



# SUPPORTING INFORMATION

for respective 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**

***#2 Submissions***

considered at

## GENERAL MEETING

**Tuesday 3 December 2019**

## Moreton Bay Regional Council

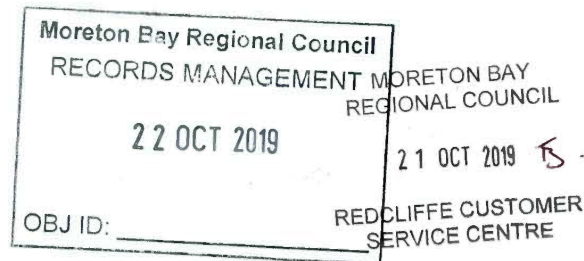
ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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**  
**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:

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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

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Name: ELIZABETH PAYNE

Address: 7/5 LILLA ST WOODY POINT

Signature: ER Payne

Date: 18/10/2019

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MORETON BAY  
REGIONAL COUNCIL

19th October 2019

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Moreton Bay Regional Council  
RECORDS MANAGEMENT

22 OCT 2019

OBJ ID:



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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

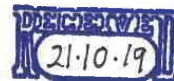
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Name:

Patricia BRADY

Address:

6/30 Gayundah Esp WOODY POINT Q 4019

Signature:

P. Brady

Date:

21/10/19



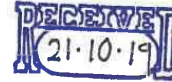
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Name: CARMEL WEBB

Address: 30 GAYUNDAH ESP. WOODY POINT  
4019

Signature: 

Date: 21 OCTOBER 2019

webbsweb@iprimos.com.au

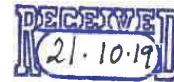
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2. **Parking** – The Approved Scheme for this site allowed for 17-19 retail/visitor car parking spaces. The lodged scheme allowed for 12 retail car parking spaces and the amended scheme allows for only 11 retail parking spaces. The amended application 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: RONALD GOWARD

Address: 11/30 GAYUNDAH ESP WOODY POINT

Signature: 

Date: 21 OCT 2019



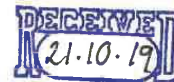
## Moreton Bay Regional Council

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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

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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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.

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Yours faithfully

Name: MARJORIE GOWARD

Address: 1/30 GAYUNDAH ESPLANADE Woody Point

Signature: 

Date: 21 OCT 2019

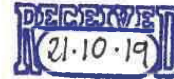
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12th October 2019

The Chief Executive Officer  
Moreton Bay Regional Council  
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CABOOLTURE QLD 4510

Att: Linda Tait  
Development Services



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Yours faithfully

Name:

BARRY WEBB

Address:

30 GAYUNDAH ESP.

WOODY POINT 4019

Signature:

[Handwritten Signature]

Date:

21 OCTOBER 2019

Webbsweb@iprimos.com.au



## Moreton Bay Regional Council

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 (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



MORETON BAY  
REGIONAL COUNCIL  
21 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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Yours faithfully

Name: LEE HALLING

Address: 3/30 GAYUNDAH ESP WOODY POINT

Signature: L. Halling

Date: 17 October 2019

## Moreton Bay Regional Council

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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,

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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

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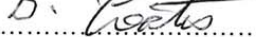
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Name: .....Bruce Coates.....

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

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

Date: 19 October 2019.....



# Moreton Bay Regional Council

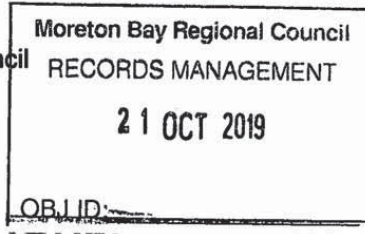
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Scanned By: jessica.southam@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

