We do not believe it is in the best interest of the community to increase the number of concerts held by this organisation.

The noise is quite confronting and disturbing especially when the concert continues until 10 pm at night as it did on Sunday 27th January.

We had the understanding that the concerts were supposed to conclude by 9.30 pm.

It wouldn't impact on people that do not go to work or do shift work but when you do shift work and the constant noise continues all afternoon and into the night, it is very disturbing.

We moved here understanding and appreciating the concert precinct being near the hotel but to increase the number of concerts is unfair to hard working ratepayers.

The traffic on the long weekend was horrendous. We live in Lachlan Crescent and had difficulty even getting out of our street to go to the shopping centre. The Bribie Island bridge is always busy and on the long weekend for Australia Day there was an accident on the bridge which made the traffic even worse.

Until there is substantial improvement in the roads and the bridge and infrastructure, we do not believe it is in the best interest of the community to increase the number of concerts that are run from the Sandstone Point Hotel.

Please think of the working members of your community.

We can cope with the noise throughout the day to a degree but when it impacts on your life and livelihood by inhibiting your ability to sleep then it becomes an issue.

We are strongly opposed to any plan to increase the number of concerts, noise and traffic congestion are the main concerns.

kind regards

Andrew and Susan Evans
6 Lachlan Crescent
Sandstone Point

Moreton Bay Regional Council

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Queensland 4511

0407 694 317

0418 732 942

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: jessicasoutham@NSRCDOM On: 07/02/2019 PM: Moreton Bay Regional Council



THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

TO WHOM IT MAY CONCERN,

RE: DEVELOPMENT APPLICATION NUMBER: DA/31643/2016/VCHG/1

TO WHOM IT MAY CONCERN,

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION.

THE SANDSTONE POINT HOTEL HAS RECENTLY ERECTED THE REQUIRED SIGNAGE ADVISING LOCALS OF THEIR PROPOSAL TO INCREASE THE NUMBER OF MAJOR OUTDOOR CONCERTS FROM 9 UP TO 24 PER YEAR. THESE ARE **OUTDOOR CONCERTS** WITH NO NOISE CONTAINMENT AS HAVE OTHER CONCERT VENUES AND IT IS LOCATED IN THE MIDDLE OF A QUIET RESIDENTIAL AREA. THE STAGE IS NEXT TO THE BRIBIE PASSAGE WHICH AMPLIFIES THE SOUND TOWARDS BRIBIE ISLAND. 9 MAJOR CONCERTS ARE ALREADY UNBEARABLE BUT 24 WILL BE DEVASTATING.

THE DEVELOPMENT APPLICATION PROPOSES TO INCREASE THE NUMBER OF MAJOR CONCERTS TO 12 PER YEAR AND IT ALSO REQUESTS THAT CONSECUTIVE MAJOR CONCERTS BE TREATED AS ONE CONCERT. SO A LONG WEEKEND COULD HAVE 2 TO 3 DAYS OF CONCERTS, WHICH WOULD ONLY BE COUNTED AS ONE OF THE 12 MAJOR CONCERT EVENTS

WE ARE CONCERNED ABOUT THE TRAFFIC CONGESTION ON BRIBIE ISLAND ROAD BECOMING WORSE THAN IT CURRENTLY IS. THE TRAFFIC CONGESTION OVER THE LAST FEW YEARS HAS BECOME UNBEARABLE DUE TO SEVERAL LARGE OVER 50'S DEVELOPMENTS, THE SANDSTONE POINT HOTEL, ITS CARAVAN PARK AND ITS EVENTS AND MORE HOUSING AND UNITS BEING BUILT. WITH AN ADDITIONAL 15 MAJOR CONCERTS, THE IMPACT ON THE TRAFFIC CONGESTION WILL BE DEVASTATING.

THE BRIBIE ISLAND BRIDGE AND TRAFFIC FLOWING TO THE BRIDGE IS OFTEN AT A STAND STILL WITH NO ACCESS FOR EMERGENCY VEHICLES. ON EVENT DAYS WE ALWAYS SEE THE ILLUMINATED SIGN WHICH WARNS OF AN EVENT – **EXPECT DELAYS**. WITH THE TRAFFIC CONGESTION HAVING INCREASED SIGNIFICANTLY SINCE THE APPLICANT UNDERTOOK THEIR LAST ROAD MANAGEMENT SURVEY, IT SHOULD NOW BE MANDATORY THAT A NEW ROAD MANAGEMENT SURVEY BE UNDERTAKEN PRIOR TO ANY FURTHER CONSIDERATION OF THIS APPLICATION.

SURROUNDING RESIDENCE, WHICH INCLUDE LOCAL WILDLIFE, HAVE ALREADY HAD TO MAKE ADJUSTMENTS TO THEIR LIFESTYLE FOR THE EXISTING ARRANGEMENTS WITH THE SANDSTONE POINT HOTEL. THE NOISE LEVELS AND THE CONTINUOUS BASS SOUNDS HAVE DEFINITELY SPOILT THE TRANQUILLITY OF OUR ISLAND PARADISE, MOST OF WHICH IS SUPPOSED TO BE PROTECTED.

WE THINK IT IS TIME FOR THE HOTEL ESTABLISHMENT AND MORETON BAY REGIONAL COUNCIL TO SERIOUSLY CONSIDER THE RATE PAYERS, VOTERS, LOCAL RESIDENTS AND VISITORS WHO COME FOR THE PEACE AND QUIET OF BRIBIE ISLAND AND ITS SURROUNDS. WE HAVE SHARED OUR PEACEFUL PARADISE WITH THE SANDSTONE POINT HOTEL, WHICH IS A POPULAR VENUE, BUT NOW IT IS TIME TO THINK OF THE RATE PAYERS AND THE RESIDENTS AND LEAVE THE REST OF THE YEAR FOR OTHERS TO ENJOY IN THE WAY THEY HAVE FOR YEARS GONE BY.

KIND REGARDS,

MICHAEL FALVEY AND FAYE FALVEY
237 WELSBY PARADE
BONGAREE Q 4507

MORETON BAY
REGIONAL COUNCIL

- 6 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

Handwritten signatures of Faye Falvey and Michael Falvey. Below the signatures is the date "3-2-2019".

Moreton Bay Regional Council

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Scanned By: jessica.southam@MBRCCDM.DVA 07/02/2019 PM Moreton Bay Regional Council



THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

TO WHOM IT MAY CONCERN,

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WE ARE CONCERNED ABOUT THE TRAFFIC CONGESTION ON BRIBIE ISLAND ROAD BECOMING WORSE THAN IT CURRENTLY IS. THE TRAFFIC CONGESTION OVER THE LAST FEW YEARS HAS BECOME UNBEARABLE DUE TO SEVERAL LARGE OVER 50'S DEVELOPMENTS, THE SANDSTONE POINT HOTEL, ITS CARAVAN PARK AND ITS EVENTS AND MORE HOUSING AND UNITS BEING BUILT. WITH AN ADDITIONAL 15 MAJOR CONCERTS, THE IMPACT ON THE TRAFFIC CONGESTION WILL BE DEVASTATING.

THE BRIBIE ISLAND BRIDGE AND TRAFFIC FLOWING TO THE BRIDGE IS OFTEN AT A STAND STILL WITH NO ACCESS FOR EMERGENCY VEHICLES. ON EVENT DAYS WE ALWAYS SEE THE ILLUMINATED SIGN WHICH WARNS OF AN EVENT - EXPECT DELAYS. WITH THE TRAFFIC CONGESTION HAVING INCREASED SIGNIFICANTLY SINCE THE APPLICANT UNDERTOOK THEIR LAST ROAD MANAGEMENT SURVEY, IT SHOULD NOW BE MANDATORY THAT A NEW ROAD MANAGEMENT SURVEY BE UNDERTAKEN PRIOR TO ANY FURTHER CONSIDERATION OF THIS APPLICATION.

SURROUNDING RESIDENCE, WHICH INCLUDE LOCAL WILDLIFE, HAVE ALREADY HAD TO MAKE ADJUSTMENTS TO THEIR LIFESTYLE FOR THE EXISTING ARRANGEMENTS WITH THE SANDSTONE POINT HOTEL. THE NOISE LEVELS AND THE CONTINUOUS BASS SOUNDS HAVE DEFINITELY SPOILT THE TRANQUILITY OF OUR ISLAND PARADISE, MOST OF WHICH IS SUPPOSED TO BE PROTECTED.

WE THINK IT IS TIME FOR THE HOTEL ESTABLISHMENT AND MORETON BAY REGIONAL COUNCIL TO SERIOUSLY CONSIDER THE RATE PAYERS, VOTERS, LOCAL RESIDENTS AND VISITORS WHO COME FOR THE PEACE AND QUIET OF BRIBIE ISLAND AND ITS SURROUNDS. WE HAVE SHARED OUR PEACEFUL PARADISE WITH THE SANDSTONE POINT HOTEL, WHICH IS A POPULAR VENUE, BUT NOW IT IS TIME TO THINK OF THE RATE PAYERS AND THE RESIDENTS AND LEAVE THE REST OF THE YEAR FOR OTHERS TO ENJOY IN THE WAY THEY HAVE FOR YEARS GONE BY.

KIND REGARDS,

SEE ATTACHED SHEET/SHEETS FOR NAMES, ADDRESS AND SIGNATURES

MORETON BAY
REGIONAL COUNCIL

- 6 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

Moreton Bay Regional Council

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THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CALOOLTURE QLD 4510

TO WHOM IT MAY CONCERN,

RE: DEVELOPMENT APPLICATION NUMBER: DA/31643/2016/VCHG/1

TO WHOM IT MAY CONCERN,

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION

THE SANDSTONE POINT HOTEL HAS RECENTLY ERECTED THE REQUIRED SIGNAGE ADVISING LOCALS OF THEIR PROPOSAL TO INCREASE THE NUMBER OF MAJOR OUTDOOR CONCERTS FROM 9 UP TO 24 PER YEAR. THESE ARE OUTDOOR CONCERTS WITH NO NOISE CONTAINMENT AS HAVE OTHER CONCERT VENUES AND IT IS LOCATED IN THE MIDDLE OF A QUIET RESIDENTIAL AREA. THE STAGE IS NEXT TO THE BRIBIE PASSAGE WHICH AMPLIFIES THE SOUND TOWARDS BRIBIE ISLAND. 9 MAJOR CONCERTS ARE ALREADY UNBEARABLE BUT 24 WILL BE DEVASTATING.

THE DEVELOPMENT APPLICATION PROPOSES TO INCREASE THE NUMBER OF MAJOR CONCERTS TO 12 PER YEAR AND IT ALSO REQUESTS THAT CONSECUTIVE MAJOR CONCERTS BE TREATED AS ONE CONCERT. SO A LONG WEEKEND COULD HAVE 2 TO 3 DAYS OF CONCERTS, WHICH WOULD ONLY BE COUNTED AS ONE OF THE 12 MAJOR CONCERT EVENTS

WE ARE CONCERNED ABOUT THE TRAFFIC CONGESTION ON BRIBIE ISLAND ROAD BECOMING WORSE THAN IT CURRENTLY IS. THE TRAFFIC CONGESTION OVER THE LAST FEW YEARS HAS BECOME UNBEARABLE DUE TO SEVERAL LARGE OVER 50'S DEVELOPMENTS, THE SANDSTONE POINT HOTEL, ITS CARAVAN PARK AND ITS EVENTS AND MORE HOUSING AND UNITS BEING BUILT. WITH AN ADDITIONAL 15 MAJOR CONCERTS, THE IMPACT ON THE TRAFFIC CONGESTION WILL BE DEVASTATING.

THE BRIBIE ISLAND BRIDGE AND TRAFFIC FLOWING TO THE BRIDGE IS OFTEN AT A STAND STILL WITH NO ACCESS FOR EMERGENCY VEHICLES. ON EVENT DAYS WE ALWAYS SEE THE ILLUMINATED SIGN WHICH WARNS OF AN EVENT - EXPECT DELAYS. WITH THE TRAFFIC CONGESTION HAVING INCREASED SIGNIFICANTLY SINCE THE APPLICANT UNDERTOOK THEIR LAST ROAD MANAGEMENT SURVEY, IT SHOULD NOW BE MANDATORY THAT A NEW ROAD MANAGEMENT SURVEY BE UNDERTAKEN PRIOR TO ANY FURTHER CONSIDERATION OF THIS APPLICATION.

SURROUNDING RESIDENCE, WHICH INCLUDE LOCAL WILDLIFE, HAVE ALREADY HAD TO MAKE ADJUSTMENTS TO THEIR LIFESTYLE FOR THE EXISTING ARRANGEMENTS WITH THE SANDSTONE POINT HOTEL. THE NOISE LEVELS AND THE CONTINUOUS BASS SOUNDS HAVE DEFINITELY SPOILT THE TRANQUILITY OF OUR ISLAND PARADISE, MOST OF WHICH IS SUPPOSED TO BE PROTECTED.

WE THINK IT IS TIME FOR THE HOTEL ESTABLISHMENT AND MORETON BAY REGIONAL COUNCIL TO SERIOUSLY CONSIDER THE RATE PAYERS, MOTERS, LOCAL RESIDENTS AND VISITORS WHO COME FOR THE PEACE AND QUIET OF BRIBIE ISLAND AND ITS SURROUNDS. WE HAVE SHARED OUR PEACEFUL PARADISE WITH THE SANDSTONE POINT HOTEL, WHICH IS A POPULAR VENUE, BUT NOW IT IS TIME TO THINK OF THE RATE PAYERS AND THE RESIDENTS AND LEAVE THE REST OF THE YEAR FOR OTHERS TO ENJOY IN THE WAY THEY HAVE FOR YEARS GONE BY.

KIND REGARDS,

SEE ATTACHED SHEET/SHEETS FOR NAMES, ADDRESS AND SIGNATURES

MORETON BAY
REGIONAL COUNCIL

- 5 FEB 2016

CALOOLTURE CUSTOMER
SERVICE CENTRE

Moreton Bay Regional Council

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Scanned By: jessicasoutham@MBRCDDOM On: 07/02/2019 PM Moreton Bay Regional Council

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510

RE: Development Application Number
DA/31646/2016/VCHG/1

We the undersigned are concerned about the above application and are signing in regards to the attached let

NAME	SIGN	ADDRESS	DATE
Martin Smit	<i>M. Smit</i>	Bellara	1-2-19
Jeff Teddett	<i>J. Teddett</i>	BANKSIA BEACH	1-2-19
Gabby Cain	<i>G. Cain</i>	Bongaree	1-2-19
Phil Burgess	<i>P. Burgess</i>	SANDSTONE POINT	1-2-19
Dorothy Dickenson	<i>D. Dickenson</i>	Bellara	1-2-19
Geke Barrett	<i>G. Barrett</i>	Sandstone Point	1-2-19
Rob Ackery	<i>R. Ackery</i>	SANDSTONE POINT	1-2-19
Shirley Falvey	<i>S. Falvey</i>	4 HALL AVE Bongaree	3-2-19
John Falvey	<i>J. Falvey</i>	4 HALL AVE Bongaree	3-2-19

Moreton Bay Regional Council
RECORDS MANAGEMENT

06 FEB 2019

OBJ ID: _____

MORETON BAY
REGIONAL COUNCIL

- 6 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

Moreton Bay Regional Council

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From: alanfarrell2@gmail.com
To: [MBRC Incoming Mail](#)
Cc: [Webmaster](#); alanfarrell2@gmail.com
Subject: Objection to Development Application
Date: Monday, 4 February 2019 10:44:34 AM

Data from form "General enquiry form" was received on 4/02/2019 10:45:30 AM.

Email CC webmaster@moretonbay.qld.gov.au; alanfarrell2@gmail.com

Title Mr

Name Alan Farrell

Email alanfarrell2@gmail.com

Address 50 Relesha Drive

Suburb Ningi

State QLD

Post Code 4511

Telephone 0435246006

Fax

Subject Objection to Development Application

Message Application number DA/31643/2016/VCHG/1

I wish to lodge an objection to the development application lodged by the Sandstone Point Hotel to increase the number of live events from 9 to a possible 24 per year.

I object on the basis that to approve the application would seriously impinge on the way of life of residents of Bribe Island and surrounds.

In particular, the burden that the additional traffic heading to the venue will cause residents severe disruption to their lifestyles and their ability to move around in a reasonable manner without being constantly caught in traffic jams.

The construction of the hotel in general and the caravan park has placed a huge impost on the traffic in the area and little was done if anything to improve traffic flow in the area.

I would not object if patrons were bussed to the concerts from an area remote to the Hotel.

Alan Farrell and Angela Roy

Send CC true

Email "Objection to Development Application" originally sent to mbrc@moretonbay.qld.gov.au from alanfarrell2@gmail.com on 4/02/2019 10:45:30 AM. The following were also sent a copy: webmaster@moretonbay.qld.gov.au; alanfarrell2@gmail.com.

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: Major General D.B. Ferguson AM, CSC [R] and Mrs Sara Ferguson

Tel 07 5497 5519 Mob 0409 263 141
Email: dfcr6755@bigpond.net.au

**PO Box 317
Bribie Island 4507**

**10 Howard Court,
Sandstone Point Qld 4511**

4 February 2019

Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510

Without Prejudice

Dear Sir/ Madam,

SANDSTONE POINT HOTEL AND EVENT AREA - FORMAL OBJECTION TO DA-31643/2016/VCHG/1

This objection to the application to change the number of presently approved events is submitted by us but reflects the views of a substantial number of residents many of whom are aged.

From the outset the Sandstone Point Hotel Complex management proved during the almost 12 hour event on 27 January 2019 that they are incapable or do not intend to comply with the clearly stated regulations imposed by the MBRC in respect of noise levels, that is no respect or care for the lifestyle of the residents of the area and that the accompanying traffic chaos is both unacceptable and dangerous. A separate submission has been sent to the Mayor and Premier of Queensland in respect of what we believe is disregard for the agreed regulations during the conduct of the event on 27 January 2019. It was neither fair nor acceptable. It should never be allowed to be repeated. The MBRC has a clear duty of care to residents of the area to protect them in terms of lifestyle and matters of safety.

Noting the above we strongly object to any further changes to present approvals principally for the following reasons:

1. As proven, an 'Event' can involve significant noise above reasonable noise levels for up to 12 hours as preparations and testing are undertaken followed by main events. The 'thump' of the base instruments and drums is constant and reverberate through our residences.
2. Constant external noise for 12 hours a day over weekends or at any time is unnerving especially in the summer months where house are open because of the heat. Families should not have to shut up their houses to soften the constant noise.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

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3. The present DA allows noise levels are being ‘averaged’ which means they can be significantly higher with quite periods and gaps over the 12 hours, but the thump of the ‘Base’ never goes away. The recording parameters allowing such constant noise require urgent review.
4. An increase in the number of approved ‘Event’ days from 9 to 12 with consecutive days classed a single ‘event’ could lead to 24 days or higher on long weekends where events are conducted with unacceptable levels of noise and traffic congestion. This is excessive when related to the other venues and importantly other outdoor entertainment/events at the Big 4 Resort and concurrent events on Bribie Island and its surrounds.
5. The area now occupied and being developed by the Comiskey Group comprises three venues; the Sandstone Point Hotel, the newly commissioned Big 4 Resort with live music and fireworks and the area characterised as the Event Area with MBRC agreed increased levels of allowable average noise outside State Government regulations and fireworks. This new application for the Event Area cannot be considered in isolation of the other two venues. Individually each impacts on the not only the local residents but all the residents of the Shire from the M1 to inclusive of Bribie Island.
6. As a group the combined developments have had a significant and unacceptable adverse impact on residents in terms of lifestyle, noise, safety and traffic congestion. Any further degradation is unacceptable.
7. The successful action by the Comiskey Group to subvert State Laws through the transfer of land and thus gain the control of the excised area from State based licencing laws (OLGR) to the MBRC enabling what has now proven to be unacceptable and virtually unrestricted noise levels on an average basis to be imposed on the local residents.
8. The implications of the new proposals by the Comiskey Group have continued and confirm that from the beginning of this development, and as previously represented, the Group has continued to mislead residents, and we suggest others, as to their real intentions. They have failed to comply with the intentions of the noise regulations using the term ‘average’ and placed monitoring devices under their direct control in places where recorded noise levels are dampened.
9. Much of this is a repeat of what occurred in February 2018. Following representation at that time the Council rejected the deep concerns of residents.
10. Families should not have to tell their families who do not live in the area not to come to the Island/Area as there is an event at the Hotel. In addition, residents should not have to plan to leave the Island/Area because of the “event”. Both these facts are happening and are real. Thus, the implications of the new proposals for the families of the area, including people with young families and holiday makers, is the disruption to carefully planned lifestyle whether single or the proposed multi-day activities and severe constraints on

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freedom of movement with increased noise levels. As previously stated this is neither fair nor acceptable.

More specifically,

1. Once a month events, perhaps on consecutive weekends at peak periods local Sandstone Point residents, Bribie Island residents and all residents of residential areas along the largely single lane road between the highway and the environs of the venue and over the single lane bridge will be disturbed, constrained as to what activity can be undertaken at a time when there should be freedom of access to allow family activities, rest and recreation. This constraint is especially bad if consecutive days, to be grouped as 'One Event'.
2. The choke points on the road from the highway to the Island constrain what is acceptable in terms of all traffic movement including access via suburban roads as occurred on 27 January 2019 when side roads in Sandstone Point were all blocked for up to two hours. Safety including the movement of emergency vehicles is of paramount importance.
3. The Bribie area is in part a major retirement area with an aged population. As stated, the full implications of traffic congestion as well as access and availability for ambulances and other support vehicles needs further detailed assessment following the proven severe congestion on 27 January 2019 and previously.

The rapidly developing difficulties of this development related State responsibilities and wider implications of these latest proposals should they be agreed, must be considered by the State Government in the context of all normally required State approvals related to the Big 4 Resort, the Hotel and the 'Excised Area' for events. Safety, infrastructure and lifestyle are critical.

Not only do we strongly object to and further change to the present arrangements but it would seem sensible that the MBRC step back from present approvals and review what has happened to date. It would also seem prudent to accept that now is the time to work in close cooperation with the State Government authorities to establish matters of law, safety, the full implications of the ongoing step by step proposals by the Comiskey Group to date and for the future, in order to protect the families, as well as those wishing to visit families or holiday in the area.

Based on the experience of the almost 12 hour event on 27 January 2019 and previous similar events where strong adverse objections have been made there are no compelling reasons to allow the proposals of the Comiskey Group to proceed.

It is strongly recommended that the Comiskey Group proposal under DA-31643-2016-VCHG/1 be rejected outright.

Yours sincerely,

David Ferguson

Sara Ferguson

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Moreton Bay Regional Council

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From: [robinfookes15](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel Concerts and Traffic.
Date: Tuesday, 29 January 2019 2:59:37 PM

Sandstone Point Hotel has applied for an upgrade from 9 outdoor concerts to 24 per year. I wish to object to this on the grounds of excessive noise and Traffic congestion.

NOISE---

Even with doors and windows closed, what is heard in Ardel Place is NOT music. It is thumping monotonous BASS NOTES. This continues for hours.

I.e. 27/01/19 All day and evening.

TRAFFIC CONGESTION---

Around the traffic lights at Bestmann Road ,Bribie Island Road intersection, traffic becomes gridlocked, preventing smooth flow in all directions.

EMERGENCY SERVICE VEHICLES have great difficulty negotiating passage to and from the island

Remember this area is commonly referred to as GODS WAITING ROOM. ANY DELAY IN transporting critically ill people is not satisfactory.

Of course, if there is an accident on the bridge, all traffic comes to a standstill.

Living in Ardel Place at Sandstone Point, there is at least an ESCAPE ROUTE, through the bottom of the estate onto Bestmann Road to the NINGI roundabout and progressing forward towards the motorway or Morayfield/ CABOOLTURE area if Medical emergencies arise.

PERSONALLY, I choose to never go near the Sandstone Point Hotel or towards Bribie Island on concert days

I leave Bribie Island and this area to the concert goers, who mainly come from other areas to fill the coffers of the Sandstone Point Hotel.

SO MUCH for the locals being able to enjoy Bribie Island, they have great difficulty accessing it on concert days.

PLEASE CONSIDER the concerns of the residents, who purchased their homes in good faith. WHO PAY the mbrc good rates and are not given due consideration in this matter.

NOISE LEVELS---

The noise levels which were decided upon when JIMMY BARNES did the original testing are invasive--- felt as he was actually performing in my home.

I feel for the residents living closer to the venue.

If I can feel the reverberation in Ardel Place, the noise must be shattering for them.

Sincerely,

Robin Fookes

18 Ardel Place

Sandstone Point

QLD.4511

PLEASE SHOW YOUR CONCERN FOR THE RESIDENTS AND VOTE NO at this council meeting.

D/A 31643/2016/VCHG/1

Sent from Samsung tablet.

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: Sandra Fort
To: [MBRC Incoming Mail](#)
Subject: DA/31643/2016/VCHG/1
Date: Tuesday, 5 February 2019 1:45:51 PM

From Graeme and Sandra Fort
100 Bestmann Rd East
Sandstone Point 4511

Good Afternoon

We the above residents object to the application from the Sandstone Point Hotel to increase the additional concerts due to the traffic congestion and noise level which would arise from the increase.
The submission for multi day concerts held on consecutive days to be counted as 1 would greatly impact on the general traffic and noise level.

Respectfully
Graeme and Sandra Fort

Sent from my iPad

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [John and Sharyn](#)
To: [MBRC Incoming Mail](#)
Subject: SANDSTONE POINT HOTEL
Date: Saturday, 19 January 2019 4:28:55 PM

DEAR SIR ,JOHN AND SHARYN FRASER OF 26 HOWARD COURT SANDSTONE POINT QUEENSLAND ENCLOSE OUR PROPERLY MADE SUBMISSION RE DA<31643/2016/VCHG/1.AS WE LIVE NEXT TO THE HOTEL ANY FURTHER FUNCTIONS WOULD AFFECT OUR PEACEFUL AMENITY AT OUR HOME. THE NOISE REALLY AFFECTS OUR LIFE.THE TRAFFIC SITUATION IS REALLY BAD DURING HOTEL FUNCTIONS AND THE TRAFFIC IS LINED UP FOR MILES TO CROSS THE BRIBIE BRIDGE.PLEASE,.....NO MORE. YOURS FAITHFULLY, JOHN AND SHARYN FRASER.

Moreton Bay Regional Council

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From: Geoffrey Frost
To: [MBRC Incoming Mail](#)
Subject: Development Application for Sandstone Point Hotel
Date: Sunday, 3 February 2019 9:09:47 PM

The D.A. Proposes to increase the number of concerts from 9 per year to 12 per year and consecutive days of concerts to be treated as 1 concert.

My objections are as follows:

The noise from any one of these concerts experienced so far is that drums and bass guitars constant thumping ruin my afternoons (practice I suppose) and destroy my evenings peace and quiet. Where I live, Ardel Place, is about 1 km from the hotel.

The traffic congestion on an event weekend is totally unacceptable as it prohibits any travel to Bribie Island for shopping, visiting friends or friends visiting me as they would have to battle traffic from the Brisbane motorway to Bestman Road. In short we all have to change any and all of our schedules to suit events at Sandstone Point Hotel.

The water pressure in our area is noticeably lower on an event weekend, I have phoned Unity Water to complain and they boosted the pressure but we still have the same problem.

I wholeheartedly support the objection put in by F. Falvey, Bongaree as printed in the Bribie Islander Feb 1st 2019.

In conclusion I would suggest that the Moreton Bay Council should protect the asset that they have in the residents and wildlife of Sandstone Point and Bribie Island as it is under considerable threat.

Geoffrey Frost 30, Ardel Place Sandstone Point

Sent from my iPad

Moreton Bay Regional Council

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From: [Glenda Charles](#)
To: [MBRC Incoming Mail](#)
Subject: Fwd: Sandstone Point Hotel Events. DA 31643 Resubmission for correct format
Date: Friday, 8 February 2019 3:37:23 PM

Dear Sir/ Madam

I am writing to urge a very tight restriction on the events calendar of The Sandstone Point Hotel.

Like many residents of Bribie Island, I enjoy many aspects of the Hotel and its services. I am not a simple knocker.

I live in Bongaree, further South from the RSL-yet I still clearly hear the voices of backing singers performing in concert.

The Council may find it difficult to balance the interests of the financial well-being of a large, active and entertaining entity with the general, everyday enjoyment of a particular area or environment.

This should not be a difficult balance to achieve

The current schedule of events (seems to) operate well enough, but, to consider significant extensions of the programmed sound/traffic/behavioural problems/intrusion to routine levels, is to invite a gross dereliction of the protection of the qualities that should be foremost in Councils efforts.

Please consider our communal place before individual profit.

Geoff Ginn
28 Spowers St
Bongaree

Moreton Bay Regional Council

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From: [Gloria Gordon](#)
To: [MBRC Incoming Mail](#)
Cc: panchogordon@bigpond.com
Subject: OBJECTION to DA 31643/2016/VCHG/1
Date: Friday, 1 February 2019 1:16:44 PM

Dear Sir/Madam,

I wish to lodge a very strong objection to any increase in the number of events held and Sandstone Point Hotel.

In particular I object to their management's request to events held on consecutive days be considered as a single 'event'.

My main ground for objection is the completely unacceptable and appalling noise levels generated by these events which impact on the surrounding residents.

As an example, I live around one kilometre from the Hotel, and the noise levels at the most recent event at the Hotel (27th January 2019) forced me to close all windows and doors in a vain attempt to deaden the noise of the bass drums.

This NOISE went on much of the day, almost without a break, until just before 10pm and greatly impacted on my enjoyment of the weekend..

I further object to the current situation where the Sandstone Point Hotel are the sole arbitrators of the noise level emitted, without any attempt by the Moreton Bay Region Council (MBRC) to alleviate the noise.

I would also take this opportunity to object to the unacceptable traffic congestion that these 'events' cause to the residents of Bribe Island, Sandstone, Ningi and surrounding areas. On 'event' days, traffic movement in the area causes significant congestion which impact greatly on residents. Should the hotel be granted an increase in the number of events held yearly, the situation, particularly over long weekends, would become even more unbearable than it is already.

If granted, I suspect, the Hotel's next 'demand' for an extension of the definition of term 'event' could include a "School Holiday Event", or perhaps a "December Event, or (God forbid) a "Summer Event" to be counted as a single 'event'.

MBRC should not even consider any increase in the number of events (however they are counted) as it is clear that the hotel management have no concern over the interests of the residents of the area.

I do however, expect my local, and other councillors, to consider the welfare and interests of the residents of the area and refuse any extension on the number of 'events' held at Sandstone Point Hotel.

Enough is enough.

It is time that Moreton Bay Regional Councillors considered the interests of their constituents over the interests of unwanted commercial interests which have been forced on us.

Thank you for the opportunity to express my views on this matter.

Regards

Moreton Bay Regional Council

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*ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR
SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)*

(Dr) Gloria Gordon
4/5 Clark Terrace
Sandstone Point,
Qld, 4511

Email: panchogordon@bigpond.com

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Gloria Gordon](#)
To: [MBRC Incoming Mail](#)
Cc: panchogordon@bigpond.com
Subject: OBJECTION to DA 31643/2016/VCHG/1 re Sandstone Point Hotel, 1780-1820 Bribie Island road, Sandstone Point, Qld 4511.
Date: Monday, 4 February 2019 1:29:35 PM

Dear Sir/Madam,

Re my recent objection by email to DA 31643/2016/VCHG/1 I wish to clarify the exact address of the hotel in question as Sandstone Point Hotel, 1780-1820 Bribie Island Road, Sandstone Point, Qld 4511

I wish to lodge a very strong objection to any increase in the number of events held and Sandstone Point Hotel, 1780-1820 Bribie Island Road, Sandstone Point, Qld 4511..

In particular I object to their management's request to events held on consecutive days be considered as a single 'event'.

My main ground for objection is the completely unacceptable and appalling noise levels generated by these events which impact on the surrounding residents.

As an example, I live around one kilometre from the Hotel, and the noise levels at the most recent event at the Hotel (27th January 2019) forced me to close all windows and doors in a vain attempt to deaden the noise of the bass drums.

This NOISE went on much of the day, almost without a break, until just before 10pm and greatly impacted on my enjoyment of the weekend..

I further object to the current situation where the Sandstone Point Hotel are the sole arbitrators of the noise level emitted, without any attempt by the Moreton Bay Region Council (MBRC) to alleviate the noise.

I would also take this opportunity to object to the unacceptable traffic congestion that these 'events' cause to the residents of Bribie Island, Sandstone, Ningi and surrounding areas. On 'event' days, traffic movement in the area causes significant congestion which impact greatly on residents. Should the hotel be granted an increase in the number of events held yearly, the situation, particularly over long weekends, would become even more unbearable than it is already.

If granted, I suspect, the Hotel's next 'demand' for an extension of the definition of term 'event' could include a "School Holiday Event", or perhaps a "December Event, or (God forbid) a "Summer Event" to be counted as a single 'event'.

MBRC should not even consider any increase in the number of events (however they are counted) as it is clear that the hotel management have no concern over the interests of the residents of the area.

I do however, expect my local, and other councillors, to consider the welfare and interests of the residents of the area and refuse any extension on the number of 'events' held at Sandstone Point Hotel.

Enough is enough.

Moreton Bay Regional Council

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It is time that Moreton Bay Regional Councillors considered the interests of their constituents over the interests of unwanted commercial interests which have been forced on us.

Thank you for the opportunity to express my views on this matter.

Regards

(Dr) Gloria Gordon
4/5 Clark Terrace
Sandstone Point,
Qld, 4511

Email: panchogordon@bigpond.com

Moreton Bay Regional Council

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From: [Sandra Greacen](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel DA Application DA/31643/2016/VCHG/1
Date: Wednesday, 30 January 2019 9:36:19 AM

We object to the Sandstone Point Hotel application (DA Application DA/31643/2016/VCHG/1) to increase the number of concerts allowed per year. We have lived on Bribie Island for over 25 years and moved here for the peace and tranquility the area provided. Unfortunately, the adverse effect of over development in the area has caused erosion of this peace and tranquility. This application, if approved, will only cause a further detrimental decline in our beautiful area by traffic congestion on Bribie Island Road, and also on the bridge and surrounding roads. Noise pollution is also a problem from these concerts both from loud music as well as fireworks displays. We have also noticed an increase in pollution since the Hotel opened due to increased numbers of people that do not care for our natural habitat.

We are living in a fauna and flora reserve and we need to start taking account of this before it is lost forever.

Sandra Greacen

Scott Greacen

both of 8 Port Drive, Banksia Beach Qld 4507

Ph: 0417619708

Ph: 0438447706

Moreton Bay Regional Council

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Bee Brooke

From: Cliff & Bev Gregory <gregoryf@bigpond.net.au>
Sent: Friday, 8 February 2019 8:22 AM
To: MBRC Incoming Mail
Subject: Development Application No:

RE: Development Application No: DA/31643/2016/VCHG/1

Property Location: 1780-1820 Bribie Island Rd., Sandstone Point

Property Description: Lot 6 SP 281368

We object to the above Development Application to increase the number of events to be staged at Sandstone Point Hotel annually and, in particular, for a two day event to be regarded as only one event. At the present time, as residents of Bribie Island, the situation is dire as it is necessary for us to have a schedule of events at hand to plan our departure or arrival on the island due to heavy event traffic, much of which parks on Sylvan Beach Esplanade, Bribie Island causing a further nuisance by using local parking and increasing traffic on the Bribie bridge. Noise is another factor for residents in the vicinity.

Beverley Isabelle Gregory and Clifford Ian Gregory

20 Tasman Court, Banksia Beach, 4507

8th February, 2019.

Moreton Bay Regional Council

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Scanned By:marilynocalaghan@MBRCDOM On: 04/02/2019 AM Moreton Bay Regional Council

1/4 THORNELY, CLOSE BELLARA.
Address: BRIBIE ISL.
Email: 4507.
Phone: 0407 164243

1 Feb 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself and neighbours of the hotel are appalling. You have received noise complaints but you are doing nothing to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of the Hotel. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

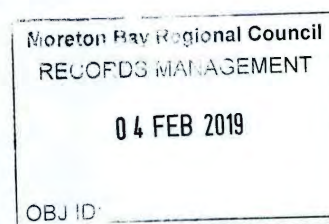
No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and / or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for the opportunity to lodge this objection.

Name: EDWIN GUNDER.
Signed:

E. Gunder.



Moreton Bay Regional Council

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By:marilynocallaghan@MBRCDOM On: 04/02/2019 AM Moreton Bay Regional Council

1/4 THORNELY CLOSE

Address: BELLARA
Email:
Phone: 0404 384477

1 Feb 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 1 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself and neighbours of the hotel are appalling. You have received noise complaints but you are doing nothing to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of the Hotel. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and / or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for the opportunity to lodge this objection.

Name: RHELMA GUNDER
Signed: R. Gunder

Moreton Bay Regional Council
RECORDS MANAGEMENT
01 FEB 2019
OBJ ID: _____

Moreton Bay Regional Council

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From: [lindsey gurteen](#)
To: [MBRC Incoming Mail](#)
Subject: Development Application - Sandstone Point Hotel
Date: Friday, 8 February 2019 4:24:54 PM

To Whom It May Concern -

I wish to make an objection to the application by Sandstone Point Hotel to hold more events. I believe the application number is DA/31643/2016/VCHG/1.

I have lived on Bribie Island for nearly 30 years and have notice since Sandstone Point Hotel opened and started holding events the traffic congestion on the Bribie Island Road and on Bribie Island itself is horrendous. Whilst I don't have a problem with the hotel being there I do have an objection to them being given permission to hold more events than they already have. Their original approval of 9 major events should hold strong. Mr Comiskey says they can handle an increase in events but the surrounding area can not handle it. It can take up to 2-3 hours to get to Bribie on an event day and also take up to 1/2 hour to get of the island. No consideration is being given by the owners of the hotel regarding emergency services getting to the island or getting of the island.

Also I would like to make a complaint about the hotel having fireworks at all the events they hold. This just causes unnecessary agitation to the wildlife and domestic pets. I don't mind them having fireworks for Christmas or New Year's Eve celebrations but find it totally unnecessary to have them for every event.

Your serious consideration on this matter is of major importance to the residents and might I add ratepayers of Bribie Island and the surrounding areas who have to negotiate the roads to the island and on the island and who ultimate pay the price for the major congestion these events cause .

Yours faithfully,
Lindsey Gurteen.
1/21 Venus Court,
BANKSIA BEACH Q 4507
Mobile Number - 0415 238 508

Sent from [Outlook](#)

Moreton Bay Regional Council

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From: [ian "doc" Hancock](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel
Date: Sunday, 3 February 2019 1:22:10 PM

Dear sir/madam,

We strongly object to any increase and respectfully request you consider a decrease in events at the

Sandstone Point Hotel.

The noise (which is heard from our place) disruption and traffic congestion which turns the Island and

more than 20klms of Bribie Island Road into a carpark like situation.

The disruption and safe passage for all on and off the bridge is outrageous to speak nothing of the noise

which has to terrify our birds and wildlife, is the area not an flora and fauna reserve and some 83%

National Park.

Between the 4WD traffic on Bribie beach which shouldn't be there and the events at this hotel without

Regard to residents and tourists is more than too much.

Yours sincerely

Ian Hancock and Lorraine Chillton

Bellara 4507

Moreton Bay Regional Council

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From: Rev. Dr. W.J.W. Hanna
To: [MBRC Incoming Mail](#)
Subject: Application from Sandstone Point Hotel
Date: Monday, 4 February 2019 10:18:28 AM

6 Marlin Court,
BANKSIA BEACH,
Queensland 4507
Telephone: 07 3408 9779

4th February, 2019

To: Moreton Bay Regional Council

We have read in our local paper (The Bribie Weekly) that the Sandstone Point Hotel is applying for a licence to hold a greater number of events each year. We wish to object, in the strongest possible terms, to this application being granted. There is a number of reasons for this:

1. The paper reports that the hotel owner says that events are deliberately held “outside peak traffic hour times” and that the problems that exist have “nothing to do with us”. Well, Mr. Comiskey may be able to dismiss the ridiculous congestion that occurs on the Bribie Island Road when one of these events is being held in this cavalier fashion, but surely the Moreton Bay Regional Council cannot. The Council has to look after all its constituents – not just Mr. Comiskey. We were returning from Brisbane on Sunday, 27th January, and turned off the Bruce Highway on to the Bribie Island Road at about midday - and there we sat! It took us 1 hour and 26 minutes to get from the Bruce Highway to the Island! So much for holding events “outside peak traffic hour times”!
2. In considering this application, the Council should recognise how dangerous this is for the people of the area. Bribie Island is home to a large number of elderly people, any one of whom could be subject to a medical emergency at any time – but it would be impossible to get an ambulance down to the Island when this sort of congestion is occurring. Indeed the fleet of ambulances based at Ningi must be almost completely paralysed when one of these events is being held!
3. These events are most likely to be held on special holiday weekends – the weekends upon which many struggling small Bribie Island businesses depend if they are to remain afloat financially – but how many tourists and day visitors will bother to sit for hours (literally) in grid-lock on the Bribie Island Road when they can go somewhere else where this does not happen? The events at the Sandstone Point Hotel may benefit the holiday businesses in Caloundra, Maroochydore, Noosa, etc., but they may well be the death of Bribie Island. No one else may care about this, but the Council should!

There are many other points (noise, pollution, environmental, etc.) which could be made, but we will leave these to others. We believe that the ones we have stated here should be quite sufficient to show that the number of events run by the Sandstone Point Hotel should not be increased. Indeed, it should be reduced.

Yours faithfully,

Moreton Bay Regional Council

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Dr. W.J.W. Hanna (Address above)

Mrs. E.E. Hanna (Address above)

P.S. We see signs which say that there will be yet another "event" next weekend (9th - 10th February) so we will be unable to leave the Island on those days because, if we do, we may not be able to get back again!

Moreton Bay Regional Council

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Scanned By:TYRRELL@MBRCDOM On: 25/01/2019 AM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

24 JAN 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

Address Rodney Hansen

88 Homestead Rd
Morayfield Q
4506.

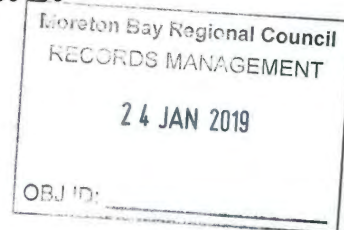
Email- hha99175@bigpond.net.au

Phone- 0481480486

23Jan 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam



OBJECTION TO DA 31643/2016/VCHG/1

I wish to object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. Although not affecting me personally, I have spoken to many people that this affects and they are appalled that this has been allowed to happen. You have already received noise complaints but are doing nothing to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant obtains approval then the applicant and MBRC must be required to accept full liability for the increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

Having family that works on the Island, these events can add many hours of travel to the normally quick trip.

Also people not attending these events would boycott the Island as the trip

Moreton Bay Regional Council

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Scanned By:TYRRELL@MBRCDOM On: 25/01/2019 AM Moreton Bay Regional Council

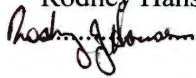
becomes a nightmare to deal with .

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Rodney Hansen



ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Richard Hardaker](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel Development Application DA/31643/2016/VCHG/1
Date: Friday, 1 February 2019 8:51:08 AM

I am writing to object to the above Development Application by the Sandstone Point Hotel to increase the number of "Major Concert" events from nine (9) to twelve (12).

My reasons for this are as follows:

- The traffic disruption caused by these events causes severe inconvenience to residents of Bribie Island and surrounding suburbs. During one event it took me 45 minutes to drive from the Bribie Island shopping centre to my home at Sandstone Point, a distance of about five km. This journey usually takes less than 10 minutes. There were no accidents or incidents to cause this increase in travelling time, other than the traffic trying to attend the event at the hotel. This increase in traffic occurs at every major event held by the hotel.
- The noise of the concerts *badly* affects residents closer to the hotel and causes them distress. There have been doubts expressed as to the placement of monitors used to measure the decibels emitted and the method of averaging the sound pressure levels.
- The Hotel wishes to consider an event held over several days to be a single event. This means that if the DA was approved, instead of twelve days per year of disruption to the normal traffic flow and noise levels, the actual number of days could be much higher.

While I think the Sandstone Point Hotels is an asset to the area and I have enjoyed its facilities, I feel that increasing the number of events would impact on the lives of local residents in a negative way.

Regards,
Richard Hardaker
0408 404 180
11 Corrimal Place, Sandstone Point, Qld, 4511
(Member of the Sandstone Point Community Association)

Moreton Bay Regional Council

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Scanned By:marilynocalaghan@MBRCDOM On: 05/02/2019 AM Moreton Bay Regional Council

Moreton Bay Regional Council
P.O. Box 159
Caboolture 4510

Councillors

DA Application Number(DA31643/2016/VCHG/1)

I wish to object on the grounds of excessive noise and traffic congestion.

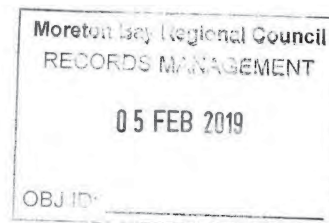
Even with doors and windows closed, what I and my neighbours hear is not music, but the bass notes thumping very loudly, like a bad headache. This goes on for hours.

The area of Bribie Island Road around Sandstone Point, and the housing area around Spinnaker Sound gets very congested with hundreds of cars entering and leaving the concert venue. What happens when an emergency vehicle needs to get through, either to the Island or to Caboolture Hospital.

Please consider the age of the population on the Island who regularly need the ambulance.

Gail Harris

Gail Harris
24/210 Bestmann Road
Sandstone Point 4511



Moreton Bay Regional Council

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From: [Cliff Harrison](#)
To: [MBRC Incoming Mail](#)
Cc: [Brooke Savige](#); liquorcompliance@justice.qld.gov.au
Subject: Objection to additional concerts at the Sandstone Point Hotel, 1780 - 1820 Bribie Island Rd, Sandstone Point, Qld
Date: Wednesday, 6 February 2019 10:57:38 AM
Attachments: [Sandstone Point Pub event extensions application2019SCN_0003.pdf](#)

To Whom It may concern :

Environmental Health Officer-Regulatory Service Department MBRC
Brook Savage Councillor Division 1
Office of Liquor, Gaming Regulation(OLGR)

Attached is a formal objection to the increase in the number of events to be held at the Sandstone Point Hotel ,1780-1820 Bribie Island road , Sandstone Point Queensland, and the requested counting of two or more consecutive day events as a single event.

The noise generated by these events is unacceptable on one day let alone several consecutive days. The disruption caused by this noise is quite appalling. This noise drives me indoors , shutting the house up and I have the experience of being a prisoner in my own home. Having to wait till late evening before I can retire to my bed.

The traffic congestion is also of a major concern as the disruption is quite chaotic. Traffic is generally at a standstill on Bribie Island Road as well the side convergent road of Bestman Road East. This feeder road is generally accessed by the other end at Bestman road that enters the Greater Sandstone Point estate at the Round-about at the Matilda Fuel station at NINGI. This congestion actually prevents residence from being able to leave or entre the Sandstone Point estate easily. The traffic is usually gridlocked as event participants try to access the event (Sandstone Point Hotel) precinct. During a recent event January 27th , the Police (QPS)had to take control, even though there are traffic light controls.

Look the venue is great, bringing with it, a lot of positives to the region. Its even encouraged other venues to improve their standards thereby benefiting the community. However there is only so much disruption that can be tolerated.

So I plead with you, do not approve this application. (DA31643/2016/VCHG/1).

Sincerely

Cliff Harrison

07 54295494

0447327797

catcharr@bigpond.net.au

Moreton Bay Regional Council

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Address: 7 Chiltern Place
Sandstone Point Qld 4511
Email: catcharr@bigpond.net.au
Phone: 0754295494

4th February 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel, 1780 - 1820 Bribie Island Rd, Sandstone Point, Qld and to the requested counting of two or more consecutive day events as a single event.

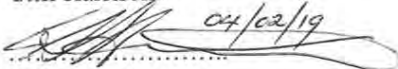
The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.
Thank you for this opportunity to lodge this objection.

Cliff Harrison



Moreton Bay Regional Council

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From: Kymella Hartley
To: [MBRC Incoming Mail](#)
Subject: - Objection -DA Application Reference DA/31643/2016/VCHG/1
Date: Monday, 4 February 2019 3:57:11 PM

To whom it may concern

I wish to lodge an objection to the proposed change to Development approval listed above pursuant to Section 82 of the Planning Act 2016 of Material Change of use for Outdoor sport and Recreation at Sandstone Point Hotel 1780-1820 Bribie Island Rd Sandstone Point Qld 4511

Changes listed under this change are

- . maximum of 12 Major Outdoor Events /concerts in an calendar year and
- . Multi day concerts held on consecutive days to be considered as a single Major Outdoor Event

I live in a radius very close to Sandstone Point Hotel and I am extremely concerned both about the current and future noise and also the traffic congestion that already does exist and will continue to worsen if approval is given to increase the number of events and allow multi day events as "one" event at the Hotel.

I am already personally affected by these "outdoor" events by both traffic issues and noise and do not feel proposed change and increase is warranted and object to its approval.

Yours sincerely

Kymella Hartley
99 Bestmann Rd East
Sandstone Point Qld 4511

Phone : 0432 695 635

Sent from Windows Mail

Moreton Bay Regional Council

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13 Carter Court,
SANDSTONE POINT, QLD. 4511
PH: 54975452

4th February, 2019

Moreton Bay Regional Council,
P.O. Box 159,
CABOOLTURE, QLD. 4510

Dear Sir/Madam,

RE: OBJECTION - PROPOSED CHANGE TO APPROVAL – DA/31643/2016/VCHG/1

We hereby submit our objection to the above mentioned approval relating to the proposed changes to the number of "Major Concerts" to be held at the Sandstone Point Hotel. We live at 13 Carter Court Sandstone Point which is about 500 metres from the hotel.

We strongly object to this proposal mainly because of the noise factor, which will certainly become a problem if concert numbers are increased to say 24 per year. This will mean coping with the noise potentially every second weekend which will encroach on valuable relaxation and quiet leisure time. Residents have been established here since 1986, well before the Sandstone Point Hotel was allowed to be built and certainly didn't expect to have to deal with noisy music events every second week-end.

At present the number of concerts being held is bearable. The noise factor is somewhat tolerable due to the limited number of concerts and the local wind factor which blows the sound in and out of full-on noise levels and hearing range. This may not be the case though for residents of Clark Terrace, Gordon Terrace, Keith Court and Howard Court who directly back on to the hotel grounds or are adjacent to and in a more direct line to the noise levels and also residents on Bribie Island.

Also there will certainly be further impacts on the local birdlife and wildlife with more noise and pollution from the music and fireworks associated with extra concert events. As well, there is the potential for negative impact on the valuations of properties in this area? Buyers will certainly think twice about purchasing homes in this area due to the potential increase of noise and traffic problems generated by these extra concerts.

The traffic congestion associated with the concerts is a real concern. At present on "normal weekends" without any concerts happening, the traffic currently coming to Bribie Island as either a day trip or week-end stay is clogging up the island. Over the last 5 – 10 years, Bribie Island and Sandstone Point has grown rapidly with more housing and units being built, Sandstone Point Hotel and Big 4 Caravan Park being established, and new developments currently being built, namely 168 plus units at Spinnaker Sound.

On any "normal weekend", traffic congestion begins around 9 a.m. and is a continuous line usually back to the Aerodrome Road intersection off the Bruce Highway/Bribie Island turnoff. This has been happening for quite some time now, as people have discovered that Bribie Island is more accessible than say the Gold Coast or Sunshine Coast being the one of the closest beaches to Brisbane and suburbs. We have to plan our travel times if travelling on the week-end. Travelling away from or off the island is not so bad, but getting home say from 9 a.m. to about 1 p.m. the traffic is at a standstill. Likewise, the same is happening after 2 p.m. when all the traffic starts heading off the island. So concert weekends with extra traffic and people movement are an absolute nightmare for residents at Sandstone Point and on the island.

Moreton Bay Regional Council

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- 2 -

Although we have traffic lights at the intersection of Bestman Road East and Bribie Island Road, after getting through the lights there is still a problem with traffic clogging up on the Bribie Bridge and streets on the island. Also the traffic is backing up along Bestman Road East, (from the traffic lights) which joins onto Bestman Road and through Godwin Beach area onto Bribie Island Road. This is a suburban road and not a major arterial road. Residents along this road are experiencing large volumes of traffic using this "back-road" to avoid the debacle on the Bribie Island Road.

Access on week-ends to our business in the industrial area, as well as other local business areas are hindered by the volume of traffic. On the Australia Day long weekend and concert event, it took my husband one (1) hour to get from our cabinetmaking business on First Avenue on the island to our home at Sandstone Point. This usually takes about 10 minutes. All main roads and back streets were blocked because of the extra traffic involved with the concert as well as extra normal week-end traffic. It all has a flow-on effect. This means that when all the local streets are clogged, access to clubs, pubs, cafes, or visiting friends etc. makes it rather impossible. So once again the volume of traffic generated, either on a normal week-end or concert weekend, impacts on our local businesses and leisure time for local residents and visitors alike.

Also the current state of roads, namely the Bribie Island Road and Bribie Island Bridge and streets in and around new developments on the island and Sandstone Point will only exacerbate traffic congestion. The new unit development near Spinnaker Drive and Kalma Kuta Drive will also increase traffic congestion at these intersections onto Bribie Island Road and consequently the Bribie Island Bridge and the island itself. Council approves all these new developments but seems to do little or nothing about upgrading roads and parking to cater for the extra volume and flow of traffic.

Kalma Kuta Drive with adjacent boat ramp, caravan park and unit complex, needs lights or a roundabout so cars with caravans or boat trailers have better access onto Bribie Island Road. This could be incorporated into access for those people who live in the unit complex off Spinnaker Drive and the new multi-unit development now being built. Once again this congestion occurs mainly on weekends when the traffic volume is at its highest and more so on concert weekends.

So we object strongly to this proposal, with the noise factor and traffic congestion being the main concerns. If this proposal is approved, what happens next? Initial approval was for 9 concerts and now we are dealing with possibly 24. Where does it stop? Over-development for Sandstone Point and Bribie Island is a real issue here. This scenario would have an increased negative impact with regard to our peaceful weekend leisure time, and the extra volume of traffic will impact the general accessibility for residents and visitors alike to Bribie Island, Sandstone Point and other local areas, as well as impacting on our local bird and wildlife.

