



# SUPPORTING INFORMATION

**for respective items considered at**

**General Meeting**

**3 December 2019**

**SUPPORTING INFORMATION**

**Ref: [A16820755](#)**

The following list of supporting information is provided for:

**ITEM 1.2**

**ADOPTION OF COUNCIL POLICY - KOALA CONSERVATION - REGIONAL**

***#1 Policy 2150-003 - Koala Conservation***



ITEM 1.2 - ADOPTION OF COUNCIL POLICY - KOALA CONSERVATION - REGIONAL (Cont.)

#1 Policy 2150-003 - Koala Conservation



Policy: 2150-003

**Koala Conservation**

**Head of Power**

*Local Government Act 2009*

**Related Legislation**

*Nature Conservation Act 1992*  
*Planning Act 2016*

**Objective**

The objective of this Policy is to develop and implement strategies that support the long-term viability of the koala population across the Moreton Bay Region.

**Definitions**

**Development** has the meaning defined in the *Planning Act 2016*.

**Community projects** means projects initiated, managed and delivered by community groups with in-principle, in kind or financial support from Council.

**Council managed projects** means projects initiated, managed and delivered by Council

**Elected Member** means the Mayor and all Councillors.

**Employee** means all employees of Council, whether employed on a permanent, temporary, or part-time basis and includes volunteers and employees of businesses and entities contracted to provide services to, or on behalf of Council.

**Application**

This policy applies to all Council operations, projects, programs and processes.

**Policy Statement**

Council will work in partnership with the community, industry and the Queensland Government to:

1. Identify, establish and enhance koala habitat and wildlife corridors to support koala populations, movement and dispersal.
2. Manage the impact of development and Council managed projects on the koala population, in accordance with Council's legislative and regulatory obligations and responsibilities.
3. Undertake and support conservation initiatives, including innovative research and community projects that enhance koala welfare and population viability.
4. Build community awareness of the value of koala conservation initiatives.

*ITEM 1.2 - ADOPTION OF COUNCIL POLICY - KOALA CONSERVATION - REGIONAL (Cont.)*



*Policy: 2150-003 - Koala Conservation*

## Related Documents

This Policy complements and is to be implemented in conjunction with other Council policies, directives and relevant documents published by other agencies including, but not limited to:

Corporate Plan 2017-2022  
Community Plan 2011-2021  
SEQ Regional Plan 2017  
Nature Conservation (Koala) Conservation Plan 2017

## Review Triggers

This Policy will be reviewed for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents. Reviews of this policy will occur as required, or at least once every two years.

## Responsibility

This Policy is to be:

- (1) implemented by all Elected Members and employees; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Manager Environmental Services.

Policy: 2150-003		Official Version: A9675227	
Koala Conservation			
Document Control			
Version / Reviewed	Version Adoption (Council meeting / Minute Page) Reviewed (revision comment)	Date	Word version reference
Version 1	Coordination Committee (10/707)	30.03.10	A9035873
Version 2	DRAFT	xx xx 2019	A15816718

**SUPPORTING INFORMATION**

**Ref: [A19399769](#)**

The following list of supporting information is provided for:

**ITEM 1.3**

**PROGRESS REPORT - ORGANISATIONAL REVIEW IMPLEMENTATION - REGIONAL**

***#1 Grassroots Connections Australia Progress Report***

*ITEM 1.3 - PROGRESS REPORT - ORGANISATIONAL REVIEW IMPLEMENTATION - REGIONAL (Cont.)*  
**#1 Grassroots Connections Australia Progress Report**



**Moreton Bay Regional Council**

**Organisational Review**

**Implementation Progress Report**

**Council Meeting 3<sup>rd</sup> December 2019**

**Greg Hoffman PSM, Grassroots Connections Australia Pty Ltd**

**1.0 Purpose**

This report provides an update to Council on the progress towards implementing the recommendations of the Outcomes Report of the MBRC Scoping Study for Council's Organisational Review, adopted by Council on 19<sup>th</sup> September 2019.

**2.0 Overall Project Management**

**2.1 Implementation Framework**

The Implementation Framework is under the direction of a Project Management Group comprised of the CEO, representatives of Grassroots, the Change Facilitator and the Executive Management Team.

The recommendations of the Report and identified focus areas have been allocated to four (4) subject specific Project Teams, namely:

- Planning
- Executive Leadership
- Human Resources
- Governance

The oversight and reporting framework incorporate the roles and responsibilities, membership, reporting lines and obligations in respect to:

- The Council
- Project Management Group
- Project Control Team
- Strategy and Engagement Team
- Project Teams for Planning, Governance, HR and Executive Leadership
- Staff Working Groups, and
- MBRC Staff.

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*ITEM 1.3 - PROGRESS REPORT - ORGANISATIONAL REVIEW IMPLEMENTATION - REGIONAL (Cont.)*

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## **2.2 Resources**

The Implementation of the recommendations from the Grassroots Report will be achieved by a combination of inhouse resources and some external consultant support.

Grassroots Connections Australia Pty Ltd have been engaged by the Council to assist with the Implementation Phase. This role includes:

- general oversight of the project and regular progress reporting to Council; and
- technical/professional support where required to the Project Teams and Working Groups.

As from 4<sup>th</sup> November 2019, Bruce Davidson as the Change Facilitator is the staff member directly responsible to the CEO for the management of the project.

The Change Facilitator is supported by Megan Fiedler, Administration Officer and Robert Draycott, Communications Specialist, both in a part time capacity.

Existing staff will be engaged to support the investigation and reform program, through leadership of and participation in the Project Teams and the Staff Working Groups.

Other specialist consultants may be engaged where required for specific tasks e.g. Workforce Plan, People and Culture Strategy, and Leadership Development Plan.

## **2.3 Risk Register**

Pursuant to Council's adopted Project Management Framework, key staff engaged in various elements of the Project have contributed to the development of a Risk Register to guide the project delivery. The Risk Register is a live document that is referred to and will be updated throughout the life of the project.

## **2.4 Engagement and Communication Plan**

An Engagement and Communication Plan, which is one of the key elements in effecting culture change in the Organisation has been prepared.

Multiple avenues of communication have been established across all sections of the Organisation to engage staff in the process. The response has been very positive. Since the issue of the first "all staff email" inviting staff input following the 19<sup>th</sup> September 2019 adoption of the Report, over 340 staff responses have been lodged with the Change Facilitator. These responses cover a broad range of topics including governance, performance, HR and operational issues and will inform and support the work of all four (4) project teams.

## **2.5 Performance and Accountability (KPIs)**

Output and Outcome Performance Measures for the four (4) platforms of the project have been developed to help evaluate its performance and success.

*ITEM 1.3 - PROGRESS REPORT - ORGANISATIONAL REVIEW IMPLEMENTATION - REGIONAL (Cont.)*

**3.0 Planning Project Team**

Grassroots' recommendations were to address the issues associated with the status of development areas, planning appeals, approval processes, development codes and planning resources generally as well as addressing the need for a Growth Management Strategy.

Mike Pickering took up the role as Acting Director Planning on 1<sup>st</sup> April 2019 and the Planning Team commenced responding to identified areas of concern well in advance of the 19<sup>th</sup> September adoption of the Grassroots Report. Specific progress is as follows:

- **Appeals in Emerging Community Zones (ECZ)** - Further Report from Legal Services is pending.
- **State concerns re DA processes in ECZ** - These have been satisfactorily resolved.
- **Development controls in ECZ** - captured by Council decision (3.11.19) to commence the preparation of the Regional Growth Management Study (RGMS) 2041.
- **Caboolture West** - new team established, planning commenced but also impacted by Regional Growth Management Study (RGMS) 2041.
- **Structure and Resourcing of Planning Division**

New structure and staffing positions for Planning have previously been workshopped with Council and are part of the overall staffing recommendations contained in a separate report to Council meeting of 3<sup>rd</sup> December 2019.

The approach for each section is as follows:

- Strategic Planning - No change from that workshopped
- Economic Development - Subject to further consideration/report
- Development Services and Development Engineering - Assessment completed but awaiting review by new Director (commences 4.12.19).

**4.0 Executive Leadership Project Team**

This Project Team has been allocated four major areas of responsibility, all of which are well advanced.

- **Inadequate level of staffing resources** - A report on the immediate staffing shortfalls and needs across the organisation and the financial impacts to Council was workshopped with Council on 21<sup>st</sup> November and a detailed report is presented to this Council meeting - 3<sup>rd</sup> December 2019.  
A resolution to this particular issue will be a major and essential step towards effectively redressing some of the HR pressures raised by Grassroots.
- **Review of Organisational structure by Function** - EMT has identified and is currently reviewing the preferred/optimum location within the organisational structure of a number of services/functions. This was identified as necessary by Grassroots in light of the haphazard approach to functional allocations in recent years.
- **Executive Leadership** - The conduct of regular and as required EMT meetings has been restored in accordance with the Report recommendations. To improve its effectiveness in the coordinated management of the Organisation, revised terms of reference, agenda structure and meeting frequency have been implemented.
- **Executive Performance Management** - Policy 2150-112 - Executive Performance Review, was adopted by Council at its General Meeting on 6 November 2019. Gary Kellar PSM has been engaged to manage the implementation.

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*ITEM 1.3 - PROGRESS REPORT - ORGANISATIONAL REVIEW IMPLEMENTATION - REGIONAL (Cont.)*

## **5.0 Human Resources Project Team**

There has been significant change in the senior personnel of the Human Resources Department. Recruitment is currently in train for the Manager People Culture and Safety and Coordinator Health, Safety and Wellbeing.

Grassroots recommendations provided for a comprehensive review of the Council's Human Resource Management function, nominating nine (9) specific areas for review, namely:

- Grievances Policy and Process
- Recruitment and Selection
- Employment Tenure
- Flexible Working arrangements
- Training and Development
- Performance Management System
- Workforce Strategy
- People and Culture Strategy
- Leadership Development Program

A heightened level of staff engagement is essential to effecting changes in approach to HR management. This is being achieved through opening communication channels, openly inviting staff comment and establishing staff working groups to participate in developing the changes.

As previously mentioned, since establishing these channels more than 340 staff responses have been received across a broad range of HR and operational issues.

### **Staff Working Groups**

90 staff have responded to the invitation to serve on the first four Staff Working Groups:

- Grievances Policy and Process
- Recruitment and Selection
- Employment Tenure
- Flexible Working arrangements

In December the Project Team will establish the membership, set the scope of works, timetable and operating guidelines for the working groups.

Once these four Working Groups are established the Project Team will move to replicating the procedure for Training and Development, Performance Management and the myriad of issues from staff responses that fall outside specific tasks nominated by Grassroots.

EBA 4 has now been certified and addresses some of the employment issues raised by Grassroots.

## **6.0 Governance Project Team**

Grassroots recommendations in respect to Governance focus on Values/Relationships, a comprehensive Governance Review and a Stakeholder Engagement Strategy.

*ITEM 1.3 - PROGRESS REPORT - ORGANISATIONAL REVIEW IMPLEMENTATION - REGIONAL (Cont.)*

- **Values/Relationships** - The first Councillor and senior staff workshop was conducted by Grassroots on 24<sup>th</sup> October 2019. Further work is required including a follow-up workshop.
- **Governance Review** - A detailed Workplan has been developed which incorporates the recommended Grassroots projects with Council's other ongoing Governance obligations/projects. The Workplan prioritises those projects that need to be completed in order to support the April 2020 Councillor Induction Program.  
Whilst the existing staff from Executive Services have commenced the Workplan Projects, progress will be improved once resources are at a more optimum level.
- **Stakeholder Engagement Strategy** - This element is programmed for later in 2020 as it is contingent upon the completion of other nominated Governance projects.

## **7.0 Overall Assessment**

The most pleasing aspect of the implementation program to date has been the welcomed and enthusiastic response from staff right across the Organisation to be involved in the various Working Groups and Project Teams. This reflects well on the professionalism of staff and a commitment to making the Council a great place to work and to serving the Moreton Bay community.

The comprehensive nature of the recommended reforms has required careful consideration of the development of the implementation framework which is now in place and work is well advanced in a number of areas. Momentum is growing, and the fundamental change envisaged in the Report is now beginning to appear.

The Grassroots Report not only focussed on change to the internal operations of Council but also its wider engagement with the community and external stakeholders. With Council's commitment to these changes and the enthusiast response from senior management and staff to support these outcomes the Moreton Bay community can look forward to an even higher performing local government council.

Greg Hoffman PSM  
Managing Director  
Grassroots Connections Australia Pty Ltd

26 November 2019



**SUPPORTING INFORMATION**

**Ref: [A19281704](#)**

The following list of supporting information is provided for:

**ITEM 1.5**

**DOLPHIN STADIUM PROJECT - REGIONAL COMMUNITY PROJECT GRANT - REGIONAL**

***#1 Dolphin Stadium Past and Future Events (additional to Intrust Super Cup Fixtures)***

*ITEM 1.5 - DOLPHIN STADIUM PROJECT - REGIONAL COMMUNITY PROJECT GRANT - REGIONAL (Cont.)*

**#1 Dolphin Stadium Past and Future Events (additional to Intrust Super Cup Fixtures)**

<b>Year</b>	<b>Event</b>
<b>2017</b>	<ul style="list-style-type: none"> <li>• Murri Carnival</li> <li>• Brisbane Broncos V Cronulla Sharks NRL Trial (8,500 spectators)</li> </ul>
<b>2018</b>	<ul style="list-style-type: none"> <li>• Commonwealth Championships (17 teams from 11 nations in Men's U23, Women's and Physical Disability competitions)</li> <li>• FFA Cup Brisbane Roar V Melbourne City (record FFA attendance of over 6,500)</li> <li>• GIO Cup Final</li> <li>• Karyn Murphy Cup</li> <li>• Touch Rugby League Championship</li> <li>• Touch Rugby League State of Origin</li> <li>• W League Brisbane Roar V Western Sydney Wanderers</li> </ul>
<b>2019</b>	<ul style="list-style-type: none"> <li>• Australian Secondary Schools Rugby League Championship U15 Championships</li> <li>• Queensland Residents V NSW Residents</li> <li>• FFA Cup Brisbane Roar V Central Coast Mariners</li> <li>• Karyn Murphy Cup</li> <li>• Intrust Super Cup Grand Final (29th September 2019)</li> <li>• Australian Schoolboys V New Zealand School Boys (29th September 2019)</li> <li>• Christian Soccer Federation National Tournament (29th September- 4th October)</li> <li>• Hyundai A-League Brisbane Roar V Melbourne City (17th November 2019)</li> <li>• Sunbowl Gridiron (30th November 2019)</li> </ul>
<b>2020</b>	<ul style="list-style-type: none"> <li>• Brisbane Broncos V Gold Coast Titans NRL Trial (29th February)</li> <li>• Hyundai A-League Brisbane Roar V Perth Glory (23rd February)</li> <li>• Hyundai A-League Brisbane Roar V Newcastle Jets (12th April)</li> <li>• Australian Secondary Schools Rugby League U15 &amp; U18 Championship (secured 2020/21)</li> </ul>

**SUPPORTING INFORMATION**

**Ref: [A19309236](#) and [A19308894](#)**

The following list of supporting information is provided for:

**ITEM 2.1**

**DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6**

***#1 Architectural Report and Proposal Plans***

***#2 Submissions***

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**#1 Architectural Report and Proposal Plans**

# 2-8 Gayundah Esplanade

Woody Point, QLD.

Council RFI Response

13th September 2019

**rothelowman**

Brisbane, Melbourne, Sydney  
rothelowman.com.au

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**ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)**

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<b>Client</b> Traders in Purple 113 Landsborough Ave Scarborough, QLD 4020	<b>Town Planning</b> IB Town Planning Level 1, 46 Flinders Parade North Lakes, QLD 4509	<b>Traffic Consultant</b> TTM Level 8/369 Ann Street Brisbane City, QLD 4000	<b>Acoustic Engineer</b> TTM Level 8/369 Ann Street Brisbane City, QLD 4000
<b>Architecture</b> Rothelowman 56 Boundary Street South Brisbane, QLD 4101	<b>Landscape Architect</b> Form LA Trinity Lane Via 900 Ann Street Fortitude Valley, QLD 4006	<b>Waste Consultant</b> TTM Level 8/369 Ann Street Brisbane City, QLD 4000	<b>Civil &amp; Stormwater Engineer</b> Morgan Consulting Engineers 1 Great George Street Paddington, QLD 4064

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*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

# Executive Summary



2-8 Gayundah Esplanade, Woody Point

Council RFI Response

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

1.0 Executive Summary / 1.01 RFI Responses

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Refer to Architectural Plans
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1.0 Executive Summary / 1.02 Comparative Summary

APPROVED SCHEME

APT. YIELD

0	1 BED
35	2 BED
112	3 BED
0	TOWNHOUSES
147	TOTAL

CAR PARKING

296	RESIDENTIAL
17/19	RETAIL/VISITOR
332	TOTAL

HEIGHT SEQUENCE

10	STOREYS
STEP AT 9	STOREY SEQUENCE
27.6m/ 39.1m AHD	HEIGHT TO ROOF

2980.9m <sup>2</sup> (49.9%)	SITE COVER (TYPICAL - INCL. BALC.)
2063m <sup>2</sup> (34.5%) <sup>1*</sup>	SITE COVER (TYPICAL - EXCL. BALC.)
NOT INDICATED	DEEP PLANTING

LODGED SCHEME

APT. YIELD

1	1 BED
23	2 BED
125	3 BED
8	TOWNHOUSES
157	TOTAL

CAR PARKING

314	RESIDENTIAL
12	RETAIL
326	TOTAL

HEIGHT SEQUENCE

15	STOREYS
9/11/15	STOREY SEQUENCE
45m/ 56.5m AHD	HEIGHT TO ROOF

2373.4m <sup>2</sup> (34.3%)	SITE COVER (TYPICAL - INCL. BALC.)
1863.2m <sup>2</sup> (27%)	SITE COVER (TYPICAL - EXCL. BALC.)
830m <sup>2</sup> (11.9%)	DEEP PLANTING

AMENDED SCHEME

APT. YIELD

24	2 BED + MPR
13	2 BED
113	3 BED
8	TOWNHOUSES
158	TOTAL

CAR PARKING

316	RESIDENTIAL
11	RETAIL
327	TOTAL

HEIGHT SEQUENCE

15	STOREYS
11/13/15	STOREY SEQUENCE
45m/ 56.5m AHD	HEIGHT TO ROOF

2276m <sup>2</sup> (32.8%)	SITE COVER (TYPICAL - INCL. BALC.)
1940.6m <sup>2</sup> (28%)	SITE COVER (TYPICAL - EXCL. BALC.)
845sqm (12.2%)	DEEP PLANTING

<sup>1\*</sup> Measured as 39% - 2332.6sqm



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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

# Urban Context & Site Analysis



2-8 Gayundah Esplanade, Woody Point / Council RFI Response

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

2.0 Urban Context & Site Analysis / 2.01 Macro Context



Landmarks

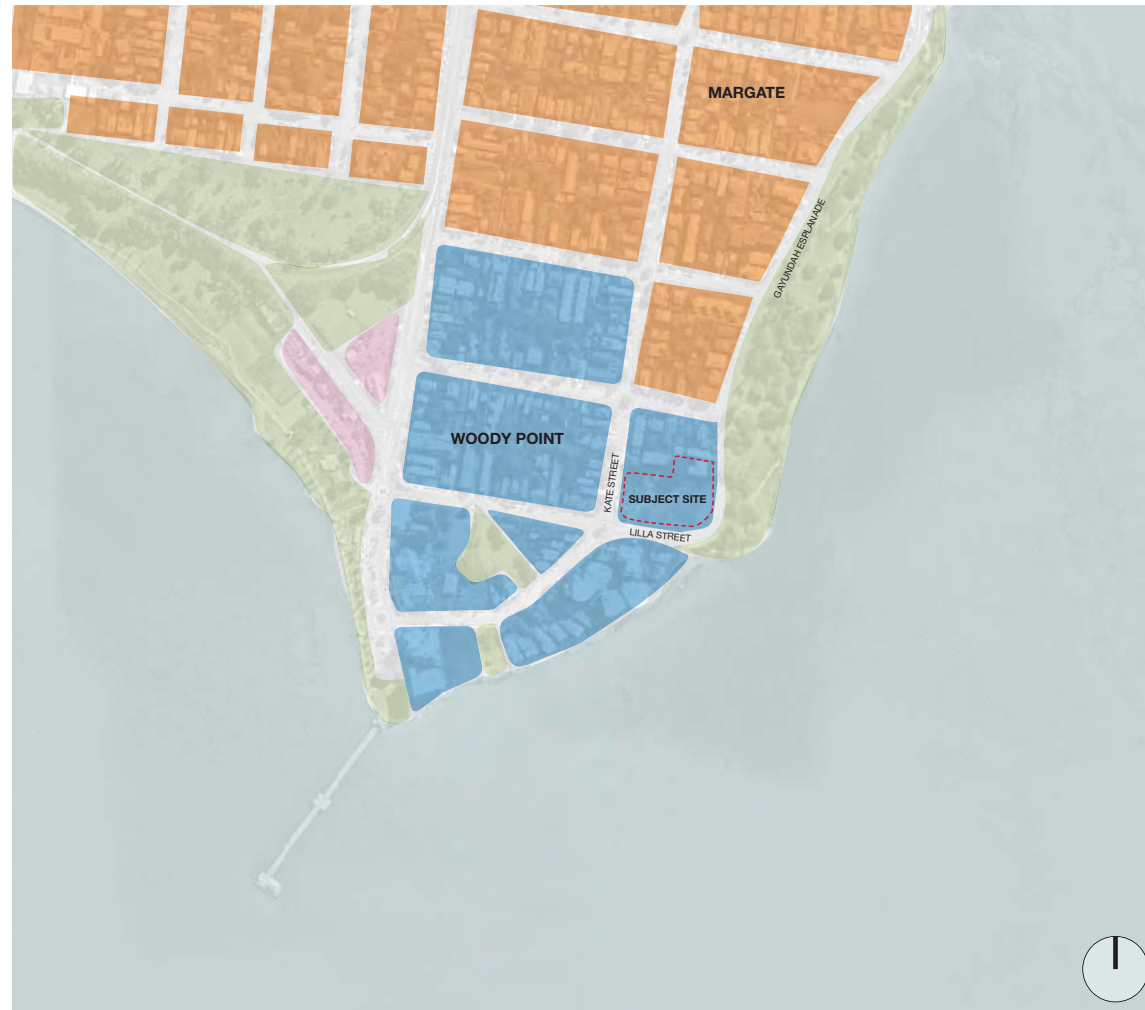
- 1 Woody Point Jetty
- 2 HMQS Gayundah
- 3 The Belvedere Hotel
- 4 Parklands
- 5 Humpybong Yacht Club
- 6 Gayundah Coastal Arboretum
- 7 Eildon Croquet Club
- 8 Woody Point Park

Legend

- Subject Site
- Major Road
- Minor Road
- Public Transport Stop
- Cyclist Connection

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

## 2.0 Urban Context & Site Analysis / 2.02 Built Form Context



### MBRC Building Heights Scheme

	Subject Site
	Max 8.5 m
	Max 12 m
	Max 21m / Min 5m

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

2.0 Urban Context & Site Analysis / 2.03 View Analysis



Historical References

- 1 The Palace Hotel
- 2 HMQS Gayundah

Legend

- Subject Site
- Existing Building
- Approved DA

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

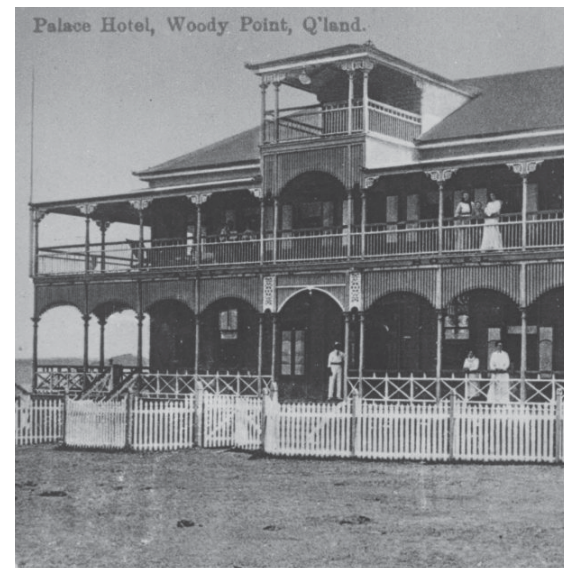
2.0 Urban Context & Site Analysis / 2.04 Historical References

How do we embed **ideas of place** within the development to offer **contextual relevance**?

The Gayundah



The Palace Hotel



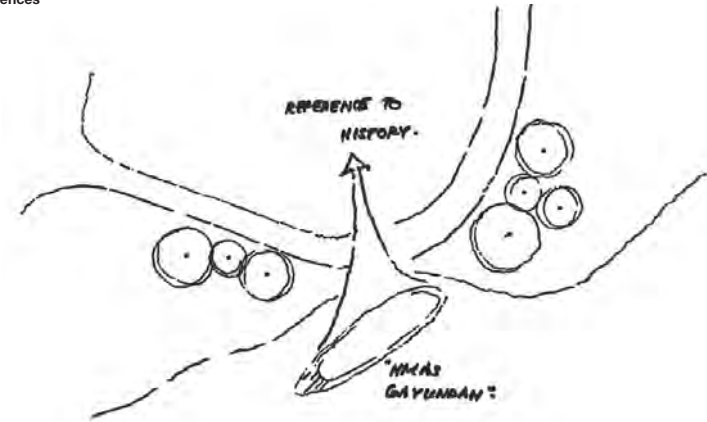


ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

2.0 Urban Context & Site Analysis / 2.05 Historical References

### The HMQS Gayundah

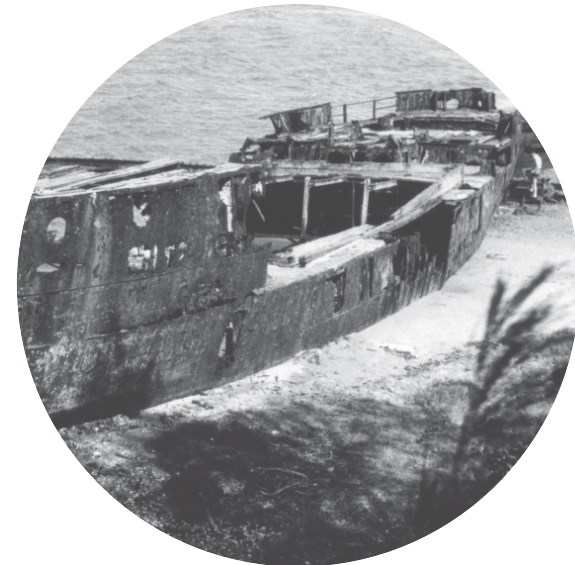
The HMQS Gayundah has historical significance for the Peninsula, the State and the Nation. The proposal seeks to allow the building to be of it's place through reference to the history of the locality. It is proposed that this will be expressed through both form-making and materiality/colour seeking to engage with the shipwreck directly adjacent.



**Gayundah in Maritime Defence Force**  
'Gayundah' is the Aboriginal word for 'lightning'  
Launched in May 1884  
Served in the Maritime Defence Force until 1921



**Gayundah as Sand and Gravel Barge**  
Sold to Brisbane Gravel in 1921  
Used as a Sand and Gravel Barge until 1958



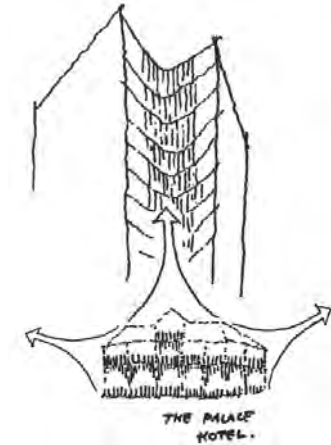
**Gayundah beached as Breakwater**  
Gayundah served for 74 years afloat  
Sold to Redcliffe Council in 1957  
Beached as breakwater off Woody Point Cliffs

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

2.0 Urban Context & Site Analysis / 2.06 Historical References

### The Palace Hotel

The site was until recently occupied by the Palace Hotel. This building was constructed in circa 1909. It formed an important public purpose for the area. We believe that opportunity lies in referencing some of the original features of this once beautiful structure within the proposal. Of particular interest to us are the Victorian Era filigree/ decorations and the notion of a 'widow's walk' seemingly existent in the original building.



**The Palace Hotel**  
Palace Hotel built in 1909  
Bee Gees performed in 1959  
Owned by the Filmer Family until 2002



Observatory or 'widows walk' providing unimpeded views of the sea

**Architectural Elements and Filigree**  
Characterised by delicate filigree  
Deep eaves and verandah for sun protection  
Observatory or "widow's walk" for unimpeded views of the sea



**Image of Hotel before Demolition**  
Demolished in December 2014  
The building that was demolished had no resemblance to the original structure

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# A Design Narrative



2-8 Gayundah Esplanade, Woody Point

Council RFI Response

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

3.0 A Design Narrative / 3.01 View 1 - Hero Perspective



**View 1 - Perspective**

Disclaimer: Perspective images are presented as an artist's impression of the development only.

2-8 Gayundah Esplanade, Woody Point / Council RFI Response

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

3.0 A Design Narrative / 3.02 View 2 - Apartment Building Perspective



**View 2 - Perspective**

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

3.0 A Design Narrative / 3.03 View 3 - Tower Perspective



**View 3 - Perspective**

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

3.0 A Design Narrative / 3.04 View 4 - Corner Perspective



**View 4 - Perspective**

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

3.0 A Design Narrative / 3.05 View 5 - Entry Perspective



**View 5 - Perspective**

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

3.0 A Design Narrative / 3.06 View 6 - Corner Perspective



**View 6 - Perspective**

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

3.0 A Design Narrative / 3.07 View 7 - Townhouse Perspective



**View 7 - Perspective**

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2-8 Gayundah Esplanade, Woody Point / Council RFI Response

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

3.0 A Design Narrative / 3.08 View 8 - Townhouse Perspective



**View 8 - Perspective**

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

3.0 A Design Narrative / 3.09 View 9 - Townhouse Perspective



**View 9 - Perspective**

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

3.0 A Design Narrative / 3.10 View 10 - Townhouse Perspective



**View 10 - Perspective**

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

3.0 A Design Narrative / 3.11 View 11 - Townhouse Perspective



**View 11 - Perspective**

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

3.0 A Design Narrative / 3.12 View 12 - Townhouse Perspective



**View 12 - Perspective**

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

# Building Height, Bulk and Scale

A Response to MBRC RFI

2-8 Gayundah Esplanade, Woody Point / Council RFI Response

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

4.0 Building Height, Bulk and Scale / 4.01 Clause 1A - Site Cover Comparison

SITE COVER COMPARISON					
	APPROVED SCHEME		LODGED SCHEME		AMENDED SCHEME
SITE AREA	5975sqm		6923.7sqm		6923.7sqm
MAX. ALLOWABLE	35%		25%		25%

LEVEL	LABELLED SITE COVER	MEASURED SITE COVER	LABELLED SITE COVER	MEASURED SITE COVER	MEASURED SITE COVER
BASEMENT	-	5204sqm (87%)	5493.3sqm (79%)	5493.6sqm (79%)	5545.58sqm (80%)
LOWER GROUND	-	4901.7sqm (82%)	5350.6sqm (77%)	5357.2sqm (77%)	5443.5sqm (78%)
UPPER GROUND	-	2432.8sqm (40.7%)	2584.9sqm (37%)	2587.7sqm (37%)	2487.4sqm (35.9%)
LEVEL 01	2063sqm (34.5%)	2332.6sqm (39%)	2619.5sqm (38%)	2622.04sqm (37.8%)	2641.3sqm (38%)
LEVEL 02	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 03	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 04	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 05	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 06	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 07	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 08	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 09	-	879.8sqm (14.7%)	1732.4sqm (25%)	1732.3sqm (25%)	1940.6sqm (28%)
LEVEL 10	-	-	1440.7sqm (21%)	1441.2sqm (21%)	1940.6sqm (28%)
LEVEL 11	-	-	1122.8sqm (16%)	1123.1sqm (16%)	1360.7sqm (19.6%)
LEVEL 12	-	-	927.6sqm (13%)	927.6sqm (13%)	1360.7sqm (19.6%)
LEVEL 13	-	-	927.6sqm (13%)	927.6sqm (13%)	661.5sqm (9.6%)
LEVEL 14	-	-	927.6sqm (13%)	927.6sqm (13%)	661.5sqm (9.6%)

Site Cover with Balconies

- Approved Scheme Typical Plate Site Cover with Balcony: 2980.9sqm (49.9%)
- Lodged Scheme Typical Plate Site Cover with Balcony: 2373.4sqm (34.3%)
- Amended Scheme Typical Plate Site Cover with Balcony: 2276sqm (32.8%)

RFI Clause 1A

Provide a comparison (e.g. data table) of the proposed and approved development site cover per storey.

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

## 4.0 Building Height, Bulk and Scale / 4.02 Clause 1 - Setback Area Comparison

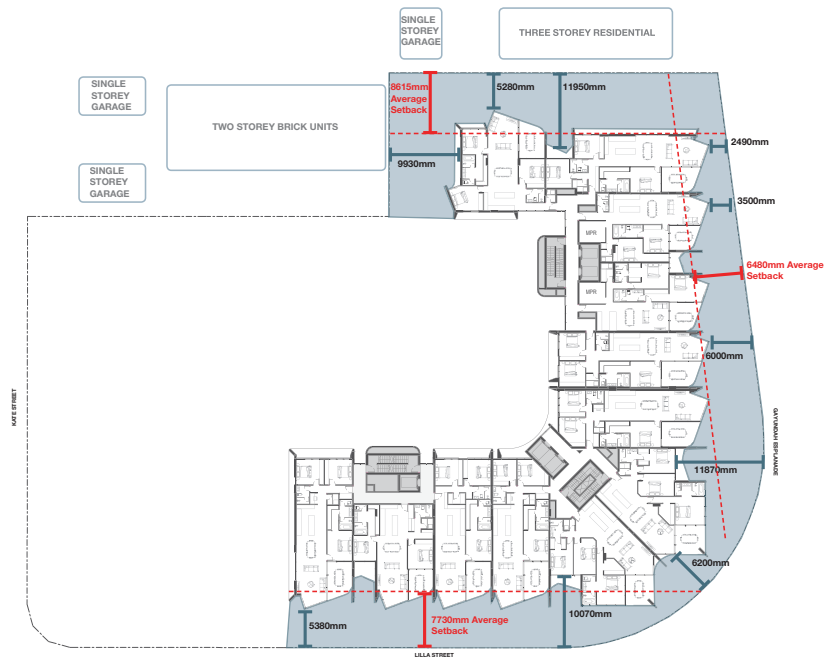


## LODGED SCHEME

**Apartment Building Setback Area - 1137m<sup>2</sup>**

## RFI Clause 1

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."



## AMENDED SCHEME

**Apartment Building Setback Area - 1263m<sup>2</sup>**

- Greater volume of setback area provided on tower facade interfaces
- Larger setbacks provided to adjacent built properties to north & west

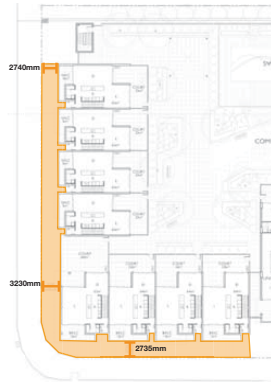
ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

4.0 Building Height, Bulk and Scale / 4.03 Clause 1 - Setback Area Comparison

LODGED SCHEME



Lower Ground Townhouse Setback Area - 350m<sup>2</sup>



Upper Ground Townhouse Setback Area - 237m<sup>2</sup>

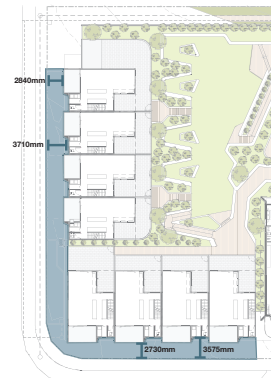


Level 1 Townhouse Setback Area - 243m<sup>2</sup>

AMENDED SCHEME



Lower Ground Townhouse Setback Area - 341m<sup>2</sup>



Upper Ground Townhouse Setback Area - 254m<sup>2</sup>



Level 1 Townhouse Setback Area - 254m<sup>2</sup>

RFI Clause 1

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."

Townhouse Setback Areas

- Greater volume of setback area provided on townhouse setbacks



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

4.0 Building Height, Bulk and Scale / 4.04 Clause 1 - Private Open Space

AMENDED SCHEME

- Living spaces expressed to tower envelope, creating greater facade articulation and variance
- Balconies protected from wind and weather
- New layout allows for habitable outdoor living on balconies all year round
- Balcony as a connecting piece between nature and living
- Balconies now integrated into the form and shaping of the tower envelope



RFI Clause 1

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

4.0 Building Height, Bulk and Scale / 4.05 Clause 1 - Height Follows Topography



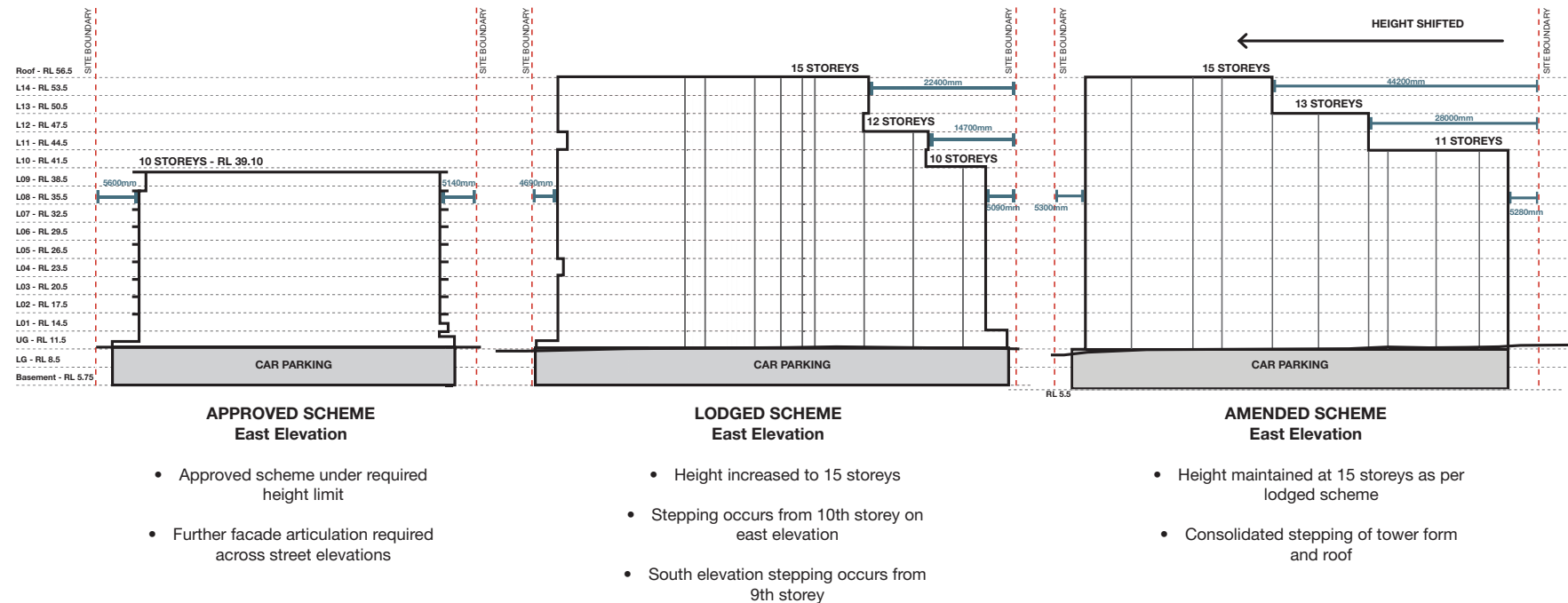
**RFI Clause 1**

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."

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4.0 Building Height, Bulk and Scale / 4.06 Clause 1 - Height Comparison

HEIGHT COMPARISON STUDY



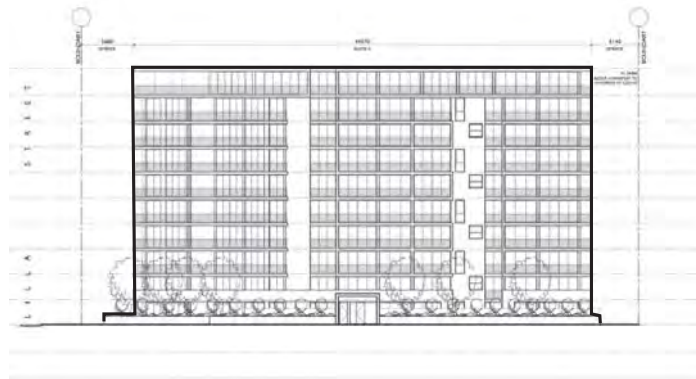
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The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."

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4.0 Building Height, Bulk and Scale / 4.07 Clause 1 - Elevation Comparison

ELEVATION COMPARISON STUDY

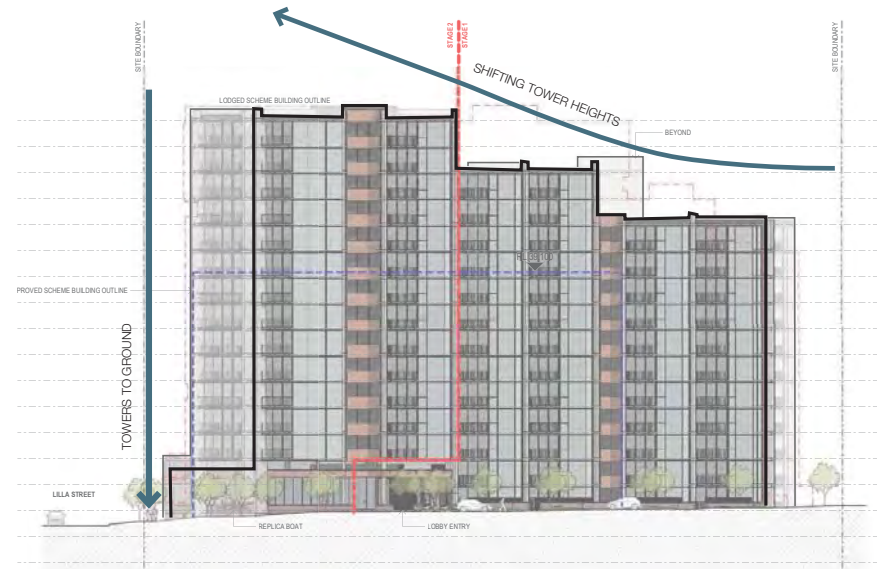


**APPROVED SCHEME**  
**East Elevation**

- Approved scheme under required height limit
- Further facade articulation required across street elevations

**RFI Clause 1**

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."