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

18 OCT 2019

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SERVICE CENTRE

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

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Yours faithfully

Name: THOMAS BAIRD HELGA BAIRD

Address: 15/5 LILLA ST 15/5 LILLA ST  
WOODY POINT 4019 WOODY POINT 4019

Signature:  Helga a Baird

Date: 17/10/2019



## Moreton Bay Regional Council

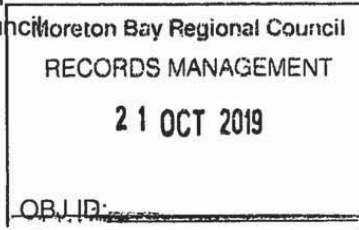
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REGIONAL COUNCIL

18 OCT 2019

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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

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 (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

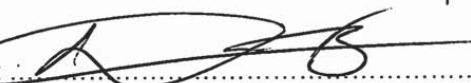
Name:

DOUGLAS FREMLIN

Address:

24 CAROLINE ST, WOODY POINT, QLD 4019

Signature:



Date:

13 / 10 / 19

## Moreton Bay Regional Council

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 (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!!!!



## Moreton Bay Regional Council

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 (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 Terrazino

Address: 35 Upper Camp Mountain Rd Camp Mountain

Signature: [Signature]

Date: 18/10/19



## Moreton Bay Regional Council

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 (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

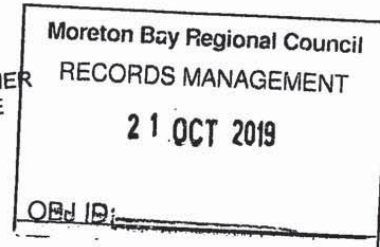
Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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

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 (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:

Erika De'Amico

Working 27, Lilla St, Woody Point.

Address:

16 Fairway Outlook, Arara Hills.

Signature:

Erika De'Amico

Date:

2/10/2019



## Moreton Bay Regional Council

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 (Cont.)

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

Dear Linda

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## Moreton Bay Regional Council

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Yours faithfully

Name: DAVID DODDS

Address: 14 OXLEY AVE WOODY POINT

Signature: 

Date: 19/10/19

## Moreton Bay Regional Council

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 (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



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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Yours faithfully

Name:

Sarah Hughes

Address:

36 Federation Dr. Bray Park

Signature:

SH Hughes

Date:

14/10/19



## Moreton Bay Regional Council

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 (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

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## Moreton Bay Regional Council

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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

*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

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 (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

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## Moreton Bay Regional Council

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 (Cont.)

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Yours faithfully

Name:

RAY JOHNSON

Address:

1/13 ANNE ST.

Signature:



Date:

11/10/2019

## Moreton Bay Regional Council

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Scanned By: jessicasoutham@MBRCDOM 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

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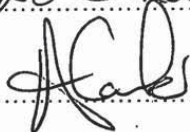
Name:

ANDREW CARTER

Address:

25 CAROLINE STREET, WOODY POINT

Signature:



Date:

11/10/19

## Moreton Bay Regional Council

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

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

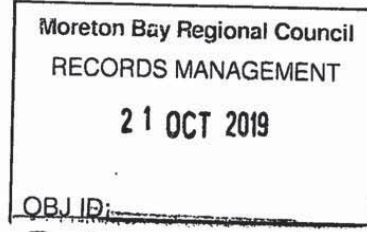
18 OCT 2019

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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Name: Rob Morris

Address: 18 Hill St, CLONTARF

Signature: 

Date: 3/10/19

## Moreton Bay Regional Council

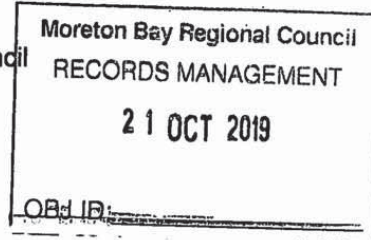
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4th October 2019

The Chief Executive Officer  
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PO Box 159  
CABOOLTURE QLD 4510

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
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Name: RS & 1A BOWDEN

Address: 24/36 WOODCLIFFE CRESCENT WOODY POINT  
4019

Signature: [Signature]