It is time for Council to carefully consider the views of local residents, ratepayers, voters and visitors alike who come for the peace and quiet of our beautiful Bribie Island and surrounds.

Yours faithfully,



GREG AND CAROL HATELY

c.c. Susan Lamb (Federal Member for Longman)
Simone Wilson (State Member for Pumicestone)

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From: [Karen](#)
To: [MBRC Incoming Mail](#)
Subject: Fwd: proposed extra events at Sandstone Point Hotel
Date: Tuesday, 5 February 2019 4:48:18 PM

Please see below email regarding extra events planned Sandstone Point Hotel I totally agree with the points made below

Sent from my iPad

Begin forwarded message:

From: Karen <karengiorgiawilliams@gmail.com>
Date: 5 February 2019 at 4:44:14 pm AEST
To: mbrc@moretonbay.qld.gov.au
Subject: Fwd: proposed extra events at Sandstone Point Hotel

Attention: Mayor Allan Sutherland

I am writing to express my concern at the proposed "extra" concerts by the Sandstone Point Hotel.

Firstly, why is the requisite signage by the Hotel not in a place to be easily viewed by all residents of Bribie Island and Sandstone Point? I have yet to see the signage and I drive past the hotel at least twice a day. Luckily we have a local paper to inform us what is happening.

Secondly, does the Council feel they have made adequate plans for the influx of traffic to Sandstone Point and the Island?

I live at the Spinnaker Marina complex and on a "concert" day with along with the summer visitors to the Island it I find turning in and out of Spinnaker Drive a true nightmare. I have waited up to 5 minutes waiting to get on and off Bribie Road at times. This is a true "black" zone with just yet another accident waiting to happen. When I finally do get into Bribie Island Road I join the traffic congestion up to the Woolworths round about and further. I now ensure I do not leave home on a concert day or for that matter do not have my family or friends visit for the weekend when a concert is being held!

I hope the work done on the intersection at Kul Ma Kuta Drive is not your answer as it does nothing to alleviate accessing Bribie Island Road traffic from Spinnaker Drive.

Thirdly, as for the insane fireworks - on the increase from the hotel - I can only say - incredible - in today's society when we are trying to decrease pollution not to mention the noise created which sends hundreds of dogs into meltdown!

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Fourthly, it seems we are stuck with the present level of concerts with the noise and chaos they create but to increase the number of concerts would show absolutely no respect for the residents of Bribie island and Sandstone Point who live in the areas that are affected by the concerts.

I sincerely hope the Council when making its decision shows consideration for the residents of the area. I may add here, you are in office Mr. Sutherland because we the residents elected you so you and your Council members would look after our needs first and foremost.

I strongly object to any increase in the number of concerts to be held at the Sandstone Point Hotel.

Maureen and Wayne Haylock

Unit B5

10 Spinnaker Drive

SANDSTONE POINT

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Moreton Bay Regional Council

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From: Dave
To: [MBRC Incoming Mail](#)
Subject: DA application number DA 31643/2016/VCHG/1
Date: Sunday, 3 February 2019 8:42:08 PM

To whom it may concern,

I am taking this opportunity to object to the Sandstone Point hotel being granted any increase in the number of major events to be held at the venue, and for multiple day events to be classified as a single event.

Our lifestyle is already being degraded by the current events.

Firstly, and most importantly, the noise level from the event held on 27/1/2019 was unacceptable, particularly the bass.

It appears these levels are not being monitored any more.

Secondly, the traffic chaos created by these events is mind boggling.....

Bribie Island road and the Bribie bridge cannot cope with the traffic on a weekend without an event at the hotel.

Do we have any say in this as residents who have chosen to live here long before the hotel was erected?

Or will 'money' buy the council? as this is what appears to be happening.

Regards

Dave Hearn

8 Clark Terrace

Sandstone Point

ph 0403016276

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Scanned by: jess@casouthern@MBRCCOM On: 07/02/2019 PM: Moreton Bay Regional Council

Moreton Bay Regional Council
RECORDS MANAGEMENT
06 FEB 2019
OBJ ID: _____

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 6 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

TO WHOM IT MAY CONCERN,

RE: DEVELOPMENT APPLICATION NUMBER: DA/31643/2016/VCHG/1

TO WHOM IT MAY CONCERN,

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION.

THE SANDSTONE POINT HOTEL HAS RECENTLY ERECTED THE REQUIRED SIGNAGE ADVISING LOCALS OF THEIR PROPOSAL TO INCREASE THE NUMBER OF MAJOR OUTDOOR CONCERTS FROM 9 UP TO 24 PER YEAR. THESE ARE OUTDOOR CONCERTS WITH NO NOISE CONTAINMENT AS HAVE OTHER CONCERT VENUES AND IT IS LOCATED IN THE MIDDLE OF A QUIET RESIDENTIAL AREA. THE STAGE IS NEXT TO THE BRIBIE PASSAGE WHICH AMPLIFIES THE SOUND TOWARDS BRIBIE ISLAND. 9 MAJOR CONCERTS ARE ALREADY UNBEARABLE BUT 24 WILL BE DEVASTATING.

THE DEVELOPMENT APPLICATION PROPOSES TO INCREASE THE NUMBER OF MAJOR CONCERTS TO 12 PER YEAR AND IT ALSO REQUESTS THAT CONSECUTIVE MAJOR CONCERTS BE TREADED AS ONE CONCERT. SO A LONG WEEKEND COULD HAVE 2 TO 3 DAYS OF CONCERTS, WHICH WOULD ONLY BE COUNTED AS ONE OF THE 12 MAJOR CONCERT EVENTS

WE ARE CONCERNED ABOUT THE TRAFFIC CONGESTION ON BRIBIE ISLAND ROAD BECOMING WORSE THAN IT CURRENTLY IS. THE TRAFFIC CONGESTION OVER THE LAST FEW YEARS HAS BECOME UNBEARABLE DUE TO SEVERAL LARGE OVER 50'S DEVELOPMENTS, THE SANDSTONE POINT HOTEL, ITS CARAVAN PARK AND ITS EVENTS AND MORE HOUSING AND UNITS BEING BUILT. WITH AN ADDITIONAL 15 MAJOR CONCERTS, THE IMPACT ON THE TRAFFIC CONGESTION WILL BE DEVASTATING.

THE BRIBIE ISLAND BRIDGE AND TRAFFIC FLOWING TO THE BRIDGE IS OFTEN AT A STAND STILL WITH NO ACCESS FOR EMERGENCY VEHICLES. ON EVENT DAYS WE ALWAYS SEE THE ILLUMINATED SIGN WHICH WARNS OF AN EVENT - EXPECT DELAYS. WITH THE TRAFFIC CONGESTION HAVING INCREASED SIGNIFICANTLY SINCE THE APPLICANT UNDERTOOK THEIR LAST ROAD MANAGEMENT SURVEY, IT SHOULD NOW BE MANDATORY THAT A NEW ROAD MANAGEMENT SURVEY BE UNDERTAKEN PRIOR TO ANY FURTHER CONSIDERATION OF THIS APPLICATION.

SURROUNDING RESIDENCE, WHICH INCLUDE LOCAL WILDLIFE, HAVE ALREADY HAD TO MAKE ADJUSTMENTS TO THEIR LIFESTYLE FOR THE EXISTING ARRANGEMENTS WITH THE SANDSTONE POINT HOTEL. THE NOISE LEVELS AND THE CONTINUOUS BASS SOUNDS HAVE DEFINITELY SPOILT THE TRANQUILLITY OF OUR ISLAND PARADISE, MOST OF WHICH IS SUPPOSED TO BE PROTECTED.

WE THINK IT IS TIME FOR THE HOTEL ESTABLISHMENT AND MORETON BAY REGIONAL COUNCIL TO SERIOUSLY CONSIDER THE RATE PAYERS, VOTERS, LOCAL RESIDENTS AND VISITORS WHO COME FOR THE PEACE AND QUIET OF BRIBIE ISLAND AND ITS SURROUNDS. WE HAVE SHARED OUR PEACEFUL PARADISE WITH THE SANDSTONE POINT HOTEL, WHICH IS A POPULAR VENUE, BUT NOW IT IS TIME TO THINK OF THE RATE PAYERS AND THE RESIDENTS AND LEAVE THE REST OF THE YEAR FOR OTHERS TO ENJOY IN THE WAY THEY HAVE FOR YEARS GONE BY.

KIND REGARDS, *RC Heath*
M. HEATH. 121 WELSBY PDE. BONGAREE. 4507
ROBIN HEATH " " 4507

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Re:
Development Application No.: DA/31643/2016/VCHG/1
Property Location: 1780-1820 Bribie Island Road,
Sandstone Point
Property Description: Lot 6 SP 281368
Development Type: Request to Change (Other) - Material
Change of Use - Development Permit
for Outdoor Sport and Recreation

To whom it may concern,

My wife and I have recently moved to Ardel Place at Sandstone Point. We moved here because of the relatively quiet area close to the amenities at Bribie Island and for the relaxed lifestyle.

Since we had no say in the initial public submission of the Sandstone Point Hotel, we have put up with the extra traffic and noise (usually once a month), however now I would like to voice my concern over the application for extra events to be held.

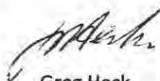
I feel that any increase to the currently allowed events would be detrimental to the peaceful atmosphere that attracts so many people to our beautiful area and would only exacerbate the already strained traffic problems, not only on Bribie Island Road but also in our local Sandstone Point streets. An example of this was on Sunday 27 January 2019, when my wife and I were coming home from Caboolture at around 11.55 am. We noted the already fairly slow backed up traffic as we turned off onto Bestmann Road from Bribie Island Road and also noted that there was an increased amount of traffic heading our way into Sandstone Point, most likely from people heading to the Sandstone Point Hotel event. We had friends who were coming to our place who were only 30 minutes later than us but they came to a complete standstill due to the traffic on Carpenter Way and could not get to our place for another 15 minutes even though they were practically just around the corner. I believe that this was all made worse as a result of an accident on the bridge, but it just shows that on the event days heaps of extra traffic flows through our normally quiet suburban Sandstone Point streets. This not only puts our local children in increased danger of accidents on our streets, but also stops people from having visitors come for the day or even just popping down to the local shops.

As I stated earlier, we currently put up with the extra noise on current event days and nights but would not appreciate any increased amount.

I hope that you take all of this into consideration to not allow any extra events at the hotel to be scheduled.

Thank you.

Kind regards,



Greg Heck
11 Ardel Place
Sandstone Point
Qld 4511

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

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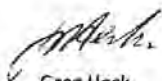
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Kind regards,



Greg Heck
11 Ardel Place
Sandstone Point
Qld 4511

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From: [Wayne Heyne](#)
To: [MBRC Incoming Mail](#)
Subject: Objection To, Development Application DA/31643/2016/VCHG/1
Date: Tuesday, 5 February 2019 3:38:42 PM

Dear Sir or Madam

Recently I was made aware of the development application by the Sandstone Point Hotel located at Sandstone Point QLD.

(Development Application number DA/31643/2016/VCHG/1)

The Application is to seek permission to extend their out door concerts from 9 concerts pre year to 24 concerts per year.

As a working rate paying home owner and resident of Sandstone Point I feel that 24 concerts per year (2 per month) is far to many and that no consideration has been taken by the Sandstone Point Hotel Owners and Management towards the nearby home owners in regards to. Excess noise, traffic congestion, stress to elderly home owners, young children and babies, family pets, and local wild life much of which is protected.

Our home is more than 1.5 klm away from the hotel and the music is easily heard inside our home above the normal household noise. TV, family conversation and so on imagine if you will! The people living only a short distance away. In the new retirement village opposite the hotel on Bribie Island Rd and the residents on Bestmann Rd only a few meters away and the people living on Bribie Island opposite the Sandstone Point Hotel all living there before the Sandstone Point Hotel was built.

Although the Sandstone Point Hotel is a good draw card to the area and brings people to the Bribie area and to local business this Development Application needs careful consideration there is much more for local residents to loose on this occasion than the Sandstone Point Hotel.

Wayne Heyne 35 Mossman Way Sandstone Point QLD 4511
Judith Heyne 35 Mossman Way Sandstone Point QLD 4511

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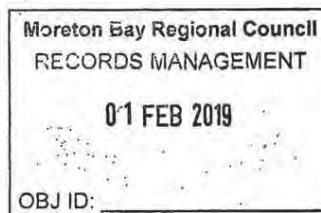
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Scanned By: costigana@MBRCDM On: 01/02/2019 AM Moreton Bay Regional Council

Address: *9 Bazaril, Banksia Beach*
Email: *ali.heywood@gmail.com*
Phone: *0413 021660*

1Feb 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510



Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself and neighbours of the hotel are appalling. You have received noise complaints but you are doing nothing to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of the Hotel. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and / or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for the opportunity to lodge this objection.

Name: *ALISON HEYWOOD*
Signed: *Ali Heywood*

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [kewdy](#)
To: [MBRC Incoming Mail](#)
Subject: DA/31643/2016/VCHG/1 - 1780 Bribie Island Road Sandstone Point - Chance of use Application for Sandstone Point Hotel
Date: Friday, 8 February 2019 5:35:15 PM

I wish to object to the application to increase the number of live concert days to be held at Sandstone Point Hotel.

The current number, held on one day of each weekend, causes many issues for local residents.

1. The two lane bridge and Bribie Island Road are totally unable to cope with the amount of traffic generated by the big events at the hotel.
2. Consequently residents of Bribie Island, Sandstone Point and Ningi cannot move freely between their homes and the island.
3. Personally, we stay at home on those days. We organize shopping to avoid those days. We do not invite family or friends to visit on these days because we do not want them to be subjected to hours of traffic snarls.
4. The noise is an ongoing problem, but if the 9pm curfew is adhered to, most people can tolerate that one day every few months. The noise and environmental concerns from the fireworks displays are another issue that needs a thorough investigation.
4. Whilst we realize that the hotel and its events have brought employment and other economic benefits to the area, enough is enough. Enough rules have been stretched and broken to facilitate the current developments and entertainment events. Residents cannot be housebound for whole weekends if the concert numbers are extended. We did not buy property in this area to live near a huge music event venue.

We sincerely hope that residents' genuine concerns will be heard and no extension to the current arrangements will be granted.

Yours faithfully

Wendy Bliss and Ken Holpen

Ratepayers and Voters
61 Mossman Way
Sandstone Point

,
Sent from Samsung tablet.

Moreton Bay Regional Council

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From: mark.kim71@bigpond.com
To: [MBRC Incoming Mail](#)
Subject: Objection to DA/31643/2016/VCHG/1
Date: Thursday, 7 February 2019 9:18:06 AM

To: The CEO

Moreton Bay Regional Council

We wish to lodge our objection to the above development application for 1780-1820 Bribie Island Rd Sandstone Point for the following reasons.

The current traffic chaos that occurs currently whenever an “event” is held at the Sandstone Point Hotel cannot be sustained. The penultimate result of the situation that occurs was bought to the fore just last weekend when a traffic accident halted the flow of vehicles on and off Bribie Island for in excess of an hour. Do we need to wait till a life threatening situation occurs and, with or without any traffic incident being in play, there is loss of life because emergency services are unable to attend due to the unsustainable level of increased traffic that ensues on these “event” days. Any increase in the number of “event” days, regardless of how they are calculated, only increases the risk of loss of life.

Mark & Kim Hooper

3 Longland Ct Woorim 4507

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [John Hopgood](#)
To: [MBRC Incoming Mail](#); brook.savage@moretonbay.qld.gov.au
Subject: Objection to DA31643/2016/VCHG/1, by Sandstone Point Hotel, 1780 to 1820 Bribie Island Road, Sandstone Point Qld 4511
Date: Tuesday, 5 February 2019 9:17:19 AM

I have been a resident of Sandstone Point for the past 17 years and previously resided at the end of Clark Terrace adjoining the Sandstone Point Hotel property.

Prior to the Sandstone Point Hotel, situated at 1780 to 1820 Bribie Island Road Sandstone Point Q 4511, starting concerts and other events such as Rodeo and Music it was a quiet and peaceful location. Then the Concerts Etc started and the noise became so bad that even with the House closed up the concert music or Rodeo chatter drowned out the TV. We were forced to sell and moved to 210 Bestmann Road East, Sandstone Point, where we had hoped to get away from the Hotel Noise, Although we now reside 2 Km from the Hotel their Concert noise still intrudes on our desired quite existence.

The noise levels from Sandstone Point Hotel Concert on 27th January, 2019 were ridiculously Loud. I feel extremely sorry for the Sandstone Point residents residing closer to this Hotel.

Friends residing on a canal at Banksia Beach thought one of their near Neighbours was having a Party until they realised that the loud noise was coming from The Sandstone Point Hotel.

MBRC has an obligation to the Rate Payers of Bribie Island , Sandstone Point and surrounding areas, to protect them from this noise Pollution emanating from Concerts etc at Sandstone Point Hotel, Action needs to be taken to engage INDEPENDENT EXPERTS to monitor Sound Levels at these Concerts who report directly to MBRC, not Sandstone Point Hotel. it is ridiculous to allow the Hotel to monitor these noise levels as they are obviously not doing the right thing.

The attempt by the Sandstone Point Hotel to block the noise with stacks of ugly Shipping Containers and dozens of Portaloos Huts between Bribie Island Road and the Hotel is a Shameful Eyesore and should not be allowed to continue. It degrades Bribie Island as a Tourist Destination.

In addition to the Noise Pollution there is a growing serious Traffic problem associated with Sandstone Point Hotel activities that need urgent Attention. another reason that this Development Application should be rejected.

My Wife and I strongly Object to any increase in Concert Number from 9 currently to 24 per year and counting multiple weekend concerts as one concert as applied for in DA 31643?2016/VCHG/1.

Regards, John & Beverley Hopgood, 210 Bestmann Road, Sandstone Point. Qld 4511.

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: costigana@MBRCDCM On: 01/03/2019 AM Moreton Bay Regional Council

Name: Gordon Howarth, Margaret Howarth

Address: 8 Karree Drive
Bellara, Qld 4507

Date: 29 - 1 - 2019

To: Moreton bay Regional Council
P O Box 159, Caboolture, Qld, 4510

mbrc@moretonbay.qld.gov.au



Councillors

The Sandstone Pt Hotel has recently erected the required signage advising locals of their proposal to increase the number of Major Outdoor Concerts per year. (DA/31643/2016/VCHG/1)


We are concerned about traffic congestion on Bribie Island Rd and Bestmann Rds.

With weekend traffic having increased significantly since the applicant undertook their last road management survey, a new weekend survey should be undertaken prior to any further consideration.

Weekend traffic delays have already become common due to the popularity of Bribie Island facilities. Sandstone Pt Hotel are already adding to the inconvenience of road users and are publicly admitting this with their portable signs.

We object to the proposal to increase the number of Major Outdoor Concerts and trust you will vote against this proposal.

Signed:


G. Howarth

Moreton Bay Regional Council

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From: dot.trev@inet.net.au
To: [MBRC Incoming Mail](#)
Subject: Objection DA/3164/2016/VCHG/1
Date: Tuesday, 5 February 2019 8:53:21 AM
Attachments: [council objection sandstone point hotel.docx](#)

We wish to object to the above DA application.

Dorothy & Trevor Hudson
101 Marina Blvd
Banksia Beach 4507

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Dorothy & Trevor Hudson

101 Marina Blvd

Banksia Beach 4507

We wish to lodge an objection to the Development Application number DA/31643/2016/VCHG/1

To allow this application to go ahead from 9 per year to 12 per year and it requests that consecutive Major Concerts be treated as one Concert. So long weekend could have 2-3 days of Concerts, which would only be counted as one and therefore increase the concerts to 24 per year.

If allowed to go ahead you are putting residents on Bribie and surrounds virtually captive, as the traffic coming and going on Bribie Road is atrocious. Not only the Bribie Road but all roads on Bribie being effected. The roundabouts are grid locked and no one can move, even going to the shopping centre is such a chore. I feel so sorry for anyone coming to work on Bribie during these weekends it must be horrendous. Everyone is complaining about the traffic.

This is effecting our lifestyle on Bribie and to allow this to happen more regularly is a travesty.

I believe when this development was allowed to go ahead more thought was not given by Council to address this and why Mr Cominsky was not made to contribute to the upgrade of Bribie Road.

I have no complaints about the amount of concerts allocated at the moment, as the development has provided many employment opportunities, but please think of all the other ratepayers and residents who work, have appointments and attend sporting events on the weekends, let us have at least some respite from the hassle of driving on, off and around the island.

We ratepayers and voters deserve to be treated fairly in this regard.

Thank you.

Dorothy & Trevor Hudson

Moreton Bay Regional Council

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From: [Allan Hughes](#)
To: [MBRC Incoming Mail](#); [Brooke Savage](#)
Subject: Objection to DA/31643/2016/VCHG/1
Date: Monday, 4 February 2019 11:07:50 AM
Attachments: [Objection to Hotel DA Application Scan.pdf](#)

Attached is our objection to DA/31643/2016/VCHG/1, the application to increase the number of concerts at the Sandstone Point Hotel.

As stated in the attached objection, the noise from the hotel is destroying the peaceful amenity of the Sandstone Point and Bellara areas, and should never have been allowed in the first place.

The original of our objection has been posted to the Council's post office box.

Thank you,

Allan & Colleen Hughes

CC Cr Savage

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Moreton Bay Regional Council

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Allan & Colleen Hughes

hughesajcr@bigpond.com • 124/210 Bestmann Road East, Sandstone Pt Q 4511
07 5429 5375

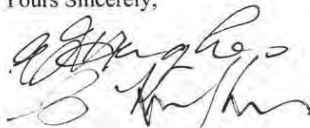
Moreton Bay Regional Council
PO Box 159
Caboolture Q 4510

Dear Sir/Madam.

We would like to record our objection to DA Application number DA/31643/2016/VCHG/1.

Noise from the Sandstone Point Hotel is destroying the peaceful amenity of the Sandstone Point and Bellara areas.

Yours Sincerely,



Allan & Colleen Hughes
hughesajcr@bigpond.com
(07) 5429 5375

Moreton Bay Regional Council

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From: [Peter Hunt](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel
Date: Tuesday, 5 February 2019 4:08:22 PM

Re: Sandstone Point Hotel application to hold more events.

While this would certainly be beneficial for Mr. Comiskey, it would only further the inconvenience caused to everyone living nearby and on Bribie Island. His arrogant statement "Bribie Island Road definitely needs upgrades but that has nothing to do with us" is ridiculous. It has all to do with his hotel. Friends and relatives from Brisbane already have to time their visits to avoid his events. The portable road signs declaring " Another bad traffic weekend coming" are evidence he and the Council are aware of the mess and trouble they are causing to others, and don't care. The truth is that the development should never have been approved at the end of a largely single lane road.

The duty of the Council should be to maintain a living standard for its' ratepayers. We already suffer with every event currently and to consider more than one a month is more than we should have to endure. It will be even worse than that if the con trick of counting 2 events as 1 is allowed.

Please consider your ratepayers and refuse any further disruption to them.

Peter Hunt

8 Tarooki Street Bellara

Sent from an Island

Moreton Bay Regional Council

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To Whom it may Concern

Re: - DA/31643/2016/VCHG/1

We wish to lodge our strenuous objection to the proposed material change of approval to increase the number of major events at Sandstone Point Hotel from the present 9 to a new level of 12 and also to include multi day events as single events. The clause in the application "multi day events held over a weekend " is in our opinion the thin end of the wedge, how long before they seek to hold events on 3 consecutive days over a long weekend.

Assuming it really does mean "only" 2 consecutive days this still means that they are seeking to increase from the present 9 events per year to a maximum of 24 per year which will have a serious impact on the quality of life of the residents of Bribie Island and Sandstone Point in terms of traffic and noise.

We are fortunate that we live 1 km as the crow flies from the hotel yet even then we can hear the concerts in the background even with doors and windows shut, what it must be like for people more directly in the firing line can only be imagined.

We currently have to plan our journeys to the island when an event is on even to the point of not going to the island and even if going to Caboolture or beyond need to factor in our return journey times to try to avoid the traffic crawl that can occur when an event is on.

We trust that the council will take note of the groundswell of public opinion and refuse this application.

The islanders and surrounds are, we believe patient, with the hotel holding 9 events a year but to go to 24 is we believe totally unacceptable . The council must put public opinion and wellbeing ahead of private profit making.

Yours faithfully

G Hurst

J M Hurst

115/210 Bestmann Road East

Sandstone Point

QLD 4511

Moreton Bay Regional Council

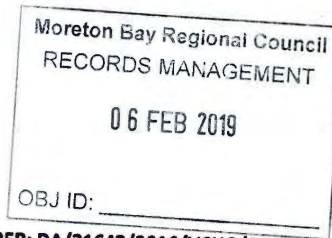
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Scanned By:jessicasoutham@MBRCDOM On: 07/02/2019 PM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510



TO WHOM IT MAY CONCERN,

RE: DEVELOPMENT APPLICATION NUMBER: DA/31643/2016/VCHG/1

TO WHOM IT MAY CONCERN,

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION.

MORETON BAY
REGIONAL COUNCIL

- 6 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

THE SANDSTONE POINT HOTEL HAS RECENTLY ERECTED THE REQUIRED SIGNAGE ADVISING LOCALS OF THEIR PROPOSAL TO INCREASE THE NUMBER OF MAJOR OUTDOOR CONCERTS FROM 9 UP TO 24 PER YEAR. THESE ARE OUTDOOR CONCERTS WITH NO NOISE CONTAINMENT AS HAVE OTHER CONCERT VENUES AND IT IS LOCATED IN THE MIDDLE OF A QUIET RESIDENTIAL AREA. THE STAGE IS NEXT TO THE BRIBIE PASSAGE WHICH AMPLIFIES THE SOUND TOWARDS BRIBIE ISLAND. 9 MAJOR CONCERTS ARE ALREADY UNBEARABLE BUT 24 WILL BE DEVASTATING.

THE DEVELOPMENT APPLICATION PROPOSES TO INCREASE THE NUMBER OF MAJOR CONCERTS TO 12 PER YEAR AND IT ALSO REQUESTS THAT CONSECUTIVE MAJOR CONCERTS BE TREADED AS ONE CONCERT. SO A LONG WEEKEND COULD HAVE 2 TO 3 DAYS OF CONCERTS, WHICH WOULD ONLY BE COUNTED AS ONE OF THE 12 MAJOR CONCERT EVENTS

WE ARE CONCERNED ABOUT THE TRAFFIC CONGESTION ON BRIBIE ISLAND ROAD BECOMING WORSE THAN IT CURRENTLY IS. THE TRAFFIC CONGESTION OVER THE LAST FEW YEARS HAS BECOME UNBEARABLE DUE TO SEVERAL LARGE OVER 50'S DEVELOPMENTS, THE SANDSTONE POINT HOTEL, ITS CARAVAN PARK AND ITS EVENTS AND MORE HOUSING AND UNITS BEING BUILT. WITH AN ADDITIONAL 15 MAJOR CONCERTS, THE IMPACT ON THE TRAFFIC CONGESTION WILL BE DEVASTATING.

THE BRIBIE ISLAND BRIDGE AND TRAFFIC FLOWING TO THE BRIDGE IS OFTEN AT A STAND STILL WITH NO ACCESS FOR EMERGENCY VEHICLES. ON EVENT DAYS WE ALWAYS SEE THE ILLUMINATED SIGN WHICH WARNS OF AN EVENT - EXPECT DELAYS. WITH THE TRAFFIC CONGESTION HAVING INCREASED SIGNIFICANTLY SINCE THE APPLICANT UNDERTOOK THEIR LAST ROAD MANAGEMENT SURVEY, IT SHOULD NOW BE MANDATORY THAT A NEW ROAD MANAGEMENT SURVEY BE UNDERTAKEN PRIOR TO ANY FURTHER CONSIDERATION OF THIS APPLICATION.

SURROUNDING RESIDENCE, WHICH INCLUDE LOCAL WILDLIFE, HAVE ALREADY HAD TO MAKE ADJUSTMENTS TO THEIR LIFESTYLE FOR THE EXISTING ARRANGEMENTS WITH THE SANDSTONE POINT HOTEL. THE NOISE LEVELS AND THE CONTINUOUS BASS SOUNDS HAVE DEFINITELY SPOILT THE TRANQUILLITY OF OUR ISLAND PARADISE, MOST OF WHICH IS SUPPOSED TO BE PROTECTED.

WE THINK IT IS TIME FOR THE HOTEL ESTABLISHMENT AND MORETON BAY REGIONAL COUNCIL TO SERIOUSLY CONSIDER THE RATE PAYERS, VOTERS, LOCAL RESIDENTS AND VISITORS WHO COME FOR THE PEACE AND QUIET OF BRIBIE ISLAND AND ITS SURROUNDS. WE HAVE SHARED OUR PEACEFUL PARADISE WITH THE SANDSTONE POINT HOTEL, WHICH IS A POPULAR VENUE, BUT NOW IT IS TIME TO THINK OF THE RATE PAYERS AND THE RESIDENTS AND LEAVE THE REST OF THE YEAR FOR OTHERS TO ENJOY IN THE WAY THEY HAVE FOR YEARS GONE BY.

KIND REGARDS,

 B. JAMES

83 ELKHORN AV.

BELLARA 4509. 4/2/2019

Moreton Bay Regional Council

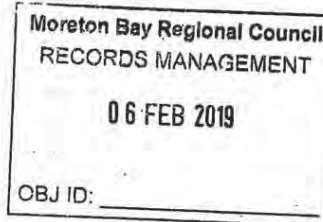
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Scanned By: jessicasoutham@BRCIDCM On: 17/02/2019 PM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510



TO WHOM IT MAY CONCERN,

RE: DEVELOPMENT APPLICATION NUMBER: DA/31643/2016/VCHG/1

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WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION.

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KIND REGARDS,

L. James
L. JAMES
83 ELKHORN AV.
BELLARA 4504

4/2/2019

MORETON BAY
REGIONAL COUNCIL

- 6 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

Moreton Bay Regional Council

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From: glenysj@optusnet.com.au
To: [MBRC Incoming Mail](#)
Subject: FW: Re: Massive Objection to more Events at the Sandstone Point Hotel
Date: Thursday, 7 February 2019 2:19:55 PM

From: glenysj@optusnet.com.au <glenysj@optusnet.com.au>
Sent: Saturday, 2 February 2019 11:22
To: 'mbrc@moretonbay.qld.gov.au' <mbrc@moretonbay.qld.gov.au>
Subject: Re: Massive Objection to more Events at the Sandstone Point Hotel
To the Mayor, Moreton Bay Council:

I have a massive objection to the Sandstone Point Hotel having any more "event" nights. Especially when they are talking about three day events on long weekends and classing it as one event – so every long weekend is being turned into a zoo in this area? – you cannot possibly allow that.

For starters, I live on the Bongaree Canal (one of the canals you put a massive levy on, on top of the high rates you already charge us) and the dreadful racket that Hotel makes comes straight across the passage and down the canal to my house. We tried to watch the tennis last Sunday night – closed every door and window in the house and could still hear that dreadful constant thumping from the Hotel – even in our bedroom and ensuite!

We cannot make plans to socialize on weekends they have those dreadful events. Should we choose to go somewhere we can't get off the Island and then can't get back on.– and it is impossible to have friends to lunch on those weekends as they can't make it by lunch time – sitting in horrendous lines of traffic and the same going home. If we have friends coming to visit and then we see the insulting electric sign that Hotel puts by the road "Event happening, expect delays" we have to cancel our arrangements – that is just ridiculous that this Hotel is allowed to cause such disruptions to the lives of the people who live in the surrounds – they are the intruders and they don't give a damn. If they have an "event" on we almost cannot leave the Island. It is the Council's "job" to keep things fair in a community, that is why you are elected in the first place, to favour that Hotel in any way with regard to this is sinful. How the hell that beautiful rural land that was to have one building on it managed to get rezoned in the first place is a great wonder for many - and now we've got that zoo of a place to live with - what were you thinking?

The Comiskeys have commented "they have the traffic under control" – under control for them and only them they might think – certainly not for the people who live in the area, on this Island and at Sandstone Point. It has taken me up to half an hour to just get across the bridge on occasions, without an "event" going on, because of those lights that were installed because of that Hotel – the traffic banks back to the Woolworths roundabout – and the whole Island is almost grid locked!

During the school holidays last year that Hotel created this massive water park or some such thing – they played blaring music all day every day for three weeks – it came straight across the passage, down the canal, and just thumped all day for three whole weeks - unbearable. These people (the Comiskeys) seem to think they and that Hotel are the only ones here – they have no thought for the racket they make and the disturbance they cause to everyone else with in a huge mile radius.

That Hotel was to put up a sign for objections. What a joke, they put the sign on a fence way back from the side of the road where no one could stop and park to read it, if they could fine it, and the print was so small it may as well not have been there! Everyone was asking "where is the objection sign" – no one can find it. that tells you the type of people they are.

Maybe our "Mayor" should take the time to travel to this area (without anyone knowing he is

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doing so or the Comiskey's will offer him a seat in their helicopter!), sit in that shocking traffic jam all the way to the Island, see the utter chaos it causes at this end and listen to the dreadful noise it makes that disturbs the whole area. People in Beachmere can even hear this thumping music I'm told!!!

Glenys Johns,
33 Dolphin Drive,
Bongaree.

Moreton Bay Regional Council

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From: [Gaynor Johnson](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point hotel
Date: Friday, 1 February 2019 12:51:37 PM

Major events approvals

I think that the hotel should have additional events approved they do a great job.

The hotel is situated away from residential properties and must comply to the current requirements that are in place to hold additional events.

This is a great business for our area and employs many locals.

The hotels family atmosphere at most events is to be commended and our grandchildren always want to know what is on at the hotel. This is a model that many businesses would envy.

It appears that there are some people that are anti progress in many things, the hotel being a target. This is a shame.

As for the noise, I understand that there are requirements to be met and as long as the hotel does this I can't see a problem.

I don't frequent the hotel other than with the grandchildren on events that are suitable to them. If people that are not in favour of these events could see the adults and children's smiles, having fun I am sure they would change their minds.

I have no axe to grind for the hotel but I do like to see positive progress in our community.

Regards

Robert Johnson
Sandstone Point
Ph. 0477907168

Sent from my iPad

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Sandstone Point Hotel Objection to Material Change of use DA/31643/2016VCHG/1

Submitted by Peter & Trixie Jones, 117/8 Spinnaker Drive Sandstone Point, QLD 4511

There are three three(3) major issues that are cause for our objection:

- Traffic Congestion – single lane Bribie Island Road, access from Spinnaker Drive
- Noise ‘Pollution’ – ‘very’ loud music, deep bass sounds and fireworks
- ‘Crowd Control’ – influx of thousands, unruly behaviour
- Effect on Property Values – significantly detracts from peaceful enjoyment

Introduction

We moved to our beautiful location off Spinnaker Drive fronting Pumicestone Passage at Sandstone Point in 2016. We planned for this to be our last retirement home.

We were very supportive of the beautiful new Sandstone Point Hotel and we took all our friends and interstate visitors there to dine at the award-winning venue.

The hotel would hold occasional music festivals and family events e.g. The Strawberry Festival and the Oyster Festival. When there is an event there is a large increase traffic and congestion and noise from music and fireworks, but as these events were not a regular occurrence, we accepted this.

However, over the past year or so the volume of music, the amount of traffic, the size of the crowds and noise levels have steadily increased – including fireworks on consecutive Saturday nights as part of wedding celebrations.

The thought of increasing the music festivals days from 9 to 24 is just not acceptable for many reasons. These events have been attended by 8000 people to any one event.

We realise and understand that the hotel is a business venture and the owners are looking for a return on their investment. We assume these festivals are very lucrative for the owners. This should not be to the detriment of residents who live close by and also residents living on the island wishing to drive off the island during these events.

Unfortunately, although we have invested to buy on our waterfront property, when we mention where we live - the first comment is *How do you find manage with the noise from the concerts.* and *What about that traffic chaos?*

Lifestyle is already now impacted on the weekends when the hotel holds events - we do not go out to try and brave the traffic and we discourage family and friends from visiting due to the gridlocked Bribie Island Road. If we do need to go out for local shopping we must do this early in the morning.

We also know that volunteer members of VMR provide parking attendants for Sandstone Point Hotel events. The traffic is now so heavy the volunteer staff are transported by VMR vessels to and from the venue to avoid the traffic congestion on the road

The hotel is already becoming known more as a concert venue than a hotel and this reflects negatively on our property values.

Outdoor, large music festivals, particularly those held over multiple days similar to what Sandstone Point Hotel proposes are typically held in a rural environment away from houses etc. – e.g. Woodford Folk Festival, Island Vibe Festival- Nth Stradbroke Island, CMC Rocks - Ipswich, Earth Festival- Scenic Rim. The music festivals held at Sirromet Winery, Mount Cotton could be compared to Sandstone Point Hotel music festivals. The big difference is that Sirromet Winery is located in a rural area with not a house in sight whilst Sandstone Point Hotel is located in the middle of suburbia.

Moreton Bay Regional Council

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This page is as per the PDF submitted to Council

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Vehicle Traffic

The Sandstone Point Hotel events web site page does provide information referring to bus options, which we know are quite limited. The information referring to self-drive options encourages attendees to drive to the event. Vis.

Driving

Some events will have free car parking which will be available for any parties who are driving to the concert. We have Traffic Marshals who manage the car parking process. They do a great job of getting people in and out as quickly as possible so please make sure you follow their instructions. Some VIP packages will include premium parking. If you have purchased a VIP ticket, please make yourself known to our Traffic Marshals and they will direct you to your premium parking area.

There is accessible parking available close to the main entry gate of the Hotel and the Concert. If you are planning on using this facility please make sure you have your valid disability parking sticker/permit displayed in your window.

From:

Brisbane City – Sandstone Point Hotel: 1 hour and 10 minutes

Mooloolaba – Sandstone Point Hotel: 55 minutes

Gold Coast – Sandstone Point Hotel: 2 hours

Parking On Private Property and Overnight Camping

On music festival nights, an increasing number of visitors park and camp overnight adjacent to the council park/toilet block on Bribie Island Road opposite the hotel and others on the land on the other side of a series of bollards – this was accessed by ‘trespassing’ on private property accessing and Easement off Spinnaker Drive. The two images show the evening of 27th January 2019 – most vehicles are equipped with mattresses in the back. One vehicle is even set up with a roof-top-tent.

This is the area adjacent to the Block. There is a council sign at the saying No Camping, No Littering, This is ignored and not policed.

The area looks quite clean and tidy photo. However, next, Sunday was a different story, with literally empty beer bottles and cans strewn the small rubbish bin was overflowing.

The is the council land which has accessed via Spinnaker Drive. This adjacent, quite near the of Spinnaker Esplanade and there significant ‘partying’ noise until the of the morning.



Toilet entry No Fires.

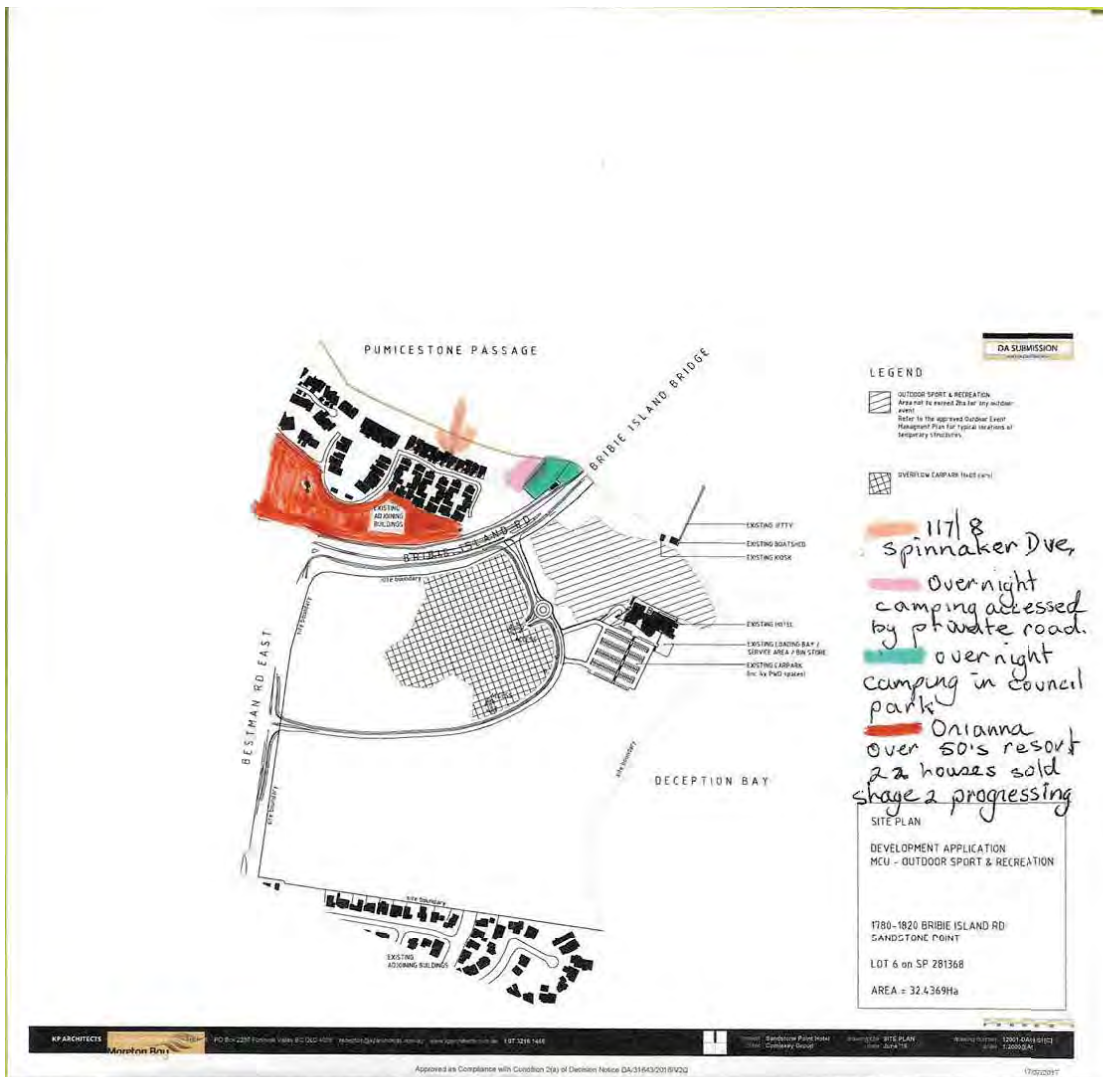
in the morning cases of around –



been residences was small hours

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Sandstone Point Hotel submitted a Site Map to Council for the proposed change to development application. Notes and coloured marking are added to Legend.



Moreton Bay Regional Council

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This page is as per the PDF submitted to Council

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From: [Clara](#)
To: [MBRC Incoming Mail](#)
Subject: Development Application DA/31643/2016/VCHG/1
Date: Tuesday, 5 February 2019 9:49:36 AM

To Whom it may concern,

We are registering our absolute disgust and opposition to the development application for extra event's at Sandstone Point Hotel.

Our family and ourselves already have to check whether a function is at Sandstone Point Hotel to see if the family can get onto the island or for us to get off the island. This is due to the massive increase of traffic flow associated with these events. This is freely admitted by Sandstone Point Hotel by the use of flashing roadsigns and letterdrops. These inform us of how to arrange our lives!

We also object to the excessive use of fireworks, which impacts on domestic animals in the area and the damage done to the wildlife and environment, for example Corellas are blasted out of their roosting trees along Welsby Parade.

NO OTHER PRIVATELY OWNED BUSINESSES are allowed to destroy accessibility and peace of such a wonderful unique place.

Concerned residents
Peter and Clara Joyce.
15 Winston Drive.

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Scanned By: costigana@MBRCDOM On: 01/02/2019 AM Moreton Bay Regional Council

CEO,
Development Application CEO,
DA/31643/2016/VCHG/1
PO. Box 159,
Caboolture,
Q. 4510.

28 Howard Court,
Sandstone Point,
QLD. 4511.
30 Jan 2019.

Moreton Bay Regional Council
RECORDS MANAGEMENT
01 FEB 2019

Dear Sir,

I wish to object in the strongest terms to any extension of existing parameters, by way of the above Application. As a nearby resident to the property the Application covers, I shall recount to council what I had to experience last Sunday, 27 January 2019.

- ① Four days prior to Sunday 27th January a bevy of Shipping Containers was delivered to the site in question. Then a multitude of Porta - Loos - enough to cover the needs (maybe ?) of the patrons purchasing the 7,000 tickets was delivered. With various flagged and roped partitions, the once pristine paddock in the midst of a 'suburban' type neighbourhood of neat and carefully manicured lawns, became a SOVETO look-alike SLUM. This constitutes visual assault. Similarly, it will be days before the SLUM is dismantled and extinguished.
- ② Such occupation of Suburban School playing fields happens once a year for the School Fete.
- ③ A farm outside Gympie or Kingaroy would be a more suitable venue for this type of entertainment.

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Scanned By: costigana@MBRCDOM On: 01/02/2019 AM Moreton Bay Regional Council

2.

④ Day of Concert.

Sound checks involving music and drum beats of different volumes are tried out. They began at 10:00am and went for 25mins - then 11:00am → " then 12:00pm → " then 1:00pm → ". Then the concert began at 1:25pm. So already, the neighbourhood had been subjected to varying volumes of voice, instruments and jungle drums for 3½ hours, BEFORE THE CONCERT BEGAN.

⑤ The noise levels, when the concert began, were disgraceful. Sound came up the drain pipes in the bathrooms and laundry, and down through the skylites in the kitchen and two bedrooms, of my house. The noise outside my house was even louder.

⑥ I tried to stop the noise with all my windows closed and the AIR CON. on but it didn't work.

⑦ Don't tell me to 'leave town' on concert days because I would have to take accommodation for two days, the music beginning at 10:00am, and Sunshine Coast Accommodation allowing you into the unit at 2:00pm!

⑧ Impact on my health.

I am 76 years old so the impact on me was detrimental to my hearing, my stomach, and my sleep. I woke up the next morning at 4:00am with screaming tinnitus in my ears, nausea, diarrhoea, and simulated deafness (like my ear canals were blocked). This continued for the next 24hrs.

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Scanned By: costigana@MBRCDOM On: 01/02/2019 AM Moreton Bay Regional Council

3.

- (9) This effect on my health is contrary to Federal Govt. policy of enabling the older citizens to stay in their homes. What is the point of Blue Care and Meals on Wheels if the Council thinks "ear drum assault" complies with National Policy? It doesn't. It is contrary to our National Culture.
- (10) One of my friends on the island who cleans units couldn't deliver the sheets to the unit owner till Monday because she just gave up trying to get across the bridge. Traffic was backed up back to Aldi on the Sunday. This traffic congestion is impacting other businesses on the island who rely on the tourist dollar.
- (11) I do not want to experience 2 days in a row of this mayhem and auditory disorder. One day is bad enough. So I object in the strongest of terms to an extension to two days in a row' concerts.
- (12) 9 concerts a year is bad enough. So I object in the strongest of terms to the days per year for 'concerts' being extended to 12.
- (13) As I explained earlier, one concert bombards the neighbourhood for 12 hours, from 10:00 am to 5 to 10 pm. (i.e. Sound checks plus concert.) Under no circumstances should a concert extend past 10:00 pm.

Yours truly,
Janice Koshin J.P. (Qual) 2337.

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Scanned By: marilyn@brcc.qld.gov.au
Moreton Bay Regional Council
RECORDS MANAGEMENT
08 FEB 2019

OBJ ID: _____

28 Howard Ct,
Sandstone Point,
4511 QLD,
7 Feb. 2019.

CEO,
Development Application CEO,
DA/31643/2016/VCHG/1.
P.O. Box 159,
Caboolture,
QLD. 4510.

Dear Sir,

Although the following items do not directly relate to the above development Application, I believe they are tangential to considerations.

① The Woodford Festival, which lasts ten days, is held in an open paddock area. There is very little infrastructure underground, if any. So noise restrictions are few — no pipes, cables, wires, gas pipes, sewerage junctions, and the like, are not going to be "at risk" at the Woodford site.

② At the Sandstone Point Hotel site there is a great deal of underground infrastructure leading up to the Hotel, as well as cables connecting Brisbane to the mainland. (What has happened to the once very visible yellow sign warning of underground cables?) Noise vibrations on anatomical structures. So what will happen if the massive noise compromises the structure of the sewerage system?

③ There does not appear to be any insulation under the stage, so the noise is free to go under the ground as well as everywhere else. Who will pay for burst water mains? One can only assume if the Council approves the levels of sound on "Concert" days, then the Council will be responsible for any financial outlay for restoration of the underground infrastructure in place before the 'Concerts'. Rate payers cannot be expected to pay for

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Scanned By:marilynocalaghan@MBRCDOM On: 08/02/2019 AM Moreton Bay Regional Council

2.

bad Council decisions.

(4) The ugly, haphazard configurations of shipping containers, huge skips, porta-loos, plastic sheeting, ropes with flags, a portable stage, sundry transport vehicles represents squalor conditions, bad design, and third rate environmental visuals. This is a built-up area!!! Everything else in this neck of the woods conforms to good design principles! What you see as a young person, projects into your taste as an adult. If you are used to seeing visual rubbish, you will produce visual rubbish as an adult. It is no wonder we are nurturing a generation who will think it is O.K. to exist in squalor. Shipping containers next to rubbish skips, next to portaloos is as bad as it gets. This is a far cry from the Cultural Centre precinct, where proper concerts are held. All I see is cheap uncivilized mayhem.

(5) If the Council wishes to change my living environment, it MUST communicate its intention. You cannot leave it up to the population reading a sign on a fence. You are treating law abiding ratepayers with zero respect. It is imperative that all ratepayers within a certain circumference be informed of any application for a change say in auditory environment. I cannot walk to the signs stuck on the border fences of the Hotel. So I am kept in the dark unless some kind neighbour slips a communication in my letter box.

People who go on holidays don't have a clue what is happening. And when they return, its often too late because the time limit has been reached. People get angry when control of their own living environment is taken away from them. The Leichhardt Council informs every ratepayer of a D.A. application by mail. (Yr. 2000.)

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Scanned By:marilynocalaghan@MBRCDOM On: 08/02/2019 AM Moreton Bay Regional Council

3.

⑥ What has happened to the old house from WW II? Or dare I ask. It was supposed to be part of the development. There was supposed to be trees native to the area. But there are Norfolk Island pines brought in. No permission was granted for Norfolk Island Pines. And will there be police on traffic duty for twelve hours each day? This is totally absurd and a disgraceful waste of time for trained officers to spend all that time trying to make order out of 7,000 'patrons' wanting to get onto the site from Birkie Island road. The site is totally unsuited for such volumes of people.

⑦ The site is totally unsuited for "Events" because of its position.

The site is totally unsuited for what currently happens there, because it is in a suburban neighbourhood.

According to the Aeronautical Authority, helicopters are permitted to go into and out of the paddock over the sea. They do not have permission to come in and go out over neighbourhood roads and houses.

⑧ Lastly, if I was asked to give one word to describe what happens in the grounds of the Sandstone Point Hotel, I would say "insatiable". The block of land was once a pristine native environment. Greed has turned it into what you see now.

Yours truly,
Janice Kaskin.

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Sandstone Point Community Association Inc.

ABN: 85 577 367 041

Address: 21 Albert Place, Sandstone Point 4511
Phone: 5429 5024 Email: spca4511@hotmail.com

5 February 2019

CEO
Moreton Bay Regional Council
Po Box 159
CABOOLTURE 4510

SANDSTONE POINT HOTEL AND EVENT AREA OBJECTION TO DA 31643/2016/VCHG/1

Dear Sir/Madam

At our January General Meeting of the above Association, members asked that the Association object to the proposed increase to the number of Events held at Sandstone Point Hotel and to the counting of two or more consecutive day events as a single event.

These events last from 10 hours to 12 hours and are held in the open unlike a normal concert that usually lasts between 3 – 4 hours and under cover.

Bribie Island Road is a terminating road which means anyone coming from or going to Bribie Island needs to use it. This means that residents living in Beachmere, Godwin Beach, Ningi, Sandstone Point and Bribie Island as well as tourists use this two lane road

When these event days presently occur, Sandstone Point residents advise family and friends not to visit on that day because of the traffic chaos. Depending where they live, they also cannot move in or out of their houses or street. Sometimes even visiting friends at Woorim can take anything from 1-2 hours. Many residents in the area are retired and are angry that they are imprisoned in their homes on this day. This traffic chaos affects over 20,000 people and impacts on their lifestyle, movement choices and movement of ambulances for medical emergency. The impact of multiple concerts on consecutive days is unacceptable and would have a severe effect on all residents lifestyles.

It is already busy on weekends and having more events or multiple events on consecutive days would be disastrous for the physical and emotional health of residents.

Another concern is the noise radiating from these events. As stated before, these events go for 10 to 12 hours and the noise can be heard sometimes up to 4 kilometres away

There are not many open air events held next to suburbia in the South East of Queensland. The Woodford Festival is held once a year on a property outside the town. In Brisbane, most of these types of concerts last only a few hours and held in closed arenas such as Brisbane Entertainment Venue, Brisbane Convention Centre and large sporting grounds with grandstands all around.

Moreton Bay Regional Council

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Sandstone Point Hotel events are held out in the open, and the sound is carried whichever way by the wind. All areas of Sandstone Point, parts of Bellara and Bongaree are impacted by the noise from these concert events - some more than others depending on the wind direction.

Residents living closest to the hotel are subjected to 10 – 12 hours of unrelenting noise with a few deliberate breaks of 10-15 minutes of quiet. Noise levels are averaged and the breaks are used to reduce the average decibels reading. As one of our member expressed it:- “ I couldn’t care about the number of decibels but when I have to close all windows which then shake and still can’t hear television, the concert is too LOUD.”

This constant noise is having a detrimental effect on many as they experienced at the event on Sunday 28 January. Many of the elderly residents were very upset by the loud bass noise and had no one to complain to. If they do phone the special hotel number they get little support. Our members living close to the hotel feel helpless.