**AMENDED SCHEME**  
**East Elevation**

- Height maintained at 15 storeys as per lodged scheme
- Consolidated stepping of tower form and roof
- A collection of towers moving forward to the Headland
  - Height expressed at major corner
- A landmark built form atop the Shipwreck

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

4.0 Building Height, Bulk and Scale / 4.08 Clause 1 - Elevation Comparison

ELEVATION COMPARISON STUDY

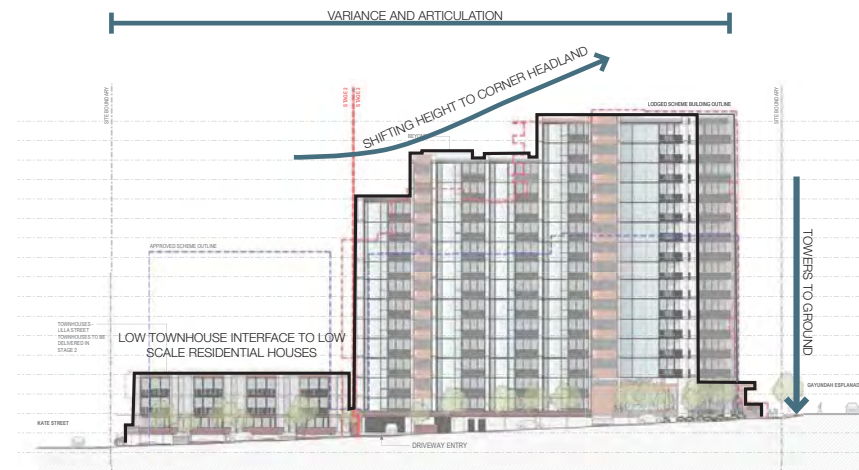


**APPROVED SCHEME**  
**South Elevation**

- Approved scheme under required height limit
- Further facade articulation required across street elevations

**RFI Clause 1**

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."



**AMENDED SCHEME**  
**South Elevation**

- Height maintained at 15 storeys as per lodged scheme
- Consolidated stepping of tower form and roof
- A collection of towers moving forward to the Headland
  - Height expressed at major corner
- A landmark built form atop the Shipwreck



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

4.0 Building Height, Bulk and Scale / 4.09 Clause 1 - Elevation Comparison

ELEVATION COMPARISON STUDY

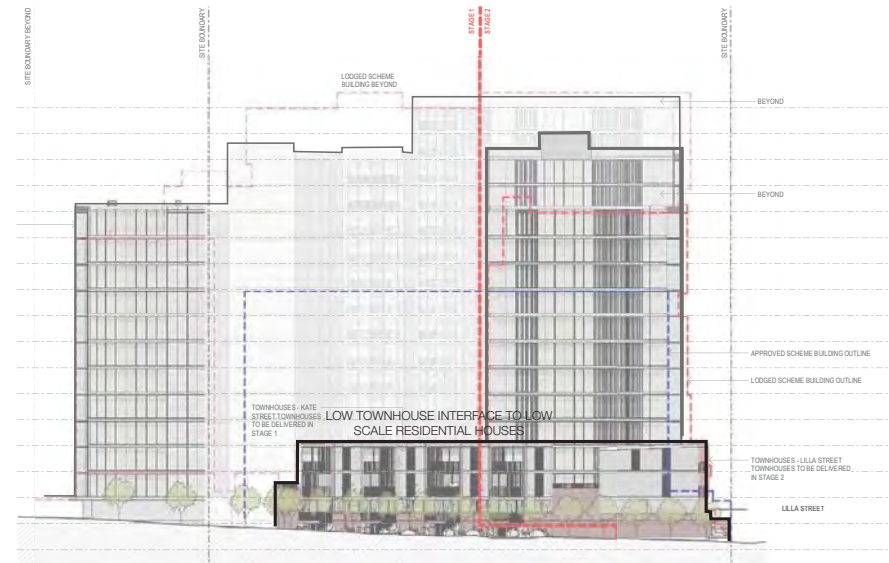


**APPROVED SCHEME**  
**West Elevation**

- Approved scheme under required height limit
- Further facade articulation required across street elevations

**RFI Clause 1**

The applicant's Town Planning Report states "It is noted that the existing building is approved with a maximum RL 39.1m AHD or 10 storeys. The approved built form is bulky and extends across the length of all three street frontages. The proposed changes offers an improved built form which despite having a higher aspect, does overall reduce the bulk and scale of the development as it presents in the locality."



**AMENDED SCHEME**  
**West Elevation**

- Height maintained at 15 storeys as per lodged scheme
- Consolidated stepping of tower form and roof
- A collection of towers moving forward to the Headland
- Height expressed at major corner
- A landmark built form atop the Shipwreck

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

# Building Design



2-8 Gayundah Esplanade, Woody Point

Council RFI Response

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

5.0 Building Design / 5.01 Clause 2A - Approved Scheme Plan Design

Approved Scheme Plan Design

- Broad width to corner
- Additional facade articulation required
- Lack of clarity in massing and breaks
- Conventional experience of views
- Withdrawn living areas
- Exposed balconies to wind and weather



RFI Clause 2A

Additional permeability in building design to reduce the appearance of building bulk and to facilitate access to light and air flow. Due to the scale of the building, it is recommended that breaks in built form are provided and increase the space between the vertical building elements.



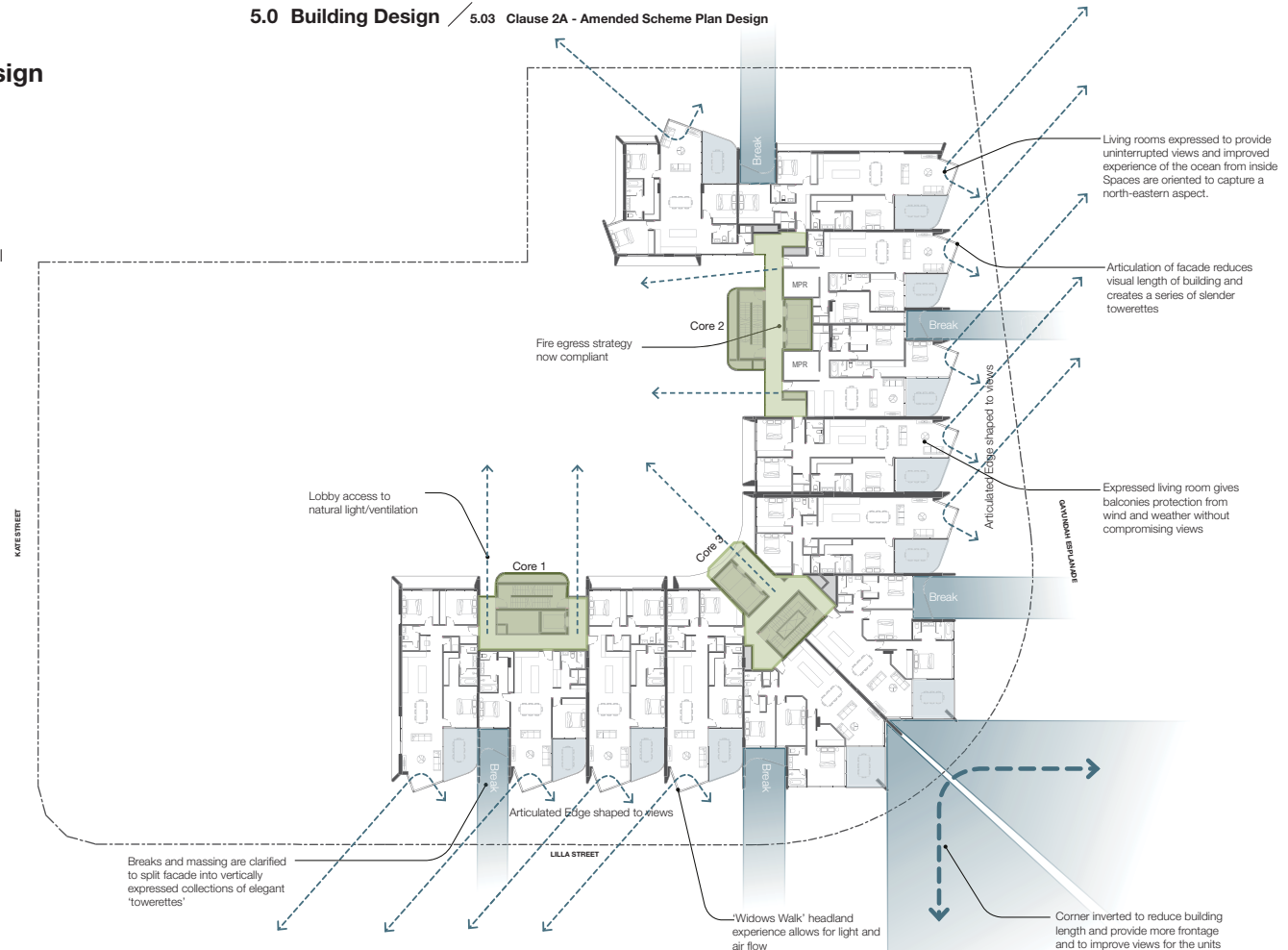
## 5.0 Building Design / 5.02 Clause 2A - Lodged Scheme Plan Design

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

5.0 Building Design / 5.03 Clause 2A - Amended Scheme Plan Design

Amended Scheme Plan Design

- Improved clarity and massing in breaks to increase building permeability
- Improved facade articulation
- Exterior views and access to natural light and air flow from all lobbies
- Consolidated core design overtly expressed externally to help define vertical building elements
- Improved experience of ocean through living on the edge - 'The Widow's Walk'
- Unobstructed views from living areas
- Protected balconies integrated into the shaping of tower envelope - helping to reduce appearance in building bulk
- All lobbies, bedroom and living spaces designed to facilitate access to light and air flow
- Use of deep facades to north and west to facilitate shading
- Regressive corner articulation assists in reducing perceived building length



RFI Clause 2A

Additional permeability in building design to reduce the appearance of building bulk and to facilitate access to light and air flow. Due to the scale of the building, it is recommended that breaks in built form are provided and increase the space between the vertical building elements.

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

5.0 Building Design / 5.04 Clause 2A - Approved Unit Design



**View 1 - Approved Scheme (Perspective from Living Room)**

Disclaimer: Perspective images are presented as an artist's impression of the development only.

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

5.0 Building Design / 5.05 Clause 2A - Lodged Unit Design



**View 1 - Lodged Scheme (Perspective from Living Room)**

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

5.0 Building Design / 5.06 Clause 2A - Amended Unit Design



**View 2 - Amended Scheme (Perspective from Living Room)**

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

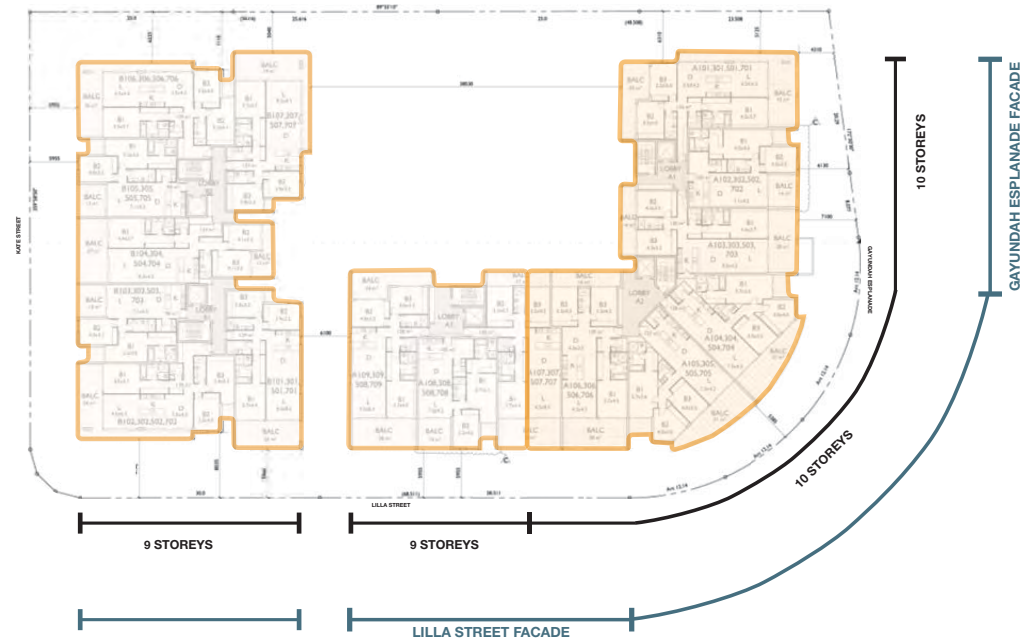
5.0 Building Design / 5.07 Clause 2B - Approved Massing Arrangement

Approved Massing Arrangement

Massing and Floor Plan Diagram



- Length of building around corner of Gayundah Esplanade and Lilla Street
- Curved corner increases perceived building length
- Hard edge presented to streetscape across full site boundary



RFI Clause 2B

Tall buildings are required to provide architectural variation through a distinct top, middle and base section.

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

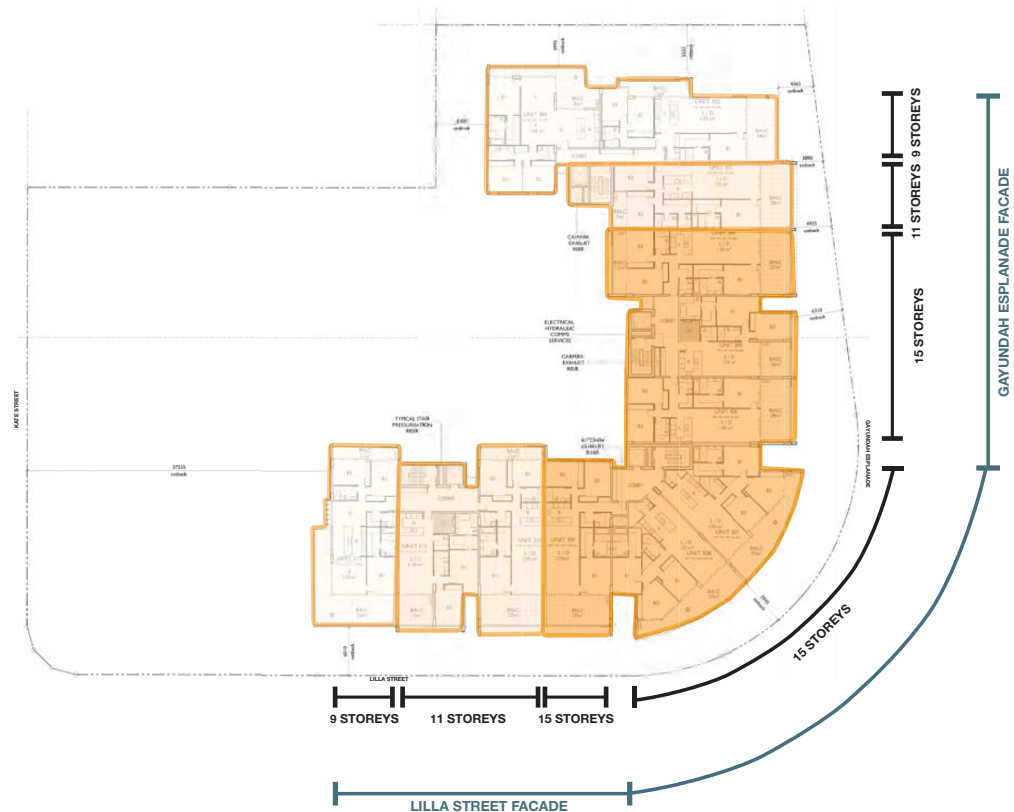
5.0 Building Design / 5.08 Clause 2B - Lodged Massing Arrangement

**Lodged Massing Arrangement**

Massing and Floor Plan Diagram



- Length of building around corner of Gayundah Esplanade and Lilla Street
- Irregularity of stepping
- Curved corner increases perceived building length
- Hard edge presented to streetscape



**RFI Clause 2B**

Tall buildings are required to provide architectural variation through a distinct top, middle and base section.

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

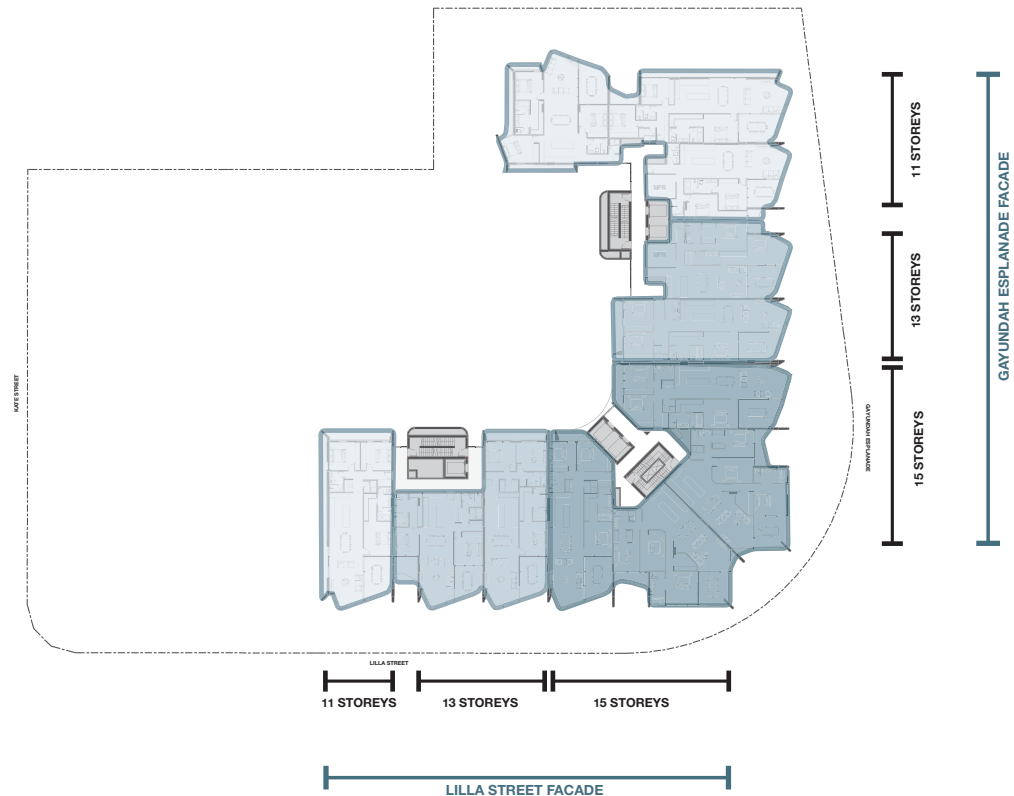
5.0 Building Design / 5.09 Clause 2B - Amended Massing Arrangement

### Amended Massing Arrangement

Massing and Floor Plan Diagram



- Strong expression on corner of Gayundah Esplanade and Lilla Street
- Length of building reduced by inverting corner and creating two street façades
- Slender and consolidated tower expressions
- Gradual and regular stepping - 11 storeys - 13 storeys - 15 storeys delivering a distinct rooftop to the tower
- Unique architectural language at ground plane through materiality
- Volume created at ground plane to increase activation/legibility creating a distinct base section
- Consolidated entry sequence expressed through volume
- HMQS Gayundah replica overtly expressed on the corner of Gayundah Esplanade and Lilla Street
- Building top defined by stepped roof
- Building middle section defined by slender 'towerettes'
- Building base defined by ground plane materiality & expression



### RFI Clause 2B

Tall buildings are required to provide architectural variation through a distinct top, middle and base section.



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5.0 Building Design / 5.10 Clause 2C - Render Comparison

### Render Comparison



APPROVED SCHEME



AMENDED SCHEME

#### RFI Clause 2C

*Include architectural features which provide attractive vertical variation where visible from public spaces including the front, sides and rear of the building. This could include features such as variation in colours and materials, green walls, and form.*

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

### Contextual Comparison



**APPROVED SCHEME**



**AMENDED SCHEME**



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)



**View 1 - Perspective from Ted Smout Bridge**

Disclaimer: Perspective images are presented as an artist's impression of the development only.

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**View 2 - Perspective from End of Ted Smout Bridge**

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5.0 Building Design / 5.11 Clause 2C - Amended Scheme Envelope

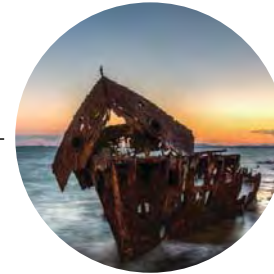


**View 1 - Perspective**

Disclaimer: Perspective images are presented as an artist's impression of the development only.

**RFI Clause 2C**

Include architectural features which provide attractive vertical variation where visible from public spaces including the front, sides and rear of the building. This could include features such as variation in colours and materials, green walls, and form.



**Colour and Form**

- Form-making is nautical in expression, referencing the historical HMQS Gayundah
- Colour and materiality of the proposal engages with the shipwreck

**Connecting the Podium & Tower**

- Expression of podium materiality and geometry through the tower (Articulating tower breaks)



**Robust Materiality**

- Use of robust materials to shield from ocean corrosion
- Use of structure as an expressive architectural element
- Vertical blades define tower edges and offer privacy between dwellings



**Architectural Elements**

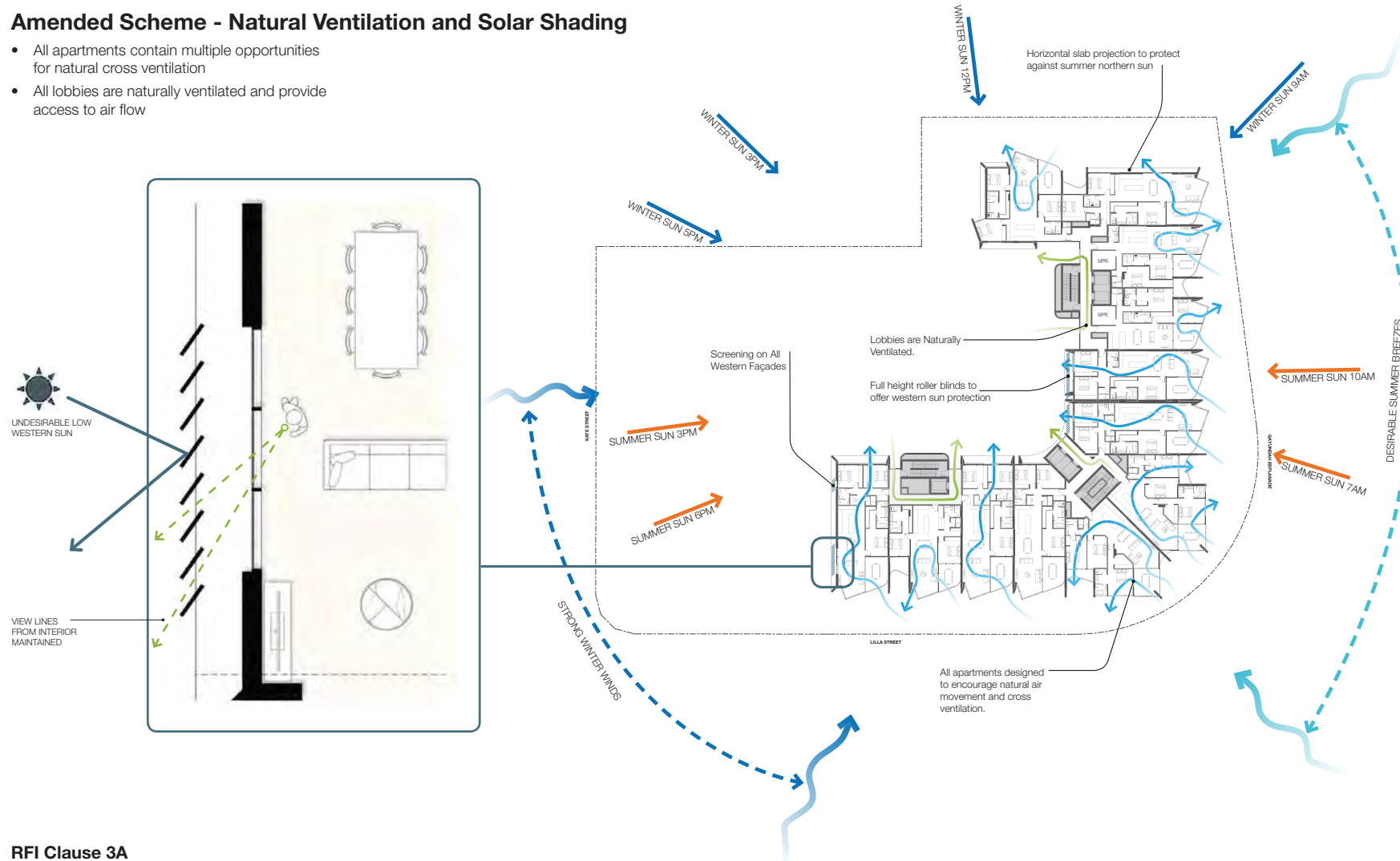
- Reference to Victorian Era filigree and decoration of the original Palace Hotel
- Notion of the observatory/widow's walk embedded in the bay window
- Deep eaves referencing the subtropical verandah and responding to local climate

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

5.0 Building Design / 5.12 Clause 3A - Amended Scheme - Solar and Ventilation

**Amended Scheme - Natural Ventilation and Solar Shading**

- All apartments contain multiple opportunities for natural cross ventilation
- All lobbies are naturally ventilated and provide access to air flow



**RFI Clause 3A**

Review the proposed building design to address the (western) solar heat and allow natural air movement through proposed units from prevailing breezes.

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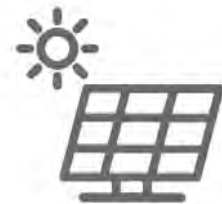
5.0 Building Design / 5.13 Clause 3B - Amended Scheme - Energy Efficiency

### Amended Scheme - Energy Efficiency

The project has engaged with leading consultants to ensure that strategies of energy efficient design initiatives to reduce energy consumption and waste are embedded into the design.

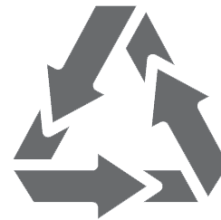
Refer to Waste Management Report prepared by TTM

Refer to Landscape Architect Report Prepared by Form LA



#### Energy & Technology

- Performance glazing façade to meet relevant standards
  - Energy efficient air conditioning systems
  - Energy efficient LED lamps
- An energy metering system for monitoring demand
  - Lifts with high efficiency drives
  - Solar water heating



#### Waste & Water

- Rainwater harvesting for landscape irrigation through provision of water tanks
- Water efficient fixtures to reduce potable water demand
- Dedicated waste chutes to maximize recycling from building occupants
- Preference for the utilisation of native coastal species in soft landscaping palette
- Bio-retention system to manage stormwater quality



#### Active Transport

- Significant quantity of bicycle parking for residents and visitors
  - Bicycle storage
  - Proximity to Woody Point Town Centre
- Close Proximity to bike paths and footpath/promenade
- Future provision through supply of conduits for car parking to service units (to accommodate electric cars)

#### RFI Clause 3B

Identify energy efficiency design initiatives which are integrated into the form and function of the development.

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# Connectivity and Pedestrian Interface

2-8 Gayundah Esplanade, Woody Point / Council RFI Response

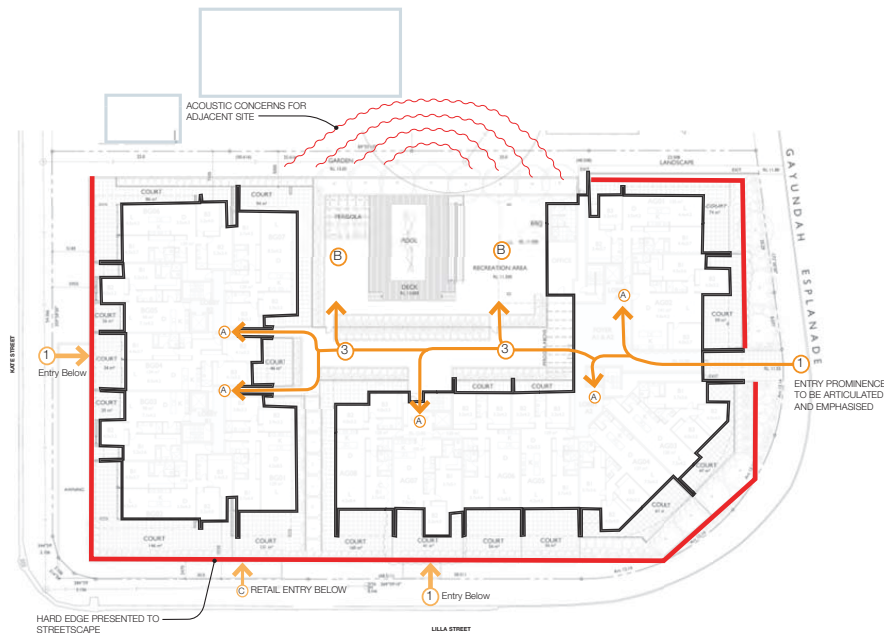
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

6.0 Connectivity and Pedestrian Interface / 6.01 Clause 4A & 4B - Approved and Lodged Scheme Ground Plane

Approved and Lodged Schemes - Ground Plane Design



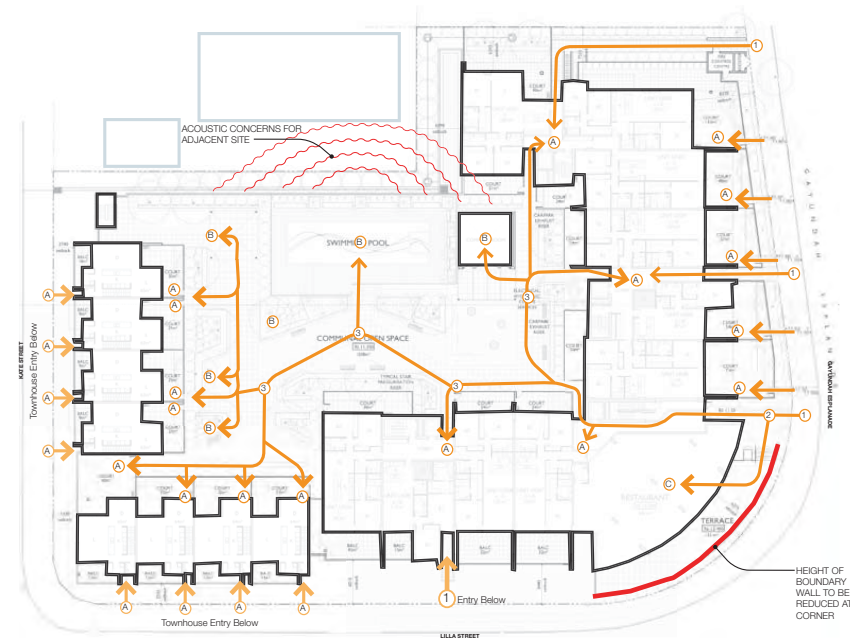
Approved Scheme

**RFI Clause 4A**

Provide updated proposal plans and landscape concept plans which demonstrate the provision of a 2m wide pedestrian path abutting the property boundary. The remaining verge is to be grassed.

**RFI Clause 4B**

Provide amended plans which demonstrate an improved pedestrian interface at the corner of Gayundah Esplanade and Lilla Street. Options may include the use of a ramped entry, stepped planting to reduce the height of the boundary wall at this location.



**Lodged Scheme**

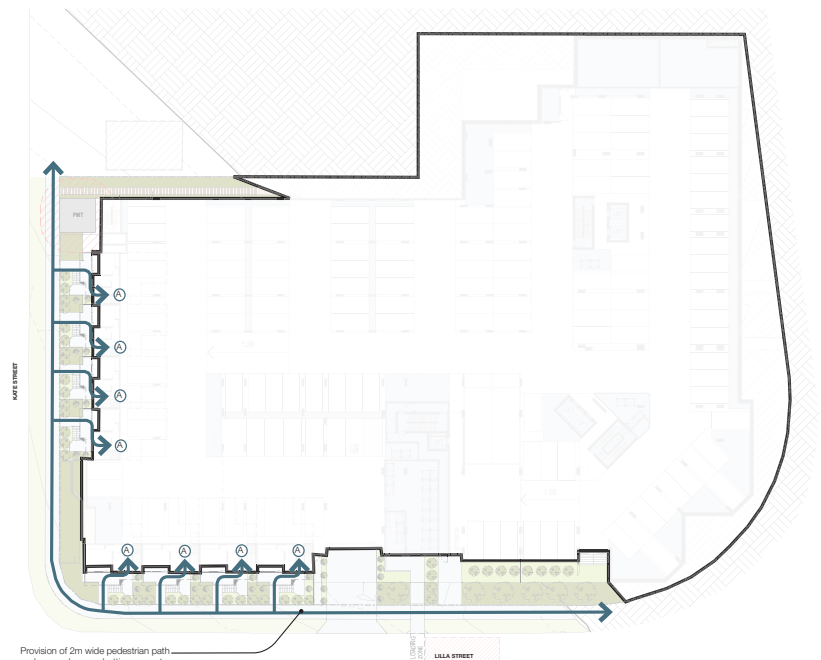
- Legible site entry required
- Higher visual permeability and pedestrian friendly circulation to be incorporated
- Lobby spaces are visually separated from the streetscape

- (A) Residential entry (town house entries on lower ground)
- (B) Residential recreation zone
- (C) Retail zone entry to be more legible
- (1) Site entry
- (2) Point of choice between retail and residential zones
- (3) Point of choice between residential and recreational zones.

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

6.0 Connectivity and Pedestrian Interface / 6.02 Clause 4A & 4B - Amended Scheme Ground Plane

Amended Scheme - Ground Plane Design



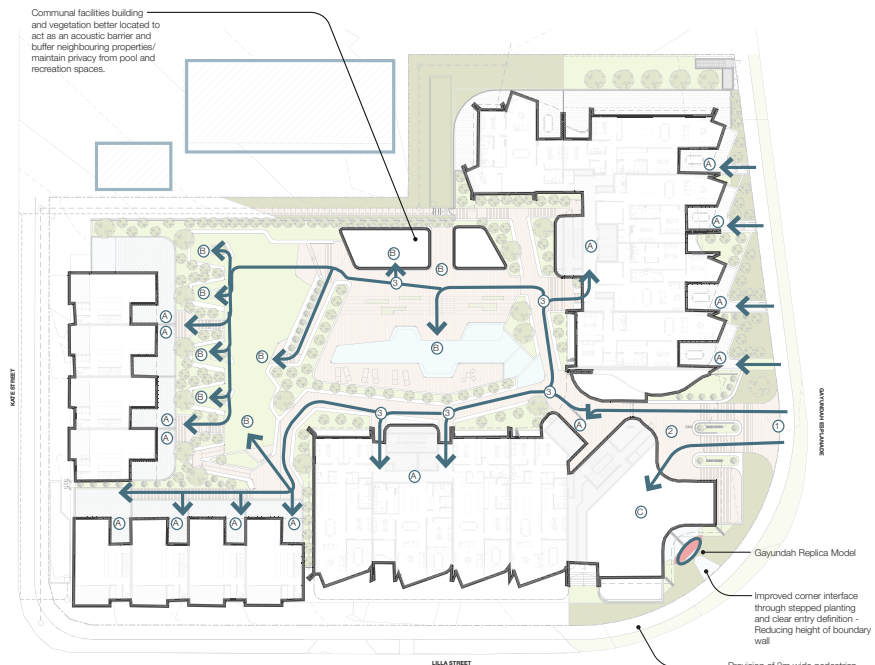
Lower Ground

**RFI Clause 4A**

Provide updated proposal plans and landscape concept plans which demonstrate the provision of a 2m wide pedestrian path abutting the property boundary. The remaining verge is to be grassed.

**RFI Clause 4B**

Provide amended plans which demonstrate an improved pedestrian interface at the corner of Gayundah Esplanade and Lilla Street. Options may include the use of a ramped entry, stepped planting to reduce the height of the boundary wall at this location.



**Upper Ground**

- Clear and defined entry sequence from corner of Gayundah Esplanade and Lilla Street
- Permeable and pedestrian friendly ground plane
- Logical wayfinding integrated with landscape and communal spaces
- High visibility to communal recreation from entry lobby
- Expression of boat replica defines the corner of the scheme

- (A) Residential entry
- (B) Residential recreation zone
- (C) Retail zone
- (1) Pedestrian entry to site
- (2) Point of choice between retail and residential zones
- (3) Point of choice between residential and recreational zones.



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6.0 Connectivity and Pedestrian Interface / 6.03 Clause 4A & 4B - Amended Scheme Ground Perspective



**RFI Clause 4B**

*Provide amended plans which demonstrate an improved pedestrian interface at the corner of Gayundah Esplanade and Lilla Street. Options may include the use of a ramped entry, stepped planting to reduce the height of the boundary wall at this location.*

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# Landscaping

Note: Refer to Landscape Architect Report for detailed response to Council RFI

2-8 Gayundah Esplanade, Woody Point

Council RFI Response

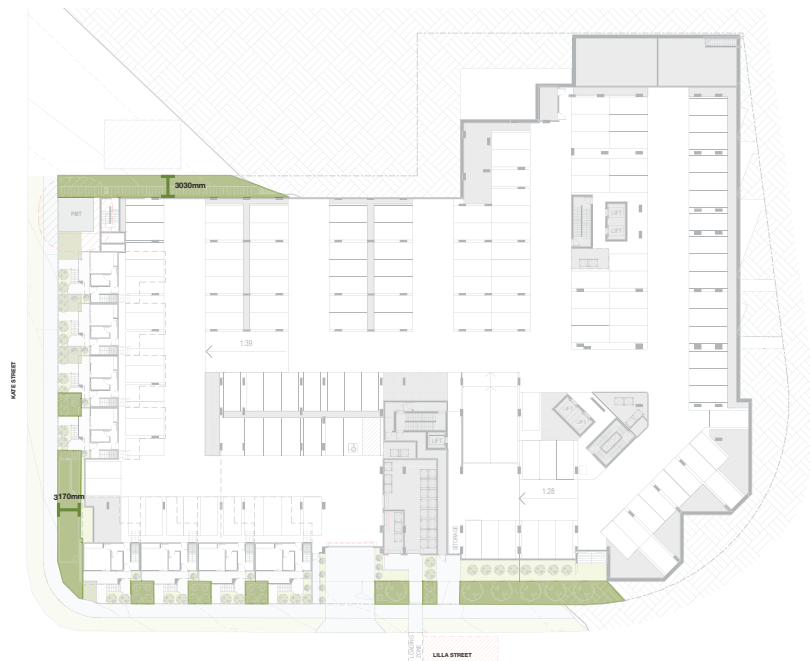
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7.0 Landscaping / 7.01 Clause 5 - Amended Scheme Deep Planting



AMENDED LOWER GROUND LEVEL

**RFI Clause 5**

The Town Planning Report notes that the development provides 12% deep planting and complies with the Residential Uses Code Example E10.2 that deep planting areas have a minimum dimension of 4m. Please provide a dimensioned Landscape Concept Plan identifying the nominated deep planting areas, noting that they must be clear of the basement.



AMENDED UPPER GROUND LEVEL

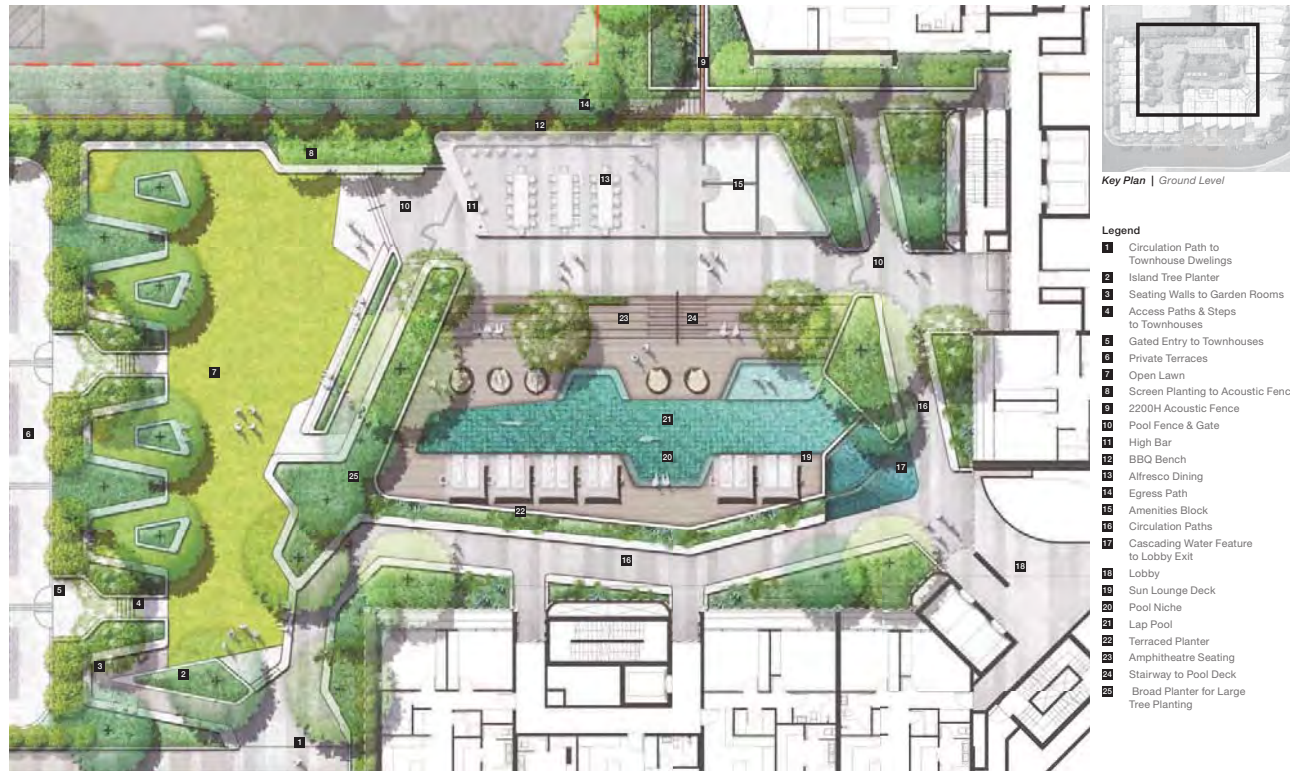
**TOTAL DEEP PLANTING AREA - 845sqm (12.2%)**

■ Deep Planting

Note: Refer to Landscape Architect Report for detailed response to Council RFI

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

7.0 Landscaping / 7.02 Clause 6 - Amended Scheme Landscape Plan



**RFI Clause 6**

With reference to the Planning Scheme Policy - Residential Design section 6.7 Landscaping, provide information demonstrating that the proposed landscaping:

- Integrates with the overall site layout and building design;

Information Request – Development Application No. DA/16705/2007/VCHG/3 Page 3

- Reduces the urban heat island effect and enhances and improves micro-climate conditions;
- Contributes to local biodiversity;
- Enables planting of large trees on site; and
- Integrates water sensitive urban design.