Date: 20/10/19

## Moreton Bay Regional Council

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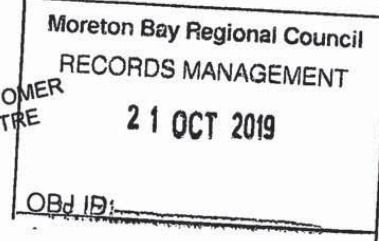
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2nd October 2019

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CABOOLTURE QLD 4510

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Development Services

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18 OCT 2019  
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Name: FLORENCE MCKINNEY

Address: 483 PONTIAC CRT WARNER

Signature: 

Date: 3-10-19

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MORETON BAY  
REGIONAL COUNCIL

2nd October 2019

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

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 (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: Robyn Kruger

Address: 1/83 Georgina st woody Point  
4019.

Signature: 

Date: 3-10-19.

# Moreton Bay Regional Council

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 (Cont.)

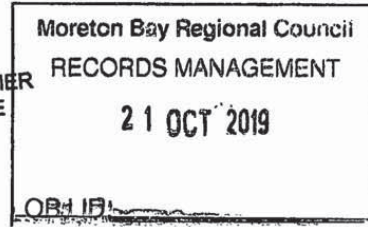
Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

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  
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.

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: jessicasoutham@MBRCDQM 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:

*Ferrance  
T. Lee Lowry*

Address:

*15/36 Woodcliffe Crescent Woody Point 4019*

Signature:

*[Handwritten signature]*

Date:

*14.10.2019*

## Moreton Bay Regional Council

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 (Cont.)

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

Dear Linda

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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.

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## Moreton Bay Regional Council

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Yours faithfully

Name:

DENISE ANDERSEN

Address:

UNIT 2/1 CAROLINE ST,  
WOODY POINT 4019

Signature:

D. Andersen

Date:

19/OCT/19

## Moreton Bay Regional Council

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 (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



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFES 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

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Scanned By: jessicasoutham@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

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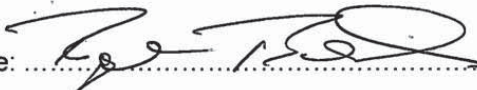
Name:

 ROGER BLACK

Address:

8 WILFRED ST WOODY POINT

Signature:



Date:

4-10-2019

## Moreton Bay Regional Council

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MORETON BAY  
REGIONAL COUNCIL

2nd October 2019

The Chief Executive Officer  
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PO Box 159  
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Att: Linda Tait  
Development Services

Dear Linda



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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

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 (Cont.)

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

MORETON BAY  
REGIONAL COUNCIL

4th 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

## 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

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 (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: 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

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 (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

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!!!!



## Moreton Bay Regional Council

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 (Cont.)

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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: NOEL EDGE

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

Signature: 

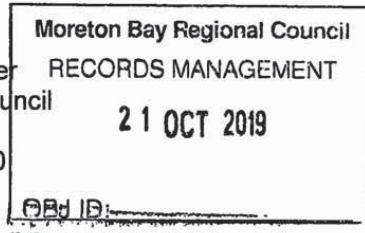
Date: 17-OCT-2019

# Moreton Bay Regional Council

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 (Cont.)

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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  
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



## Moreton Bay Regional Council

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 (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

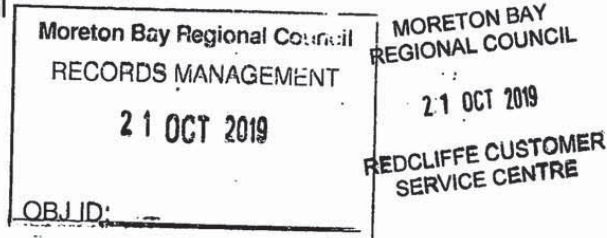
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Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

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

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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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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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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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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: Angela Ryan

Address: 28 Tecoma St, Strathpine @ 4500

Signature: ARyan

Date: 14/10/19

## Moreton Bay Regional Council

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 (Cont.)

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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

**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 excepted 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

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 (Cont.)