The Council has not been diligent in physically checking where the monitoring devices are placed by the hotel. The devices are often placed in area where noise levels are dampened, such as on the ground behind a fence or shrub..

If your next door neighbour was playing music this loud, the police would shut it down.

There should be **no** change in the number of major events this hotel can hold per year and definitely **no** multiple events to be counted as one event.

Council needs to review its approval of noise and traffic management plans for this hotel and meet with the Sandstone Point and other residents who are affected by these events before any decisions are made. Council has a duty of care to the residents of this area to protect them in terms of their lifestyle and safety.

Your sincerely

Herb Coleman
President

Margaret Kelly
Secretary

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)



Sandstone Point Community Association Inc.

ABN: 85 577 367 041

Address: 21 Albert Place, Sandstone Point 4511
Phone: 5429 5024 Email: spca4511@hotmail.com

7 February 2019

CEO
Moreton Bay Regional Council
Po Box 159
CABOOLTURE 4510

SANDSTONE POINT HOTEL AND EVENT AREA
1780 – 1820 Bribie Island Road, Sandstone Point Qld 4511
OBJECTION TO DA 31643/2016/VCHG/1

Dear Sir/Madam

At our January General Meeting of the above Association, members asked that the Association object to the proposed increase to the number of Events held at Sandstone Point Hotel and to the counting of two or more consecutive day events as a single event.

These events last from 10 hours to 12 hours and are held in the open unlike a normal concert that usually lasts between 3 – 4 hours and under cover.

Bribie Island Road is a terminating road which means anyone coming from or going to Bribie Island needs to use it. This means that residents living in Beachmere, Godwin Beach, Ningi, Sandstone Point and Bribie Island as well as tourists use this two lane road

When these event days presently occur, Sandstone Point residents advise family and friends not to visit on that day because of the traffic chaos. Depending where they live, they also cannot move in or out of their houses or street. Sometimes even visiting friends at Woorim can take anything from 1-2 hours. Many residents in the area are retired and are angry that they are imprisoned in their homes on this day. This traffic chaos affects over 25,000 people and impacts on their lifestyle, movement choices and movement of ambulances for medical emergency. The impact of multiple concerts on consecutive days is unacceptable and would have a severe effect on all residents lifestyles.

It is already busy on weekends and having more events or multiple events on consecutive days would be disastrous for the physical and emotional health of residents.

Another concern is the noise radiating from these events. As stated before, these events go for 10 to 12 hours and the noise can be heard sometimes up to 4 kilometres away

There are not many open air events held next to suburbia in the South East of Queensland. The Woodford Festival is held once a year on a property outside the town. In Brisbane, most of these types of concerts last only a few hours and held in closed arenas such as Brisbane Entertainment Venue, Brisbane Convention Centre and large sporting grounds with grandstands all around.

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Residents living closest to the hotel are subjected to 10 – 12 hours of unrelenting noise with a few deliberate breaks of 10-15 minutes of quiet. Noise levels are averaged and the breaks are used to reduce the average decibels reading. As one of our member expressed it:- “ I couldn’t care about the number of decibels but when I have to close all windows which then shake and still can’t hear television, the concert is too LOUD.”

This constant noise is having a detrimental effect on many as they experienced at the event on Sunday 28 January. Many of the elderly residents were very upset by the loud bass noise and had no one to complain to. If they do phone the special hotel number they get little support. Our members living close to the hotel feel helpless.

The Council has not been diligent in physically checking where the monitoring devices are placed by the hotel. The devices are often placed in area where noise levels are dampened, such as on the ground behind a fence or shrub.

If your next door neighbour was playing music this loud, the police would shut it down.

Council needs to review its approval of noise and traffic management plans for this hotel and meet with the Sandstone Point and other residents who are affected by these events before any decisions are made. Council has a duty of care to the residents of this area to protect them in terms of their lifestyle and safety.

There should be **no** change in the number of major events this hotel can hold per year and definitely **no** multiple events to be counted as one event. Therefore the Comiskey Group proposal under DA31643/2016/VCHG/1 should be rejected outright.

Yours sincerely

Herb Coleman
President,
3 Seaforth Street,
Sandstone Point 4511
Phone: 5429 5214

Margaret Kelly
Secretary,
21 Albert Place
Sandstone Point 4511
Phone: 0488 292 971

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: PlanningAlerts
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2016/31643/VCHG/1
Date: Tuesday, 5 February 2019 12:31:10 PM

For the attention of the General Manager / Planning Manager / Planning Department

Application 2016/31643/VCHG/1
Address 1780-1820 Bribie Island Road, Sandstone Point QLD 4511
Description Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation
Name of commenter J.M. KERR
Address of commenter 3 Sole Place, Sandstone Point, Qld. 4511
Email of commenter jannikerr@hotmail.com

Comment

SPH is headed to ending up like Dreamworld, Movieworld etc. There is continual events on weekends & still they are planning more. When will enough be enough ? Great that it brings employment, however it's the locals who suffer the multitudes every weekend. During the week we have normality, but on the weekend we dare not go out. I agree with the sentiments of another local who has voiced her opinion..... I resent being held to ransom by the pub as to my activities in any one weekend or visitors I can have over, all pending on whats on at the hotel and whether we can get home in a timely manner. NO NO NO NO NO

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



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From: [Rill Kidd](#)
To: [MBRC Incoming Mail](#)
Subject: DA/31643/2016/VCHG/1 - Sandstone Point Hotel
Date: Tuesday, 5 February 2019 10:31:47 AM
Attachments: [image002.jpg](#)

Dear Councillors,

We have become aware that Sandstone Point Hotel is applying to increase the number of Major Outdoor Concerts from 9 up to 24 per year. We are very concerned about the impact that this will have on traffic congestion on Bribie Island Road. It is already a problem particularly at weekends when the weather is fine, and now we are going to have to deal with an increase in concert traffic. We have been in the situation on several occasions where it has taken us and other family members 1 ½ hours to get home after turning onto Bribie Island Road off the Bruce Hwy, normally a 20 minute drive.

I have been in a situation in an ambulance where time was of the essence to get me to hospital for treatment after a major stroke that left me paralysed and not able to speak and a 50% chance I would survive. Fortunately, being transported to the hospital quickly and receiving lifesaving treatment I have suffered no lasting effects. I believe that this would be a different story if there was in fact a concert on and the road was blocked with cars. I am one of the lucky ones and we shouldn't be putting other residents lives at risk if an ambulance can't get through quickly enough.

We live at 30 The Quay, Banksia Beach some distance away from the hotel and the last concerts that were held we were able to hear the bang, bang of the drums and bass. I sympathise with the residents that live close and built or bought their homes thinking that they were coming to a nice quiet place to live. The Hotel already has enough concerts and I don't believe that we should be increasing the inconvenience for local residents. Obviously, it is very profitable for the Hotel but when first applied for they were happy with 9 concerts and in fairness to residents we don't believe that the number should be increased.

When the DA application is heard at your council meeting we hope that you vote against the proposal. The priority for Council and the State Government must be to upgrade Bribie Island Road to a dual road from the Bruce Highway to Bribie Island.

Kind regards,

Richard and Marilla Kidd

[Australian Election Company](#)



G.P.O. Box 394
Brisbane QLD 4001
AUSTRALIA
Phone: 1800 224 420
+61 7 5499 1688
Mob: 0419 662438

Moreton Bay Regional Council

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SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)*

Fax: +61 7 5428 1355

Website: www.austelect.com

Email: mkidd@austelect.com

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From: [Marilla Kidd](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel
Date: Wednesday, 23 January 2019 3:01:43 PM

Dear Sir/Madam,

I wish to register our disapproval at the increase in concerts to be held at the hotel. We believe that the road cannot handle it and the noise factor should not have to be a concern for residents. We are a quiet island that is now being touted as a big event venue. Approval should not be given.

Regards,

Richard and Marilla Kidd

30 The Quay

Banksia Beach

Mob 0419662438

Sent from [Mail](#) for Windows 10

Moreton Bay Regional Council

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From: [Barry](#)
To: [MBRC Incoming Mail](#)
Subject: DA/31643/2016/VCHG/1
Date: Thursday, 7 February 2019 3:51:15 PM

Dear Sir

I oppose the Development Application by the Sandstone Point Hotel to increase the number of major concerts from 9 to 12 per year and also that consecutive concerts be treated as one concert. The disruption to the traffic flow to Bribie Island is already very concerning and interferes with residents plans to either leave the Island or have friends visit when major events are staged.

Yours sincerely

Mary King
34 Eucalypt St
Bellara 4507



Virus-free. www.avg.com

Moreton Bay Regional Council

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: jessicasoutham@MBRCDCOM On: 07/02/2019 PM Moreton Bay Regional Council

Address 12 AZALEA DRIVE
BONGAREE Qld 4507
Email pr-king+bigpond.com
Phone (07) 34084069

21 Feb 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Moreton Bay Regional Council
RECORDS MANAGEMENT
07 FEB 2019
OBJ ID:

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself and neighbours of the hotel are appalling. You have received noise complaints but you are doing nothing to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

P.R. KING

S.G. KING



Moreton Bay Regional Council

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From: [Margaret & Evan](#)
To: [MBRC Incoming Mail](#); [Brooke Savige](#); [Electorate Office Pumicestone](#)
Subject: Sandstone Point tavern
Date: Wednesday, 6 February 2019 4:00:57 PM

We object to the proposal to extend the number of events at Sandstone Point Tavern, as outlined on page 1 of the The Bribie Weekly of 1 February 2019.

Our reasons for objecting are based on the inadequate transport infrastructure that services Bribie Island and Sandstone Point.

The recent summer period has demonstrated how woefully inadequate the Bribie Island Road and bridge are in coping with the current levels of traffic. There were daily delays in traffic with many times when the traffic was backed up for kilometres.

With any accident on the bridge, and these are quite regular, the road is effectively a car park.

The public transport system also fails to meet the needs of the community. For example, on Saturday and Sunday evenings the last bus (route 640) passing the Tavern is before 6.30pm. Totally inadequate!

We are of the strong view that there should be no increase in the number of events at the Tavern until the major road infrastructure has been improved to cope with the increased activity.

Margaret & Evan Klatt
187 Endeavour Dr, Banksia Beach QLD 4507
Mobile 0400607305

Moreton Bay Regional Council

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From: [amemarie.koffler](mailto:amemarie.koffler@moretonbay.qld.gov.au)
To: 6666@moretonbay.qld.gov.au
Subject: objection to application for 12+concerts per year at the sandstone pt.hotel sandstone point 4511
Date: Wednesday, 6 February 2019 5:08:49 PM

I live about 200 meters from the back fence of the sandstone point hotel
I am 82 years old and could not tolerate the noise the concerts
produce I have been living here since 1990 in retirement the noise
interferes with my life and health so I strongly reject to the
application of any more concerts at the sandstone point hotel please
take note it will have an effect on my health and well being. Regards,
Amemarie Koffler 28 Keith Court, Sandstone point 4511

PS. concerns application ref:DA/31643/2016/VCHG/1

This email has been checked for viruses by Avast antivirus software.
<https://api01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avast.com%2Ffamilyvirus&data=02%7C01%7CMBRC@mail%40moretonbay.qld.gov.au%7C2b570c5363e466b0ad08468e01a8c297c147c1bc008546488f0243221af06eb0%7C09%7C636850336091560707&data=EJUZw1Y0cTRGzRdATzLcz5vijj86qE6C8fw2Pw%3D&reserved=0>

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Francis Krajic](#)
To: [MBRC Incoming Mail](#)
Subject: Fwd: Sandstone Point Hotel Concert Application
Date: Wednesday, 6 February 2019 6:25:54 PM

Begin forwarded message:

From: Frank and Karen Krajic
Subject: Sandstone Point Hotel Concert Application

Name: Mr Frank Krajic
Address: 3 Bowsprit Crescent, Banksia Beach, Qld 4507
DA Application Number: DA/31643/2016/VCHG/1

WITHOUT PREJUDICE

Councillors

I wish to add my voice in protest in respect of the current application by Mr. Rob Comiskey, owner of the Sandstone Point Hotel, to substantially increase the number of outdoor events per annum within the precincts of his hotel compound.

We moved to Bribie Island 3 years ago, and fell in love with its tranquil, beautiful environment.

Sadly, however, this has now changed dramatically with the heavy increases in population (now 33,000). The population was some 21,000 when we moved here. To compound the situation the number of retirement/care facilities has increased, as have the plethora of cheek-by-jowl houses behind the main shopping centre in Bellara.

These realities alone create difficulties on the island due to heavier traffic congestion, parking difficulties and noise pollution from vehicles.

With only one bridge for access and egress to and from the island, this build-up in vehicular traffic already causes considerable congestion on the bridge. But now, to compound the situation, we have the numerous additional difficulties created by the Sandstone Point Hotel.

For example, there are numerous complaints about the offensive noise from these music events, there are constant traffic gridlocks every time a major event occurs, and incoming vehicular traffic intending to attend the event are often unable to turn into the hotel complex so they travel over the bridge, turn around at the roundabout and drive back over the bridge in order to avoid crossing the line of traffic. Clearly, this exacerbates the congestion problems

Moreton Bay Regional Council

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in both directions. On several occasions, traffic has been gridlocked from Caboolture to Bribie Island. All this is due to some nine outdoor events per year. Now, as I understand it, application has been made for a total of twelve events per annum, some of which will be of three days duration.

This is an absurd situation and is far from being in the interests of the inhabitants of Sandstone Point, Ningi, or Bribie Island. We have been caught in traffic just traveling from Bongaree to Banksia Beach the trip taking in excess of 1 hour ! The traffic on the bridge was completely stopped both ways. We also have to plan carefully for family visits as when there is a concert on it adds 1 hour of traveling

This application primarily serves the interests (and pockets) of one man we as residents have to also look up when there are concerts on weekends as you can bet on the fact that there WILL be traffic jams.

Should this current application gain approval, then the current traffic problems will be seriously compounded. Drugs and crime will increase, noise pollution affecting residents will greatly increase, and the lives of Bribie residents will be put at risk if ambulances are unable to access and egress the island due to traffic congestion.

One man's greed should not take preference over the well-being of the general community, and I urge each councillor to reject Mr. Comiskey's application.

Yours respectfully
Frank Krajic

Moreton Bay Regional Council

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From: [Mark Lammas](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to DA Sandstone Point Hotel, Sandstone Point DA/31643/2016/VCHG/1
Date: Friday, 8 February 2019 9:59:19 AM

Dear Sir/Madam

I am formally making an objection to the Development Application (DA) by the principals of the Sandstone Point Hotel situated at Sandstone Point. The DA may be numbered as above - I am unsure, but I expect that you can easily marry up my submission with the application.

My full name is Mark Frank Lammas
I own a dwelling at 1 Genoa Place, Banksia Beach, where I reside.

I object to the applicant seeking an extension to the number of Major Outdoor Events from 9.

I also object to the applicant seeking consecutive events on consecutive days to be classified as one event.

The reasons for my objections are as follows:

The Council has facilitated the building of this Hotel, caravan park and other uses yet to be commenced without due consideration to the impact on Ningi, Sandstone Point, and Bribie island residents in particular. The impact includes clogging of the Bribie Island Road by traffic heading to and from the Sandstone Point Hotel when major events occur. The impact includes serious delay to traffic, including ambulance services and will, even as it currently stands, one day result in the death of a person who is unable to access appropriate medical care due to the adverse traffic conditions. As the MBRC is aware, there is only one bridge to access and egress Bribie island, yet the main entrance to the Sandstone Point Hotel and two exits are very near the entrance to the southern end of the bridge.

Until traffic issues are resolved I submit that no increase in Major Outdoor Events should be approved by the MBRC.

In respect of the application for consecutive days to be considered as one event, even if the MBRC limits consecutive days to two days running, this would seriously and adversely impact all those living in the adjacent areas, including visitors to those areas. Without that limit one could have one event lasting 365 days!

I reside a sufficient distance from the Hotel so I can not personally object to the noise from concerts (I can hear them at times, dependent on the direction of wind). However, I ask that you seriously consider the noise issues for those residents living much closer than I do.

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The Sandstone Point Hotel can be an asset to us all (when roading issues are addressed). In the meantime I submit that you decline this application and in doing so provide an appropriate balance between commercial interests and community/residents interest. To date commercial interests have taken priority over community/residents interests.

I am sure that many people in this area who have been silent to date on these issues will have their patience broken by approval of this application and take note of whom, within elected Council, has been a party to any approval.

Yours faithfully

Mark Lammas LL.B

Moreton Bay Regional Council

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From: [Simone Aikens](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel - Application for increase number of concerts Objection
Date: Tuesday, 22 January 2019 4:52:15 PM

Dear Sir Madam

I would like to lodge and objection to the proposed changes for the Sandstone Point Hotel concerts.

When the Hotel recently held an all weekend event the traffic on Saturday was intollrebal both on Bribie Island road and Bestman road as people tried to use Bestman as a shortcut to the Hotel. Sunday was a little better but not much.

The music could be heard from our back patio which is on the other side of the Pebble Beach Retirement Village, we thought that there was a large party happening in the next street (Bestman).

Our objection is that we moved here 18 months ago for the life style of the area, the occasional events are fine but not when they cover a full weekend and up to 30 a year.

Name: Diane and Michael LARKIN

Address: 38 Eimeo Place SANDSTONE POINT 4511

Phone 0474533323

e-mail: ml61282@bigpond.net.au

Thank your for your assistance

Diane Larkin

Moreton Bay Regional Council

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MORETON BAY
REGIONAL COUNCIL
- 8 FEB 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

Michael Linder
PO Box 1333
Bongaree
Qld 4507

Moreton Bay Regional Council

Re: Development application Sandstone Point Hotel to increase the number of events and amalgamate 2 day events as 1.

Dear Mayor and Councillors

I wish to lodge my formal objection to the development application lodged by the Sandstone Point Hotel to extend the number of events allowed each year and to combine 2 day events as one.

My reasons are as follows:

- Safety.
 - Events currently held cause severe traffic delays preventing residents of Bribie Island from safely leaving or returning to the island. The redirection and density of traffic creates serious hazard and traffic management plans have proven inadequate. The close proximity of the entrance of the venue to the bridge creates a hazard which makes the venue unsuitable for events that create the volumes of traffic encountered. These events are ticketed events and even the hotel is not open to the general public. This a private event being held with maximum disruption to the residents of Bribie Island, Sandstone Point and Ningi. Please refer to paragraph three of the attached notice dated 22/1/2019. Please note these "advice to residents" are not distributed to the island as a whole just selective areas. Perhaps residents at Pacific Harbor and Woorim would care to be informed of the restrictive access days as well.
- Noise.
 - Noise from the events carries to surrounding areas during the day and into the night. Claims from the Comiskey Group are that noise level do not exceed regulation levels. While that may be correct where I live in Hall Avenue Bongaree, the sound carries and can be clearly heard into the night. Fireworks on each occasion further contribute to unnecessary noise. While I understand fireworks are part of New Year celebrations it is unacceptable that the activities at the venue which generate unacceptably high noise levels is allowed to introduce further noise through fireworks.
 - The hotel currently utilises the front grassed area as a Helicopter landing facility. There is no clearly defined area within the facility for this activity and it generates significant unwanted noise. Caboolture airport is suitable for this activity not the hotel grounds.
- Environmental.
 - Council signage at the entrance to Bribie Island are clearly marked Fauna & Flora sanctuary. The increased number of fireworks events disturb local wildlife. Roosting native birds are sent into flight in darkness each time. The status of Fauna sanctuary

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means this activity should be reduced if not eliminated entirely as it is in conflict with the surrounding environment.

- The Sandstone Point Hotel activities should be limited to the hotel and accommodation facilities. That is an acceptable development for the region providing both ongoing work and facilities beneficial to the region. The locations entrance proximity to bridge and the surrounding infrastructure are not suited to events that create high volume traffic flows. The noise generated by the events have no impact on the owners of the hotel however the activity does impact local residents and in particular wildlife. We would suggest that local council avail themselves of world wildlife studies which support this comment.

Allowing an increase will create further pressure wildlife and on the local infrastructure, endangering residents and impact their quality of life. Council will be failing in its obligations to rate payers by allowing a company's profit generating activities to cause further disruption to the residents of the area.

May we further extend our utter lack of appreciation to the constant presence of containers lined up in order that we don't get an un-ticketed peek at the goings on? These containers are not removed immediately and are now an almost permanent eyesore to the residents coming and going from the island. Would they be acceptable at the entrance to any other Flora and Fauna Sanctuary I think not.

It would be nice to think this council will think long and hard before making a decision in this matter'

Yours sincerely

Michael Linder

Lynette Linder

26 Hall Ave

Bongaree QLD 4507

kintala@iprimus.com.au

Local resident and ratepayer.

Lydia Linder

Lydia Linder

2/4 Melrose Avenue

Bellara - 4507

Email - Lydia 4733

©bigpond.com

Ratepayer

8/8/2019

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

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22/1/2019

Dear Resident,

On Saturday 9th February 2019, Sandstone Point Hotel will host the Red Hot Summer Concert. As per our Development Permit, this will be Major Outdoor Event (Concert) number 4 of the permissible 9 for 2019.

On Sunday 10th February 2019, Sandstone Point Hotel will host the Summer Series Concert. As per our Development Permit, this will be Major Outdoor Event (Concert) number 5 of the permissible 9 for 2019.

The hotel will be closed to the general public during this event which will consist of one main stage, facing south-west towards the venue, where live acts will perform.

Whilst every effort will be taken to minimise disruption to residents in the area, the event will have levels of amplified entertainment. Noise levels will be monitored throughout the day to ensure they are below the approved levels.

We have also enlisted the assistance of the Police and to help ease any congestion along Bribie Island Road that may accompany such an event.

Details for the events are as below:

Sandstone Point Hotel – 13:00 until 22:00 Saturday 9/02/2019

Sandstone Point Hotel – 13:00 until 22:00 Sunday 10/02/2019

On Saturday 9/02/2019, we will have fireworks off the jetty at approximately 9:20pm for approximately 7 minutes in duration. On Sunday 10/02/2019, we will have fireworks off the jetty at approximately 9:20pm for approximately 7 minutes in duration.

If you have any questions or concerns while the event is running please contact the Event Hotline on 0401 229 534 or info@sandstonepointhotel.com.au

Please be assured that every measure will be taken to reduce disruptions.

Kind regards,

General Manager

WWW.SANDSTONEPOINTHOTEL.COM.AU

07 3475 3001 | info@sandstonepointhotel.com.au | 1800 Bribie Island Road, Sandstone Point Q 4511

Moreton Bay Regional Council

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From: [Susan Lindon](#)
To: [MBRC Incoming Mail](#)
Subject: DA/31643/2016/VCHG/1 - 1780-1820 Bribie Island Road Sandstone Point - Objection - Increased concerts at sandstone point hotel
Date: Friday, 8 February 2019 6:50:54 PM

Sandstone Point Hotel
1780-1820 Bribie Island Road Sandstone Point

ref DA31643/2016/VCHG/1

My Name is David Lindon
8/18 Spinnaker Drive
Sandstone Point

I object to any increase in the number of concerts held at the above hotel
My objections are
The Noise level, and also the traffic congestion, as a resident we are confined to our property as the traffic is non stop, on the last concert held at the hotel we were stuck in traffic coming back from Morayfield for one and a half hours, and this will not improve, any more concerts would mean we cannot go out on a weekend.

David Lindon

Sent from my iPad

Moreton Bay Regional Council

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From: [Ian & Glenda](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel Concert Application
Date: Wednesday, 6 February 2019 5:02:39 PM

Name: Mr. I. M. Logan
Address: 1 Bowsprit Crescent, Banksia Beach, Qld 4507
DA Application Number: DA/31643/2016/VCHG/1

WITHOUT PREJUDICE

Councillors

I wish to add my voice in protest in respect of the current application by Mr. Rob Comiskey, owner of the Sandstone Point Hotel, to substantially increase the number of outdoor events per annum within the precincts of his hotel compound.

We moved to Bribie Island 12 years ago, and fell in love with its tranquil, beautiful environment. After a lifetime of heavy work stresses, we found peace.

Sadly, however, this has now changed dramatically with the heavy increases in population (now 33,000). The population was some 21,000 when we moved here. To compound the situation the number of retirement/care facilities has increased, as have the plethora of cheek-by-jowl houses behind the main shopping centre in Bellara.

These realities alone create difficulties on the island due to heavier traffic congestion, parking difficulties and noise pollution from vehicles.

With only one bridge for access and egress to and from the island, this build-up in vehicular traffic already causes considerable congestion on the bridge. But now, to compound the situation, we have the numerous additional difficulties created by the Sandstone Point Hotel.

For example, there are numerous complaints about the offensive noise from these music events, there are constant traffic gridlocks every time a major event occurs, and incoming vehicular traffic intending to attend the event are often unable to turn into the hotel complex so they travel over the bridge, turn around at the roundabout and drive back over the bridge in order to avoid crossing the line of traffic. Clearly, this exacerbates the congestion problems in both directions. On several occasions, traffic has been gridlocked from Caboolture to Bribie Island. All this is due to some nine outdoor events per year. Now, as I understand it, application has been made for a total of twelve events per annum, some of which will be of three days duration.

This is an absurd situation and is far from being in the interests of the inhabitants of Sandstone Point, Ningi, or Bribie Island.

This application primarily serves the interests (and pockets) of one man.

Should this current application gain approval, then the current traffic problems will be seriously compounded. Drugs and crime will increase, noise pollution affecting residents will greatly increase, and the lives of Bribie residents will be put at risk if ambulances are unable to access and egress the island due to traffic congestion.

One man's greed should not take preference over the well-being of the general community, and I urge each councillor to reject Mr. Comiskey's application.

Yours respectfully
Ian M. Logan

Moreton Bay Regional Council

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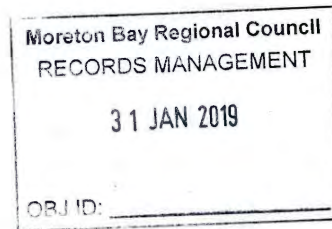
ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By:schulzk@MBRCDOM On: 31/01/2019 AM Moreton Bay Regional Council

Address
Email
Phone

23 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510



Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

[print full name]

ANGELA LONG

[sign]

A Long

Moreton Bay Regional Council

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Mr & Mrs J + J Loudon
34 Gordon Cess
Sandstone Point Qld 4511.

6 February 2019

Moreton Bay Regional Council
P.O. Box 159
Caboolture Qld 4510

Moreton Bay Regional Council
RECORDS MANAGEMENT
07 FEB 2019
OBJ ID: _____

MORETON BAY
REGIONAL COUNCIL
- 6 FEB 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

Objection Application Ref: DA/31643/2016/VCHG/1
PROPERTY 1780-1820 Bribie Island Road
Sandstone Point Qld 4511.
On lot 6 SP 281368

Dear Sir/Madam

In relation to the above property I object to any increase to the number of events held at the Sandstone Point Hotel & to the requested counting of two or more consecutive day events as a single event.

The noise on 27th of January 2019 was shocking & unbearable on both days. Starting on Saturday as early as 10.00am with just bass noise.

On Saturday & Sunday we closed all doors & windows & put fans & airconditioning but this did not help. The noise was unbearable.

On occasional times there was only bass noise & it drove us insane.

With regards the fireworks it sounded as if they were in our backyard. We are never notified of such firework events.

Thank you for this opportunity to lodge this objection.

Julia Loudon
JLoudon.

Moreton Bay Regional Council

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From: [Greg L](#)
To: [MBRC Incoming Mail](#)
Cc: rob.comiskey@hotmail.com
Subject: Support for Sandstone Point Hotel development application
Date: Friday, 1 February 2019 2:59:23 PM

The rate paying residents of 40 Kakadu Cct, Banksia Beach fully support this application.

Kind regards
Greg & Joanne Lovell

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: Paul Lupton & Lyn Rushby
To: [MBRC Incoming Mail](#)
Subject: Submission re DA/31643/2016/VCHG/1 Objection
Date: Sunday, 3 February 2019 7:17:45 PM

Relevant development application:

DA/31643/2016/VCHG/1 Sandstone Point Hotel

Submission from:

Paul Lupton, 106 White Patch Esplanade, White Patch 4507

Lyn Rushby, 106 White Patch Esplanade, White Patch 4507

Grounds for the objection:

The Sandstone Point Hotel proposes to increase the number of major concerts from 9 per year to 12 per year and also requests that consecutive major concerts be treated as one concert.

- The infrastructure is already incapable of handling the volume of traffic to concerts and normal tourist traffic to the Island.
- This increase in the number of concerts will further disrupt the already impossible traffic situation on Bribie Island Road.
- The traffic congestion near the bridge also poses a considerable problem if emergency vehicles are seeking to cross the bridge to the Island or cross the bridge to the mainland.
- The vicinity of the bridge to the venue and its traffic congestion poses a potential threat if an accident occurs on the bridge.
- To try and have several consecutive day/night concerts counted as one is unacceptable. A concert is ongoing over two or three hours where a particular set of acts occurs.

To have a sign that says 'EVENT - EXPECT DELAYS' is not good enough. There should be no delays allowed at all. Why is a profit-making business allowed to interrupt the lives of hundreds, if not thousands, of people. Who has the greater right?

Although the sound from the venue does not reach our suburb, White Patch, we have many friends who live closer to the venue who complain bitterly about the sound level.

Lyn Rushby and Paul Lupton

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [maxhill](#)
To: [MBRC Incoming Mail](#)
Subject: DA/31643/2016/VCHG/1 - 1780-1820 Bribie Island Road, Sandstone Point
Date: Thursday, 7 February 2019 1:57:33 PM

To whom it may concern.

Regarding the development application of the Sandstone Point hotel for an increase in events . I am totally opposed to that. The disruption of traffic and the noise pollution is bad as it is. As a resident of Bribie , we have to schedule and plan our trips to and from the island in advance as not to get stuck in traffic for hours. Not happy !!

More events in future: NO,NO,NO

Albert Lutje

19, Plymouth St

Banksia Beach 4507

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

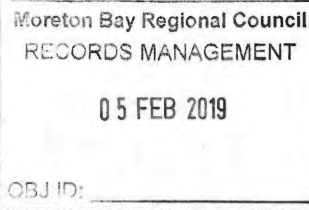
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Scanned By:marilynocallaghan@MBRCDOM On: 05/02/2019 AM Moreton Bay Regional Council

31 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD. 4510



Dear Sir/Madam,

OBJECTION TO DA31643/2016/VCHG/1

I am a 89 year old resident living in Howard court Sandstone Point and have never complained before however the noise level of the latest concert was extremely loud both outside and inside my home. I am very concerned that our quiet neighbourhood is going to be destroyed in the near future as the Hotel has applied for more concerts

M. S.Mack
24 Howard Court
Sandstone Point 4511

E-Mail Strika4@bigpond.com

Moreton Bay Regional Council

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SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By:marilynocallaghan@MBRCDOM On: 05/02/2019 AM Moreton Bay Regional Council

31 January 2019

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PO Box 159
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O.J. Mack
24 Howard Court
Sandstone Point 4511

E-Mail Strika4@bigpond.com



Moreton Bay Regional Council

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From: [Roddie Mac](#)
To: [MBRC Incoming Mail](#)
Subject: Re>Sandstone Point Hotel application DA/31643/2016/VCHG/1 in regards to increase the amount of events.
Date: Wednesday, 6 February 2019 4:21:57 PM

I object to any approval by council to give the Sandstone Point approval to increase the number of events it holds during the year. Firstly, Bribie Island/Ningi rd cannot cope with any increase in traffic for any event. The number of 4wds, people with dogs for beach unleash areas, jet skis, general boating, holidaying, week=end people, special long week-ends and sports such as football matches. I mean by this the residents in the area have not got freedom to come and go at our pleasure. We have to now plan our lives around the events if we wish to travel off the island. A simple activity such as going to the tip on the week end at Caboolture needs to be planned. Mr.Comiskey says events are held outside peak hours however thats when residents on the island go to Morayfield etc on week ends to do shopping because of limited shops on the island. Shops such as Bunnings, Coles Meat City etc. We need to be back by 1pm to avoid the event. Not only that we need to book plane trips on different days to avoid any traffic congestion. I note Mr Comiskey travels by Helicopter. I feel like a prisoner on an island. Other considerations are wind changes in the area can change the amount the sound travels. I heard all the words of Eagle rock in my bed one night yet I,m near Aldis. I think that council should take seriously that entry to the event should occur on Bestman rd and maybe signage from 7-11 at the roundabout for traffic to take an alternate route to the event to alleviate traffic congestion. Finally I would recommend more traffic controllers and that extra Police should be paid for by the hotel to solely dedicate their shift for traffic direction rather than rely on general duties police to add that to their duties. As a former Victorian Policeman I was in charge of traffic and pedestrian control for many years at the MCG, Rod Laver Arena etc and that any event organizers had to pay to have Police in attendance. It was compulsory to have Police in attendance. The council would have an events controller as a position and it was their job to have events including traffic control print outs for the attention of the public, organizer, council, Police, traffic controllers and traffic light control. Best Rod MacNally, 6 Lapwing St, Bongaree

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Laurelle Macquillian](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel's Proposed change
Date: Friday, 25 January 2019 1:31:44 PM

Good Afternoon

I would like to make a submission to object to the proposed change. Please advise how to do this.

Kind regards

Laurelle Macquillian
110 Spinnaker Esplanade
Sandstone Point Qld 4511

Moreton Bay Regional Council

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Scanned By:marilynocallaghan@MBRCDOM On: 04/02/2019 AM Moreton Bay Regional Council

110 Spinnaker Esplanade
Sandstone Point Qld 4511
Email macs1@jprimus.com.au
Phone 0416 087 174

31 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase in the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself and neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the Police, Ambulance, Fire Fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the Council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Laurelle Macquillian



A handwritten signature in cursive script that reads "L Macquillian".

Moreton Bay Regional Council

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From: [Frances Mahood](#)
To: [MBRC Incoming Mail](#)
Subject: sandstone point events extension
Date: Wednesday, 6 February 2019 10:48:05 PM

I am writing to lodge my objection to the Sandstone Point Hotel application for development. Having been on Bribie Island for seven years we have endured the effects of these events. I also object to two or three separate events over a weekend being classed as one. While these events are on friends and relatives have been put off visiting for fear of being held up in the vast amount of traffic coming and going to these events. At the same time we are either trapped on Bribie Island, or can't get back to it. As a large percentage of the population are elderly, us included, we may need to be taken to hospital which could put someone in danger if the bridge and surrounding roads are blocked.

Mrs Frances Mahood
8 Malva Court
Bongaree 4507
ph no 3408 2784
E /mail frances.mahood 1@ iCloud.com

Moreton Bay Regional Council

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From: [Peter Mahood](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Sandstone Point Hotel Development Application.
Date: Friday, 1 February 2019 2:15:45 PM

Hello,

I'm writing to object to the Sandstone Point Hotel Development Application because of the awful traffic jams that the events cause for us residents of the Island and surrounds.

When these 'events' are going on, we find ourselves trapped on the Island, or if we are the other side of the bridge, we can't get back. A large percentage of the Island population is elderly, as we are, and could need an ambulance and transport to hospital at any time.

We certainly don't want more events, or to have a two or three day event classed as one.

Our life style is severely affected by the traffic disruption, and I sincerely hope that this application is refused.

Yours sincerely,

Peter Mahood

8 Malva Court

Bongaree

3408 2784

Moreton Bay Regional Council

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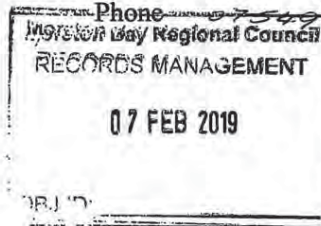
ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: jessica.southam@MBRCDCOM On: 07/02/2019 PM Moreton Bay Regional Council

Address 81 Lachlan Crescent, *Sandstone Point*
iand101@tpg.com.au *Q 4511*

Email *iand101@tpg.com.au*

Phone *7549 77391*



29 January 2019
am

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

I believe that under the community engagement principles of MBRC, the residents and ratepayers affected by the excess and intolerable noise from these events are not adequately supported by the council when considering these DA. Quoting from your website

- we should expect high standards and transparency in decision making
- a plan for the future
- to know how govt processes work and are followed through
- if they are getting value for money

Many of the residents in this area have bought here for a quiet retirement, and were here before SPH was built. Many are older, and do not have the financial or physical ability to move away. The continuous thumping noise from some of these events is intolerable and inescapable, even with all windows shut and airconditioners going. (if they can afford airconditioning)

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel. Also, sound levels should be monitored by an independent body, and sampled in several different locations to ensure transparency.

The second ground for objection is the unacceptable traffic delays. Although traffic delays have resulted from overdevelopment, it is exacerbated during these events at SPH. Parking is not allowed on any verge around the venue, so traffic spills into nearby suburban streets. We then have the noise of people returning to their cars later in the night, often noisy, and often leaving bottles or cans in our garden. Residents of Bribie

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Scanned By: jessicasoutham@MBRCDOM On: 07/02/2019 PM Moreton Bay Regional Council

Island and Sandstone Point should not have to put up with such inconvenience. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.


It must be possible through consultation for a solution can be reached so that patrons can enjoy the amenity of the SPH, and residents and ratepayers can enjoy their chosen, and paid for lifestyle.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

[print full name] *Dorothy Martin*

[sign] 

*Note: This objection relates to applications
by Sandstone Point Hotel
1780 - 1820 Bribie Is. Rd,
Sandstone Point Q*

Moreton Bay Regional Council

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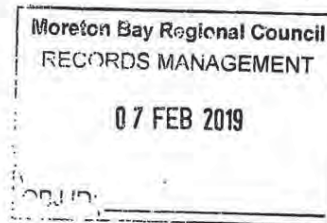
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Scanned By: jessicasoutham@MBRCDCOM On: 07/02/2019 PM Moreton Bay Regional Council

Address 81 Lachlan Crescent, Sandstone Point
iand101@tpg.com.au
Email iand101@tpg.com.au
Phone 07 549 77391

29 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510



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- we should expect high standards and transparency in decision making
- a plan for the future
- to know how govt processes work and are followed through
- if they are getting value for money

Many of the residents in this area have bought here for a quiet retirement, and were here before SPH was built. Many are older, and do not have the financial or physical ability to move away. The continuous thumping noise from some of these events is intolerable and inescapable, even with all windows shut and airconditioners going. (if they can afford airconditioning)

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Scanned By: jessica.southam@MBRCDOM On: 07/02/2019 PM Moreton Bay Regional Council

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Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

[print full name] *Ian Martin*

[sign] *Ian Martin*

*Note: This objection relates to application by
Sandstone Point Hotel
1780 - 1820 Bribie Island Rd. *gm*
Sandstone Point *ok**

Moreton Bay Regional Council

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Scanned By:schulz@MBRCDOM On: 31/01/2019 AM Moreton Bay Regional Council

5 Tarooki St
Bellara 4507
25 Jan. 2019

Moreton Bay Regional Council

Ref. DA/31643/2016/VCHG/1

Councillors,

Sandstone Point Hotel Has applied for an upgrade from 9 outdoor concerts to 24 per year.

I wish to object to this on the grounds of excessive noise, and traffic congestion.

NOISE

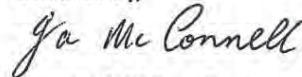
Even with doors and windows closed, what I and my neighbours hear is not music, but the bass notes thumping very loudly, like a bad headache. This goes on for hours. Even reducing this from level A to level C (with no averaging) would be a great help, considering that a 3 day concert would be counted as one.

TRAFFIC CONGESTION

The area of Bribie Road around Sandstone Point, and the housing area around Spinnaker Sound gets very congested, with hundreds of cars entering and leaving the concert venue. What happens when an emergency vehicle needs to get through, either to the island, or to Caboolture Hospital?

I do hope you will take into consideration the residents concerns, and when the application is heard at your council meeting, that you vote against this proposed increase.

Yours sincerely,



Jacqueline A. McConnell



Moreton Bay Regional Council

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From: [jo mcdonald](#)
To: [MBRC Incoming Mail](#)
Subject: Fwd: proposed extra events at Sandstone Point Hotel
Date: Tuesday, 5 February 2019 6:01:35 PM

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From: jo mcdonald
Sent: Saturday, 2 February, 3:18 pm
Subject: Re: proposed extra events at Sandstone Point Hotel
To: mbrc@moretonbay.qld.gov.au

Attention: Mayor Allan Sutherland

I am writing to express my concern at the proposed "extra" concerts by the Sandstone Point Hotel.

Firstly, why is the requisite signage by the Hotel not in a place to be easily viewed by all residents of Bribie Island and Sandstone Point? I have yet to see the signage and I drive past the hotel at least twice a day. Luckily we have a local paper to inform us what is happening.

Secondly, does the Council feel they have made adequate plans for the influx of traffic to Sandstone Point and the Island?

I live at the Spinnaker Marina complex and on a "concert" day with along with the summer visitors to the Island it I find turning in and out of Spinnaker Drive a true nightmare. I have waited up to 5 minutes waiting to get on and off Bribie Road at times. This is a true "black" zone with just yet another accident waiting to happen. When I finally do get into Bribie Island Road I join the traffic congestion up to the Woolworths round about and further. I now ensure I do not leave home on a concert day or for that matter do not have my family or friends visit for the weekend when a concert is being held!

I hope the work done on the intersection at Kul Ma Kuta Drive is not your answer as it does nothing to alleviate accessing Bribie Island Road traffic from Spinnaker Drive.

Thirdly, as for the insane fireworks - on the increase from the hotel - I can only say - incredible - in today's society when we are trying to decrease pollution not to mention the noise created which sends hundreds of dogs into meltdown!

Fourthly, it seems we are stuck with the present level of concerts with the noise and chaos they create but to increase the number of concerts would show absolutely no respect for the residents of Bribie island and Sandstone Point who live in the areas that are affected by the concerts.

I sincerely hope the Council when making its decision shows consideration for the residents of the area. I may add here, you are in office Mr. Sutherland because we the residents elected you so you and your Council members would look after our needs first

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and foremost.

I strongly object to any increase in the number of concerts to be held at the Sandstone Point Hotel.

Joanne McDonald
Spinnaker Sound Marina Complex
SPINNAKER DRIVE
SANDSTONE POINT

phone: 0457 481 837

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Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Bee Brooke

From: Paul McDonnell <Paul.mcdonnell@internode.on.net>
Sent: Friday, 8 February 2019 9:01 AM
To: MBRC Incoming Mail
Subject: Sandstone Point Hotel Proposal to Increase the Number of Major Outdoor Concerts at their Venue each Year

Councillors,

The Sandstone Point Hotel (SPH) has recently erected signage advising locals of their proposal to increase the number of Major Outdoor Concerts from 9 to up to 24 per annum.

These Outdoor concerts have no noise containment as have most other concert venues. In addition we draw your attention to the fact that SPH is located in the middle of a quiet residential area. Their stage is located next to the Pumicestone Passage which results in amplifying the sound towards residents on Bribie Island. 9 major concerts each year is already unbearable. 24 concerts each year would be devastating.

In a recent interview with the local paper Mr Comiskey (the owner of SPH) admitted that the existing road infrastructure is not capable of coping with the traffic resulting from the 9 concerts currently held at SPH each year. How can it be expected to cope with 24 events each year?

Increased traffic will result in increase pollution (from vehicle emissions and roadside rubbish thrown out of cars) and increased traffic accidents. It is logical therefore to upgrade the existing road infrastructure prior to considering any increase in the number of events held at SPH.

I would object to rate payers or tax payers funding the upgrading of the road infrastructure for Mr Comiskey's benefit. That is, so he can simply pocket the additional revenue he would gain from any increase in revenue from concert events held at SPH.

Sincerely

Richard Paul and Pamela McDonnell
19 Baza Place Banksia Beach

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

*It's time to make a decision whether you spruce up
para site*

Address *17 Howard St SP*
Email
Phone *0400 885 807*

5 Feb 2019
Date

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1
Situated at 1780 - 1820 Bribie Island Rd, Sandstone Point, Qld

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

[print full name] *Des McDowell*
[sign] *Des McDowell*

*u definitely no more idiots with leaf blowers u
daddy this was a tree reserve expect leaves on ground*

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: costrigana@MBRCDQM On: 01/02/2019 AM Moreton Bay Regional Council

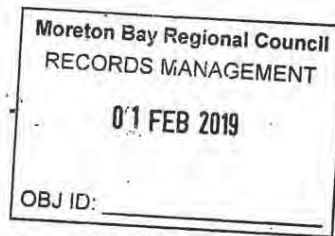
Name: PATRICK MCGARRY

Address: 46 SILVER SHORES, SANDSTONE POINT
QID 4511

Date: 29/1/14

To: Moreton bay Regional Council
P O Box 159, Caboolture, Qld, 4510

mbrc@moretonbay.qld.gov.au



Councillors

The Sandstone Pt Hotel has recently erected the required signage advising locals of their proposal to increase the number of Major Outdoor Concerts per year. (DA/31643/2016/VCHG/1)

We are concerned about traffic congestion on Bribie Island Rd and Bestmann Rds.

With weekend traffic having increased significantly since the applicant undertook their last road management survey, a new weekend survey should be undertaken prior to any further consideration.

Weekend traffic delays have already become common due to the popularity of Bribie Island facilities. Sandstone Pt Hotel are already adding to the inconvenience of road users and are publicly admitting this with their portable signs.

We object to the proposal to increase the number of Major Outdoor Concerts and trust you will vote against this proposal.

Signed: *Patrick McGarry*

Moreton Bay Regional Council

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19 March 2019

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: mary.mcgrath8@bigpond.com
To: [MBRC Incoming Mail](#)
Subject: Properly made submission
Date: Monday, 28 January 2019 12:01:58 PM

Dear Sirs\ Madams

I wish to object strongly to the application by Sandstone Point Hotel for festivals to be increased.

It severely impacts my life.

I find that I now cannot leave the island at those weekends because of the traffic that is attending . This affects my lifestyle as I cannot go to see family and friends then. Even travelling on the Island is affected.

The bridge is often at a standstill as festival attendees do not turn onto Bestman rd but try to advance across the bridge. This causes the first 2 roundabouts to become blocked.

The noise factor is another issue. I am impacted by the noise across the Passage, and the large number of fireworks that happen.

I realise that the Bribie Island Rd is not your concern, but the hotel site is. The council needs to consider the justice of allowing so many developments to be approved, while not increasing infrastructure.

.
Trusting that MBRC will take in account the concerns of its ratepayers

Yours sincerely
Mary McGrath
3/6 Wattle Ave
Bongaree 4507
Ph 0419732769

Sent from Mary's iPad

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Marie Mac](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel
Date: Wednesday, 6 February 2019 6:31:53 PM

I actually sold up and left Bestmann Road East very close to the Hotel when I knew the development was coming to escape the traffic congestion and noise of concerts. Now am at the end of Cotterill Avenue , Bongaree near the bushland and although not bothered by the noise definitely bothered by the increased traffic when the Hotel has events.

Traffic is bad enough at holiday times but if the Hotel really believes there is no traffic problem they should try making the journey from Bribie to Morayfield or even to the Woolworths Shopping Centre when there is an event on.

The hotel says they plan the events outside of main traffic hours which is absolute nonsense as many of the events go all day and night so does that mean automatically there is no traffic during the Weekend and evening??? Because cars are backed up trying to turn right into the Hotel coming from Bribie Island Road they continue on to the Bridge to the next roundabout or even the roundabout just before the Woolworths Shopping Centre so they can make a left turn into the venue. They advertise on their website a capacity of 20,000 - that is a lot of people especially when added to the number that just come to Bribie for the beach, fishing, visiting friends and relations etc etc.

Already this weekend we have sold out events on Saturday 9th February and probably nearly the same for Sunday 10th February starting at 1 pm. Because you are invited to bring your own camp folding chair that suggests you would arrive early to get a good position. The website says gates opening at 1 pm but as the concert starts at 1 pm you certainly would not have 20,000 people all arriving at 12.50 pm. They have a cafe opening at 8 am and Oyster Bar at 11.30 am so that means that people will be arriving all day and into the night.

I consider the level of increased traffic is enough to bear at present and i would like to see less not more events. Already just a few weeks ago we had an accident on the Bridge on a day when the Hotel had an event and traffic was backed up right to Aldi.

I know because I was trying to go shopping.

Moreton Bay Regional Council

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*ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR
SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)*

Marie C McGrath
204/126 Cotterill Avenue
BONGAREE

Marie C McGrath

Moreton Bay Regional Council

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Scanned By: jessicasoutham@MBC/CDOM On: 07/02/2019 PM Moreton Bay Regional Council

Maria McKenzie
66 Lachlan Crescent
Sandstone Point 4511
mgmckenzie4164@gmail.com
H 0754976058 / M 0428950131

2nd February, 2019

Moreton Bay Regional Council
P.O. Box 159
CABOOLTURE. QLD. 4510

Dear Sir or Madam

**OBJECTION TO DA 31643/2016/VCHG/1
PROPERTY LOCATED AT 1780-1820 Bribie Island Road SANDSTONE POINT QLD. 4511**

Attached is a letter well written by Mr Graeme Wilcox and circulated in the area in which I live.

I agree with all the points made in this letter so need not repeat the content.

I do however, wish to add my own thoughts in regard to the Sandstone Hotel's LOUD music and over the top PERCUSSION played on the occasions of your special functions. It is deafening and the THUMP THUMP for 3 and more hours is enough to make nerves jangle and causes a lot of distress. The people living near me are mostly elderly and live in this lovely area for the peace and quiet which has drawn us to reside here before the hotel came to the Point. If this should happen to continue for the projected 24 functions per year the situation will become unbearable.

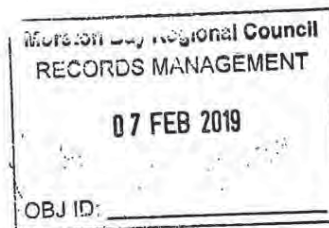
It is clear that the council being the licencing body for a licenced venue should review all aspects of the Operations at this hotel.

I consider it vital that Moreton Bay Regional Council honour their ratepayer's rights to a safe, healthy and congenial area for which the ratepayers pay rates. We as residents are bound to behave in a respectful manner without causing annoying or distressful behaviour for which the Police would be called to stop it. Here, with a business doing the same they seem to be protected by the Council and no-one can rectify or complain about this ongoing situation.

I ask that this matter be attended to and a favourable outcome to all concerned be proposed and adhered to.

Yours sincerely
Maria McKenzie

Signed *M. McKenzie*



Moreton Bay Regional Council

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2
Sent By: jessica.abbott@mbrc.qld.gov.au On: 07/03/2019 PM Moreton Bay Regional Council

Email miamckenzie4164@gmail.com
Phone 0428950131

23 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1
PROPERTY LOCATED AT 1780-1820 Bribie Island Rd SANDSTONE Pt. QLD 4511

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

[print full name] MARIA MCKENZIE

[sign]

M. McKenzie

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: PlanningAlerts
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2016/31643/VCHG/1
Date: Sunday, 3 February 2019 8:56:02 AM

For the attention of the General Manager / Planning Manager / Planning Department

Application 2016/31643/VCHG/1
Address 1780-1820 Bribie Island Road, Sandstone Point QLD 4511
Description Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation
Name of commenter Tara Mcknight
Address of commenter 21 Burrawong Ave
Email of commenter tararoulette1977@gmail.com

Comment

It's great to have the hotel but no I do not want to see an increase in concerts or functions. To much noise and traffic. We already have venues in Brisbane and Woodford. This is mainly a retirement area with an increase in working families. The hotel has created more traffic than anticipated. I say no to more noise and traffic. Any more we will see an increase in crime and traffic accidents and drugs.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



Moreton Bay Regional Council

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Scanned By:marilynocallaghan@MBRCDOM On: 04/02/2019 AM Moreton Bay Regional Council

110 Spinnaker Esplanade
Sandstone Point Qld 4511
Email macs1@jprimus.com.au
Phone 0416 087 174

31 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase in the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself and neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the Police, Ambulance, Fire Fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the Council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Laurelle Macquillian



A handwritten signature in cursive script that reads "L Macquillian".

Moreton Bay Regional Council

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22 Howard Court,
Sandstone Point, Qld.4511

miall.jt@bigpond.net.au
07 54295241

7th February, 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam,

OBJECTION TO DA 31643/2016/VCHG/1

I strongly object to any increase in the number of events held at Sandstone Point Hotel, 1780-1820 Bribie Island Road, Sandstone Point Qld, and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the very significant level of noise generated by these events, the extent and discomfort of which was adequately and effectively demonstrated throughout the duration of the event on Sunday, January 27th. The effect upon myself and neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval, then the applicant and MBRC must be required to accept full liability for any distress, increase in anxiety, or mental health issues from all neighbours of the hotel.


The second ground for objection is the ongoing traffic congestion. Residents should not have to put up with such inconvenience which is created for the profit of one entity. Worse still, is the probability that any person requiring ambulance evacuation in a medical emergency will not be able to exit the area, or that a major disaster may occur and the emergency services will be unable to respond in reasonable time. This situation is totally unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of the surrounding community.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority, these issues must be reconsidered.

Thank you for this opportunity to lodge this objection.

John Miall.



Moreton Bay Regional Council

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22 Howard Court,
Sandstone Point, Qld.4511

miall.jt@bigpond.net.au
07 54295241

7th February, 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam,

OBJECTION TO DA 31643/2016/VCHG/1

I strongly object to any increase in the number of events held at Sandstone Point Hotel, 1780-1820 Bribie Island Road, Sandstone Point Qld, and to the requested counting of two or more consecutive day events as a single event.

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The second ground for objection is the ongoing traffic congestion. Residents should not have to put up with such inconvenience which is created for the profit of one entity. Worse still, is the probability that any person requiring ambulance evacuation in a medical emergency will not be able to exit the area, or that a major disaster may occur and the emergency services will be unable to respond in reasonable time. This situation is totally unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of the surrounding community.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority, these issues must be reconsidered.

Thank you for this opportunity to lodge this objection.

Treva Miall.



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From: ggmills@bigpond.com
To: [MBRC Incoming Mail](#)
Cc: [Webmaster](#); [ggmills@bigpond.com](#)
Subject: Proposal being sought to have more concerts at Sandstone Point Hotel
Date: Saturday, 2 February 2019 3:13:19 PM

Data from form "General enquiry form" was received on 2/02/2019 3:14:10 PM.