Note: Refer to Landscape Architect Report for detailed response to Council RFI

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

# Staging

2-8 Gayundah Esplanade, Woody Point

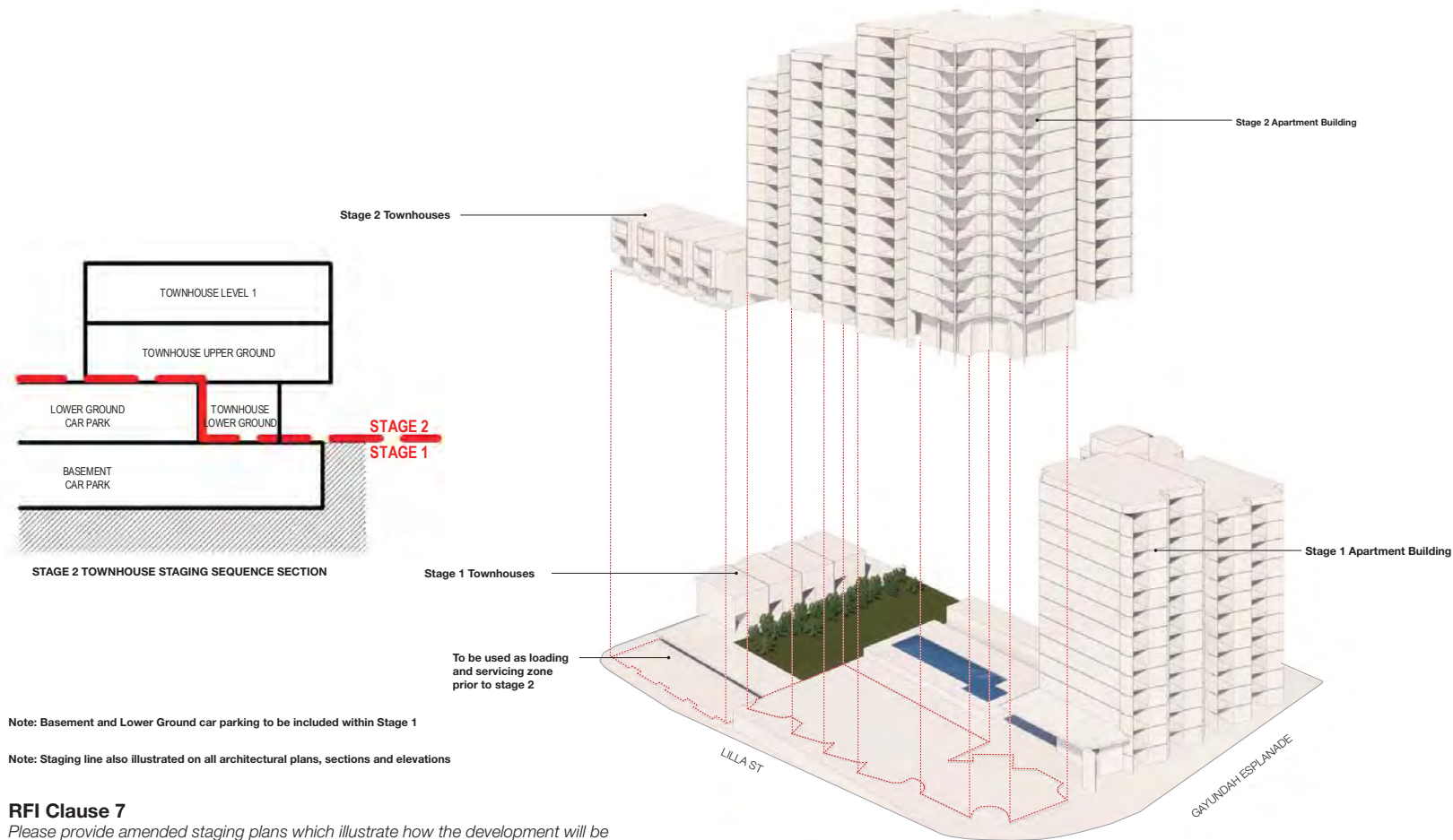
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8.0 Staging / 8.01 Clause 7 & 8 - Amended Staging Diagram



Note: Basement and Lower Ground car parking to be included within Stage 1

Note: Staging line also illustrated on all architectural plans, sections and elevations

**RFI Clause 7**

Please provide amended staging plans which illustrate how the development will be physically delivered for Stage 1 (i.e. elevations and a site plan) Plans should illustrate the visual appearance of the built form and indicative landscaping for Stage 1.

**RFI Clause 8**

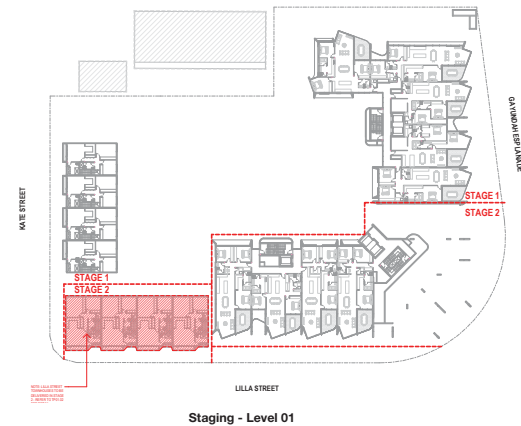
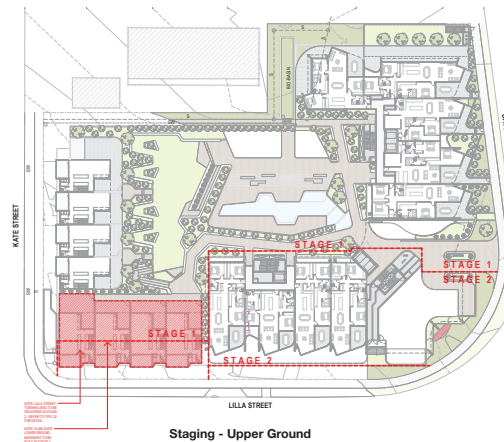
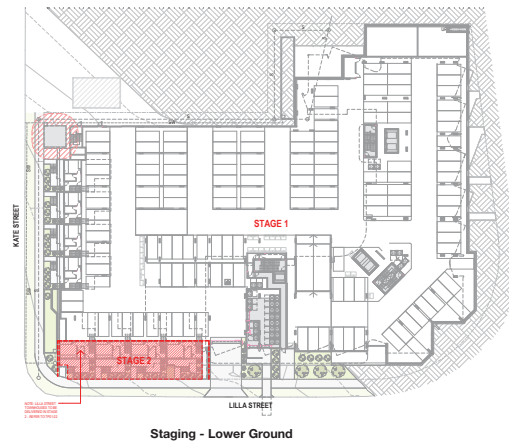
The proposed town houses are represented in the town planning report as a positive aspect of the proposal. In this respect, these should be delivered in stage 1.

AMENDED STAGING DIAGRAM



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

8.0 Staging / 8.02 Clause 7 & 8 - Amended Staging Plans



Note: Staging line also illustrated on all architectural plans, sections and elevations

**RFI Clause 7**

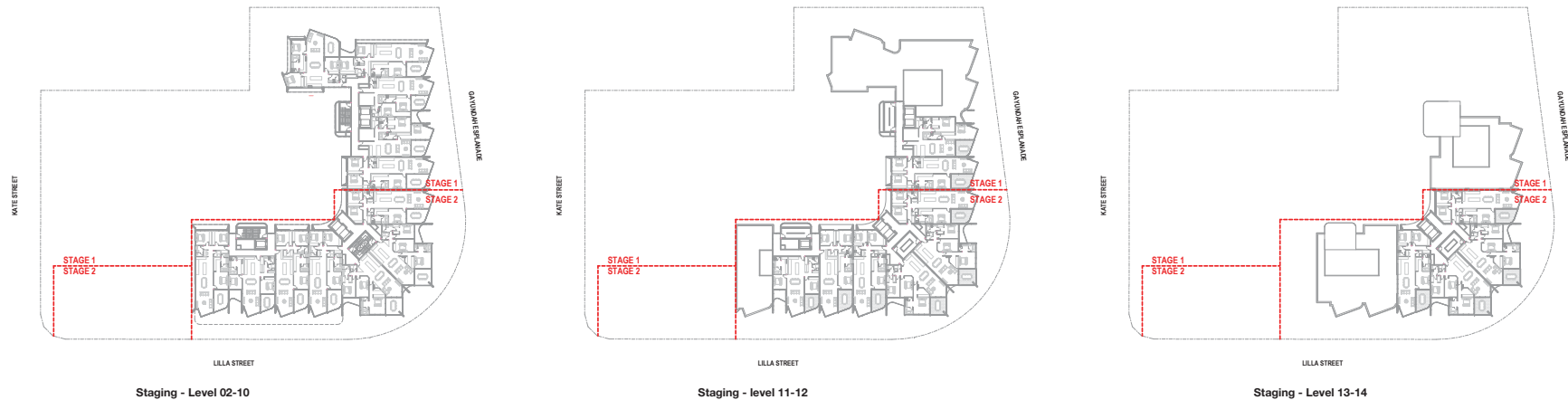
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8.0 Staging / 8.03 Clause 7 & 8 - Amended Staging Plans



Note: Staging line also illustrated on all architectural plans, sections and elevations

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# Materiality and Buildability

2-8 Gayundah Esplanade, Woody Point





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9.0 Materiality and Buildability / 9.01 Material Perspective



	<b>MF01</b> <b>Finish</b> <b>Location</b> <b>Substrate</b>	Dark Powdercoated Aluminium Window Frames, Balustrades and Handrails Aluminium Framing Systems
	<b>GT01</b> <b>Finish</b> <b>Location</b> <b>Substrate</b>	Clear Glazing Balustrades, Windows and Sliding Doors Glass
	<b>AF01</b> <b>Finish</b> <b>Location</b> <b>Substrate</b>	Smooth Masonry Upstands and Masonry Walls Blockwork and Precast Concrete
	<b>TL01</b> <b>Finish</b> <b>Location</b> <b>Substrate</b>	Tile Finish Balconies Concrete



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# Drawings

2-8 Gayundah Esplanade, Woody Point

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DRAWING LIST

TP00.00	COVER SHEET
TP00.01	DEVELOPMENT SUMMARY
TP00.02	SCHEDULE OF ACCOMM. / SITE COVER
TP00.03	EXISTING CONTEXT PLAN
TP00.04	PROPOSED SITE PLAN
TP01.01	BASEMENT 01 FLOOR PLAN
TP01.02	LOWER GROUND FLOOR PLAN
TP01.03	UPPER GROUND FLOOR PLAN
TP01.04	LEVEL 01 FLOOR PLAN
TP01.05	LEVEL 02-10 FLOOR PLAN
TP01.06	LEVEL 11-12 FLOOR PLAN
TP01.07	LEVEL 13-14 FLOOR PLAN
TP01.08	ROOF PLAN
TP02.01	NORTH ELEVATION
TP02.02	SOUTH ELEVATION
TP02.03	EAST ELEVATION
TP02.04	WEST ELEVATION
TP03.01	SECTION A

RFI RESPONSE

Revisions	P1 30.08.19	FOR REVIEW
	P2 04.09.19	FOR REVIEW
	P3 12.09.19	RFI RESPONSE

Project / **2-8 GAYUNDAH  
ESPLANADE**  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing / **COVER SHEET**

Project No / **219084** Date / **01.08.19** Author / **JF**

Scale: @ A3

Drawing No / **TP00.00 P3**

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Brisbane, Melbourne, Sydney  
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## DEVELOPMENT SUMMARY

### SITE STATISTICS

MBRC RATES			
PARAMETERS	ORIGINAL SITE AREA	CURRENT SITE AREA	NOTES
AREA TOTAL	5975sqm	6923.7sqm	Lot 101 not part of original site area
MAX. SITE COVER	35%	25%	
MAX. NO. OF STOREYS	30m max.	21m	
MIN. DEEP PLANTING	10%	5% - 346.19sqm	Min. dimension of 4m
MIN. P.O.S.	50sqm/unit	12sqm/Unit	Min. dimension of 2.4m
MIN. DENSITY (NO. OF UNITS)	site area/50	45 Dwellings/4Ha	
GFA (BASED ON MAX. SITE COVER)	N/A	15578.33sqm (9 storeys)	10456.25sqm (7 storeys)   20912.50sqm (14 storeys)
MIN. BIKES	N/A	1/Dwelling + 0.5/retail park	
MIN. STORAGE	N/A	8m3/Unit	

APPROVED SCHEME (10 STOREYS) *Note: This does not include the 27 units approved under separate DA			
PARAMETERS	COUNCIL RATE	PROVIDED TOTAL	NOTES
SITE COVER (TYPICAL - INCL. BALC.)		50% - 2980.9sqm	
SITE COVER (TYPICAL - EXCL. BALC.)	35%	39% - 2332.61sqm	Labelled on drawing as 34.5% - 2083sqm
UNIT TOTAL	Site Area/50	147	
NO. OF STOREYS	30m max.	10 storeys / 27.6m	39.1m AHD
DEEP PLANTING	10%	-	Deep Planting not labelled on plans
P.O.S.	50sqm/unit avg.	Min. Achieved	
GFA	N/A	21384.35sqm	
BIKES	N/A	-	
STORAGE	N/A	1309.1m3	

LODGED SCHEME (15 STOREYS)			
PARAMETERS	COUNCIL RATE	PROVIDED TOTAL	NOTES
SITE COVER (TYPICAL - INCL. BALC.)		34.3% - 2373.4sqm	
SITE COVER (TYPICAL - EXCL. BALC.)	25% - 1730.93sqm	27% - 1863.2sqm	
UNIT TOTAL	Min. 45 Dwellings/4Ha	157	
NO. OF STOREYS	21m	15 Storeys/45m	56.5m AHD
DEEP PLANTING	5% - 346.19sqm	12% (830.8sqm)	
P.O.S.	12sqm/Unit	Min. Achieved	
GFA	15578.33sqm (9 storeys)	23912.93sqm	Rates: 12116.48sqm (7 storeys)   17309.25sqm (10 storeys)
BIKES	163	55 Indicated	Indicated on L.G. - Uncertain if bonnet bikes are utilised
STORAGE	1256m3	1784m3	1784m3 @ 2100h   1529.5m3 @ 1800h

AMENDED SCHEME (15 STOREYS)			
PARAMETERS	COUNCIL RATE	PROVIDED TOTAL	NOTES
SITE COVER (TYPICAL - INCL. BALC.)		32.8% - 2276sqm	
SITE COVER (TYPICAL - EXCL. BALC.)	25% - 1730.93sqm	28% - 1940.6sqm	
UNIT TOTAL	Min. 45 Dwellings/4Ha	158	Increased by 1 unit from lodged scheme
NO. OF STOREYS	21m	15 Storeys/45m	56.5m AHD
DEEP PLANTING	5% - 346.19sqm	12.2% - 845sqm	
P.O.S.	12sqm/Unit	Min. Achieved	
GFA	15578.33sqm (9 storeys)	24400.37sqm	Rates: 12116.48sqm (7 storeys)   17309.25sqm (10 storeys)
BIKES	164	Min. Achieved	
STORAGE	1264m3	1550.6m3	Storage Height taken at 2100mm

### COUNCIL PARKING RATES

MBRC PARKING RATES				
	RES.	VISITOR	COMMERCIAL (MIN.)	COMMERCIAL (MAX.)
MBRC CAR RATE (MIN.)	1	0	1 per 30sqm GFA	1 per 20sqm GFA
MBRC CARS (MIN.)	158	0	8.3	12.5
MBRC BIKE RATE (MIN.)	1	0	1 per 2 commercial parks	1 per 2 commercial parks
MBRC BIKES (MIN.)	158	0	4.15	6.25

### CAR PARKING COMPARISON

LODGED SCHEME				
CAR PARKING SCHEDULE			TOTAL	TOTAL AREA
LEVEL	RES.	RETAIL	CAR TOTAL	BASEMENT AREA
BASEMENT	182	0	182	5493.6
LOWER GROUND	132	12	144	5099
TOTAL	314	12	326	10592.6

AMENDED SCHEME				
CAR PARKING SCHEDULE			TOTAL	TOTAL AREA (sqm)
LEVEL	RES.	RETAIL	CAR TOTAL	BASEMENT AREA
BASEMENT	185	0	185	5483.27
LOWER GROUND	131	11	142	5079.85
TOTAL	316	11	327	10563.12

### BIKE PARKING COMPARISON (EXISTING BONNET BIKES NOT INDICATED)

LODGED SCHEME			
BIKE PARKING SCHEDULE			TOTAL
LEVEL	RES.	RETAIL VIS.	BIKE TOTAL
BASEMENT	0	0	0
LOWER GROUND	55	0	55
TOTAL	55	0	55

AMENDED SCHEME			
BIKE PARKING SCHEDULE			TOTAL
LEVEL	RES.	RETAIL VIS.	BIKE TOTAL
BASEMENT	100	0	100
LOWER GROUND	58	6	64
TOTAL	158	6	164

## RFI RESPONSE

Revisions /	P1 15.08.19 P2 23.08.19 P3 30.08.19 P4 04.09.19 P5 12.09.19	WORK IN PROGRESS FOR REVIEW FOR REVIEW RFI RESPONSE
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Project /	2-8 GAYUNDAH ESPLANADE 2/8 GAYUNDAH ESPLANADE WOODY POINT
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Drawing /	DEVELOPMENT SUMMARY
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Project No /	219084	Date /	01.08.19	Author /	PC	Scale: @ A3 /	
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Drawing No /	TP00.01 P5
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

SCHEDULE OF ACCOMMODATION - PROPOSED RL SCHEME

SCHEDULE OF ACCOMMODATION					TOTAL
LEVEL	2 BED 2 BATH	3 BED 2 BATH	2 BED + MPR	4 BED 2 BATH TH	APTS
BASEMENT					0
LOWER GROUND				8	8
UPPER GROUND	1	6	2		9
LEVEL 01	1	6	2		9
LEVEL 02	1	9	2		12
LEVEL 03	1	9	2		12
LEVEL 04	1	9	2		12
LEVEL 05	1	9	2		12
LEVEL 06	1	9	2		12
LEVEL 07	1	9	2		12
LEVEL 08	1	9	2		12
LEVEL 09	1	9	2		12
LEVEL 10	1	9	2		12
LEVEL 11	1	6	1		8
LEVEL 12	1	6	1		8
LEVEL 13	0	4			4
LEVEL 14	0	4			4
ROOF					0
TOTAL	13	113	24	8	158

SCHEDULE OF ACCOMMODATION - EXISTING ADM SCHEME

SCHEDULE OF ACCOMMODATION					TOTAL
LEVEL	1 BED 1 BATH	2 BED 2 BATH	3 BED 2 BATH	4 BED 2 BATH TH	APTS
BASEMENT	0	0	0	0	0
LOWER GROUND	0	0	0	8	8
UPPER GROUND	1	1	8	0	10
LEVEL 01	0	2	8	0	10
LEVEL 02	0	2	10	0	12
LEVEL 03	0	2	10	0	12
LEVEL 04	0	2	10	0	12
LEVEL 05	0	2	10	0	12
LEVEL 06	0	2	10	0	12
LEVEL 07	0	2	10	0	12
LEVEL 08	0	2	10	0	12
LEVEL 09	0	1	10	0	11
LEVEL 10	0	1	8	0	9
LEVEL 11	0	1	6	0	7
LEVEL 12	0	1	5	0	6
LEVEL 13	0	1	5	0	6
LEVEL 14	0	1	5	0	6
ROOF	0	0	0	0	0
TOTAL	1	23	125	8	157

SITE COVER COMPARISON

SITE COVER COMPARISON			
SITE AREA	APPROVED SCHEME	LODGED SCHEME	AMENDED SCHEME
	597.5sqm	6923.7sqm	6923.7sqm
MAX. ALLOWABLE	35%	25%	25%

LEVEL	LABELLED SITE COVER	MEASURED SITE COVER	LABELLED SITE COVER	MEASURED SITE COVER	MEASURED SITE COVER
BASEMENT	-	5204sqm (87%)	5493.3sqm (79%)	5493.6sqm (79%)	5545.58sqm (80%)
LOWER GROUND	-	4901.7sqm (82%)	5350.6sqm (77%)	5357.2sqm (77%)	5443.5sqm (78%)
UPPER GROUND	-	2432.8sqm (40.7%)	2584.9sqm (37%)	2587.7sqm (37%)	2487.4sqm (35.9%)
LEVEL 01	2063sqm (34.5%)	2332.6sqm (39%)	2619.5sqm (38%)	2622.04sqm (37.8%)	2641.3sqm (38%)
LEVEL 02	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 03	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 04	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 05	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 06	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 07	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 08	2063sqm (34.5%)	2332.6sqm (39%)	1864.2sqm (27%)	1863.2sqm (27%)	1940.6sqm (28%)
LEVEL 09	-	879.8sqm (14.7%)	1732.4sqm (25%)	1732.3sqm (25%)	1940.6sqm (28%)
LEVEL 10	-	-	1440.7sqm (21%)	1441.2sqm (21%)	1940.6sqm (28%)
LEVEL 11	-	-	1122.8sqm (16%)	1123.1sqm (16%)	1360.7sqm (19.6%)
LEVEL 12	-	-	927.6sqm (13%)	927.6sqm (13%)	1360.7sqm (19.6%)
LEVEL 13	-	-	927.6sqm (13%)	927.6sqm (13%)	661.5sqm (9.6%)
LEVEL 14	-	-	927.6sqm (13%)	927.6sqm (13%)	661.5sqm (9.6%)

NOTE:  
APPROVED SCHEME TYPICAL PLATE SITE COVER WITH BALCONY: 2989.9sqm (49.9%)  
LODGED SCHEME TYPICAL PLATE SITE COVER WITH BALCONY: 2373.4sqm (34.3%)  
AMENDED SCHEME TYPICAL PLATE SITE COVER WITH BALCONY: 2276sqm (32.8%)

RFI RESPONSE

Revisions /  
P1 15.08.19 WORK IN PROGRESS  
P2 23.08.19 WORK IN PROGRESS  
P3 30.08.19 FOR REVIEW  
P4 04.09.19 FOR REVIEW  
P5 12.09.19 RFI RESPONSE

Project /  
2-8 GAYUNDAH  
ESPLANADE  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing /  
SCHEDULE OF  
ACCOMM. / SITE  
COVER

Project No / 219084 Date / 12.08.19 Author / PC

Scale / @ A3

Drawing No / TP00.02 P5

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## RFI RESPONSE

Revisions /  
P1 30.08.19 FOR REVIEW  
P2 04.09.19 FOR REVIEW  
P3 12.09.19 RFI RESPONSE

Project /  
**2-8 GAYUNDAH  
ESPLANADE**  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing /  
**EXISTING CONTEXT  
PLAN**

Project No / **219084** Date / **01.08.19** Author / **JF**

Scale: @ A3 / **1 : 2500**

Drawing No / **TP00.03 P3**

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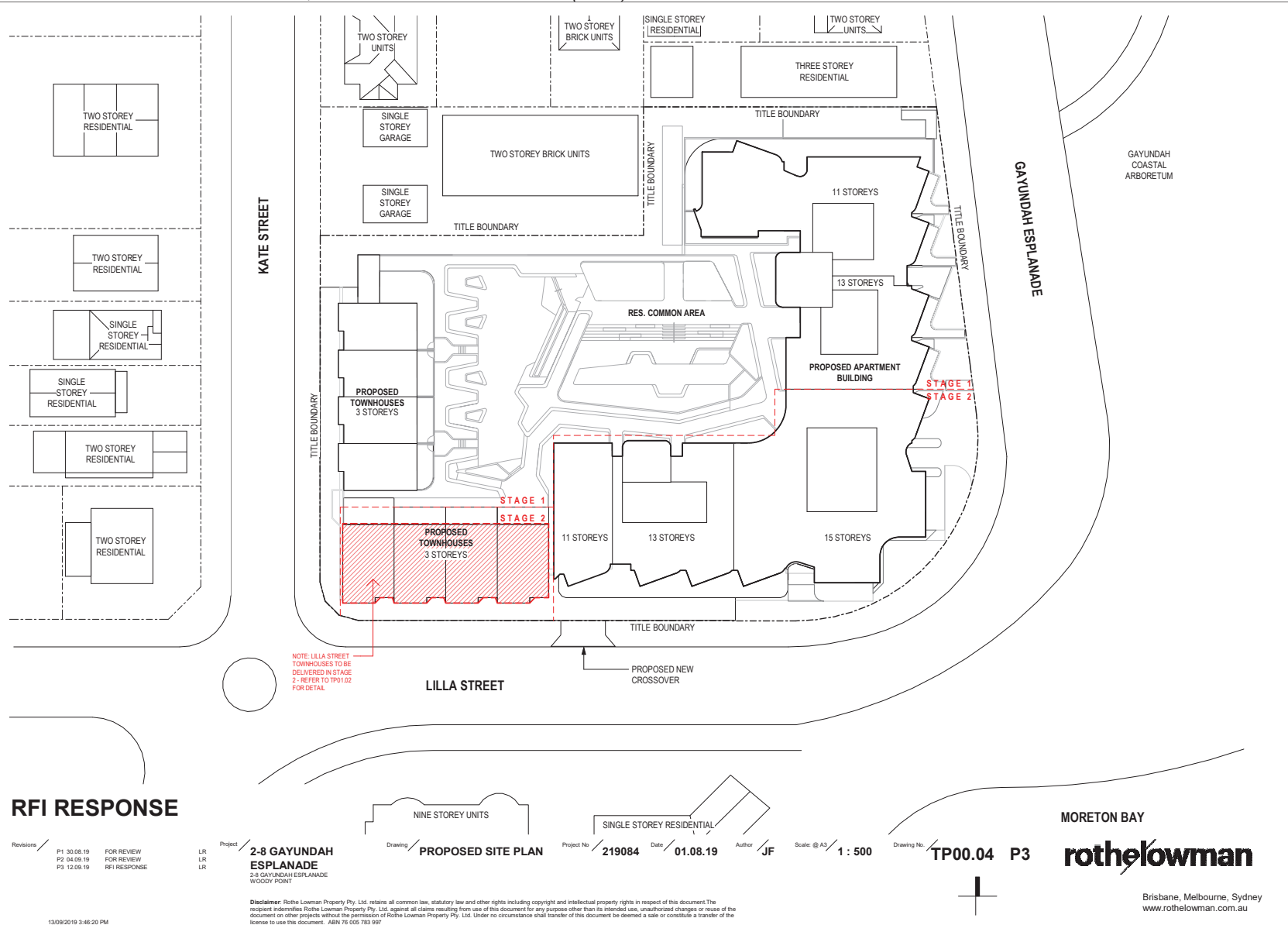
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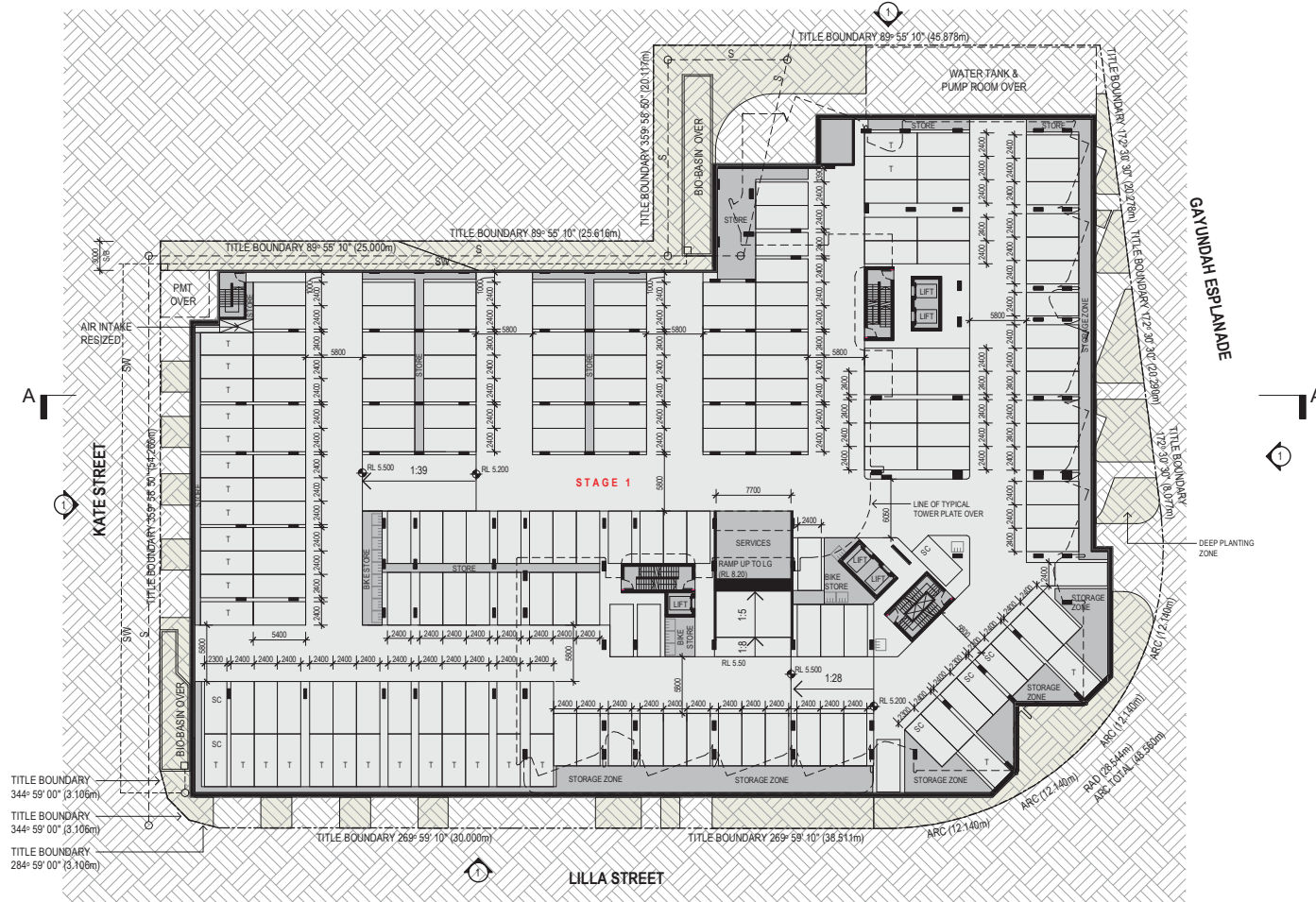
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)



RFI RESPONSE

Revisions	P1 15.08.19	WORK IN PROGRESS
	P2 23.08.19	WORK IN PROGRESS
	P3 30.08.19	FOR REVIEW
	P4 04.09.19	FOR REVIEW
	P5 12.09.19	RFI RESPONSE

Project / **2-8 GAYUNDAH  
ESPLANADE**  
2/8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing / **BASEMENT 01 FLOOR  
PLAN**

Project No / **219084** Date / **01.08.19**

Author / **PC/JF** Scale: @ A3 / **1 : 400**

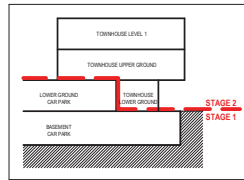
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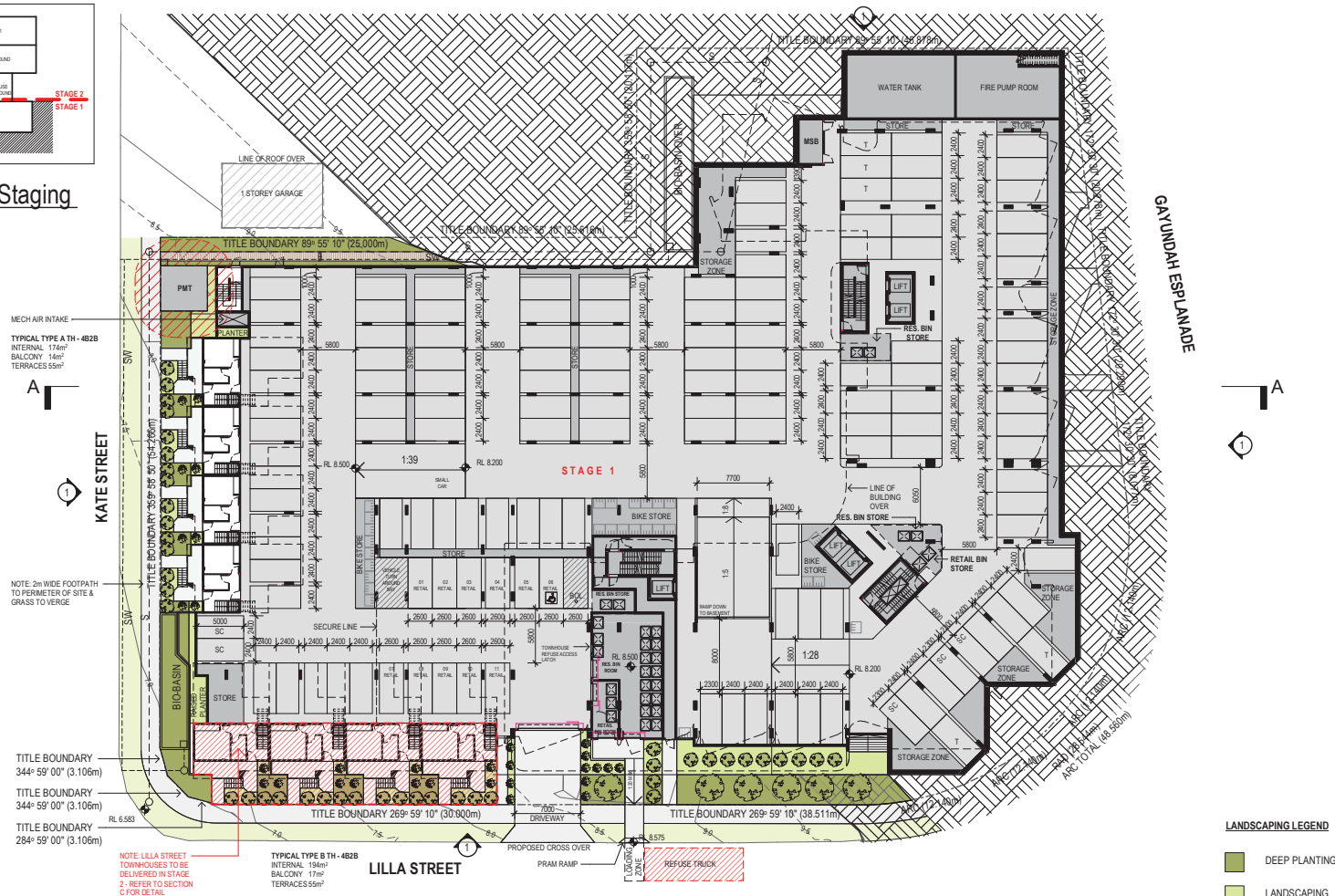
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Section C - Staging



RFI RESPONSE

Revisions		
P1	23.08.19	WORK IN PROGRESS
P2	30.08.19	FOR REVIEW
P3	04.09.19	FOR REVIEW
P4	12.09.19	RFI RESPONSE

Project  
**2-8 GAYUNDAH  
ESPLANADE**  
2/8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing  
**LOWER GROUND  
FLOOR PLAN**

Project No  
**219084**

Date  
**01.08.19**

Author  
**PC/JF**

Scale  
**@ A3  
1 : 400**

Drawing No  
**TP01.02 P4**

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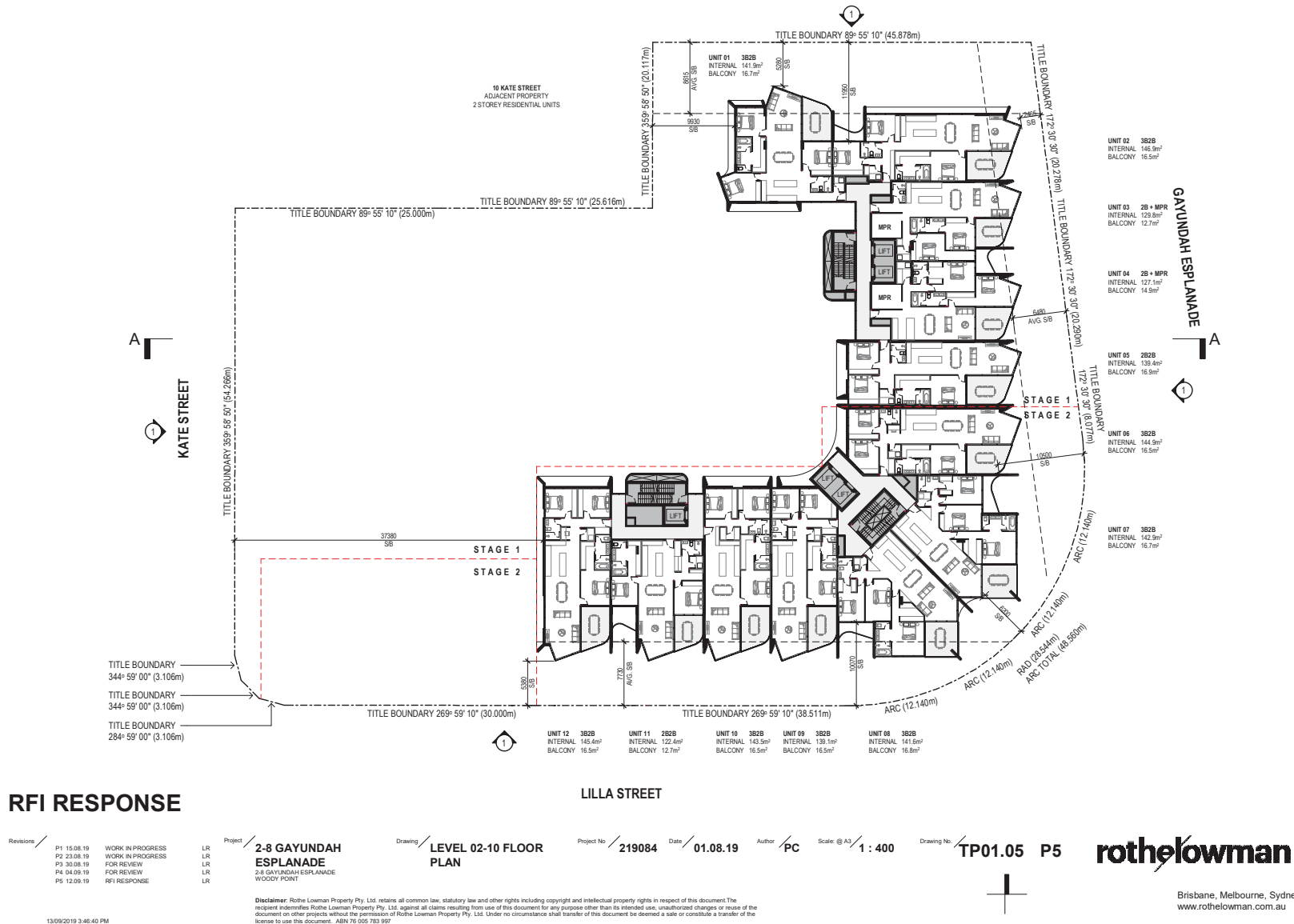
ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)