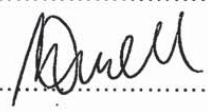
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We put our faith in the Moreton Bay council that they make the right decision by rejecting this application for the good and benefit of the Redcliffe Peninsular

Yours faithfully

Name: Naomi Drell

Address: 15 Montclare Court, Cashmere

Signature: 

Date: 3-10-2019

## Moreton Bay Regional Council

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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**  
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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: W O W E R S.

Address: 40/36 WOODCLIFFE CRES Woody Point

Signature: [Signature]

Date: 18-10-2019.

## Moreton Bay Regional Council

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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



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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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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

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Yours faithfully

Name:

*M. Shaur*

Address:

*281 MacDonnell Rd. Clontarf*

Signature:

*M. Shaur*

Date:

*19-10-2019*



## Moreton Bay Regional Council

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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

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SERVICE CENTRE

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Yours faithfully

Name:

*E. J. Jotter*

Address:

*4 Edum St Redcliffe*

Signature:

*Erna Jotter*

Date:

*19/10/19*

## Moreton Bay Regional Council

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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  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID: \_\_\_\_\_



## Moreton Bay Regional Council

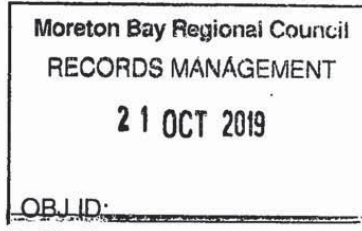
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## Moreton Bay Regional Council

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 (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: RUTH ROGERS

Address: 11 DONALD ST

Signature: WOODY POINT R.B.

Date: 16/10/19



# Moreton Bay Regional Council

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 (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

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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

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 (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

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 (Cont.)

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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  
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



## Moreton Bay Regional Council

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 (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 GUNNARAH

Signature: K Strauss

Date: 19/10/19



## Moreton Bay Regional Council

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 (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



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

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 (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: Sandra Collins

Address: 05/31 Morilla St Ferry Grove

Signature: [Signature]

Date: 13/10/19



## Moreton Bay Regional Council

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 (Cont.)

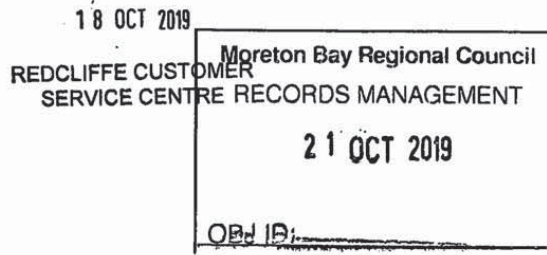
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MORETON BAY  
REGIONAL COUNCIL

2nd October 2019

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

Att: Linda Tait  
Development Services



Dear 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 excepted 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

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 (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

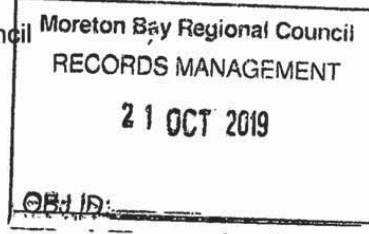
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12th October 2019

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

**Re: 2 & 8 Gayundah Esplanade, Woody Point**  
**Lot 101 on RP30270, Lot 99 on RP30270 and Lot 12 on RP808977**  
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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!!!!

## Moreton Bay Regional Council

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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:

Eleanor FISCHER

Address:

53-59 Devlin Road Narangba QLD 4504

Signature:



Date:

14/10/2019



## Moreton Bay Regional Council

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 (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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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

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 (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:

Wendy Stack

Address:

2 Alfred St, Woody Point, 4019

Signature:

W Stack

Date:

13/10/19



## Moreton Bay Regional Council

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 (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

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

CBH 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!!!!

## Moreton Bay Regional Council

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 (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: Rob

Date: 3/10/19



# Moreton Bay Regional Council

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 (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

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 excepted 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

2nd October 2019

18 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE



## Moreton Bay Regional Council

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



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 (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

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 (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

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 (Cont.)

Scanned By: jessica.southam@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.