Email CC webmaster@moretonbay.qld.gov.au;ggmills@bigpond.com

Title Mr

Name Graham and Glenys MILLS

Email ggmills@bigpond.com

Address 173 Sylvan Beach Esplanade,

Suburb Bellara

State QLD

Post Code 4507

Telephone 34107798

Fax

Subject Proposal being sought to have more concerts at Sandstone Point Hotel

Message It is enough that they have the right to hold 9 concerts a year. The noise created from most of the concerts is way above what is reasonable. Although some distance north of the hotel the BOOM BOOM sounds can be heard for the whole duration of the concert.. We close all doors and windows, stay inside with air-conditioning and TV on but still hear the noise. We certainly cannot sit on our front deck and enjoy the afternoons and evenings relaxing on our own or with friends, looking at the view of the passage.

The other proposal to call a two day concert "one concert" is absurd. Next it will be a three or four day extended weekend.

The other objection is because family and friends are reluctant to travel to Bribie on concert days because of the increased traffic and congestion on the road.

More concerts means more noise, more congestion and fewer visits from family and friends. Our standard of life on the island is bad enough with the current situation.

We expect MBRC to reject this proposal and think of those of us living in fear of what noise will affect as each concert day approaches.

We would also like to see the reported noise levels compared with those allowed by law after each concert.

We know that residents close by at Sandstone Point are affected but we should not be able to hear the hotel at where we live.

Sincerely

Graham and Glenys Mills

Send CC true

Email "Proposal being sought to have more concerts at Sandstone Point Hotel" originally sent to mbrc@moretonbay.qld.gov.au from ggmills@bigpond.com on 2/02/2019 3:14:10 PM. The following were also sent a copy: webmaster@moretonbay.qld.gov.au; ggmills@bigpond.com.

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Address unit 7 Spinnaker Blue
8A Spinnaker Drive
Sandstone Point Q 4511
Email cminetti@internode.on.net
Phone 041 775 4980

4 February 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for any increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

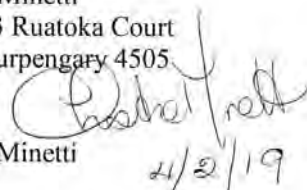
No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Christine Minetti
33 Ruatoka Court
Burpengary 4505

Christine Minetti



4/2/19

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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From: [Jennifer Mitchell](#)
To: [MBRC Incoming Mail](#)
Subject: FW: DA/31643/2016/VCHE/1
Date: Thursday, 7 February 2019 11:45:23 AM

From: Jennifer Mitchell [mailto:jennim2@optusnet.com.au]
Sent: Thursday, 7 February 2019 11:43 AM
To: 'mailto:mrbc@moretonbay.qld.gov.au' <mailto:mrbc@moretonbay.qld.gov.au>
Subject: DA/31643/2016/VCHE/1

To Whom it may concern

Regarding the above development application for Sandstone Pt hotel having 3 day music festivals/concerts, I would like to confirm that we strongly object to this application being granted as I am a resident of Bribie Island, and during the last concert we were held up in traffic for well over an hour and a half returning from Caboolture hospital, also the noise is horrendous, the bridge was jam packed with revellers well into the night and we feel that 3 day events will bring all sorts of trouble with drugs etc. and ambulances unable to get through to assist, also undesirables sleeping on the beach and such like, as we discovered New Year's Day on our early morning walk.

Jenni & John Mitchell
Whitehaven Place
Banksia Beach.



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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [PlanningAlerts](#) on behalf of [karen moran](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2016/31643/VCHG/1
Date: Tuesday, 5 February 2019 2:02:40 PM

For the attention of the General Manager / Planning Manager / Planning Department

Application 2016/31643/VCHG/1
Address 1780-1820 Bribie Island Road, Sandstone Point QLD 4511
Description Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation
Name of commenter karen moran
Address of commenter 18 dianthus ave
Email of commenter kazzajane@yahoo.com

Comment

yes the road probably needs to be widened as for the quality of it it is well kept no humungous pot holes etc and i think that until a decision is made to upgrade Bibie Island Road to cater for the heavier traffic load wether it be extra concerts at Sandstone Point Hotel or the fact that Bribie Island has become quite popular with tourists and holiday makers that we probably would be able to support all this if wwe could have more Police at certain Points along Bribie Island Road directing traffic at busy times therefore giving traffic a smoother run through i think its unfair to cut the concerts back as they are entertainment for a wide range of ages they finish early so as not to disturb too many people i find a lot of objections to be over the top as so many jobs have been generated and this will not be a long term problem

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Brett Mulcahy](#)
To: [MBRC Incoming Mail](#)
Subject: Re Sandstone Point Hotel Development Application.
Date: Tuesday, 29 January 2019 7:15:24 PM

Dear Council,

My wife and I strongly object to the Sandstone Point Hotel Development Application with regards to increasing the amount of events from 9 to 12. We especially object to the hotel counting two consecutive events as one. Noise from entertainers and disruption of traffic to residents, the welfare of the people on the island and surrounds are just some of the issues not being considered. Emergency services need to have access on and off the island and traffic from these events causes the bridge and Bribie Island Road to be blocked...not hard to see what will happen one day when an emergency can't be dealt with.

This hotel was marketed as a family tavern when it opened...it has turned into a massive open air entertainment centre which the majority of residents didn't want. NOT GOOD ENOUGH!

Kind regards,

Brett & Priscilla Mulcahy.
Bribie Island Residents.
(M) 0408 660801

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [a.mulder](mailto:a.mulder@moretonbay.gov.au)
To: mbrc@moretonbay.gov.au
Subject: Objection to DA31643/2016/VCHG/1
Date: Saturday, 2 February 2019 11:05:01 AM

Alan Mulder
63 Cod Circuit
Bongaree, QLD 4507

2nd February 2019

**Objection to Development Application DA31643/2016/VCHG/1
1780-1820 Bribie Island Road, SANDSTONE POINT QLD 4511**

I wish to object to the Sandstone Point Hotel's proposal for more concerts and consecutive concerts being classed as one event.

The traffic on Bribie Island Road and Bribie Bridge on past concert days has been extremely congested and chaotic to the extent that on these days I will not attempt to leave the Island or travel on the roads near the foreshore. Unfortunately, I have also had to advise friends and family not to visit Bribie Island on these days. The huge influx of vehicles brings the bridge and surrounding roads to a standstill causing long delays for residents and Emergency Services Vehicles wishing to travel to and from the area. An increase in the frequency of events will only worsen an already bad situation. Major upgrades to the road network including Bribie Island Road, and duplication of Bribie Bridge would be required to ease the congestion.

Bribie Island has always been a more peaceful option to either the Gold or Sunshine Coasts, and this is a major reason why people choose to make it their home. The proposal will only be detrimental to the amenity of the Island and surrounding area.

I sincerely hope Council take into account the serious issues an increase of events would bring and reject the proposal.

Yours Faithfully

Alan Mulder

Sent from [Outlook](#)



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Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [bronwyn mundt](#)
To: [MBRC Incoming Mail](#)
Cc: [Susan Lamb MP](#); [Electorate Office Pumicestone](#)
Subject: Letter of Objection to DA/31643/2016/VCHG/1 (Sandstone Point Hotel concert extension)
Date: Monday, 21 January 2019 8:07:07 AM

Mr P and Mrs B Mundt
5 York Court
Sandstone Point
QLD 4511
MB: 0402263355

To whom this may concern,

re: Objection to DA/31643/2016/VCHG/1

We wish to lodge an objection to the new proposal to extend from 9 concerts per year at Sandstone Point Hotel to the new "12" which has been proposed by this hotel.

Our main objection (apart from the noise and the traffic) is that consecutive days or long weekends would be counted as 1 day is very disturbing to us ie: 3 day concert would be counted as only 1 of the "12" major concerts is ridiculous.

Also I wish to ask, who is monitoring the noise level? Saturday the 12th Jan was so loud, but Sunday 13th was okay to us (1.6klms away).

The huge amount of noise which will happen due to this increase, is not acceptable. On the 12th January, there was no escaping the loud "douf douf" music all afternoon up until 10pm at night, and also 2 lots of fireworks. Even with doors closed, with the tv loud and air conditioner on, you could clearly hear it.

The negative effect on the traffic congestion to the area (over the last 4-6 years, the traffic on weekends has become a nightmare) and especially when there is a concert on.

Disregard to the residences that live in close proximity to the venue.

As the hotel was built after residential houses were in place, it seems that the feelings of the locals are being ignored and the hotel is being able to do what ever they wish. What is going to happen if this is approved, they will try for even more.

I sincerely hope that ours and other residence objections will be taken into consideration over the power of big business on this issue.

I will await your reply and response.

Regards,
Mrs B Mundt

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR
SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Ross & Diane Murdoch
1 Yeenda Avenue Bellara
Bribie Island 4507
5/02/2019

Re: **Objection** to Venues
App/no: DA/31643/2016/VCHG1

To: Moreton Bay Council

To: Susan Lamb MP

On behalf ourselves & representing a great number of people we have spoken to, we are being subjected to what most people think is the front line of WW2. The loud "BOOMING" of bass notes culminating in "EXPLOSIONS" of fireworks. Now Council is being asked to grant MORE venues to the Ningi Tavern.

SOUND CARRY'S OVER THE WATER

Obviously a Millionaire can readily destroy a lifestyle with Council blessing but if any of us mere mortals make the same noise down come the Police armed with legislation that, apparently Council Bedfellows are immune to!

I'm sorry if we see the Council in a poor light but to also allow an entrance near the Bribie Bridge is Lunacy. We are also not blind the Bushland was supposed to be preserved not made into Caravan Parks to line Millionaires pockets.

The sign on the Tavern fence is too small to read from the road – Have it fixed

Yours -----

Moreton Bay Regional Council

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From: Lynn Needs
To: [MBRC Incoming Mail](#)
Subject: Application ref DA/31643/2016/VCHG/1
Date: Tuesday, 5 February 2019 2:06:08 PM

I wish to raise my objection to the proposal that Sandstone Point Hotel wishes to change its concerts from 9 to 24 a year.

I have lived in Spinnaker Drive for the last five years and have seen a lot of changes in the area during that time, some good and some not so good. I have tried to adapt to those changes as it's progress and I know that you can't live in the past. However Mr Comiskey, owner of Sandstone Point Hotel, is really pushing the boundaries too far with his recent application.

My objections are based on

- 1 The congestion the concerts already cause on Bribie Island road. I note that Mr Comiskey agrees that Bribie Island road needs upgrading 'but that has nothing to do with us' he said. As Mr Comiskey has the luxury of a helicopter to travel in he will not have to suffer the inconvenience of being stuck in the traffic that us residents have to contend with every time there's an event or concert. I now have to plan my social life and visits from friends and relatives so that they do not clash with them and to now have to contend with 15 more doesn't bear thinking about.
2. The noise pollution is becoming excessive. It's been evident for some time from the 'sound proof disco' which I hear thumping away till 2 am. The recent concerts have been noisy, to say the least, and the thought that I will have to endure a further 15 episodes of noise is alarming and upsetting.
3. The value of nearby properties will be adversely affected if this exploitation continues. I have heard of 4 properties that are up for sale in the Orianna complex and I'm sure that the owners will be suffering a financial loss when they sell, if indeed they can sell.

I'm sure that if residents had known from the inception of Sandstone Point hotel what Mr Comiskey had in mind, there would have been objections raised then. It seems to me now that if he's given an inch he will take a mile. I ask now that this is stopped before it's too late.

From Colin & Lyn Needs
108/8 Spinnaker Drive
Sandstone Point
(Owners)

Sent from my iPad

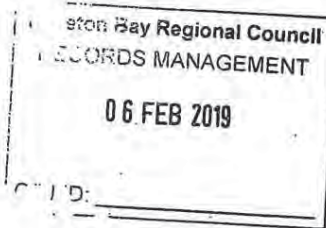
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THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

TO WHOM IT MAY CONCERN,

RE: DEVELOPMENT APPLICATION NUMBER: DA/31643/2016/VCHG/1

TO WHOM IT MAY CONCERN,

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION.

THE SANDSTONE POINT HOTEL HAS RECENTLY ERECTED THE REQUIRED SIGNAGE ADVISING LOCALS OF THEIR PROPOSAL TO INCREASE THE NUMBER OF MAJOR OUTDOOR CONCERTS FROM 9 UP TO 24 PER YEAR. THESE ARE OUTDOOR CONCERTS WITH NO NOISE CONTAINMENT AS HAVE OTHER CONCERT VENUES AND IT IS LOCATED IN THE MIDDLE OF A QUIET RESIDENTIAL AREA. THE STAGE IS NEXT TO THE BRIBIE PASSAGE WHICH AMPLIFIES THE SOUND TOWARDS BRIBIE ISLAND. 9 MAJOR CONCERTS ARE ALREADY UNBEARABLE BUT 24 WILL BE DEVASTATING.

THE DEVELOPMENT APPLICATION PROPOSES TO INCREASE THE NUMBER OF MAJOR CONCERTS TO 12 PER YEAR AND IT ALSO REQUESTS THAT CONSECUTIVE MAJOR CONCERTS BE TREATED AS ONE CONCERT. SO A LONG WEEKEND COULD HAVE 2 TO 3 DAYS OF CONCERTS, WHICH WOULD ONLY BE COUNTED AS ONE OF THE 12 MAJOR CONCERT EVENTS

WE ARE CONCERNED ABOUT THE TRAFFIC CONGESTION ON BRIBIE ISLAND ROAD BECOMING WORSE THAN IT CURRENTLY IS. THE TRAFFIC CONGESTION OVER THE LAST FEW YEARS HAS BECOME UNBEARABLE DUE TO SEVERAL LARGE OVER 50'S DEVELOPMENTS, THE SANDSTONE POINT HOTEL, ITS CARAVAN PARK AND ITS EVENTS AND MORE HOUSING AND UNITS BEING BUILT. WITH AN ADDITIONAL 15 MAJOR CONCERTS, THE IMPACT ON THE TRAFFIC CONGESTION WILL BE DEVASTATING.

THE BRIBIE ISLAND BRIDGE AND TRAFFIC FLOWING TO THE BRIDGE IS OFTEN AT A STAND STILL WITH NO ACCESS FOR EMERGENCY VEHICLES. ON EVENT DAYS WE ALWAYS SEE THE ILLUMINATED SIGN WHICH WARNS OF AN EVENT - EXPECT DELAYS. WITH THE TRAFFIC CONGESTION HAVING INCREASED SIGNIFICANTLY SINCE THE APPLICANT UNDERTOOK THEIR LAST ROAD MANAGEMENT SURVEY, IT SHOULD NOW BE MANDATORY THAT A NEW ROAD MANAGEMENT SURVEY BE UNDERTAKEN PRIOR TO ANY FURTHER CONSIDERATION OF THIS APPLICATION.

SURROUNDING RESIDENCE, WHICH INCLUDE LOCAL WILDLIFE, HAVE ALREADY HAD TO MAKE ADJUSTMENTS TO THEIR LIFESTYLE FOR THE EXISTING ARRANGEMENTS WITH THE SANDSTONE POINT HOTEL. THE NOISE LEVELS AND THE CONTINUOUS BASS SOUNDS HAVE DEFINITELY SPOILT THE TRANQUILITY OF OUR ISLAND PARADISE, MOST OF WHICH IS SUPPOSED TO BE PROTECTED.

WE THINK IT IS TIME FOR THE HOTEL ESTABLISHMENT AND MORETON BAY REGIONAL COUNCIL TO SERIOUSLY CONSIDER THE RATE PAYERS, VOTERS, LOCAL RESIDENTS AND VISITORS WHO COME FOR THE PEACE AND QUIET OF BRIBIE ISLAND AND ITS SURROUNDS. WE HAVE SHARED OUR PEACEFUL PARADISE WITH THE SANDSTONE POINT HOTEL, WHICH IS A POPULAR VENUE, BUT NOW IT IS TIME TO THINK OF THE RATE PAYERS AND THE RESIDENTS AND LEAVE THE REST OF THE YEAR FOR OTHERS TO ENJOY IN THE WAY THEY HAVE FOR YEARS GONE BY.

KIND REGARDS,

SEE ATTACHED SHEET/SHEETS FOR NAMES, ADDRESS AND SIGNATURES

MORETON BAY
REGIONAL COUNCIL

- 6 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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Moreton Bay Regional Council
RECORDS MANAGEMENT

06 FEB 2019

OBJ ID: _____

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510

RE: Development Application Number
DA/31646/2016/VCHG/1

We the undersigned are concerned about the above application and are signing in regards to the attached let

NAME	ADDRESS	SIG	DATE	DATE
D. Nelson	14 Paradise Pde Bongaree	<i>D Nelson</i>	1/2/19	
C. Mortimer	70 Coolgarra Ave Bongaree	<i>C Mortimer</i>	1/2/19	
C. Hughes-King	20 THE LANDING, BANKSIA BEACH	<i>C Hughes-King</i>	1/2/19	
J. IRWIN	77 BESTMAN RD, SANDSTONE POINT	<i>J Irwin</i>	1/2/19	
F. Ashrew	10 Crane Street, Bongaree	<i>F Ashrew</i>	1/2/19	
L GROVES	1/25 WINDAT COURT, BANKSIA BEACH	<i>L Groves</i>	1/2/19	
BEV STEPHENSON	33 HAWAII CR BANKSIA BEACH	<i>Bev Stephenson</i>	1-2-19	
M. Sorenson	24 KINGFISHER DRIVE BONGAREE	<i>M Sorenson</i>	1/2/19	
Angie Taylor	126 MARINA BONGAREE	<i>Angie Taylor</i>	1/2/19	
Wendy Lascombe	43 The Peninsula Banksia	<i>Wendy Lascombe</i>	1/2/19	
E. COGGINS	14 BEACHMERE BEACH	<i>E Coggins</i>	1/2/19	
M. HENRY	27 DEWDROP PL NINGA	<i>M Henry</i>	1-2-19	
D. Mieth	6 GEORGE ST WOODFORD	<i>D Mieth</i>	1-2-19	
C. Smedley	24 Patrick St Beachmere	<i>C Smedley</i>	1-2-19	
H. STREAN	8 AMITY CT SANDSTONE	<i>H Strean</i>	1-2-19	
I. WHEELER	96 ENDEAVOUR DRIVE	<i>I Wheeler</i>	1-2-19	
C. WILLIAMS	33 GIOYA AVE BONGAREE	<i>C Williams</i>	2-2-19	
G. KITTLE	101 BELLAROST BELLARA	<i>G Kittle</i>	2-2-19	
G. GLANCY	15 YARRINGER ST MARLYNDALE	<i>G Glancy</i>	2-2-19	
D. MCINTYRE	42 MARINA BLVD	<i>D McIntyre</i>	2-2-19	
J. Baxter	24 WINDAWAY ST BONGAREE	<i>J Baxter</i>	2-2-19	
J. Duarte	1-21 LIYOD ST CABOOLTURE	<i>J Duarte</i>	2-2-19	

MORETON BAY
REGIONAL COUNCIL

- 6 FEB 2019

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SERVICE CENTRE

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The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510

MORETON BAY
REGIONAL COUNCIL

- 6 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: Development Application Number
DA/31646/2016/VCHG/1

Moreton Bay Regional Council RECORDS MANAGEMENT
06 FEB 2019
OBJ ID: _____

We the undersigned are concerned about the above application and are signing in regards to the attached let

NAME	SIGNATURE	ADDRESS
CJ FARRELL	<i>[Signature]</i>	10 AMITY CRT SANDSTONE PT
A FARRELL	<i>[Signature]</i>	10 AMITY CRT SANDSTONE PT
R B & M WALLACE	<i>[Signature]</i>	6 AMITY COURT SANDSTONE POINT
ROD CUSHWAY	<i>[Signature]</i>	199 FAIRWAY AV. WOODRIM.
G. Boyd	<i>[Signature]</i>	192 Linden Dr. BONGARREE
ERIC STAVELEY	<i>[Signature]</i>	15 KALMA CRT BONGARREE
KAY RAMAGE	<i>[Signature]</i>	63 LACHLAN CRS SANDSTONE PT
ALAN RAMAGE	<i>[Signature]</i>	63 LACHLAN CRS SANDSTONE PT.
MARIE HOWSED	<i>[Signature]</i>	8 WINSTON DR BONGARREE
JOYCE ASHTON	<i>[Signature]</i>	1/16 BIBIMULYA ST
VALERIE HATTLEY	<i>[Signature]</i>	38 FOWLER DR CABOOLTURE
JOAN & FRED MACKAY	<i>[Signature]</i>	297/126 COTHRILL AVE BRIBIE ISLAND
VICKI FLETCHER	<i>[Signature]</i>	12 TRIPCONY ST BELLARA
FRED HAGGATT	<i>[Signature]</i>	227/126 COTHRILL AVE BONGARREE
Led Walls	<i>[Signature]</i>	5 RAPTOR ST BRISB
Hellen Walls	<i>[Signature]</i>	5 RAPTOR ST
Obay Hutchins	<i>[Signature]</i>	65 PROTEA DR BONGARREE
Noel Hutchins	<i>[Signature]</i>	65 Protea Dr Bongarree
Alan Leitch	<i>[Signature]</i>	2/51 Melrose Ave Bellara
Gunn Klansford	<i>[Signature]</i>	Terrhill Caboolture
FRANK COOPER	<i>[Signature]</i>	126 COTHRILL AVE BONGARREE
RAY KERETZKE	<i>[Signature]</i>	1078 PUM ROAD TOORBUL

Moreton Bay Regional Council

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

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Moreton Bay Regional Council	
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Signature	DATE 29.1.19

- 6 Feb 2019
CABOOLTURE CUSTOMER SERVICE CENTRE

- Fay Winfield ^{SICM} 4/73 TOORBUL ST
BONGAREE
- Susan Ruffs @ Bambaia Beach
- Uey Hayward 194 Beachmore
- ERIC GARDNER Sydney 22/51 SILKY OAK DRIVE
MORAYFIELD QLD
- CARMEL ROBSON 5/15 HALL AVENUE
BONGAREE
- J. McNeill 7 Coolgatta Ave BISHOP
- G. McNeill 7 Coolgatta Ave. BISHOP
- H. Jopp H. Jopp 6 Woods Court BISHOP
- Les Jopp D. Jopp 6 " " BISHOP
- B. Lansley Bethel Winston Drive B. ISLAND
- Reid Winfield 4/73 TOORBUL ST
BONGAREE
- Neil Cameron 13 SEAFORD ST
JANSTONE ST 4511.
- Joyce Cameron Beachmore
- J. Eddy Caboolture
- W. Jansky Woodin 4507
- J. A. J. 35 Allamanda Dr Bongaree 4507.
- GARRY McCRAE W. Jansky KURAJONG CRT BEERWAT
- Joyce Sergeant 24/17 Cotterill Ave. Bongaree

Moreton Bay Regional Council

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The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510

Moreton Bay Regional Council
RECORDS MANAGEMENT

06 FEB 2019

OBJ ID: _____

MORETON BAY
REGIONAL COUNCIL
- 6 FEB 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: Development Application Number
DA/31646/2016/VCHG/1

We the undersigned are concerned about the above application and are signing in regards to the attached letter

NAME	ADDRESS	SIGNATURE	
Sam Hickley	BONGAREE	<i>[Signature]</i>	4.2.2019
LISA KELLY	BONGAREE	<i>[Signature]</i>	4.2.2019
G J PRICE	BONGAREE	<i>[Signature]</i>	4.2.2019
E D PRICE	BONGAREE	<i>[Signature]</i>	4.2.2019
J A TULLIS	BONGAREE	<i>[Signature]</i>	4.2.2019
J A McMillan	Bongaree	<i>[Signature]</i>	4.2.2019
C. McMillan	Bongaree	<i>[Signature]</i>	4.2.2019
B. Cummer	Bongaree	<i>[Signature]</i>	4.2.2019
H. Gillespie	14 FLINDERS ST BONGAREE	<i>[Signature]</i>	4.2.2019
T. CRAWFORD	BONGAREE	<i>[Signature]</i>	4.2.2019
J A BACON	BONGAREE	<i>[Signature]</i>	4.2.2019
DIANA MINNS	BONGAREE	<i>[Signature]</i>	Traffic problems 4.2.2019
Robyn Harvie	Bongaree	<i>[Signature]</i>	
ARIAN HARVIE	BONGAREE	<i>[Signature]</i>	TRAFFIC !!! 4.2.2019

Moreton Bay Regional Council

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

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RE:- DEVELOPMENT APPLICATION NO - DA/31646/2016/VCHG/1.

THE CHIEF EXECUTIVE OFF.
MORETON BAY REGIONAL
COUNCIL
P.O BOX 159
CABOOLTURE 4510

NAME	ADDRESS	SIGNATURE	DATE
BARRY S. MILLICAN	#7/74 COTTERILL AVENUE BONCARFE	[Signature]	01/02/2019
Mark McDonald	160 White Patch Esp White Patch	[Signature]	01/02/2019
A. DIXON	3/ LINKS CRT WOORIM 4507	[Signature]	
Jason Vuest	64 Peaches drive 4507	[Signature]	
KEITH GAVIN	16 BRACKEN ST WOORIM 4507	[Signature]	1/2/19

Moreton Bay Regional Council
RECORDS MANAGEMENT
06 FEB 2019
OBJ ID: _____

MORETON BAY
REGIONAL COUNCIL
- 6 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

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The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510

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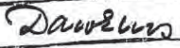


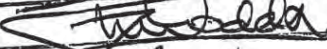

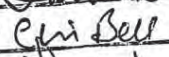


06 FEB 2019

OBJ ID: _____

MORETON BAY
REGIONAL COUNCIL
- 6 FEB 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

REDevelopment Application Number
DA/31643/2016/VCHG/1

We the undersigned are concerned about the above application and are signing in regards to the attached letter

NAME	ADDRESS	SIGNATURE	
STUART DAWKINS	9 McDowall Street Bongaree		4.2.19
RENATA DAWKINS	9 McDOWALL ST. Bongaree		4.2.19
DENISE LACE	7 McDOWALL ST BONGAREE		4.2.19
ROSEMARY PRICE	5 McDOWALL ST BONGAREE		4.2.19
STUART DODDS	5 McDOWALL ST BONGAREE		4.2.19
IAN BEN	9 TULLY ST BONGAREE		4.2.19
CHRIS BELL	9 TULLY ST BONGAREE		4.2.19
JIM TABNEY	29, McDOWALL ST BONGAREE		4.2.19
RHIAN TUTTLE.	47 THE BOULEVARDE, BONGAREE.		4.2.19

Moreton Bay Regional Council

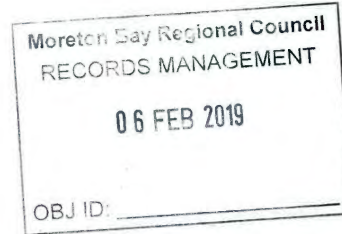
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The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510



MORETON BAY
 REGIONAL COUNCIL
 - 6 FEB 2019
 CABOOLTURE CUSTOMER
 SERVICE CENTRE

RE: Development Application Number
DA/31646/2016/VCHG/1

We the undersigned are concerned about the above application and are signing in regards to the attached letter

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
Val Mason. EDWARD MASON	4 Pentas Drive Bongaree "	<i>[Signature]</i> Ed Mason
BARBARA GANE HUGH GANE	50 PROTEA AVE BONGAREE " " " "	<i>[Signature]</i> <i>[Signature]</i>
FRIGGA HEROLD Bert Herold	11 McDOWALL ST, BONGAREE 11 McDOWALL ST, BONGAREE	<i>[Signature]</i> <i>[Signature]</i>
COLIN TERRY BARBARA TERRY	32 CAMELIA DRIVE BONGAREE " " " "	<i>[Signature]</i> <i>[Signature]</i>
EVOH HOLCOMBE	2 SOLE PL. SANDSTONE PT.	<i>[Signature]</i>

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

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From: [Joyce Newell](#)
To: [MBRC Incoming Mail](#)
Subject: Development application for Sandstone Point Hotel events
Date: Wednesday, 6 February 2019 6:50:55 PM

Dear Sir,

I would like to express my opposition to the application by the Sandstone Point Hotel to increase the number of major events that it can hold each year.

In the last year or so, the amount of traffic on the Bribie Island Road and bridge on weekends has increased to the point that delays are commonplace, both without special events at the hotel, and particularly during events there. I feel that any move to increase the number of events would only exacerbate this situation, which is becoming increasingly annoying for Bribie residents, and visitors alike.

Until this traffic problem can be corrected, which is unlikely in the short term because of the major investment that would be required, I think that it would be very unwise to increase the number of events at the hotel.

Thank you for considering this matter for quality of life issues as well as economic ones,

Joyce Newell

--

Joyce Newell
4/42 Melrose Ave
Bellara 4507
07 3408 7743
0439 32 9334

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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Emily Nicoll
12 Jefferies Place
Sandstone Point QLD 4511

January 21, 2019

Moreton Bay Regional Council,
PO Box 159
Caboolture QLD 4510

Moreton Bay Regional Council
RECORDS MANAGEMENT

31 JAN 2019

OBJ ID: _____

RE: SANDSTONE POINT HOTEL, APPLICATION NUMBER DA/31643/2016/V2Q

Dear Moreton Bay Regional Council,

I am writing this letter to draw to your attention to the reality that there are members of the local Sandstone Point and Bribie Island community who have autism and Sensory Processing Disorder (SPD). The environmental noise intrusion that comes from the Sandstone Point Hotel outdoor music concerts has the potential to adversely impact these individuals and their families. It is almost impossible to control the environmental noise intrusion coming into homes from the outdoor music concerts and firework displays. Hence, we do not support the new 'Change Application' seeking to increase the limit on the number of major outdoor events that can be held each year at Sandstone Point Hotel, and the proposal to count multi-day events spanning at least two consecutive days as a single major outdoor event.

Below is a recap of concerns I have raised previously with the MBRC, via letter on the 12th of January 2018, in regards to environmental noise intrusion and its implications for individuals with autism and SPD.

Self-regulation is a person's ability to adjust and control their energy level, emotions, behaviours and attention. A major component of self-regulation relates to sensory regulation. Sensory regulation is a person's ability to maintain an appropriate level of alertness in order to respond appropriately across environments to the sensory stimuli present. Sensory stimulation from noise can cause sensory overload for individuals experiencing SPD, resulting in:

- High levels of distress and aggravation
- Sensory meltdown
- Distraction from current tasks
- Engaging in self-stimulating behaviors to try and stay well regulated
- Compromised communication with others around them

"For individuals experiencing SPD, sensory stimulation from noise could have the greatest impact when compared to other sensory input because of the ubiquitous nature of noise. Environmental

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: schulz@MBRCDOM On: 31/01/2019 AM Moreton Bay Regional Council

noise intrusion is often the most difficult type of sensory stimulation to effectively control. For other types of sensory stimulation, such as light, tactile and olfactory senses, it appears possible to regulate these to a much greater extent than it is possible for noise. For example, it is easy for the carer to control the food the individual eats or the clothing they wear, whereas noise intrusion from natural or anthropogenic activities in the vicinity is completely outside the control of the individual or carers".

McLaren, S., & Page, W. (2015, p. 2). Noise and the implications for children with autism spectrum disorder in mainstream education. *Austin Journal of Neurological Disorders & Epilepsy*, 2, 1009-1015.

Please be aware that the noise intrusion from the Sandstone Point Hotel is creating a sensory stimulus in people's home environments. As a parent of two young autistic children, it is challenging to effectively control that noise intrusion coming from the Sandstone Point Hotel outdoor music concerts and firework displays, especially late at night. The sensory profiles of our autistic community members need to be taken into consideration when planning for noise management of the outdoor events at the Sandstone Point Hotel. For individuals with autism and SPD, such noise intrusion has the potential to adversely impact their ability to function and stay well-regulated within their own homes, commonly resulting in sensory meltdowns and impacting quality of life. The noise intrusion generates extra stress in our home. Sensory considerations need to be taken into account when discussing the proposed changes.

The Queensland Government's State Planning Policy (SPP) states Liveable Communities are those that also cater for the diverse needs of all people and abilities in the community, including people with disabilities. Please note this includes hidden disabilities where a condition cannot be determined from a person's outward appearance, such as autism. In terms of developing inclusive community practices, all stakeholders involved should have awareness of environmental noise intrusion and its implications for individuals with autism and SPD, and acknowledge that environmental noise intrusion is the most difficult type of sensory stimulation to control. The concerns raised here relate directly to the State Interest - Liveable Communities.

For reasons stated above, we firmly oppose the proposed changes the Sandstone Point Hotel is seeking from MBRC.

Sincerely,



Emily Nicoll

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: russ.noonan@gmail.com
To: [MBRC Incoming Mail](#)
Subject: DA Applications number (DA/31643/2016/VCHG/1)
Date: Monday, 4 February 2019 11:28:44 AM

59, Warrigal Street,
Bellara,
Queensland
4507
AUSTRALIA
Mobile +61 (0) 4 4799 1815
Email: russ.noonan@gmail.com
04/02/2019

DA Applications number (DA/31643/2016/VCHG/1)

Councillors,

I live at the far end of Warrigal Street just over 2000 Metres as the crow flies from the Sandstone Point Hotel, a hotel I have taken family and friends to, enjoying its ambience, atmosphere, views, and food and beverages, a place I like.

I have no problem with visitors coming to our beautiful area and enjoying themselves, but there are limits to what that enjoyment should be allowed to entail. The island is a magnet for people who want to enjoy daylight hour outdoor activities and pursuits.

The noises we tolerate include motorised boats, especially jet skis which can be heard from 07:00am at weekends and sometimes during the week; organisers announcements can be heard from the triathlon events that the island hosts; aircraft flying overhead on sightseeing tours or displays, in addition to flights in and out of Brisbane and Maroochydore. These, along with the cars and motorbikes, with questionably legal exhaust systems are the intermittent sounds that are part of our daylight hours life on the island.

The road to Bribie Island can get very busy during certain times of the week and at weekends this is even worse. My concerns in this direction are that while we have a fire station and a police station on the island, we do not have a hospital or anything to deal with the medical emergencies that we will get from time to time. Normally you would have to accept that, as a price for living on an island, but if an event is being held especially an event for profit, an air ambulance or helicopter should be on standby at the event's organiser's expense not by the tax or rate payers.

Outside these daylight hours we also have other events such as the 20:00 hr and midnight fireworks on New Year's Eve, and about 21:00 hrs when weddings are held at Sandstone Point Hotel. On these occasions the

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noise is loud, but not sustained, and does not last more than 20 minutes or so.

The concerts or events that are currently held do not have a negative impact on local businesses mainly positives, bums on seats, backs on beds. However the main impact goes un-compensated, it affects all of the residences with waterfront aspects and many streets back, an incessant base line is what we hear and feel over 2 Kilometres away, which interferes with your evening enjoyment if you are awake, and makes sleep impossible if you go to bed.

Limits need to be placed and adhered to in regards to sound levels, not keep trying to push the envelope further. If there must be events, hold them in daylight hours with a 19:00hr cut off. Have free coaches from caboolture station or park and ride centres set well away from the venue to reduce traffic. I am not totally anti-event, but they must blend in with the community that is hosting it, and a high percentage if not all the glampers and campers, be included in the event attendance numbers.

Any concessions granted to Sandstone Point Hotel by the council on behalf of the community must be matched by Sandstone Point Hotel in meaningful concessions back to the community.

Regards, Russ & Anne Noonan.

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SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

PO Box 1253
Bongaree Q 4507

24 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and I object very strongly to the requested counting of two or more consecutive day events as a single event.

My main ground is traffic. Bribie Island Road becomes a car park for periods of time prior to and at the end of events with the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island, or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable. Whilst I think the use of more buses to transfer people from designated areas away from Bribie Island Road should be a condition of the extended events, I also recognise that this then transfers the congestion to other areas but at least would spread the traffic congestion and keep Bribie Island Road a little more useable.

No increase in the number of events should be considered until traffic management and other concerns are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Thank you for this opportunity to lodge this objection.

Ruth Ockenfels
Phone: 07 34100269
Email: ruthock2@bigpond.com

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From: [gemma hensley](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone point hotel
Date: Friday, 8 February 2019 8:52:40 PM

I would like to lodge an objection to the sandstone point hotel.

We bought our house in Sandstone Point hoping to move into a quiet, peaceful neighbourhood. Currently the hotel has 9 concerts and additional days such as strawberry festival, Australia Day New Years. On these days the noise is so excessive that even when we close doors and windows we can still hear thumping noise. The noise disturbs my children, my animal and myself. On these days I am often unable to sit outside in my garden due to the noise, it gives me headaches and prevents concentration.

On days that the hotel has concerts on consecutive days we have sound checks from approximately 10am then loud noise til 10 at night. This means two days of 12 hours noise for us. I object to this increasing.

The hotel has requested consecutive day concerts to be considered one day. I find this greedy and thoughtless to neighbors.

I also object to the traffic congestion caused by the hotel. Last weekend I was unable to drive my daughter to a birthday party because the traffic from a concert was so bad. Also, since the hotel has opened I have noticed an increase in alcohol bottles thrown on the street.

I object to a large hotel pumping noise into my house and garden. I don't understand how a business is able to move in and disrupt my peace at home to this extent.

The hotel currently has 9 concert days but I believe there addition festival days should be included in this number.

I am also concerned that the political donations made by the cominsky group will give them a free range to do whatever they want and make whatever noise in my neighbourhood.

Kind Regards, Gemma O'Connor

Gemma O'Connor
4 Keith court Sandstone Point 4511
0438481398

[Sent from Yahoo Mail for iPad](#)

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Terry and Sonya O'Connor
26 Bilinga Court
Sandstone Point

The Chief Executive Officer
Moreton Bay Regional Council
P.O. Box 159
Caboolture Qld 4510

Re: Development Application from the Sandstone Point Hotel
1780-1820 Bribie Island Road, Sandstone Point
DA 2016/31643/VChG- 1 - Change

To whom it may concern

As a resident of Sandstone Point for the past 13 years, my wife and I wish to express our objection to the extension of the current Development Application to allow the Sandstone Point Hotel to extend the number of concert events that are currently held at this venue from 9 to 12 in any calendar year.

In addition, we do further object to the notion of counting an event hosted over multiple days to be counted as a single event.

The reasons for the objection is based upon the inadequate transport infrastructure that exists to cater for the increased traffic that is a direct result of the concert events and other non-concert events that are hosted at the Sandstone Point Hotel.

It has been acknowledged by the owner of the Sandstone Point Hotel Mr Robert Cominskey on the front page of the Bribie Weekly newspaper dated February 1 2019 that traffic on Bribie Island Road was a concern. Mr Cominskey stated "Bribie Island Road definitely needs upgrades but that has nothing to do with us". The staging of concert events at the Hotel plays a very significant part in creating the traffic congestion in the very first instance. If the concert events were not held, there would not be a traffic congestion issue.

It is fanciful and arrogant to state that the traffic congestion has nothing to do with the Hotel. When there are 10,000 -20,000 people attempting to converge on the Hotel and all that is available is a single lane road in and out of the area, there will always be congestion in the time leading up to the start and at the end of the concerts.

With the increased traffic and the congestion that results, there is a heightened chance of there being traffic accidents either on the Bribie Island Road or on the Bribie Island Bridge. This was the very situation that occurred on Sunday January 27th with a 4 car nose to tail accident on the bridge.

The result of the accident was complete gridlock on Bribie Island with people trying to leave or arrive. When it was realised that traffic was backed up as far back as the 7 Eleven Petrol Station at Ningi, visitors (and concert goers) tried to side step the congestion by travelling down Bestmann Road which also became congested and backed up from the Bribie Island Road end all the way back to beyond the Pebble Beach Retirement Village.

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The congestion lasted for nearly 5 hours until the accident area was cleared, in the meantime residents such as my wife and I felt that we were prisoners in our home.

There is a serious social and health issue that needs to be considered and had there been any medical or fire emergencies, it would have been extremely difficult for emergency vehicles to respond in a timely manner.

Neither Mr Cominsky nor the Sandstone Point Hotel can offer any assurances that the events of January 27th will or will not be repeated. Nor can they assert that these events have nothing to do with the Hotel and the concert events.

Until the road and bridge infrastructure is upgraded there should no increase in the number of concert events at the Hotel. In addition, the existing infrastructure does not have the capacity to deal with multi-day events and the unforeseen issue of traffic accidents.

It has been noted that Division One Councillor Brooke Savige has stated on social media that issue of traffic management is a State Government issue. This is not entirely true. Local Government is the allowing these events to occur by virtue of the Development Application.

There needs to be due and proper consideration of the residents of Sandstone Point and Bribie Island and their quiet enjoyment and amenity of the area. As for the Hotel, the operation of this venue needs to be considerate of the residents and the effect their events have on the local area. It is not just about putting Sandstone Point on the map as has been stated by some.

It is worth noting that there have been concert events at the Sandstone Point Hotel on :

For Shore event - January 12th

January 27th

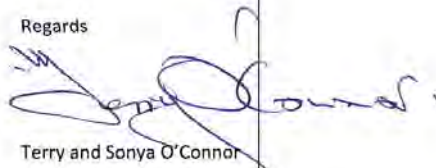
Red Hot Summer Tour 2019 February 9th – Yet to be held.

Red Hot Summer Tour 2019 February 10th – Yet to be held.

Suzi Quatro March 17th – Yet to held

Under the current Development Application this is 5 of the total of 9 Concert Events that are currently allowed. It would seem that there is a high level of optimism that the variation to the current Development Application will be approved.

Regards



Terry and Sonya O'Connor



Moreton Bay Regional Council

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From: [Stacey Olson](#)
To: [MBRC Incoming Mail](#)
Subject: Proposed DA change at Sandstone Point Hotel
Date: Tuesday, 22 January 2019 10:38:40 AM

From: Peter Gregory Olson and Stacey Olson
Address: 75 Sylvan Beach Esp, Bellara, 4507.
DA number: DA/31643/2016/VCHG/1

Dear Councillors,

We would like to object to the Sandstone Point Hotel application for additional concert numbers, due to the noise and inconvenience that will be caused.

My family have lived at 75 Sylvan Beach Esp for 40 years and we are the second generation to live in the house. We are managing to put up with the noise from the 9 major concerts each year (although our glasses shake from the base and we can't hear the TV when all the doors are shut) because they do stop at 10pm sharp and for this we are very grateful.

However, to increase the number of major concerts from 9 to 12 and then to count a whole weekend as one concert is frankly pushing the friendship too much.

Please leave it as it is.

I am sure the patrons love the 9 concerts, the hotel is making money, local people are being employed and the Island is reaping benefits BUT a lot of residents are getting very upset, fear for their wellbeing when the roads are blocked and feel that they bought on Bribie to enjoy the quite lifestyle that it offers.

We don't want the hotel gone. Just a fair go for everyone.

Yours sincerely,

Peter and Stacey Olson

Sent from my iPhone

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From: [Stacey Olson](#)
To: [MBRC Incoming Mail](#)
Subject: Submission for DA /31643/2016/VCHG/1
Date: Wednesday, 6 February 2019 4:55:12 PM

Name: Stacey Olson
Address: 75 Sylvan Beach Esp, Bellara, 4507
Phone: 0438001297

DA application number: DA/31643/2016/VCHG/1
Application refers to changes proposed for Sandstone Point Hotel, 1800 Bribie Island Rd, Sandstone Point, 4511

Dear Councillors,

I have already emailed an objection to the DA application referred to above, however, I have been advised that it may not be correct because I did not include the address of the hotel so I am doing it again so that my voice may be heard.

I would like the number of major concerts at Sandstone Point Hotel to remain at 9 and consecutive Major concerts to be counted individually.

I do realise that the managers at Sandstone Point will have to cancel all further concerts because they are just about up to 9 already this year. The fact that Sandstone Pt Hotel management has held this number of concerts already and they have planned many more concerts makes me wonder whether they have already been assured that this application will be accepted. This makes me very disappointed in the whole application process and makes my Council look like it is favouring one constituent over many others.

I do not wish to be subjected to a possible 36 concerts over 12 weekends please. If the wind is blowing our way (south west) we hear the music and the very deep base which rattles our glassware and forces us to lock up windows and doors just to hear ourselves talk. Most inconvenient in the summer.

I am happy for the 9 major concerts and the noise level being kept at the level it is now but PLEASE do not increase the number of concerts or the noise level.

I love the hotel and, myself and many of my friends, use the hotel for food and entertainment. It is beautiful and has a fantastic view. I also see the value in the caravan park and villas but this is surely bringing in enough profit for the Hotel without upsetting residents who have been living on Bribie Island for many years (40 years in my case).

Please make a decision which will keep more people happy and keep the number of Major Concerts and the noise level at the current levels.

Yours sincerely
Stacey Olson

Sent from my iPad

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From: [Bribie BIEPA](#)
To: [MBRC Incoming Mail](#)
Cc: [Ian Bell](#); [Brooke Savige](#); [Electorate Office Pumicestone](#); [Susan Lamb MP](#)
Subject: BIEPA SUBMISSION TO OBJECT TO DA/31643/2016/VCHG/1 / Lot 6 SP 281368
Date: Friday, 8 February 2019 1:04:48 PM
Attachments: [SPH SUBMISSION OF OBJECTION TO INCREASED CONCERTS 4919.pdf](#)

Please find attached a Submission to Object to the above referenced Development Application from the Bribie Island Environmental Protection Association.

Yours sincerely

BIEPA Management Committee
Diane Oxenford
Kathleen Catalan
Jenny Walker
Roger Platt
Ron Ward
Lia Saint Smith
Kay McIntosh
Sue Stevenson

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Bribie Island Environmental Protection Association Inc
P O Box 350
Bribie Island QLD 4507
Website: www.biepa.org

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DA/31643/2016/VCHG/1
4th February 2019

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DEVELOPMENT APPLICATION:
DA/31643/2016/VCHG/1
Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510
mbrc@moretonbay.qld.gov.au



SUBMISSION TO OBJECT TO

Bribie Island Environmental
Protection Association Inc
PO Box 350
Bribie Island Qld 4507
www.biepa.org
biepa.mail@gmail.com

DEVELOPMENT APPLICATION No.: DA/31643/2016/VCHG/1

PROPERTY LOCATION: 1780-1820 Bribie Island Road, Sandstone Point
PROPERTY DESCRIPTION: Development Type: Lot 6 SP 281368. Undeveloped
REQUEST FOR CHANGE (Other) - Increase allowed number of Major Outdoor
Events - per calendar year - from 9 to 12 and that multi-day / consecutive events to
be counted as single events (a possible 24 to 36 Major Outdoor Events)

The Bribie Island Environmental Protection Association (BIEPA) is a well respected community based organisation and was first formed in 1978 to *promote the concept of Bribie Island as a fauna sanctuary and the protection of its native flora; and while recognising the pressures for development on the Island, to ensure that as far as possible such development is in harmony with the natural environment, rather than destructive of it.*

For the past 40 years, BIEPA's membership has been *"Caring for our special habitat and its residents"*.

With reference to DA/31643/2016/VCHG/1 for Lot 6 SP 281368 BIEPA at 1780-1820 Bribie Island Road, Sandstone Point:
BIEPA strongly objects to the Request for Change (other) - Material Change of Use - Development Permit to increase the number of allowed Major Outdoor Events - per calendar year - from 9 to 12:
BIEPA also strongly objects to multi-day/consecutive events to be considered as single events. That is: consecutive 2 or 3 day events be considered as a 1 day event, that will increase the expected Major Outdoor Events per year to be between 24 to 36 and not 9 - 12.
BIEPA expects Due Process to be followed before any further MBRC decisions are made on this DA. That is, it must go to the Commonwealth Government Environment Department for assessment and a decision.

Caring for our special habitat and its residents

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

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BIEPA's justification for the OBJECTION follows:

A. The Fauna and Flora and their habitat of the Moreton Bay Marine Park / Pumicestone Passage are Internationally and Nationally protected by:

***The Ramsar Convention on Wetlands (signed by Australia in 1993).

Ramsar protects wetland habitat in the Moreton Bay Marine Park, all of which is *of international and national importance*. These wetlands of international importance are critical habitat on which resident and roosting migratory shorebirds depend for survival.

*** The latest commitments made by Australia at the COP13 Conference in Dubai in October 2018. ie. Please note: *COP13 Doc.18.26 Rev.1 to enhance conservation of coastal marine turtle habitats and the designation of key areas as Ramsar Sites.*

***The migratory birds and turtles (and their habitat) are protected by the Convention on the Conservation of Migratory Species - CMS (signed by Australia in 1991);

***The Single Species Action Plan for the Loggerhead Turtle in the South Pacific Ocean (signed by Australia in 2015).

***Environment Protection and Biodiversity Act 1999 (EPBC Act) which *provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places of national environmental significance.*

<<The EPBC Act includes a *Wildlife Conservation Plan for Migratory Shorebirds (Policy Statement 3.21)*

<<The EPBC Act includes *The Recovery Plan for Marine Turtles in Australia, 2017. The overarching objective of the plan is to minimise anthropogenic threats to allow for the conservation status of marine turtles to improve so that they can be removed from the Environment Protection and Biodiversity Conservation Act 1999 threatened species list.*

A COMPREHENSIVE LIST OF INTERNATIONAL, NATIONAL AND STATE ENVIRONMENTAL PROTECTIONS FOR PUMICESTONE PASSAGE, MORETON BAY MARINE PARK IS ATTACHED. THESE PROVIDE INTERNATIONAL AND NATIONAL LEGISLATIVE AND REGULATORY GROUNDS TO PREVENT AN INCREASE IN THE NUMBER OF CONCERTS PER CALENDAR YEAR AT SANDSTONE POINT HOTEL (LOT 6 SP 281368) AND RESTRICT ALL EVENTS TO OUTSIDE THE MIGRATORY BIRD SEASON

- The high levels of noise pollution from Outdoor Concert Events and Fireworks disturb the protected migratory birds causing them to take flight in fright, which reduces the energy levels they require for their return flight to the Arctic. Birdlife Australia reports an alarming decline in migratory bird numbers in the past 25 years due to the cumulative anthropogenic impacts of coastal development that are reducing safe and undisturbed roosting habitat.
- The litter from the Fireworks floats into and pollutes protected mangroves, wetlands, adjacent waterways (Pumicestone Passage), and puts affected wildlife (marine turtles, dugongs, dolphins, fish, birds, etc.) at risk. The bright lights and noise from the Fireworks disturbs and frightens the migratory shorebirds.

Caring for our special habitat and its residents

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- Toxins, contaminants, pollutants from the unpaved car park at this site leach into the ground and subsequently into the surrounding waterways, including the internationally protected mangroves, Pumicestone Passage and Moreton Bay Marine Park where algal blooms are already an environmental health problem.
- There is: No infrastructure on this site (Lot 6 SP 281368) to prevent and contain air, terrestrial and marine pollution.
- There is: No adequate solution to traffic congestion on Event days that will not require tax payer funds to resolve; No dependable public transit for patrons.
- The events stress local community services, such as ease of access on public road systems and especially emergency services (police, ambulance, fire)

BIEPA suggests that the undeveloped site on which the Sandstone Point Hotel holds Outdoor Concert Events is inappropriate and inadequate to provide the necessary services for Outdoor Events without imposing excessive and unacceptable negative impacts on the adjacent natural environment and lifestyle residential communities.

It is surrounded by not only internationally protected natural assets, environment and valuable ecosystem services, but abuts seriously affected residential communities who have a right to peace, comfort & repose, especially on weekends. BIEPA notes that part of the affected adjacent area to Lot 6 SP 281368, is also zoned for a "Next Generation Neighbourhood" which specifically *prohibits noise and light nuisances, hotels, nightclubs, bars and high impact industry such as outdoor concerts and large sport and recreation events.....*

BIEPA brings to your attention the location of the Woodford Festival that appears not to have negative impacts on its surrounds.

BIEPA brings to your attention the example of the Brisbane Entertainment Centre which contains all events with capital investment in appropriate infrastructure / buildings and provides permanent seating, shelter, toilet facilities, food and beverages, etc. and it has public transit, adequate access and parking without negative impacts on residential communities and the natural environment.

FOR ALL THE ABOVE REASONS, BIEPA ADVISES: THAT DA/31643/2016/VCHG/1 BE DENIED. HOWEVER, DUE PROCESS MUST BE FOLLOWED AND DA/31643/2016/VCHG/1 MUST BE REFERRED TO THE COMMONWEALTH GOVERNMENT. LOCAL GOVERNMENT DECISION MAKERS MUST ENSURE DUE PROCESS IS FOLLOWED AND MUST BE TOTALLY COGNISANT OF ALL THE NEGATIVE IMPACTS (SEEMINGLY INVISIBLE, BUT A REALITY TO ALL AFFECTED), THAT THESE OUTDOOR CONCERT EVENTS ARE ALREADY IMPOSING ON THE SURROUNDING ENVIRONMENT. DECISION MAKERS MUST CONSIDER THE ACTUAL COSTS TO THE LOCAL AFFECTED "RESIDENTS" AND THEIR HABITAT - SOCIALLY, ENVIRONMENTALLY AND ECONOMICALLY. COSTS APPARENTLY WRITTEN OFF AS EXTERNALITIES.