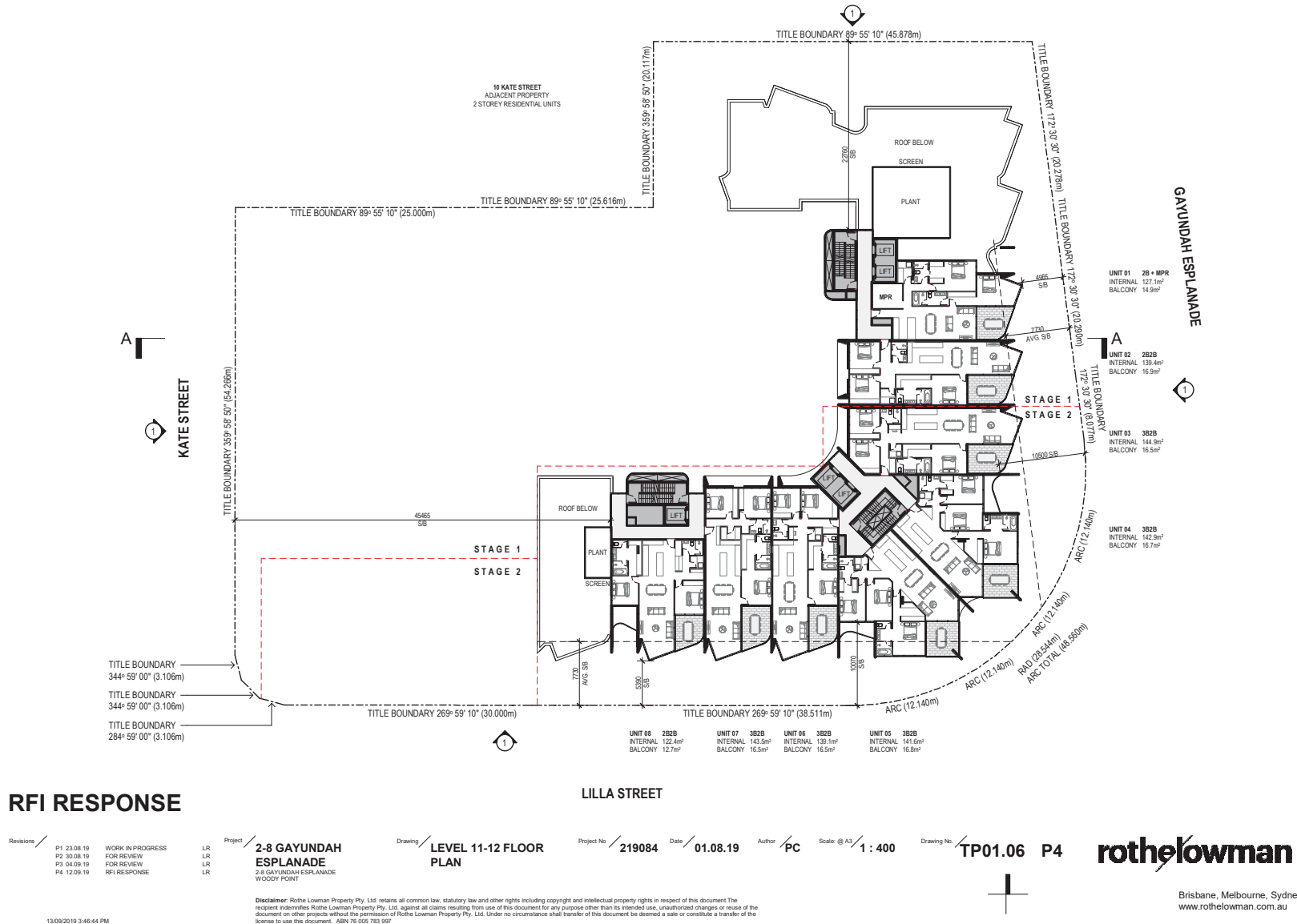
ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

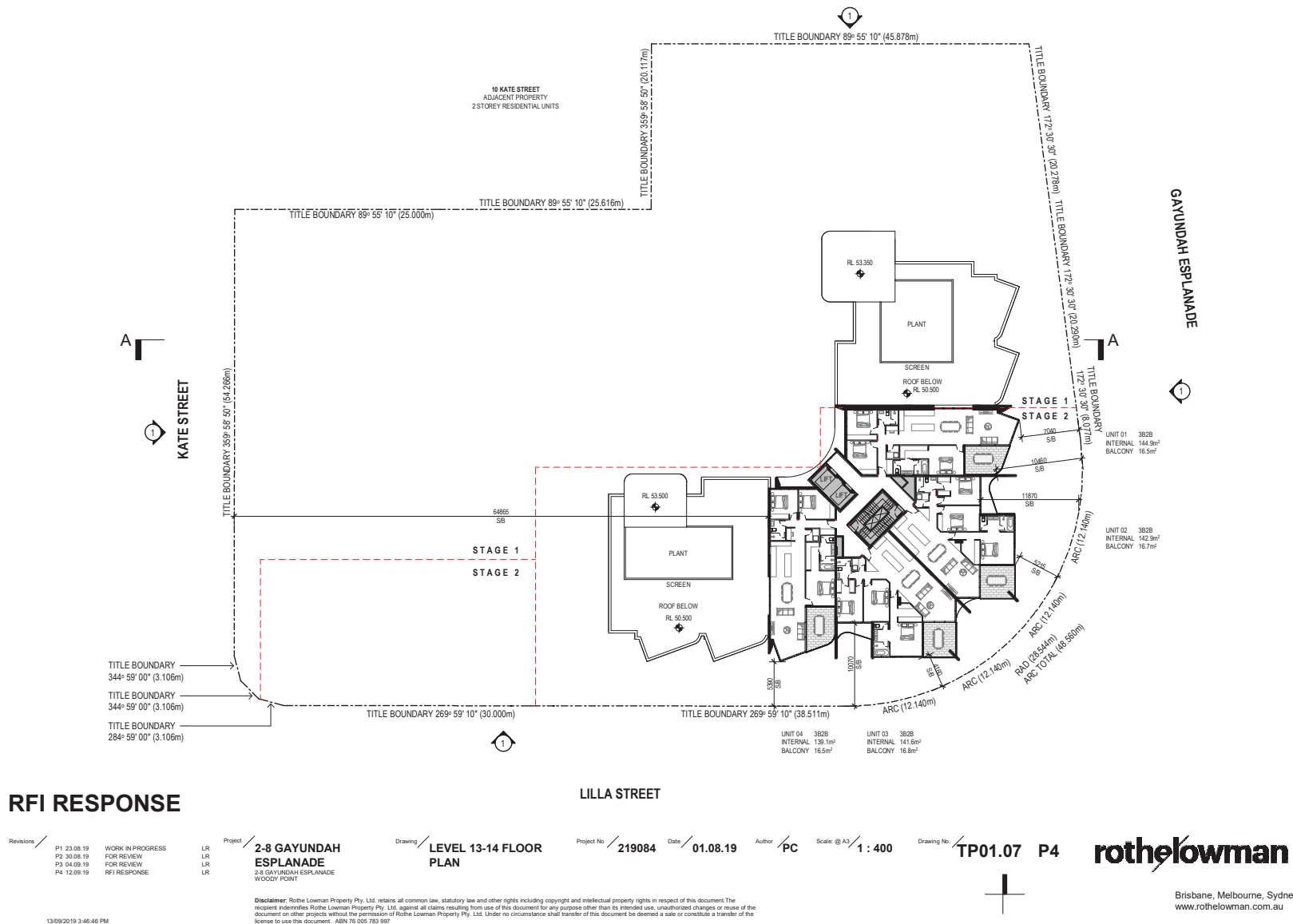


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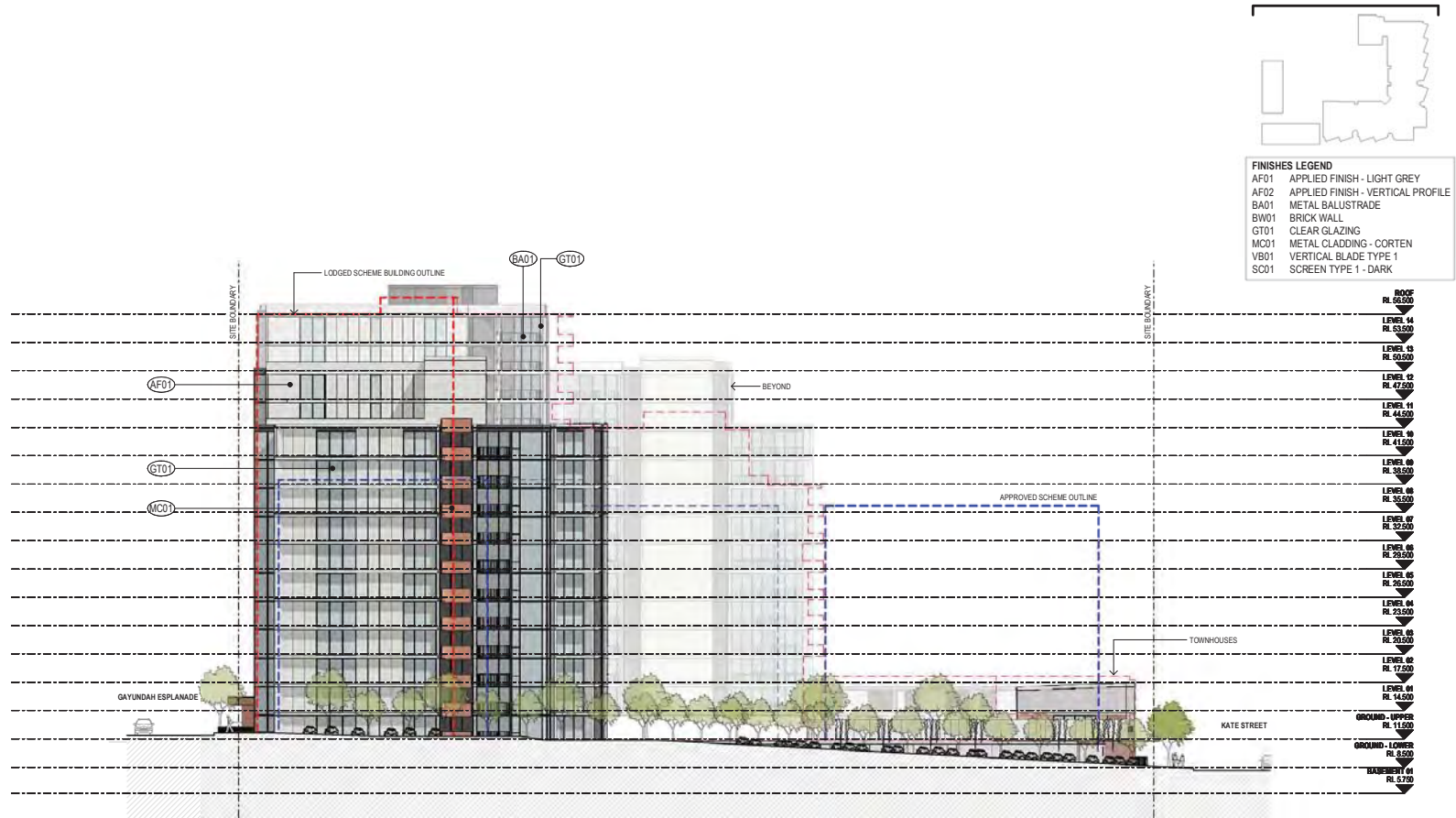


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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)



RFI RESPONSE

Revisions /  
P1 04.08.19 FOR REVIEW  
P2 12.08.19 RFI RESPONSE

Project /  
LR 2-8 GAYUNDAH  
ESPLANADE  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing /  
NORTH ELEVATION

Project No /  
219084

Date /  
01.08.19

Author /  
JF/PC

Scale: @ A3 /  
1 : 400

Drawing No /  
TP02.01 P2

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RFI RESPONSE

Revisions /  
P1 03.08.19 WIP ISSUE  
P2 04.08.19 FOR REVIEW  
P3 12.08.19 RFI RESPONSE

Project /  
**2-8 GAYUNDAH  
ESPLANADE**  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing / **SOUTH ELEVATION**

Project No / **219084** Date / **01.08.19**

Author / **JF/PC** Scale: @ A3 / **1 : 400**

Drawing No / **TP02.02 P3**

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RFI RESPONSE

Revisions /  
P1 03.09.19 WIP ISSUE  
P2 04.09.19 FOR REVIEW  
P3 12.09.19 RFI RESPONSE

Project /  
2-8 GAYUNDAH  
ESPLANADE  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing / EAST ELEVATION

Project No / 219084 Date / 01.08.19

Author / JF/PC Scale: @ A3 / 1 : 400

Drawing No / TP02.03 P3

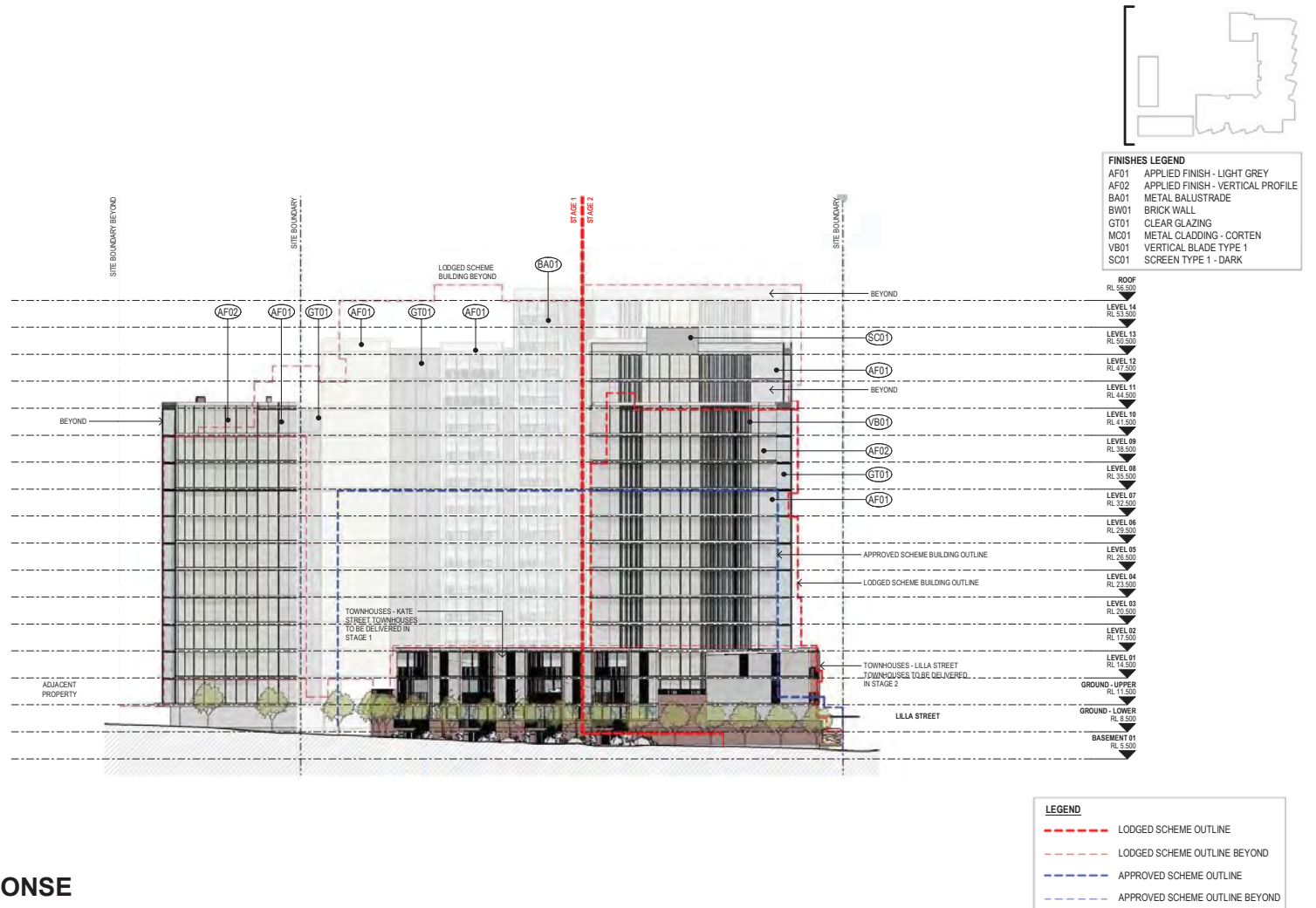
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RFI RESPONSE

Revisions /  
P1 03.08.19 WIP ISSUE  
P2 04.08.19 FOR REVIEW  
P3 12.08.19 RFI RESPONSE

Project /  
**2-8 GAYUNDAH  
ESPLANADE**  
2-8 GAYUNDAH ESPLANADE  
WOODY POINT

Drawing / **WEST ELEVATION**

Project No / **219084** Date / **01.08.19**

Author / **JF/PC** Scale: @ A3 / **1 : 400**

Drawing No / **TP02.04 P3**

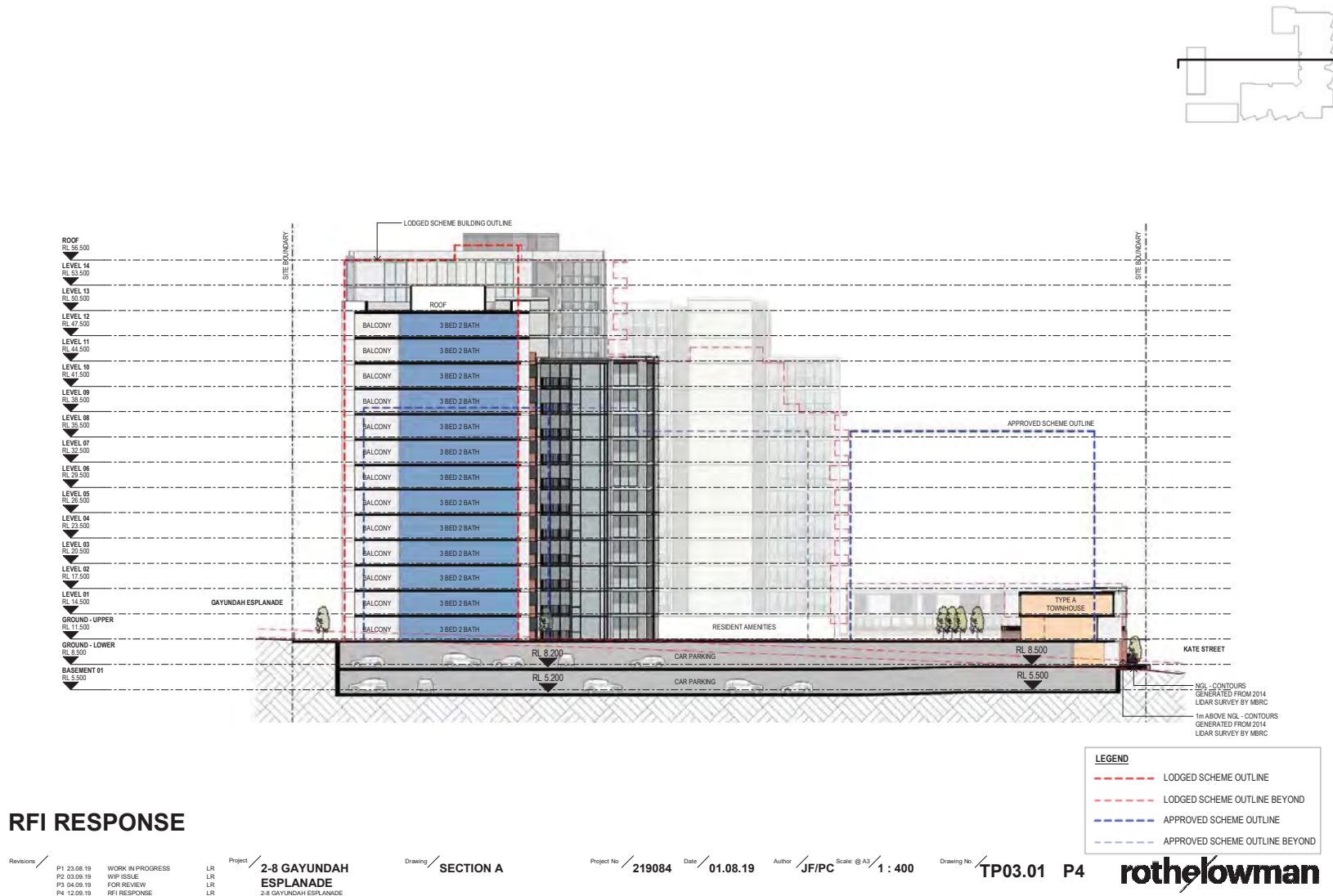
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*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

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# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Supporting Information

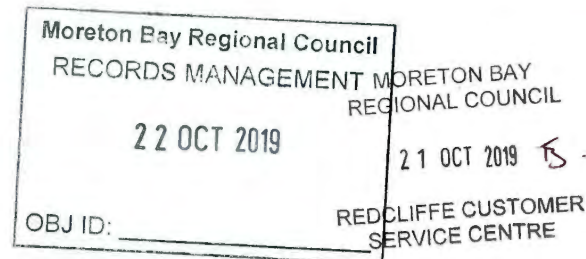
ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: Jessica Southam@MBRCDOM On: 24/10/2019 PM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

**1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Supporting Information

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: Jessica Southam@MBRCDOM On: 24/10/2019 PM Moreton Bay Regional Council

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Yours faithfully

Name: IVAN AND HEATHER LANG

Address: 59/36-40 WOODCLIFFE CRESCENT  
WOODY POINT

Signature: Ivan Lang Heather Lang

Date: 20.10.2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Supporting Information

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: JessicaSoutham@MBRCDOM On: 24/10/2019 PM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
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**At 45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

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## Moreton Bay Regional Council

GENERAL MEETING - 497  
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Yours faithfully

Name: ELIZABETH PAYNE

Address: 7/5 LILLA ST WOODY POINT

Signature: ER Payne

Date: 18/10/2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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

Att: Linda Tait  
Development Services

Dear Linda

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MORETON BAY  
REGIONAL COUNCIL

19th October 2019

21 OCT 2019

REDCLIFFE CUSTOMER SERVICE CENTRE  
RECORDS MANAGEMENT

22 OCT 2019

OBJ ID

## Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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Yours faithfully

*VR Collis* — (A Patron of Woody Pt Village & one always searching for a CAR PARK.)

Name: VALERIE COLLIS

Address: 2/35 MARGATE RDE MARGATE 4019

Signature: *VR Collis*

Date: 20-10-2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

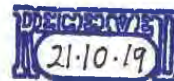
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12th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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Yours faithfully

Name: Patricia BRADY

Address: 6/30 Gayundah Esp WOODY POINT Q 4019

Signature: P. Brady

Date: 21/10/19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

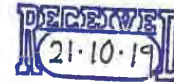
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Supporting Information

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12th October 2019

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

Att: Linda Tait  
Development Services



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Name: CARMEL WEBB

Address: 30 GAYUNDAH ESP. WOODY POINT  
4019

Signature: 

Date: 21 OCTOBER 2019

webbsweb@iprimos.com.au

# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

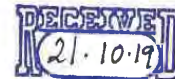
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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CABOOLTURE QLD 4510

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Development Services



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Name: RONALD GOWARD

Address: 11/30 GAYUNDAH ESP WOODY POINT

Signature: 

Date: 21 OCT 2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

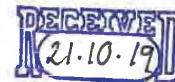
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: MARJORIE GOWARD

Address: 1/30 GAYUNDAH ESPLANADE Woody Point

Signature: [Signature]

Date: 21 OCT 2019

## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

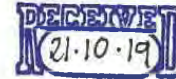
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

12th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

Re: 2 & 8 Gayundah Esplanade, Woody Point  
Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977  
Application number: DA/16705/2007/VCHG/3

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## Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name:

BARRY WEBB

Address:

30 GAYUNDAH ESP

WOODY POINT 4019

Signature:

B. Webb

Date:

21 OCTOBER 2019

webbsweb@iprimos.com.au



# Moreton Bay Regional Council

GENERAL MEETING - 497  
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Scanned By: jessicasoutham@MBRCDGM On: 22/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL  
21 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

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I/we object on the following grounds/reasons:

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The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

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We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: LEE HALLING

Address: 3/30 GAYUNDAH ESP WOODY POINT

Signature: L. Halling

Date: 17 October 2019



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Bruce & Kay Coates  
24/5 Lilla St  
Woody Point Qld 4019

19th October 2019

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

Att: Linda Tait  
Development Services

Dear Linda,

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point. We have noticed that support for the request to change focuses on development and jobs for people on the peninsula. We are not opposed to development in the area and of course welcome the opportunity for more local jobs, however the approved scheme already addresses these

## Moreton Bay Regional Council

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issues. With regards to relocating the food/retail outlet, we have no objection to this being moved to a more popular location on the development site (cnr of Gayundah Esplanade) providing there is sufficient parking to cater for the projected increase of patronage to the outlet.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner) and **are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

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Yours faithfully

Name: .....Bruce Coates.....

Address: .....24/5 Lilla St Woody  
Point.....

Signature: ..........

Date: 19 October 2019.....



# Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southam@MBRCDOM On: 21/10/2019 AM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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## Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jcasasouthan@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

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Yours faithfully

Name:	THOMAS BAILO	HELGA BAILO
Address:	15/5 LILLA ST WOODY POINT 4019	15/5 LILLA ST WOODY POINT 4019
Signature:		Helga a Bailo
Date:	17/10/2019	



# Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRDCM On: 03/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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Yours faithfully

Name: DOUGLAS FREMLIN

Address: 24 CAROLINE ST, WOODY POINT, QLD 4019

Signature: 

Date: 13 / 10 / 19



# Moreton Bay Regional Council

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3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

**1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Angelina Terrazzino

Address: 35 Upper Camp Mountain Rd Camp Mountain

Signature: Terrazzino

Date: 18/10/19



## Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCIDM On: 23/10/2019 AM Moreton Bay Regional Council

2nd October 2019

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE



Dear Sir/Madam

### SUBMISSION OF OBJECTION OF PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application, Request to change (other) material change of use – Development permit for multiple dwelling & Food and Drink Outlet by Developer, Nicolas Daoud and Co Pty Ltd.

I/we object for the following grounds and reasons:

- 1. Height** – the height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in line with existing high rise buildings in the zoned area of Woody Point which have a maximum of 9 storeys. All of these developments were in regards to the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation including the South east Queensland Regional Plan 2005-2026.

At **45 metres**, the amended application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland, the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and we believe it would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing the Gayundah Esplanade, with little regard to the view that the majority of residents in the area will have looking at the rear of the development. Our village and skyline will be destroyed if this application is approved, **45 metres** is totally unprecedented for the area and completely unacceptable and will have a negative impact on our amenity.

It is noted, that the current approved building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that the Moreton Bay Council saw fit to zone this area for 21 metres, but are now totally disregarding the guidelines that they and the community set, by firstly approving developmental heights in the Woody Point area to 29 metres (as advised by the Town Planner recently) and now potentially proposing to accept new height limits of 45 metres? The residents put their trust in the Council to enforce these guidelines. What is the point of having guidelines in place, if they are constantly being disregarded!!!!

## Moreton Bay Regional Council

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3 December 2019

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**2. Parking** – The already Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The lodged and amended schemes have relocated the food/beverage outlet to Gayundah Esplanade, which is likely to be more popular because of the outlook and will increase patronage. The number of retail parking spaces has reduced by 6-8 spaces and with the amended scheme there is no mention of additional visitors car spaces. In my opinion, there are insufficient car spaces allocated to retail and visitors. For people who visit the popular local amenities, parking is already almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions: the tourist drive with Gayundah shipwreck; restaurants and cafes; bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and amenities, for which there is already insufficient parking. The Belvidere Hotel has just purchased more land in Lila St, next to there hotel to provide more parking for their patrons due to the lack of parking in the vicinity.

We put our faith in the Moreton Bay council that they make the right decision by rejecting this application for the good and benefit of the Redcliffe Peninsular

Yours faithfully

Name: Erika De'mine  
working 27, Lilla St, Woody Point.  
Address: 16 Fairway Outlook, Arara Hills  
Signature: Erika De'mine  
Date: 2/10/2019



# Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDQM On: 22/10/2019 AM Moreton Bay Regional Council

19th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



## Moreton Bay Regional Council

GENERAL MEETING - 497  
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The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: DAVID DODDS

Address: 14 OXLEY AVE WOODY POINT

Signature: 

Date: 19/10/19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCIDM On: 23/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



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We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name:

Sarah Hughes

Address:

36 Federation Dr, Bray Park

Signature:

SA Hughes

Date:

14/10/19



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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12th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

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Yours faithfully

*I am a frequent visitor to Redcliffe. I grew up here.*

Name:

*Simon Murray*

Address:

*12 Vowles St Red Hill*

Signature:

*Simon Murray*

Date:

*13-10-19*



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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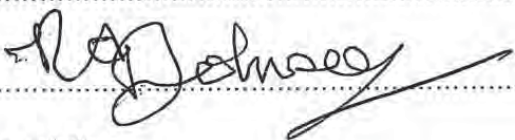
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We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: RAY JOHNSON  
Address: 1/13 ANNE ST.  
Signature:   
Date: 11/10/2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Supporting Information

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDQM On: 22/10/2019 AM Moreton Bay Regional Council

MORETON BAY  
REGIONAL COUNCIL

12th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
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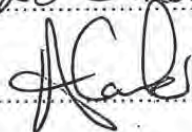
Name:

ANDREW CARTER

Address:

25 CAROLINE STREET, WOODY POINT

Signature:



Date:

11/10/19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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MORETON BAY  
REGIONAL COUNCIL

12th October 2019

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Moreton Bay Regional Council RECORDS MANAGEMENT 21 OCT 2019 OBJ ID: _____
------------------------------------------------------------------------------------

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

Att: Linda Tait  
Development Services

Dear Linda

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Yours faithfully

Name: KERRY STRASSEX

Address: 4/1 CAROLINE ST WOODY POINT

Signature: K. Strasse

Date: 13/10/19



# Moreton Bay Regional Council

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MORETON BAY  
REGIONAL COUNCIL

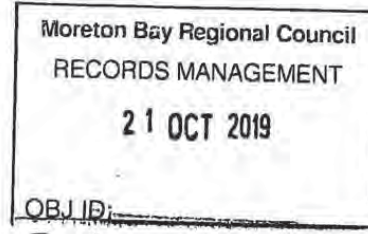
18 OCT 2019

2nd October 2019

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

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Att: Linda Tait  
Development Services



Dear Sir/Madam

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## Moreton Bay Regional Council

GENERAL MEETING - 497  
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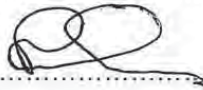
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Name: ROD MORRIS

Address: 18 HILL RD, CLONTARF

Signature: 

Date: 3/10/19

## Moreton Bay Regional Council

GENERAL MEETING - 497  
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Scanned By: jessicasoutham@MBRQDCM On: 22/10/2019 AM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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## Moreton Bay Regional Council

GENERAL MEETING - 497  
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Name: RS & 1 A BOWDEN

Address: 24/36 WOODCLIFFE CRESCENT WOODY POINT  
4019

Signature: [Signature]

Date: 20/10/19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
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2nd October 2019

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL  
18 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE



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Name: FLORENCE MCKINNEY

Address: 483 PONTIAC CKT WARNER

Signature: 

Date: 3-10-19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
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Development Services

MORETON BAY  
REGIONAL COUNCIL

2nd October 2019

18 OCT 2019  
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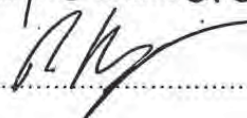
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We put our faith in the Moreton Bay council that they make the right decision by rejecting this application for the good and benefit of the Redcliffe Peninsular

Yours faithfully

Name: Robyn Kruger

Address: 1/83 Georgina st woody Point  
4019.

Signature: 

Date: 3-10-19.

# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

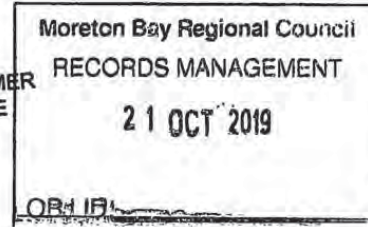
Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL  
18 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE

4th October 2019



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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Scanned By: jessicasoutham@MBRDCM On: 23/10/2019 AM Moreton Bay Regional Council

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Yours faithfully

Name: Terrance Lee Lowry  
Address: 15/36 Woodcliffe Crescent Woody Point 4019  
Signature: [Signature]  
Date: 14.10.2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRDCM On: 23/10/2019 AM Moreton Bay Regional Council

19th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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Yours faithfully

Name: DENISE ANDERSEN  
Address: UNIT 2/1 CAROLINE ST,  
WOODY POINT Q 4019  
Signature: D. Andersen  
Date: 19/OCT/19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDOM On: 23/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUS-  
SERVICE C

Dear Linda

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Yours faithfully

Name: Heather Morgan

Address: 13/1 Annie Street, WOODY POINT

Signature: M J Morgan

Date: 13/10/2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southam@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

3rd October 2019

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

Dear Linda

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

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Yours faithfully

Name:

 ROGER BLACK

Address:

8 WILFRED ST WOODY POINT

Signature:



Date:

4-10-2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southam@MBRCCIM On: 23/10/2019 AM Moreton Bay Regional Council

MORETON BAY  
REGIONAL COUNCIL

2nd October 2019

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

Att: Linda Tait  
Development Services

Dear Linda



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## Moreton Bay Regional Council

GENERAL MEETING - 497  
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Yours faithfully

Name: LISA JONES

Address: 9 Kate Street W/point

Signature: [Signature]

Date: 9/10/19

Not approving.  
Due to parking.



# Moreton Bay Regional Council

GENERAL MEETING - 497  
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDQM On: 23/10/2019 AM Moreton Bay Regional Council

MORETON BAY  
REGIONAL COUNCIL

4th October 2019

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE



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

Att: Linda Tait  
Development Services

Dear Linda

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The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



## Moreton Bay Regional Council

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3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

2. **Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: NEIL M. NEIL

Address: 9 CONSTELLATION CRT SCARBOROUGH

Signature: [Signature]

Date: 13/10/19

I REGULARLY FREQUENT THE WOODY POINT  
RETAIL PRECINCT ON WEEKENDS AND WE ALREADY  
HAVE PROBLEMS WITH PARKING, THE LACK OF  
PARKING PROVIDED WILL ONLY INCREASE THIS  
PROBLEM - [Signature]



## Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRQDCOM On: 22/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services



4th October 2019

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

### SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

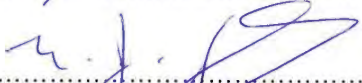
The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: NOEL EDGE

Address: 11/36 WOODCLIFFE CRES. WOODY POINT Q 4019

Signature: 

Date: 17-OCT-2019



## Moreton Bay Regional Council

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Scanned By: jessicasouthan@MBRCDQM On: 23/10/2019 AM Moreton Bay Regional Council

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
Att: Linda Tait  
Development Services



18th October 2019

MORETON BAY  
REGIONAL COUNCIL  
21 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda,

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – Moreton Bay Regional Council Planning Scheme's maximum building height zoning for the area is currently 21 metres, however the approved scheme for this development already exceeds this at 27.6 metres (10 storeys). Whilst we are not opposed to development, we do object to the Council continuously relaxing maximum building heights. Why does the Council have maximum building height zones and other regulations in place, when they constantly fail to comply with them? Although development is necessary, inevitable and welcomed, why does the Council not consider negative impacts such as increased traffic, parking issues, safety, shading, the impact on local residents and the fact that the vast majority of locals and visitors don't want Redcliffe/ Woody Point "Village" to become another Gold Coast! At 27.6 metres, although still exceeding the maximum height of 21 metres, the **approved** scheme is more in keeping with existing high-rise developments in Woody Point with a maximum of 9/10 storeys and is generally accepted by the local residents of Woody Point. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

**At 45 metres however**, the amended subject development application is over twice the height of the maximum building height zoned for this area. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction is ultra modern and would be an eyesore in this location. It is completely out of character for Woody Point "Village" and more in keeping with the Gold Coast or Brisbane CBD landscape. The proposed height of **45 metres is excessive** and if approved, the precedence would be set for future "skyscraper" developments in the vicinity.

The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

We have noticed that support for the request to change focuses on development and jobs for people on the peninsula, however the approved scheme already addresses these matters. With regards to relocating the food/retail outlet, we are in favour of this being moved to a more popular location on the development site (cnr of Gayundah Esplanade) providing there is sufficient parking to cater for the projected increase of patronage to the outlet.

Residents and ratepayers put their trust in Moreton Bay Council to enforce regulations and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

2. **Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces for the development. There are plainly insufficient car spaces allocated to visitors and retail. Parking is already near impossible to find in the popular Woody Point area, especially on weekends and public holidays with vehicles forced to park all the way up Lilla and Kate Streets and beyond. Council needs to ensure there is adequate parking for visitors and guests when approving new developments. Woody Point is a recreational haven frequented by many locals and visitors. With picnic and barbecue areas, cycle and walking tracks, children's playgrounds, fishing, restaurants, cafes, bars; plus shops and amenities, the area is always busy, particularly at weekends and public holidays and parking is always a major issue.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: GARY WISE

Address: 136 MAINE RD, CLONTARF QLD 4019

Signature: [Signature]

Date: 19-10-2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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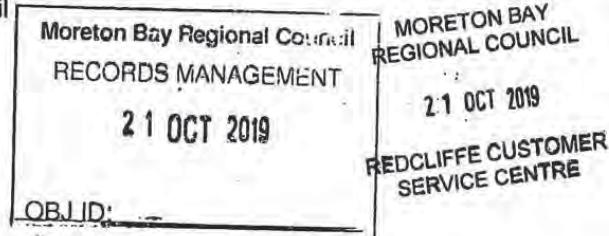
ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southam@MBRCCM On: 22/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name:

Ram Weld

Address:

3/82 Oxley Ave Woody Point

Signature:

Ram

Date:

19/10/19



## Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDIGM On: 23/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Angela Ryan

Address: 28 Tecoma St, Strathpine Q 4500

Signature: [Signature]

Date: 14/10/19



## Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDQM On: 22/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

2nd October 2019



Dear Sir/Madam

### SUBMISSION OF **OBJECTION** OF PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application, Request to change (other) material change of use – Development permit for multiple dwelling & Food and Drink Outlet by Developer, Nicolas Daoud and Co Pty Ltd.

I/we object for the following grounds and reasons:

- 1. Height** – the height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in line with existing high rise buildings in the zoned area of Woody Point which have a maximum of 9 storeys. All of these developments were in regards to the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation including the South east Queensland Regional Plan 2005-2026.  
At **45 metres**, the amended application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland, the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.  
The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and we believe it would set a precedence for future developments in the vicinity.  
The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing the Gayundah Esplanade, with little regard to the view that the majority of residents in the area will have looking at the rear of the development. Our village and skyline will be destroyed if this application is approved, **45 metres** is totally unprecedented for the area and completely unacceptable and will have a negative impact on our amenity.

It is noted, that the current approved building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that the Moreton Bay Council saw fit to zone this area for 21 metres, but are now totally disregarding the guidelines that they and the community set, by firstly approving developmental heights in the Woody Point area to 29 metres (as advised by the Town Planner recently) and now potentially proposing to accept new height limits of 45 metres? The residents put their trust in the Council to enforce these guidelines. What is the point of having guidelines in place, if they are constantly being disregarded!!!!

## Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

- 2. Parking** – The already Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The lodged and amended schemes have relocated the food/beverage outlet to Gayundah Esplanade, which is likely to be more popular because of the outlook and will increase patronage. The number of retail parking spaces has reduced by 6-8 spaces and with the amended scheme there is no mention of additional visitors car spaces. In my opinion, there are insufficient car spaces allocated to retail and visitors. For people who visit the popular local amenities, parking is already almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions: the tourist drive with Gayundah shipwreck; restaurants and cafes; bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and amenities, for which there is already insufficient parking. The Belvidere Hotel has just purchased more land in Lila St, next to there hotel to provide more parking for their patrons due to the lack of parking in the vicinity.

We put our faith in the Moreton Bay council that they make the right decision by rejecting this application for the good and benefit of the Redcliffe Peninsular

Yours faithfully

Name: Naomi Drell  
Address: 15 Montclare Court, Cashmere  
Signature: [Signature]  
Date: 3-10-2019



## Moreton Bay Regional Council

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3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCIDM On: 22/10/2019 AM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

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## Moreton Bay Regional Council

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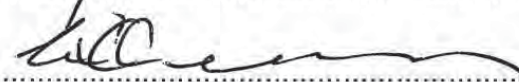
Name:

W O W E R S .

Address:

40/36 WOODCLIFFE CRES Woody Point

Signature:



Date:

18-10-2019.



## Moreton Bay Regional Council

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12th October 2019

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PO Box 159  
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Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE



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Yours faithfully

Name: Anne Herrington  
Address: 9/30 Gayundah Esplanade, Woody Point  
Signature: A. Herrington  
Date: 13/10/19



# Moreton Bay Regional Council

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PO Box 159  
CABOOLTURE QLD 4510  
Att: Linda Tait  
Development Services



18th October 2019

MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda,

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Yours faithfully

Name: M. Strauss

Address: 281 MacDonnell Rd. Clontarf

Signature: M. Strauss

Date: 19-10-2019



## Moreton Bay Regional Council

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The Chief Executive Officer  
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PO Box 159  
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Yours faithfully

Name:

*E. J. Jotter*

Address:

*4 Edum St Redcliffe*

Signature:

*Ema Jotter*

Date:

*19/10/19*



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Att: Linda Tait  
Development Services

Re: Submission of **OBJECTION** to the proposed development application at Site/ 2-8 Gayundah Esplanade, Woody Point. Lot 101 on RP30270, Lot 99 on RP30270, Lot 12 on RP808977  
Application number: DA/16705/2007/VCHG/3

Dear Sir/Madam

I strongly object to allowing the height of this application to be higher than the surrounding buildings and higher than the recommended height in the current planning scheme.

It would be a permanent ugly eye sore for all of the surrounding residents and visitors to the area as it would stick up much higher than the surrounding buildings. It would set an unwelcome precedent to the building height that will result in our Woody Point Village turning into a conglomerate of high concrete walls producing ugly views and unwelcome shadowing to many surrounding residences.

I do not think it is appropriate for our elected council members to approve buildings that do not fit into the current recommended planning scheme.

When we purchased our home in Alfred Street over 20 years ago the zoning for our property and the neighbouring properties was residential C which was 3 stories high. We now have a 7-storey high development approved at 14 to 18 Alfred street Woody point which is 2 metres from our western boundary. This development has been approved for 43 units and each unit has only 1 car space allocated per unit with no visitor car places. Where are all the visitors going to park? This development is only about 100 metres away from 2-8 Gayundah Esplanade.

The current planning scheme provides the potential to have many highrise buildings in the area without adequate visitor or residential onsite parking as many families have two cars and those that have waterfront high rise apartments are likely to have visitors. This current planning scheme will create a parking nightmare for ALL of the residents in this area as you would expect the visitors of the occupants of 2-8 Gayundah Esplanade and the patrons of the food and beverage facility that is on site to occupy not only the 11 visitor spaces onsite but also a lot of valuable street parking in the neighbouring streets.