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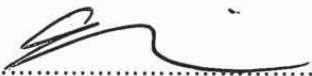
The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

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: Erin Partridge

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

Signature: 

Date: 17/10/19

## Moreton Bay Regional Council

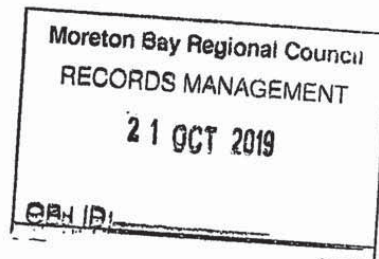
ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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



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

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 (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

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 (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**



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



## Moreton Bay Regional Council

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 (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

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 (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

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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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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Yours faithfully

Name: MARIE WERRINGTON

Address: 9/30 GAYUNDAH ESPLANADE WOODY PT

Signature: [Signature]

Date: 13/10/19

## Moreton Bay Regional Council

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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

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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



## Moreton Bay Regional Council

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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

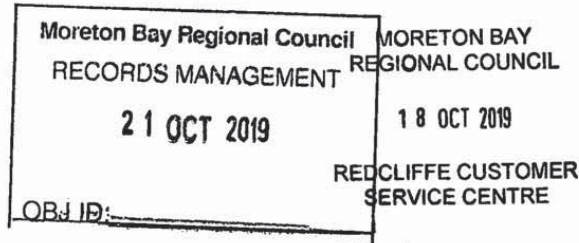
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PO Box 159  
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Att: Linda Tait  
Development Services



Dear Linda

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Yours faithfully

Name:

Kaelin Wilkins

Address:

40 Oxley Ave, Woody Point

Signature:



Date:

13/10/19.

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Yours faithfully

Name: C. MATTHEWS

Address: 12/33 L VEHINE ST MARGATE QLD

Signature: C. Matthews

Date: 12.10.19

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Att: Linda Tait  
Development Services

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

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Yours faithfully

Name:

Natasha Cooper

Address:

1/14 Oxley Ave Woody Point

Signature:

Cooper

Date:

19 October 2019

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OBJ ID:

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## Moreton Bay Regional Council

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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: Jon Welch

Address: 3/82 Oxley Ave Woody Point

Signature: [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

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**  
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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



## Moreton Bay Regional Council

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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  
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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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: BELINDA BOUGHTON

Address: 10 BRIGALOW CRT MORAFIELD 4506

Signature: 

Date: 14/10/2019

## Moreton Bay Regional Council

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 (Cont.)

Scanned By:jessicasoutham@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:

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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

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 (Cont.)

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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

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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Yours faithfully

Name:

Mark Jackson

Address:

14 Kinnislie St, Kipparing QLD 4021

Signature:



Date:

17/10/19

## Moreton Bay Regional Council

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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

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

08/15

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

MORETON BAY  
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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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



## Moreton Bay Regional Council

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 (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 CATTERALL

Address: 3 ALFRED ST, WOODY POINT

Signature: K. Catterall

Date: 17 OCTOBER 2019



## Moreton Bay Regional Council

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 (Cont.)

Scanned By: jessicasoutham@MBRCDQM 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!!!!



## Moreton Bay Regional Council

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 (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 ANDREW'S AVE BELKALE / working.  
at LILA ST.  
WOODY POINT.

Signature: Silvia Agoston

Date: 3-10-2019

## Moreton Bay Regional Council

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 (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



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

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 (Cont.)

Scanned By: jessicasoutham@MBRCDOM 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

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 (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



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

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 (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

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 (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



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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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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**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

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 (Cont.)

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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



Dear Linda

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

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## Moreton Bay Regional Council

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Yours faithfully

Name: KATHRYN CHILCOTT

Address: 4 ALFRED ST WOODY POINT

Signature: [Signature]

Date: 3/10/19

## Moreton Bay Regional Council

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 (Cont.)