Yours sincerely

BIEPA Management Committee

President: Diane Oxenford

Vice President: Kathleen Catalan

Secretary: Jenny Walker

Treasurer: Roger Platt

Committee Members:

Lia Saint-Smith

Kay McIntosh

Sue Stevenson

Ron Ward

Caring for our special habitat and its residents

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INTERNATIONAL AND NATIONAL PROTECTION FOR ENDANGERED MARINE TURTLES AS AT NOVEMBER 2018

- 1991 Convention on Conservation of Migratory Species of Wild Animals (CMS), signed by Australian Government 01/09/1991 (Commitments made by Hawke Labor Government)
<https://www.info.dfat.gov.au/Info/Treaties/treaties.nsf/AllDocIDs/45AFEC2436701AD0CA256B6E0075FDCF>
<http://www.environment.gov.au/cgi-bin/sprat/public/publicshowmigratory.pl>
- 1992 Moreton Bay Marine Park established in 1992. The Marine Park extends up to the Highest Astronomical Tide mark (HAT). (Commitments made by Goss Labor Government)
https://en.wikipedia.org/wiki/Moreton_Bay_Marine_Park.
- 1992 Nature Conservation Act (Reprint current from 3 July 2017 to date) (Commitments made by Goss Labor Government)
<https://www.legislation.qld.gov.au/view/html/inforce/current/act-1992-020>
- 1993 Ramsar Convention on Wetlands established in 1971. Australia became a signatory in 1975. First in Queensland - Moreton Bay Marine Park listed as a Ramsar site on 22/10/1993 (It includes but is not limited to: foreshores and adjacent wetlands). (Commitments made by Goss Labor Government).
<https://wetlandinfo.des.qld.gov.au/resources/static/pdf/resources/fact-sheets/fs-moreton-bay-ramsar-231013.pdf>
- 1994 Bribie Island first declared a National Park. NP extends to Highest Astronomical Tide mark (HAT). It is estimated one third of Bribie Island is NP including that portion saved by BIEPA from being rezoned for a canal development and subsequently designated NP in 2007. (Commitments made by the Bligh Labor Government).
https://en.wikipedia.org/wiki/List_of_national_parks_of_Australia#Queensland.
- 1999 The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) - Act of Parliament of Australia that provides a framework for protection of the Australian environment, including its biodiversity and its natural and culturally significant places. Enacted on 17/07/2000, replacing *National Parks and Wildlife Conservation Act 1975*. Commitments are to protect and promote the recovery threatened species and ecological communities, and preserve significant places from decline. (Commitments made by Howard Liberal Government)
https://en.wikipedia.org/wiki/Environment_Protection_and_Biodiversity_Conservation_Act_1999
- 2015 Single Species Action Plan for the Loggerhead Turtles of the South Pacific Ocean ,signed by Australia 05/03/2015. (Commitments made by Abbott Liberal Government)
<https://www.cms.int/en/document/single-species-action-plan-loggerhead-turtle-south-pacific-ocean>

Caring for our special habitat and its residents

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

DA/31643/2016/VCHG/1

1978 - 2019

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INTERNATIONAL AND NATIONAL PROTECTION FOR ENDANGERED MARINE TURTLES AS AT NOVEMBER 2018 (continued)

- 2017 Recovery Plan for the Marine Turtles in Australia 2017 - 2027
Recovery Objective: The long-term recovery objective for marine turtles is to minimise anthropogenic threats to allow for the conservation status of marine turtles to improve so that they can be removed from the EPBC Act threatened species list.
Threats: Page 2 “.....light pollution”; Page 38 4G Light Pollution.
(Commitments made by Turnbull Liberal Government)
<https://www.environment.gov.au/system/files/resources/46eedcfc-204b-43de-99c5-4d6f6e72704f/files/recovery-plan-marine-turtles-2017.pdf>
- 2018 COP13 (Conference of the Contracting Parties) held in Dubai 21-29 October 2018 passed a Resolution on the “Enhanced Conservation of Sea Turtle Areas”
(Commitments made by Morrison Liberal Government)
https://www.ramsar.org/sites/default/files/documents/library/cop13doc.18.26_rev1_dr_sea_turtles_e.pdf
- 1972 1st International Conference on the Human Environment / the Stockholm Conference.
Stockholm Declaration:
(#2) Natural resources must be safeguarded
(#4) Wildlife must be safeguarded
(#15) Human settlements must be planned to eliminate environmental problems
(#18) Science and technology must be used to improve the environment
(#19) Environmental education is essential
(#25) International organisations should help to improve the environment
“This conference paved the way for further understanding of global warming, which has led to such agreements as the Kyoto Protocol and the Paris Agreement and has given a foundation of modern environmentalism.”
https://en.wikipedia.org/wiki/United_Nations_Conference_on_the_Human_Environment
- 1992 Earth Summit - Rio Conference

SEE ALSO.....

- [Earth Summit 1992](#)
- [Earth Summit 2002](#)
- [Johannesburg Declaration](#)
- [Habitat International Coalition](#)
- [United Nations Climate Change Conference 2009](#)
- [United Nations Conference on Sustainable Development](#)
- [Minamata](#) and [Minamata disease](#)
- [World Environment Day](#)

Caring for our special habitat and its residents

Moreton Bay Regional Council

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DA/31643/2016/VCHG/1

1978 - 2019

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Caring for our special habitat and its residents

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

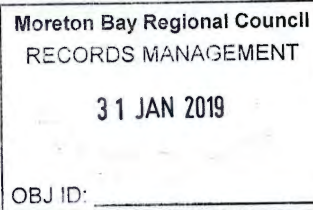
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Scanned By:schulzk@MBRCDOM On: 31/01/2019 AM Moreton Bay Regional Council

25 January 2019

Moreton Bay Regional Council
PO Box 159
Caboolture
Queensland 4511
Ref No DA/31643/2016/V2Q
Application ref: DA/31643/2016/VCHG/1



I and my wife would like to make a submission regarding the request for a change to application from the Sandstone Point Hotel to increase the number of major outdoor events (concerts) to 12 in any Calendar year and that Multi-day held on consecutive days be treated as one.

We would like to submit our opposition to this application on the grounds of Noise and Traffic congestion.

We have lived here for about eighteen months and we must admit that the hotel was here before we came. However we did not know about the concerts going for consecutive days. Last year when it happened We did complain to you and the authorities concerned. One thing we noted on one reply was,they showed the sound level charts for that concert and I did note that the permissible level was the same level as the thunder storm that stopped the second concert.

We have also noticed that the concerts at the start were stopping at about 8.30 pm they are now going till 10.30pm How long will they go in the future?

We now also have fireworks during the concerts not only at the end but about 8.30pm as well. This does not only disturb the residents but also the domestic and wild animals.

We are not against firework for special events like New Year and Australia Day etc but not for concerts.

With regard to the traffic what really concerns us is the volume of traffic that Bribie Island Road has on weekends going to and from the island and when the events are being held it becomes impossible not only getting out of Spinnaker drive but how does emergency vehicles get through. It puts the residents at RISK.

I know that there are proposals to improve Bribie Island Road but when will that happen? and there is work being done at Spinnaker Drive but unfortunately that will not help when events are on as the traffic is going the same way as the improvements are supposed to help.

Your Sincerely

A handwritten signature in blue ink, appearing to read "George Papworth".

George Papworth
14/2 Spinnaker Drive
Sandstone Point Qld 4511

Moreton Bay Regional Council

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SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: schulzj@MBRCDGM On: 31/01/2019 AM Moreton Bay Regional Council

8 Green Street, Banksia Beach 4507

frankie1950@iinet.net.au

3408 8648

26th January, 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510



Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself and neighbours of the hotel and my lifestyle on Bribie are unacceptable. You have received noise complaints but you are doing nothing to alleviate this noise nuisance, the mass stacked containers you use for this purpose are an eyesore.

To increase this imposition at all is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

Most of the long term residents of Bribie Island chose to live here because it promised to be a quiet, relaxing, seaside village atmosphere. The decisions Moreton Bay Regional Council has made regarding development have changed this area. I complain about this.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police,

Moreton Bay Regional Council

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Scanned By:schulzkh@MERCDDM On: 31/01/2019 AM Moreton Bay Regional Council

ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Frances Ann Park



Moreton Bay Regional Council

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Scanned By: schulzj@MBRCDGM On: 31/01/2019 AM Moreton Bay Regional Council

8 Green Street, Banksia Beach 4507

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Moreton Bay Regional Council

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Scanned By: schulz@MBRCDDM On: 31/01/2019 AM Moreton Bay Regional Council

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Frances Ann Park



Moreton Bay Regional Council

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Scanned By: TYRRELL@MBRCDCM On: 22/01/2019 AM Moreton Bay Regional Council



8 Green Street,
Banksia Beach, Qld. 4507

Phone: 073408 8648
franken@inet.net.au

21st Jan 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

[mbrc@moretonbay.qld.gov.au]
Dear Sir/Madam,

DA 31643 /2016 /VCHG/1 OBJECTION

I object to any increase in the number of events to be held at Sandstone Point Hotel [SPH].
I object to any proposal to consider consecutive day activities as a single event.
I respectfully ask Moreton Bay Regional Council [MBRC] to revisit the previously approved conditions [DA 31643 2016 V2Q] for traffic management and for noise management on the grounds that the previously approved conditions are now seen to endanger public health and to give rise to possible multiple deaths in the event of a natural disaster or of a major traffic, terrorist or maritime event involving the bridge, its approaches or any part of Bribie Island

GROUNDS FOR OBJECTION

Noise. The noise and amenity for neighbours is amply described in the many complaints received by SPH and MBRC. The situation is already intolerable, to impose three times the number of days of pain on these innocent neighbours [who began the "quiet enjoyment" of their property before the advent of SPH] would be unthinkable.

MBRC's ability to monitor and to police noise conditions is in tatters. Please table at the council meeting the two damning reports by the Ombudsman into noise at Lakeside Raceway. Notwithstanding this severe criticism, MBRC continues to receive complaint after complaint from residents near Lakeside and SPH. No reliance can be placed upon MBRC to demonstrate the expertise, the independence and the drive to properly police noise conditions.

It has been alleged to me that the "independent" acoustic engineer met on site with the applicant and the Mayor. Such a meeting, if it occurred would be a gross breach of protocol, an exercise in conflict of interest and destroys any credible independence that the acoustic engineer might claim.

There is a state of confusion about supervision of noise monitoring. Some events are supervised by MBRC with one set of condition; some events are supervised by OLGR with a separate set of conditions. Superimposed on these requirements is the authority of Work Cover Queensland and the need to comply with the Work, Health and Safety Act 2011. It seems that this body of legislation may have been overlooked in setting the conditions.

There appears to be no requirement for a "kill switch". I envisage that a duly appointed and authorised officer would attend each event and, instantly the noise level exceeded the approval, the officer would disconnect all amplifiers.

It is regrettable that the council failed to arrange for hearing tests of a reasonable sample of neighbours, before the first approval was given. Arguments about hearing loss could have been avoided if there had been a base line measurement. Because this was not done, issues of liability and litigation will arise. As a ratepayer, I have no desire to pay compensation for the errors of our councillors. If there is the slightest possibility that neighbours have been adversely affected, the responsible action from the council is to revisit the approved acoustic levels in the earlier approval.

Traffic. There are two concerns:

- Weekend traffic, which is far heavier than weekday peak flows, is at a standstill during events at SPH.

Moreton Bay Regional Council

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Scanned By:TYRRELL@MBRCDOM On: 22/01/2019 AM Moreton Bay Regional Council

This is an unreasonable imposition upon locals who should be able to drive to and from their properties without lengthy delays. The council failed in its duty by approving the previous traffic management plan which does little to safeguard the amenity of local ratepayers. It now appears that plans for a future replacement bridge adjacent to the existing will be frustrated, as there is little likelihood that the new bridge will solve anything.

- Emergency Traffic. Police, urban and rural fire fighters, ambulance and SES are unable to respond to disasters, natural or man-made, emergency traffic situations [an exploding fuel tanker for example], terrorist situations or to major/catastrophic maritime events on Bribie Island or Pumicestone Passage. With only one access, mass evacuation is out of the question. There is a daily need to rapidly move elderly people from their homes on Bribie to hospitals in Caboolture. How is this issue being addressed during events? In the light of the possibility of multiple deaths in the event of some emergency; council should examine with care the issues of liability and compensation if it is judged to have irresponsibly approved the traffic management plans. In the light of experience during the past two years it is reasonable, in my opinion, for council to rule that the previous approvals were ill-founded and that all events are prohibited until proper emergency traffic facilities are in place. There is only one acceptable standard for response by our emergency services.

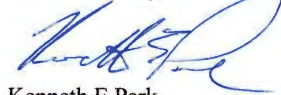
OTHER MATTERS

My reading of the entries for this DA on PD on Line indicates:

- The DA was advertised in the Caboolture Herald which is not a local newspaper generally circulating in either Sandstone Point or Bribie Island. Please advise if the notification is valid?
- None of the notifications actually spell out the requirements for a Properly Made Submission [PMS]. True, the law does not require such detail; however previous applications by this applicant generated many Not Properly Made. It would have been reasonable in my opinion for MBRC to have assisted ratepayers to have their opinions heard by publicly specifying the requirements of a PMS.
- It is pleasing to note that when discussing Condition 6, council states its intention to consult with stake holders. The list of stakeholders excludes residents and ratepayers most affected by this development. It is difficult to believe that these people are not counted as stakeholders.

Thank you for considering my objections. I look forward to attending ~~to attending~~ the PUBLIC meeting at which this application is decided. For obvious reasons could it please be held at Caboolture notwithstanding the normal circuit of meetings?

Yours faithfully,



Kenneth E Park

Moreton Bay Regional Council

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From: [Paul McDonnell](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel Proposal to Increase the Number of Major Outdoor Concerts at their Venue each Year
Date: Friday, 8 February 2019 9:00:50 AM

Councillors,

The Sandstone Point Hotel (SPH) has recently erected signage advising locals of their proposal to increase the number of Major Outdoor Concerts from 9 to up to 24 per annum.

These Outdoor concerts have no noise containment as have most other concert venues. In addition we draw your attention to the fact that SPH is located in the middle of a quiet residential area. Their stage is located next to the Pumicestone Passage which results in amplifying the sound towards residents on Bribie Island. 9 major concerts each year is already unbearable. 24 concerts each year would be devastating.

In a recent interview with the local paper Mr Comiskey (the owner of SPH) admitted that the existing road infrastructure is not capable of coping with the traffic resulting from the 9 concerts currently held at SPH each year. How can it be expected to cope with 24 events each year?

Increased traffic will result in increase pollution (from vehicle emissions and roadside rubbish thrown out of cars) and increased traffic accidents. It is logical therefore to upgrade the existing road infrastructure prior to considering any increase in the number of events held at SPH.

I would object to rate payers or tax payers funding the upgrading of the road infrastructure for Mr Comiskey's benefit. That is, so he can simply pocket the additional revenue he would gain from any increase in revenue from concert events held at SPH.

Sincerely

Richard Paul and Pamela McDonnell
19 Baza Place Banksia Beach

Moreton Bay Regional Council

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Margaret G Peterson
11 Jefferies Place
Sandstone Point 4511
jeff.marg.peterson@bigpond.com

30 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I wish to object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Yours faithfully
Margaret G Peterson

Moreton Bay Regional Council

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MORETON BAY
REGIONAL COUNCIL

05 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

78 Bestmann Rd East

SANDSTONE POINT

QLD 4511

04.02.2019

Moreton Bay Regional Council
RECORDS MANAGEMENT

05 FEB 2019

OBJ ID: _____

MBRC
re: Sandstone Pt Hotel

As a resident, I received a slip of paper in the letterbox requesting feedback on the proposed 24 concerts at the Sandstone Point Hotel & Caravan Park. Currently they are permitted to hold 9 concerts.

Due to various circumstances, I would say No! to any increase in the number of allowed concerts.

The reasons are as follows ~

1. Poor roads/incompetent Federal representation
2. Gridlocked traffic every weekend
3. 2 lanes, only near new traffic lights
4. Lack of a duplicate bridge connecting the mainland to Bribie Island.
5. Excessive fireworks displays / don't watch anymore
6. Music too loud
7. We can hear what is said behind the stage between sets of songs, bad acoustics
8. Pavement litter not cleaned up i.e;

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

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broken bottles, cigarettes, general trash^{2.} left there for weeks. No attempt by the PUB STAFF to remove bottles, cans etc. from the surrounding area.

9. The concerts attract hoons & copycat behaviours, with local residents playing louder than usual music, so 24 concerts would become 48 concerts as the locals play music between events unnecessarily loud.

10. We are unable to do our routine activities i.e. go to the shops, due to delays when traffic is diverted along Bestmann Rd East.

11. Telegraph pole knocked over when a hoon ran off the road & it took 8-12 weeks approx for it to be replaced, cnr Clark Tce & Bestmann Rd East.

12. Ambulance, police, emergency vehicles can't attend local houses or businesses due to the grid lock every weekend.

13. Two lanes each way is indeed a Federal matter & the local roads are a State matter & never the twain shall meet, so the roads are inconsistent, & very stressed & unkempt.

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14. The Pub management have distanced themselves from the state of the roads & the need for a duplicate Bridge, however their money making establishment has significantly increased the congestion & deterioration of the roads & perhaps they should pay extra road levies & taxes.

15. This is a retirement area & the Pub sticks out like a sore thumb, being inappropriate for the area. People who retire here are mainly professionals & the Pub attracts people who are most emphatically not. A white elephant.

The General Manager gave us, as local residents free tickets due to the major concert of early January, when we saw THE VILLAGE PEOPLE, Sister Sledge, The Jackson 4, The Supremes, Kool & the Gang, but even if the Pub gave us annual passes to all concerts, I would still say NO! It is not appropriate & the customers are in general not locals. An eyesore.

Yours Sincerely,

Phillipa Pfyne 0476 169 471

Moreton Bay Regional Council

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Scanned By: costigana@MBRCDOM On: 06/02/2019 PM Moreton Bay Regional Council

p.s. We have work trucks turning^{4.}
out of Clark Tce at 6.30am
already, get real, please.

P.M. PFYNE

Moreton Bay Regional Council

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Scanned By:marilynocalaghan@MBRCDOM On: 08/02/2019 AM Moreton Bay Regional Council

Name: **DESMOND PUELAN**
Address: **2 DYLAN COURT, SANDSTONE Pt Q4511**
Date: **5. 2. 2019**
To: Moreton bay Regional Council
P O Box 159, Caboolture, Qld, 4510
mbrc@moretonbay.qld.gov.au
Councillors

Moreton Bay Regional Council
RECORDS MANAGEMENT
08 FEB 2019
OBJ ID: _____

The Sandstone Pt Hotel has recently erected the required signage advising locals of their proposal to increase the number of Major Outdoor Concerts per year. (DA/31643/2016/VCHG/1)

We are concerned about traffic congestion on Bribie Island Rd and Bestmann Rds.

With weekend traffic having increased significantly since the applicant undertook their last road management survey, a new weekend survey should be undertaken prior to any further consideration.

Weekend traffic delays have already become common due to the popularity of Bribie Island facilities. Sandstone Pt Hotel are already adding to the inconvenience of road users and are publicly admitting this with their portable signs.

We object to the proposal to increase the number of Major Outdoor Concerts and trust you will vote against this proposal.

Signed: 

P.S. Regardless of Mr. Cankiskys
COMMENTS IN THE LOCAL PAPER LAST WEEK,
I BELIEVE NOISE LEVELS FROM THE HOTEL
ARE EXCEEDING ALLOWABLE LEVELS +
THEIR HOTEL IS CAUSING MAJOR TRAFFIC
PROBLEMS FOR LOCAL + ISLAND RESIDENTS
SOME ONE WILL DIE DUE TO PROLONGED
DELAYS CROSSING THE BRIBIE WHEN EVENTS
ARE HAPPENING



Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Jill Pilgrim](#)
To: [MBRC Incoming Mail](#)
Cc: [Peter Jones](#); [Jill Pilgrim](#); [Nikita](#); [Deborah Pilgrim](#)
Subject: Re application by Sandstone Point Hotel for increasing their number of events
Date: Thursday, 7 February 2019 1:39:51 PM

Dear Sir, I strongly object to more events being held at Sandstone Point Hotel for several reasons.

They are 1) traffic delays 2) noise 3) use of fireworks 4) appearance.

Let me explain....

TRAFFIC! Well! It is ridiculous that we residents and visitors to the Bribie area should be subjected to long delays while one person with his own helicopter makes his millions! There is not the infrastructure in place to handle the increase in traffic. No amount of signage about upcoming events could ever appease those trying to access the area for other reasons than attending an ear-damaging concert. No consideration appears to have been given to the size of the POPULATION using the Bribie Island Road for their own personal needs. Oh Mr Comiskey says they schedule events outside of busy working hours to lessen the impact on traffic. Of course they do or they would have far fewer attendees at their events because they'd be working. So when do they hold these events? At weekends! (when visitors to the Island increase naturally and locals move around their own area more). It seems that after we buy expensive properties on and around Bribie we then must suffer at the hands of one large company! The traffic problem created by these events, starts way back at the point where Bribie Island commences. It is unacceptable for regular users of the road, (or emergency vehicles etc), to take 40 mins to get from the highway to homes at Ningi, Spinnaker Marina, Sandstone Point . Those 'unfortunate' enough to be living on Bribie requiring an even longer time of course. Do we not have a basic right to move 'freely' in our area? Traffic trying to exit from Spinnaker Drive to head for Caboolture must run the gauntlet of traffic heading towards the bridge. Similarly traffic coming from Bribie wishing to turn right across that traffic to access Spinnaker Marina homes and restaurants. It is dangerous, and no wonder at all that nasty accidents have happened there. (This point however, is not an event-only problem, just hugely multiplied at those times.) It is already an everyday problem. Having police nearer the 'venue' when concerts are held is simply not enough.

I believe that the whole situation should be considered from a more far-reaching point of view. Developments under way and others recently applied for are, and will be bringing a devastating amount of extra traffic. To name a few...Oriana at Spinnaker Drive, the 4 four-storey blocks of units being built at the marina (some 144 units I believe), Gem Development, Solana and others that I'm sure you are aware of. All these cause problems with roads in and out AT ALL TIMES...NOT JUST DURING EVENTS. Yet little has been done it seems to cope with the increase. There is an absolute need for traffic lights at the Spinnaker Drive/ Bribie Island Road NOW, not after the first two blocks have been built. Might they not decide to change their minds and sell the place on ...rather like what appears to have occurred at Orianna and so evading any otherwise incurred costs for traffic lights? Please keep a check on this.

NOISE! It is not acceptable to any resident needing to keep doors and windows closed, to muffle the din coming from these events. As for numbering the events, residents consider each performance to be a separate event...not one if a repeat performance occurs next day. That means traffic problems on TWO days. I have heard the bass booming out at these concerts from indoors at Spinnaker Marina. It is not at all welcome in the privacy of a lounge room on a hot summer's night. Had I decided to complain? Well it's a big brother situation. I have no confidence in having any resolution to my complaints, and simultaneously I've been having to

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deal with my own family problems, death and illness. Finding the effort to complain can be even more stressful. So why?

FIREWORKS! Are these really necessary? They are startling. They start the dogs off and must scare the living daylights out of wildlife! It is unnecessary noise, and an example of the lack of concern that is afforded nearby residents.

APPEARANCE! How on earth could the owner of that hotel be allowed to plonk the ugly shipping containers at the front of the property. What an eyesore, whatever their purpose. They suggest a row of urinals to me...a far cry from the green landscape with native trees that once adorned that site.

I strongly disagree with Mr Comiskey's application to increase the number of events held. Even one a month is too much when you have to live around the area AND want to be able to move about freely by car or listen to some quiet music with a breeze running through your house on a hot summer's night. My life should not have to be tailored around the needs of one man to make a mint. What about our rights as individuals to acceptable living conditions?

Jill Pilgrim,
Unit 6
The Promenade
Spinnaker Sound Marina
Qld 4511
Sent from [Mail](#) for Windows 10

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Roger and Trish Platt.

22, Carpenter Way, Sandstone Point, Queensland, Australia,
Telephone: - 07 5429 5198 Email plattrae1@bigpond.com.au

SUBMISSION TO OBJECT page 1 of 3

7th February 2019

DEVELOPMENT APPLICATION: DA/31643/2016/VCHG/1
Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510
mbrc@moretonbay.qld.gov.au

PROPERTY LOCATION: 1780-1820 Bribie Island Road, Sandstone Point
PROPERTY DESCRIPTION: Development Type: Lot 6 SP 281368
Undeveloped and without infrastructure
REQUEST FOR CHANGE (Other) – Serial Change of Use – Development.
Permit for Outdoor Sport and Recreation changed to Major Outdoor Events and to increase the number of allowed Outdoor Events from 9 to 12 and that multiday/consecutive events be considered as 1 day events, That is: consecutive 2 or 3 day events to be considered as a 1 day event, increasing the expected Major Event per year to be between 24 to 36 and not 9 or 12.

Please be aware that our residence is about one kilometre from the hotel grounds. We moved to this area in 1998 with the expectation that we would be able to retire to a quiet and peaceful place. This submission recognises the need for development, and accepts that the hotel, and caravan park is of value to this area. This submission addresses the noise and traffic pollution to the neighbourhood to be expected upon allowing these changes to use.

We strongly object to the above Change of use application on the following grounds:-

- 1 That the effects of past events on the surrounding living environment have not been successfully controlled during the duration of the event causing:-
 - a. **Excessive sound contamination.**
This sound pollution consists of the repetitive, irritating and penetrating sounds of drums, the sound of bass guitar, and occasionally voice. The volume is sufficient to add about 5 to 11 dB to background noise. This repetitive sound is unacceptable and impinges on an occupier's right to enjoy their home and yard, to listen to the TV at reasonable levels of volume and to open windows when appropriate. In addition the noise generate by traffic after the event extends the period of noise contamination by at least 30 Minutes past 10pm affecting the environment for peaceful sleep.
 - b. **High volume of traffic**
These roads are inadequate. The Numbers attending these events cause heavy congestion. This has already contributed to several traffic accidents, and severely increases the risk of a major accident in the future. A condition of any approval of main events must include a requirement that the hotel fund the extensive road improvements demanded by this level of traffic.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Roger and Trish Platt

SUBMISSION TO OBJECT page 2 of 3

c. **The excessive use of pyrotechnics.**

These displays are used excessively at present and need to be avoided. Duplication of displays should be avoided at festive times. Their use increases atmospheric pollution and contamination of the waters of Pumistone passage. Some pyrotechnics now use plastic strips as part of their function. These constitute major risk to Fauna. In addition the noise disturbs bats and birds causing them distress, and it terrifies many domestic animals. The potential for 36 and possibly more if used at private events of these events is daunting.

d. The use of temporary structures

In addition the hotel uses temporary structures during these events being containers, toilet cubicles and other fencing and. These are ugly and detract from the general quality of the built environment. It is noticed that these blots on the landscape are no longer being removed quickly. Some 10 or more days after the event on 27/1/2019 they were still in place. It is feared that with these additional events they remain in place almost permanently becoming severely detrimental to the view of the hotel and surrounds.

e. **Failure of Morten Bay Council to engender confidence that local residents are being considered**

The history of the development approvals for this site is littered with misleading and deceptive statements by past counsellors, councils and the owner. An example follows:-

- i. Statement by Garry Parsons in 14th March 2012 and recorded in the Caboolture news on that date. This acritical included as [addendum 1](#) to this objection.

Given the past manipulation of public and political opinion it is hard to believe that no further expansion of these events or the Hotel is envisaged beyond those already applied for.

f. **Conclusion**

The Council is reminded that sandstone point is a residential suburb. Any neighbour is rightly bound by Law and Morality, to consider the impact of events within their premises on neighbours. The hotel has not done this. They have not prevented noise leakage during the noisy performances held on their property. There is absolutely no reason to suppose the situation will improve in the future. Or submission therefor is that this change to the frequency and nomenclature of events should be denied

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Roger and Trish Platt

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Appendix 1

Statement by Garry Parsons in March 2012 recorded in the Caboolture News Newspaper.

Land at Sandstone Point

Vicki Wood

THE large parcel of land to the right hand side of Bribie Island Road adjacent to the bridge is NOT being developed into a refugee camp, caravan park, nuclear reactor site or nudist colony.

In pre-election hysteria whipped up by rumour, innuendo and candidates at state and local government level hoping to put a dent into rivals campaigns, all sorts of stories have been floated for political gain.

Division one councillor Gary Parsons, in an effort to allay worries of many of his constituents, said three important points needed to be pointed out to residents.

"Number one is that the land is zoned rural so nothing can be built on it - no tavern, no unit blocks or housing," he said.

"Next is that the land cannot ever be developed unless there is a change at a state level to their regional planning scheme.

"And lastly the state regional plan is not up for renewal for two to three years and the land would then have to be re-zoned from rural to the urban footprint."

Cr Parsons said Sandstone Point residents were becoming very upset about the unsubstantiated rumours which had been floating around since new owner Paul Comiskey purchased the land last year.

"To set the record straight once and for all, after the new owner bought the land, he had it surveyed and it was found the boundary fence fronting Bribie Island Road was on Transport Department property well out of alignment with its correct positioning," he said.

"Then a 10m fire break was constructed and a permit granted to burn off all the radiata slash pine, lantana and other noxious weeds on the site which had been lawfully removed.

"The new owner has improved the health of the site, made it secure and helped fireproof it.

"Hopefully this news will put paid to persistent rumours worrying neighbours which continue to be circulated from mischievous sources for their own ends."

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From: [Brian Pomeranke](#)
To: [MBRC Incoming Mail](#)
Subject: FW: OBJECTION TO DA 31643/2016/VCHG/1
Date: Monday, 4 February 2019 11:44:21 AM

Sent from [Mail](#) for Windows 10

From: [Brian Pomeranke](#)
Sent: Monday, 4 February 2019 11:31 AM
To: mbrc@moretonbay.qld.gov.au
Cc: Brooke.Savige@moretonbay.qld.gov.au
Subject: OBJECTION TO DA 31643/2016/VCHG/1

Sent from [Mail](#) for Windows 10

I object to the increase in the number of days for events to be held at Sandstone Point Hotel, on the following grounds.

1. The noise emanating from these events is unacceptable on any level as it has a debilitating effect on a lot of the residents close to this facility.

The readings of noise shown are recorded by a company employed by the Sandstone Point Hotel so could hardly be regarded as independent or reliable. What it doesn't show is the affect it is having on the residents. This is another example of Government abdicating its responsibility to its constituents even though in there eyes its probably regarded as minor.

- 2 Traffic congestion in the area before during and after events is insane and is going to lead to more accidents and congestion of the type on Jan 27th.

Conclusion.

Remember this complex was imposed on the residents of this area some four years ago with the promise of more employment and being a quality service to the area. Those two things are true but they have shown little or no social conscience since there opening. Make no mistake they would run an event every weekend if they were allowed, so it is up to the people we elect to look after the community and respond to their concerns.

Brian Pomeranke,
18 Clark Tce
Sandstone Point
Qld, 4511.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Brian Pomeranke](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to DA 31643/2016/VCHG/1 Sandstone Point Hotel. 1780-1820 Bribie Island Rd, Sandstone Point Qld.4511.
Date: Tuesday, 5 February 2019 5:02:59 PM

Sent from [Mail](#) for Windows 10

I object to the increase in the number of days for events to be held at Sandstone Point Hotel, on the following grounds.

1. The noise emanating from these events is unacceptable on any level as it has a debilitating effect on a lot of the residents close to this facility.

The readings of noise shown are recorded by a company employed by the Sandstone Point Hotel, so could hardly be regarded as independent or reliable. What it doesn't show is the affect it is having on the residents. This is another example of Government abdicating its responsibility to its constituents, even though in their eyes its probably regarded as minor.

- 2.

Traffic congestion in the area before during and after events is insane and is going to lead to more accidents and congestion of the type on Jan 27th.

Conclusion.

Remember this complex was imposed on the residents of this area some four years ago with the promise of more employment and being a quality service to the area. Those two things are true, but they have shown little or no social conscience since their opening. Make no mistake they would run an event every weekend if they were allowed, so it is up to the people we elect to look after the community and respond to their concerns.

Brian Pomeranke,
18 Clark Tce,
Sandstone Point
Qld, 4511.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Date:	8th February 2019
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The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

To whom it may concern,

Other Change Application
Material Change of Use - Outdoor Sport and Recreation
1780 - 1820 Bribie Island Road, Sandstone Point
SANDSTONE POINT HOTEL
Application Number: DA31643/2016/VCHG/1

RE: Letter of Objection

I am writing in regards to the application Sandstone Point Hotel have submitted to alter the current approval that limits the amount of events held each year. We were not even finished January and they had already used up 3 of their allocated 9 Major Outdoor Events.

I am writing to object to their proposed alterations/rewording of this in regards to how they count Multi-Day Events as listed in Condition 7: Major Outdoor Event Duration

Their request for amendments are as follows:

Condition 7: Major Outdoor Event Duration

- A. *A multi-day event spanning at least two consecutive days is considered to be a single Major Outdoor Event. For example; a weekend concert spanning both Saturday and Sunday is considered to be one (1) major outdoor event.*
- B. *The hours of operation for any Major Outdoor Event is to be from 7am to 10pm on any day that the event is occurring.*

I object to the rewording of this condition as it is not stating a maximum number of days a single Major Outdoor Event can have before it is no longer considered one (1) event. The use of the wording "at least two consecutive days" alludes to the fact future Major Outdoor Events held by the Sandstone Point Hotel could actually run for 3 or even 7 days and still be considered as a single Major Outdoor Event because of the acceptance of their application to change this wording is without limitations.

While there is no doubt the Sandstone Point Hotel brings people to the area the fact remains we simply aren't able to cope with the traffic anymore and until that has been solved more growth in the area needs to be paused. As someone who was raised in the area since 1981, I have seen Bribie Island Road struggling to meet the ever expanding needs of the beautiful tourist destination that is Bribie Island.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Bribie Island and surrounds is heavily congested when there is an influx of people for major events held in the area, not just held at Sandstone Point Hotel but events such as The Abbey Medieval Festival, Woodford Folk Festival, and even The Caboolture Country Music Festival, just to name a few. Residents and Visitors to the area are forced to cope with the inconvenience when it is irregular but when we allow this wording to change we are potentially giving Sandstone Point Hotel to have Festivals/Major Outdoor Events that last days and many more over the year as these will now be considered one event. This must have a limitation to a maximum of 2 days.

For Example:

- *A multi-day event can be no more than a maximum of two consecutive days. Any additional days will be considered a separate Major Outdoor Event.*

Bribie Island Road has been well overdue for an upgrade for a very long time. A minimum of 2 lanes from the Bruce Highway to the Bribie Island Bridge to cope with the current population of the area is what is needed. There also needs to be a second bridge to the island. I have heard suggestions that a second bridge from Toorbul across to White Patch. Personally I think this is a very good idea. It would boost Toorbul area as I am sure this area will be developed in years to come and it would be able to provide a direct route to the Woorim Beach to accommodate for those who are going camping or on a day beach run. The current location of the bridge can not handle the excessive traffic even if upgraded. This would also provide a secondary access to the area should there be flooding along Bribie Island Road, accidents or other major natural events which have significant impact on the access to the island and surrounds. There has been many proposals to make changes to the Bribie Island Road and the Bridge over the years yet very little has actually been done, especially through the Ningi Corridor.

It is time the Local and State Government stood up to developers and refused further developments or changes until this is done. These people are in these positions because the community believed they were working for the people.... On this particular issue there has been many promises made by past and present government officials yet no one has followed through on it. No more false promises please!!

Not only is the traffic an ongoing issue but the impact of noise from these events to those within a 2-3 kilometer radius is quite high. Being an Outdoor Event with large amplifiers and speakers right next to the Bribie Island Passage causes this noise to travel much further than they think as there is no sound barrier to stop it bouncing off the water. The area in which they were allowed to build the Hotel and Holiday Park is predominately Residential so ensuring noise restrictions are adhered to should be a high priority. I have seen the locations these noise monitors are placed. They are not located in a position to accurately record the noise. The hotel should be placing them on the fence directly opposite the hotel on the Bribie Island Road. But they will not because it proves they are well above their noise levels. Local residents are entitled to peace and quiet enjoyment of their own property and the council has Local Laws to protect this right. If this was coming from their neighbours the police would get involved but because this is a very rich developer no one is prepared to stop this. Why are they not respecting those residents? Why is the Moreton Bay Regional Council allowing this to happen? Should I call the Environmental Protection Agency and see what they think.

Sandstone Point Hotel should be made to have the Indoor Event Area they promised to hold these events in! This is not the place for another Boondall Entertainment Centre and that's exactly what this council has allowed.

It is time for Moreton Bay Regional Council to put their people above their Golden Handshakes. This change of use should not be accepted until more is done to combat the effects of these events such as the large influx of traffic which is as a direct result from Major Outdoor Events to an already congested road and the deafening noise local residents are forced to endure for 8 - 10 hours a day. Will he be prepared to cover any costs relating to these people's mental and physical health should it deteriorate as a result of living this close to the Hotel.

As a concerned resident who objects to these changes I would like to know what, if any financial contributions have been made to improve the local infrastructure to cope with the influx of people coming to the Sandstone Point Hotel. And if they have given financial contributions for upgrades, how has this money been spent. Is there any future

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financial contributions to be made on behalf of the Sandstone Point Hotel to upgrade and maintain the Bribie Island Road due to a major increase of traffic they cause.

I would also like to see the Comiskey Group prevented from giving Free Tickets to those directly impacted to prevent them complaining. This is bribery and should be stopped!

I look forward to seeing the results.

Kind Regards

Name:	Cherie Porter
Address:	42 McAneny Street
	Redcliffe QLD 4020
Phone Number:	0424 225 175
Signature:	SENT VIA EMAIL

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [PlanningAlerts](#) on behalf of [Cherie Porter](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2016/31643/VCHG/1
Date: Friday, 8 February 2019 2:19:04 PM

For the attention of the General Manager / Planning Manager / Planning Department

Application 2016/31643/VCHG/1
Address 1780-1820 Bribie Island Road, Sandstone Point QLD 4511
Description Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation
Name of commenter Cherie Porter
Address of commenter 42 MCANENY ST
Email of commenter cherien81@hotmail.com

Comment

Hi everyone,

Today is your last day to submit an objection to the local council to this Change of use.

I have done so. This must not be approved until the roads are fixed and the noise levels are adhered to.

Let's stand up and be heard.

This comment was submitted via [PlanningAlerts](#), a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Cherie Porter](#)
To: [MBRC Incoming Mail](#)
Subject: DA31643/2016/VCHG/1 - 1780 Bribie Island Road Sandstone Point - Objection Submission - Application Number: DA31643/2016/VCHG/1
Date: Friday, 8 February 2019 7:14:37 PM
Attachments: [MY OBJECTION.pdf](#)

Hi,

I have been watching the Application Master and I am yet to see the below submission added despite it being in well before closing time. Could you please confirm this is to be added.

Kind regards,

Cherie Porter

From: Cherie Porter
Sent: Friday, 8 February 2019 1:24 PM
To: mbrc@moretonbay.qld.gov.au
Subject: Objection Submission - Application Number: DA31643/2016/VCHG/1
Please find the attached Objection Submission for the abovementioned application number.

Please contact me immediately if there is any issues.

Kind regards,

Cherie Porter

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: jessicasodham@MBRCCDM On: 07/02/2019 PM Moreton Bay Regional Council

Date: 5/2/2019

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Moreton Bay Regional Council
RECORDS MANAGEMENT
07 FEB 2019
OBJ ID: _____

MORETON BAY
REGIONAL COUNCIL
- 7 FEB 2019 8:46am
CABOOLTURE CUSTOMER
SERVICE CENTRE

To whom it may concern,

Other Change Application
Material Change of Use - Outdoor Sport and Recreation
1780 - 1820 Bribie Island Road, Sandstone Point
SANDSTONE POINT HOTEL
Application Number: DA31643/2016/VCHG/1

RE: Letter of Objection

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

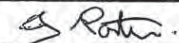
The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, firefighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Name:	JOANNE PORTER
Address:	5 SUNBRITE COURT. SANDSTONE POINT 4511
Phone Number:	0754976528
Email Address:	joannepor@inet.net.au
Signature:	

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Date:	8th February 2019
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The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

To whom it may concern,

Other Change Application
Material Change of Use - Outdoor Sport and Recreation
1780 - 1820 Bribie Island Road, Sandstone Point
SANDSTONE POINT HOTEL
Application Number: DA31643/2016/VCHG/1

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While there is no doubt the Sandstone Point Hotel brings people to the area the fact remains we simply aren't able to cope with the traffic anymore and until that has been solved more growth in the area needs to be paused. As someone who came to the area in 1980 to raise a family, I have seen Bribie Island Road struggling to meet the ever expanding needs of the beautiful tourist destination that is Bribie Island.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Bribie Island and surrounds is heavily congested when there is an influx of people for major events held in the area, not just held at Sandstone Point Hotel but events such as The Abbey Medieval Festival, Woodford Folk Festival, and even The Caboolture Country Music Festival, just to name a few. Residents and Visitors to the area are forced to cope with the inconvenience when it is irregular but when we allow this wording to change we are potentially giving Sandstone Point Hotel to have Festivals/Major Outdoor Events that last days and many more over the year as these will now be considered one event. This must have a limitation to a maximum of 2 days.

For Example:

- *A multi-day event can be no more than a maximum of two consecutive days. Any additional days will be considered a separate Major Outdoor Event.*

Bribie Island Road has been well overdue for an upgrade for a very long time. A minimum of 2 lanes from the Bruce Highway to the Bribie Island Bridge to cope with the current population of the area is what is needed. There also needs to be a second bridge to the island. I have heard suggestions that a second bridge from Toorbul across to White Patch. Personally I think this is a very good idea. It would boost Toorbul area as I am sure this area will be developed in years to come and it would be able to provide a direct route to the Woorim Beach to accommodate for those who are going camping or on a day beach run. The current location of the bridge can not handle the excessive traffic even if upgraded. This would also provide a secondary access to the area should there be flooding along Bribie Island Road, accidents or other major natural events which have significant impact on the access to the island and surrounds. There has been many proposals to make changes to the Bribie Island Road and the Bridge over the years yet very little has actually been done, especially through the Ningi Corridor.

It is time the Local and State Government stood up to developers and refused further developments or changes until this is done. These people are in these positions because the community believed they were working for the people.... On this particular issue there has been many promises made by past and present government officials yet no one has followed through on it. No more false promises please!!

Not only is the traffic an ongoing issue but the impact of noise from these events to those within a 2-3 kilometer radius is quite high. Being an Outdoor Event with large amplifiers and speakers right next to the Bribie Island Passage causes this noise to travel much further than they think as there is no sound barrier to stop it bouncing off the water. The area in which they were allowed to build the Hotel and Holiday Park is predominately Residential so ensuring noise restrictions are adhered to should be a high priority. I have seen the locations these noise monitors are placed. They are not located in a position to accurately record the noise. The hotel should be placing them on the fence directly opposite the hotel on the Bribie Island Road. But they will not because it proves they are well above their noise levels. Local residents are entitled to peace and quiet enjoyment of their own property and the council has Local Laws to protect this right. If this was coming from their neighbours the police would get involved but because this is a very rich developer no one is prepared to stop this. Why are they not respecting those residents? Why is the Moreton Bay Regional Council allowing this to happen? Should I call the Environmental Protection Agency and see what they think.

Sandstone Point Hotel should be made to have the Indoor Event Area they promised to hold these events in! This is not the place for another Boondall Entertainment Centre and that's exactly what this council has allowed.

It is time for Moreton Bay Regional Council to put their people above their Golden Handshakes. This change of use should not be accepted until more is done to combat the effects of these events such as the large influx of traffic which is as a direct result from Major Outdoor Events to an already congested road and the deafening noise local residents are forced to endure for 8 - 10 hours a day. Will he be prepared to cover any costs relating to these people's mental and physical health should it deteriorate as a result of living this close to the Hotel.

As a concerned resident who objects to these changes I would like to know what, if any financial contributions have been made to improve the local infrastructure to cope with the influx of people coming to the Sandstone Point Hotel. And if they have given financial contributions for upgrades, how has this money been spent. Is there any future

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financial contributions to be made on behalf of the Sandstone Point Hotel to upgrade and maintain the Bribie Island Road due to a major increase of traffic they cause.

I would also like to see the Comiskey Group prevented from giving Free Tickets to those directly impacted to prevent them complaining. This is bribery and should be stopped!

I look forward to seeing the results.

Kind Regards

Name:	Joanne Porter
Address:	5 Sunbrite Court
	Sandstone Point Q 4511
Phone Number:	0490 061 762
Signature:	Sent Via Email

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From: [Val Porter](#)
To: [MBRC Incoming Mail](#)
Cc: [Brooke Savige](#)
Subject: OBJECTION TO DA31643/2016/VCHG/1-Sandstone Point Hotel,1780-1820 Bribie Island Rd. SANDSTONE POINT ..Qld.
Date: Monday, 4 February 2019 1:17:54 PM

My objection is to the increase in the number of days for events/concerts to be held at the Sandstone Point Hotel, on the following grounds.

1. The noise emanating from these events is unacceptable on so many levels. It has a debilitating effect on many of the residents living close to this facility. The readings of the noise shown are recorded by a Company employed by the Sandstone Point Hotel. These could hardly be regarded as independent or even more so, reliable. What it doesn't show however is the affect it is having on the residents. This is another example of Government abdicating its responsibility to its constituents, even though in their eyes it is probably regarded as minor.
2. Traffic congestion in the area before, during and after the events is insane, it is going to lead to more accidents and congestion in the manner of that which occurred on the 27th January (2019)

CONCLUSION.

Remember, this Complex was imposed on the residents of this area some four years ago, the promise was for more employment and to bring a quality of service to the area. Those two things are true however, they have shown little or no Social conscience to these people since the opening of same. Make no mistake they, being the Sandstone Point Hotel owners, would run an event every weekend if they were allowed, it is up to the people we "elect" to look after the Community and therefore respond to their concerns.

Val Porter,
18 Clark Terrace
Sandstone Point
Queensland. 4511

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From: Denis Poulsen
To: [Sharyn McCarthy](#)
Subject: Fw: Objection to the Sandstone Hotel application to increase the number of events
Date: Wednesday, 30 January 2019 3:34:03 PM
Attachments: [Objection to the proposed changes to the Sandstone Point Hotel.docx](#)
[Sandstone point hotel.docx](#)
Importance: High

From: [Denis Poulsen](#)
Sent: Wednesday, January 30, 2019 1:47 PM
To: dap2@bigpond.com
Subject: Objection to the Sandstone Hotel application to increase the number of events

Sharyn

Please find attached an objection and an appendix supporting our objection
Denis & Sandra Poulsen

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Objection to the proposed changes to the Sandstone Point Hotel.

Name Denis & Sandra Poulsen
Address 6 Bronte Place Sandstone Point
Email dap2@bigpond.com
Phone Number 07 54295311
Date 28/1//2019

We wish to lodge an objection to the proposed changes to the Sandstone Point Hotel entertainment events.

1. Sandstone Point is a residential suburb not an open air entertainment venue for one person.
2. There is no formal process for the resolution of complaints between the residents and the Hotel (see appendix 1). It appears the hotel adjudicates on all issues with the residents or ignores them as they see fit. There needs to be a formal process for the resolution of complaints between the Hotel and residents before any further changes are looked at. Let's resolve all issues before more are created. We believe the council must take action to ensure all complaints are followed up in a timely matter and resolved to all parties' satisfaction.
3. Traffic congestion is a serious issue especially for emergency vehicles. The hotel has told me that they are not responsible for traffic; however they assist the community but **employing 1 policeman**. If an ambulance or fire brigade is delayed due to traffic and events, who will be responsible for the outcome. The hotel has told us that they are not responsible for the traffic as they have to obey the council instructions.
4. Noise levels appear to be monitored by the hotel on a selected basis (see appendix 1). We should not have to close our house up in the middle of summer and the final straw was I had to take my hearing aids off to try to avoid the noise that is coming into our house.
5. I am a Disability Pensioner with serious medical issues with my heart, lungs, kidneys and bone problems. I have difficulty sleeping and need to sleep during the day as well, as I find it impossible at night when the noise from the hotel events penetrates our closed house. I even take my hearing aids out but this does not always work. We live 3.2 kms (by road) from the hotel and are at the top of a hill.

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The noise appears to travel over houses below us and straight into our and our neighbour's houses. We should not have to consider moving out of our house every time the hotel has a concert with the wind blowing the noise in our direction.

6. There needs to be a formal process to record the number of complaints that all parties can see. It appears that the hotel does record some complaints but not all. Some residents telephone the council while others call the hotel. We don't understand how decisions can be made when there is no credible data available for all parties to see.

7. Overall no further events should be given to this Hotel as it already encroaches on the lives of the residents in this **residential suburb**.

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Appendix 1

Last time we called the hotel was Saturday 12/1/2019. The receptionist kept asking me to repeat things as she could not hear me due to the noise. We gave her our name, phone number and address (several times) and we were advised that a manager would call me and a car would be sent to our address immediately. We waited outside (in the heat) for the car which never arrived. We are still waiting for the manager to call us (see attached letter from the Hotel's general manager). We called the number on the letter authorised by the general manager only to speak to a receptionist. She asked for my name and address, I stated "don't you want my phone number for the manager to call me back" She stated she had my number and told me what is. I explained we are still waiting on a call from the last concert???? She told me that the manager would call me back within a week ?????? The next concert could have come and gone before I hear from them. Is this an example of how they treat community concerns? Then the council need to take swift action to ensure complaints are followed up quickly and resolved to all parties' satisfaction?

I also called the local councillor (Brooke) who did call me back.

Wednesday 23/1/2019 the manager had receptionist call me and advise he would call me Thursday as he had a day off

Thursday 24/1/2019 no call

Friday 25/1/2019 We received a telephone call from a manager who told us he was calling to resolve our concerns.

I explained I called during the last concert (12/1/2019) and was told a manager would call me back and a car would be sent to our address that night – we are still waiting for both to happen. He could not explain why this action did not happen.

I told him that we had to close our house up on a hot summer's night and I had to take my hearing aids out of my ears. **He stated "no one should have to do that"** however they were doing all that the council required so it was not their problem.

He then asked me how I could fix the problem, told him I could not fix it as I did not cause it. The only solution was for my family to move away during each concert. Again he stated it was not the hotel's problem as they were following the rules of the council, in other words the problem is the council.

We then asked about the traffic problems

Ambulance time delays due to traffic, the last time I needed one I only just made it to the hospital

If the ambulance or fire brigade is held up due to traffic who is responsible for any outcome? He stated the traffic was not the hotel's problem

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We gave him examples of concerns such as Sandstone Point is a residential area not a venue for open air concerts. We should not have to close our house up in summer to try to keep the noise out. We live at the opposite end of Sandstone Point to the Hotel but the noise still reaches us.

Difficulty going about our normal business

My house is on top of a small hill and there nothing to stop/ reduce the noise

Fire brigade time delays due to traffic

I had to explain the problem again and discovered that **he did not know where I live.**

I told him about my last ambulance ride and that I only just made it to hospital. He stated the hotel was not responsible for the traffic however they helped the community by employing 1 policeman

He advised me the council was wrong as they measured the base.

He did not tell us about the new application for more events.

We stated that we had read the general manager letter and it appears he had a different point of view in dealing with the public. Again "not the hotel problem it is the council's problem as they set the rules.

We were very disappointed with his manner as he tried to have us resolve a problem that we did not create and then blame the council for setting the rules that they have to follow.

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20/12/2018

Dear Resident,

On Sunday 27th January 2019, Sandstone Point Hotel will host the Holy Green Concert. As per our Development Permit, this will be Major Outdoor Event (Concert) number 3 of the permissible 9 for 2019.

The hotel will be closed to the general public during this event which will consist of one main stage, facing south-west towards the venue, where live acts will perform.

Whilst every effort will be taken to minimise disruption to residents in the area, the event will have levels of amplified entertainment. Noise levels will be monitored throughout the day to ensure they are below the approved levels.

We have also enlisted the assistance of the Police and to help ease any congestion along Bribie Island Road that may accompany such an event.

Details for the events are as below:

Sandstone Point Hotel – 12:30 until 22:00 Sunday 27/01/2019

If you have any questions or concerns while the event is running please contact the Event Hotline on 0401 229 534 or info@sandstonepointhotel.com.au

Please be assured that every measure will be taken to reduce disruptions.

Kind regards,

General Manager
Sandstone Point Hotel

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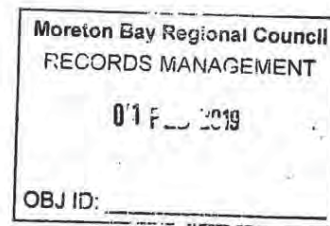
Scanned By: costigana@MBRCDCM On: 01/03/2019 AM Moreton Bay Regional Council

32 Schooner Court
Banksia Beach QLD 4507

email: preoal@westnet.com.au
Phone: 07 3408 6678

30 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510



Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself and neighbours of the hotel are appalling. You have received noise complaints but you are doing nothing to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

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Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Alan Preo:



Moreton Bay Regional Council

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From: [Carolyn Pyle](#)
To: [MBRC Incoming Mail](#)
Subject: DA/31643/2016/VCHG/1 - Proposed Change to Approval
Date: Wednesday, 6 February 2019 9:57:06 AM

Mrs Carolyn Pyle
97 Bestmann Road East
Sandstone Point Qld.

Tel: 0403 828509

Re: DA/31643/2016/VCHG/1

I wish to lodge an application expressing my alarm at the proposed changes to the number of concerts that the Sandstone Point Hotel wishes to hold in their precinct.
My concern is for a number of reasons. Whilst the hotel may provide an amenity of sorts for the region there are undoubtedly negative consequences:

- 1: The rise of criminal offences and the increased need for policing in the precinct and area (see Police statistics).
2. Traffic congestion: on Bribie Island Road and Bestmann Road (The "Holy Green Music and Arts Festival" - 27 January delays were half an hour).
3. Also a rise in Bribie Island bridge incidents (of which there have been a few of late) is an inevitable consequence of increased traffic, especially of people new to the area. The waterway is beautiful, it is therefore distracting and collisions are exceedingly difficult, and time consuming to clear. Emergency vehicles cannot then get through.
4. Is The Moreton Bay Council planning on building/widening the Bribie Island bridge to cope with this increased interest in the area? You should!
5. So the proposed 24 concerts per year is one per fortnight. Councillors, I ask you, would you like a concert every second weekend, sometimes ALL weekend, with the ensuing
Noise, alcohol, cars, drugs and crime, accidents and risk that accompany this proposition in your street?
Also, if you approve this, it means that you know these outcomes are likely - because I am warning you that this is so, and you will be somewhat liable.
6. In addition the Bribie Island road is not a suitable road for large volumes of traffic for late night travel home, especially after the inevitable consumption of alcohol as these music events are being held at a hotel. We are not naive here.
7. And Bribie Island does not currently have enough options for overnight accommodation for revellers to stay.
8. There are not enough taxis or Uber operators to cope with the concert goers who are not in a fit state to drive. What late night options are there?
The venue offers some options but not enough.

Councillors: The Sandstone Point Hotel has a vested interest in itself: revenue will not be returned to the community. The community has little to gain and a lot to lose.

I wish to express my displeasure at these proposed changes and I ask you not to agree to these changes.

Sincerely,
Carolyn and John Pyle
Sandstone Point.