We trust that the elected Moreton Bay Council will be considerate to their constituents in the Woody Point area by rejecting this application as a 45 metre high-rise building does not fit in with the current planning scheme, will set an unwelcome precedent of approved building heights and will be a permanent eye sore to residents and visitors.

Yours faithfully,

Julia Nuske  
12 Alfred Street,  
Woody Point, Queensland

Signature: *Julia Nuske*

17/10/2019





# Moreton Bay Regional Council

GENERAL MEETING - 497  
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Yours faithfully

Name: RUTH ROGERS

Address: 11 DONALD ST

Signature: WOODY POINT R.B.

Date: 16/10/19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCIDM On: 23/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

1. **Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: BRIAN & MIRELLA KEARNEY

Address: P.O. Box 15771 CITY EAST. 4002

Signature:  M Kearney

Date: 13.10.2019



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southam@MBRDCM On: 22/10/2019 AM Moreton Bay Regional Council

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
**Att: Linda Tait**  
**Development Services**



18th October 2019

MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda,

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – Moreton Bay Regional Council Planning Scheme's maximum building height zoning for the area is currently 21 metres, however the approved scheme for this development already exceeds this at 27.6 metres (10 storeys). Whilst we are not opposed to development, we do object to the Council continuously relaxing maximum building heights. Why does the Council have maximum building height zones and other regulations in place, when they constantly fail to comply with them? Although development is necessary, inevitable and welcomed, why does the Council not consider negative impacts such as increased traffic, parking issues, safety, shading, the impact on local residents and the fact that the vast majority of locals and visitors don't want Redcliffe/ Woody Point "Village" to become another Gold Coast! At 27.6 metres, although still exceeding the maximum height of 21 metres, the **approved** scheme is more in keeping with existing high-rise developments in Woody Point with a maximum of 9/10 storeys and is generally accepted by the local residents of Woody Point. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

**At 45 metres however**, the amended subject development application is over twice the height of the maximum building height zoned for this area. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction is ultra modern and would be an eyesore in this location. It is completely out of character for Woody Point "Village" and more in keeping with the Gold Coast or Brisbane CBD landscape. The proposed height of **45 metres is excessive** and if approved, the precedence would be set for future "skyscraper" developments in the vicinity.

The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

We have noticed that support for the request to change focuses on development and jobs for people on the peninsula, however the approved scheme already addresses these matters. With regards to relocating the food/retail outlet, we are in favour of this being moved to a more popular location on the development site (cnr of Gayundah Esplanade) providing there is sufficient parking to cater for the projected increase of patronage to the outlet.

Residents and ratepayers put their trust in Moreton Bay Council to enforce regulations and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

2. **Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces for the development. There are plainly insufficient car spaces allocated to visitors and retail. Parking is already near impossible to find in the popular Woody Point area, especially on weekends and public holidays with vehicles forced to park all the way up Lilla and Kate Streets and beyond. Council needs to ensure there is adequate parking for visitors and guests when approving new developments. Woody Point is a recreational haven frequented by many locals and visitors. With picnic and barbecue areas, cycle and walking tracks, children's playgrounds, fishing, restaurants, cafes, bars; plus shops and amenities, the area is always busy, particularly at weekends and public holidays and parking is always a major issue.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: KAREN STRAUSS

Address: 281 MACDONNELL RD GUNNAR

Signature: K Strauss

Date: 19/10/19



# Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoultham@MBRCDQM On: 23/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL  
18 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



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**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Sandra Collins  
Address: 15/31 Morilla St Ferry Grove  
Signature: [Signature]  
Date: 13/10/19.



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasouthan@MBRCDIGM On: 22/10/2019 AM Moreton Bay Regional Council

MORETON BAY  
REGIONAL COUNCIL

2nd October 2019

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

Att: Linda Tait  
Development Services

18 OCT 2019

Moreton Bay Regional Council  
REDCLIFFE CUSTOMER  
SERVICE CENTRE RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

Dear Sir/Madam

### SUBMISSION OF OBJECTION OF PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application, Request to change (other) material change of use – Development permit for multiple dwelling & Food and Drink Outlet by Developer, Nicolas Daoud and Co Pty Ltd.

I/we object for the following grounds and reasons:

- 1. Height** – the height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in line with existing high rise buildings in the zoned area of Woody Point which have a maximum of 9 storeys. All of these developments were in regards to the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation including the South east Queensland Regional Plan 2005-2026.  
**At 45 metres**, the amended application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland, the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.  
The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and we believe it would set a precedence for future developments in the vicinity.  
The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing the Gayundah Esplanade, with little regard to the view that the majority of residents in the area will have looking at the rear of the development. Our village and skyline will be destroyed if this application is approved, **45 metres** is totally unprecedented for the area and completely unacceptable and will have a negative impact on our amenity.

It is noted, that the current approved building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that the Moreton Bay Council saw fit to zone this area for 21 metres, but are now totally disregarding the guidelines that they and the community set, by firstly approving developmental heights in the Woody Point area to 29 metres (as advised by the Town Planner recently) and now potentially proposing to accept new height limits of 45 metres? The residents put their trust in the Council to enforce these guidelines. What is the point of having guidelines in place, if they are constantly being disregarded!!!!

## Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The already Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The lodged and amended schemes have relocated the food/beverage outlet to Gayundah Esplanade, which is likely to be more popular because of the outlook and will increase patronage. The number of retail parking spaces has reduced by 6-8 spaces and with the amended scheme there is no mention of additional visitors car spaces. In my opinion, there are insufficient car spaces allocated to retail and visitors. For people who visit the popular local amenities, parking is already almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions: the tourist drive with Gayundah shipwreck; restaurants and cafes; bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and amenities, for which there is already insufficient parking. The Belvidere Hotel has just purchased more land in Lila St, next to there hotel to provide more parking for their patrons due to the lack of parking in the vicinity.

We put our faith in the Moreton Bay council that they make the right decision by rejecting this application for the good and benefit of the Redcliffe Peninsular

Yours faithfully

Name: CLINT Rom

Address: 20 CHILDS St. CLAYFIELD, 4011

Signature: 

Date: 3-10-19.



## Moreton Bay Regional Council

GENERAL MEETING - 497  
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12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

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Yours faithfully

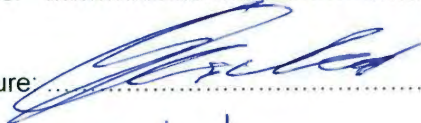
Name:

Eleanor FISCHER

Address:

53-59 Devlin Road Narangba QLD 4504

Signature:



Date:

14/10/2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

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The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southam@MBRDCM On: 23/10/2019 AM Moreton Bay Regional Council

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name:

Wendy Stack

Address:

2 Alfred St, Woody Point, 4019

Signature:

W Stack

Date:

13/10/19



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRDCM On: 23/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services



Dear Linda

### SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Rob Ferris

Address: 4 ALFRED STREET WOODY POINT

Signature: [Signature]

Date: 3/10/19



# Moreton Bay Regional Council

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Scanned By: jessica.southam@MBRCIDM On: 23/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

2nd October 2019

18 OCT 2019

REDCLIFFE CUSTOMER SERVICE CENTRE  
Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

Dear Sir/Madam

## SUBMISSION OF OBJECTION OF PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application, Request to change (other) material change of use – Development permit for multiple dwelling & Food and Drink Outlet by Developer, Nicolas Daoud and Co Pty Ltd.

I/we object for the following grounds and reasons:

- 1. Height** – the height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in line with existing high rise buildings in the zoned area of Woody Point which have a maximum of 9 storeys. All of these developments were in regards to the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation including the South east Queensland Regional Plan 2005-2026.  
**At 45 metres**, the amended application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland, the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.  
The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and we believe it would set a precedence for future developments in the vicinity.  
The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing the Gayundah Esplanade, with little regard to the view that the majority of residents in the area will have looking at the rear of the development. Our village and skyline will be destroyed if this application is approved, **45 metres** is totally unprecedented for the area and completely unacceptable and will have a negative impact on our amenity.

It is noted, that the current approved building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that the Moreton Bay Council saw fit to zone this area for 21 metres, but are now totally disregarding the guidelines that they and the community set, by firstly approving developmental heights in the Woody Point area to 29 metres (as advised by the Town Planner recently) and now potentially proposing to accept new height limits of 45 metres? The residents put their trust in the Council to enforce these guidelines. What is the point of having guidelines in place, if they are constantly being disregarded!!!!

## Moreton Bay Regional Council

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**2. Parking** – The already Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The lodged and amended schemes have relocated the food/beverage outlet to Gayundah Esplanade, which is likely to be more popular because of the outlook and will increase patronage. The number of retail parking spaces has reduced by 6-8 spaces and with the amended scheme there is no mention of additional visitors car spaces. In my opinion, there are insufficient car spaces allocated to retail and visitors. For people who visit the popular local amenities, parking is already almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions: the tourist drive with Gayundah shipwreck; restaurants and cafes; bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and amenities, for which there is already insufficient parking. The Belvidere Hotel has just purchased more land in Lila St, next to there hotel to provide more parking for their patrons due to the lack of parking in the vicinity.

We put our faith in the Moreton Bay council that they make the right decision by rejecting this application for the good and benefit of the Redcliffe Peninsular

Yours faithfully

Name: Garvin McKinney  
Address: 43 Portiac Cct, Warner  
Signature: G McKinney  
Date: 3-10-2019



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

# STOP

# OVER DEVELOPMENT IN WOODY POINT VILLAGE

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

# ACT NOW!

# Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



## Moreton Bay Regional Council

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Scanned By: jessica@southam@MBRCDGM On: 23/10/2019 AM Moreton Bay Regional Council

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

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The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Erin Partidge

Address: 815 Lilla St, Woody Point, QLD, 4019

Signature: 

Date: 17/10/19



# Moreton Bay Regional Council

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Scanned By: jessicasoutham@MBRCDOM On: 23/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: DAPHNE GIBBS

Address: 1/12 GAYUNDAH ESP. WOODY POINT. QLD

Signature: 

Date: 14/10/2019



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Scanned By: jessica.southam@MBRCDQM On: 22/10/2019 AM Moreton Bay Regional Council

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
**Att: Linda Tait**  
**Development Services**



18th October 2019

MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda,

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – Moreton Bay Regional Council Planning Scheme's maximum building height zoning for the area is currently 21 metres, however the approved scheme for this development already exceeds this at 27.6 metres (10 storeys). Whilst we are not opposed to development, we do object to the Council continuously relaxing maximum building heights. Why does the Council have maximum building height zones and other regulations in place, when they constantly fail to comply with them? Although development is necessary, inevitable and welcomed, why does the Council not consider negative impacts such as increased traffic, parking issues, safety, shading, the impact on local residents and the fact that the vast majority of locals and visitors don't want Redcliffe/ Woody Point "Village" to become another Gold Coast! At 27.6 metres, although still exceeding the maximum height of 21 metres, the **approved** scheme is more in keeping with existing high-rise developments in Woody Point with a maximum of 9/10 storeys and is generally accepted by the local residents of Woody Point. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

**At 45 metres however**, the amended subject development application is over twice the height of the maximum building height zoned for this area. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction is ultra modern and would be an eyesore in this location. It is completely out of character for Woody Point "Village" and more in keeping with the Gold Coast or Brisbane CBD landscape. The proposed height of **45 metres is excessive** and if approved, the precedence would be set for future "skyscraper" developments in the vicinity.

The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

We have noticed that support for the request to change focuses on development and jobs for people on the peninsula, however the approved scheme already addresses these matters. With regards to relocating the food/retail outlet, we are in favour of this being moved to a more popular location on the development site (cnr of Gayundah Esplanade) providing there is sufficient parking to cater for the projected increase of patronage to the outlet.

Residents and ratepayers put their trust in Moreton Bay Council to enforce regulations and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

2. **Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces for the development. There are plainly insufficient car spaces allocated to visitors and retail. Parking is already near impossible to find in the popular Woody Point area, especially on weekends and public holidays with vehicles forced to park all the way up Lilla and Kate Streets and beyond. Council needs to ensure there is adequate parking for visitors and guests when approving new developments. Woody Point is a recreational haven frequented by many locals and visitors. With picnic and barbecue areas, cycle and walking tracks, children's playgrounds, fishing, restaurants, cafes, bars; plus shops and amenities, the area is always busy, particularly at weekends and public holidays and parking is always a major issue.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: KATHRYN HASTINGS

Address: 22 BELL ST, WOODY POINT, QLD 4019

Signature: K. Hastings

Date: 20/10/19



# Moreton Bay Regional Council

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3 December 2019

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Scanned By: jessicasoutham@MBRDCM On: 23/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

12th October 2019



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
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At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2: Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

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Yours faithfully

Name: MARIA WERRINGTON

Address: 9/30 GAYUNDAH ESPLANADE WOODY PT

Signature: [Signature]

Date: 13/10/19



## Moreton Bay Regional Council

GENERAL MEETING - 497  
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Supporting Information

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Scanned By: jessica.southan@MBRDCM On: 23/10/2019 AM Moreton Bay Regional Council

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
**Att: Linda Tait**  
**Development Services**



18th October 2019

MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda,

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
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This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – Moreton Bay Regional Council Planning Scheme's maximum building height zoning for the area is currently 21 metres, however the approved scheme for this development already exceeds this at 27.6 metres (10 storeys). Whilst we are not opposed to development, we do object to the Council continuously relaxing maximum building heights. Why does the Council have maximum building height zones and other regulations in place, when they constantly fail to comply with them? Although development is necessary, inevitable and welcomed, why does the Council not consider negative impacts such as increased traffic, parking issues, safety, shading, the impact on local residents and the fact that the vast majority of locals and visitors don't want Redcliffe/ Woody Point "Village" to become another Gold Coast! At 27.6 metres, although still exceeding the maximum height of 21 metres, the **approved** scheme is more in keeping with existing high-rise developments in Woody Point with a maximum of 9/10 storeys and is generally accepted by the local residents of Woody Point. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

**At 45 metres however**, the amended subject development application is over twice the height of the maximum building height zoned for this area. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction is ultra modern and would be an eyesore in this location. It is completely out of character for Woody Point "Village" and more in keeping with the Gold Coast or Brisbane CBD landscape. The proposed height of **45 metres is excessive** and if approved, the precedence would be set for future "skyscraper" developments in the vicinity.

The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be



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destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

We have noticed that support for the request to change focuses on development and jobs for people on the peninsula, however the approved scheme already addresses these matters. With regards to relocating the food/retail outlet, we are in favour of this being moved to a more popular location on the development site (cnr of Gayundah Esplanade) providing there is sufficient parking to cater for the projected increase of patronage to the outlet.

Residents and ratepayers put their trust in Moreton Bay Council to enforce regulations and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

2. **Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces for the development. There are plainly insufficient car spaces allocated to visitors and retail. Parking is already near impossible to find in the popular Woody Point area, especially on weekends and public holidays with vehicles forced to park all the way up Lilla and Kate Streets and beyond. Council needs to ensure there is adequate parking for visitors and guests when approving new developments. Woody Point is a recreational haven frequented by many locals and visitors. With picnic and barbecue areas, cycle and walking tracks, children's playgrounds, fishing, restaurants, cafes, bars; plus shops and amenities, the area is always busy, particularly at weekends and public holidays and parking is always a major issue.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Harrison Jensen

Address: 40/19-610 Kate Street, Woody Point Qld 4019

Signature: H. Jensen

Date: 18/12/19



## Moreton Bay Regional Council

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Scanned By: jessicasoutham@MBRCDQM On: 23/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

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At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.  
The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.  
The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



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Yours faithfully

Name: Kaelin Wilkins

Address: 40 Oxley Ave, Woody Point

Signature: 

Date: 13/10/19.

## Moreton Bay Regional Council

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Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

19th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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Yours faithfully

Name: C. MATTHEWS

Address: 12/33 L VEHINE ST MARGATE QLD

Signature: [Handwritten Signature]

Date: 12.10.19



# Moreton Bay Regional Council

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19th October 2019

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

Att: Linda Tait  
Development Services

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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Yours faithfully

Name: Natasha Cooper

Address: 1/14 Oxley Ave Woody Point

Signature: [Signature]

Date: 19 October 2019



# Moreton Bay Regional Council

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Moreton Bay Regional Council  
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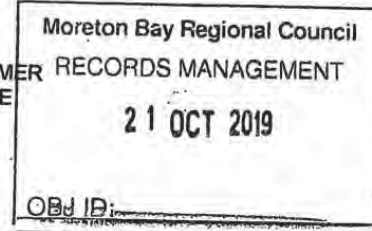
Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

12th October 2019



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Name: JON WELCH  
Address: 3/82 OXLEY AVE WOODY POINT  
Signature: [Signature]  
Date: 13/10/19



## Moreton Bay Regional Council

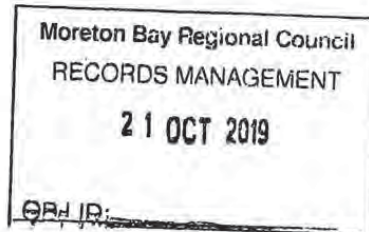
GENERAL MEETING - 497  
3 December 2019

PAGE 215  
Supporting Information

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southam@MBRC.COM On: 22/10/2019 AM Moreton Bay Regional Council

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
Att: Linda Tait  
Development Services



18th October 2019

MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda,

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – Moreton Bay Regional Council Planning Scheme's maximum building height zoning for the area is currently 21 metres, however the approved scheme for this development already exceeds this at 27.6 metres (10 storeys). Whilst we are not opposed to development, we do object to the Council continuously relaxing maximum building heights. Why does the Council have maximum building height zones and other regulations in place, when they constantly fail to comply with them? Although development is necessary, inevitable and welcomed, why does the Council not consider negative impacts such as increased traffic, parking issues, safety, shading, the impact on local residents and the fact that the vast majority of locals and visitors don't want Redcliffe/ Woody Point "Village" to become another Gold Coast! At 27.6 metres, although still exceeding the maximum height of 21 metres, the **approved** scheme is more in keeping with existing high-rise developments in Woody Point with a maximum of 9/10 storeys and is generally accepted by the local residents of Woody Point. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres however**, the amended subject development application is over twice the height of the maximum building height zoned for this area. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction is ultra modern and would be an eyesore in this location. It is completely out of character for Woody Point "Village" and more in keeping with the Gold Coast or Brisbane CBD landscape. The proposed height of **45 metres is excessive** and if approved, the precedence would be set for future "skyscraper" developments in the vicinity.

The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be



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destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

We have noticed that support for the request to change focuses on development and jobs for people on the peninsula, however the approved scheme already addresses these matters. With regards to relocating the food/retail outlet, we are in favour of this being moved to a more popular location on the development site (cnr of Gayundah Esplanade) providing there is sufficient parking to cater for the projected increase of patronage to the outlet.

Residents and ratepayers put their trust in Moreton Bay Council to enforce regulations and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces for the development. There are plainly insufficient car spaces allocated to visitors and retail. Parking is already near impossible to find in the popular Woody Point area, especially on weekends and public holidays with vehicles forced to park all the way up Lilla and Kate Streets and beyond. Council needs to ensure there is adequate parking for visitors and guests when approving new developments. Woody Point is a recreational haven frequented by many locals and visitors. With picnic and barbecue areas, cycle and walking tracks, children's playgrounds, fishing, restaurants, cafes, bars; plus shops and amenities, the area is always busy, particularly at weekends and public holidays and parking is always a major issue.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Emily Rayner

Address: 22 Bell Street, Woody Point.

Signature: [Signature]

Date: 20/10/19.



## Moreton Bay Regional Council

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12th October 2019

The Chief Executive Officer  
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PO Box 159  
CABOOLTURE QLD 4510

Att: Linda Tait  
Development Services



MORETON BAY  
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18 OCT 2019

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The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

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Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



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Yours faithfully

Name: BELINDA BOUGHTON

Address: 10 BRIGALOW CRT MORAFIELD 4506

Signature: 

Date: 14/10/2019



# Moreton Bay Regional Council

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3rd October 2019

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

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Yours faithfully

Name: JANETTE WALSH

Address: 7 ALFRED ST WOODY POINT 4019

Signature: 

Date: 3/10/19



# Moreton Bay Regional Council

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Development Services



12th October 2019

MORETON BAY  
REGIONAL COUNCIL

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Name: Mark Jackson

Address: 14 KIRKISTON ST, KIPPARING QLD 4021

Signature: 

Date: 17/10/19



## Moreton Bay Regional Council

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18 OCT 2019

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SERVICE CENTRE

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21 OCT 2019

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Yours faithfully

Name: Leianah Margison  
Address: 21 Brongewing Cr, Deception  
Signature: L. Margison  
Date: 13/10/19



## Moreton Bay Regional Council

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REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

3 Alfred St  
Woody Point Qld 4019

17th October 2019

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

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destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

We have noticed that support for the request to change focuses on development and jobs for people on the peninsula, however the approved scheme already addresses these matters. With regards to relocating the food/retail outlet, we are in favour of this being moved to a more popular location on the development site (cnr of Gayundah Esplanade) providing there is sufficient parking to cater for the projected increase of patronage to the outlet.

Residents and ratepayers put their trust in Moreton Bay Council to enforce regulations and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

2. **Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces for the development. There are plainly insufficient car spaces allocated to visitors and retail. Parking is already near impossible to find in the popular Woody Point area, especially on weekends and public holidays with vehicles forced to park all the way up Lilla and Kate Streets and beyond. Council needs to ensure there is adequate parking for visitors and guests when approving new developments. Woody Point is a recreational haven frequented by many locals and visitors. With picnic and barbecue areas, cycle and walking tracks, children's playgrounds, fishing, restaurants, cafes, bars; plus shops and amenities, the area is always busy, particularly at weekends and public holidays and parking is always a major issue.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: KAREN CATTERALL

Address: 3 ALFRED ST, WOODY POINT

Signature: [Handwritten Signature]

Date: 17 OCTOBER 2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southam@MBRC.qld.gov.au On: 22/10/2019 AM Moreton Bay Regional Council

MORETON BAY  
REGIONAL COUNCIL

2nd October 2019

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

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

Att: Linda Tait  
Development Services

Dear Sir/Madam

## SUBMISSION OF OBJECTION OF PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application, Request to change (other) material change of use – Development permit for multiple dwelling & Food and Drink Outlet by Developer, Nicolas Daoud and Co Pty Ltd.

I/we object for the following grounds and reasons:

- 1. Height** – the height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in line with existing high rise buildings in the zoned area of Woody Point which have a maximum of 9 storeys. All of these developments were in regards to the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation including the South east Queensland Regional Plan 2005-2026.  
At **45 metres**, the amended application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland, the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.  
The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and we believe it would set a precedence for future developments in the vicinity.  
The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing the Gayundah Esplanade, with little regard to the view that the majority of residents in the area will have looking at the rear of the development. Our village and skyline will be destroyed if this application is approved, **45 metres** is totally unprecedented for the area and completely unacceptable and will have a negative impact on our amenity.

It is noted, that the current approved building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that the Moreton Bay Council saw fit to zone this area for 21 metres, but are now totally disregarding the guidelines that they and the community set, by firstly approving developmental heights in the Woody Point area to 29 metres (as advised by the Town Planner recently) and now potentially proposing to accept new height limits of 45 metres? The residents put their trust in the Council to enforce these guidelines. What is the point of having guidelines in place, if they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The already Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The lodged and amended schemes have relocated the food/beverage outlet to Gayundah Esplanade, which is likely to be more popular because of the outlook and will increase patronage. The number of retail parking spaces has reduced by 6-8 spaces and with the amended scheme there is no mention of additional visitors car spaces. In my opinion, there are insufficient car spaces allocated to retail and visitors. For people who visit the popular local amenities, parking is already almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions: the tourist drive with Gayundah shipwreck; restaurants and cafes; bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and amenities, for which there is already insufficient parking. The Belvidere Hotel has just purchased more land in Lila St, next to there hotel to provide more parking for their patrons due to the lack of parking in the vicinity.

We put our faith in the Moreton Bay council that they make the right decision by rejecting this application for the good and benefit of the Redcliffe Peninsular

Yours faithfully

Name: SILVIA AGOSTON

Address: 11/6 ST ANDREWS AVE BELKALE / WORKING.

Signature: Rileia Updon AT LILLA ST. WOODY POINT.

Date: 3-10-2019

# Moreton Bay Regional Council

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Scanned By: jessicasouthern@MBRCDQM On: 22/10/2019 AM Moreton Bay Regional Council

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

ATTN LINDA TAIT  
DEVELOPMENT SERVICES

Dear Ms Tait

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

Ref: 2 & 8 Gayundah Esplanade, Woody Point  
Lot 101 on RP30270, Lot 99 on RP30270, Lot 12 on RP808977  
Application number: Da/16705/2007/VCHG/3

Please be advised this letter is an objection to the above application – Request to change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

Moreton Bay Regional Council is to be commended for the development of the entire waterfront area from Clontarf right around to Scarborough, both for design and upkeep. The area is well utilized by local residents at all times, and weekends and public holidays attract huge numbers of visitors, which is of benefit to all commercial enterprise and small business owners in the area. Parking is at a premium at these times and vehicle traffic and bike riders already create very busy road usage. It is not uncommon currently to see vehicles going around and around the block looking for car parking spaces, and if there is an event such as fun runs the entire area becomes a parking lot.

Therefore, I object to the above application on the following grounds:

1. **Height:** The current approval is for 27.6 meter's (10 storey's), which is above the guidelines/zoning for this area, currently 21 meter's. I understand this is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which has a maximum of 9 storeys. This includes Waters Edge where I live. These developments are deemed to meet the requirements of the *Redcliffe Consolidated Planning Scheme 1996* and other relevant State legislation, including the *South East Queensland Regional Plan 2005-2026*. The proposed highest point of the revised application is 45 meter's, which I consider will be very much out of proportion with current buildings in the location.
2. **Parking:** The Approved Scheme for this site development allowed for 17 – 19 retail/visitor car parks. The lodged scheme allowed for 12 retail car parking and the amended scheme allows for only 11 retail car parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which will be attractive to visitors and residents. I object strongly to the limited number of car parking spaces being proposed as there is strong evidence that the area already has insufficient car parking facilities.





## Moreton Bay Regional Council

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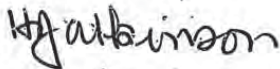
ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDQM On: 22/10/2019 AM Moreton Bay Regional Council

I consider it would be detrimental to the aesthetic environment of Woody Point where a village atmosphere has been a feature, if the proposed development is extended to 45 meter's and car parking space is not substantially increased.

I urge the Moreton Bay Regional Council to reject this application, retaining the unique aesthetics of the area, which council has worked hard to achieve, for the benefit of both residents and visitors to Woody Point and the Redcliffe Peninsular.

Yours sincerely



Helen Atkinson  
Apartment 23  
36 Woodcliffe Crescent  
Woody Point  
Queensland

19 October 2019.

# Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDQM On: 22/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

Re: 2 & 8 Gayundah Esplanade, Woody Point  
Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977  
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This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

- 2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces: The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Therese Bean

Address: 108a Albert St Margate QLD 4019

Signature: 

Date: 14-10-2019



## Moreton Bay Regional Council

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Scanned By: jessicasoutham@MBRCDQM On: 22/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

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The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: VALERIE STEEL

Address: 64 DODDS ST. MARGATE 4019

Signature: V. Steel

Date: 11/10/19

I visit Woody Point nearly every day



# Moreton Bay Regional Council

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Scanned By: jessica.southam@MBRCDOM On: 21/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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Yours faithfully

Name:

KATHRYN CHILCOTT

Address:

4 ALFRED ST WOODY POINT

Signature:



Date:

3/10/19



# Moreton Bay Regional Council

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Scanned By: jessica.southam@MBRC.qld.gov.au On: 23/10/2019 AM Moreton Bay Regional Council

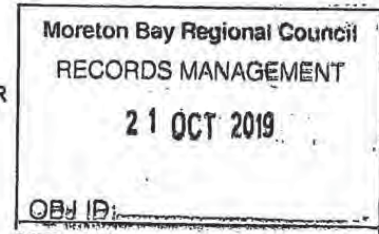
The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE



Dear Linda

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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Yours faithfully,

Name: Cody J Rac

Address: 20 Lilla St WP 4019

Signature: 

Date: 04. 08. 2019  
CR



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

PAGE 239  
Supporting Information

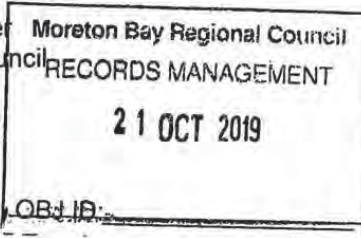
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Scanned By: jessica.southam@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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Yours faithfully



Name: ELIZABETH DI MAURO

Address: 6/10 KATE ST, WOODY POINT

Signature: 

Date: 12.10.19



# Moreton Bay Regional Council

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3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDQM On: 23/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services



Dear Sir/Madam

## SUBMISSION OF OBJECTION OF PROPOSED DEVELOPMENT APPLICATION

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## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Supporting Information

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Name: ROBERT C MC CREED  
Address: 43/12 COLLINS ST WOODY POINT 405  
Signature: RMc Creed  
Date: 2-10-19

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PO Box 159  
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Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

4th October 2019



Dear Linda

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Name: Anna Croughton

Address: Albert Street Mangrove QLD 4079

Signature: Croughton

Date: 15/10/19



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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL  
18 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE

2nd October 2019



Dear Sir/Madam

**SUBMISSION OF OBJECTION OF PROPOSED DEVELOPMENT APPLICATION**

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## Moreton Bay Regional Council

GENERAL MEETING - 497  
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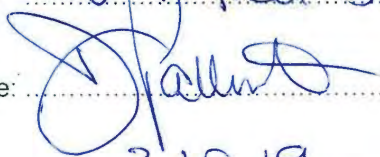
Name:

Deanna Pallister

Address:

35 Alfred Street, Woody Point, 4019

Signature:



Date:

3.10.19

# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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MORETON BAY  
REGIONAL COUNCIL

2nd October 2019

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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Name: Robyn Radford

Address: 30 Westbrook St Woody Point

Signature: RARadford

Date: 3/10/19

# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Supporting Information

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Scanned By: jessica.southam@MBRRC.qld.gov.au On: 23/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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Yours faithfully

Name: Gaëlle Vanuxem

Address: 4/10 Kate street WOODY POINT

Signature: [Signature]

Date: 17<sup>th</sup> October 2019.

# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Supporting Information

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRDCM On: 23/10/2019 AM Moreton Bay Regional Council

19th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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Name: WADE STRINGFELLOW MELINDA RUSSELL  
Address: 190 SCARBOROUGH RD SCARBOROUGH  
Signature:   
Date: 19/10/19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

18th October 2019

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
**Att: Linda Tait**  
**Development Services**



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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Yours faithfully

Name: Pamela DRIVER

Address: 413 EVELINE ST, MARGATE QLD 4019

Signature: 

Date: 19-10-19



# Moreton Bay Regional Council

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3 December 2019

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Scanned By: jessica.southam@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

3 Alfred St  
Woody Point Qld 4019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

17th October 2019

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
Att: Linda Tait  
Development Services

Dear Linda,

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Name: DEREK CATTERALL

Address: 3 ALFRED ST. WOODY POINT

Signature: 

Date: 17 OCT 2019



## Moreton Bay Regional Council

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3 December 2019

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Scanned By: jessica.southam@MBRDCM On: 23/10/2019 AM Moreton Bay Regional Council

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
Att: Linda Tait  
Development Services



12th October 2019

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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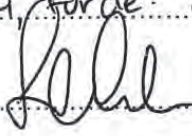
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Yours faithfully

Name: Tamera Sherlock

Address: 4, Forde St Kippa-Ring

Signature: 

Date: 13/10/19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Scanned By: jessicasoutham@MBRCDQM On: 23/10/2019 AM Moreton Bay Regional Council

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PO Box 159  
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MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

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The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Sue Wise

Address: 136 Maine Rd, Clontarf Qld 4019

Signature: Sue Wise

Date: 19/10/2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southern@MBRC.COM On: 22/10/2019 AM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

~~I/we~~ object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



## Moreton Bay Regional Council

GENERAL MEETING - 497  
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Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: GRAHAM BUCKLEY

Address: UNIT 25/ 36 WOODCLIFFE CRES. WOODY POINT, 4019.

Signature: Graham Buckley

Date: 18TH OCT. 2019

# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBR/CDOM On: 22/10/2019 AM Moreton Bay Regional Council

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

2nd October 2019

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

Att: Linda Tait  
Development Services

REDCLIFFE CUSTOMER  
SERVICE CENTRE



Dear Sir/Madam

## SUBMISSION OF OBJECTION OF PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application, Request to change (other) material change of use – Development permit for multiple dwelling & Food and Drink Outlet by Developer, Nicolas Daoud and Co Pty Ltd.

I/we object for the following grounds and reasons:

- 1. Height** – the height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in line with existing high rise buildings in the zoned area of Woody Point which have a maximum of 9 storeys. All of these developments were in regards to the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation including the South east Queensland Regional Plan 2005-2026.  
At **45 metres**, the amended application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland, the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.  
The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and we believe it would set a precedence for future developments in the vicinity.  
The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing the Gayundah Esplanade, with little regard to the view that the majority of residents in the area will have looking at the rear of the development. Our village and skyline will be destroyed if this application is approved, **45 metres** is totally unprecedented for the area and completely unacceptable and will have a negative impact on our amenity.

It is noted, that the current approved building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that the Moreton Bay Council saw fit to zone this area for 21 metres, but are now totally disregarding the guidelines that they and the community set, by firstly approving developmental heights in the Woody Point area to 29 metres (as advised by the Town Planner recently) and now potentially proposing to accept new height limits of 45 metres? The residents put their trust in the Council to enforce these guidelines. What is the point of having guidelines in place, if they are constantly being disregarded!!!!



## Moreton Bay Regional Council

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**2. Parking** – The already Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The lodged and amended schemes have relocated the food/beverage outlet to Gayundah Esplanade, which is likely to be more popular because of the outlook and will increase patronage. The number of retail parking spaces has reduced by 6-8 spaces and with the amended scheme there is no mention of additional visitors car spaces. In my opinion, there are insufficient car spaces allocated to retail and visitors. For people who visit the popular local amenities, parking is already almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions: the tourist drive with Gayundah shipwreck; restaurants and cafes; bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and amenities, for which there is already insufficient parking. The Belvidere Hotel has just purchased more land in Lila St, next to there hotel to provide more parking for their patrons due to the lack of parking in the vicinity.

We put our faith in the Moreton Bay council that they make the right decision by rejecting this application for the good and benefit of the Redcliffe Peninsular

Yours faithfully

Name:

Habib Acaroglu

Address:

35 Alfred St Woody Point 4019

Signature:



Date:

3/10/19

## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southam@MBRDCM On: 22/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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Yours faithfully

Name: PETRIE MORTIMER  
Address: 13 ANNIE ST. WOODY POINT  
Signature: J. Mortimer  
Date: 13.10.2019



# Moreton Bay Regional Council

GENERAL MEETING - 497  
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Scanned By: jessica.southam@MBRCCM On: 22/10/2019 AM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
21 OCT 2019

OBJ ID:

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

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## Moreton Bay Regional Council

GENERAL MEETING - 497  
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Scanned By: jessicasourham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

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Yours faithfully

Name:

GRAEME SPENCER

Address:

55/36 WOODCLIFFE CRES WOODY POINT.

Signature:

Date:

15/10/19



## Moreton Bay Regional Council

GENERAL MEETING - 497  
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Scanned By: jessica.southam@MBRC.qld.gov.au On: 22/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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Yours faithfully

Name: DAVID WALKER

Address: 45 KATE STREET WOODY PT

Signature: 

Date: 13.10.19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCCM On: 25/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services

Dear Linda

MORETON BAY  
REGIONAL COUNCIL

2nd October 2019

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Moreton Bay Regional Council

RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

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Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Jana Van der Draai

Address: 4/20 Lilla St Woody point 4019

Signature: Janavanddraai

Date: 4/10/19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDQM On: 23/10/2019 AM Moreton Bay Regional Council

MORETON BAY  
REGIONAL COUNCIL

4th October 2019

18 OCT 2019

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

Att: Linda Tait  
Development Services

REDCLIFFE CUSTOMER  
SERVICE CENTRE



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: MARTIN HAYES

Address: 5 PEPPERINA COURT NALANGBA L.S.D.

Signature: 

Date: 12/10/19

MASON CONCERN WITH THIS IS THE APPARENT LACK OF UPGRADED INFRASTRUCTURE!!! HOW IS THE CURRENT SYSTEM GOING TO COPE WHO IS PAYING FOR ANY UPGRADES.

PARKING IS BAD AS IT IS, BUILDING THIS WILL MAKE IT UNMANAGEABLE.



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRDCM On: 23/10/2019 AM Moreton Bay Regional Council

3rd October 2019

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

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The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: CHRISTINE BETHRENS

Address: 4-12 KATE ST WOODY POINT

Signature: CBethrens

Date: 4-10-19



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCIDM On: 22/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

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The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Nicole Inglis

Address: 23 Grassway St Mango Hill

Signature: Nicole

Date: 13/10/19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southam@MBRDCM On: 23/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

2nd October 2019



Dear Sir/Madam

## SUBMISSION OF OBJECTION OF PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application, Request to change (other) material change of use – Development permit for multiple dwelling & Food and Drink Outlet by Developer, Nicolas Daoud and Co Pty Ltd.

I/we object for the following grounds and reasons:

- 1. Height** – the height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in line with existing high rise buildings in the zoned area of Woody Point which have a maximum of 9 storeys. All of these developments were in regards to the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation including the South east Queensland Regional Plan 2005-2026.  
At **45 metres**, the amended application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland, the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.  
The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and we believe it would set a precedence for future developments in the vicinity.  
The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing the Gayundah Esplanade, with little regard to the view that the majority of residents in the area will have looking at the rear of the development. Our village and skyline will be destroyed if this application is approved, **45 metres** is totally unprecedented for the area and completely unacceptable and will have a negative impact on our amenity.

It is noted, that the current approved building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that the Moreton Bay Council saw fit to zone this area for 21 metres, but are now totally disregarding the guidelines that they and the community set, by firstly approving developmental heights in the Woody Point area to 29 metres (as advised by the Town Planner recently) and now potentially proposing to accept new height limits of 45 metres? The residents put their trust in the Council to enforce these guidelines. What is the point of having guidelines in place, if they are constantly being disregarded!!!!



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The already Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The lodged and amended schemes have relocated the food/beverage outlet to Gayundah Esplanade, which is likely to be more popular because of the outlook and will increase patronage. The number of retail parking spaces has reduced by 6-8 spaces and with the amended scheme there is no mention of additional visitors car spaces. In my opinion, there are insufficient car spaces allocated to retail and visitors. For people who visit the popular local amenities, parking is already almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions: the tourist drive with Gayundah shipwreck; restaurants and cafes; bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and amenities, for which there is already insufficient parking. The Belvidere Hotel has just purchased more land in Lila St, next to there hotel to provide more parking for their patrons due to the lack of parking in the vicinity.

We put our faith in the Moreton Bay council that they make the right decision by rejecting this application for the good and benefit of the Redcliffe Peninsular

Yours faithfully

Name: Jessica Barrass  
Address: 22 Lilla St Woody Point  
Signature: AMB  
Date: 3/10/19

# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southam@MBRCDOM On: 21/10/2019 AM Moreton Bay Regional Council

20th October 2019

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL  
21 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda,

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – Moreton Bay Regional Council Planning Scheme's maximum building height zoning for the area is currently 21 metres, however the approved scheme for this development already exceeds this at 27.6 metres (10 storeys). Whilst we are not opposed to development, we do object to the Council continuously relaxing maximum building heights. Why does the Council have maximum building height zones and other regulations in place, when they constantly fail to comply with them? Although development is necessary, inevitable and welcomed, why does the Council not consider negative impacts such as increased traffic, parking issues, safety, shading, the impact on local residents and the fact that the vast majority of locals and visitors don't want Redcliffe/ Woody Point "Village" to become another Gold Coast! At 27.6 metres, although still exceeding the maximum height of 21 metres, the **approved** scheme is more in keeping with existing high-rise developments in Woody Point with a maximum of 9/10 storeys and is generally accepted by the local residents of Woody Point. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

**At 45 metres however**, the amended subject development application is over twice the height of the maximum building height zoned for this area. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction is ultra modern and would be an eyesore in this location. It is completely out of character for Woody Point "Village" and more in keeping with the Gold Coast or Brisbane CBD landscape. The proposed height of **45 metres is excessive** and if approved, the precedence would be set for future "skyscraper" developments in the vicinity.

The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

We have noticed that support for the request to change focuses on development and jobs for people on the peninsula, however the approved scheme already addresses these matters. With regards to relocating the food/retail outlet, we are in favour of this being moved to a more popular location on the development site (cnr of Gayundah Esplanade) providing there is sufficient parking to cater for the projected increase of patronage to the outlet.

Residents and ratepayers put their trust in Moreton Bay Council to enforce regulations and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

2. **Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces for the development. There are plainly insufficient car spaces allocated to visitors and retail. Parking is already near impossible to find in the popular Woody Point area, especially on weekends and public holidays with vehicles forced to park all the way up Lilla and Kate Streets and beyond. Council needs to ensure there is adequate parking for visitors and guests when approving new developments. Woody Point is a recreational haven frequented by many locals and visitors. With picnic and barbecue areas, cycle and walking tracks, children's playgrounds, fishing, restaurants, cafes, bars; plus shops and amenities, the area is always busy, particularly at weekends and public holidays and parking is always a major issue.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: ERNIE BRANSON

Address: 12 HERNA & SCARBOROUGH

Signature: 

Date: 20 / 10 / 19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Supporting Information

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCDGM On: 23/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

12th October 2019



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

Re: 2 & 8 Gayundah Esplanade, Woody Point  
Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977  
Application number: DA/16705/2007/VCHG/3

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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Yours faithfully

Name: ALISON HAYNES

Address: 5 PEPPERINA COURT NARANGH-4504

Signature: 

Date: 13/10/19

Have coffee every weekend at Woody Point and find it hard to find a park. If this goes ahead parking for the existing businesses will become worse as the development would take more than allocated.