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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

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

Dear Linda

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## Moreton Bay Regional Council

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 (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

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 (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



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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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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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



Dear Sir/Madam

### SUBMISSION OF OBJECTION OF PROPOSED DEVELOPMENT APPLICATION

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Yours faithfully

Name: ROBERT C MC CREED

Address: 43/12 COLLINS ST WOODY POINT 405

Signature: RMC Creed

Date: 2-10-19

# Moreton Bay Regional Council

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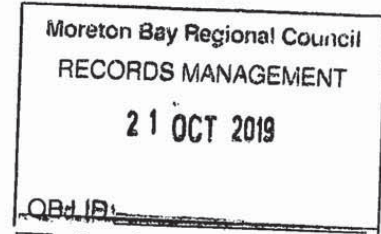
Att: Linda Tait  
Development Services

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

## Moreton Bay Regional Council

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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

2nd October 2019



Dear Sir/Madam

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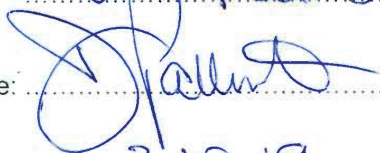
Name:

Deanna Pallister

Address:

35 Alfred Street, Woody Point, 4019

Signature:



Date:

3.10.19

## Moreton Bay Regional Council

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

Att: Linda Tait  
Development Services

Dear Sir/Madam

MORETON BAY  
REGIONAL COUNCIL

2nd October 2019

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

OBJID:

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Name: Robyn Radford

Address: 30 Westbrook St Woody Point

Signature: RARadford

Date: 3/10/19

# Moreton Bay Regional Council

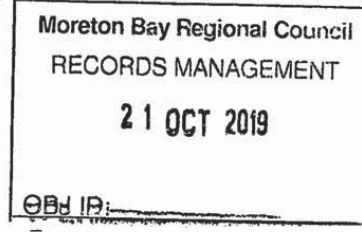
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12th October 2019

The Chief Executive Officer  
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PO Box 159  
CABOOLTURE QLD 4510

Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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## Moreton Bay Regional Council

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 (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

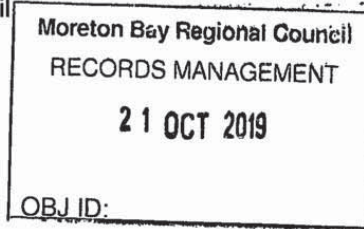
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Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

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

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

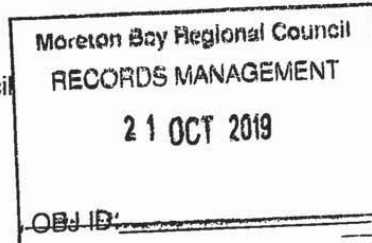
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Scanned By:jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

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

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## Moreton Bay Regional Council

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Name: Pamela DRIVER

Address: 4/3 EVELINE ST, MARGATE QLD 4019

Signature: 

Date: 19-10-19



# Moreton Bay Regional Council

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 (Cont.)

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

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

3 Alfred St  
Woody Point Qld 4019

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

REDCLIFFE CUSTOMER  
SERVICE CENTRE



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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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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



12th October 2019

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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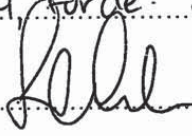
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Name: Tamera Sherlock

Address: 4, Forde St Kippa-Ring

Signature: 

Date: 13/10/19

# Moreton Bay Regional Council

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PO Box 159  
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MORETON BAY  
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21 OCT 2019

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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 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: Sue Wise

Address: 136 Maine Rd, Clontarf Qld 4019

Signature: Sue Wise

Date: 19/10/2019



## Moreton Bay Regional Council

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 (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



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

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 (Cont.)

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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: GRAHAM BUCKLEY

Address: UNIT 25/ 36 WOODCLIFFE CRES. WOODY POINT, 4019.

Signature: Graham Buckley

Date: 18TH OCT. 2019

# Moreton Bay Regional Council

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 (Cont.)