Moreton Bay Regional Council

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From: [Robyn Ridley](#)
To: [MBRC Incoming Mail](#)
Subject: DA/31653/2016/VCHG/1 - OBJECTION - TO INCREASE OF Sandstone Point Hotel MAJOR Concerts
Date: Thursday, 31 January 2019 9:15:18 AM

Regarding INCREASE OF Sandstone Point Hotel MAJOR Concerts.

DA/31653/2016/VCHG/1

I WISH TO SUBMIT AN OBJECTION TO THE INCREASE OF ORIGINAL LIMITS ON CONCERTS NUMBERS.

I am one of the many retired residents who are dismayed at the allowance of very noisy concerts permitted on the waters edge of Pumistone Passage.

Surely it was a foreseeable noise invasion to local residents given how sound travels unimpeded across waterways.

To further increase this intrusion on the recognised lifestyle of Bribie Island would be an unacceptable situation to many residents .

The noise not being the only problem.. the traffic situation has choked the entrance and exits of Bribie Island impacting the roundabouts and roads for many Kilometres.

Traffic can be at a standstill for hours.. the question remains ...what provision has been made by Authorities or TheBusiness in question for access on and off the bridge(and the Business in Question) in an emergency .

I believe a Major disregard to lack of infrastructure supporting the development of this business has occurred - to increase the problems already occurring is to fail the residents of the area.

I wish to point out the only signage posted to inform the public of the intended change has been placed in in such a place if one does NOT wish it to be obvious..an oversight perhaps or a business decision?

Submitted by
Robyn Ridley
UNIT 1/32 Bibimulya Street
Bribie Island 4507

In Appreciation of your consideration.
Robyn Ridley.
Address as Above.
0408311041

Robyn R.

Moreton Bay Regional Council

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From: [Roy and Joan Roberts](#)
To: [MBRC Incoming Mail](#)
Subject: Fwd: DA/31643/2016/VCHG/1 - 1780-1820 Bribie Island Road, Sandstone Point
Date: Friday, 1 February 2019 2:29:12 PM
Attachments: [DA_31643_2016_VCHG_1 Acceptance of Properly Made Submission - Watling A.PDF](#)

I endorse the comments and would add the Fireworks that go off without warning after every event, upsetting wildlife old people and domestic pets.
Surely caring for the wildlife and environment should come before ridiculous displays of gunpowder.!!

Joan E Roberts.
34 Clark Terrace.
Sandstone Point 4511
Sent from my iPad

Begin forwarded message:

From: Alexia Watling <alexia.watling06@gmail.com>
Date: 1 February 2019 at 11:14:33 am AEST
To: Joan & Roy <joanroy9@gmail.com>
Subject: Fwd: DA/31643/2016/VCHG/1 - 1780-1820 Bribie Island Road, Sandstone Point

Sent from my iPhone

Begin forwarded message:

From: Development Services
<Development.Services@moretonbay.qld.gov.au>
Date: 1 February 2019 at 10:59:52 am AEST
To: Alexia Watling <alexia.watling06@gmail.com>
Subject: DA/31643/2016/VCHG/1 - 1780-1820 Bribie Island Road, Sandstone Point

Dear Sir/Madam,

Please find attached signed correspondence relating to the development application referenced above.

Should you require further information, please contact Bee Brooke as referenced within the attached.

Regards

Development Services
Division of Planning and Economic Development
Moreton Bay Regional Council | Caboolture District
2 Hasking Street Caboolture QLD 4510
P: (07) 3205 0555

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E: mbrc@moretonbay.qld.gov.au
W: www.moretonbay.qld.gov.au

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

From: Alexia Watling <alexia.watling06@gmail.com>
Sent: Tuesday, 29 January 2019 11:50 AM
To: MBRC Incoming Mail
<MBRCmail@moretonbay.qld.gov.au>
Subject: Sandstone point events

I along with many other residents of Sandstone Point am appalled by the Councils reluctance to act in an effective manner and stop the abuse of us residents by The Sandstone Point Hotel and it's owner.

We bought our properties because of the quiet and tranquil surroundings, now we are subjected to constant over the top noise.

Not only is the noise a problem, also the constant traffic congestion.

Mr. Comiskey has gotten away with so many dodgy agreements with your council. He has built on land that should never have been built upon, disturbed and killed wildlife and created havoc for residents. He is a giant pest!!!

I can't believe the Council has turned a blind eye to this delinquent.

I for one will be considering putting my house on the market after 34 years at Sandstone Point.

I pay my rates along with all others, please protect my rights as a citizen and resident.

Alexia Watling,
34 Clark Terrace,
Sandstone Point.

Sent from my iPhone

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J M & M Robertson
PO Box 1360
BONGAREE QLD 4507
Email: mary.robertson2@bigpond.com
Telephone: 07 34100850

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

SUBMISSION RE DEVELOPMENT APPLICATION 31643/2016/VCHG/1 SANDSTONE POINT HOTEL AND FUNCTION CENTRE

Submitted By: JAMES MURRAY ROBERTSON and MARY ROBERTSON

Address: 3 Watson Street, Bongaree 4507
PO Box 1360, Bongaree 4507

Development Address: Cnr Bestmann Road East and Bribie Island Road,
Sandstone Point 4507

Application 31643: Seeks to

1. amend the current conditions to increase the number of Major Outdoor Events from 9 to 12, and for such events conducted over multiple days to be considered one event.
2. excise the stage area from the "licensed area".

Grounds:

1. That the increase in the number of events permitted (from the current 9 to **at least** 24) would have a major impact on traffic flows to and from Bribie Island. With the increasing popularity of Bribie Island as a visitor destination there has been a marked increase in traffic over the last few years. This is especially noticeable at weekends and holiday periods. The "Major Events" at the Sandstone Point Hotel have added to the problem so that traffic over the Bribie Bridge to and from the Island is at a standstill for lengthy periods.

Residents of the Island are virtually "held prisoner" for some hours, and returning residents and visitors cannot reach the bridge. If a vehicle

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

crash occurs there is chaos, as demonstrated over a recent weekend when a 2 day event was held at the hotel. If a resident needed urgent medical treatment, it would be impossible for an ambulance to get through successfully or in a timely manner. There is also the consideration of cost, particularly when Police have to be deployed for lengthy periods to control traffic.

Another 2 day series of events is scheduled at the Hotel for this coming weekend 8 & 9 February, which makes this 2 such weekends since the start of the year, following the New Year's Eve event.

2. The removal of the stage area from licensed premises during major events is a cynical ploy to get around the current restrictions and thus avoid compliance with noise levels limited under the Liquor Act. The concerts already have a deleterious effect on people living close to Pumicestone Passage, but at least there is presently some control.

Summary:

We stress that we are not against development *per se* and the developer has brought some advantages to the area. However, we believe this application is driven by greed. It is worth pointing out that we have gone from what started with an application for a firebreak on a rural zoned property for the purposes of protecting a proposed residence (which scalped enough scrub to build an airport) to clearing a site for this mythical residence, again of an area sufficient to build the Taj Mahal, to a commercial rezoning for a tavern, to a vast development incorporating a resort and caravan park and now incorporating an entertainment facility designed to accommodate thousands, which seeks to amend its approval such that it no longer needs any.

This is a classic example of approval by increment, a method deemed unacceptable by every responsible consent authority in this land (and elsewhere) and which is contrary to all precepts of good planning practice.

We ask that Council now put an end to it.

MARY ROBERTSON

JAMES MURRAY ROBERTSON (This writer is a former presiding officer of a state planning and development commission.)

Moreton Bay Regional Council

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: costigan@MERCIDOM On: 01/02/2019 AM Moreton Bay Regional Council



MARGARET POHLE
64 BESTMANN RD EAST
SANDSTONE PT.
QLD 4511
23-1-19

I AM WRITING FOR THE REQUEST FOR THE CHANGE OF APPLICATION TO DEVELOPMENT TO SECTION OF 82. PLANNING ACT. 2018 TO MAJOR OUTDOOR EVENTS CONCERTS FROM 9 UPTO 24 A YEAR.
1780 - 1820 BRIBIE ISLAND ROAD, SANDSTONE PT QLD 4511
ON LOT 6 ON 28.1369 RECREATION. (UNDER ORIGINAL APPLICATION REWO. DA/1316432/2016/V20)
" " DA/31643/2016/V20.
APPLICATION RE DA/31643/2016/VCHG

I AM STRONGLY AGAINST THIS AS I LIVE 4 HOUSES AWAY FROM ENTRY. NOISE, VEHICLE CONGESTION HAS GOT WORSE I CAN HEAR IT IN MY LOUNG ROOM WITH TV ON.
I ALSO HAVE HAD MY LETTER BOX DAMAGED TWICE THIRD TIME I HAD TO REPLACE IT
PEOPLE GOING HOME DRUNK AND DISORDLY I HAVE HAD MY BINS KNOCKED OVER ON A SUNDAY CONCERT. I AM 70 YEARS OLD SO I THINK THIS IS BAD. FOR ME WE DON'T NEED ANY MOR TO CONTEND WITH.

Moreton Bay Regional Council

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By: eostigiana@MBRCDGM On: 01/02/2019 AM Moreton Bay Regional Council

I ALSO FEEL THIS HOTEL IS NOT DOING THE RIGHT THING BY US RESIDENTS THE SIGNS TO OBJECT ARE SO SMALL YOU CAN NOT SEE THEM IF YOU DON'T STOP YOUR CAR TO LOOK.

MAJOR OUTDOOR EVENT (CONCERTS & RIDDIM) ARE SO LOUD YOU CAN JUST ABOUT SING ALONG WITH THEM IF I AM OUT IN MY BACK ROOM. (JUST NOT GOOD ENOUGH.) I AM ASKING YOU TO THINK ABOUT US I HAVE LIVED HEAR FOR 20YEARS PLEASE DO THE RIGHT THING BY US. NOW THE AFD DOING 2 DAY EVENTS CONSIDERED AS ONE

WE DO NOT WANT ANY MORE TO DEAL WITH

REGARDS

MARGARET

ROHNI-

[Handwritten signatures]

Moreton Bay Regional Council

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From: [Greg Rollason](#)
To: [MBRC Incoming Mail](#)
Subject: Traffic congestion Sandstone Point Hotel
Date: Wednesday, 30 January 2019 8:49:12 AM

To M.B.R.C. refer lodgement of objection DA31643/2016/VCHG/1.

I wish to object strongly to the possibility of the Sandstone Point Hotel increasing the number of concerts at their premises.

This increase will result in the increase of traffic flow along the Bribie Road –which already is suffering from weekend tourist flow and becomes congested at the Bestman Road lights to the Bridge and over to the round about on Bribie –there by stopping and slowing traffic flow both on and off the island. Unless a more suitable traffic flow is provided for , I object to this proposal. I live at Bongaree and am far enough away not to hear the band noise. Greg Rollason 30 Hill St Bongaree 34081998

Moreton Bay Regional Council

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SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

30 Hill st
Bongaree
Greg.rollo@bigpond.com

23 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Greg Rollason
30Hill St Bongaree
34081998

[sign]

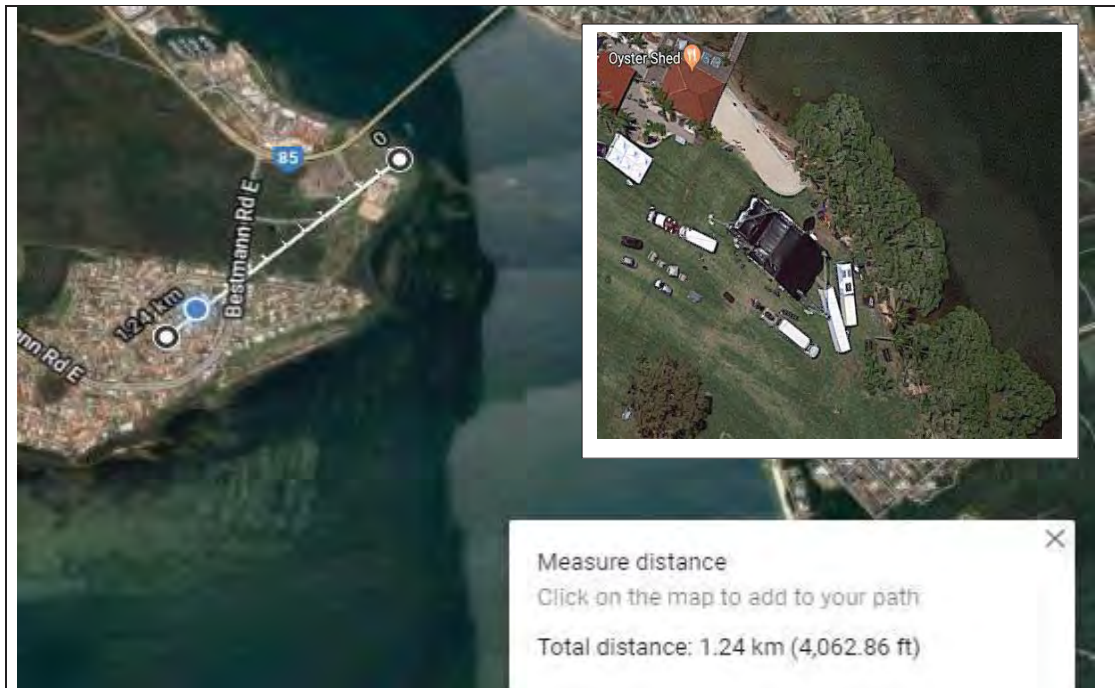
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Application Reference
DA/31643/2016/VCHG/1
1780-1820 Bribie Island Rd.
Sandstone Point QLD 4511

To whom it may concern.

I am stating my objection to the Sandstone Point Hotel proposal on the following grounds.

- The sound stage focus is directly toward the Sandstone Point Community with ineffective noise containment beyond licenced boundaries.



- Noise levels at residential receptors appear to be exceeding limits stated within previous expansion application and approval i.e.75dB. SPH are required to control noise production at agreed levels within the confines of the liquor licenced area, the current SPH monitoring of noise output is apparently not indicative of noise actually imposed upon residential properties.

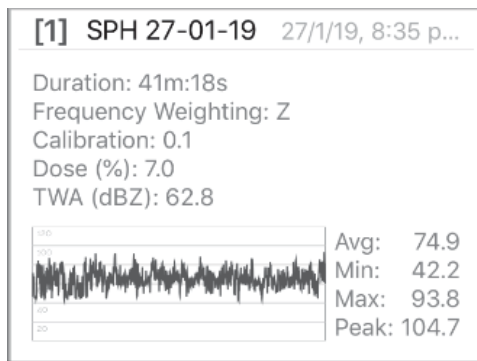
The image below shows levels “informally” measured 27th January 2019 at Chartwell Place, which is approximately 1200metres from the soundstage and 600metres from nearest SPH licenced boundary i.e. Caravan Park which appear to exceed the approved limits.

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Note- Fireworks were not deployed on this date.

I request formal and independent assessment of event noise levels at various community receptors and also request that they are not measured directly behind a structure or fence.

- The increased use of helicopters and air space above the Sandstone Point Community for the explicit purpose of transporting concert performers and the SPH proprietor, the flight path can and should be altered as there is no apparent necessity for this to occur.
- The increased number and use of fireworks to close out each event and the exposure to the noise from 24 displays is an unnecessary intrusion upon the community.
- The overall increase of events will have a disruptive impact upon the Sandstone Point Community well in excess of any purported benefits.

Greg Rothmund
7 Chartwell Place
Sandstone Point
QLD 4511
Phone 0418303762

Unrestricted

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

To: MORETON BAY REGIONAL COUNCIL, (MBRC)
Assessment Manager
Development Services
Division of Planning and Economic Development

From: Brian & Susan Russell
House 11, 2 Spinnaker Drive, Sandstone Point, QLD, 4511

Re: Objection to Request for a Change Application No.
DA/31643/2016/VCHG/1
Applicable to 1780 – 1829 Bribie Island Road, Sandstone Point, QLD, 4511.

We are residents of Orianna Over 50s Lifestyle Resort, 2 Spinnaker Drive, Sandstone Point, QLD, 4511, and refer to the above Change Application. We object to the changes as proposed in the above Change Application for the following reasons:

1. Access Infrastructure and Safety Issues

- a. Current road infrastructure that governs access/egress to the subject venue is not adequate to safely and efficiently cope with the expected volume of traffic on the number of occasions without seriously and adversely effecting the safety and amenity of not only the attending audience traffic, but more importantly, the regular commuting requirements of ourselves and local residents from Sandstone Point, Bribie Island and Ningi. Traffic congestion experienced on previous event occasions has demonstrated these inadequacies to locals.
- b. The added traffic volume also seriously hampers the efficient operation of emergency service vehicles, particularly needing to access Bribie Island, should a life-threatening situation arise within the area surrounding the venue. Such a scenario was demonstrated on the Australia Day weekend which we had to endure.
- c. The above-mentioned problems have, to date, been tolerated by ourselves and local residents given the lesser number of occasions that major events have been staged. This tolerance is not likely to extend to the added number of occasions that such events are proposed to be held as per the subject Application.
- d. In the near future it is known that in excess of 100 extra residential units will be coming on line in the Spinnaker Drive precinct, adding considerably to the volume of traffic that will require access to Bribie Island Road to proceed in either direction. On a normal weekend we observe vehicles with boat trailers experiencing difficulty exiting Kal Ma Kuta Drive from the public boat ramp, hence we can envisage the almost impossible scenario for them on the weekends when the proposed events take place.

2. Noise Issues

- a. The homes of residents currently living in the Orianna Over 50s Resort complex, situated within 300 metres to 500 metres of the performance stage, have little if anything in the way of objects to adequately deflect or absorb the sound emanating from the stage.

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- b. It has been noticed over the past twelve months, during which time some 9 events have occurred, that the volume emanating from the venue has been gradually increasing, to the point where the last couple of events have seriously interfered with the comfort of residents in their homes.
- c. The volume of the noise is not the only problem, as those dwellings closest to the venue experience noise vibrations through them which closing windows or double glazing does not eliminate.
- d. We have also experienced during major event periods an increase in pedestrian traffic behind our perimeter fence late in the evening with departing patrons using loud and often obnoxious language. To expect this to occur much more frequently throughout the year is not acceptable to us.
- e. To increase the major event frequency to 12 weekend shows, effectively 24 performances, will have serious detrimental effects on the amenity, peace and lifestyle of ourselves and the community's residents, which they should reasonable expect not be subjected to.

3. Other Resultant Detrimental Side Effects experienced at Orianna

- a. We have chosen to come and live at Orianna, expecting to experience the relatively quiet lifestyle for which Bribie Island and its environs have become synonymous.
- b. It was known that the Sandstone Point Hotel was located nearby, and we had been given to understand that from time to time, there would be an event likely to attract a large audience and involve some noise. This situation was acceptable to us and we regard the Sandstone Point Hotel as our "local" and enjoy meals etc there quite often.
- c. The proposed changes to major event frequencies as applied for, will completely and unexpectedly alter the lifestyle dynamics of living at Orianna for us and by extension, others living within the adjacent precinct particularly, not to mention being disruptive to many others who reside at Bribie Island, Sandstone Point or Ningi as aforementioned.
- d. We consider that the saleability of properties, including our own, within the Orianna complex will be severely impaired for residents who may wish to sell in the future. Potential buyers in the 50+ age brackets, for which the community caters, are less likely to be attracted to a location they know will be bombarded by seriously loud music and affected by disrupted access for one weekend in every month.

Suggested Mitigating Actions For Applicant

4. Access Infrastructure and Safety Issues

- a. Defer any increase in such major events until such time as the traffic access issues can be properly dealt with, and the problems eliminated before reconsidering such changes.
- b. This includes particularly the completion of a duplicated Bribie Island Road from the Bestmann Road Roundabout at Ningi to the Bribie Island Bridge, with a fly-over or underpass adjacent to the venue to enable traffic attending events to safely access the venue without hindering the normal to/from access to Bribie Island.

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- c. An option to divert all arriving event traffic from the Ningi roundabout via Bestmann Road to avoid the current congestion created at the Bestmann Road East traffic lights should be considered but would doubtless create other traffic issues within the Sandstone Point suburban area.

5. Noise Issues

- a. Reduce the upper limit on permissible decibels from the sound equipment. It does not need to be so loud for the on-site patrons and would certainly improve the noise levels currently endured at our residence. Enduring excess noise levels over which people have no control can be very detrimental to one's health, and we have experienced headaches after a performance.
- b. Install a permanent Decibel Recorder at a mutually agreeable location close to those residences nearest to the venue.
- c. Re-orientate the stage and associated amplifiers slightly, say 10° more to the south, which would assist in reducing the noise volume currently being experienced by us.

Summary

We **herely object** to approval being granted by the MBRC for the changes applied for under the aforementioned Application, for the reasons given above.

It is considered by us that a failure by MBRC to grant permission to implement the requested changes will not result in any financial losses to the applicant that will ultimately lead to failure of the subject business, but it will ensure ourselves and surrounding residents retain the ability to at least maintain the lifestyle to which we have become accustomed and should be entitled to enjoy throughout the year.

The MBRC should endeavour to provide and support the most amenable lifestyle for its residents, given that the ultimate viability of no commercial enterprise is at stake here. A business enterprise must be required to exercise fair consideration to its surrounding environment without being granted permission to over-ride neighbouring interests in the bid to seek greater business profits.

The Permit Application System managed by a council must not be a "toothless tiger" routine process which Applicants simply go through to meet certain statutory requirements. It must provide an open, fair, and thorough process for all stakeholders to have confidence in, otherwise it will be seen to be pointless, and any outcome tainted.



Brian Russell



Susan Russell

Date: 1st February 2019

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Dawn Russell](#)
To: [MBRC Incoming Mail](#)
Subject: 4th February
Date: Sunday, 3 February 2019 8:28:49 PM

4th February
2019

Dawn Russell
2 Chartwell Place
Sandstone Point. 4511

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island and Sandstone point should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

My third objection is that our quality of family life has been interrupted due to traffic hazards when we wish to travel from Sandstone point to attend events. Consideration then has be given to when we can return home because of horrendous traffic congestion. The inconvenience to our lifestyle including social, sports and family will be greatly disrupted if the number of events are increased.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Moreton Bay Regional Council

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Mrs Dawn Russell

A handwritten signature in black ink that reads "D E Russell". The letters are written in a cursive, slightly slanted style.

Sent from my iPad

Moreton Bay Regional Council

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From: [Dawn Russell](#)
To: [MBRC Incoming Mail](#)
Subject: 4th FebruaryDa31643/206/VCHG/1
Date: Monday, 4 February 2019 9:33:28 AM

4th February
2019

Allen Russell
2 Chartwell Place
Sandstone Point. 4511

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

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Moreton Bay Regional Council

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Allen Russell



Sent from my iPad

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Name: Mr Heinz Seelig

Address: 174/1 Kalmakuta Drive
Sandstone Point 4511

Date: 30 January 2019

To: Moreton bay Regional Council
P O Box 159,
Caboolture, Qld, 4510

mbrc@moretonbay.qld.gov.au

Councillors

The Sandstone Point Hotel has recently erected the required signage advising locals of their proposal to increase the number of Major Outdoor Concerts per year. (DA/31643/2016/VCHG/1)

I am concerned about traffic congestion on Bribie Island Rd and Bestmann Rd.

With weekend traffic having increased significantly since the applicant undertook their last road management survey, a new weekend survey should be undertaken prior to any further consideration.

Weekend traffic delays have already become common due to the popularity of Bribie Island facilities. Bribie residents are staying on the island on event weekends and advising family and friends not to visit on these days. Sandstone Point Hotel is adding to the inconvenience of road users and are publicly admitting this with their portable signs.

The noise levels also increased significantly during December & January.

I **object** to the proposal to increase the number of Major Outdoor Concerts and trust you will vote against this proposal.

Signed:



Moreton Bay Regional Council

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From: [REDACTED]
To: [Development Services](#)
Subject: Re: DA/31643/2016/VCHG/1 - 1780-1820 Bribie Island Road, Sandstone Point
Date: Wednesday, 6 February 2019 12:15:11 PM

David C Senior
24 Barklya Crescent
Bongaree. Qld. 4507

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

From: "Development Services"
<Development.Services@moretonbay.qld.gov.au>
To: [REDACTED]
Sent: Wednesday, 6 Feb, 2019 At 10:47 AM
Subject: DA/31643/2016/VCHG/1 - 1780-1820 Bribie Island Road, Sandstone
Point

Dear Sir/Madam,

Please find attached signed correspondence relating to the development
application referenced above.

Should you require further information, please contact Bee Brooke as
referenced within the attached.

Regards

Development Services

Division of Planning and Economic Development

Moreton Bay Regional Council

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Moreton Bay Regional Council | Caboolture District

2 Hasking Street Caboolture QLD 4510

P: (07) 3205 0555

E: mbrc@moretonbay.qld.gov.au

W: www.moretonbay.qld.gov.au

From: [REDACTED]
Sent: Monday, 4 February 2019 11:00 AM
To: MBRC Incoming Mail <MBRCmail@moretonbay.qld.gov.au>;
caboolture.editorial@news.com.au
Subject: Sandstone Point Entertainment Plan

After working in Local government in Victoria for twenty-eight years, I was very disappointed to hear Bribie resident's view of Moreton Bay Regional Council. After living in the community for three years, I now understand the resident's frustration. I have attempted to contact Officers within Council on a number of Community issues, only to find a brick wall at their switchboard, receptionists would not even advise me of a responsible officers name, but would pass a message on for them to contact me. This did not eventuate. This is not open government.

I cannot see how any authority can issue permits to developers without considering the potential impact on the existing infrastructure. The question as to the impact of increased events at the Sandstone Point Hotel is only one facility the Council should consider when developing a strategy to address resident's concerns.

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The Big 4 Park, the soon to be completed Oriana (122 houses) and Spinnaker Sound Marina Lifestyle Retirement Resorts (95 apartments), all in the immediate vicinity of the Bestmann and Bribie Island Road intersection, will only exacerbate the traffic congestion.

Mr Comiskey, Sandstone Point Hotel, was quoted in the Bribie Weekly, Friday, February 1, 2019, as saying that "traffic was a concern" and "Bribie Island Road needs upgrades but that has nothing to do with us". Whilst I don't believe a single mobile electronic sign, warning locals of possible delays is satisfactory traffic management, I do agree that the congestion caused is not Mr Comiskey's fault but a Council failing.

Local residents and visitors should not have consider whether their movements around the area should be delayed or cancelled to avoid the "events" traffic congestion and the significant delays the events cause.

In my view, further Sandstone Points events should remain capped until a workable traffic strategy has been developed and widely advertised for local resident's consideration.

Has Council considered redirecting Sandstone Events traffic (only) through Beechmere to Bestmann Road to gain entry to the Sandstone Point complex? Whilst this would have an effect on Beechmere/Sandstone Point local traffic, it should greatly reduce the congestion being experienced by the large number of residents effected from Ningi all the way to the Bribie Bridge.

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For your consideration please.

Regards

David Senior

(Please do not publish my wife's email address)

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Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: Ian Shakespeare
To: [From;](#) [MBRC Incoming Mail;](#) [Brooke Savige;](#) [liquorcompliance@justice.qld.gov.au;](#) [Division5;](#) [Adam Hain;](#) [Julie Greer;](#) [Peter Flannery;](#) [Koliana Winchester;](#) [Denise Sims;](#) [Mick Gillam;](#) [Mike Charlton;](#) [Matt Constance;](#) [Darren Grimwade;](#) [Adrian Raedel;](#) [Spinnakeresplanade@gmail.com](#)
Subject: OBJECTION TO DA 31643/2016/VCHG/1
Date: Tuesday, 5 February 2019 1:10:46 PM

ATTENTION:

Moreton Bay Regional Council

PO Box 159

CABOOLTURE QLD 4510

By Email to: mbrc@moretonbay.qld.gov.au

OBJECTION TO DA 31643/2016/VCHG/1

I, Ian Shakespeare of 105 Spinnaker Esplanade object to the proposal DA 31643/2016/VCHG/1 and completely support the objections lodged by Peter and Trixie Jones and Suzanne Wade and Ken Simper.

The traffic congestion during these concert events is horrendous and I consider the stand-still traffic on the Bribie Island Bridge to be a critical safety issue to residents of the Island.

There seems to be no control over the level of sound from the hotel nor do the owners of the hotel seem to care about the disruption that this causes to those of us who live nearby. It is inconceivable that these major concerts are allowed to proceed when there is inadequate road access to and from the venue via Bribie Island road, and also to and from the venue across the Bribie Island bridge. This application by the Sandstone Point Hotel should not be granted leave to proceed under any

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circumstances.

Yours sincerely,

Ian Shakespeare

Ph: 5497 7073 Mobile: 0413 304 811



Virus-free. www.avg.com

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

DA Application: DA/31643/2016/VCHG/1

Moreton Bay Regional Council
PO Box 159
CABOOLTURE Q 4510

Councillors:

The Sandstone Point Hotel has contributed in many wonderful ways to our area. The building itself the surrounds, interior décor and facilities are an asset to the population. It is important to encourage investment such as this in our unique area.

However, there are two problems: traffic congestion and the single lane bridge. These problems have been well known to Councillors for many years, and no progress has been made to alleviate them.

Not only do we need to widen Bribie Island Road, but to widen Bribie Island Road is not enough because of the one lane bridge to the Island.

Inaction of the Council is a disgrace and is intolerable. Ratepayers are not getting what they pay for – ie councillors who act swiftly and with courage before things go wrong, and everyone who comes and goes to and from the Island are aware that things have gone very wrong.

The reduction of decibels from the Sandstone Point Hotel is not going to make any difference to the real problems....roads and bridges.

A possible temporary relief would be a series of water transportation. Neighbouring councils could assist by encouraging businesses to put in place forms of water access to the Island and to the jetty at the Sandstone Point Hotel.

As well as widening Bribie Island Road barges to and from the Island would be helpful. As well as widening Bribie Island Road, re-routing traffic from Bribie Island Road at some point of the passage where barges provide access to the Island would be an additional part-solution.

I am not an engineer. I am not a town planner. But solving the problem of traffic along Bribie Island Road and an additional Bridge/barges to and from the Island surely is not beyond the realms of possibility in this day and age of awesome constructions.

Elizabeth Shepard
644 Bestmann Road
NINGI 4511

e.shepard@bigpond.com

Moreton Bay Regional Council

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From: [The Sibthorpes](#)
To: [MBRC Incoming Mail](#)
Subject: Submission to Development application Sandstone Point Hotel 1780-1820 Bribie Island Road 2016/316431/VCHG-1-Change
Date: Thursday, 7 February 2019 12:21:11 PM

To Moreton Bay Regional Council

Submission to Development application Sandstone Point Hotel 1780-1820 Bribie Island Road

Request to change (Other) –Material change of use–Development Permit for outdoor sport and recreation 15/11/2018 . **2016/316431/VCHG-1-Change**

Dear Councillors

Traffic congestion on Bribie Island Road.

We have been residents on Bribie Island for over 5 years. In that time we have foreseen the situation today with weekend traffic congestion. There are two main causes for this congestion, (not counting the rapid increase of residential housing on the island).

1. **Sandstone Point Hotel** –a large hotel, accessible only by car, was always going to give rise to drunk driving etc., but the number of events currently are causing congestion on the Bribie Island Road, as predicted. **Please decline the application to increase the number of large events.**
2. The second cause for congestion is the onslaught of sometimes **over 4000 4WD vehicles** on summer weekends, crossing Bribie Island heading for the ocean beach. This causes considerable traffic delays especially on a Sunday afternoon as they head back to town. **Please consider requesting the State Government to stop selling access permits** and make a serious attempt to keep Bribie Island as a conservation area, and fulfil the State’s obligations to international conservation agreements signed by them.

At present people are blaming the bridge and the Bribie Island Road, saying we need to upgrade them. The cheaper option to upgrading roads and bridges is to reduce the number of large events held most summer weekends at Sandstone Point Hotel, and to stop 4WD vehicles coming to Bribie to tear up the beach.

How has our family been affected?

The Council has the responsibility to look after Bribie Island and protect the interests of its residents, including the wildlife, birds and sea mammals here. We have been affected personally by our family having to turn back more than once, and to stop coming to see us on weekends as the traffic jams are now so serious. We now plan no off-island trips during weekends, if we can help it and thus have to plan around Mr Comiskey’s business.

Mr. Comiskey is quoted as saying “Bribie Island Road definitely needs upgrades but that has nothing to do with us”. (Bribie Weekly Feb 1 page 1). This is his way of saying everyone else should foot the cost for upgrading a road that his business is blocking most summer weekends.

Please stand up to the bullies and lobbyists who think “development” is all that matters. The peace, quiet and “flora and fauna sanctuary” all need to be preserved and certainly granting the application to make traffic worse is not in anyone’s interest.

Yours faithfully

Julie and Greg Sibthorpe

68 Oleander Drive, Bongaree, Q4507

Moreton Bay Regional Council

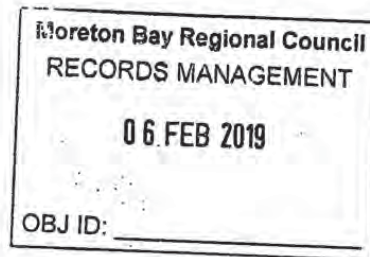
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Scanned By: jessicasoutham@MBRCDOM On: 07/02/2019 PM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510



TO WHOM IT MAY CONCERN,

RE: DEVELOPMENT APPLICATION NUMBER: DA/31643/2016/VCHG/1

TO WHOM IT MAY CONCERN,

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION.

MORETON BAY
REGIONAL COUNCIL
- 6 FEB 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

THE SANDSTONE POINT HOTEL HAS RECENTLY ERECTED THE REQUIRED SIGNAGE ADVISING LOCALS OF THEIR PROPOSAL TO INCREASE THE NUMBER OF MAJOR OUTDOOR CONCERTS FROM 9 UP TO 24 PER YEAR. THESE ARE OUTDOOR CONCERTS WITH NO NOISE CONTAINMENT AS HAVE OTHER CONCERT VENUES AND IT IS LOCATED IN THE MIDDLE OF A QUIET RESIDENTIAL AREA. THE STAGE IS NEXT TO THE BRIBIE PASSAGE WHICH AMPLIFIES THE SOUND TOWARDS BRIBIE ISLAND. 9 MAJOR CONCERTS ARE ALREADY UNBEARABLE BUT 24 WILL BE DEVASTATING.

THE DEVELOPMENT APPLICATION PROPOSES TO INCREASE THE NUMBER OF MAJOR CONCERTS TO 12 PER YEAR AND IT ALSO REQUESTS THAT CONSECUTIVE MAJOR CONCERTS BE TREATED AS ONE CONCERT. SO A LONG WEEKEND COULD HAVE 2 TO 3 DAYS OF CONCERTS, WHICH WOULD ONLY BE COUNTED AS ONE OF THE 12 MAJOR CONCERT EVENTS

WE ARE CONCERNED ABOUT THE TRAFFIC CONGESTION ON BRIBIE ISLAND ROAD BECOMING WORSE THAN IT CURRENTLY IS. THE TRAFFIC CONGESTION OVER THE LAST FEW YEARS HAS BECOME UNBEARABLE DUE TO SEVERAL LARGE OVER 50'S DEVELOPMENTS, THE SANDSTONE POINT HOTEL, ITS CARAVAN PARK AND ITS EVENTS AND MORE HOUSING AND UNITS BEING BUILT. WITH AN ADDITIONAL 15 MAJOR CONCERTS, THE IMPACT ON THE TRAFFIC CONGESTION WILL BE DEVASTATING.

THE BRIBIE ISLAND BRIDGE AND TRAFFIC FLOWING TO THE BRIDGE IS OFTEN AT A STAND STILL WITH NO ACCESS FOR EMERGENCY VEHICLES. ON EVENT DAYS WE ALWAYS SEE THE ILLUMINATED SIGN WHICH WARNS OF AN EVENT - EXPECT DELAYS. WITH THE TRAFFIC CONGESTION HAVING INCREASED SIGNIFICANTLY SINCE THE APPLICANT UNDERTOOK THEIR LAST ROAD MANAGEMENT SURVEY, IT SHOULD NOW BE MANDATORY THAT A NEW ROAD MANAGEMENT SURVEY BE UNDERTAKEN PRIOR TO ANY FURTHER CONSIDERATION OF THIS APPLICATION.

SURROUNDING RESIDENCE, WHICH INCLUDE LOCAL WILDLIFE, HAVE ALREADY HAD TO MAKE ADJUSTMENTS TO THEIR LIFESTYLE FOR THE EXISTING ARRANGEMENTS WITH THE SANDSTONE POINT HOTEL. THE NOISE LEVELS AND THE CONTINUOUS BASS SOUNDS HAVE DEFINITELY SPOILT THE TRANQUILLITY OF OUR ISLAND PARADISE, MOST OF WHICH IS SUPPOSED TO BE PROTECTED.

WE THINK IT IS TIME FOR THE HOTEL ESTABLISHMENT AND MORETON BAY REGIONAL COUNCIL TO SERIOUSLY CONSIDER THE RATE PAYERS, VOTERS, LOCAL RESIDENTS AND VISITORS WHO COME FOR THE PEACE AND QUIET OF BRIBIE ISLAND AND ITS SURROUNDS. WE HAVE SHARED OUR PEACEFUL PARADISE WITH THE SANDSTONE POINT HOTEL, WHICH IS A POPULAR VENUE, BUT NOW IT IS TIME TO THINK OF THE RATE PAYERS AND THE RESIDENTS AND LEAVE THE REST OF THE YEAR FOR OTHERS TO ENJOY IN THE WAY THEY HAVE FOR YEARS GONE BY.

KIND REGARDS,

Wm Silver
Wm SILVER 24 SANDSTONE ST
SANDSTONE PT

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: Spinnakeresplanade@gmail.com
To: [MBRC Incoming Mail](#)
Subject: OBJECTION TO DA 31643/2016/VCHG/1
Date: Wednesday, 6 February 2019 12:18:28 PM

Regarding **OBJECTION TO DA 31643/2016/VCHG/1**

The Body Corporate Committee of Spinnaker Esplanade CTS 32061 with 22 Owners located very close to Sandstone Point Hotel – just on the other side of Bribie Island Road wishes to reinforce the strong objection to the proposed increase in the number and/or frequency of events as proposed by the Hotel.

We are aware of and wish to endorse a number of other submissions which have detailed actual records of unacceptable sound levels and emphasised the unacceptable level of traffic congestion.

Sandstone Point Hotel already has received approval to open a large Caravan and Holiday/Resort Park as well to hold 9 Events each year. Particular Events have already attracted more than 8,000 participants. Sandstone Point Hotel is not an Open Air Concert/Events Venue. The location is quite inappropriate for this, considering the close proximity of many residences who will face de-valuation of their properties.

In considering this DA, Council must consider the potential life and death situation if/when ambulance or other emergency vehicles are unable attend because of grid-locked traffic.

Our Community is not about trying to stop progress or development. However there must be the commitment to develop/upgrade infrastructure and the rights of ratepayers and visitors/holiday makers to enjoy a peaceful and safe environment must take precedence of the commercial objectives of any one business.

Ken Simper
Chair, Spinnaker Esplanade Body Corporate Committee
Spinnaker Esplanade
8 Spinnaker Drive, QLD 4511

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From: Spinnakeresplanade@gmail.com
To: [MBRC Incoming Mail](#)
Cc: [Brooke Savige](#); liquorcompliance@justice.qld.gov.au; [Division5](#); [Adam Hain](#); [Julie Greer](#); [Peter Flannery](#); [Koliana Winchester](#); [Denise Sims](#); [Mick Gillam](#); [Mike Charlton](#); [Matt Constance](#); [Darren Grimwade](#); [Adrian Raedel](#)
Subject: OBJECTION TO DA 31643/2016/VCHG/1
Date: Tuesday, 5 February 2019 9:38:37 AM

Regarding **OBJECTION TO DA 31643/2016/VCHG/1**

The Body Corporate Committee of Spinnaker Esplanade CTS 32061 with 22 Owners located very close to Sandstone Point Hotel – just on the other side of Bribie Island Road wishes to reinforce the strong objection to the proposed increase in the number and/or frequency of events as proposed by the Hotel.

We are aware of and wish to endorse a number of other submissions which have detailed actual records of unacceptable sound levels and emphasised the unacceptable level of traffic congestion.

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In considering this DA, Council must consider the potential life and death situation if/when ambulance or other emergency vehicles are unable attend because of grid-locked traffic.

Our Community is not about trying to stop progress or development. However there must be the commitment to develop/upgrade infrastructure and the rights of ratepayers and visitors/holiday makers to enjoy a peaceful and safe environment must take precedence of the commercial objectives of any one business.

Ken Simper
Chair, Spinnaker Shores Body Corporate Committee
Chair, Spinnaker Esplanade Body Corporate Committee
106/8 Spinnaker Drive, QLD 4511
Tel: 07 5496 2679 Mob: 0408 421 666; Skype: kjs1803

Moreton Bay Regional Council

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From: [Anne Smith](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone point hotel and development application
Date: Wednesday, 30 January 2019 1:24:24 PM

Re development application to increase concerts from 9 to 12 major events a year including making 2 and 3 day events classed as 1 event.

I Michele Skene of 39 Clark terrace wish to object to this happening. The recent event. Effected my ability to get to work on time due to traffic congestion and when I arrived home I couldn't hear myself think the music continually went up and down and the base sounds thumped. I put my head phones on to watch tv and could still hear the music. There is no considerations made for residents who live in the area of sandstone point or on bribe island. These. Concerts impact in various areas

- Infrastructure
- Noise
- Pets
- Lifestyle choices
- Traffic
- Wildlife

To name a few

I think it's time Moreton bay regional council considered the rate payer here and not the hotel. I feel you need to consider the sanctuary of wild life. I also don't want to hear that I have not worded my protest to this application wrong an objection is what it is. It's not an excuse for Marc to dismiss my objections.

Michele skene

Moreton Bay Regional Council

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From: [Michele GMail](#)
To: [MBRC Incoming Mail](#)
Subject: Development request sandstone point hotel
Date: Wednesday, 6 February 2019 1:55:39 PM

I Michele Skene of 39 Clark terrace sandstone point wish to protest in regards to new request lodged by sandstone point hotel at 1780 - 1820 Bribie Island Rd Sandstone point for increase in number of concerts from 9 to 12 and that a multiple day concert be classified as 1

I do not want this application approved by MBRC. I feel that the current concerts held disrupt residents Lifestyle's, the flow of traffic is difficult to cope with and has made me late for work multiple time, the noise is way too loud even though testing is done I feel it favours SH. and not the resident, the venue continues to raise the level throughout the evening and base levels reverberate of the walls of our homes. The last concert was appallingly loud even though I had head phones watching tv I still heard the music in my bedroom. Not on!! The concerts are getting longer times set I believe was 2pm to 9 pm last concert was 12:30 to 10:00 some. It is time MBRC stepped up and put residents first for a change. The hotel is a hotel not an event centre.

I also feel that letting off fireworks all the time effects wild life and the domestic animals in the area after all Sandstone Point and Bribie Island is a wildlife sanctuary. And nothing should disturb that. ??

Michele Skene
Sent from my iPhone

Moreton Bay Regional Council

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Scanned By:marilynocallaghan@MBRCDOM On: 08/02/2019 AM Moreton Bay Regional Council

6 Keith Court

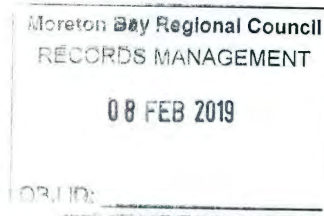
SANDSTONE POINT 4511

5th February 2019

Moreton Bay Regional Council

PO Box 159

CABOOLTURE QLD 4510



RE: OBJECTION TO DA CHANGE APPLICATION TO DA 3143/2016/VCHG/1

As residents of Sandstone Point who live near the Sandstone Point Hotel, we strongly object to the proposed change to the abovementioned DA.

The grounds on which we base our objection are as follows:

- 1. We are aware from previous concerts of the unacceptable noise levels which are generated by these concerts to the point where it is impossible for us to sit in our patio area and carry on a conversation. Even indoors with all doors and windows closed and the TV volume turned up, the thumping noise from the concerts impacts on the peace of our home. We are 12 year residents of Sandstone Point and are distressed to now have to endure such inconsiderate behavior by the management of the Sandstone Point Hotel.**
- 2. To have 12 Major Outdoor Events in any calendar year and also then change the criteria so that 2 days of concert are to be deemed as 1 day of concert is unacceptable in reasoning and certainly a further disruption to the peaceful amenity of our lives. This change to the DA would in effect mean instead of 9 days of concerts, we would be subjected to endure 24 days of concerts.**

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Scanned By:marilynocalaghan@MBRCDOM On: 08/02/2019 AM Moreton Bay Regional Council

3. Although the Hotel management has in the past taken steps to assist in the traffic management at concert events, it is quite clear that the popularity of Bribie Island for week-end visitors is ever increasing to the point that the Bribie Island Road and Bribie Bridge infrastructure is stressed to almost the limit and the possibility of having 15 days of extra concerts will only have a further negative impact on the situation.

We lodge this objection for your consideration in determining this DA application.

Yours faithfully



Geoffrey Smith



Anne Smith

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

4.2.2019

P.O.Box 1255
Bongaree Qld 4507

Phone. 54975442

To whom it may concern

Re: Sandstone Point Hotel Application

No: DA/31643/2016/VCHG/1

We are writing to voice our objections to the above application made by the Sandstone Point Hotel, to allow it to increase the number of major concerts from nine to twelve. This would mean that a three day concert would be treated as one, thus making the events twenty four during the year. Why was the application notice posted in an inaccessible area for vehicles to stop in a no parking area on Bestmann Road.

Main objections are as follows:

1. Noise levels

We live at Pebble Beach Retirement Village, Sandstone Point, during the concerts our village is subjected to noise levels we feel are above the legal limit i.e. the sound is so loud it can be heard plainly in our unit, plus the continuous bass sounds are detrimental to our once peaceful lifestyle.

Sea containers are erected, we are told, to block the noise levels, if this is the case maybe the noise levels need to be looked at again. Also, these containers are a blight on the landscape.

2. Traffic congestion

It is obvious that since the hotel has been allowed to hold concerts the traffic is not able to flow to and from the island. Traffic signs are erected warning of these events, but we fail to see why the locals living in the area cannot conduct their normal lifestyle i.e. going to and from the island or from and too the highway by car. Also, if there is a medical emergency the ambulances would not be able to gain access to the island due to the traffic congestion.

3. Fire work noise affecting wild life and house pets

These events are allowed to hold firework displays which have a major effect on the wild life (Bribie is a fauna sanctuary) plus of course this would affect the local residents pets in the area.

4, Parking during events

How is the hotel allowed to rope off huge areas of grassland (some obviously council property) to stop people parking in this area. Does the hotel own the grassland adjacent to Bestmann Road that is regularly roped off during these events. Mr Cominsky seems to think that the traffic on the Bribie Island Road is not his problem, we beg to differ.

It would seem that the Council/State Government and Federal Politicians need to listen to the local

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residents and hear their concerns, instead of allowing business and developers to ride rough shod over thousands of residents in the area who are obviously impacted during these events.

Yours faithfully



Noel John & Janet Susan Smith

Moreton Bay Regional Council

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From: [Sharyn McCarthy](#)
To: [Development Planning Mailbox](#)
Subject: FW: Feedback to the Mayor or Councillor
Date: Tuesday, 22 January 2019 4:40:08 PM

Good Afternoon,

Can officers please advise as per Cr Savige's query below if the e-mail from Sandra Smith would be accepted as a submission against Sandstone Point Hotel.

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: Brooke Savige
Sent: Tuesday, 22 January 2019 4:31 PM
To: Sharyn McCarthy <Sharyn.McCarthy@moretonbay.qld.gov.au>
Subject: Fwd: Feedback to the Mayor or Councillor

Can you please see if this meets the criteria for a properly lodged submission?

And if so send it through

Thanks

B

Kind Regards,

Brooke Savige

Councillor- Division 1
Mobile 0491 222 149
Office 5433 2958
Moreton Bay Regional Council
PO Box 159, Caboolture 4510
www.moretonbay.qld.gov.au

Begin forwarded message:

From: <miffy26@hotmail.com>
Date: 22 January 2019 at 9:53:42 am AEST
To: <mayor@moretonbay.qld.gov.au>, <Brooke.Savige@moretonbay.qld.gov.au>
Subject: Feedback to the Mayor or Councillor

Data from form "Provide feedback to your Mayor or Councillor" was received on 22/01/2019 9:53:42 AM.

Feedback

Title	Mrs
Name	Sandra Smith
Email	miffy26@hotmail.com
Address	30 Ford street
Suburb	Bongaree
State	QLD
Post Code	4507
Telephone	0417743455

Mayor and/or Councillor Mayor

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Councillor

Mayor-Councillor Brooke Savige (Div 1)

Email To mayor@moretonbay.qld.gov.au; Brooke.Savige@moretonbay.qld.gov.au

Subject Proposed changes to concert allowances

Message Hi Brooke,
The proposed changes at Sandstone Point Hotel are far beyond acceptable to our community with regard to :

ROADS.....currently the chaos caused both on and off the island is only just bearable. Should the proposal be accepted it would deter others from coming or leaving the island due to the total traffic congestion. The current usage is fine but please do NOT allow this change. The impact would be too drastic on both the community in the vicinity and others going about their daily lives such as shopping, work, visiting the beach, picnicking, weddings.....oh, the list could go on.

FIREWORKS.....I am sure Janet Johns has sent you the photo of the spent remains of the fireworks on Saturday night - why does our fragile environment have to deal with such a frivolous display. The usage should be curtailed to only New Years Eve in my opinion. The operators of these displays should be heavily fined for such blatant disregard to our waterways.

Hope you can do something about this fiasco.....hope money doesn't talk!!!

Regards,
Sandi

Reply Yes

Email "Feedback to the Mayor or Councillor" originally sent to mayor@moretonbay.qld.gov.au; Brooke.Savige@moretonbay.qld.gov.au from miffy26@hotmail.com on 22/01/2019 9:53:42 AM.

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By:marilynocallaghan@MBRCDOM On: 05/02/2019 AM Moreton Bay Regional Council

13 NELSON STREET
Address SANDSTONE POINT QLD 4511
Email T J STAFFORD@BIGPOWD.COM
Phone 0754976343

23 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510



Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel is appalling. You have received noise complaints, but you are not doing anything to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for all hearing loss and increase in mental health issues from all neighbours of the hotel.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

[print full name] *TERENCE JAMES STAFFORD*

[sign] 

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Jeff Stephan](#)
To: [MBRC Incoming Mail](#)
Cc: [Brooke Savige](#)
Subject: Re: Submission in opposition to application for a development permit for a Material Change of Use for Outdoor Sport and Recreation (under original application reference number DA/31643/2016/V2Q)
Application ref DA/31643/2016/VCHG/1 - Lot 6 on SP 281368
Date: Wednesday, 6 February 2019 2:23:58 PM

I wish to submit an objection to the proposed dramatic increase in Major Outdoor Events at the Sandstone Point Hotel, 1780-1820 Bribie Island Road, Sandstone Point, Qld, 4511.

The notice advises that the proposal would allow 12 events each year and that the proposal could treat consecutive days as a single event. Given that many Festivals/Outdoor Events last well over two days, such as a week for the local Woodford Festival, it is possible that we could see many extra days from this proposal.

As an ex Road Transport Planning Manager for TMR and several Local Governments, I am confident that the intersection of Bestmann and Bribie Island Roads and Bestmann Road itself, were not designed for the sort of extreme traffic congestion that these Major Events cause.

As a nearby resident, I am very aware of the traffic congestion that these events already cause so extending the number of those days is not a justifiable or logical action.

Another major issue is that when there is congestion at the mainland side of the existing two lane bridge then access to and from Bribie Island is significantly affected which can not be avoided even with active traffic control. This has a life threatening risk for people on Bribie Island especially as there is not a dedicated emergency medical facility on the Island. Relying on helicopters for backup would be an extremely expensive and time consuming excuse.

It is worth remembering that many of these Major Events would coincide with busy tourist periods such as Easter, Australia Day and New Years Eve. Traffic at those time is already at the capacity of the existing road and bridge network.

My other concern is with noise as I know from my involvement in many road noise studies that sound waves will easily refract around the few containers that are erected. These container are not high enough to stop much noise because of their large distance from the noise source (speakers). They are also not wide enough to stop the near 180 degree projection of the sound from the speakers. This is why I can clearly hear the sound of existing events at my unit, which is about 500m from the stage. I am sure that there are hundreds of residents within that radius of the stage. I am sure that Council would have already done some noise studies but I would like to see the results of those studies and to know where the noise meters were installed. Hopefully not directly behind the containers.

A venue that wishes to hold very regular major outdoor events should have a high capacity entry and exit onto a high capacity road network and should have good noise attenuation from nearby residents and as this venue doesn't pass any of those tests then I strongly recommend that Council does not approve this proposal.

Sent from my iPad
Jeff Stephan
Lot 1, 8A Spinnaker Drive
Sandstone Point, Qld, 4511

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Jeff and Cheryl Stephan](#)
To: [MBRC Incoming Mail](#)
Cc: [Brooke Savage](#)
Subject: Submission in opposition to application for a development permit for a Material Change of Use for Outdoor Sport and Recreation (under original application reference number DA/31643/2016/V2Q) Application ref DA/31643/2016/VCHG/1 - Lot 6 on SP 281368
Date: Tuesday, 5 February 2019 11:37:22 AM

I hereby submit my opposition to the above application by the Sandstone Point Hotel at 1780-1820 Bribie Island Road, Sandstone Point QLD 4511.

I live opposite the hotel in the Spinnaker Development and have witnessed the significant increase in traffic congestion along Bribie Island Road and the mayhem which is caused to traffic flow when an event is held at the hotel. We usually plan our excursions to avoid using this road during these events but this does involve disruption to our life. Visitors to our home are also warned and avoid coming to this area during those times.

We have learnt to accommodate the weekends when these events occur as we are fully cognizant of the needs of others including the hotel and festival goers. However if these events are increased to nearly one every second weekend of the year which seems to be the proposal then it goes from a manageable annoyance to a major impact on our lifestyle.