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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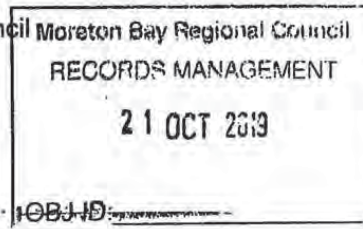
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Scanned By: jessica.southam@MBRC.qld.gov.au On: 23/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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Name: X CHRIS LARSEN

Address: X 6110 KATE ST

Signature: X C. G. Larsen

Date: X 12-10-2019



# Moreton Bay Regional Council

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Scanned By: jessicasoutham@MBRCDOM On: 21/10/2019 AM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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Scanned By: jessicasoutham@MBRDCM On: 22/10/2019 AM Moreton Bay Regional Council

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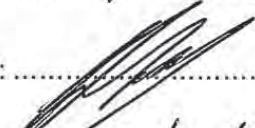
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Yours faithfully

Name: Barend & Shirley Boschma

Address: U77/36 Woodcliffe Cres. WOODY POINT Q 4019

Signature:  Sy Boschma

Date: 21/10/19



# Moreton Bay Regional Council

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Scanned By: jessicasoutham@MSRCDM On: 22/10/2019 AM Moreton Bay Regional Council

19th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL  
21 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE

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Yours faithfully

Name:

Leanne Sharp

Address:

54/36 Woodcliffe Crescent  
Woody Point

Signature:

Sharp

Date:

19/10/19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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12th October 2019

The Chief Executive Officer  
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PO Box 159  
CABOOLTURE QLD 4510

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Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

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SERVICE CENTRE

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Name:

Morgan Wilson

Address:

10 Kate St Woody Point

Signature:

Morgan Wilson

Date:

17/10/2019

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Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

**STOP**

MORETON BAY  
REGIONAL COUNCIL  
18 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE

**OVER DEVELOPMENT  
IN  
WOODY POINT  
VILLAGE**

**ACT NOW!**



# Moreton Bay Regional Council

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3 December 2019

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PO Box 159  
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Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
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Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

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Yours faithfully

Name: HARRY + REGINA GERAN

Address: UNIT 29, 36 WOOD CLIFFE CRES.  
WOODY POINT 4019

Signature: [Signature] R. Geran

Date: 15/10/2019



## Moreton Bay Regional Council

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3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCIDM On: 22/10/2019 AM Moreton Bay Regional Council

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
Att: Linda Tait  
Development Services



18th October 2019

MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda,

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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I/we object on the following grounds/reasons:

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Yours faithfully

Name:

*Donna Roberts*

Address:

*2/10 Kate St*

Signature:

*[Handwritten Signature]*

Date:

*18/10/19*



# Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessica.southam@MBRRC.COM On: 23/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL  
21 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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Name: Genevieve Milne

Address: 6 Waratah Drive Cronterf

Signature: Genevieve Milne

Date: 19-10-19



## Moreton Bay Regional Council

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3 December 2019

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The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
**Att: Linda Tait**  
**Development Services**



18th October 2019

MORETON BAY  
REGIONAL COUNCIL  
21 OCT 2019  
REDCLIFFE CUSTOMER  
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Yours faithfully

Name: Daniel Laulu

Address: 13 Alcockson St, Mudgee 4132

Signature: [Signature]

Date: 19/10/19



# Moreton Bay Regional Council

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MORETON BAY  
REGIONAL COUNCIL

3rd October 2019

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

Att: Linda Tait  
Development Services

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE



Dear Linda

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Name: LORRAINE TALLON

Address: 6 ALFRED ST.

Signature: WOODY POINT 4019

Date: 10 OCTOBER '19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
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The Chief Executive Officer  
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REGIONAL COUNCIL

18 OCT 2019

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Name: Michael Phillips

Address: 15 Freshwater Creek rd Marooch Hill 4509

Signature: [Signature]

Date: 14/10/2019



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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**STOP**

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

**OVER DEVELOPMENT**

**IN**

**WOODY POINT**

**VILLAGE**

**ACT NOW!**

## Moreton Bay Regional Council

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3 December 2019

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LEGAL NOTICE  
NOTICE OF INTENTION  
TO APPLY FOR A  
MATERIAL CHANGE OF USE  
PERMIT



# Moreton Bay Regional Council

GENERAL MEETING - 497  
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jscasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

## SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
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## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Scanned By: jessica.southam@MBRCIDM On: 23/10/2019 AM Moreton Bay Regional Council

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Yours faithfully

Name: MIKE & Kim HENNEKER

Address: 31/36 WOODCLIFFE CRESCENT WOODY POINT

Signature:  

Date: 17/10/19



# Moreton Bay Regional Council

GENERAL MEETING - 497  
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Scanned by: jessica.southam@MBRCDOM On: 23/10/2019 AM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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## Moreton Bay Regional Council

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Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

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Yours faithfully

Name: LEA SPENCER

Address: 55/36 WOODCLIFFE CRES. WOODY POINT

Signature: 

Date: 15/10/19



# Moreton Bay Regional Council

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Scanned By: jessicasoutham@MBRCDOM On: 21/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

2nd October 2019



Dear Sir/Madam

## SUBMISSION OF OBJECTION OF PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
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**Application number: DA/16705/2007/VCHG/3**

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I/we object for the following grounds and reasons:

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It is noted, that the current approved building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that the Moreton Bay Council saw fit to zone this area for 21 metres, but are now totally disregarding the guidelines that they and the community set, by firstly approving developmental heights in the Woody Point area to 29 metres (as advised by the Town Planner recently) and now potentially proposing to accept new height limits of 45 metres? The residents put their trust in the Council to enforce these guidelines. What is the point of having guidelines in place, if they are constantly being disregarded!!!!

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We put our faith in the Moreton Bay council that they make the right decision by rejecting this application for the good and benefit of the Redcliffe Peninsular

Yours faithfully

Name: STEVE WOOD

Address: 27 Townsend St, Brighton

Signature: [Signature]

Date: 3/10/19



## Moreton Bay Regional Council

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Scanned By: jessicasoutham@MBRCDQM On: 23/10/2019 AM Moreton Bay Regional Council

2nd October 2019

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

Att: Linda Tait  
Development Services



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Name: Karen Morris  
Address: 18 Hill Rd Chontarf  
Signature: Karen Morris  
Date: 3/10/19



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Supporting Information

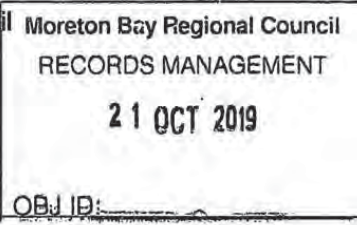
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4th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Yours faithfully

Name: MR MICHELLE FRANKLIN PETER FRANKLIN

Address: 33/36 WOODCLIFFE CR WOODYPOINT

Signature:  

Date: 19 OCT 2019



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Scanned By: jessicasodham@MBRCIDM On: 22/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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Yours faithfully

Name: Cathy Avery

Address: 18 Walter GC Morumba Downs

Signature: Avery

Date: 14/10/19



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: jessicasoutham@MBRCIDM On: 23/10/2019 AM Moreton Bay Regional Council

MORETON BAY  
REGIONAL COUNCIL

2nd October 2019

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

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Att: Linda Tait  
Development Services



Dear Sir/Madam

### SUBMISSION OF OBJECTION OF PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application, Request to change (other) material change of use – Development permit for multiple dwelling & Food and Drink Outlet by Developer, Nicolas Daoud and Co Pty Ltd.

I/we object for the following grounds and reasons:

- 1. Height** – the height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in line with existing high rise buildings in the zoned area of Woody Point which have a maximum of 9 storeys. All of these developments were in regards to the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation including the South east Queensland Regional Plan 2005-2026.  
At **45 metres**, the amended application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland, the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.  
The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and we believe it would set a precedence for future developments in the vicinity.  
The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing the Gayundah Esplanade, with little regard to the view that the majority of residents in the area will have looking at the rear of the development. Our village and skyline will be destroyed if this application is approved, **45 metres** is totally unprecedented for the area and completely unacceptable and will have a negative impact on our amenity.

It is noted, that the current approved building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that the Moreton Bay Council saw fit to zone this area for 21 metres, but are now totally disregarding the guidelines that they and the community set, by firstly approving developmental heights in the Woody Point area to 29 metres (as advised by the Town Planner recently) and now potentially proposing to accept new height limits of 45 metres? The residents put their trust in the Council to enforce these guidelines. What is the point of having guidelines in place, if they are constantly being disregarded!!!!

## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The already Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The lodged and amended schemes have relocated the food/beverage outlet to Gayundah Esplanade, which is likely to be more popular because of the outlook and will increase patronage. The number of retail parking spaces has reduced by 6-8 spaces and with the amended scheme there is no mention of additional visitors car spaces. In my opinion, there are insufficient car spaces allocated to retail and visitors. For people who visit the popular local amenities, parking is already almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions: the tourist drive with Gayundah shipwreck; restaurants and cafes; bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and amenities, for which there is already insufficient parking. The Belvidere Hotel has just purchased more land in Lila St, next to there hotel to provide more parking for their patrons due to the lack of parking in the vicinity.

We put our faith in the Moreton Bay council that they make the right decision by rejecting this application for the good and benefit of the Redcliffe Peninsular

Yours faithfully

Name: Angelette Dawson

Address: 95 Silvan Rd Deagon

Signature: 

Date: 3.10.19



*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

**Linda Tait**

---

**From:** Paul Naylor <nobby.naylor@yahoo.com>  
**Sent:** Monday, 21 October 2019 5:18 PM  
**To:** MBRC Incoming Mail  
**Subject:** DA Enquiry 2007/16705/VCHG-3-Change

Dear Sir or Madam,

I would like to object to the DA for 2 & 8 Gayundah Esplanade (Lot 101 and Lot 99 on RP30270 and Lot 12 on RP808977).

My objection is on the following grounds:

Building Height - Current guidelines for the area are 21 metres, with approved height for this development being 27.6 metres (10 storeys high). The current application amendment to build up to 45 metres (15 storeys high) is not in keeping with the existing high-rise buildings in the area. The previously approved application is however aligned with other buildings in the area and is generally accepted by the local residents.

Parking - The previous approved application for these lots allowed for 17-19 retail and visitor car parking spaces. The latest amended application sees that reduced to 11. As council would be aware, the area is very popular at weekends and public holidays, there are already not enough car parking spaces and parked cars line all the adjacent streets which are often clogged with vehicles searching for a parking space.

Please note that I am not adverse to the development of this site, indeed it has become quite an eyesore and it will be good to finally have it developed. However any development must be suitable and in keeping with what already exists in the local area.

This amended application should be rejected by council on the grounds of the unacceptable height of the buildings and lack of suitable car parking facilities.

Yours faithfully

Paul Naylor

65/36 Woodcliffe Cres. Woody Point.

21/10/19

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**Linda Tait**

---

**From:** Champagne Sparkles <espeaky@gmail.com>  
**Sent:** Monday, 21 October 2019 4:52 PM  
**To:** MBRC Incoming Mail  
**Subject:** Objection Proposed Development 2 & 8 Gayundah Esplanade Woody Point.  
DA/16705/2007/VCHG/3

21<sup>st</sup> October 2019

To whom it may concern,

**Re: Proposed Development 2 & 8 Gayundah Esplanade Woody Point. DA/16705/2007/VCHG/3**

This email serves as my **objection** to the proposed development at the aforementioned site based on the following points.

- 1. Breach of Zone Height restrictions**-The council building overlap map for building heights in this zone is a maximum of 21 metres/6 storey's yet this proposal is for 15 storeys (>39 metres). The elevated position of this land will accentuate this imposing building and it will tower above the surrounding high rises/homes and is excessive. Three storey townhouse and 6 storey units would be more considerate to the neighbours and built right would be much more desirable to buyers.
- 2. Visual pollution**- This building does not respect the local street pattern. Woody Point is a quiet, seaside village with timber/fibro clad beach shacks and old brown brick units which lend the area it's quaint beachside charm. This area has the potential to become a desirable boutique/beachy resort area with the right building design (think Salt Village Kingscliff). This concrete and glass contemporary design looks more like a hospital or aged care facility, and is in complete contrast to the surrounding buildings, for example the beautiful (heritage?) Queenslander next door. The high-rise units recently built are often referred to as eyesores by locals and tourists alike and this so called 'redevelopment' in the area is referred to as a shame, built on greed. This proposed development will be detrimental to the appeal of the area. The new building should have a tropical/beach style appeal with an appropriate colour palette and materials that won't look dated in 10-20 years.
- 3. Overshadowing/loss of light** -Tourists and pedestrians driving/walking along the water front will potentially have the sky/sun blocked out by the height of this building, similar to what happened at Margate with the Bathers/Sebel. Neighbouring residents may lose light in their yards/gardens. What considerations have been made for this?
- 4. Privacy**-what considerations have been made regarding the number of residences who's properties will be overlooked? How many residences in the area will have who run out to their wheelie bins/hang washing on their lines now have to consider the neighbour on their balcony encroaching on their privacy?

Kind regards,

Emma Speak  
1/46 Georgina Street Woody Point 4019



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

4th October 2019

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

Att: Linda Tait  
Development Services

Dear Linda

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.


The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: STEPHEN & JUDITH IMHOFF

Address: Unit 34/36 WOODCLIFFE CRESCENT, WOODY POINT 4019

Signature:  

Date: 21/10/2019



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

12th October 2019

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

Att: Linda Tait  
Development Services

Dear Linda

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

Re: 2 & 8 Gayundah Esplanade, Woody Point  
Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977  
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We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Rhoda Wedd  
Address: 6 Weston St, Kippa-Ring  
Signature: RWedd  
Date: 19-10-2019



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

12th October 2019

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

Att: Linda Tait  
Development Services

Dear Linda

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Yours faithfully

Name: BARBARA FERDINAND

Unit 10  
Address: 10 KATE STREET WOODY POINT 4019

Signature: B Ferdinand

Date: 13.10.19



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

12th October 2019

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

Att: Linda Tait  
Development Services

Dear Linda

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Rowan Watson

Address: 4/7 Trawmore St Margate

Signature: 

Date: 20.10.19



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Richard and Amelia Dykes  
8 Gayundah Esplanade  
Woody Point 4019

18<sup>th</sup> October 2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE  
DWELLING & FOOD AND DRINK OUTLET**

**2 & 8 GAYUNDAH ESPLANADE, WOODY POINT  
APPLICATION NUMBER: DA/16705/2007/VCHG/3**

We refer to the above development application that has been submitted to Council for a proposed Multiple Dwelling and Food & Drink Outlet on the land described as Lot 12 on RP808977, Lot 99 on RP30270 & Lot 101 on RP30270. It is understood the proposal will see the redevelopment of the site into a multi-storey and mixed-use development which is generally consistent with the expectations for development within the General Residential Zone (Urban Neighbourhood Precinct) as expressed in the *Moreton Bay Regional Council Planning Scheme 2016*.

In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, we write to offer our **full support** of the proposed development. As a properly made submission, we note our appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below: -

We have lived on the site for 2 years and have experienced the people, views and traffic. The area is very popular, and I believe having the restaurant and model of the wreck will be great for everybody, locals and tourists alike. The view for the new residents is second to none.

The building will enhance the area especially having the commercial outlet as there is a real shortage currently in the area.

These projects provide work for the local trades and suppliers to the industry which prevents many locals having to travel into the city or other areas.

The proposed amendment is a far superior outcome in its urban context. Even though height limits are being exceeded, it is a better development than the one already approved, and the overall densities are less. We would be surprised if the immediate locals would not be in favour of this.

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

We feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council. As previously noted, the densities have decreased improving the overall geometry of the building. Should you require any further information about this submission we would be happy to be contacted on 0414 181640

Yours faithfully,

Two handwritten signatures are present. The first signature is a stylized 'R' followed by a horizontal line. The second signature is a more complex, cursive script.

Richard Dykes and Amelia Dykes



## Moreton Bay Regional Council

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**Linda Tait**

---

**From:** Lynn Barlow <barlow108@optusnet.com.au>  
**Sent:** Sunday, 20 October 2019 11:17 AM  
**To:** MBRC Incoming Mail  
**Subject:** DA/16705/2007/VCHG/3 - Submission - Against - 2 & 8 Gayundah Esplan, Wood Point - Application Ref: -

I am against the proposed change to this development since my understanding is that only a 9 level building height was allowed in this area (as is the case in the apartment block in which I reside) and later reduced to 7 levels. How is it that this developer can have already had a 10 level approval and now wants an additional 5 levels. Why even bother having building height restrictions. Is the developer to be required to provide not only sufficient parking on site for all tenants and visitors including patrons of the cafe or are we existing ratepayers going to have to navigate clogged roads and then later "foot the bill" for changes/upgrades. The complex that I live in was built by this developer and experience has shown the attitude of quantity over quality.

We all read and hear about the council wanting to attract more visitors and tourists to the area but they don't come to see mushrooming apartment blocks nor the increasing proliferation of homeless people that this contributes to.

Lynn Barlow  
Unit 12  
36 Woodcliffe Crescent  
Woody Point. 4019

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

20 October 2019

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

**Attention: Linda Tait**  
Development Services

**By email: [linda.tait@moretonbay.qld.gov.au](mailto:linda.tait@moretonbay.qld.gov.au) and to [mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)**

Dear Linda

**Submission of OBJECTION to proposed development application**

Development Application: Request to Change (other) – Material Change of Use – Development Permit for Multiple Dwelling (157 dwellings) and Food & Drink Outlet  
Application number DA/16705/2007/VCHG/3  
2-8 Gayundah Esplanade, Woody Point  
Lot 101 on RP 30270, Lot 99 on RP 30270 and lot 12 on RP808977

This letter serves as an **objection** to the above application by the developer Nicolas Daoud & Co Pty Ltd (Traders in Purple).

We object on the following grounds and reasons.

**Height**

The current height guidelines for the Urban neighbourhood precinct of the General residential zone is 27 metres (according to an information sheet on the General residential zone, yet the building heights overlay OM-61 BH - stipulates a height of 21 metres for the Urban neighbourhood zone). I note the approved scheme for this development is 27.6 metres (10 storeys) which is in keeping with the existing high-rise development in the same area at Woody Point which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 (**Planning Scheme**) and other relevant state legislation, including the South East Queensland Regional Plan 2005-2026.

However, the amended subject development application seeks to build to a height of **45 metres** (15 storeys) which over twice the current permitted height in the Planning Scheme. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to the other buildings currently in this area. It would also totally dominate the skyline of the area.

The construction would be a monstrosity, an eyesore and completely out of character for the Woody Point "Village". The three buildings located in the Lilla St/Woodcliffe Crescent area already have the appearance of a "concrete ghetto" and this will be only made worse by this development and the construction of the new units next to the Double Bay complex.

The new design for this complex is overwhelming for the site and is more appropriate for the Gold Coast or inner Brisbane. Having a multitude of high-rise buildings in a small pocket of Woody Point will greatly detract from the aesthetics of the area and the "Village" atmosphere.

By allowing this development to be built to a height of 45 metres it will open the floodgates for future developments and will result in a highly congested and ugly looking area. It will be visible from great distances and will be very imposing when walking around the Woody Point precinct. The aesthetic design of the building has been focussed on the frontage facing Gayundah Esplanade and Lilla St with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our Village and skyline will be destroyed if this application is approved – 45 metres is totally unacceptable and unprecedented for this area (and the Redcliffe Peninsula in general) and will have a substantial negative impact on the amenity of the area. This design will not contribute to "an attractive streetscape" as referred to in clause 6.2.6.4.1.e.i. of the Planning Scheme.



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Council should not consider allowing developments to heights so substantially in excess of the guidelines in the Planning Scheme and to totally disregard those guidelines. Council needs to take a long-term view in relation to the development of Woody Point and the Redcliffe Peninsula as a whole and to maintain a sense of character that allowing developments of this scale will destroy. As a resident of Woody Point and having lived on the Peninsula for over 30 years I put my trust in Council to enforce the guidelines in the Planning Scheme and to show sensible development of the region. Unfortunately, it is becoming more apparent that Council just wants to put as many residences in the area as possible to raise as much revenue as possible without considering the long-term implications of such high-density residential development. How can residents of Woody Point and Redcliffe Peninsula have faith in Council when Council so readily disregards the guidelines for development???

Any further changes to the development approval should be required to comply with the current height guideline of 21 metres (as shown in the building heights overlay).

#### **Parking and traffic**

The approved development allows for 17-19 retail/visitor car parking spaces. The amendment seeks to reduce that to 11 retail car parking spaces. The amended application has a food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail car parking spaces for the amended development has been reduced by 6-8 spaces and there is no mention of additional visitor car parking spaces. In our opinion there is insufficient car parking spaces provided for in the amended development. Woody Point has a number of attractions and amenities including the tourist drive around the Gayundah wreck as well as the existing restaurants, cafes, hotel, jetty, playground and shops for which there is already insufficient parking. There is currently a significant issue with congestion, particularly on the weekend and this development will significantly add to the lack of car parking and congestion. This will result in cars visiting the new development being forced to park further up Kate St and into other neighbouring streets such as Alfred St, Caroline St and beyond making these streets congested also.

#### **Noise**

The size of this amended development will also have a negative impact on the noise levels and environment of Woody Point. The substantial increase in traffic of the new residents, their visitors and patrons to the food/beverage outlet will create a substantial increase in traffic noise in the area. The local roads are not sufficient to handle the increase in traffic that will result from the development.


The size of this development, the unprecedented height, the increase in the number of cars in the area and the lack of car parking will have a substantial negative impact on the amenity of the Woody Point Village, the environment, noise and the aesthetics of the area and should not be allowed.

Any further changes to the development should restrict the height to the current permissible guidelines and sufficient car parking spaces should be provided.

Proper consideration by Council is required to the long-term impact of this development on the area and the ability of the infrastructure (or lack thereof) to deal with a development of this size.

I trust Council will reject this amended development and require the developers to make further amendments so that the new building will not be an eyesore to the area.

Yours faithfully

  
Fiona Hendy and Antonius Aaldering  
4/41 Georgina Street  
Woody Point.  
0420 939 064

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Kenneth Freiberg  
81/36 Woodcliffe Cres  
Woody Point 4019

18 October 2019

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

Attention: Linda Tait  
Development Services

Dear Linda

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**Re: 2 & 8 Gayundah Esplanade, Woody Point**

**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**

**Application number: DA/16705/2007/VCHG/3**

I refer to the above development application that has been submitted to Council for a proposed Multiple Dwelling and Food & Drink Outlet on the land described as Lot 12 on RP808977, Lot 99 on RP30270 and Lot 101 on RP30270. It is understood the proposal will see the redevelopment of the site into a multi-storey and mixed-use development which is generally consistent with the expectations for development within the General Residential Zone (Urban Neighbourhood Precinct) as expressed in the Moreton Bay Regional Council Planning Scheme 2016.

In accordance with relevant provisions of the Planning Act 2016 and the accompanying Development Assessment Rules, I write to offer my **full support** of the proposed development. As a properly made submission, I note my appeal rights to the Planning and Environment Court against any decision made by council on this application.

The grounds and reasons for my decision to support the proposal are outlined below:-

- The proposed amendments are a far superior outcome to the existing approval. The removal of density away from existing residential areas and placing it on the part of the site that has




ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

the least impact for neighbours shows best practices in urban design and architecture have been considered.

- Compared to the existing approval, there would be less overshadowing to adjacent properties, particularly those on the western side of Kate Street. The 15 storey tower would only overshadow the proposed development itself.
- The amended proposal would minimise the "concrete canyon" effect which would be evident along the Lilla Street frontage of the existing approval (full height 9 storeys all along one side and full height 9 storeys all along the other side with "Double Bay" apartments and the new building at 1 Lilla Street).
- The addition of townhouses along Kate Street, gradually increasing in height towards Gayundah Esplanade would be more visually appealing than equal 9 storey height on three street frontages.
- The proposed amendment would give some relief to the residents of "Double Bay" apartments who are gradually being boxed-in by surrounding developments ("Waters Edge" and 1 Lilla Street).
- Due to the proposed reduction in the number of dwellings and changes to the commercial component, traffic and parking in the vicinity would be marginally less of a problem.

I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council.

Yours faithfully,

 18/10/2019

Kenneth Freiberg

81/36 Woodcliffe Crescent

Woody Point 4019

# Moreton Bay Regional Council

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Scanned By: schulzsk@MBRCDOM On: 21/10/2019 AM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



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**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Bruno + Patricia Flematti

Address: 60/36 Woodcliffe Ave. Woody Point

Signature: B. Flematti P. Flematti

Date: 17. 10. 19

# Moreton Bay Regional Council

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Scanned By: paul.k@mbrc.qld.gov.au On: 21/10/2019 AM Moreton Bay Regional Council

4th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we ~~do~~ object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres** is **excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



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Scanned by: [illegible] on: 11/10/2019 AM Moreton Bay Regional Council

- 2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: JOY GOODE

Address: 58/36 WOODCLIFFE CRES, WOODY POINT  
QLD 4019

Signature: [Signature]

Date: 17/10/19

[Handwritten flourish]

# Moreton Bay Regional Council

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Scanned By: schulz@MBRCDQM On: 21/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services



4th October 2019

Dear Linda

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
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This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

1. **Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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Yours faithfully

Name: J. LEA + K. LEA  
Address: 7 SVERIGE CARP NEW PRT 4020  
Signature: [Signature]  
Date: 15/10/19



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

4th October 2019

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

Att: Linda Tait  
Development Services

Dear Linda

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

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The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

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The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: DOROTHY JOAN WEIS

Address: 50/36 WOODCLIFFE CRESCENT, WOODY POINT, 4019

Signature: Dorothy J. Weis

Date: 18-10-2019

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4th October 2019

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

Att: Linda Tait  
Development Services

Dear Linda

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

1. **Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



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**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

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The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: LEONARD JOSEPH WEIS

Address: 50/36 WOODCLIFFE CRESCENT, WOODY POINT, 4019

Signature: 

Date: 18-10-2019

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**From:** [Malcolm Campbell](#)  
**To:** [MBRC Incoming Mail](#)  
**Subject:** Attent Linda Tait - DA/16705/2007/VCHG/3 - Submission - Objection - 2 & 8 Gayundah Esplanade, Woody Point -  
**Date:** Thursday, 17 October 2019 12:16:30 PM  
**Attachments:** [NEW APT BLD PROTEST .pdf](#)

---

Chief Executive Officer,

Please find attached my letter protesting the amendment of building application:  
**DA/16705/2007/VCHG/3**

In addition to my concerns indicated in the attached letter, I do not think Woody Point road structure is good enough for an additional 150-200 (potentially plus) regular car users.

I think the amendment will detract from Woody Point being a place where it is nice to live.

*M. Campbell*  
Malcolm Campbell  
**0412654766**  
[malcam09@gmail.com](mailto:malcam09@gmail.com)

*The only thing needed for evil to triumph, is for good men to do nothing*



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

4th October 2019

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

Att: Linda Tait  
Development Services

Dear Linda

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

Re: 2 & 8 Gayundah Esplanade, Woody Point  
Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977  
Application number: DA/16705/2007/VCHG/3

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I/we object on the following grounds/reasons:

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At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.  
The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.  
The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

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Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

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We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: M. Campbell

Address: 11/3 Woodcliffe Cres Woody Point  
250 4019

Signature: [Signature]

Date: 4 Oct 2019



*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

11 October 2019

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

Thomas Clarke  
Unit 22  
5 Lilla Street  
Woody Point  
QLD 4019

**RE Submission of OBJECTION to the proposed Palace Hotel Site  
2-8 Gayundah Esplanade, Woody Point**

**Lot 101 on RP30270, Lot99 on RP30270 & Lot 12 on RP 808977**

**Application Number: DA/16705/2007/VCHG/3**

Dear Sir/ Madam,

I hereby submit objections to the proposed development named above on the following grounds:

1. Overshadowing of neighbouring sites by the proposed building height of 45metres (15 Stories);
2. Overshadowing of public realm by proposed building height of 45 metres (15 stories)
3. Overlooking of neighbouring sites by proposed building height of 45 metres (15 stories)
4. Vehicle ingress and egress onto Lilla Street for 327 vehicles and 55 bicycles.

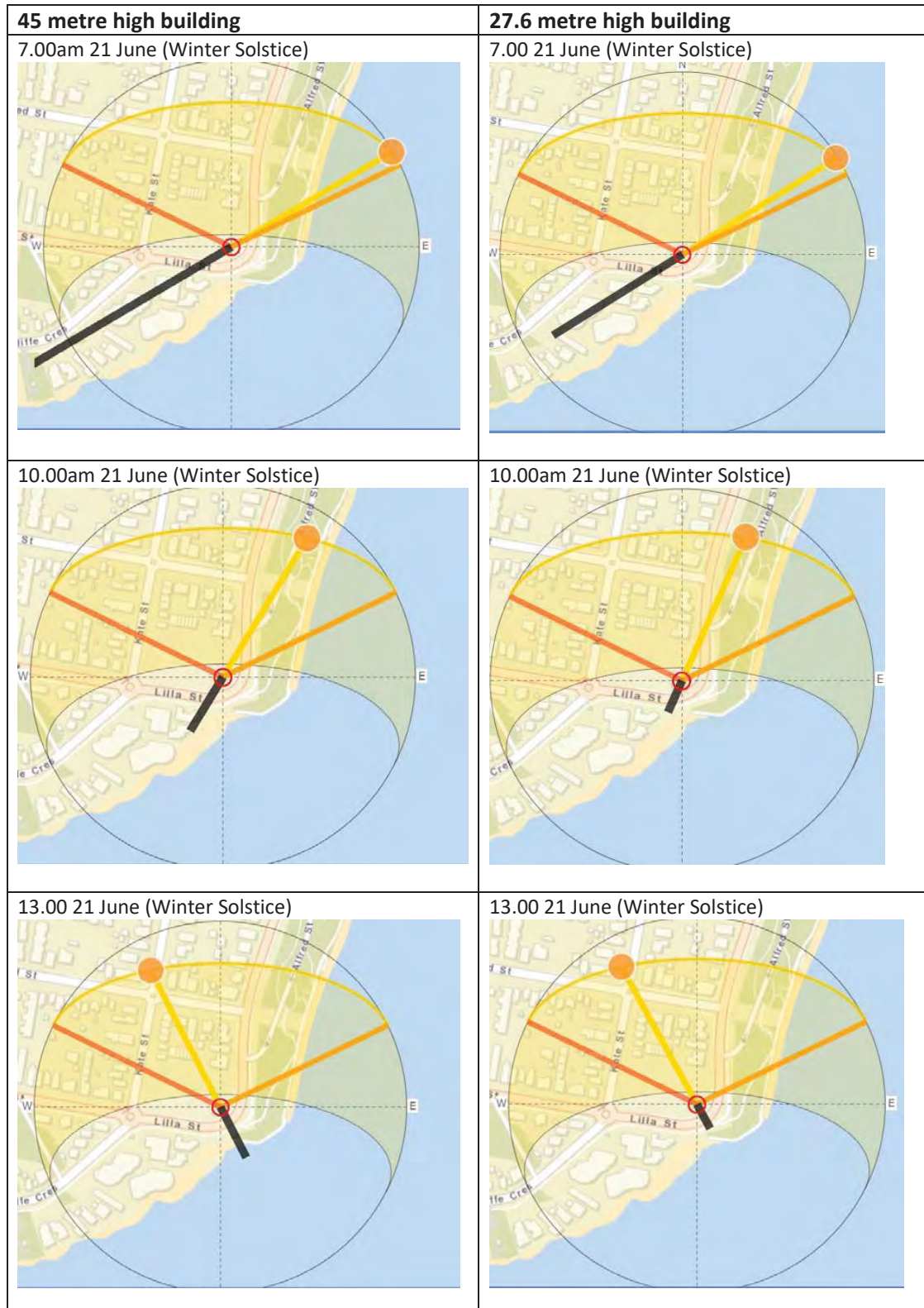
**Overshadowing of neighbouring sites by the proposed building height of 45metres (15 Stories)**

As can be seen in Figure 1, the increase from the 27.6 metres in lodged scheme to 45 metres in the amended scheme significantly increases the shadowing of adjacent sites particularly Double Bay Apartments, 5 Lilla Street, Woody Point and 1 Lilla Street, Woody Point for the duration of the morning mid-winter. This will impact on the liveability of the neighbouring sites as the winter sun is desirable.

By 13.00 the shadow from the 45 metre building will shadow the Gayundah wreck, a significant heritage feature and major draw card for tourism to the local area.

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**Figure 1: Impact of increase in building height from 27.6 metres (Lodged scheme) to 45 metres (Amended Scheme) on neighbouring sites**



Source: <https://www.suncalc.org>



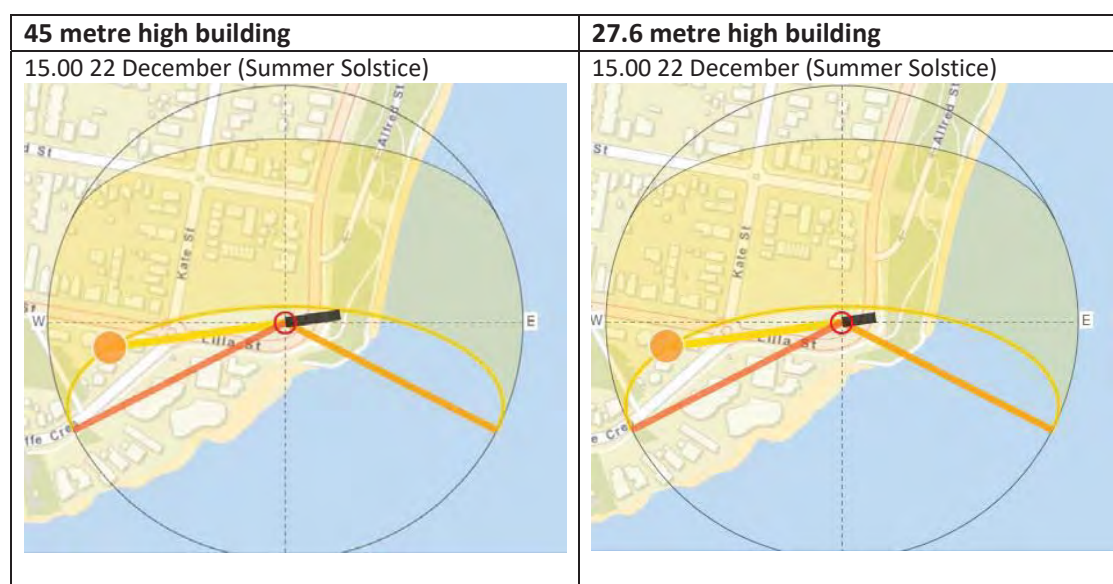
ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

### Overshadowing of public realm by proposed building height of 45 metres (15 stories)

As can be seen in Figure 2, the increase from the 27.6 metres in lodged scheme to 45 metres in the amended scheme significantly increases the shadowing of adjacent public space. This overshadowing of popular public foreshore space creates an unacceptable alienation of the public realm.

From 15.00 (3.00pm) until sunset at 18.30 (6.30pm) shadow will be cast over the southern end of the Gayundah Arboretum. This creates a 3+ hours of shade. Such overshadowing is undesirable and has been prevented by many coastal councils on the east coast of Australia in recent years.

**Figure 2: Impact of increase in building height from 27.6 metres (Lodged scheme) to 45 metres (Amended Scheme) on public realm (Gayundah Arboretum)**



Source: <https://www.suncalc.org>

### Overlooking of neighbouring sites by proposed building height of 45 metres (15 stories)

The image provided in the Development application (DA/16705/2007/VCHG/3) Figure 3; **View 7 – Townhouse perspective** shows only part of the view from Double bay Apartments, 5 Lilla Street, Woody Point. This creates a false sense of the proportion of them compared to the more realistic view with the 'tower section of the development added to the image.

The tower section of the development on the Palace Hotel site at an amended scheme height of 45 metres creates severe overlooking of the neighbouring properties and creates privacy concerns for the existing residents of neighbouring sites.

Figure 4 Proportion diagram demonstrates the extent to which the bulk of the amended scheme imposes on the neighbouring developments (Double Bay Apartments and Approved DA for 1 Lilla Street). This creates an unequal height formula and causes severe overlooking and the new amended scheme impacts on the privacy and enjoyment of outdoor spaces of neighbouring properties.

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**Figure 3: Displayed Lilla Street façade (viewed from 5 Lilla Street, Woody Point and more realistic Lilla Street frontage.**

**View 7 – Townhouse perspective, Amended Scheme**



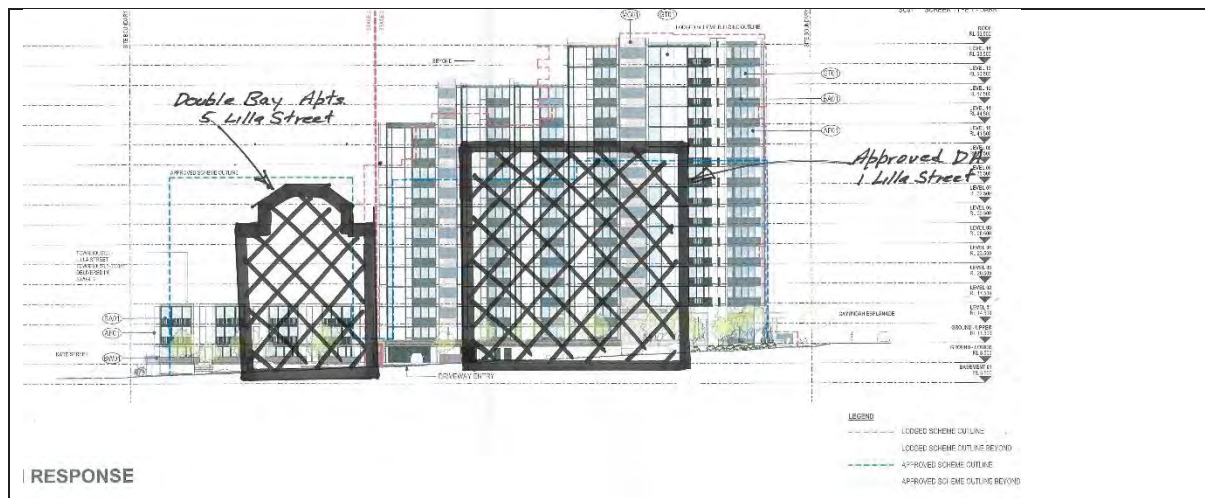
**More realistic view from Front of Double Bay Apartments, 5 Lilla Street, Woody Point**





ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**Figure 4: Proportion of existing building 5 Lilla Street, Woody Point and Approved DA for 1 Lilla Street, Woody Point in relation to the Amended Scheme, South Elevation**



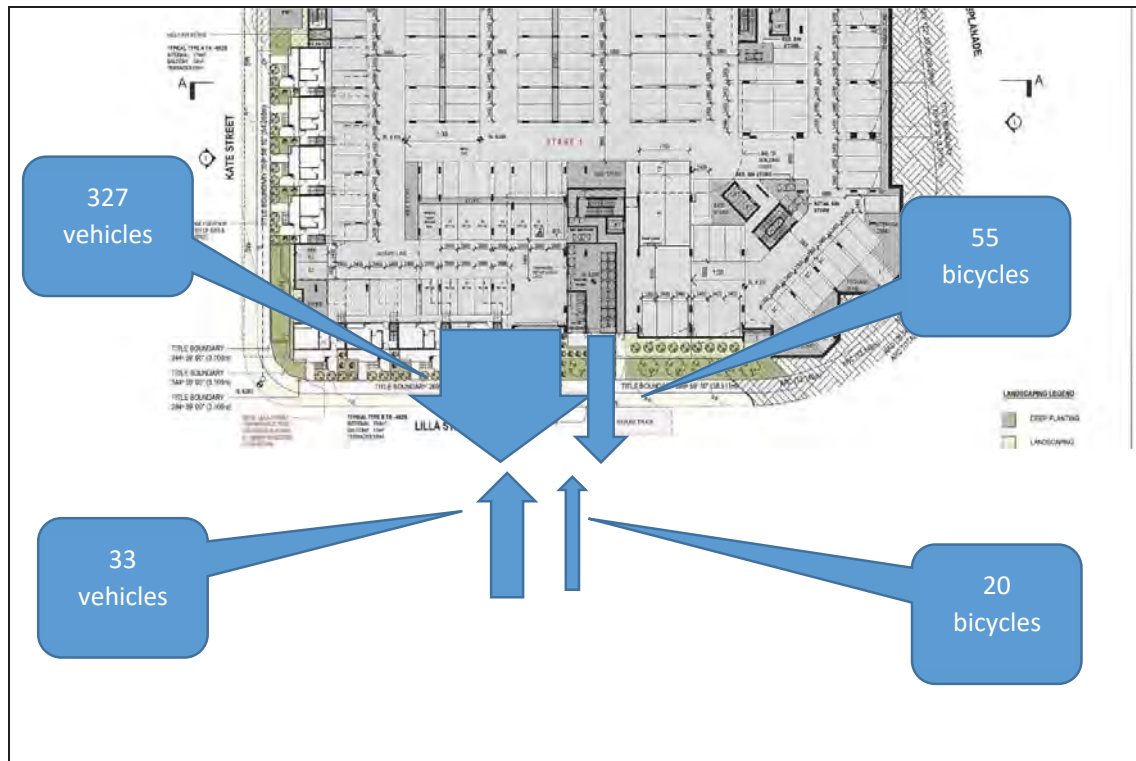
## Vehicle ingress and egress onto Lilla Street for 327 vehicles and 55 bicycles.

The only access to the amended scheme is via Lilla Street 30 metres from east of the roundabout on the corner of Lilla, Woodcliffe and Kate Streets Woody Point. The entry is also only 35 metres west of the corner of Lilla Street and Gayundah Esplanade. This entry is to cater for 327 vehicles and 55 bicycles. The entry is also located directly opposite the entry to the Approved DA for 1 Lilla Street which will cater for 30 vehicles and 20 bicycles (see Figure 5). This proposal creates a hazardous traffic situation and needs serious remediation to make the crossing safe.