We are also very concerned about the possible safety aspects of traffic congestion to and from the island and the Sandstone Point area. As you are aware there is only one route on and off the island and this was highlighted recently when there was a traffic accident on the bridge. There was a considerable delay in emergency services reaching the accident site. As Bribie Island Road is only two-lane for much of its length, if the road is heavily congested with festival traffic, a major incident could become a disaster. A little over a year ago I had an accident on a bicycle on the island which meant that I spent one and a half hours lying on the road with a badly fractured leg; had the road been congested with festival traffic, that could have ballooned out to many more hours.

I also believe Council should be giving consideration to the many businesses already on the island. I am sure that many of these businesses lose custom during these weekends of traffic congestion with many people avoiding the island when it is so difficult to get to.

I hope you will give this submission due consideration as I am know from talking to neighbours that these concerns are shared by many other people in this area. Thank you.

Yours sincerely,
Cheryl Stephan
Lot 1, Spinnaker Blue,
8A Spinnaker Drive,
SANDSTONE POINT, 4511.

Sent from [Mail](#) for Windows 10

Moreton Bay Regional Council

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Scanned By: jwss@casoutham@MBRCC.COM.au On: 07/02/2019 PM Moreton Bay Regional Council

M



SHIRLEY STYMAN
127 WELSBY RD
BONGAREE
4507

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

TO WHOM IT MAY CONCERN,

RE: DEVELOPMENT APPLICATION NUMBER: DA/31643/2016/VCHG/1

TO WHOM IT MAY CONCERN,

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION.

ACCESS ROAD IS TOO NARROW FOR THE VOLUME OF TRAFFIC THESE EVENTS GENERATE.

THE SANDSTONE POINT HOTEL HAS RECENTLY ERECTED THE REQUIRED SIGNAGE ADVISING LOCALS OF THEIR PROPOSAL TO INCREASE THE NUMBER OF MAJOR OUTDOOR CONCERTS FROM 9 UP TO 24 PER YEAR. THESE ARE OUTDOOR CONCERTS WITH NO NOISE CONTAINMENT AS HAVE OTHER CONCERT VENUES AND IT IS LOCATED IN THE MIDDLE OF A QUIET RESIDENTIAL AREA. THE STAGE IS NEXT TO THE BRIBIE PASSAGE WHICH AMPLIFIES THE SOUND TOWARDS BRIBIE ISLAND. 9 MAJOR CONCERTS ARE ALREADY UNBEARABLE BUT 24 WILL BE DEVASTATING.

THE DEVELOPMENT APPLICATION PROPOSES TO INCREASE THE NUMBER OF MAJOR CONCERTS TO 12 PER YEAR AND IT ALSO REQUESTS THAT CONSECUTIVE MAJOR CONCERTS BE TREADED AS ONE CONCERT. SO A LONG WEEKEND COULD HAVE 2 TO 3 DAYS OF CONCERTS, WHICH WOULD ONLY BE COUNTED AS ONE OF THE 12 MAJOR CONCERT EVENTS

WE ARE CONCERNED ABOUT THE TRAFFIC CONGESTION ON BRIBIE ISLAND ROAD BECOMING WORSE THAN IT CURRENTLY IS. THE TRAFFIC CONGESTION OVER THE LAST FEW YEARS HAS BECOME UNBEARABLE DUE TO SEVERAL LARGE OVER 50'S DEVELOPMENTS, THE SANDSTONE POINT HOTEL, ITS CARAVAN PARK AND ITS EVENTS AND MORE HOUSING AND UNITS BEING BUILT. WITH AN ADDITIONAL 15 MAJOR CONCERTS, THE IMPACT ON THE TRAFFIC CONGESTION WILL BE DEVASTATING.

THE BRIBIE ISLAND BRIDGE AND TRAFFIC FLOWING TO THE BRIDGE IS OFTEN AT A STAND STILL WITH NO ACCESS FOR EMERGENCY VEHICLES. ON EVENT DAYS WE ALWAYS SEE THE ILLUMINATED SIGN WHICH WARNS OF AN EVENT - EXPECT DELAYS. WITH THE TRAFFIC CONGESTION HAVING INCREASED SIGNIFICANTLY SINCE THE APPLICANT UNDERTOOK THEIR LAST ROAD MANAGEMENT SURVEY, IT SHOULD NOW BE MANDATORY THAT A NEW ROAD MANAGEMENT SURVEY BE UNDERTAKEN PRIOR TO ANY FURTHER CONSIDERATION OF THIS APPLICATION.

SURROUNDING RESIDENCE, WHICH INCLUDE LOCAL WILDLIFE, HAVE ALREADY HAD TO MAKE ADJUSTMENTS TO THEIR LIFESTYLE FOR THE EXISTING ARRANGEMENTS WITH THE SANDSTONE POINT HOTEL. THE NOISE LEVELS AND THE CONTINUOUS BASS SOUNDS HAVE DEFINITELY SPOILT THE TRANQUILLITY OF OUR ISLAND PARADISE, MOST OF WHICH IS SUPPOSED TO BE PROTECTED.

WE THINK IT IS TIME FOR THE HOTEL ESTABLISHMENT AND MORETON BAY REGIONAL COUNCIL TO SERIOUSLY CONSIDER THE RATE PAYERS, VOTERS, LOCAL RESIDENTS AND VISITORS WHO COME FOR THE PEACE AND QUIET OF BRIBIE ISLAND AND ITS SURROUNDS. WE HAVE SHARED OUR PEACEFUL PARADISE WITH THE SANDSTONE POINT HOTEL, WHICH IS A POPULAR VENUE, BUT NOW IT IS TIME TO THINK OF THE RATE PAYERS AND THE RESIDENTS AND LEAVE THE REST OF THE YEAR FOR OTHERS TO ENJOY IN THE WAY THEY HAVE FOR YEARS GONE BY REGIONAL COUNCIL

KIND REGARDS,

S. Styman

- 6 FEB 2019

CABOOLTURE CUSTOMER SERVICE CENTRE

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR
SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

18 Howard Court
Sandstone Point Qld 4511
cammds10@outlook.com
M: 0412836913

31 January 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1
Pertaining to the address of Sandstone Point Hotel 1780 – 1820 Bribie
Island Road, Sandstone Point Qld 4511

I object to any increase to the number of events held at Sandstone Point Hotel located at 1780 – 1820 Bribie Island Road, Sandstone Point Qld 4511 and to the requested counting of two or more consecutive day events as a single event.

The first ground for my objection is the unacceptable noise generated by these events. The effects upon myself & neighbours of the hotel are real and unacceptable. Council has received noise complaints, but it seems nothing is being done to alleviate this noise nuisance. To increase this imposition three-fold is unacceptable. If the applicant does obtain approval then the applicant and MBRC must be required to accept full liability for such a decision. It is my understanding that Council has an obligation to ALL constituents within the Moreton Bay Region and as such a duty of care exists in relation to resident's rights and them being able to live in a quiet peaceful manor without unnecessary interruption to lifestyle.

The second ground for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of a singular entity. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance & other emergency response teams will be unable to respond in reasonable time. This situation is unacceptable and places lives at risk. I find it amazing that a venue such as the Sandstone Point Hotel is afforded the leniency of both State Government and MBRC throughout the planning & build process in relation to expansion of existing roads surrounding the venue when it's intention all along was to create not only a hotel but a major event venue and Holiday park. The fact that Sandstone Point Hotel management continues to grow the branches of the overall business and continually apply for changes to

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

the DA without concern shows to me complete disrespect & contempt for any residents living in the Bribie Island/Sandstone Point area.

The impact of the tourist park accommodation alone brings hundreds of visitors to the area and whilst this is good for the community it also applies pressure on other services. I live close to the hotel and it is very evident that since the increased visitors staying at the park the water pressure in my street is greatly affected every day. Some evenings from 6pm onward we have almost no water pressure, one can only assume that unity water has not allowed for this change and once again residents are made to suffer for the profit of others.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point. My family all work Monday to Friday and our home is our place of relaxation and Bribie Island waterways our area of enjoyment on weekends. With the current number of concerts, we must plan not to go to the Island on "Concert days" and make sure we have groceries etc in advance. With even more concerts in the asking we would potentially have one concert per fortnight! This is just too much to ask of a resident/ratepayer as the impact is real and places restrictions on chosen lifestyles in the area.

It is important to note this is possibly the only "OPEN AIR" concert venue operating this close to community residences in Qld and as such there must be restrictions placed by governing bodies on any planned activities that might affect Traffic Flow & Noise Levels within the community for everyone in the community and not in favour of an individual entity.

Although certain noise management and traffic management plans have been approved by the council in the past, neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.
Thank you for this opportunity to lodge this objection.

Mark D Summers
18 Howard Court
Sandstone Point
Qld 4511

Moreton Bay Regional Council

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From: [Sharyn McCarthy](#)
To: [Development Planning Mailbox](#)
Subject: Da 31643/2016/VCHG/1
Date: Friday, 8 February 2019 5:03:21 PM

Please find e-mail sent to Cr Savige

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: robert.swalwell@outlook.com <robert.swalwell@outlook.com>

Sent: Friday, 8 February 2019 4:23 PM

To: Mayor <mayor@moretonbay.qld.gov.au>; Brooke Savige <Brooke.Savige@moretonbay.qld.gov.au>

Subject: Feedback to the Mayor or Councillor

Data from form "Provide feedback to your Mayor or Councillor" was received on 8/02/2019 4:22:31 PM.

Feedback

Title	Mr
Name	Robert Leslie Swalwell
Email	robert.swalwell@outlook.com
Address	12-16 Sandheath Place
Suburb	NINGI
State	QLD
Post Code	4511
Telephone	07 5347 9517
Mayor and/or Councillor	Mayor Councillor
Mayor-Councillor	Brooke Savige (Div 1)
Email To	mayor@moretonbay.qld.gov.au ; Brooke.Savige@moretonbay.qld.gov.au
Subject	DA/31643/2016/VCHG/1 - 1780-1820 Bribie Island Road, Sandstone Point
Message	<p>I wish to lodge strong objection to the proposed material change of approval to increase the number of major events at Sandstone Point Hotel from the present 9 to a new level of 12 and also to include multi day events as single events.</p> <p>The clause in the application "multi day events held over a weekend " is in my opinion the thin end of the wedge, how long before they seek to hold events on 3 consecutive days over a long weekend.</p> <p>Assuming it really does mean "only" 2 consecutive days this still means that they are seeking to increase from the present 9 events per year to a maximum of 24 per year which will have a serious impact on the quality of life of the residents of Bribie Island and adjoining areas in terms of traffic and noise.</p>

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Traffic congestion on the Bribie Island Road particularly at weekends, even when there is not an event on at the hotel, has reached such a level that we have to plan our journeys to the island even to the point of not going to the island and even if going to Caboolture or beyond we need to factor in our return journey times to try to avoid the traffic crawl. To have a sign that says "EVENT - EXPECT DELAYS" is not good enough.

It is only a matter of time before someone is killed in an accident or dies as a result of an emergency vehicle being unable to get to or from the island due to the inadequacy of the road and bridge to the Island.

We trust that the council will take note of the groundswell of public opinion and refuse this application.

The islanders and surrounds are, we believe patient, with the hotel holding 9 events a year but to go to 24 is we believe totally unacceptable. The council must put public opinion and well-being ahead of private profit making.

Yours faithfully
RL Swalwell
12-16 Sandheath Place
NINGI
QLD

Reply

Yes

Email "Feedback to the Mayor or Councillor" originally sent to mayor@moretonbay.qld.gov.au:Brooke.Savige@moretonbay.qld.gov.au from robert.swalwell@outlook.com on 8/02/2019 4:22:31 PM.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [James Tait](#)
To: [MBRC Incoming Mail](#); [Susan Lamb MP](#); [Electorate Office Pumicestone](#)
Subject: Sandstone Point - (DA/31643/2016/VCHG/1)
Date: Thursday, 24 January 2019 9:13:49 AM

To whom this may concern,

**Change of concert numbers application by Sandstone Point Hotel.
DA/31643/2016/VCHG/1. - a "Properly Made Submission".**

Sandstone Point has applied for a public exhibition change of numbers from the current 9 to a maximum of 24 plus per annum.

I wish to strenuously challenge and object to this application and my reasons for this are as follows:

1. These extra concerts will make a significant impact on my sense of mental well being and peaceful existence.
2. In sympathy with the homes actually abutting the Hotel I also object to the possibility of a higher degree of discomfort which they have suffered since the construction of the hotel and resort.
3. The traffic congestion, as a result of such an increase, will make travel between my house and the main road, on to the island and to the Bruce Highway, virtually intolerable.... given that there is already a huge weekend increase and demand placed on the infrastructure over recent years.
4. I fail to see how enlisting the assistance of the Police can actually help ease any congestion along Bribie Road especially when other priorities for police attention might well negate that same, so called, assistance.
5. I note that the 'Major Outdoor Event' arrangement would mean that any two/three day event can count as one. I object to this illogical arrangement. This would mean, of course, that potentially the number of events can be doubled, or even tripled, per annum.

Thank you for your consideration of this firm objection.

Yours sincerely

James L J Tait (rate payer)

1, York Court, Sandstone Point. QLD 4511.

Telephone 0468311138 or 34082773.

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: mtalloe@matala.com.au
To: [MBRC Incoming Mail](#)
Subject: OBJECTION TO DA 31643/2016/VCHG/1 Ref Sandstone Point Hotel located at 1780 - 1820 Bribie Island Rd, Sandstone Point, Qld
Date: Monday, 4 February 2019 3:42:10 PM

I resubmit my objection as I was informed the Council's administration needs to see the Sandstone Point Hotel full address....is this for real...who in the council pretends not to know the SPH?

Dear Sir/Madam

While I welcome the general activity of Sandstone Point Hotel located at 1780 - 1820 Bribie Island Rd, Sandstone Point, Qld. I believe it is an asset for Bribie Island and Sandstone Point but I strongly object to any increase of the number of event days currently approved. It must be obvious to you that residents living in the neighborhood of the Sandstone Point Hotel are hardly benefiting from the Hotel but have to cope with a lot of suffering caused:

- Unacceptable noise levels: we simply can't understand why this is allowed. It may be geared to result in attendees no longer understanding each other at the venues ending up in drinking and consuming more heavily and behaving unruly??? People living in the area cannot have a normal life in their house and no chance for rest!
- Unacceptable traffic troubles: long traffic jams, trash thrown out of the windows due to frustration and people getting aggressive. No way for ambulance, police or fire brigade to respond to urgent issues.

OBJECTIONS:

1. I strongly object to the increase from 9 Major Concerts a year to 12 and
2. I strongly object to the proposal to treat consecutive concert days as one of the 12 concert days per year.

There has to be a balance so that the local population can continue the joy of living in a beautiful area. After all most of the people lived here for years, invested heavily in setting up their residences and paid regular council rates!

Looking forward to a reasonable outcome!

Kind regards,

Marc Talloe
6, Dylan Court
Sandstone Point



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Moreton Bay Regional Council

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From: [Albert Tarn](#)
To: [Development Services](#)
Subject: RE: DA/31643/2016/VCHG/1 - 1780-1820 Bribie Island Road, Sandstone Point
Date: Thursday, 7 February 2019 4:48:30 PM

I'm Sorry Bee but I find this whole process, particularly Council Jargon complicated and a disincentive to seek Resident feedback.

If all you want is my name and address, Firstly you have my name & secondly My address is 32 Protea Drive Bongaree. Tel 0413582747.

If you require this information & more on an official form you can ignore my comments.

Regards

Albert Tarn

From: Development Services [mailto:Development.Services@moretonbay.qld.gov.au]

Sent: Thursday, February 7, 2019 12:16 PM

To: Albert Tarn

Subject: DA/31643/2016/VCHG/1 - 1780-1820 Bribie Island Road, Sandstone Point

Dear Sir/Madam,

Please find attached signed correspondence relating to the development application referenced above.

Should you require further information, please contact Bee Brooke as referenced within the attached.

Regards

Development Services

Division of Planning and Economic Development

Moreton Bay Regional Council | Caboolture District

2 Hasking Street Caboolture QLD 4510

P: (07) 3205 0555

E: mbrc@moretonbay.qld.gov.au

W: www.moretonbay.qld.gov.au

From: Albert Tarn <thomast2@bigpond.com>

Sent: Friday, 1 February 2019 3:16 PM

To: MBRC Incoming Mail <MBRCmail@moretonbay.qld.gov.au>

Subject: Development application Sandstone Point Hotel

Dear Sir/Madam.

I understand that public feedback is being called for regarding the Development application for an increase of events from 9 to 12 annually. (I am unclear what is meant by and have multi-day events on consecutive days considered single event).

My Feedback is as follows -

1 Traffic – When I know that an event is being held I follow the advisory signs about the event & don't travel on Bribie Island Road on that day.

2 Entertainment Noise – As I live in Protea Drive Bongaree the event noise is not an issue with the exception of fireworks, However I am sympathetic to

those who live close to the venue & coping both Entertainment & Fireworks noise

3 Noise from Fireworks. The use of Fireworks is something I would like to see stopped.

Bribie is a wildlife haven & I feel the Hotel should consider the

distressing effects that fireworks have on the Islands Wildlife.

Regards

Moreton Bay Regional Council

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Albert Tarn

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Moreton Bay Regional Council

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From: bribieb@bigpond.com
To: [MBRC Incoming Mail](#)
Subject: Development application Sandstone point hotel
Date: Saturday, 2 February 2019 2:03:02 PM

I wish to register my objection to any further extension of the activities being applied for by the hotel.

Traffic is already a serious problem as the access prepared for the location is inadequate and causes major traffic delays for residents of that locality and Bribie Island.

The venue already installs the hideous shipping containers creating visual pollution for the locality.

Council, as explained by Cr Savidge and other officers are already unable to enforce a more environmentally suitable sound/ sight barrier be erected .

Any extension of activities will only make the residents endure that blight on the landscape for longer periods if not permanently..

Resident and Rate payer
W.H. Taylor
10 Flamingo Drive]
Banksia Beach

Moreton Bay Regional Council

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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Brian & Joyce Thomas](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to DA 31643/2016/VCHG/1
Date: Wednesday, 6 February 2019 3:09:57 PM

Dear Sir/Madam,

I wish to lodge an objection to the DA lodged with regard to the Sandstone Pt Hotel of 1780-1820 Bribie Island Rd, Sandstone Pt, Qld, 4511.

It is patently absurd to countenance an increase in the number of major concerts permitted annually from the current 9 to a possible 12 as well as counting consecutive major concerts as only one concert for the purposes of the annual limit. I say this because the concerts that have been held so far produce intolerable levels of noise and severe traffic congestion in our area. How can the MBRC possibly consider increasing the anguish of local residents?

I trust that the views and concerns of local residents will be considered by council when considering this outrageous DA.

Yours faithfully
Joyce Thomas
27 Howard Court
Sandstone Pt, 4511

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Gerard Toohey](#)
To: [MBRC Incoming Mail](#)
Subject: Development Application for Sandstone Point Hotel
Date: Friday, 8 February 2019 1:34:48 AM

I refer to the Development Application by the Sandstone Point Hotel for permission to alter their existing event approvals.

My details are:

Gerard Toohey
4 Warrigal St
Bellara QLD 4507
0419236789

I do not object to the number of events being increased to 12. The Hotel does add value to Bribie Island and its surrounds.

I do object to:

- a) This extension being granted until traffic access onto and off the island is addressed
- b) The hotel's assertion that it has not breached noise restrictions in the past.
- c) Events over two days being classified as one event
- d) Events being permitted to run past 10pm with the exception of New Year's Eve.

A Traffic

I have lived on the island for over 20 years. Other than a traffic accident on the bridge we have never been unable to leave or access the Island for extended periods of time. Traffic flow onto the island, in particular ambulances, is virtually blocked from Ningi until Hotel event patrons are parked. Traffic flow off the island is blocked from the Woolworth's Shopping Centre roundabout. We are a family of three, one 94 and my wife and myself 71. All three of us are regularly taken by ambulance to Caboolture Hospital. Unlike an accident, the Hotel, for their profit, is holding planned events. Someone will die during periods prior to events because they cannot be transported quickly to hospital by ambulance or access to the Island for an ambulance is prevented. Until remediation road works are completed, at the cost of the hotel in my opinion, a helicopter ambulance service, again at the cost of the hotel, should be mandatory during event arrival and departure times.

B Sound

During the last event voice and instruments were clearly audible. Other than the base sound, this has not been the case at previous events. It was the case also during sound testing prior to the opening of the hotel. The prevailing wind direction over the Island is approximately from the Hotel towards Bellara. The Hotel claims that noise levels were not breached at the last event but that the area affected by noise pollution increased significantly because of the wind's direction. At the last event the wind direction was the norm for our area. If it wasn't the wind then it must have been the volume of the acts at the event permitted by the Hotel.

C Two day events being classified as one event

Excluding the last event, the constant base beat over the existing approval period is quite debilitating. While our ages are a contributing factor, we are quite distressed at the end of an event day. The beat overwhelms our television, (already loud to accommodate hearing difficulties), and denies sleep during our usual sleep timeframes. However, I have already stated I believe that the number of approved events should be increased to 12 if this benefits the Hotel and our area. Two days of base beat pollution does affect our health, and like those unfortunately much closer than we are, is impossible to mitigate in the home. No events should be approved that run over two consecutive days. This is noise pollution at its worst.

D Events being permitted to run past 10pm

Moreton Bay Regional Council

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I have the same objection to this as for two day events being classified as one event. At our ages, similar for a large percentage of our neighbours, extending the period of base beat pollution would be totally unfair, again distressing and noise pollution at its worst.

Thank you for the opportunity to give my views to Council.

Gerard Toohey
4 Warrigal St
Bellara QLD 407
0419236789

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Scanned By: jessie@southam@MBRC.COM On: 07/02/2019 PM Moreton Bay Regional Council.



THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

TO WHOM IT MAY CONCERN,

RE: DEVELOPMENT APPLICATION NUMBER: DA/31643/2016/VCHG/1

TO WHOM IT MAY CONCERN,

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION.

MORETON BAY
REGIONAL COUNCIL

- 6 FEB 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

THE SANDSTONE POINT HOTEL HAS RECENTLY ERECTED THE REQUIRED SIGNAGE ADVISING LOCALS OF THEIR PROPOSAL TO INCREASE THE NUMBER OF MAJOR OUTDOOR CONCERTS FROM 9 UP TO 24 PER YEAR. THESE ARE OUTDOOR CONCERTS WITH NO NOISE CONTAINMENT AS HAVE OTHER CONCERT VENUES AND IT IS LOCATED IN THE MIDDLE OF A QUIET RESIDENTIAL AREA. THE STAGE IS NEXT TO THE BRIBIE PASSAGE WHICH AMPLIFIES THE SOUND TOWARDS BRIBIE ISLAND. 9 MAJOR CONCERTS ARE ALREADY UNBEARABLE BUT 24 WILL BE DEVASTATING.

THE DEVELOPMENT APPLICATION PROPOSES TO INCREASE THE NUMBER OF MAJOR CONCERTS TO 12 PER YEAR AND IT ALSO REQUESTS THAT CONSECUTIVE MAJOR CONCERTS BE TREATED AS ONE CONCERT. SO A LONG WEEKEND COULD HAVE 2 TO 3 DAYS OF CONCERTS, WHICH WOULD ONLY BE COUNTED AS ONE OF THE 12 MAJOR CONCERT EVENTS

WE ARE CONCERNED ABOUT THE TRAFFIC CONGESTION ON BRIBIE ISLAND ROAD BECOMING WORSE THAN IT CURRENTLY IS. THE TRAFFIC CONGESTION OVER THE LAST FEW YEARS HAS BECOME UNBEARABLE DUE TO SEVERAL LARGE OVER 50'S DEVELOPMENTS, THE SANDSTONE POINT HOTEL, ITS CARAVAN PARK AND ITS EVENTS AND MORE HOUSING AND UNITS BEING BUILT. WITH AN ADDITIONAL 15 MAJOR CONCERTS, THE IMPACT ON THE TRAFFIC CONGESTION WILL BE DEVASTATING.

THE BRIBIE ISLAND BRIDGE AND TRAFFIC FLOWING TO THE BRIDGE IS OFTEN AT A STAND STILL WITH NO ACCESS FOR EMERGENCY VEHICLES. ON EVENT DAYS WE ALWAYS SEE THE ILLUMINATED SIGN WHICH WARNS OF AN EVENT - EXPECT DELAYS. WITH THE TRAFFIC CONGESTION HAVING INCREASED SIGNIFICANTLY SINCE THE APPLICANT UNDERTOOK THEIR LAST ROAD MANAGEMENT SURVEY, IT SHOULD NOW BE MANDATORY THAT A NEW ROAD MANAGEMENT SURVEY BE UNDERTAKEN PRIOR TO ANY FURTHER CONSIDERATION OF THIS APPLICATION.

SURROUNDING RESIDENCE, WHICH INCLUDE LOCAL WILDLIFE, HAVE ALREADY HAD TO MAKE ADJUSTMENTS TO THEIR LIFESTYLE FOR THE EXISTING ARRANGEMENTS WITH THE SANDSTONE POINT HOTEL. THE NOISE LEVELS AND THE CONTINUOUS BASS SOUNDS HAVE DEFINITELY SPOILT THE TRANQUILITY OF OUR ISLAND PARADISE, MOST OF WHICH IS SUPPOSED TO BE PROTECTED.

WE THINK IT IS TIME FOR THE HOTEL ESTABLISHMENT AND MORETON BAY REGIONAL COUNCIL TO SERIOUSLY CONSIDER THE RATE PAYERS, VOTERS, LOCAL RESIDENTS AND VISITORS WHO COME FOR THE PEACE AND QUIET OF BRIBIE ISLAND AND ITS SURROUNDS. WE HAVE SHARED OUR PEACEFUL PARADISE WITH THE SANDSTONE POINT HOTEL, WHICH IS A POPULAR VENUE, BUT NOW IT IS TIME TO THINK OF THE RATE PAYERS AND THE RESIDENTS AND LEAVE THE REST OF THE YEAR FOR OTHERS TO ENJOY IN THE WAY THEY HAVE FOR YEARS GONE BY.

KIND REGARDS,

for
Julian Toth
26 SEAFORTH ST.
Sandstone Point

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Keith & Laurel Tucker](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel Development Application
Date: Thursday, 7 February 2019 10:33:40 AM

OBJECTION TO Development Application Ref; DA/31643/2016/YCHG/1
From Reginald Keith TUCKER and Laurel Yvonne TUCKER - 6 Palm Avenue, BONGAREE, Qld.
4507

We object to the development application for additional open air events to be held at the Sandstone Point Hotel for the following reasons.

TRAFFIC gridlock on all roads leading to the Hotel and surrounding roads on Bribie Island is abhorrent when current Events are held. Local residents and Emergency vehicles have great difficulty going anywhere when current Events are held.

NOISE.. As is evident by our Address, we reside approximately 1km. from the Hotel and cannot shut out the loud music. Our residence is brick , fully insulated and with all windows and doors shut , still cannot shut the loud music out.

Unless the present Hotel owners are prepared to build a suitable venue to restrict sound and contribute some costs to additional road works to solve the Traffic problems, our objection would always remain.

R.K. & L.Y.TUCKER



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Moreton Bay Regional Council

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165 Bestmann Road East
SANDSTONE POINT QLD 4511

23 January 2019

Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510

Dear Sir / Madam

RE: DEVELOPMENT APPLICATION NUMBER - DA/31643/2016/VCHG/1

In relation to the Development Application number above submitted by the Sandstone Point Hotel, we wish to lodge our objections as we believe these additional concerts will have a negative impact on our peaceful amenity at home due to the following:

- increased noise levels before, during and after events
- increased traffic congestion in the local area before, during and after events
- increased frequency of events during the year
- increased length of events during the year
- possible extra burden on emergency response personnel in the local area, i.e. police, and ambulance paramedics, due to influx of hundreds of people attending the events
- due to traffic congestion inability of emergency response personnel, fire, police, and ambulance paramedics, to attend an incident in my local neighbourhood

Yours faithfully

Scott Tucker
Glynis Tucker

Moreton Bay Regional Council

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From: [Frank Usher](#)
To: [MBRC Incoming Mail](#)
Subject: Extension of development application by Comiskey Group
Date: Sunday, 3 February 2019 2:03:23 PM

To all Councillors,

I wish to object to any further extension to development application already approved. I feel that Comiskey Group is using a back door or creeping applications to take advantage of the system.

1. Last SUNDAY WAS AN EXAMPLE OF CHAOS brought Bestmann Road East and Carpenter Way to a halt and were jampacked it took half an hour to travel from SANDESTONE POINT RETIREMENT VILLAGE TO MY HOME AT 112 Bestmann Road East. It was a hot day but I could not leave my front door open to get a breeze through because of the heavy car fumes. Bestmann Road East was supposed to be a feeder street not an alternate highway.
2. Please do as the voters wish for a change and not bow to big business and developers.
- 3.
4. Yours Sincerely
5. Frank Usher
6. 112 Bestmann Road East,
7. Sandstone Point 4511
8. Phone 07 54975745

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Jeanette Vanderheide](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel
Date: Tuesday, 5 February 2019 2:38:37 PM

We would like to lodge an objection to further events and longer events, particularly music festivals on the following grounds:

1. Bribie Island Road cannot cope with the extra traffic, even out of peak times. The Hotel does not consider this to be their problem.
2. Consider the above when we need ambulance or other emergency services during times when the road is clogged.
3. There is insufficient medical facilities on the island when we cannot get access to Caboolture or Brisbane.
4. Entry to the Hotel is insufficient to cope with events, traffic comes over the bridge and that is totally blocked.
5. The Hotel should not have been built at a dead end without roads being upgraded to cope and developers should have made a considerable contribution to such upgrade. Why was this not done.

Until such issues are resolved no further events or developments should be approved.

Jeanette and Bill Van der Heide

Sent from [Mail](#) for Windows 10

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: wade.simper@bigpond.com
To: [MBRC Incoming Mail](#)
Cc: [Brooke Savage](#); [liquorcompliance@justice.qld.gov.au](#); [Division5](#); [Adam Hain](#); [Julie Greer](#); [Peter Flannery](#); [Koliana Winchester](#); [Denise Sims](#); [Mick Gillam](#); [Mike Charlton](#); [Matt Constance](#); [Darren Grimwade](#); [Adrian Raedel](#)
Subject: OBJECTION TO DA 31643/2016/VCHG/1
Date: Monday, 4 February 2019 6:22:55 PM

ATTENTION:
Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510
By Email to: mbrc@moretonbay.qld.gov.au

OBJECTION TO DA 31643/2016/VCHG/1

We object to any increase to the number of events held at Sandstone Point Hotel and, in particular, to the requested counting of two or more consecutive day events as a single event.

One ground for Objection is the already unacceptable noise generated by these events. The effects upon us and other neighbours of the hotel is already unacceptable – loud and deep bass music and fireworks, sometimes almost every week. We understand that MBRC has received noise complaints, but has not done anything to alleviate this noise nuisance.

Another ground for Objection is the unacceptable traffic congestion which affects all residents of Ningi, Sandstone Point and everyone on Bribie Island. Residents have to right to enjoy a peaceful and harmonious environment. We did not spend our money to purchase our home with the knowledge or expectation that we must endure what can only be described as ‘worse than peak hour traffic’.

A third ground for Objection is a critical life or death issue. This is related to the unacceptable traffic congestion, with the possibility that an injured or elderly person requiring ambulance evacuation will not be able to be reached and/or unable to exit the island. Also, there could be some major disaster and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. This situation is unacceptable.

The fourth ground for Objection is financial. Each of the above grounds for Objection point to the fact that property values are already being affected and this matter will be dramatically worse if the number of events/days is increased. Already 4 of the 22 residences in Orianna are up for sale, and most likely will sell at a loss, because of the noise and traffic congestion caused by Sandstone Point Hotel events.

Most likely the original development application was for a Hotel. What is

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

now being projected is more typical of a major concerts & events venue. The location of the Hotel, considering how close it is to so many homes and the inadequate single lane access roads and bridge make this an untenable situation.

We trust that you will not prioritise the commercial/profit interests of Sandstone Point Hotel over that of thousands of residents and ratepayers who have right to expect and enjoy a safe and relatively peaceful way of life and who certainly do not want to experience a decrease in the market value of their home..

From:

**Suzanne Wade & Ken Simper [Owners]
106 Spinnaker Esplanade
8 Spinnaker Drive, Sandstone Point Q 4511
Tel: 07 5496 2679 Mob: 0419 859188**

Moreton Bay Regional Council

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From: [Carol Walker](#)
To: [MBRC Incoming Mail](#)
Subject: Re: DA Application No. DA/31643/2016/VCHG/1
Date: Monday, 28 January 2019 11:02:58 AM

Re: Application of Sandstone Point Hotel to upgrade from 9 outdoor concerts to 24 per year.

Please understand the distress these concerts are causing due to excessive noise and traffic congestion.

We wish to object to this application being granted.

Noise

Already the existing concerts are causing anxiety and stress for the residents, without increasing the problem.

Traffic Congestion

Often Bribie Island residents are virtually trapped on the island when cars are entering or leaving the concert venue. What happens when an emergency vehicle needs to get through, either to the island, or to the Caboolture hospital?

We hope you take into consideration the residents' serious concerns, and when the application is raised at your council meeting, that you vote against this proposed increase.

Sincerely,
Carol and Geoff Walker,
37 Marina Blvd,
Banksia Beach. 4507

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture, Qld 4510

Development Application No.: DA/31643/2016/VCHG/1
Property Location: 1780-1820 Bribie Island Road, SANDSTONE POINT
Property Description: Lot 6 SP 281368
Development Type: Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation

SUBMISSION

Objection re Sandstone Point Hotel

This hotel abuts Moreton Bay which is listed on the Ramsar List as: -

An Environmental Park, Fauna Sanctuary, Fish Habitat Reserve, Marine Park, Shorebird Network "Site near the southern limit of reef building corals, an estuarine basin, semi-enclosed by two of the world's largest sand islands. As one of three extensive intertidal areas of seagrass, mangroves and salt marsh on the eastern coast, it supports an extremely high species diversity. Supported in significant numbers, several reptiles, amphibians, and mammals are rare, vulnerable or endangered. Over 50,000 migratory waterbirds are present during wintering and staging. Numerous canal estates have access to the bay, which supports an important fishery. The site is popular for water-based recreation and tourism. Ramsar site no 31

The Development application sign on the fence of Bestman Road could not be read from the road as it was too small and there is no parking in that area. Would have been a lot easier to read if it had been placed at the entrance to the hotel. The sign has now been replaced. That's like closing the gate after the horse has bolted.

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The proposed changes to increase the number of “Major Concerts” would have a devastating effect not only on the residents and their lifestyle but also the **environment**. This is just noise pollution.

Also, a great concern is the traffic woes. The Bribie Island Road to Bestman Road west is a parking lot. The traffic is then bypassing along Bestman Road. We as residents are then held hostage in our own homes and in my instance as many others don't get visitors as they can not get to Bribie Island and back home again.

On the 27th there was an afternoon I was trying to get home it took me 20 minutes to travel from Carpenter Way to Lachlan Crescent – approx. half a kilometre and a neighbour 55 minutes to get across the bridge. There is not enough infrastructure in place to cater for any more traffic and an increase in events will have adverse impacts on the external road network

I feel the Government and Council are not doing their job properly. They are not willing to help the people who vote for them when they allow their constituents to be held to ransom.

The noise from the concerts and fireworks held at this hotel not only affects the residents, to whom the council owes a duty of care, but also the wildlife in this area. Many of the birds rely on the trees, grasses and waters in this area for food and shelter. Numerous migratory shorebirds and waders come here some from as far as Siberia. These birds take flight when fireworks are held. There is even a migratory shorebird roosting sign advising people about these birds and it is an offence if you are disturbing these shorebirds.

The noise is very intrusive when the concerts are on even with windows and doors closed, sometimes my windows even rattle. The fireworks are not only held when there are concerts but also at private functions held at the hotel. So far this year (2019) there has been 5 of the 9 permissible Major Outdoor Events for the current year and at every one there are fireworks. The 9 events held now are quite enough along with all the other festivals that are held.

These concerts and not 2 or 3 hours but go for 9 hours with alcohol being served the whole time with the hotel being closed to the public every time there is a concert. Concerts held at the entertainment centre, Suncorp and the Gabba go for about 3 or 4 hours and alcohol is served at intermission.

For the major outdoor events Council is responsible for the enforcement of noise requirements under the development permit but as these concerts are held on weekends who do you notify? Noise monitoring should be conducted by Qualified Acoustic Consultants no matter how many people attend and should be licensed and if the noise from these concerts can be heard as far away as Banksia Beach and Godwin Beach the decibel should be reduced. It is no use complaining to the hotel on the day as they are not interested just tell you they are monitoring it. Too late after the event - a new revised acoustic plan and monitoring program is needed.

Moreton Bay Regional Council

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What happens to the complaint register? I have been informed by a notice from the hotel if I have any questions or concerns while the event is running to contact the event hotline on 0401229534 or info@sandstonepointhotel.com.au. I like many do not have a computer so would have to ring the hotel and hope they could hear the phone above the noise. Are any of these complaints by residents followed up by council?

We are mainly a community of pensioners and the council owes some respect.

Yours faithfully

Bob Wallace
10 Nelson Street
Sandstone Point Qld 4511

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Bee Brooke

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of B&S Walsh <saltata2@hotmail.com>
Sent: Thursday, 7 February 2019 9:17 PM
To: MBRC Incoming Mail
Subject: Comment on application 2016/31643/VCHG/1

For the attention of the General Manager / Planning Manager / Planning Department

Application 2016/31643/VCHG/1
Address 1780-1820 Bribie Island Road, Sandstone Point QLD 4511
Description Request to Change (Other) - Material Change of Use - Development Permit for Outdoor Sport and Recreation
Name of commenter B&S Walsh
Address of commenter 11 Sunbrite Court, Sandstone Point
Email of commenter saltata2@hotmail.com

Comment

Dear Sir/Madam

We object to the proposed application by Sandstone Point Hotel which would allow for potentially up to 24 concert days per calendar year (12 events, each of a maximum of two days).

Living in Sandstone Point, our main objections with the proposal are as follows:-

- (i) that the increased number of event days per calendar year will adversely impact on local residents, ourselves included, due to more frequent traffic congestion on Bribie Island Road and East Bestmann Road, and
- (ii) that local residents will experience more frequent noise pollution from the increased number of events.

The existing number of concert days per year already impacts negatively in the ways described above and we certainly would not want to see that exacerbated.

Kind Regards

B&S Walsh

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



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Scanned By:costrigana@MBRCDGM On: 29/01/2019 AM Moreton Bay Regional Council



40 Gordon Cres
Sandstone pt.
Qld 4511

Moreton Bay Regional Council
P.O.Box 159
Caboolture
Qld 4510

23rd January 2019

OBJECTION TO DA 31643/2016/VCHG/1

I wish to object to the Sandstone Point Hotel's proposal for more concerts and consecutive concerts being classed as one event. We moved to this quiet area and built our home on this street because it was adjacent to "land never to be built on" because it was aboriginal land.

We became used to great bird life and lots of kangaroos nearby whilst the caretaker there ensured there were no problems.

How times have changed!

My house (and my bedroom) is 3m from the adjoining fence to the Sandstone Point Hotel.

The noise from concerts held at the hotel is a major problem, particularly the bass noise of drumming. My little dog is terrified and shakes uncontrollably, climbs on me and scratches my arms whilst her tongue is hanging from her mouth drooling onto me! We cannot get any peace or any sleep. And yes, I do go to bed early. I am afraid of drunks too, who may get over my fence late at night.

The traffic is a great concern and it is beyond my understanding why Council has done nothing about the Bribie Island Road or the Bridge after all the years of discussion.

Moreton Bay Regional Council

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Scanned By:costrigana@MBRCDGM On: 29/01/2019 AM Moreton Bay Regional Council

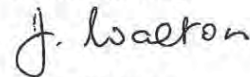
I cannot go over to Bribie when a concert is due, because of the traffic. Which means that this Australia Day Weekend I will be stuck at home with my hands over my ears .. not a good way to spend it. My family will not come up from Brisbane because of the traffic on Bribie Island Road at holiday times.

I have friends much further up the estate and they too are very concerned about the noise and, of course, the people on the other side of the water complain a lot when the wind is in their direction.

Why should Mr Comiskey get his own way every time he applies for extensions - like the noise level he previously had increased. There are so many people who are distressed about these matters and, of course, we do have an ageing population on Bribie, of whom I am one. I have noticed a fair number of For Sale signs appearing on homes in my locality.

Please give some thought to us and don't let Mr Comiskey run Council matters. You are supposed to represent all of us.

Yours faithfully,



Jean Walton

Moreton Bay Regional Council

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From: [john.ward](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel
Date: Friday, 25 January 2019 8:39:58 AM

Hi regarding the application by the Hotel ref: DA/31643/2016/VCHG/1
I live at Sandstone Point when there is a function at the hotel it is nearly impossible to exit the estate because of the traffic at the lights to go to Bribie.
If this goes ahead it will make the problem a lot worse.
Ann Ward
6 Bilonga Crt
Sandstone point.



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ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

From: [Maureen warner](#)
To: [MBRC Incoming Mail](#)
Cc: brooke.savage@moretonbay.qld.gov.au; [Sharyn McCarthy](#)
Subject: Objection to change of use application for Sandstone Point Hotel
Date: Friday, 1 February 2019 12:10:13 PM

In regard to DA/31643/2016/VCHG/1, the Sandstone Point Hotel, address 1780 - 1820 Bribie Island Road, Sandstone Point Qld 4511, application for change of use of venue in relation to Events.

We, John Edward Warner and Maureen Jane Warner of 19 Seaforth Street, Sandstone Point, Qld, 4511, wish to lodge an objection to the above change of use application by the Sandstone Point Hotel. We can be contacted on the following phone numbers, John 0438151749 and Maureen on 0407954665 and our joint email address is jemjwarner@hotmail.com.

The objection is based on the following criteria;

1. Increased traffic congestion on Bribie Island Road:

Currently there is a significant traffic increase on Bribie Island Road, on days of promoted events at the hotel. Bribie Island Road can become congested and at times stationary for some time from as far back as Aerodrome Road, Caboolture to the bridge over Pumicestone Passage. We believe that the major cause of this congestion is by the increased patronage at the hotel event, above the normal traffic by residents and visitors to Bribie Island. Bribie Island Road is single lane road in areas and not capable of handling the extra traffic flow.

2. Recent increased traffic flow on Bestmann Road:

In recent times it has been noted that on days when the Sandstone Point Hotel is conducting events Bestmann Road traffic has also increased as patrons attempt to avoid the main Ningi residential/shopping precinct on Bribie Island Road. On some occasions the traffic congestion has been from Bribie Island Road intersection to Peerless Way, near the shopping centre. Bestmann Road has been designed to cater for local residential traffic, not for extra traffic to the hotel.

3. Increased noise from the Sandstone Point Hotel during an event:

We reside approximately 1 kilometre from the hotel and can hear the "base" and on occasion the words and music from the bands appearing at the hotel. The residents nearer to the hotel must be affected by the noise pollution. The hotel also seems to conduct fireworks after almost every event and while residents are advised through the Hotel Facebook page not all residents have access to this medium and animals within our area, particularly dogs, are still becoming stressed with increased barking and occasionally dogs escaping their yards and running around the nearby streets.

4. Parking in vicinity of hotel during events:

When conducting events at the hotel the management have been erecting non-compliant traffic signs under the relevant Act stating "No Parking" on the outside of the boundary fence of their property, as well as placing star pickets and tape on the Road Related areas outside their boundary fence on Bestmann Road and both sides of Bribie Island Road. Road Related areas under the relevant legislation extend from boundary fence to opposite boundary fence closing that area off. These areas are not the property of the hotel but the property of the Crown ie local, state or federal government.

Signed: John Edward Warner and Maureen Jane Warner
1st February 2019

Sent from my iPad

Moreton Bay Regional Council

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From: [Alexia Watling](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone point events
Date: Tuesday, 29 January 2019 11:50:08 AM

I along with many other residents of Sandstone Point am appalled by the Councils reluctance to act in an effective manner and stop the abuse of us residents by The Sandstone Point Hotel and it's owner. We bought our properties because of the quiet and tranquil surroundings, now we are subjected to constant over the top noise.

Not only is the noise a problem, also the constant traffic congestion.

Mr. Comiskey has gotten away with so many dodgy agreements with your council. He has built on land that should never have been built upon, disturbed and killed wildlife and created havoc for residents. He is a giant pest!!!

I can't believe the Council has turned a blind eye to this delinquent.

I for one will be considering putting my house on the market after 34 years at Sandstone Point.

I pay my rates along with all others, please protect my rights as a citizen and resident.

Alexia Watling,
34 Clark Terrace,
Sandstone Point.

Sent from my iPhone

Moreton Bay Regional Council

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From: Jeni
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel . DEVELOPMENT APPLICATION NUMBER:- (DA/31643/2016/VCHG/1)
Date: Saturday, 2 February 2019 9:17:37 AM

DEVELOPMENT APPLICATION NUMBER:- (DA/31643/2016/VCHG/1)

Dear Sirs,

As a resident of Bribie Island for some 12 years, we have enjoyed watching the developments that have taken place, particularly the Sandstone Point Hotel.

It has been very tastefully built and a definite benefit to us all, **HOWEVER**, when there are major events on.... the traffic both on and off the Island and on the Bribie Road is horrific. They may try and hold them at "off peak" times but what is that definition to our Bribie Island, which hosts families on most weekends, coming to enjoy Bribie beaches. This now becomes an issue with the length of time it now takes them to get here and leave, on the "Event" days.

We on Bribie do actually leave the Island on weekends for various and many reasons, but on "Event" days/weekends we don't because of the tragic delays and congestion. We have on many occasions called potential luncheon guests and rearranged dates because of the time it would take them to come and go.

On the Flora and Fauna aspect, I agree with the fireworks issue, although if it is only on New Years Eve and Australia Day, I think that is acceptable.

Please consider the application with care, for further events at "The Hotel" We can cope with the events they already have, but MORE, ABSOLUTELY NOT!!!!? A nightmare on our local road/s.

I cannot imagine what the noise must be like for those poor souls living in the proximity!!!!??

Thank you for your consideration

Yours sincerely

Jeni and Tim Webb

*10 Lyrebird Lane
Bongaree
Bribie Island
Qld 4507
[Tel:3408 3438](tel:34083438)
Mobile: 0408790031*

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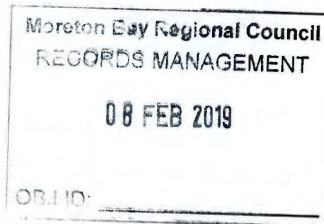
ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By:marilynocallaghan@MBRCDOM On: 08/02/2019 AM Moreton Bay Regional Council

Joseph white
Foot comfort clinic shop
7/9 toorbul st
bongaree qld 4507

3rd february 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510



Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I wish to object to any increase to the number of events held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single event.

The main grounds for objection is the unacceptable traffic delays. Residents of Bribie Island should not have to put up with such inconvenience which is created for the profit of one family. Worse still is the possibility that an injured or elderly person requiring ambulance evacuation will not be able to exit the island; or that some major disaster will occur and the police, ambulance, fire fighters and SES will be unable to respond in reasonable time. Until sufficient infrastructure is in place this situation is unacceptable.

No increase in the number of events should be considered until traffic management and noise management plans are approved by the residents and ratepayers of Bribie Island and Sandstone Point.

Although certain noise management and traffic management plans have been approved by the council in the past, it is clear that neither are satisfactory in concept and/or in policing; and that in the interests of the vast majority these issues must be reconsidered and all proposals put on public display for comment.

Thank you for this opportunity to lodge this objection.

Yours faithfully
Joseph white

A handwritten signature in black ink, appearing to read 'jwhite'.

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From: [ken white](#)
To: [MBRC Incoming Mail](#)
Cc: caboolture.editorial@news.com.au
Subject: Sandstone Pt Hotel extended events Application
Date: Friday, 8 February 2019 4:50:51 PM

To Whom it may concern,
MBRC,

mbrc@moretonbay.qld.gov.au

Re: Sandstone Pt Hotel extended events Application

How many residents of Bribie and close areas serviced by Bribie Island Road have been inconvenienced because of major traffic delays? I have fumed and cursed because I have been unable to keep appointments or other arrangements simply because of the events held at the Sandstone Point Hotel complex causing unreasonable traffic bottlenecks.

Accidents, rubbish thrown out of cars, verbal abuse by inebriated patrons, disruptive noise which can be heard as far away as Redbeach area, also cause aggravation towards this hotel.

Mr. Comiskey was eager to build with Council permission to hold nine events per year, why should he now be granted licence to hold more events? Surely his cashflow showed he could operate at a profit with nine events, or he would not have proceeded with the project.

It is unreasonable that he causes further disruption to residents of the affected areas, purely to enhance his profit margin. Certainly, Council should have insisted that he create (and pay for) a 4-lane dual carriageway for the full distance between the M1 and his hotel.

It is my wish, and it is reasonable to expect, that his application be rejected.

K. White

34 Mcdowall St,

Bongaree 4507

3408-1615

CC Letters to the Editor, Bribie Weekly, caboolture.editorial@news.com.au

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Graeme Wilcox
12 Howard Ct
Sandstone Point, Qld,
4511
7th February 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510
mbrc@moretonbay.qld.gov.au

OBJECTION TO PROPOSED CHANGE TO DA 31643/2016/VCHG/1
Situated at 1780 - 1820 Bribe Island Rd, Sandstone Point, Qld

I object to the increase in concerts from 9 per year to 12 per year because -

1. The original recommendation by the MBRC planning department was for only 6 concerts per year. This was overturned by elected councillors, against good advice, inappropriately to 12 concerts but with much lower approved sound levels than are currently approved. It was later changed to 9 per year with the current higher sound levels. To increase the number of Major Concerts now to over 24 per year at the much higher sound levels is nothing short of criminal. Under the Local Gov Act councillors pledge when elected to office that they will adhere to the Principles of the Act that state (a) that councillors will be transparent and use effective processes, and decision-making in the public interest; and (b) that councillors will use democratic representation, social inclusion and meaningful community engagement; and under section s 12 3(c) of the Local Government Act. - all Councillors have the responsibility of decision-making, for the benefit of the local government area. This has not occurred obviously. All but one councillor is guilty of misconduct that could result in disciplinary action being taken against them. The OIA will be very interested in investigating these councillors.
2. 12 concerts per year represent a 100% increase above the original recommendation and a 25% increase above the current approved number of Major Concerts. 25% more unbearable concerts will be disastrous to our quiet amenity, our sanity and our hearing damage. The staff at the hotel of course will have even more hearing damage and naturally, litigation will be targeted at both the MBRC for approving the very high noise levels and the hotel for undertaking those high noise levels.
3. 9 major concerts per year is already too many as demonstrated by the complaints received over the last 4 years and particularly in the last month. If in doubt, have a look at this site - <https://www.facebook.com/groups/343724216240821>. It should be noted that there does not need to be a great number of formal complaints as every formal complaint lodged is about the noise being unbearably loud. Just because others are too old, do not have internet access, are deaf, complacent, have given up complaining as nothing changes or there is some other reason that they do not lodge a complaint, does not mean that they are not affected by the noise. For example, we now leave our house for as many major concerts as possible so recently I have not been complaining as much about the noise. The reason we are not complaining is that we have been forced to move out of our home as nothing is ever resolved by lodging a complaint. Others have sold their houses or are in the process of selling their houses directly due to the noise and because nothing is being done about the noise when they complain. If 24 or more concerts are approved, we will rarely be home.
4. These concerts are all outdoors and depending on the wind strength and direction affect different sectors of the local neighbourhood. To date the vast majority of noise has been blown by northerlies and north easterlies to the small

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pocket of houses south of the hotel. This small pocket is also in the direct sound line of the speakers. The 12th January was different. However, noise complaints from other sectors surrounding the hotel have generally been less, especially from Bribie Island. Recently wind conditions changed but more importantly the bass has increased creating an increase in the number of complaints from other sectors. This can only get worse as the wind driven noise will affect others and the MBRC will receive even more complaints from these new sectors. Once this DA change is approved, little can be done to rectify the error. The fact is that once this DA change is approved, and MBRC does not do anything to change the noise levels, this will create more complacency in people who will become frustrated that their complaints achieve no results. The use of specific speaker systems, that are not affected by wind intensity or direction, as recommended by one of the hotel's acoustic consultants should be a mandatory condition whether this DA change is approved or not.

5. As stated above the increase to 12 major concerts per year represents a 25% increase over that already approved number of Major Concerts and a 100% increase above the number of Major Concerts that the MBRC planning department recommended.. This equates to 25%/100% more days of road congestion. The applicant has argued that the increase in concert numbers per year will not affect traffic management. This is not true as a 25%/100% increase is significant. Also the traffic congestion over the last 4 to 6 years has increased dramatically, additional to traffic generated by the hotel's patrons, so the original road management plan is now outdated. A new road management plan is now mandatory.
6. The DA requirements for notification of a Major Concert is limited to 1.3km however the noise impact is far greater than 2km. Locals do not know if a concert is a Major Concert or not if they live outside the 1.3km radius, they do not know if there is over 3,000 people attending, they do not know what the approved sound levels are and they do not know to call the Hotel's hotline. MBRC should amend the requirement to notify locals to a 3 to 4km radius or another distance based on the radius of complaints received to date.
7. The currently approved sound levels are too high as demonstrated by the recent increase of noise complaints. The current sound monitoring does not factor in the bass as it is only measuring "A" weighted sound and not "C" weighted as it should be. The locals believe that the noise from the 27th January 2019 concert was equivalent to standing next to a jackhammer while it is being operated (Rob Comiskey's words). Rob Comiskey also stated the average recorded noise levels for that concert were the equivalent to the noise levels inside a quiet office, which are 40-45 DB yet the noise travelled approximately 3km to Orchid St Bellara on the 12th January. The currently approved sound levels need to be reduced even if no additional concerts are approved. This is possible under the Planning Act.

I object to the combination of consecutive concerts being classed a one concert because

- A. The proposed increase to 12 major concerts per year plus the combination of consecutive concerts being classed as one concert represents an approximate 200% (27 or more – an increase of three times) or greater increase over the already approved 9 concerts. This equates to 200% more days of road congestion and 200% more peak traffic flow issues. The applicant has argued that the increase in concert numbers per year will not affect traffic management. This is not true as a 200% or more increase is very significant. Also the traffic congestion over the last 4 to 6 years has increased dramatically, additional to traffic generated by the hotel's patrons, so the original road management plan is

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now outdated. The new factors that have increased the traffic over the last few years include 3 very large over 50's resorts, several new multistorey apartment blocks, more 4x4's accessing the beach, the hotel itself, the new SPH Resort which caters for over 1500 people at any one time and additional housing block releases. If and when Bribie Island Rd is upgraded, there will be many months and possibly a few years of roadworks to deal with. The chaos that the roadworks will have will be bad enough but added to 200% more congestion from additional concerts it will be a disaster of the highest magnitude. A new road management plan is now mandatory. I have been made aware that the SPH has had their traffic controllers stop traffic on Bestmann Rd East. Weren't they supposed to be using police officers? If this was necessary, the road management plan definitely requires updating.

- B. The applicant has argued that most consecutive concerts will only be over 2 days but that is not what their application wording requests. They held a "Holy Green Music & Arts Festival" on the long weekend of 27th Jan 19. It was a one day event but if the DA proposal is approved it will almost certainly become a 3 day Australia Day event in the future. The name itself suggests that it is a festival (and almost certainly not just for one day) and festivals run continuously as did this event which ran from 10am to 10pm (all day - not just from 3pm to 9pm as has been the norm). Rob Comiskey in the Bribie Weekly newspaper on the 25th January 2019 was quoted as saying "*We have had interest from a number of festivals wanting to host events in Queensland, specifically in our region. One festival is pretty special.*" It appears that the intention of the hotel is to hold Festivals up to a week long (to be counted as only one of the proposed 12 annual Major Concerts). This will increase peak traffic flows and traffic congestion over a longer period of the day and for many days at a time. The applicant should change their application wording if their intent is for a maximum of 24 concerts only.
- C. The applicant's DA under section 6.1 states "...and amend the duration for a single Major Outdoor Event to cater for multi-day events". It does not just refer to Major Concerts but all Major Events. The implication of this could be that they may only need to submit one management plan for a 3 day Major Concert and / or Major Event (non concert) instead of 3 management plans. There are possibly other implications as well.
- D. The applicant has stated in their letter dated 14th January 2019 "It is proposed that the maximum number of consecutive days that will constitute a single Major Outdoor Event (Concert) will be two (2)". This is not what their application wording states. The applicant should change their application wording if their intent is for a maximum of 24 concerts only and resubmit a new application.
- E. The applicant has stated in their letter dated 14th January 2019 "...most concerts are expected to be run on weekends...". They do not say that mid week concerts will not occur or that a festival will not run over an entire week. What has not been said has major implications on the possible impact on local neighbours with noise and on the entire Bribie Island & Sandstone Point community with road congestion. Don't be fooled by their cleverness in deception.
- F. The applicant has stated in their letter dated 14th January 2019 "...there is therefore no need to provide a revised acoustic plan and monitoring plan". This statement is a deception as anyone who operates in the acoustic industry knows that duration and continued exposure of high noise levels is critically important. The noise impact from 9 concerts is bad enough but the impact of 24 or more concerts (possibly running from 10am to 10pm as was the concert on the 27th January) will be devastating on the amenity of the local neighbourhood and the impact on hearing damage and on the mental anguish of those affected. The

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Town Planner working for the applicant is not qualified to make the statement that he has made. A revised noise impact assessment should be a requirement prior to any consideration of this application. Also of great concern is the location of the unmanned monitoring stations behind what are effectively acoustic sound barriers.

- G. The approved noise levels for Major Concerts has to be too high if the 27th January 2019 concert is anything to go by. Residents in Howard Ct felt that the noise was equivalent to standing next to jackhammer while it is being operated for at least 11 hours. Rob Comiskey can confirm this belief.
- H. The applicant has stated in their letter dated 14th January 2019 "The responsibilities of both Council and OLGR will not change with the proposed increase in the number of concert held on the site". Under MBRC's fact sheet on noise pollution it states "*Queensland's EPA 1994 includes requirements for noise nuisances. Council is legally required to enforce them.*" The increase in the number of Major Concerts will have a definite impact on noise nuisances to local neighbours (more than to 3 kilometres away) of the hotel as the noise duration will be 3 times longer or more. The applicant's statement is a deception. Councillors, when elected, have pledged to make decisions in the public interest. This is now your chance to uphold that pledge.
- I. The applicant has stated in their letter dated 14th January 2019 "...it is not proposed to change the size and style of concerts held on site". The Town Planner cannot guarantee that the size and style of the concerts will not change and as there will be no condition within the approved changed DA, the applicant can vary these elements whenever they like to the financial benefit of the applicant especially as the hotel is its own watchdog on numbers attending and on the noise monitoring. The concert of the 27th January 2019 is a very good example of this change to the style and duration of Major Events as it ran from 10am to 10pm instead of having the usual 3 to 4pm start time.
- J. The applicant has stated in their letter dated 14th January 2019 "...without the need to benchmark noise measurements against other variables, such as background noise. This provides certainty for surrounding residents..." The introduction of the two approved noise levels, one for Major Concerts and another for all other events, has made it more confusing for surrounding residents as they do not know if the unreasonable noise that they are enduring should be that loud or not. It would only be a few astute residents who would know the difference between the two types of events and know who to complain to. Why else does OLGR, who manage all hotels across Queensland, only have the one noise management system? As stated in item 6 above, the 1.3km radius for notification to residents of a Major Concert needs extending as those outside the radius do not know that there is a Hotel hotline to call, do not know if over 3,000 people are attending and do not know the approved sound levels.
- K. With 24 or more concerts and with all the other events held at the hotel, why is the overflow carpark not sealed? If the rainwater runoff enters the Passage it will be detrimental to the good health of our water system. This is a serious matter that should be investigated.
- L. Is the overflow parking still adequate for the numbers of concert goers or should the concert numbers be limited to the available parking spaces? This will become even more important when the proposed motel is built. As it is, the guests of the caravan park Resort have to park their cars on the overflow parking area as the Resort has insufficient parks for all 1500 odd guests. Ironically MBRC has only required 1 car parking space for each site/cabin. What a joke!
- M. The hotel's owners are experts at deception. Initially the hotel was sold to locals as a "family tavern". The end result, is nothing like what was promoted. In press

Moreton Bay Regional Council

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releases since, I am sure that the owners have been quoted as stating that it was always their intention to make the SPH a big concert venue. MBRC has allowed this to happen in a quiet residential area. Where else in Queensland is there a major outdoor concert venue nestled in the middle of a quiet residential area and now they want 24 plus concerts and week long festivals. **This application has to be refused.**

It should be noted that there are a number of locals and MBRC councillors who have been offered and some have accepted free concert tickets. These same locals may be saying that the noise does not affect them. Are their comments valid if they are attending the concerts for free? I think not. Those councillors, if any, who have accepted obviously cannot vote on this proposed application. Any councillor who reasonably believes, or reasonably suspects, that another councillor has been guilty of misconduct and has accepted this offer must under the Local Government Act report their misconduct. Further, the SPH in a past DA application had a large number of their patrons sign supporting submissions. Most were not locals, all as far as I know were attendees of the hotel or their concerts who, at most, would only attend one or 2 concerts a year. We will have to endure 24 for more major concerts for 10 odd hours a day. There should be a greatly reduced weighting of their supporting submissions to ours and a close examination of the relevant content of their supporting submissions. That is to say, for every 20 supporting submissions from supporters who do not live in the locality, it should equal one objecting submission, or thereabouts, if this sort happens again.

It is interesting who is running the planning decisions in MBRC as the applicant's Town Planner has stated in their letter dated 14th January 2019 *"This response is provided as a full response under the relevant provisions of the Planning Act 2016, and I advise that the application will now proceed to the Notification Stage."* Surely they should have had the courtesy to allow MBRC to make a decision that the applicant's response was adequate if in fact is? Is MBRC now going to revoke the Notification Stage and seek appropriate answers to the many questions MBRC posed to the applicant or will MBRC just let this inappropriate action slip through?

Sincerely



Graeme Wilcox

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Mrs Lesley Wilcox
12 Howard Court
Sandstone Point
QLD 4511
4th February 2019

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Dear Sir/Madam

OBJECTION TO DA 31643/2016/VCHG/1

I object emphatically to any increase to the number of concerts held at Sandstone Point Hotel and to the requested counting of two or more consecutive day events as a single concert event. This objection concerns the hotel located at 1780-1820 Bribie Island Road, Sandstone Point QLD.

Grounds for Objection:

Noise-

Sandstone Point Hotel (SPH) and Moreton Bay Regional Council (MBRC) are not allowing me to live in a safe, residential neighbourhood with sound levels as regulated by the QLD Government as being 'safe' to ensure a peaceful life and amenity. The approved A weighted decibel levels (with averaging) are in excess to state allowed levels. There is no limit on the C weighted decibel level (thumping bass) which has increased with each concert this year and there are no sound mitigation measures in place. Very few councillors live within the local communities being affected by previous development applications or this current application.

While the major concerts have been limited in the number allowed there are many events being held throughout the year that are not classed as major concerts but have amplified music, entertainers and fireworks. There are events/concerts held at SPH fortnightly on average. The noise levels vary. Often the event is free or cheap entry and while numbers have to be over 3000 at any one time to be classed a major event there is no MBRC monitoring of numbers attending.

Traffic-

The local and state roads, traffic lights, round-a-bouts and Bribie Island bridge are congested and often at a standstill before, during and after an event at SPH. This affects my ability and access to food, friends, relations, appointments and emergency care.

As a result -

- a) I am subject to hearing damage due to the constant high sound levels being experienced over 10 hours at a time, experience sleep deprivation due to the late concert hours, and am constantly stressed with headaches through the ongoing noise and the heart affecting bass levels experienced with each concert. I cannot watch TV or listen to music due to the sound being drowned out, even with my windows and doors closed and noise cancelling headphones on.
- b) Friends and family will not visit me on an event day due to the noise levels imposed on my residence and the traffic impeding the roads during an event. I cannot visit them during these times either. The constantly changing start and finish times exacerbates this.
- c) I cannot go shopping, go to the beach or restaurants and attend local movies, go to the doctors or other appointments before, during or after any event being held by the hotel.
- d) I am at risk of accidents and road rage if I do venture onto any of the affected roads.
- e) I have been forced to find alternative accommodation on occasion due to the traffic delays and not being able to tolerate the hours of offensive sound and thumping.

I object to this application as it will dramatically increase and extend the periods of noise and traffic disruption that I currently experience.

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Changes to DA 31643/2016/VCHG/1

1. The application states (summary and the details section are identical)–

DA Form 1 – Development application details

PART 3 – DEVELOPMENT DETAILS Section 1 –

Aspects of development 6.1)

d) ‘Other’ Change Application - Change to Conditions 5 and 7 of the existing Development Permit to limit the maximum number of Major Outdoor Events (Concerts) to 12 per calendar year, and amend the duration for a single Major Outdoor Event to cater for multi-day events.

This new application therefore:-

- specifies an increase in the number of concerts from 9 to 12 with multi-days counted as 1 concert
- specifies multi-day events for any major event not just concerts
- does not specify a max number of consecutive multi-days for each concert or major event.
- does not specify the days of the week that these multi – day events will occur.
- does not specify the number of multi-day events that will be held within a specified time frame (eg a month)
- does not specify an upper limit of attendee numbers at any given concert or event, or on any day of the event.
- does not set a limit on the number of multi-day events other than concerts.
- does not specify a time frame for each event if not a major event.

2. The information being provided by the applicant to MBRC contains discrepancies between the application and the information provided in the letter by Ian Buchanan (dated 14 Jan 2019) on behalf of his employers the ‘Comiskey Family’. There is unsubstantiated information contrary to the application wording. There is no supporting documentation or concrete evidence attached to the statements in the application or letter.

A. *‘The maximum capacity and characteristics of how concerts will be run will not change, only the maximum number of concerts that can be held in a single year.’*

When this current DA was approved the number of concerts were reduced from 12 to 9 per year with increased sound levels. The previous DA specified 12 with lower sound levels which was an increase from the 6 originally recommended by MBRC planning staff. Obviously MBRC is already negligent in its responsibilities for controlling noise nuisances. Why is the applicant now requesting an increase in the number of major concerts?

B. *‘The proposal to increase the number of concerts, including consecutive day events, will not change the current traffic management arrangements, nor will there be any change to peak traffic flows from individual concerts and events.’*

The current traffic management will not change but the traffic flow including peak flows in and out of the area will be increased considerably by any increase in the number of days (and the days of the week) major concerts or events are held. There is no mention made of the change in traffic flow from the increased numbers of attendees resulting from increased availability of accommodation or from more events or concerts happening. A revised traffic flow report was not provided by an independent body to support this statement. With more multi-day events a new traffic flow report is required for before, during and after the concerts.

C. *‘Additionally, following the opening of the Sandstone Point Holiday Resort there is now a significant number of patrons that will stay at the resort when a concert is being held which has reduced the peak traffic flows after an event.’*

I note that the statement is made in relation to the traffic flow AFTER the event only. There was no demonstrated evidence provided of this reduction in peak traffic flow. There has also been no demonstrated evidence that the number of daily concert attendees have reduced, stayed the same or in fact increased due to the availability of more accommodation and more concerts being provided. There is no evidence of reduced traffic flow. There has been no reduction experienced by the local residents who continue to battle the traffic chaos. Where are the hard facts on the numbers attending?

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The SPH resort was fully booked out on the weekend of 27th Jan. The figures from the accommodation were confirmed as “*We had between 700-800 people in the resort*” by Rob Comiskey. All of these people chose to be there and were not forced to listen to and feel the concert.

Camping tickets to the hotel’s adjacent holiday resort were sold out for the 27th Jan concert. These camping tickets were sold per person (not by site) to concert attendees with access times mandated 1pm to 10pm Sat and 7am to 3pm Sun which created extended new peak traffic flows. Therefore there was a large increase in the number of vehicles using the streets and roads in the vicinity of the resort. As a guide to the total accommodation numbers of patrons and vehicles possible at the resort there are 192 camping/c’van sites with a max of 6 people per site = 1152 plus 49 cabins with a varying no of inhabitants. This represents a large increase in traffic over a short time span.

- D. *‘It is proposed that the maximum number of consecutive days that will constitute a single Major Outdoor Event (Concert) will be two (2).’*
As can be seen on the application’s wording (both in the summary and in the details section cited at 6.1 (d)) this statement is not correct and unless specified accurately in the application and on the approval, will allow multiple week long festivals. Multi-day means many consecutive days of major concerts operating whether it be a long weekend, a week in the school holiday period or four days over Easter.
- E. *‘Given that the maximum number of consecutive days that will constitute a single Major Outdoor Event (Concert) will be two (2), the absolute maximum number of days that would form the twelve (12) concerts in a single calendar year would be 24.’*
The application’s wording definitely does not match this statement.
- F. *‘At the follow-up meetings held since the commencement of the current development permit, there have been no significant issues raised about the management of these concerts by any of the parties in attendance, including Council, Department of Transport and Main Roads, the Police, Translink, or OLGR.’*
There has been NO representation by the local community at any of these meetings and there have been limited representatives from the nominated parties that have actually physically monitored the concerts. There has been no mention made of the years of complaints (written and verbal) concerning the management issues of traffic or noise. Applications should not be approved by parties who do not know what is/has been actually happening or who have not attended a number of the events in roles as assessors rather than attendees.
- G. *‘As detailed in our application and this response, it is not proposed to change the size and style of concerts held on the site, only the maximum number of events which are permitted to occur in a calendar year.’*
. The letter refers to events and not just to concerts. Rob Comiskey has confirmed in the Bribie Weekly that there will be multi-day festivals which is a change in the style of concerts held..
- H. *The maximum noise levels set for any individual concert will not change, nor will*
 - a. *“there be any change in the manner in which noise levels are measured and enforced.*
The current manner in which noise levels are measured is to have many of the unmanned recording monitors located behind acoustic barriers such as solid fences, gates and trees. This should be changed to record more realistic sound levels. The sound levels should be monitored at the source as well.
 - b. *“...there is therefore no need to provide a revised acoustic plan and monitoring plan”.*
This statement is a deception as anyone who operates in the acoustic industry knows that duration and continued exposure of high noise levels is critically important. The noise impact from 9 concerts is bad enough but the impact of 24 or more concerts will be devastating on the amenity of the local neighbourhood compounded by hearing damage and the mental anguish of those affected. To impose concerts and/or events containing amplified music consecutively with no limit is ludicrous.

The current maximum number of concerts at 9 has been extremely invasive to date, especially as the approved sound levels are above QLD Government approved levels. The number and variety of complaints to date reflect this. To increase the number of events will increase the ongoing noise experienced far beyond the endurance level of any individual’s health and sanity. Concert goers or event attendees only attend 1 concert or event while the neighbouring locals who did not request this

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venue or the events being held, will be forced to endure it daily and consecutively. Staff working at SPH are subject to the same hearing loss risk.

A noise impact assessment should include monitoring of noise levels over a week and 24 hrs/day that includes 2 consecutive concerts prior to any consideration of this application. The Town Planner working for the applicant is not qualified to state that a revised acoustic is not needed without documented evidence to the contrary. Given the number of complaints received currently (and in the past) by SPH, MBRC and OLGRC in relation to noise from the current consecutive events occurring, a new acoustic report is mandatory

- I. *'I trust this information is sufficient to address the issues raised in Council's correspondence.*
'This information' has not been supported by concrete documented evidence demonstrating either a reduced traffic flow due to increased accommodation, evidence that an increase in the duration of noise is not a health risk or a demonstrated need for an increase in the number of events or even a need for consecutive multi-day events. The current application wording is in no way the same as the 14th January responses by the Comiskey family given to MBRC's queries.
- J. *"This response is provided as a full response under the relevant provisions of the Planning Act 2016, and I advise that the application will now proceed to the Notification Stage."*
Surely this decision is the responsibility of MBRC to determine and notify – not for the Town Planner to the Comiskey family to dictate.

I object to the applicant's 14th January information as the information provided does not reflect the written application and is not based on or supported by documented evidence.

Further Grounds for Objection:

Is this a hotel, a sporting/recreation area as per the current DA or a permanent large open air outdoor event venue for 20,000 people as confirmed by the owners. The area has never been used for a sporting event and the recreation is certainly not the normal occasional community event that MBRC approvals generally cover.

Locals do not know what they are in for each time an event is held. Often they do not know that an event is going to be held. The current DA requirements for notification of a Major Concert is limited to 1.3km radius, however the noise impact is proven to be far greater than 2km. Locals do not know if a concert is a Major Event or not and if they live outside the 1.3km radius, they do not know if there is over 3,000 people attending, they do not know what the approved sound levels are and they do not know to call the Hotel's hotline or whoever the governing body is for any particular event.

SPH 'traffic controllers' compound the already backed up traffic by holding up traffic on public roads so that the patrons can leave the hotel. I do not believe that civilians can stop road traffic unless in an emergency without police authority.

A traffic assessment by independent bodies that are familiar with this type of situation should be mandatory. The proposed increase to 12 major concerts per year plus the combination of consecutive concerts being classed as one concert represents a 200% (27 or more) or greater increase over the already approved 9 concerts. This equates to at least 200% more days of road congestion and 200% more peak traffic flow issues. The applicant has argued that the increase in concert numbers per year will not affect traffic management. This is not true as a 200% or more increase is very significant. Other multi-day festival events will also increase these percentages considerably in terms of traffic and noise management.

A new acoustic report based on the permanent open air style outdoor rock concert venue of 20,000 people and not on a family focussed hotel should be mandatory. The report should include the increase in C weighting bass being used for each concert event currently, the sound direction and height from the ground of speakers, prevailing wind direction, sound mitigation measures (other than the sea containers that were deemed ineffective by the SPH acoustic consultant's previous report), multiple days of sound, previous and current complaints, acoustic barriers of monitoring locations, OLGRC licensing sound levels and that the noise containment should be kept within the State's regulations for acceptable levels at all times at the source, especially as this outdoor concert venue is located in the centre of a general residential zoned community.

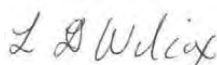
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I object to the application as no consideration has been given to the increase in noise and traffic effects on the local communities.

In summary

1. The increase to 12 major concerts per year represents a 25% increase over that already approved. This equates to 25% more days of road congestion and 25% more noise above State noise regulation levels.
2. 2 day or more (even up to a week long) concert style music festivals will happen given the wording of the current application and Rob Comiskey's media statements.
3. With no limit on the number of days events and festivals can be held, the traffic and other issues that have caused community concerns will increase. The Jan 29th Courier Mail and the Bribie Weekly had articles in which Rob Comiskey appears to be anticipating approval for his increase in the number of outdoor events and festivals, prior to the public exhibition period even closing.
4. If events are held on a 'weekend' there are no specific peak traffic times as such so the traffic chaos is random and mainly based around the event timing and whenever the attendees choose to travel.
5. Additional accommodation does not solve either the traffic or noise issues. Consecutive day concerts and events will impact considerably more on all aspects of community life.
6. The response by SPH to MBRC's request for information is not accurate. There is no documented evidence.
7. It is important to note that this is the only "OPEN AIR" concert venue operating on a 'full time' basis in the centre of a residential community in Qld with no sound mitigation measures enforced or in place. Restrictions should be placed by governing bodies on any planned activities that might affect Traffic Flow & Noise Levels within the community for everyone in the community and not that of an individual entity.
8. A full acoustic assessment of noise by an engineer experienced in this type of concert assessment is required, including over a period of consecutive concert days. The Event Noise Graph of 27th Jan, forwarded to me by Rob Comiskey, indicated a vehicle and people talking nearby caused the obvious spikes in the graph. Where is the proof? Which monitor was the graph taken from? This demonstrates that the monitors may be placed in the wrong location for credible statistics.
9. A full report on traffic flow must be completed. This should be completed in conjunction with the acoustic assessment.
10. What happened to the friendly neighbourhood family focussed hotel and the commitment and responsibility of the Comiskey Family to the local communities? To approve this application for the personal gain of the Comiskey Family is unethical.
11. The number of concerts and the sound levels approved by MBRC to date have been to the advantage of SPH at the expense of the local neighbouring communities. I have documentary evidence that MBRC planning department recommendations have been overturned.

I re-iterate my objection to any increase in the number of concerts and events applied for by SPH in this application to change DA 31643/2016/VCHG/1.



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From: wilcox.patsy@bigpond.com
To: [MBRC Incoming Mail](#)
Subject: DA/31643/2016/VCHG/1
Date: Saturday, 2 February 2019 6:35:51 PM

Dear MBR Council,

I wish to LODGE MY OBJECTION to:

1. Increasing the Major Concerts from 9 per year to 12 per year.
2. Consecutive concerts be treated as one concert.

Residents of Bribie Island and Sandstone Point have been here first. To approve of a venue such as Sandstone Pub was your responsibility. Therefore it becomes your full responsibility to keep it contained. Big business will always push the boundaries. It is up to you to say "No More", on behalf of your residents.

By now you must be aware the Bribie road cannot handle this volume of traffic. The venue is growing bigger than the infrastructure you are providing and the residents are paying for, in more ways than one.

I live on Welsby Parade. Last weekend it was difficult to endure the thumping bass sound for hours, without the "luxury" of hearing the actual music. Once in a while okay, but not on a regular basis.

I hope Bribie and surrounds remain a quiet paradise.

Sincerely,
Patricia Wilcox
6/197 Welsby Pde
Bongaree

Sent from my Telstra Signature™ Premium handset on the Telstra Mobile Network

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Name: Mrs Dawn Wilkie
Address: 169/1 Kalmakuta Driv
Sandstone Point 4511

Date: 30 January 2019

To: Moreton bay Regional Council
P O Box 159, Caboolture, Qld, 4510

mbrc@moretonbay.qld.gov.au

Councillors

The Sandstone Point Hotel has recently erected the required signage advising locals of their proposal to increase the number of Major Outdoor Concerts per year. (DA/31643/2016/VCHG/1)

I am concerned about traffic congestion on Bribie Island Rd and Bestmann Rd.

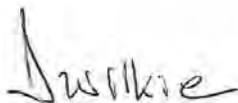
With weekend traffic having increased significantly since the applicant undertook their last road management survey, a new weekend survey should be undertaken prior to any further consideration.

Weekend traffic delays have already become common due to the popularity of Bribie Island facilities. Bribie residents are staying on the island on event weekends and advising family and friends not to visit on these days. Sandstone Point Hotel is adding to the inconvenience of road users and are publicly admitting this with their portable signs.

The noise levels also increased significantly during December & January.

I **object** to the proposal to increase the number of Major Outdoor Concerts and trust you will vote against this proposal.

Signed:



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Scanned By: schulz@MBRCDOM On: 31/01/2019 AM Moreton Bay Regional Council

Mrs R. Wilkins,
72 Bestman Road East,
Sandstone Point Qld 4511.

24th January, 2019

Moreton Bay Regional Council.
PO Box 159,
Caboolture Qld 4510.

Re: Sandstone Point Hotel
Original Application: DA/31643/2016/V2Q
Application ref: DA/31643/2016/VCHG/1

Dear Moreton Bay Regional Council,

I am writing to express my objection to, and outrage at, any increase in the activities of the Sandstone Point Hotel as has been proposed by the development application referred to. How much nuisance are we, the residents of Sandstone Point, supposed to cop from the Sandstone Point Hotel? After viewing the present development application it appears that the nuisance is to be never ending as well as ever increasing.

Yes – we are being subjected to the screeching and pounding of loud intrusive music for many hours on end, even for whole weekends, And this is to increase? Yes – we are being startled and woken by fireworks. And this is to increase? Yes – the Bribie Road is prone to jam on weekends. And this is to increase?

There is also an immediate problem with policing. Events at the Sandstone Point Hotel are accompanied by an increase in unruly traffic. Speeding and hooning become much more noticeable on Bestman Road. While policing is increased during events at the Sandstone Point Hotel even more policing is needed. There is another matter of growing concern. Groups of drunks wandering in the night are becoming more noticeable. These groups are accompanied by vandalism to fences, post boxes and bins out for kerbside collection. Who knows what they could, ultimately, be capable of.

Quite clearly, any increase in the activities of the Sandstone Point Hotel will bring increased detriment to the residents of Sandstone Point and further degrade the residential amenity of the area.



Yours faithfully,

R. Wilkins

Mrs R. Wilkins.

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From: [Karen](#)
To: [MBRC Incoming Mail](#)
Subject: Fwd: proposed extra events at Sandstone Point Hotel
Date: Tuesday, 5 February 2019 4:44:22 PM

Attention: Mayor Allan Sutherland

I am writing to express my concern at the proposed "extra" concerts by the Sandstone Point Hotel.

Firstly, why is the requisite signage by the Hotel not in a place to be easily viewed by all residents of Bribie Island and Sandstone Point? I have yet to see the signage and I drive past the hotel at least twice a day. Luckily we have a local paper to inform us what is happening.

Secondly, does the Council feel they have made adequate plans for the influx of traffic to Sandstone Point and the Island?

I live at the Spinnaker Marina complex and on a "concert" day with along with the summer visitors to the Island it I find turning in and out of Spinnaker Drive a true nightmare. I have waited up to 5 minutes waiting to get on and off Bribie Road at times. This is a true "black" zone with just yet another accident waiting to happen. When I finally do get into Bribie Island Road I join the traffic congestion up to the Woolworths round about and further. I now ensure I do not leave home on a concert day or for that matter do not have my family or friends visit for the weekend when a concert is being held!

I hope the work done on the intersection at Kul Ma Kuta Drive is not your answer as it does nothing to alleviate accessing Bribie Island Road traffic from Spinnaker Drive.

Thirdly, as for the insane fireworks - on the increase from the hotel - I can only say - incredible - in today's society when we are trying to decrease pollution not to mention the noise created which sends hundreds of dogs into meltdown!

Fourthly, it seems we are stuck with the present level of concerts with the noise and chaos they create but to increase the number of concerts would show absolutely no respect for the residents of Bribie island and Sandstone Point who live in the areas that are affected by the concerts.

I sincerely hope the Council when making its decision shows consideration for the residents of the area. I may add here, you are in office Mr. Sutherland because we the residents elected you so you and your Council members would look after our needs first and foremost.

I strongly object to any increase in the number of concerts to be held at the Sandstone Point Hotel.

Karen Williams

Moreton Bay Regional Council

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116/8 Spinnaker Esplanade

SANDSTONE POINT

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From: [Chris Wilson](#)
To: [MBRC Incoming Mail](#)
Subject: DA/31643/2016/BCHG/1
Date: Friday, 1 February 2019 8:20:12 AM

Christine Wilson

11 Corrimal Place

Sandstone Point

QLD 4511

Am writing to express my concerns of the amount of "Events" the Sandstone Tavern is requesting to increase. As a member of our community, there seems to be conflicting concerns about the amount and the noise levels when these events are on. Until the conflict is reconciled I feel that there should be NO increase in the amount of events.

Yours sincerely

Christine Wilson.

If at anytime you would like to speak or correspond with me I would be more than agreeable to this.

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From: [Cecilia Wilson](#)
To: [MBRC Incoming Mail](#)
Subject: TRAFFIC CONGESTION IN RELATION TO SANDSTONE POINT HOTEL AND BRIBIE ROAD
Date: Monday, 28 January 2019 12:44:34 PM

To Whom it Concerns,

Considering the new application by Sandstone Point Hotel DA/ 31643/2016/VCHG/1 for an increase in the number of Concerts it wishes to stage, I believe it is imperative that the chronic road congestion along the Bribie Road created since this hotel was established and many more tourists have flocked to the area, needs to be sorted first.

The Bribie Road is inadequate, 1 bridge across to Bribie Island is inadequate. Such is the traffic congestion and road rage, it has become a safety issue not just for emergency services but for everyday and visiting commuters as well.

We need up to date road management surveys, a realistic and timely infra structure and road development plan that is actioned, before further concerts should be allowed.

If these considerations are met adequately, I believe Sandstone Point Hotel can contribute enormously to the desirability of Bribie Island and the northern corridor of Moreton Bay, as an outstanding destination.

Yours -with a touch of optimism!

CC (Cecilia) Wilson

Ph:0418450 701

Po Box 190, Bribie Island, Qld 4507

Sent from [Mail](#) for Windows 10

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Scanned By: costigana@MBRCDOM On: 06/02/2019 PM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL
- 5 FEB 2019
11:51am
CABOOLTURE CUSTOMER
SERVICE CENTRE

Name: *GEORGE RICHARD WILSON*

Address: *SITE 159- 1-KAL-MA-KUTA DRIVE-SANDSTONE-POINT QLD 4511*

Date: *5/2/2019*

To: Moreton bay Regional Council
P O Box 159, Caboolture, Qld, 4510

mbrc@moretonbay.qld.gov.au

Councillors

The Sandstone Pt Hotel has recently erected the required signage advising locals of their proposal to increase the number of Major Outdoor Concerts per year. (DA/31643/2016/VCHG/1)

We are concerned about traffic congestion on Bribie Island Rd and Bestmann Rds.

With weekend traffic having increased significantly since the applicant undertook their last road management survey, a new weekend survey should be undertaken prior to any further consideration.

Weekend traffic delays have already become common due to the popularity of Bribie Island facilities. Sandstone Pt Hotel are already adding to the inconvenience of road users and are publicly admitting this with their portable signs.

We object to the proposal to increase the number of Major Outdoor Concerts and trust you will vote against this proposal.

Signed: *G. Wilson*

Moreton Bay Regional Council RECORDS MANAGEMENT 05 FEB 2019 OBJ ID: _____
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Scanned By: costigana@MBRCDCM On: 06/02/2019 PM Moreton Bay Regional Council

Name: JUDY WILTON
Address: 11 BANYA ST BONGAREE 4507

Date: 4-2-19

To: Moreton bay Regional Council
P O Box 159, Caboolture, Qld, 4510

mbrc@moretonbay.qld.gov.au

Councillors

The Sandstone Pt Hotel has recently erected the required signage advising locals of their proposal to increase the number of Major Outdoor Concerts per year. (DA/31643/2016/VCHG/1)

We are concerned about traffic congestion on Bribie Island Rd and Bestmann Rds.

With weekend traffic having increased significantly since the applicant undertook their last road management survey, a new weekend survey should be undertaken prior to any further consideration.

Weekend traffic delays have already become common due to the popularity of Bribie Island facilities. Sandstone Pt Hotel are already adding to the inconvenience of road users and are publicly admitting this with their portable signs.

We object to the proposal to increase the number of Major Outdoor Concerts and trust you will vote against this proposal.

Signed:



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From: [Ted and Shirley Winnett](#)
To: [MBRC Incoming Mail](#)
Subject: Proposed increase to numbers of major concerts
Date: Tuesday, 5 February 2019 3:13:46 PM

Regarding Development Application No. DA/31643/2016/VCHG/1 (increasing number and size of events at Sandstone Point Hotel) I wish to strongly object to this insidious proposal.

The increase to 12 per year and for 2-3 day events to be classed as 1 event benefits nobody except for the owners. The proposal will in effect disadvantage all residents on Bribie Island and many residents near the hotel on both sides of the Caboolture - Bribie Island Road, this equates to one a month. These events invade the tranquillity and peacefulness of the whole District and should not be increased in number or size, surely enough is enough.

The traffic mayhem caused as a result of the additional traffic over and above the normal Island and district weekend / holiday flow will be horrendous. These loud events would obviously be held on the various long weekends throughout the year eg Easter, Australia Day, etc. these are the times of greatest traffic flows to and from the Island when families visit loved ones and tourists are attracted to the wonderful beaches and other facilities, --- not the john-come-lately pub.

I reside approximately 1km from the establishment and on previous events (even Jimmy Barnes) the noise was only evident periodically throughout the day. However the event on Sunday 27th January the annoying noise (the throbbing bass and the drums) was continuously evident in my house from before noon (about 11am) till 9pm. This possibly may be the result of the deforestation for the caravan park built at the venue. I had considered ringing the council to complain about this annoying noise, but realised nothing would be gained, however if this proposal is approved in total, and I imagine it will be, I will reconsider this option.

It is very noticeable that, the signage publishing this proposal is quite miniscule and unreadable from the road, whereas for an upcoming event the advertising signage is prominent on all roads, bright, glaring and very visual.

I object on the grounds that the rights and well being of all residents on Bribie Island, particularly regarding access to and from the Island and the monthly traffic chaos inflicted on surrounding Spinnaker Sound and nearby Sandstone Point residents, far outweigh the profit centred events at only one venue.

I would also object to the local residents being subjected to the continual annoying noise generated by these monthly occurrences. It is time for the Council to consider the ratepayers and visitors

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*to the Island over and above the wants of one single venue.
Yours faithfully
E. J. Winnett
20 Avoca Esplanade
Sandstone Point
5th February, 2019*

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From: jennifer.wittingslow
To: [MBRC Incoming Mail](#)
Subject: DA31643/2016/VCHG
Date: Thursday, 31 January 2019 1:35:30 PM

I wish to object to the changes for the above DA lodged by Sandstone Point Hotel. Because of inadequate infrastructure and noise levels which impact residents residing in the immediate area I do not want any extra major events to be approved. They cannot count a 2-day event as one event. If that is their case they should be selling only one ticket to attend for the 2-days instead of making people buy 2 tickets for 2 days. Most of the residents residing in the Spinnaker area and surrounds were here long before the hotel was built so their concerns are justified. That parcel of land was zoned rural at the time ... Please advise the outcome.

Regards
Jennifer Wittingslow
24A/16 Spinnaker Drive
Sandstone Point Q 4511
31Jan. 2019

Sent from my Samsung device

Moreton Bay Regional Council

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Scanned By: schulz@MBRCDOM On: 31/01/2019 AM Moreton Bay Regional Council

Mrs R. Wilkins,
72 Bestman Road East,
Sandstone Point Qld 4511.

24th January, 2019

Moreton Bay Regional Council.
PO Box 159,
Caboolture Qld 4510.

Re: Sandstone Point Hotel
Original Application: DA/31643/2016/V2Q
Application ref: DA/31643/2016/VCHG/1

Dear Moreton Bay Regional Council,

I am writing to express my objection to, and outrage at, any increase in the activities of the Sandstone Point Hotel as has been proposed by the development application referred to. How much nuisance are we, the residents of Sandstone Point, supposed to cop from the Sandstone Point Hotel? After viewing the present development application it appears that the nuisance is to be never ending as well as ever increasing.

Yes – we are being subjected to the screeching and pounding of loud intrusive music for many hours on end, even for whole weekends, And this is to increase? Yes – we are being startled and woken by fireworks. And this is to increase? Yes – the Bribie Road is prone to jam on weekends. And this is to increase?

There is also an immediate problem with policing. Events at the Sandstone Point Hotel are accompanied by an increase in unruly traffic. Speeding and hooning become much more noticeable on Bestman Road. While policing is increased during events at the Sandstone Point Hotel even more policing is needed. There is another matter of growing concern. Groups of drunks wandering in the night are becoming more noticeable. These groups are accompanied by vandalism to fences, post boxes and bins out for kerbside collection. Who knows what they could, ultimately, be capable of.

Quite clearly, any increase in the activities of the Sandstone Point Hotel will bring increased detriment to the residents of Sandstone Point and further degrade the residential amenity of the area.



Yours faithfully,

R. Wilkins

Mrs R. Wilkins.

Moreton Bay Regional Council

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From: [lloyd wohlsen](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone point increased development application
Date: Wednesday, 6 February 2019 8:56:44 AM

We the residents of 113sylvan beach esp bellara , strongly oppose any increases to existing entertainment hours ,and or noise levels by the applicant ,that being the comskey group (sandstone point hotel) they have clearly demonstrated by current operation they are unable to contain the excessive noise , to ask that an event that may be of similar or same performances , shall thusfore be classified as a single event (not as it would be mutiple days classified as a one day event) again the applicant has has demonstrated the significant disruption to traffic ,both from Bribie island traffic leaving ,to traffic endeavouring to access both the hotel venue and to Bribie island ,, the said hotel location and events conducted have demonstrated impeded traffic flow ,and completely blocked any emergency services to the existing island surrounds . Standard procedure relating to this applicant accross the state would normally be for applicant to provide at Thier cost a significant dedicated vehicle entry and exit lanes , not the present short pull in lanes , this in it self raises more questions than answers , this time we hope a professional decision is made before as the saying goes wance the horse is out it is to late to shut the gate .we purchased into Bribie island as an idealic peaceful location ,yes there will always be some form of development , but as they say we (all) the residents were here long before the construction of said hotel , so common sense would be for applicant to fit in mould the development to the relevant ambiance of the pre existing area . Our rates are excessive enough now without the devaluing effect this application presents . Lloyd G Wohlsen

Moreton Bay Regional Council

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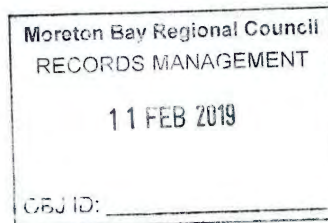
ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By:LynetteDroscher@MBRCDOM On: 11/02/2019 AM Moreton Bay Regional Council

33 Oleander Drive
BONGAREE QLD 4507

4 February 2019

The Chief Executive Officer
Moreton Bay Regional Council
PO box 159
CABOOLTURE QLD



Dear Sir,

Development Application 31643/2016/V2Q – Sandstone Point Hotel

I wish to lodge my objection to the above Development Application. I am fortunate that I live far enough away from the hotel that I do not often hear the music but I do hear the fireworks that sometimes accompany the concert. I note that the Hotel itself is responsible for monitoring the sound levels of the highly amplified music and I regard this as a "fox in charge of the henhouse" situation. The noise monitoring should be carried out by the Council itself as the noise level is obviously causing grave concern to many residents of both Bribie Island and Sandstone Point and there is some doubt about the placement of the monitoring devices.

If the Sandstone Point Hotel wishes to turn itself into a regular concert venue it should build an appropriate soundproof and weather proof building. The sight of the many shipping containers used as a blocking fence, together with the many rows of temporary toilets, is not an attractive sight.

My main concern is traffic congestion which occurs on both sides of the Bribie Island bridge. As you may be aware, Bribie Island does not have any medical facilities at night and weekends. Residents rely at these times on the Ambulance Service to get them to and from Caboolture. The bridge becomes so choked with traffic coming and going from the hotel at these times it is impossible for ambulances to get through in a timely manner. It is not being overly dramatic to say a life could be lost because of this traffic congestion. Bribie Island police station is also not staffed at night.

Until Bribie Island can be serviced by a second bridge or have an adequate Emergency Medical Centre available at nights and weekends, I do not believe the Sandstone Point Hotel should be allowed any increase in concerts, in fact I do not think there should be any concerts at all until a solution is found to the noise and traffic problems.

Yours faithfully,

Carol Wood

Moreton Bay Regional Council

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

Scanned By:jessicasoutham@MBRCDDOM On: 07/02/2019 PM Moreton Bay Regional Council

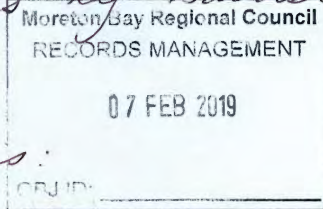
16 May Street,
Godwin Beach.

Q. 4511

DA/31643/2016/VCGH/1

To whom it may concern,

This is an objection to the above development application. I object to any increase in the number of Major outdoor concerts by Sandstone Point Tavern.



A list of my concerns:

- Traffic congestion
- Negative impact on surrounding residents and wildlife

The current approval for 9 concerts per annum is already having significant impact and causing concerns as listed above. Any increase would be intolerable - any increase would exacerbate an already significant set of problems way past the coping abilities of residents, wildlife and a road system not coping or designed for the current circumstances.

Sincerely,
J Wylie Tamie Wylie
Robyn Wylie

Moreton Bay Regional Council

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From: [Bev Young](#)
To: [MBRC Incoming Mail](#)
Subject: Sandstone Point Hotel
Date: Monday, 4 February 2019 1:01:18 PM

To Whom It May Concern

I wish to lodge my objection to extending the number of concerts currently licensed to Sandstone Point Hotel.

Their request to conduct possible concerts over a 3 day period, and call it one 'event' is itself ludicrous.

I live some 2 kms away from the hotel, on the Caboolture side of Sandstone Point. Even at that distance, the sound from the concerts is quite audible. The voices aren't distinguishable, nor some of the music, but the boom, boom, boom, of the base is always heard quite clearly. Now I can go inside and eliminate hearing the 'noise' but one has to ask, 'Why should I?'. That be as it may, of course the greater objection is the increasing bottleneck that ensues on Bribie Island Road, and if wishing to access Bribie Island.

To my misfortune, at the last concert I had occasion to go to Bribie Island, well prior to the concerts commencement. It took four sets of traffic lights, before I emerged onto Bribie Island Road from Bestmann Road, even then being in a double line of traffic on a single road. It still took me another 15 minutes to get to my scheduled stop.

That Bribie Island Road has become something of a bottleneck most weekends, escapes no one, other than the actual bodies that are charged with doing something about it, preferring as always to pass the buck, expedient, but does nothing to change the situation. We (Sandstone Point Residents) live in hope it being an election year!!!!!!

I have friends living closer to the venue who are at their wits end. Constantly inundated with the noise from the concerts, the traffic noise when patrons are leaving the area, and the general effects impacting on those wishing to sell and leave the immediate area.

We have to accept change, and there are many who will say Sandstone Point Hotel spells progress, brings tourist to the area, and provides jobs for local people. Most of this may be true, although one has to ask if getting to the concerts becomes any more difficult, will success continue? What it DOES CERTAINLY is make Mr Comisky a very wealthy man, and thereby a powerful man.

Will the needs of some hundreds of local families living in close to, and adversely affected, by their proximity to the venue be considered over 'entertainment' for those unaffected? I wonder.

That they are already considerably inconvenienced with the disruptive nature of the

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concerts, I strongly object to extending the number of concerts allowed, and object to consideration of counting concerts held on consecutive days, qualifying as one concert.

Yours sincerely

Beverley Young
Unit 94/210 Bestmann Road,
Sandstone Point. 4511
07 5497 7515.

Moreton Bay Regional Council

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#5 Referral Agency Response

RA9-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: 1812-8879 SRA
Your reference: DA/31643/2016/VCHG/1

25 January 2019

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159
Caboolture Qld 4510
mbrc@moretonbay.qld.gov.au

Attention: Ms Bee Brooke

Dear Ms Brooke

Referral agency response—no requirements

(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 14 December 2018.

Applicant details

Applicant name:	Bribie Waters Pty Ltd
Applicant contact details:	C/- IB Town Planning PO Box 501 Kallangur QLD 4503 ian@ibtownplanning.com

Location details

Street address:	1780-1820 Bribie Island Road, Sandstone Point
Real property description:	Lot 6 on SP281368
Local government area:	Moreton Bay Regional Council

Application details

Development permit	Change Application (other) for material change of use for outdoor sport and recreation (maximum 12 major outdoor events in any calendar year)
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South East Queensland (North) regional
office
Mike Ahern Building, Level 3, 12 First
Avenue, Maroochydore
PO Box 1129, Maroochydore QLD 4558

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

1812-8879 SRA

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.1.1.1 Infrastructure - state transport infrastructure
- 10.9.4.2.4.1 State transport corridors and future State transport corridors

No requirements

Under section 56(1)(a) of the *Planning Act 2016*, the department advises it has no requirements relating to the application.

Advice to the applicant

The department offers advice about the application to the applicant—see Attachment 1.

A copy of this response has been sent to the applicant for their information.

For further information please contact Candace Mitchell, Senior Planning Officer, on 5352 9708 or via email SEQNorthSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan
Manager (Planning)

cc Bribie Waters Pty Ltd, ian@ibtownplanning.com

enc Attachment 1—Advice to the applicant

Attachment 1—Advice to the applicant

Event Traffic Management Plans	
1.	<p>The applicant is to submit a Transport Management Plan (TMP) to the Department of Transport and Main Roads (TMR) via North.Coast.IDAS@tmr.qld.gov.au, for review and endorsement, 12 weeks prior to an event (please quote TMR18-026255). The review and endorsement of the TMP will ensure that the TMP complies with the requirements of TMR’s Manual of Uniform Traffic Control Devices.</p> <p>To determine if a Traffic Management Plan is required the event organiser will need to undertake a Traffic Impact Assessment of the event arriving and departing traffic to demonstrate the magnitude of potential impact that event traffic is expected to have on the safety and efficiency of the external road network. In particular, it should focus on the operation of the Bribie Island Road / Bestmann Road East access intersections. The assessment:</p> <ul style="list-style-type: none"> • Is required to be undertaken by a suitably qualified traffic engineering professional, in accordance with TMR’s Guide to Traffic Impact Assessment. • Traffic demand estimates should be based on recent traffic surveys for similar event types or estimated from first principles with supporting reasoning. <p>As a minimum, TMR consider that full traffic control is required at both key intersections on Bribie Island Road, unless it can be successfully demonstrated that with the addition of event-related traffic, the intersection would meet the following performance factors:</p> <ul style="list-style-type: none"> • Delays no greater than 45 seconds on any movement; and • Maximum queues do not exceed the capacity of the turning lane provision or 200 on the main through lanes. <p>Note:</p> <ul style="list-style-type: none"> • Please refer to the attachment for further guidance regarding information needed when preparing a Transport Management Plan. • The event organiser shall investigate alternative transport options to minimise the number of people travelling by private car to and from the site for events that exceed 2500 patrons. These may include: <ul style="list-style-type: none"> o Measures to encourage travel by public transport; o Measures to encourage increased car occupancy for example, discounts for parking for multi passenger vehicles; and o Distribution of main attractions and performances throughout the day. • At the time of preparing the initial Traffic Management Plan (TMP), the applicant may consider the various typical events that will be held and provide a TMPs to cater for each typical event. An approved typical event TMP is preferred as the processing times for approvals may be reduced.

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ATTACHMENT 1

TMR Guide for Event Traffic Management Plan

The TMP should identify and implement suitable measures to:

- (a) Assist in way-finding for all vehicles travelling to the site to reduce congestion, limit delays and minimise safety risk to other vehicles on the SCR;
- (b) Result in minimal queuing and delay occurring on the SCR;
- (c) To minimise and / or mitigate the traffic impacts associated with the additional event traffic on the SCR;
- (d) Control the flow of traffic exiting the site in order to manage the amount the amount of impact impose on the SCR;
- (e) Manage event related pedestrian traffic travelling external to the event site;
- (f) Manage event related parking along the SCR;
- (g) Details procedures to address any unforeseen significant traffic issues that arise; and
- (h) Provide for alternative means of egress from the site should the main site access and nearby intersections breakdown.

Transport Management Plan will need to include the following:

- (a) An anticipated breakdown of the peak numbers of people attendant at the site in terms of:
 - i) Patrons;
 - ii) Stall holders; and
 - iii) Staff and volunteers.
- (b) Anticipated vehicle occupancy, with estimates or data to cover total daily, peak arrival and departure times for the duration of the event.
- (c) Include details of alternative travel demand management to be supported for the event, noting that these can be used as strategies to encourage alternative transport when parking is constrained or attendance exceeds 2500 patrons. The strategies including:
 - i) Pre-purchase ticketing;
 - ii) Set a parking limit for patrons;
 - iii) Arrange shuttle buses from prominent park and ride locations in the Moreton Bay area.
 - iv) Provide detailed information regarding alternative transport mode options and the unavailability of car parking for patrons without prepaid parking tickets shall be provided on promotional material or the relevant event website, if available.
 - v) Place Parking Wardens within the proposed parking area / extended queuing area to check pre-paid parking tickets. Unpaid vehicles to be directed to a holding area and charged for parking and then required to re-queue;
 - vi) Control the movement of patron vehicles with the use of Parking Wardens;
 - vii) Ensure staff arrive outside the peak arrival period for patrons

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

GE78-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1812-8879 SRA

(Given under section 56 of the *Planning Act 2016*)

Departmental role: Referral agency

Applicant details

Applicant name: Bribie Waters Pty Ltd
Applicant contact details: C/- IB Town Planning
PO Box 501
Kallangur QLD 4503
ian@ibtownplanning.com

Location details

Street address: 1780-1820 Bribie Island Road, Sandstone Point
Real property description: Lot 6 on SP281368
Local government area: Moreton Bay Regional Council

Development details

Development permit: Material change of use for outdoor sport and recreation (maximum 12 major outdoor events in any calendar year)

Assessment matters

Aspect of development requiring code assessment	Applicable codes
Planning Regulation 2017, Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Development impacting on state transport infrastructure	State Development Assessment Provisions (SDAP), version 2.3, State Code 6: Protection of state transport networks
Planning Regulation 2017, Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridors and future State transport corridors	State Development Assessment Provisions (SDAP), version 2.1, State Code 1: Development in a state-controlled road environment.

Reasons for the department's decision

The reasons for the decision are:

- The proposed development site is within 25 metres of a state-controlled road, Bribie Island Road.
- The development is to be accessed via the existing access arrangements from Bribie Island Road.

South East Queensland (North) regional office
Mike Ahern Building, Level 3, 12 First Avenue, Maroochydore
PO Box 1129, Maroochydore QLD 4558

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1812-8879 SRA

- The proposed increase in major outdoor events (concerts), to twelve (12) major outdoor events in any calendar year, is not expected to worsen traffic impacts beyond what is currently experience under the current development approval of nine (9) major outdoor events.
- The proposal will not impact on stormwater drainage within the state-controlled road reserve.

Decision

- The development application, other change, is for a material change of use for outdoor sport and recreation.
- Advice is provided to the applicant regarding the implementation for event traffic management plans for major outdoor events held at the site.
- Referral agency response issued, no requirements: 25 January 2019

Relevant material

- Development application, including plans provided
- State Development Assessment Provisions, version 2.3, published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017

ITEM 2.2 - DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

#6 Letter - Change Application

Our file reference: 1808826
Your reference: DA/31643/2016/VCHG/1
Contact officer: Terri Roach
Contact telephone: 07 3224 7131



Office of Liquor and Gaming Regulation
Department of
Justice and Attorney-General

Ms Tina Maltby-Wells
Team Leader - Planning
Development Services
Division of Planning and Economic Development
Moreton Bay Regional Council
2 Hasking Street
CABOOLTURE QLD 4510

By email: mbrc@moretonbay.qld.gov.au

Dear Ms Maltby-Wells

I refer to your correspondence dated 20 December 2018 requesting comment from the Office of Liquor and Gaming Regulation (OLGR) on an application for amendment to the current development approval (DA) for the premises known as Sandstone Point Hotel and Function Centre.

It is noted that this application to amend the conditions of the current DA relates specifically to increasing the number of 'Major Outdoor Events' (major events) from nine to 12, and for major events being conducted over multiple days to be considered one event.

I am aware that Moreton Bay Regional Council (MBRC) has previously raised concerns with the OLGR in relation to the licensee's requests to decrease the stage from the licensed area of the premises on a temporary basis, for major events held at the licensed premises.

As advised in previous correspondence, and at meetings between officers of the OLGR and MBRC in 2016 and 2017, should the licensee lodge an application to decrease the licensed area for various major events, the Commissioner for Liquor and Gaming must consider the application on its merits. As you are aware, if the application is approved, the management of noise within and emanating from the de-licensed area will not be regulated by the provisions of the *Liquor Act 1992* (Liquor Act).

Office of Liquor and Gaming Regulation
63 George St
BRISBANE QLD 4000
Locked Bag 180
CITY EAST QLD 4002

Telephone +61 7 3872 0999
Facsimile +61 7 3872 0998
Email olgrinfo@justice.qld.gov.au
Website www.business.qld.gov.au/liquor-gaming
ABN 13 846 673 994

Moreton Bay Regional Council

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I note that you have requested advice as to potential adverse impacts on the surrounding area if there was an increase in the number of events. It is OLGR's view that should the application for the increased number of events be approved, there may be an increase in adverse impact experienced by local residents in the neighbouring area.

The OLGR will continue to monitor the licensed premises to ensure compliance with the licensee's obligations under the Liquor Act and the conditions imposed on its licence, where those conditions relate to the licensed area of the premises.

Should you have any questions, please contact Ms Terri Roach, Manager, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General on (07) 3224 7131.

Yours sincerely



BRIAN BAUER
A/Executive Director
29/1/2019