Figure 6 key regional routes shows the major tourist (North Moreton Tourist Drive) and cycle (Moreton Bay Cycleway) routes that use Lilla Street and Gayundah Esplanade and create a regular cycle and traffic flow in the area particularly on weekends. This creates unacceptable safety issues for the residents of the amended scheme and local residents. This combined with the overflow parking from the Belvedere Hotel creates unsafe and hazardous traffic conditions for Lilla Street and its users.

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**Figure 5: Vehicle and bicycle numbers entering and leaving Lilla Street in close proximity to the Corner of Lilla Street and Gayundah Esplanade**



**Figure 6: Key regional Routes along Lilla Street and Gayundah Espanade Woody Point.**





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**Linda Tait**

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**From:** Sean Walker <seanwalker10@hotmail.com>  
**Sent:** Wednesday, 16 October 2019 4:16 PM  
**To:** MBRC Incoming Mail; Koliana Winchester  
**Subject:** Development Application Enquiry: 2007 / 16705 / VCHG - 3 - Change

T

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
Wednesday 16<sup>th</sup> October 2019  
Attention: Linda Tait  
Development Services

Dear Linda

SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

Re: 2 & 8 Gayundah Esplanade, Woody Point

Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977

Application number: DA/16705/2007/VCHG/3

I am writing to object to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple. I and my family object on the following grounds/reasons:

1. Height – The existing height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026. At 45 metres, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality. The construction would be an eyesore and completely out of character for Woody Point “Village”. The height of 45 metres is excessive and would set a precedence for future developments in the vicinity. The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. The Woody Point village and skyline will be destroyed if this application is approved - 45 metres is totally unprecedented and unwarranted for the area, completely unacceptable and will have a negative impact on our amenity. The approved building application for this site is in keeping with other high-rise buildings in the area and is generally accepted by the local residents of Woody Point. I am concerned that while Moreton Bay Council has seen fit to zone the area for 21 metres, they have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). They are now considering approving new height limits of 45 metres? Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. I question the value of guidelines if they are constantly being disregarded!!!! For me personally, this height will impact the amount of direct light into my property and have an impact on the quality of my home.

2. Parking – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/ beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of

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additional visitor's car spaces. This is insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. Family and friends who visit during these periods have been forced to park significant distances from our property when they come to see us. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking. The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for their patrons, due to the lack of parking in the vicinity. The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for their patients. The amended/proposed development would certainly increase parking issues, due to the lack of parking provisions for their visitors and patrons to their food and beverage facility, and the extra traffic will surely cause more incidents at the roundabout of Lilla and Kate Streets where visibility is increasingly compromised. We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours sincerely,  
Sean Walker  
4 Lilla Street  
Woody Point



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**From:** [Mark & Jaye Harrison](#)  
**To:** [MBRC Incoming Mail](#)  
**Subject:** Submission in support of proposed development  
**Date:** Tuesday, 15 October 2019 9:04:54 PM

---

To the Chief Executive Officer, Moreton Bay Regional Council  
Attention: Linda Tait  
Development Services  
Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT  
DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING & FOOD AND  
DRINK OUTLET  
2 & 8 GAYUNDAH ESPLANADE, WOODY POINT  
APPLICATION NUMBER: DA/16705/2007/VCHG/3**

I refer to the above development application that has been submitted to Council for a proposed Multiple Dwelling and Food & Drink Outlet on the land described as Lot 12 on RP808977, Lot 99 on RP30270 & Lot 101 on RP30270. It is understood the proposal will see the redevelopment of the site into a multi-storey and mixed-use development which is generally consistent with the expectations for development within the General Residential Zone (Urban Neighbourhood Precinct) as expressed in the *Moreton Bay Regional Council Planning Scheme 2016*.

In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, I write to offer my **full support** of the proposed development. As a properly made submission, I note my appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds and reasons for our decision to support the proposal are outlined below:-

I believe that the area could benefit from more restaurants and accommodation. This will be beneficial to the local community and economy by providing more jobs. I also think the building will enhance the area.

I feel there are enough grounds provided by the applicant to warrant support of the proposal with a favourable decision by the Council.

Yours faithfully,

Mark Harrison

56 Summerlea Crescent, Ormeau QLD 4208

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

4th October 2019

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

Att: Linda Tait  
Development Services

Dear Linda

### SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



## Moreton Bay Regional Council

GENERAL MEETING - 497  
3 December 2019

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Supporting Information

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- 2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

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The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: BARRY GARBUTT

Address: 7/36 WOODCLIFFE CRES WOODY POINT QLD 4019

Signature: B Garbutt

Date: 15/10/2019

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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Att. Linda Tait  
Development Services

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Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



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Yours faithfully

Name: LOY & GEORGE LATIMER

Address: 46/36 Woodcliffe Cres

Signature: L. Latimer

Date: 15th October 2019

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

U704, 6-12 Oxley Avenue,  
WOODY POINT Qld 4019.

16 October 2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION OPPOSING PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR  
MULTIPLE DWELLING & FOOD AND DRINK OUTLET**

**2 & 8 GAYUNDAH ESPLANADE, WOODY POINT  
APPLICATION NUMBER: DA/16705/2007/VCHG/3**

I refer to the above development application submitted to Council for a proposed Multiple Dwelling and Food & Drink Outlet on land described as L12 on RP808977, L99 on RP30270 and L101 on RP30270. I understand that the proposal seeks to amend an approval previously granted by Council for a similar development on the site described.

In accordance with the relevant provisions of the *Planning Act 2016* and the accompanying *Developer Assessment Rules*, I wish to formally lodge my **objection** to the proposed development.

In lodging this objection, I wish to clarify that I fully support development in the Moreton Bay Regional Council (MBRC) area. Development brings a number of social, economic and community opportunities to the area for existing and future residents. However, I believe that any development should comply with the provisions of the MBRC Planning Scheme in order to provide protections and consistency to residents, as prescribed by Council policies.

The grounds and reasons for my objection are outlined below:

**Building Heights** - The location of the proposed development is in the General Neighbourhood Zone - Urban Neighbourhood Precinct as described in the current MBRC Planning Scheme document. For this type of development, the Planning Scheme stipulates a maximum building height of twenty one metres. In practice, maximum building heights of up to twenty nine metres have been approved in the Woody Point Village area for some time.

This proposal suggests a maximum building height of one residential tower as being 15 storeys or forty-five metres in height - more than double the maximum stipulated height, and more than fifty per cent higher than the maximum approved heights of other development in the immediate vicinity. The proposal also suggests that two of the four other towers would be thirteen storeys high, while the other two remaining towers would be eleven storeys high.



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For context, three of the towers would exceed the height of the two towers at the *Mon Komo* development in Redcliffe, which are twelve storeys high. (The height of these towers are determined by the provisions of the *Redcliffe Seaside Village Zone*). The remaining two towers of the proposed development would be one storey less than the *Mon Komo* towers. These heights are grossly out of scale with existing and approved apartment developments in the immediate vicinity, and with the characteristics of the Woody Point Village itself.

The result of these proposals, if approved, would be that all five of the proposed towers would exceed the envisioned maximum building heights for the area. If approved, this would negate the relevance of the provisions of this aspect of the Planning Scheme.

I do not believe that this would be an acceptable outcome for the community, given that the Planning Scheme is Council's template for providing parameters for development within the community, and for all members of the community.

Further, if the building heights included in this proposal were to be approved, a precedent could be set for future development applications in residential neighbourhoods throughout the MBRC area.

**Traffic** - The proposal estimates that almost 1,100 additional vehicle movements per day will be generated by the development, once complete. Traffic will be able to enter and exit the development from and to either direction in Lilla Street via a single driveway providing ingress and egress to the development. The previously approved double driveway with "Left Turn Only" exit signage has been deleted.

The proposal identifies that the additional vehicle movements will channel through Lilla Street, Kate Street and Gayundah Esplanade, but none through Woodcliffe Crescent. These projections can only be theoretical and cannot accurately predict actual future vehicle movements. No basis for the percentages of directional travel of the additional vehicular traffic has been provided. However, even if these projections are accurate, the additional movements will directly impact the roundabout at the intersection of Lilla and Kate Streets and Woodcliffe Crescent. The roundabout has traffic fed into it by two existing apartment developments which are located in very close proximity to it. This roundabout is near to my residence, and a number of "near misses" already occur there, particularly at times of heavy traffic usage.

I believe that the introduction of an additional approximately 1,100 daily vehicle movements in the area, with a single driveway providing ingress and egress in both directions from and to Lilla Street, will only exacerbate this issue. These problems will then flow on to the nearby streets and roundabouts to which traffic is directed, particularly during higher volume traffic periods.

The proposal also seeks to eliminate five on-street parking bays in Lilla Street, immediately outside the development. This is to accommodate a Loading Zone for Heavy, Medium and Small rigid vehicles for refuse collection, furniture collection and delivery, and general services. This would reduce the on-street parking available to visitors to the area, which has existed for many years and is frequently in very high demand.

In summary, while I am in favour of development in the MBRC area, I do not believe that Council should approve this proposal in its current format, and the proposal should therefore be rejected.

Yours faithfully,



Ian Matthews.

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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## Moreton Bay Regional Council

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Yours faithfully

Name: WENDY GARBUTT

Address: 7/36 WOODCLIFFE CRES WOODY POINT 84019

Signature: W Garbutt

Date: 15/10/2019

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**Linda Tait**

---

**From:** PlanningAlerts <contact@planningalerts.org.au> on behalf of Suzy Mellor <suzy.mellor@gmail.com>  
**Sent:** Monday, 14 October 2019 9:06 PM  
**To:** MBRC Incoming Mail  
**Subject:** DA/38406/2019/VCHG - 2 Gayundah Esplanade, Woody Point - Comment on application DA/2019/38406/VCHG

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

Application 2019/38406/VCHG  
Address 2 Gayundah Esplanade, Woody Point QLD 4019  
Description Request to Change Other  
Name of commenter Suzy Mellor  
Address of commenter 7/10 kate street woody point  
Email of commenter suzy.mellor@gmail.com

### Comment

Dear Mayor

Please be advised that I strongly object to this application for the 45 metre development plan by Traders in Purple. I am the very closest neighbour to their development which is being built right next to me.

I am disturbed to read that they have the audacity to even lodge an application and disregard the policy of maximum height of 21 metres for your guidelines. Why even bother having guidelines if these can be ignored.

I do not want to be smack bang next to a building which is taller than Mon Komo. I have collected a number of signatures from residents in the Moreton Bay Regional Council area. I am also disturbed at the attitudes of elected councillors regarding development at the cost of the ratepayers who prefer not to live in a high rise neighbourhood. I will be paying close attention to how the voting goes for this development - if certain councillors vote for this - they will never get my support or trust again.

I also believe that the meagre allocation for visitors car parks - I think it is only about 12- to the complex is ridiculous and plain greedy by the developers. We already are inundated with cars parking in our street on weekends with the overflow from the picnic area and the Belvedere.

Lastly , there is a common room/ multipurpose room to be built right on my fence line for their residents. I will remind you that the Liquor Licensing Board were often called out when Lang Walker opened up a small nightclub in the same spot. The sound levels recorded were well over the legal limit resulting in the nightclub being closed down. I will have no hesitation doing this again as I am insulted by the audacity once again by the developers in showing no consideration towards their immediate neighbours' desire for peaceful co- existence. The sound projections estimated show the noise levels right to our patios which is rude and unacceptable for the developers.

I trust you will show integrity and take care of the residents rather than developers.



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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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53 McLennan St  
Woody Point Q4019

15<sup>th</sup> Oct 2019

## **Objection to Proposed Amendment to Development.**

**PROPOSED MIXED USE DEVELOPMENT MULTIPLE DWELLING (157 DWELLINGS) & FOOD AND DRINK OUTLET (RESTAURANT) IN 2 STAGES  
2 & 8 GAYUNDAH ESPLANADE, WOODY POINT  
LOT 101 ON RP30270, LOT 99 ON RP30270,  
LOT 12 ON RP808977**

*I B Town Planning  
April 2019*

LR1918

### **APPLICATION DETAILS**

**Type of Application:** Change 'Other' Application: Development Permit for Material Change of Use (2 Stages)

**Proposal:** Multiple Dwelling (157 units) and Food and Drink Outlet (306m2 GFA)

**Category of Assessment:** Assessable development - Impact assessment

**Existing Number of Lots:** Three (3)

**Residential Density:** 226 dw/ha

**Building Height:** Varies between 3 storeys to **15 storeys** (47.1m maximum height)

**Referral Triggers:** Nil

**Applicant:** NDCO C/- I.B. Town Planning

**Contact Person:** Leanne Rolf

**Job Number:** LR1918

### **1.2 Background / Site History**

Council records show a number of existing development approvals over the subject site.

The two most relevant to the proposed development include:

- **DA/16705/2007** being a Development Permit for Material Change of Use over two of the subject lots, known as 2 Gayundah Esplanade, Woody Point. This approval, which is the subject of the current Other Change Application, is for a Mixed-Use development containing 147 apartments and a 400m2 tenancy for hotel/food service to be constructed in **9 & 10 storey** buildings over 2 stages. The permit is current until 20 August 2020.

There are associated Operational Works permits for electrical reticulation and street lighting as well as for Stormwater issued by Council since the original MCU permits being granted. Under these approvals and related Building Approvals issued by Private Certifier, all buildings have been demolished on the site and the electrical works including the relocation of overhead supply to underground was completed in September 2016.

All infrastructure charges payable under this Development Permit for Material Change of Use have been paid in full to both Council and Unitywater. A copy of these receipts can be provided on request.

- **DA/34976/2017** being a Development Permit for Material Change of Use over all of the subject lots, known as 2 and 8 Gayundah Esplanade, Woody Point. This approval obtained approval to incorporate the adjoining property (# 8) into an integrated development to extend the apartment tower using the access and facilities of the original approval outlined above. The approval provided an additional 27 apartments in a **9 storey** extension of the building. **(The height of this approved application is 24.25m, only a little over MBRC planning scheme guidelines)**

This application seeks to Change the Existing Approval (original – DA/16705/2007) and will incorporate the adjoining lot to the north which was approved by Council under a separate Permit. It is anticipated that the conditions of any approval of this Other Change Application will require that the latter Development Permit DA/34976/2017 be cancelled.



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MBRC Planning  
Scheme - Maps - OVE

MBRC Planning Scheme- Maps- Overlay Map- building heights.

<https://www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/MBRC/Info-Sheets/General-Residential-Zone>

Urban neighbourhood precinct

Dwelling unit  
Home based business  
Multiple dwelling  
Residential care facility  
Retirement facility  
Rooming accommodation  
Short-term accommodation

Medium and high density housing including apartments, plexes, row or terrace housing, townhouses and managed communities  
Minimum site density of 45 dwellings per hectare (75 dwellings per hectare in particular localities)

Building height between 8.5 metres and 27 metres

<https://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1361751811900#section-s1361751811900>  
<https://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1399335607749#section-s1399335607749>

excerpt from, report...

## TOWN PLANNING REPORT OTHER CHANGE APPLICATION DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE

*IB Town Planning – 2 & 8 Gayundah Esplanade, Woody Point*

P8... The building is architecturally designed and is consistent with the medium to high density character and residential density anticipated in the Urban Neighbourhood Precinct. The built form offers a range of high quality finishes using a variety of colours, materials and strong horizontal and vertical elements and balconies to reduce building bulk. The proposal offers a premium residential product with a wide variety of living options and dwelling types within the one complex. Importantly, and while additional building height is sought to part of the building, it offers an improved transition of height, bulk and scale across the site, placing the height on the corner away from adjoining residents to ensure their amenity is retained. From the street, the bulk of the building which under the original approval spanned for the entire road frontage on all three sides, is now reduced in footprint and provides a varied and interesting perspective with an element of human scale maintained to the street. The townhouses and units at the lower plane are complemented by a high quality landscaped and integrated fencing design to positively contribute to the streetscape across all three street frontages.

P13... The full set of proposal plans by ADM Architects attached provide a detailed comparison of the proposed changes compared to the existing approval. The section drawing also provides a reference point to the 21m noted in the Planning Scheme Overlay mapping as well as the 29m which is generally accepted as the established building height in the locality. It is considered this site warrants consideration for the additional height on the prominent corner which the context of the locality has minimal impact on the adjoining properties. In comparison with the existing approval, while additional building height is sought to part of the building, it offers an improved transition of height, bulk and scale across the site, placing the height on the corner away from adjoining residents to ensure their amenity is retained. From the street, the bulk of the building which under the original approval spanned for the entire road frontage on all three sides, is now reduced in footprint and provides a varied and interesting perspective with an improved element of human scale form the street.

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EXISTING DA APPROVED ENVELOPE 02



PROPOSED BUILDING ENVELOPE 02



"WATERS EDGE"  
DA/16646/2007/XA/I

DA/33818/2017/V2M

PROPOSED



PROPOSED BUILDING CONTEXT

#### Shadow Analysis... P14

... In fact due to the substantial reduction in height at the western end of the development, the shadowing is generally improved during parts of the day, with the amenity improved. Refer images below (shadow of existing approval shown in red).



9AM



12PM



3PM

Figure 1.10 – Comparative Shadow Analysis



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

### My points of objection

\*\*\*I believe that this development proposal is manifestly excessive in every way- **way too high and imposing/dominating** for the area; does not take into consideration the level of space, comfort and privacy of the neighbouring properties and the negative visual, noise and traffic impact on them and the local area; and has not taken into consideration the capacity of the existing roads and infrastructure to cope with such a multi-level **city/Gold Coast style development**, and the ensuing foot and road traffic. Whilst I understand the need to provide a mix of low/medium/high density accommodation for our increasing population and community- I believe that there is **no need for a further intrusion to the landscape of the area** by approving an exemption, so that the developer can add another 5 storeys to an already imposing structure. The only benefit will be for the developer and possibly a future purchaser- NOT the community or neighbourhood! I **do not believe** that this application "...is consistent with the medium to high density character and residential density anticipated in the [Urban Neighbourhood Precinct](#).... "

**I note also that the developer is requesting to have their 2017 approved development cancelled**, so that they can revert to the original 2007 development which was much higher. Four points are relevant with regard to this, in my opinion:

1. I believe that the 2007 development approval has been superseded by the approval of **DA/34976/2017**, and is also no longer relevant as it was replaced by the approved 2017 application, which was approved and is currently in force. Therefore it (2007 approval) is not a useable approved application, and should not be reverted to, or used for comparative purposes. The original application was also made prior to the MBRC Planning Scheme being introduced and ratified by Council in 2016;
2. The application which was approved in 2017, **DA/34976/2017-** is the current and standing approved development;
3. I further believe that if the developer requests (as they have) to have the 2017 application cancelled; then as the 2017 approval cancelled out the 2007 approval, there will be NO valid & currently approved developments for this site, and the developer will need to start from scratch with any applications for development of this site;
4. Council then **needs to refer to and take direction from the guidelines from the MBRC Planning Scheme 2016-** when deciding what a **reasonable proposal for the area** is. These guidelines were ratified by Council for a reason, and I firmly believe they should be used and adhered to when assessing any development proposal or change to a proposal or approval.

I object strongly to any attempt to turn the peninsula into a pseudo Gold Coast lifestyle area, where there is no parking, no sunlight for many properties or streets unless it is midday; and the laid back coastal and village lifestyle of the area is obliterated. We live here on the peninsula because we enjoy the coastal/laidback lifestyle of it- we do NOT want the area to become another soulless conglomeration of unnecessary high-rises- with no sunlight for the general community and no aesthetic appeal. There are enough high-rises in the area already. If there has to be another high density complex in the area, then it **needs to stand at no more than the current**

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**height/storey limit that MBRC has approved.** The already approved development in fact exceeds the MBRC town planning scheme- **which for this area is 21 metres.** I cannot imagine why Council deemed it ok to exempt the current approval from adhering to the Council's own guidelines, but that is another matter. However, **no Council** in their right mind, or who is properly representing their constituents- **could possibly see this further development request as beneficial to the area!** The planning scheme was developed, at some cost, to give Council reasonable and fair guidelines for development of the area. Council has already approved this structure to **24.25 metres in DA 2017/34976/V2M**, and I cannot see any reasonable argument put forward by the developer to exceed this height any further- and certainly not to **47 metres, which is more than double the MBRC Planning Scheme's guidelines for the area.**

I can see **absolutely no benefit to the community** or the peninsula in granting an exemption to the height/storey limit. The only benefit will be to the hip pockets of the developer- as they will be able to claim more panoramic views from the proposed high-rise- and charge a much higher price accordingly. There is no aesthetic appeal to a huge urban/city style complex, in a coastal village style area- let alone increasing its negative stamp on the area. The surrounding area is all residential and will be very negatively impacted by the already approved project- yet this developer wants to get an exemption, so they can intrude even further onto the existing coastal/laidback atmosphere and lifestyle of the area, The plan is excessively futuristic and certainly not suited to the area- it belongs in the city, not Woody Point.

The surrounding streets are small with tiny roundabouts that will **struggle with the increased flow of traffic** from the development. Whilst there is a need to provide accommodation, and to help support small businesses in the area, many apartments in the area are often empty and many of the small cafes and eating places and other small businesses are struggling. This development proposes to add yet more retail places, when some of the existing ones are already battling to make a living.

There is also the issue of **parking** for visitors- both for the residents of the proposed building and for the retail shops & restaurant proposed for this structure. The proposal has 12 parking spaces for retail, which based on the plan is totally inadequate and will have a huge impact on the surrounding streets. Parking is already an issue, particularly on weekends, and this will be made much worse by this ill-considered proposal.

\*\*\*I think a **viable amendment to the already approved 24.25m/10 storey development (DA/34976/2017)**, is to use the staggered silhouette/profile that is being proposed in this application, as having more aesthetic appeal- but proportion it over the existing 24.25m/10 storey height. I.e. have a staggered skyline, with a 10 storey/24.25m limit. This would improve the look of the development, whilst not adversely impacting the area any more than has already been approved. If the developer says that this makes the project financially unviable, I request their financial documents to verify this.

Whilst the Redcliffe Peninsula needs to embrace progress and move forward, and still keep the area appealing and beautiful- there needs to be a **reasonable and respectful balance between growth and liveability- NOT development based on financial greed.** The housing that is more likely to be helpful to the area will not be in



*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

the price bracket of these units, so this development is not helping with respect to the current housing needs of the area. There are also many shops and stores struggling on the Peninsula, so any new business may further erode custom for existing businesses.

**If council want to approve an exemption for this development, they will need to provide a VERY good reason for allowing a development height to exceed their already quite generous building height.** I do not believe that there is a genuine or good reason for this.

**This is my formal objection to the proposed amendment to the approved development,** based on the points in this submission. I further query the validity of this amendment proposal because the developer has not lodged an amendment to the currently approved development (DA/34976/2017). They are attempting to lodge a change development proposal to an expired/not current/old development plan (DA/16705/2007/VCHG/3, LR1918). How is this fair or reasonable?

I agree that the site needs to be developed, it is long overdue. What is needed however is a reasonable and well-considered proposal that complements and echoes the character & ethos of the area, and acknowledges and considers the residents already living in the area.

Regards,



Susan Napier  
Resident of Woody Point  
(53 McLennan St Woody Point Q4019)  
0412714067  
suenapier28@gmail.com

# Moreton Bay Regional Council

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Nikki Rose  
19 Silvester Street  
Redcliffe, Qld, 4020

8<sup>th</sup> October 2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

## **SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

### **DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER) MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING & FOOD AND DRINK OUTLET**

#### **2 & 8 GAYUNDAH ESPLANADE, WOODY POINT APPLICATION NUMBER: DA/16705/2007/VCHG/3**

I refer to the above development application that has been submitted to Council for a proposed Multiple Dwelling and Food & Drink Outlet on the land described as Lot 12 on RP808977, Lot 99 on RP30270 & Lot 101 on RP30270. It is understood the proposal will see the redevelopment of the site into a multi-storey and mixed-use development which is generally consistent with the expectations for development within the General Residential Zone (Urban Neighbourhood Precinct) as expressed in the *Moreton Bay Regional Council Planning Scheme 2016*.

In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, I write to offer our **full support** of the proposed development. As a properly made submission, I note my appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below:-

The building will provide jobs for the economy  
It will enhance the area  
It will increase the available accommodation to the area

I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council.

Yours faithfully,



Nikki Rose  
**Name**  
19 Silvester Street, Redcliffe  
**Address**



# Moreton Bay Regional Council

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Scanned By:NaomiSteel@MBRCDOM On: 17/10/2019 PM Moreton Bay Regional Council

19/5 Lilla Street.  
Double Bay Apartments  
WOODY POINT Q.4019

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

Attention : Ms Linda Tait, Development Services

Dear Ms Tait

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

**RE : 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number : DA/16705/2007/VCHG/3**

I am objecting to proposed new building application on corner of Lilla Street and Gayndah Esplanade.

I understand the present junkyard owner is applying to build a high rise apartment block that is over present council bylaws . We understand the current approved scheme for this development is 27.6 metres, even though height guidelines/zoning for this area is 21 metres. The amended plan submitted for proposed development is **45 metres**. This must not happen as these laws were made for good reasons by forefathers and councillors to keep communities and residents in a harmonious environment as set out in the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State Legislation, including South East Queensland Regional Plan 2005-2006.

If these laws are relaxed all present Federal, State and Local politicians will be harshly dealt with by local residents at election time.

If height restrictions are to be changed all residents of Moreton Bay area should decide on this matter, not project developers.

Yours faithfully,



**BRIAN DENMAN**



**SHIRLEY DENMAN**

MORETON BAY  
REGIONAL COUNCIL

17 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Moreton Bay Regional Council  
RECORDS MANAGEMENT

17 OCT 2019

OBJ ID: \_\_\_\_\_

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11th October 2019

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

Att: Linda Tait  
Development Services

Moreton Bay Regional Council RECORDS MANAGEMENT  17 OCT 2019  OBJ ID: _____
--------------------------------------------------------------------------------------------

Dear Linda

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point  
Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977  
Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!



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**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

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We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Hidge Spice

Address: Unit 5/82 Oxley Avenue, Woody Point 4019

Signature: [Signature]

Date: 11/10/19

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4th October 2019

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

Att: Linda Tait  
Development Services



Dear Linda

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
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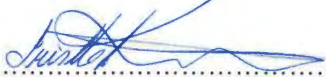
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We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: MRS. IRIS M. KENNEDY

Address: 57/36 WOODCLIFFE CRES. WOODY POINT 4019.

Signature: 

Date: 15 - 10 - 2019.

P.S. I am also concerned about the congestion of traffic in the Lilla, Woodcliffe and Gayundah Streets with such an influx of residents and visitors to the said building. There would have to be sufficient infrastructure to the roads etc. in place to accommodate this issue.



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4th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

16 OCT 2019 *CL*

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

## SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
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We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: JOHN DARE  
Address: 1 A LILLA ST WOODY POINT  
Signature: [Handwritten Signature]  
Date: 15.10.2019



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4th October 2019

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

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

16 OCT 2019 *Ce*

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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## Moreton Bay Regional Council

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3 December 2019

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: costigan@MBRCDOM On: 18/10/2019 PM Moreton Bay Regional Council

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Yours faithfully

Name: ELAINE DARE

Address: 10 LILLA ST. WOODY POINT 4019

Signature: Elaine M. Dare

Date: 15.10.19

Moreton Bay Regional Council

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Scanned By: NaomiSteel@MBRCDOM On: 15/10/2019 PM Moreton Bay Regional Council

4th October  
2019

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

MORETON BAY  
REGIONAL COUNCIL

14 OCT 2019 *AL*

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Att: Linda Tait  
Development Services

Moreton Bay Regional Council  
RECORDS MANAGEMENT

15 OCT 2019

OBJ ID: \_\_\_\_\_

Dear Linda

**SUBMISSION OF OBJECTION TO PROPOSED  
DEVELOPMENT APPLICATION**

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Scanned By: Naomi Steel@MBRC On: 15/10/2019 PM Moreton Bay Regional Council

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Name:

WENDY BLANDFOLD



## Moreton Bay Regional Council

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WOODY POINT - DIVISION 6 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 15/10/2019 PM Moreton Bay Regional Council

Address:

11 CAROLINE ST WOODY POINT Q 4014

Signature:

M E Blandford

Date:

11/10/2019

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: Naomi Steele@MBRC@DOM On: 15/10/2019 PM Moreton Bay Regional Council

4th October  
2019

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

MORETON BAY  
REGIONAL COUNCIL

14 OCT 2019 

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Att: Linda Tait  
Development Services

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DEVELOPMENT APPLICATION**

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Scanned By: Naomi Steele@MBRC On: 15/10/2019 PM Moreton Bay Regional Council

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Name:

..... Malcolm Cassidy Malcolm Cassidy .....



## Moreton Bay Regional Council

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WOODY POINT - DIVISION 6 (Cont.)

.....  
Address:

11 CAROLINE ST WOODY POINT

.....  
Signature:

Madeline Canby

.....  
Date:

11/10/2019

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Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510

Att: Linda Tait  
Development Services

Dear Linda

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Name: KENNETH HUMPHRIES

Address: 402/29 CAROLINE ST. WOODY POINT 4019

Signature: 

Date: 12-10-19

# Moreton Bay Regional Council

GENERAL MEETING - 497  
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By:NaomiSteel@MBRCDQM On: 14/10/2019

Moreton Bay Regional Council  
RECORDS MANAGEMENT

11 OCT 2019

4th October 2019

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

OBJ ID: \_\_\_\_\_

MORETON BAY  
REGIONAL COUNCIL

Att: Linda Tait  
Development Services

11 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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GENERAL MEETING - 497  
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Scanned By: Naomi Steel@MBRCDOM On: 14/10/2019 AM Moreton Bay Regional Council

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Name: WILLIAM HENRY WELCH

Address: UNIT 74/86 WOODCLIFFE CRESCENT, WOODY POINT 4019.

Signature: W.H. Welch

Date: 11/10/2019

# Moreton Bay Regional Council

GENERAL MEETING - 497  
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: NaomiSteel@MBRCDOM On: 14/10/2019 AM Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services



4th October 2019

MORETON BAY  
REGIONAL COUNCIL

REDCLIFFE CUSTOMER  
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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: Naomi Steel MBRCDM On: 14/10/2019 AM Moreton Bay Regional Council

**2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: TONI - MARGIE WELCH

Address: 74/36 WOODCLIFFE CRESC WOODY POINT

Signature: J. M. Welch

Date: 11/10/19

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

4th October 2019

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

Att: Linda Tait  
Development Services

Dear Linda

SUBMISSION OF **OBJECTION** TO PROPOSED DEVELOPMENT APPLICATION

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
**Application number: DA/16705/2007/VCHG/3**

This letter serves as an **objection** to the above application - Request to change (other) material change of use – Development permit for multiple dwelling & food and drink outlet by developer, Traders in Purple.

I/we object on the following grounds/reasons:

- 1. Height** – height guidelines/zoning for the area is currently 21 metres, however the approved scheme for this development is 27.6 metres (10 storeys). This is in keeping with existing high-rise buildings with the same zoning area in Woody Point, which have a maximum of 9 storeys. These developments were deemed to meet the requirements of the Redcliffe Consolidated Planning Scheme 1996 and other relevant State legislation, including the South East Queensland Regional Plan 2005-2026.

At **45 metres**, the amended subject development application is over twice the height of the recommended guideline for this building zone. The site is situated on the highest point of the Woody Point headland and the newly proposed scheme would be grossly out of proportion to other buildings currently in this locality.

The construction would be an eyesore and completely out of character for Woody Point "Village". The height of **45 metres is excessive** and would set a precedence for future developments in the vicinity.

The amended scheme is ultra modern and more in keeping with the Gold Coast or Brisbane CBD, than Woody Point "Village". The aesthetic design of the building has been focused on the frontage facing Gayundah Esplanade and Lilla Street, with little regard to the rear view of the building afforded to the majority of residents in the area, due to its plain design. Our village and skyline will be destroyed if this application is approved - **45 metres** is totally unprecedented for the area, completely unacceptable and will have a negative impact on our amenity.

The **approved** building application for this site is in keeping with other high rise buildings in the area and is generally accepted by the local residents of Woody Point.

Why is it that Moreton Bay Council saw fit to zone the area for 21 metres, but have totally disregarded these guidelines, by approving developments in the Woody Point area to 29 metres in height (as advised by the Town Planner). **They are now considering approving new height limits of 45 metres?** Residents and ratepayers put their trust in Moreton Bay



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Council to enforce these guidelines and consider the effects on the general community. What is the point of having guidelines in place, when they are constantly being disregarded!!!!

- 2. Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application has the food/beverage outlet relocated to the junction of Gayundah Esplanade and Lilla Street, which is likely to be more popular because of the location and outlook, thus increasing patronage. The number of retail parking spaces for the amended scheme has reduced by 6-8 spaces and there is no mention of additional visitors car spaces. In my/our opinion, there are insufficient car spaces allocated to retail and visitors. For visitors to the popular Woody Point area, parking is almost impossible to find. On weekends and public holidays especially, vehicles are forced to park all the way up Lilla and Kate Streets. Woody Point has many attractions and amenities: the tourist drive with Gayundah shipwreck; restaurants, cafes, bars; picnic areas; a jetty for fishing; children's playgrounds; plus shops and other amenities, for which there is already insufficient parking.

The Belvedere Hotel has recently purchased additional land in Lilla Street next to the hotel, to provide more parking for **their** patrons, due to the lack of parking in the vicinity.

The Medical Centre on the corner of Lilla Street and Oxley Avenue were required to construct a car park for **their** patients.

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: Rachel McCord .....

Address: 2/82 Oxley Ave, Woody Point .....

Signature:



.....

Date: 10/10/2019 .....

*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

10/10/2019

**The Chief Executive Officer**

**Moreton Bay Regional Council**

PO BOX 159

CABOOLTURE QLD 4510

Re: Submission of **APPROVAL** to the proposed Palace Hotel Site/2-8 Gayundah Esplanade, Woody Point, Lot 101 on RP30270, Lot 99 RP30270 & Lot 12 on RP 808977

**Application number:** DA/16705/2007/VCHG/3.

Dear Sir/Madam,

I wish to advise of my approval of the proposed changed development application for the old Palace site, 2-8 Gayundah Esplanade, Woody Point. I am a resident of Double Bay apartments which is directly opposite this location and believe the new proposal is more aesthetically pleasing than the currently approved building, offers better views to the north for DB residents and creates another feature for our village.

While I accept some residents' concerns about setting precedent for the going above the existing height limit conditions, I do believe that Council approvers are smart enough to take each case on its merits. This building will not be overlooking other buildings at its highest point and is unique in its location. If this were to be a building within the rest of the precinct then I'm sure it would be a different matter, however this design creates a unique feature and will become a well-used landmark for Woody Point.

My only concerns with this design centre around traffic and only having one entry/exit and that is located on Lilla Street. Ideally, the driveway should have been located on Kate Street, away from the main stream of traffic that goes through the precinct from Oxley Ave, Woodcliffe Cr, Lilla Street and Gayundah Esplanade.

Given the sole driveway is on Lilla Street I would strongly encourage you to, when approving the new D.A., to require a left in/left out arrangement of the driveway to discourage cross movements and to have double barrier lines marked on Lilla Street to make any right turn movements unlawful under the Qld Road Rules. Traffic around this precinct is particularly busy on weekends and with the close proximity to the roundabout controlled intersection nearby, right turn movements need to be discouraged out of the driveway. I've spoken to Charlie Daoud about this and he sees no issues in having a left in/left out arrangement, noting that the cars can turn left into Gayundah then Alfred to reach Oxley Avenue.

I would also strongly encourage Council to seek funding for LATM works for the precinct as per the drawing below to make the area more pedestrian/cycle friendly and stop fast moving vehicles, particularly motorcycles (as we see/hear every weekend). It would be good see something in line with 'Complete Streets' constructed. This would involve using chicane arrangements rather than speed platforms to create 'pinch points' where only one vehicle can pass through at a time, extend the existing 40 area to Gayundah/Alfred, place Threshold treatments at all entries to the 40 area and create a low speed, vulnerable user friendly area instead of a tourist route for vehicles.



*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

Parking is already at a premium, more so on weekends, within the area so this development, along with 1 Lilla Street, 8 Lilla Street and 28 Woodcliffe Crescent and any others that may be in the works will only further impact on-street parking demand and bring more vehicular traffic to the area. I would further encourage Council to consider marking car parking bays throughout the streets, place bollards up in parks to stop parking on the grassed areas and so on. Reconstruction of the existing roundabout at Lilla/Kate/Woodcliffe could also be considered to encourage slower, safer movements through the intersection.

I would expect that to complete these works, Council can impose some monetary expectations on the developers of these proposed buildings to go towards LATM works and so on.

Happy to discuss anytime.

Nick Wood-Brignall

21/5 Lilla Street, Woody Point 4019

Ph 0413 007 335





ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)





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Scanned By: eustigana@MBRCDQM On: 11/10/2019 PM Moreton Bay Regional Council

4<sup>th</sup> October 2019

Gill Summerville  
4 Hibiscus Pde  
Banora Point 2486

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



Attn: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**  
**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)**  
**MATERIAL CHANGE OF USE – DEVELOPMENT PERMIT FOR MULTIPLE**  
**DWELLING & FOOD AND DRINK OUTLET**

**2 & 8 GAYUNDAH ESPLANADE, WOODY POINT**  
**APPLICATION NUMBER: DA/16705/2007/VCHG/3**

I refer to the above development application that has been submitted to Council for a proposed Multiple Dwelling and Food & Drink Outlet on the land described as Lot 2 on RP80977, Lot 99 on RP30270 & Lot 101 on RP30270. It is understood the proposal will see the development of the site into a multi storey and mixed use development which is generally consistent with the expectations for development within General Residential Zone (Urban Neighbourhood Precinct) as expressed in the *Moreton Bay Regional Council Planning Scheme 2016*.

In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, I write to offer my **full support** of the proposed development. As a properly made submission, I note my appeal rights to the Planning & Environment Court against any decision made by Council on this application

*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

Scanned By: Postigana@MBRCDOM On: 11/10/2019 PM Moreton Bay Regional Council

The grounds and reasons for my decision to support the proposal are outlined below:

- I have visited this area for the last 50 years for pleasure and work and feel this building will enhance the area
- This will provide jobs and stimulate the economy
- It will increase the available accommodation in the area
- This area needs more restaurants

I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with a favourable decision by the Council.

Should you require any further information about this submission I would be happy to be contacted on 0439 09 55 06

Yours faithfully



Gill Summerville

4 Hibiscus Pde

Banora Point NSW 2486

summg@winshop.com.au



# Moreton Bay Regional Council

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Dan and Rachel Bedford  
16 Kumbada Court Minyama Qld 4575  
[danrachel97@bigpond.com](mailto:danrachel97@bigpond.com)

2 October 2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

## **SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

### **DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER) MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING & FOOD AND DRINK OUTLET**

#### **2 & 8 GAYUNDAH ESPLANADE, WOODY POINT APPLICATION NUMBER: DA/16705/2007/VCHG/3**

We refer to the above development application that has been submitted to Council for a proposed Multiple Dwelling and Food & Drink Outlet on the land described as Lot 12 on RP808977, Lot 99 on RP30270 & Lot 101 on RP30270. It is understood the proposal will see the redevelopment of the site into a multi-storey and mixed-use development which is generally consistent with the expectations for development within the General Residential Zone (Urban Neighbourhood Precinct) as expressed in the *Moreton Bay Regional Council Planning Scheme 2016*.

In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, We write to offer our **full support** of the proposed development. As a properly made submission, we note our appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below:-

- This building will enhance the area
- Will provide jobs for us
- The proposed amendment seems a far better urban design outcome than the existing approval
- Also more jobs for the economy
- Increasing the accommodation available in the area

We feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council. Should you require any further information about this submission I would be happy to be contacted on 0432 680 265

Yours faithfully,



.....  
**Daniel Bedford**  
16 Kumbada Court Minyama Qld 4575



.....  
**Rachel Bedford**  
16 Kumbada Court Minyama Qld 4575

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Street Address: Corner Oxley & Anzac Avenues.  
Redcliffe QLD 4020  
Postal Address: PO Box 18, Redcliffe QLD 4020  
Phone: 07 3283 8769 Fax: 07 3283 3737  
www.redcliffeyouthspace.org  
www.facebook.com/TheYouthSpace  
ABN: 17 724 640 741



Amy Mayes  
440 Oxley Avenue  
Redcliffe Area Youth Space

October 4, 2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING & FOOD AND DRINK OUTLET**

**2 & 8 GAYUNDAH ESPLANADE, WOODY POINT**

**APPLICATION NUMBER: DA/16705/2007/VCHG/3**

We refer to the above development application that has been submitted to Council for a proposed Multiple Dwelling and Food & Drink Outlet on the land described as Lot 12 on RP808977, Lot 99 on RP30270 & Lot 101 on RP30270. It is understood the proposal will see the redevelopment of the site into a multi-storey and mixed-use development which is generally consistent with the expectations for development within the General Residential Zone (Urban Neighbourhood Precinct) as expressed in the *Moreton Bay Regional Council Planning Scheme 2016*.

In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, we write to offer our **full support** of the proposed development. As a properly made submission, we note our appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below: -

- 500 people living in the dwelling would be great thing for commerce in our area. Increased population will support local business in our region which in turn would support my young people as it would increase job opportunities.
- Employment opportunities while the development is being constructed which is good for our economy and support local people including young people.





ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Street Address: Corner Oxley & Anzac Avenues,  
Redcliffe QLD 4020  
Postal Address: PO Box 18, Redcliffe QLD 4020  
Phone: 07 3283 8769 Fax: 07 3283 3737  
[www.redcliffeyouthspace.org](http://www.redcliffeyouthspace.org)  
[www.facebook.com/TheYouthSpace](https://www.facebook.com/TheYouthSpace)  
ABN: 17 724 640 741



We feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council. Should you require any further information about this submission I would be happy to be contacted on (07) 32838769 or [amylee@redcliffeyouthspace.org](mailto:amylee@redcliffeyouthspace.org).

Yours faithfully,

A handwritten signature in black ink, appearing to be 'A. Mayes'.

Amy Mayes  
Executive Manager  
Redcliffe Area Youth Space



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Tony Richards  
36 Oogar Street  
Maroochydhore Qld 4558  
ynot.richards@gmail.com

3 October 2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE  
DWELLING & FOOD AND DRINK OUTLET**

**2 & 8 GAYUNDAH ESPLANADE, WOODY POINT  
APPLICATION NUMBER: DA/16705/2007/VCHG/3**

I refer to the above development application that has been submitted to Council for a proposed Multiple Dwelling and Food & Drink Outlet on the land described as Lot 12 on RP808977, Lot 99 on RP30270 & Lot 101 on RP30270. It is understood the proposal will see the redevelopment of the site into a multi-storey and mixed-use development which is generally consistent with the expectations for development within the General Residential Zone (Urban Neighbourhood Precinct) as expressed in the *Moreton Bay Regional Council Planning Scheme 2016*.

In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, I write to offer our **full support** of the proposed development. As a properly made submission, I note my appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below:-

- This will provide plenty of work enhancing the economy
- This proposed development is a far better urban design outcome than the existing approval
- More restaurants are needed in this area

I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council.

Yours faithfully,



.....  
**Name: TONY RICHARDS Address: 36 OOGAR STREET MAROOCHYDORE QLD 4558**



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)



**Wahoo Air Conditioning  
Pty Ltd**

(ABN 37 137 307 076 | ACN 137 307 076)

**231 Elizabeth Avenue  
Clontarf  
QLD 4019**

**P: (07) 3889 4508**

**F: (07) 3889 4291**

[aaron@wahooairconditioning.co](mailto:aaron@wahooairconditioning.com.au)

[m.au](mailto:aaron@wahooairconditioning.com.au)

[www.wahooairconditioning.com.](http://www.wahooairconditioning.com.au)

[au](http://www.wahooairconditioning.com.au)

08/10/2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE  
DWELLING & FOOD AND DRINK OUTLET**

**2 & 8 GAYUNDAH ESPLANADE, WOODY POINT  
APPLICATION NUMBER: DA/16705/2007/VCHG/3**

I refer to the above development application that has been submitted to Council for a proposed Multiple Dwelling and Food & Drink Outlet on the land described as Lot 12 on RP808977, Lot 99 on RP30270 & Lot 101 on RP30270. It is understood the proposal will see the redevelopment of the site into a multi-storey and mixed-use development which is generally consistent with the expectations for development within the General Residential Zone (Urban Neighbourhood Precinct) as expressed in the *Moreton Bay Regional Council Planning Scheme 2016*.

In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, We write to offer our **full support** of the proposed development.

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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As a properly made submission, We note our appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below:-

- **Keeping local construction business for a period of 2 years busy**
- **Keeping my company wahoo air conditioning & its 18 local staff employed**
- **The apartment block will bring the people to Redcliffe with a bit of history regarding the Gayundah wreck**
- **The restaurant will add Growth to the community**
- **The luxury town houses will add value to the area**

We feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council. Should you require any further information about this submission I would be happy to be contacted on 0410 041 842

Yours faithfully,



**Mr Aaron William Trent Howard**

**Address**  
**15 Seaville avenue,**  
**Scarborough QLD 4020**



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**Linda Tait**

---

**From:** Damien Misso <damien.misso@raywhite.com>  
**Sent:** Saturday, 5 October 2019 4:42 PM  
**To:** MBRC Incoming Mail  
**Subject:** RE: Palace Hotel Site/2-8 Gayundah Esplanade, Woody Point DA/16705/2007/VCHG/3  
**Attachments:** Letter of Objection. Palace Hotel Woody Point.pdf

Hi,

Please find attached my letter of objection for this proposed development.

**Damien Misso**

Selling Principal | Ray White Woody Point



**M** 0403 044 424 **T** (07) 3883 8103 **F** (07) 3883 4788

**W** [raywhitewoodypoint.com.au/](http://raywhitewoodypoint.com.au/)

**A** 1/54 Oxley Avenue, Woody Point, Queensland 4019, Australia



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

05/10/2019

The Chief Executive Officer  
Moreton Bay Regional Council  
PO BOX 159  
CABOOLTURE QLD 4510

**Re: Submission of OBJECTION to the proposed Palace Hotel Site/2-8 Gayundah Esplanade, Woody Point**

Lot 101 on RP30270, Lot 99 RP30270 & Lot 12 on RP 808977

Application number: DA/16705/2007/VCHG/3

Dear Sir/Madam,

My father has owned a business in Woody Point since 1981 and I have been a part of the business since 2004. During this time we have seen a lot of positive changes to the area, with the construction of quality high rise apartments one of the key components of this.

Working in real estate, I meet a wide range of people. Some people who want the area to stay as it was 50 years ago, some who liked it 20 years ago, and some who want to see it continue to develop. Personally, I like the slower pace of the Peninsula, and also that there is controlled heights around unit development

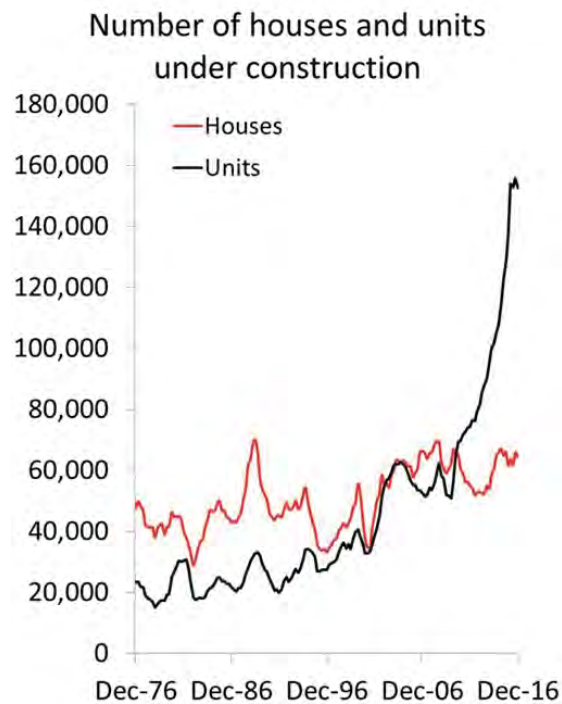
I am all for the Palace site to be re-developed & I love the work that Traders in Purple do. However, if council allow the height of the building to increase to 45 metres, instead of the approved 21 metres, it sets a very dangerous precedent, one that we will not be able to return from.

The position of the site is one of the highest in the suburb, so allowing over double the approved height, will have a huge impact on the suburb, and change the landscape FOREVER. Parking is already a challenge, we do not need more congestion.



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

This graph was sourced from the national Research Director from RPDATA, Tim Lawless a few years ago, and shows the history of the construction of houses v units since 1976. Our population has not grown to be in line with this increase, we need to be careful how we move forward.



So in closing, I am for the development, but it must stick to the guidelines we have for height to protect the village we have, but also help to advance us into the coming decades.

Please call or email me any time, to discuss this letter of objection.

Sincerely,

Damien Misso  
Director | Ray White Woody Point

# Moreton Bay Regional Council

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Scanned By: TYRRELL@MBRDCM On: 09/10/2019 AM Moreton Bay Regional Council

Moreton Bay Regional Council

RECORDS MANAGEMENT

- 9 OCT 2019

OBJ ID: \_\_\_\_\_

Barry Tuton  
3 Albert Street  
Margate 4019  
Baz7881@hotmail.com  
0413363578

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

Attention: Linda Tait  
Development Services

Dear Linda,

## **SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE  
DWELLING & FOOD AND DRINK OUTLET**

**2 & 8 GAYUNDAH ESPLANADE, WOODY POINT  
APPLICATION NUMBER: DA/16705/2007/VCHG/3**

I refer to the above development application that has been submitted to Council for a proposed Multiple Dwelling and Food & Drink Outlet on the land described as Lot 12 on RP808977, Lot 99 on RP30270 & Lot 101 on RP30270. It is understood the proposal will see the redevelopment of the site into a multi-storey and mixed-use development which is generally consistent with the expectations for development within the General Residential Zone (Urban Neighbourhood Precinct) as expressed in the *Moreton Bay Regional Council Planning Scheme 2016*.

In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, I write to offer our **full support** of the proposed development. As a properly made submission, I note my appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below:-

1. This development will encourage the future financial wellbeing of current struggling small business in the Woody Point, Margate and Clontarf areas. 2. With its commitment to preserving the memory of the nearby shipwrecked H.M.Q.S. Gayundah, by way of a scale model of the ship to be prominently featured in the forecourt of the hotel, it will honour the memory of a ship that saved Queensland from an Imperial Russian invasion in the 1880's. Thereby enabling Queensland's and Australia's proud maritime history to be remembered, well into the future. 3. With a further commitment to featuring the memory of bands and artists who previously performed at the site of Filmer's Palace Hotel, including the Bee Gees, the development will be a place to visit for tourists and will complement Bee Gees Way. 4. Having viewed the proposed development, I find it to be a visually most suitable building in every way. 5. Given the earlier developments in Scarborough and Margate successfully undertaken by this developer, I am confident that this building will complement the Peninsula's environment, as the others have already done.

1



## Moreton Bay Regional Council

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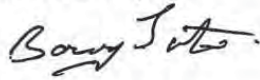
ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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---

I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council. Should you require any further information about this submission I would be happy to be contacted on 0413363578 .

Yours faithfully,



Name Barry Tuton

Address 3 Albert Street Margate. Qld. 4019.

## Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Paul Wheeler  
18 Adams Rd  
Cashmere  
Qld 4500

8/10/2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

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#### **DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER) MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING & FOOD AND DRINK OUTLET**

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The grounds & reasons for my decision to support the proposal are outlined below:-

- The building will enhance the area
- It will provide jobs for the economy
- It will provide work for me and other employees

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Yours faithfully,



**Name**

Paul Wheeler

**Address**

18 Adams Rd  
Cashmere Q 4500



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

---

Adrian Larkins & Jennie Grove  
24 Marigold Street, Margate

5<sup>th</sup> October 2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

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The grounds & reasons for our decision to support the proposal are outlined below:-

- The development will bring new investment onto the peninsula driving small business
- It will bring employment opportunities both during and after construction to the area
- Once complete, the building will compliment the current landscape and other developments along the peninsula
- Previous developments by Traders in Purple are of a high quality and fit the area well
- The old pub on the site was derelict and this building will be a massive improvement to the area, adding value to existing properties
- We love that they are preserving our local history by incorporating a replica Gayndah in the design

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Yours faithfully



Adrian Larkins  
24 Marigold Street  
Margate



Jennie Grove  
24 Marigold Street  
Margate



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Trent Michel  
12 Taabinga Street  
Wavell Heights  
Qld 4012

4/10/2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

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Yours faithfully,



**Name**

Trent Michel

**Address**

12 Taabinga St  
Wavell Heights Q 4012

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

---

Brad Flynn  
502/99 Marine Parade,  
Redcliffe, 4019  
brad@businessmentored.com

4<sup>th</sup> October, 2019

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

Attention: Linda Tait  
Development Services

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**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

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- The proposal includes a public art piece (HMQS Gayundah replica) and story that is highly significant to the local area and state of Queensland. In addition, the site is where the BeeGees first played music together and a host of other well known Australian Rock bands have played there in the past. This too will be honoured.
- The building will enhance the area and an otherwise derelict site.



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- Construction will provide jobs for the economy and support families locally
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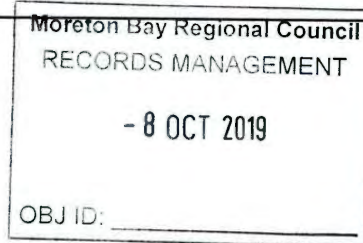
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brad@businessmentored.com

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Richard Lancaster  
10 Baringa Street.  
ricails@bigpond.com.au  
0438 193728.

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

Attention: Linda Tait  
Development Services

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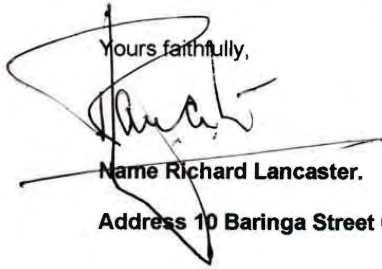
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I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council. Should you require any further information about this submission I would be happy to be contacted on 0438 193728.

Yours faithfully,



Name Richard Lancaster.

Address 10 Baringa Street Clontarf. Q4019.

Note: You can include multiple names/signatures from same address on the submission

## Moreton Bay Regional Council

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**From:** [Hotel Manager Oaks Mon Komo](#)  
**To:** [Linda Tait](#)  
**Subject:** Application DA/16705/2007/VCHG/3  
**Date:** Thursday, 3 October 2019 4:08:31 PM  
**Attachments:** [image001.png](#)  
[DOC031019.pdf](#)

---

Attn: Linda Tait

Please find Attached Submission in support of Proposed Development

Regards

**Matt Driessen**  
**Hotel Manager**  
**Oaks Mon Komo**  
**Oaks Hotels & Resorts**



A 99 Marine Pde, Redcliffe, QLD 4020  
P 1300 524 404  
P +617 3283 9300  
M 0408 525 709  
E [HMMonKomo@theoaksgroup.com.au](mailto:HMMonKomo@theoaksgroup.com.au)  
W [www.oakshotels.com](http://www.oakshotels.com)

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Matthew Driessen  
5 Kippa St Kippa-ring  
hinmonkomo@theoaksgroup.com.au  
3283 9300

03/10/19

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

Attention: Linda Tait  
Development Services

Dear Linda,

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Yours faithfully,



**Name - Matthew Driessen**

**Address – 5 Kippa St Kippa-Ring**



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

**From:** [DEARING Kathryn - SEBEL Brisbane Margate Beach GM](#)  
**To:** [Linda Tait](#)  
**Subject:** Letter of Support DA/16705/2007/VCHNG/3  
**Date:** Friday, 4 October 2019 12:44:00 PM  
**Attachments:** [scan0126.pdf](#)

Hi Linda

Please see attached

Kind regards,  
**Kathryn Dearing**  
General Manager

**THE SEBEL BRISBANE MARGATE BEACH**  
1 McCulloch Avenue  
Margate QLD 4019 Australia  
T: +61 7 3448 3448  
M: +61 414 788 777  
E: [HB2R3-GM@accor.com](mailto:HB2R3-GM@accor.com)  
[www.thesebelbrisbanemargatebeach.com.au](http://www.thesebelbrisbanemargatebeach.com.au)



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---

Kathryn Dearing  
1 McCulloch Ave Margate QLD 4019  
Kathryn.dearing@accor.com  
0414 788 777

4<sup>th</sup> October 2019

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

Attention: Linda Tait  
Development Services

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Construction will provide jobs for the economy and support families locally

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---

An increase in population will go a long way to supporting struggling local businesses in Woody Point, Margate and Redcliffe.  
Will employ locals after construction finishes offering jobs in food & beverage and management/maintenance of complex.

I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council. Should you require any further information about this submission I would be happy to be contacted on 0414 788 777.

Yours faithfully,



Kathryn Dearing

1 McCulloch Ave  
Margate QLD 4019

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**Linda Tait**

**From:** Paul Mackenzie-Smith <paul.mack.smith@gmail.com>  
**Sent:** Thursday, 3 October 2019 12:13 PM  
**To:** MBRC Incoming Mail  
**Cc:** Sue Mackenzie-Smith  
**Subject:** Development Application Enquiry: 2007 / 16705 / DA - Development Application

Good morning, Ms Tait

My wife, Sue, and I would like to register our objection to the change of the DA as above and detailed at the following

<http://pdonline.moretonbay.qld.gov.au/Modules/ApplicationMaster/default.aspx?page=wrapper&key=1633327>

on the following grounds:

**1) There is no need for additional food and beverage facilities at Woody Point**

The Belvedere Hotel provides significant and sufficient cover of this type for this small suburb. We understand the Belvedere also has an application to extend its footprint and facilities available. In addition to the already vacant and struggling outlets at the village, adding another significant facility seems inappropriate and excessive.



**2) A 15-storey building would dominate a low level residential area**

The proposal is just inappropriate and would be nearly double the height of existing 8-storey residential buildings that already dominate the landscape. The impact of even 3 and 4-storey developments on 1 and 2-storey residences is profound. 15-storeys would likely have a highly unfavourable psychological impact on neighbouring properties and their occupants.



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)



*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

>>>> This house will be dwarfed on 3-sides once the new 8-storey, 11-unit building is developed on the adjoining property. It is across the road from the proposed 15-storey development.



>>>> Even this 3-storey complex imposes on its low-set neighbour.



*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*



**>>> This home is flanked by a 3-storey residence and a 3-storey apartment block. The proposed development is five times taller than these.**

**3) The plan sees the removal or demolition of an iconic Queenslander home.**

There are not many traditional houses in Woody Point. The plan sees the removal of a character building for the area. Even if the house was left, it would be dominated by an 8-storey building, let alone a 15-storey high-rise. I am unsure if this is a new building, or a century old. I do know that the suburb will lose out on a landmark building if it goes.

*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

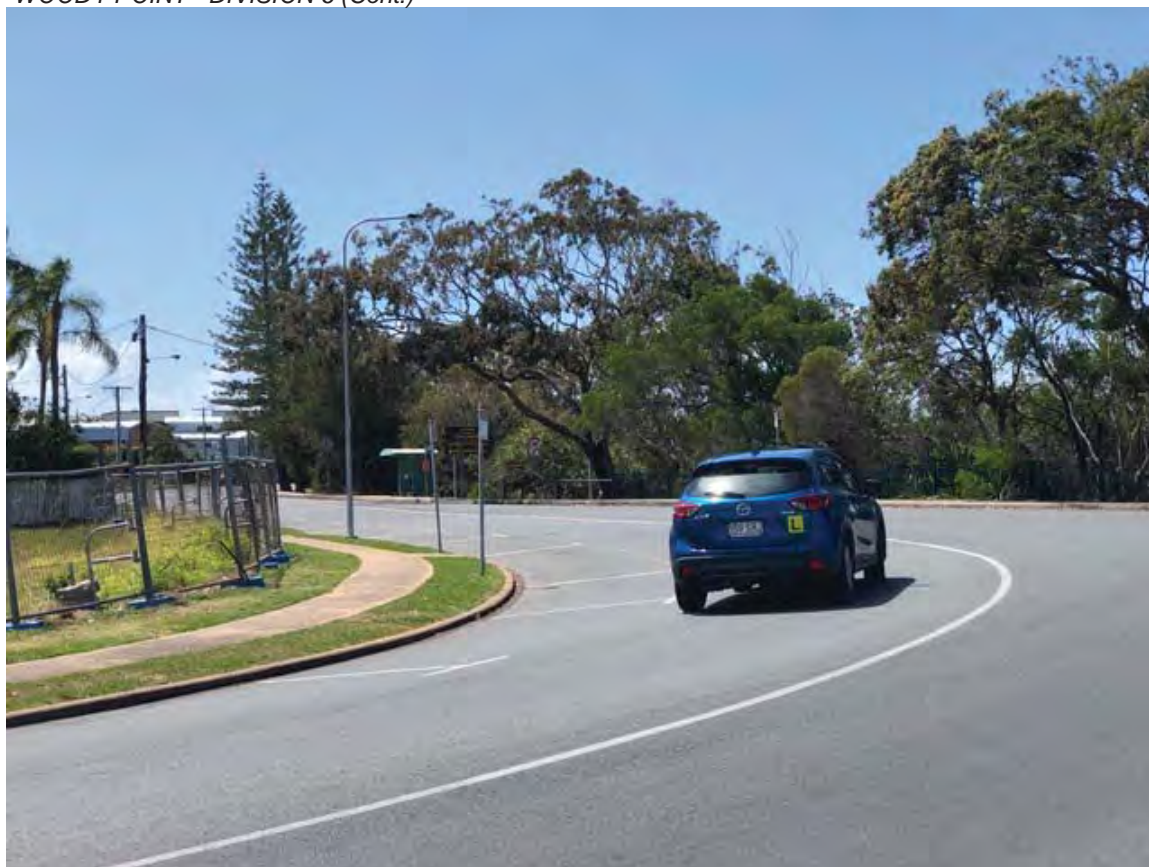


**4) Difficult, potentially dangerous, corner**

The corner of Gayundah Parade that borders the proposed development is already tricky to negotiate and would do nothing to reduce the risk. It is likely that the additional traffic and upsurge in the number of vehicles entering and exiting the development would significantly increase risk for both pedestrians and vehicular traffic alike. Has any assessment been done on the traffic risk created by high-density nature of the development? Even 174 townhouses would have a significant traffic impact on this corner.



*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*



The lack of policing in the area already sees roads at Woody Point used for vehicle racing and "burn-outs" after dark. This development would almost certainly increase the likelihood of similar activity without additional police presence. This is Annie Street, just 2 streets away from the new development.

*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

I have video of the corner of Gayundah Parade on a quiet Wednesday lunchtime to show the sort of issue that might be created. Regrettably it is over 500mb in size however I would be happy to put it on Dropbox for you to download if that is of interest to you.

## 5) Peaceful enjoyment of the Lions Park arboretum

Additional retail and residential facilities would undermine the peaceful enjoyment of the parkland opposite.



In all, a retail environment at that location does nothing to improve the peaceful nature of the area and will encroach significantly surrounding areas to the detriment of both existing residents and visitors. Figures show, (see ABC article below) that retail business is shrinking and that placing outlets below high-rise apartments does nothing to increase trade.

Millennials and post-millennials (18-35 year olds) would rather use Uber Eats and other food services than bricks and mortar services. Retirees (60+) are facing next to zero interest rates and shrinking superannuation and are not eating out as much as a consequence. IBISworld reports on the Cafe and Coffee business (May 2019) anticipates a paltry 1.9% increase in the sector between now and 2024 as the market matures and margins get squeezed.

In short, if the developer is promising cafes, bistros or restaurants in the retail spaces, it appears they are following retail and newsagency businesses in to a trading black hole, especially in an area where retail is struggling already. The number of jobs brought in to the area would be minimal at best, and retail premises in this location would more than likely remain empty.



*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

Given the proposal from the developer, would the council reduce its rateable income by 16 dwellings and run the risk of exposing Woody Point to a raft of empty shops that serve no benefit to the community whilst providing the developer with a tax reduction opportunity similar to those seen in Melbourne?

[Ghost shops haunt new apartment blocks as 'perfect storm' hits suburban retailers - ABC News \(Australian Broadcasting Corporation\)](#)

Ultimately, do we really need another imposing building on the landscape at Woody Point at the cost of its character and liveability? Margate does not seem to have any building over 5-storeys and Redcliffe nothing over 8-storeys to my knowledge. We do not understand why Woody Point should suffer a building that is two to three times taller than any other residential development on the Peninsula. Once the precedent is set it will be difficult for the council to stop other towers from being developed.

1) Would this be the first 15-storey building on the Peninsula? Even the Sebel at Margate is only a 4-storey building.

2) Would the council consider the huge apartment building at Scarborough a success, or would they now wish for something different if they had the option to? Would that development have provided a different impact had been a series of 15-storey buildings?

We are not convinced that 8-storey development has added to the sense of community in Scarborough. Equally we do not see that the proposed 15-storey development on the corner of Gayundah Parade and Kate Street at Woody Point will either. Frankly, we do not see a 174 townhouse development contributing to the area either.

We would be interested in understanding what the council sees as the long-term development of Woody Point and would be happy to discuss our concerns at council, via email or on the phone if that is appropriate

Thank you for considering our issues.

---

Paul and Sue Mackenzie-Smith  
15/ 8 Georgina Street  
Woody Point  
4019

e: [paul.mack.smith@gmail.com](mailto:paul.mack.smith@gmail.com)

m: 0490 402 900

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*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

**From:** [Ryan Elson](#)  
**To:** [MBRC Incoming Mail](#); [linda.tait@moretonbay.qld.gov.au](mailto:linda.tait@moretonbay.qld.gov.au)  
**Subject:** Attent Linda Tait - DA/16705/2007/VCHG/3 - SUBMISSION - 2 & 8 Gayundah Esplanade, Woody Point - IN SUPPORT OF PROPOSED DEVELOPMENT  
**Date:** Thursday, 3 October 2019 11:41:48 AM  
**Attachments:** [submission.pdf](#)

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Dear MBRC,

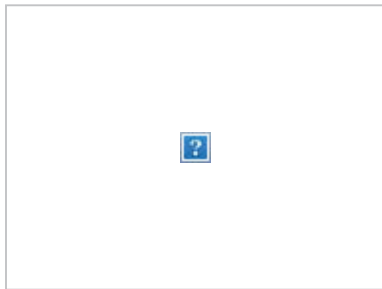
Please see attached submission.

**Ryan Elson | 0422 232 437**

**Resilience Coach**

**Tribe Founder** Tribe Social Belonging, Employmeet

**Vice President** Redcliffe Peninsula Chamber of Commerce



**Creating Opportunity Through Community Connections**

[Ryan Elson Resilience](#) [Tribe Social Belonging](#). [Tribe Ops](#)



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Ryan Elson  
104 Prince Edward Pde, Scarborough 4020  
ryan@ryanelson.com.au  
0422 232 437

30/09/19

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

Attention: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE  
DWELLING & FOOD AND DRINK OUTLET**

**2 & 8 GAYUNDAH ESPLANADE, WOODY POINT  
APPLICATION NUMBER: DA/16705/2007/VCHG/3**

I refer to the above development application that has been submitted to Council for a proposed Multiple Dwelling and Food & Drink Outlet on the land described as Lot 12 on RP808977, Lot 99 on RP30270 & Lot 101 on RP30270. It is understood the proposal will see the redevelopment of the site into a multi-storey and mixed-use development which is generally consistent with the expectations for development within the General Residential Zone (Urban Neighbourhood Precinct) as expressed in the *Moreton Bay Regional Council Planning Scheme 2016*.

In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, I write to offer our **full support** of the proposed development. As a properly made submission, I note my appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below:-

Residential developments will increase population on our peninsula. Population increases boost the economy and therefore improve our horrific unemployment rate.

I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council. Should you require any further information about this submission I would be happy to be contacted on 04222 324 37.

Yours faithfully,

Ryan Elson



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# Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By: Jessica Southam@MBRCDGM On: 03/10/2019 AM Moreton Bay Regional Council

Monday, September 30, 2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

## **SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE  
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In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, we write to offer our **full support** of the proposed development. As a properly made submission, we note out appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below:-

SRG would benefit from the proposed development going ahead, as it proposes a job opportunity for us, which in turn would mean job security for our staff for many months.

The proposed amendment is a far superior outcome in its urban context. Even though height limits are being exceeded, it is a better development than the one already approved.

We feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council. Should you require any further information about this submission I would be happy to be contacted on (07) 3442 3500.

1



- 3 OCT 2019  
CABOOLTURE CUSTOMER  
SERVICE CENTRE



## Moreton Bay Regional Council

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Scanned By: Jessica Southam@MBRCIDM On: 03/10/2019 AM Moreton Bay Regional Council

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Yours faithfully,



Name: Michael Losinski (General Manager QLD)

Address: 18 Lions park road, Yatala QLD 4207



Name: Jeanette Meier (Estimating/Drafting Manager QLD)

Address: 18 Lions park road, Yatala QLD 4207

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Daniel Walker  
38 Miller St, Kippa-Ring QLD 4021  
Walker\_dww13@outlook.com

30.9.19

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

Attention: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
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In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, I write to offer our **full support** of the proposed development. As a properly made submission, I note my appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below:-

- The building will enhance the area
- Will provide jobs for the economy
- Will increase the available accommodation to the area
- The area needs more restaurants.
- The proposed ground floor food and drink outlets will add to the local neighbourhood



*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

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I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council. Should you require any further information about this submission I would be happy to be contacted on 0409 479 984.

Yours faithfully,



**Daniel Walker**

**38 Miller St  
Kippa-Ring QLD 4021**

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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Drew Nash  
2 McCulloch Avenue, Margate, QLD, 4019  
Drew.a.nash@gmail.com

1/10/2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE  
DWELLING & FOOD AND DRINK OUTLET**

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In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, I write to offer my **full support** of the proposed development. As a properly made submission, I note my appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below:-

- The change achieves a much better outcome, one slightly larger tower rather than 9 levels across the entire site. This prevents the development being a wall blocking the view, sea breeze etc, not to mention a much more aesthetically pleasing development which brings class to the peninsula
- Sustained & increased employment in the region
- Geographic location (despite having exceptional views this property will have a very limited affect on the current views experienced by neighbouring properties, this is due to the contour/grade of the site)
- A much-needed boost to local businesses, both in the short term with construction workers and long term with residents



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*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

---

I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council.

Yours faithfully,

Drew Nash

2 McCulloch Avenue, Margate 4019

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Jessica Walker  
26 Fleetwing Avenue  
Newport Q 4020

1 October 2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
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DWELLING & FOOD AND DRINK OUTLET**

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In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, I write to offer my **full support** of the proposed development. As a properly made submission, I note my appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below:-

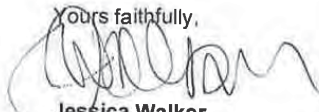
This location was previously used as an entertainment venue/pub and will provide useable and needed commercial spaces and restaurants.

The location of the development is suited to the proposed architecture.

The building will enhance the area and increase the available accommodation in the area.

I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council.

Yours faithfully,



Jessica Walker  
26 Fleetwing Avenue, Newport, Q 4020



ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Ian Walker  
11 Cambria Court  
Newport Q 4020

1 October 2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE  
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In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, I write to offer my **full support** of the proposed development. As a properly made submission, I note my appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below:-

This location was previously used as an entertainment venue/pub and will provide useable and needed commercial spaces and restaurants.

The location of the development is suited to the proposed architecture.

The building will enhance the area and increase the available accommodation in the area.

I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council.

Yours faithfully,



Ian Walker  
11 Cambria Court, Newport, Q 4020

# Moreton Bay Regional Council

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ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Darin Wilson  
3 Troutbeck Court Alexandra Hills Qld 4157

30/09/2019

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

Attention: Linda Tait  
Development Services

Dear Linda,

## **SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

### **DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER) MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING & FOOD AND DRINK OUTLET**

#### **2 & 8 GAYUNDAH ESPLANADE, WOODY POINT APPLICATION NUMBER: DA/16705/2007/VCHG/3**

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The grounds & reasons for our decision to support the proposal are outlined below:-

I would think that this area would benefit from this development more dining and accommodation is needed, This is a area I would like to invest in and eventually move to.

I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council This sort of development would enhance the area.

Yours faithfully,

Darin Wilson



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## Moreton Bay Regional Council

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*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

---

**MUST INCLUDE SIGNATURE**

**Name**

**Darin Wilson**

**Address**

**3 Trout beck Court Alexandra Hills Qld 4157**

ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Megan Arnold  
38 Miller St, Kippa-Ring QLD 4021  
megarnold@live.com.au

30.9.19

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

Attention: Linda Tait  
Development Services

Dear Linda,

**SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

**DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER)  
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In accordance with relevant provisions of the *Planning Act 2016* and the accompanying *Development Assessment Rules*, I write to offer our **full support** of the proposed development. As a properly made submission, I note my appeal rights to the Planning and Environment Court against any decision made by Council on this application.

The grounds & reasons for our decision to support the proposal are outlined below:-

- The building will enhance the area
- Will provide jobs for the economy
- Will provide jobs for myself
- Will increase the available accommodation to the area
- The area needs more restaurants.



*ITEM 2.1 - DA/16705/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)*

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I feel there are sufficient grounds provided by the applicant to warrant support of the proposal with favourable decision by the Council. Should you require any further information about this submission I would be happy to be contacted on 0409 479 984.

Yours faithfully,



**Megan Arnold**

**38 Miller St  
Kippa-Ring QLD 4021**

**SUPPORTING INFORMATION**

**Ref: A19292175 and Confidential Supporting Information A18969926, A18969927, A18969932**

The following list of supporting information is provided for:

**ITEM 4.5**

**TENDER - 2019/20 ROAD REJUVENATION PROGRAM (MBRC008957) - REGIONAL**

**#1 Location of Works**

**Confidential #2 Tender Evaluation - Separable Portion 1**

**Confidential #3 Tender Evaluation - Separable Portion 2**

**Confidential #4 Tender Evaluation - Separable Portion 3**



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## #1 Location of Works

Division	Suburb	Location of Works	Area [m <sup>2</sup> ]
<b>Separable Portion 1</b>			
1	Banksia Beach	Eagles Landing	3440.2
1	Banksia Beach	Seaeagle Place	1793.4
1	Banksia Beach	Raptor Parade	6784
1	Banksia Beach	Wingbet Court	323
1	Banksia Beach	Baza Place	1283.4
1	Banksia Beach	Cosmos Avenue	9843.8
1	Banksia Beach	Seafarer Place	585.9
1	Banksia Beach	Tradewinds Drive	2637.2
1	Banksia Beach	Windward Place	312.5
2	Morayfield	Redcedar Place	2812.4
2	Morayfield	Kamala Street	1304.1
2	Morayfield	Leatherwood Street	1925.6
2	Morayfield	Sapelli Street	1638
2	Morayfield	Lacebark Street	1148.4
2	Morayfield	Kalungi Court	530
2	Burpengary	Zeus Drive	3359.2
2	Burpengary	Mayleen Court	686.4
2	Burpengary	Hilton Court	1200.8
2	Burpengary	Chopin Court	1501
3	Caboolture	Joyner Circuit	7332
3	Caboolture	Boyland Street	2172.5
3	Caboolture	Duffield Crescent	2921.2
3	Caboolture	Crawford Street	986.1
3	Caboolture	Stopford Street	894.9
3	Caboolture	Crooks Street	1199.3
3	Caboolture	Bothwell Place	585.2
3	Caboolture	Moorhead Street	4644
3	Caboolture	Harkin Street	1568.7
3	Caboolture	McAndrew Street	3336.3
3	Caboolture	Hopkins Chase	996.8
3	Bellmere	Daintree Street	4077
3	Bellmere	Peggy Road	3222.4
3	Bellmere	Glennis Court	418.6
12	Wamuran	Alexandra Parade	3180.1
12	Wamuran	Muller Court	752.4
12	Wamuran	Bonnie View Court	2091.9
12	Wamuran	Montana Drive	2104.2
12	Wamuran	Riverdene Court	504
12	Wamuran	Alabama Court	1169.2
12	Bellmere	Clementine Street	4730
12	Bellmere	Imperial Street	259.2
12	Bellmere	Peacherine Circuit	3711.8
12	Bellmere	Tangelo Court	468
12	Bellmere	Seville Street	3123.6
12	Bellmere	Bernice Street	1056.4
12	Bellmere	Anissa Court	434.5

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Division	Suburb	Location of Works	Area [m <sup>2</sup> ]
<b>Separable Portion 2</b>			
4	North Lakes	Conway Court	631.8
4	North Lakes	Wyperfield Court	1140
4	North Lakes	Litchfield Court	1254.4
4	North Lakes	Kalbarri Court	918
4	North Lakes	Glorious Court	569.8
4	North Lakes	Glenrock Parade	3372.6
4	North Lakes	Washpool Street	869
4	North Lakes	Kalamunda Street	972
4	North Lakes	Brookfield Street	1200
4	North Lakes	Canundra Street	1158
4	North Lakes	Brockman Street	1284
4	North Lakes	Morwell Crescent	1409.1
4	North Lakes	Willandra Parade	2054
4	North Lakes	Conjola Street	986.1
4	North Lakes	Currawinya Street	828
4	North Lakes	Wollemi Street	1305.4
4	North Lakes	Byfield Street	1188
4	North Lakes	Lochern Court	981.5
4	North Lakes	Heathcote Avenue	2365.9
4	North Lakes	Moorrinya Circuit	1896
4	North Lakes	Dorrigo Court	665.6
4	North Lakes	Whitfield Crescent	2424
4	North Lakes	Malanda Court	769.6
5	Rothwell	Forestlea Court	591.6
5	Rothwell	Bellbrook Court	782
5	Rothwell	Summerfields Street	811.8
5	Rothwell	Oakmont Street	3884.4
5	Kippa-Ring	Taronga Street	2234.4
5	Kippa-Ring	Willoughby Court	921.2
5	Kippa-Ring	Iluka Court	910.8
5	Kippa-Ring	Kareela Court	1485.7
5	Kippa-Ring	Cremorne Court	2997
5	Kippa-Ring	Kirribilli Street	1822.5
5	Kippa-Ring	St Ives Court	504
5	Kippa-Ring	Nelson Court	456
5	Kippa-Ring	Foxton Court	515.2
5	Kippa-Ring	Featherstone Street	2038.2
5	Kippa-Ring	Wanganui Street	2272.4
5	Kippa-Ring	Taupo Street	1360.8
5	Kippa-Ring	Pegasus Street	3314.2
6	Margate	Tramore Street	3753
6	Woody Point	Ernest Street	6479
6	Margate	Ernest Street	6479
6	Woody Point	Kate Street	11008.4
6	Woody Point	Alfred Street	3192.6
6	Clontarf	Watson Street	1425
6	Clontarf	Weaber Street	1440
6	Clontarf	Enoch Street	2789.8
7	Narangba	Saltwater Circuit	8862.4
7	Narangba	Geordon Street	924.6
7	Narangba	Corzac Street	1274
7	Narangba	Toledo Drive	2545.6
7	Narangba	Carmen Court	315
7	Narangba	Devlin Road	2040
7	Narangba	Julia Street	1798.2
7	Narangba	Sophie Street	1092
7	Narangba	Lucy Court	453.9
7	Dakabin	Sheperdson Street	2448
7	Dakabin	Leigh Crescent	1976.4
7	Dakabin	Braxlaw Crescent	2542.4
7	Dakabin	Sullivan Street	969.9
7	Dakabin	Surround Street	5257.6
7	Dakabin	Hiraji Place	245.7
7	Dakabin	Gunsynd Drive	639.2

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Division	Suburb	Location of Works	Area [m <sup>2</sup> ]
<b>Separable Portion 3</b>			
8	Warner	Everest Street	2263
8	Warner	Edmund Court	844.2
8	Warner	Michael David Drive	3396.6
8	Warner	Lukla Court	809.2
8	Warner	Muir Court	877.5
8	Warner	Norgay Court	804
8	Warner	Swan Parade	5940
8	Warner	Capabella Court	777
8	Warner	Ontario Drive	2334
8	Warner	Michigan Circuit	2004
8	Warner	Silvabank Court	714
8	Warner	Winnipeg Street	1086
8	Warner	Barambah Circuit	2586
9	Albany Creek	Country Club Drive	4324.8
9	Albany Creek	Pinehurst Court	915
9	Albany Creek	Muirfield Court	516.6
9	Albany Creek	Balswidden Street	2227.5
9	Albany Creek	Cuthbert Street	2487.1
9	Eatons Hill	Birmingham Street	557.6
9	Eatons Hill	Cassinia Court	1285.2
9	Eatons Hill	Rivergum Drive	2077
9	Eatons Hill	Eddy Court	382.2
9	Eatons Hill	Shallows Court	625.6
9	Eatons Hill	Crossing Drive	729.6
9	Eatons Hill	Tributary Court	998.2
9	Eatons Hill	Confluence Court	1360.3
9	Eatons Hill	Elderberry Court	1510.4
9	Albany Creek	Faheys Road West	4993.2
9	Albany Creek	Tibbits Close	1035.3
9	Albany Creek	Scenic Close	2374.6
9	Albany Creek	Ridway Street	489.1
9	Albany Creek	Lee Close	462
9	Albany Creek	Lowai Court	1529.6
9	Albany Creek	Chickowee Street	1871.1
9	Albany Creek	Chowchilla Street	4568
9	Albany Creek	Toorie Court	430.5
9	Albany Creek	Prion Court	1012
9	Albany Creek	Wylah Court	1802
10	Bunya	Breen Drive	9227.2
10	Bunya	Dunn Court	1516.4
10	Bunya	Greer Court	752
10	Bunya	Rinn Avenue	2166
10	Bunya	Dudley Court	1222
10	Bunya	Carter Court	643.8
10	Bunya	Hoare Court	1630.2
10	Bunya	Clapham Court	922.5
11	Narangba	MacDonald Drive	10337.6
11	Narangba	Geneva Crescent	1713.6
11	Narangba	Birrabeen Court	1260
11	Narangba	Picton Crescent	5637.6
11	Narangba	Tahoe Place	600.4
11	Narangba	Saint Clair Court	1554.9
11	Highvale	Woodanga Drive	4438.4
11	Highvale	Meadowood Close	2426.4
11	Highvale	Baywood Court	802.5
11	Highvale	Cavalier Court	1101.6

**SUPPORTING INFORMATION**

**Ref: [A17605154](#)**

The following list of supporting information is provided for:

**ITEM 5.2**

**NEW LEASES - CABOOLTURE SPORTS CLUB LIMITED - DIVISION 3**

***#1 Grant Road Sports and Community Complex - 21 Trilby Street, Morayfield, 28 Grant Road, Morayfield and 52 Grant Road, Caboolture South - current lease areas and proposed new lease areas***

***#2 Grant Road Sports and Community Complex - 28 Grant Road, Morayfield and 52 Grant Road, Caboolture South - Location of sheds to be demolished and proposed location of relocated storage shed and water tanks***



ITEM 5.2 - NEW LEASES - CABOOLTURE SPORTS CLUB LIMITED - DIVISION 3 (Cont.)

**#1 Grant Road Sports and Community Complex - 21 Trilby Street, Morayfield, 28 Grant Road, Morayfield and 52 Grant Road, Caboolture South - current lease areas and proposed new lease areas**



ITEM 5.2 - NEW LEASES - CABOOLTURE SPORTS CLUB LIMITED - DIVISION 3 (Cont.)

**#2 Grant Road Sports and Community Complex - 28 Grant Road, Morayfield and 52 Grant Road, Caboolture South - Location of sheds to be demolished and proposed location of relocated storage shed and water tanks**





ITEM C.5 –NOW DEEMED NON-CONFIDENTIAL - GRASSROOTS CONNECTIONS AUSTRALIA - OUTCOMES REPORT - STAFFING SHORTFALLS - REGIONAL (Cont.)

#1 Corporate Structure

# Corporate Structure

Effective 03/12/2019