Scanned By: jessicasoutham@MBRCDOM 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

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

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 (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

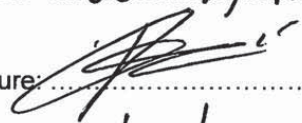
Name:

Hali! Acar Ogulu

Address:

35 Alfred St Woody Point 4019

Signature:



Date:

3/10/19

## Moreton Bay Regional Council

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 (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



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**  
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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.

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

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 (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:

PETRIE MORTIMER

Address:

13 ANNIE ST. WOODY POINT

Signature:

J. Mortimer

Date:

13.10.2019

## Moreton Bay Regional Council

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 (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  
RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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Yours faithfully

Name: GRAEME SPENCER

Address: 55/36 WOODCLIFFE CRESC. WOODY POINT.

Signature: \_\_\_\_\_

Date: 15/10/19

## Moreton Bay Regional Council

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 (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



Dear Linda

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## Moreton Bay Regional Council

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 (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: DAVID WALKER

Address: 45 KATE STREET WOODY PT

Signature: 

Date: 13.10.19

## Moreton Bay Regional Council

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 (Cont.)

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2nd October 2019

MORETON BAY  
REGIONAL COUNCIL

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

Moreton Bay Regional Council

RECORDS MANAGEMENT

21 OCT 2019

OBJ ID:

Dear Linda

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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!!!!



## Moreton Bay Regional Council

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 (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: Jana Van der Draai

Address: 4/20 Lilla St Woody point 4019

Signature: Janavanddraai

Date: 4/10/19

## Moreton Bay Regional Council

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 (Cont.)

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MORETON BAY  
REGIONAL COUNCIL

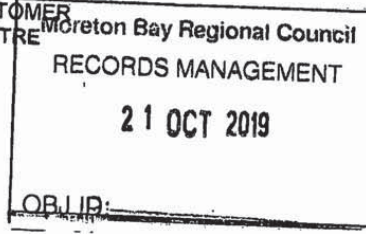
4th October 2019

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!!!!



## Moreton Bay Regional Council

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 (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 HAYNES

Address: 5 PEPPERINA COURT NALANGBA LISA

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

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 (Cont.)

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

3rd October 2019

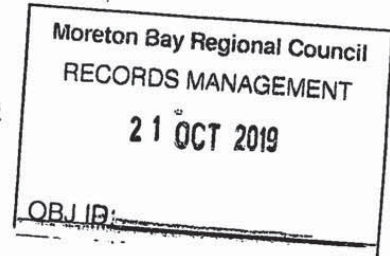
The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510

Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE



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

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 (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: CHRISTINE BETHRENS

Address: 4-12 KATE ST WOODY POINT

Signature: CBethrens

Date: 4-10-19

## Moreton Bay Regional Council

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 (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



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

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 (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

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 (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

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

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 (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

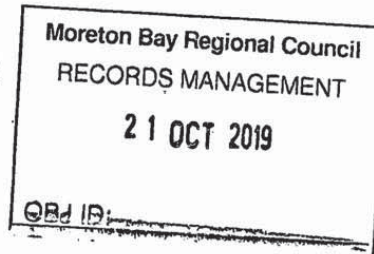
# Moreton Bay Regional Council

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 (Cont.)

Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 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



## Moreton Bay Regional Council

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 (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

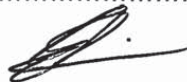
Name:

ERNIE BRANSON

Address:

12 HERNA & SCARBOROUGH

Signature:



Date:

20 / 10 / 19



## Moreton Bay Regional Council

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 (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

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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I/we object on the following grounds/reasons:

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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 (Cont.)

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Yours faithfully

Name: ALISON HAYNES

Address: 5 PEPPERINA COURT NARANGST 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

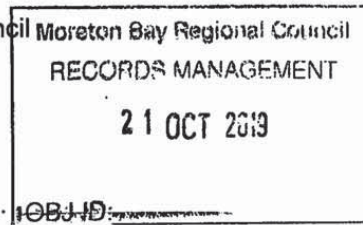
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Name: X CHRIS LARSEN

Address: X 6/10 KATE ST

Signature: X C. G. Larsen

Date: X 12-10-2019

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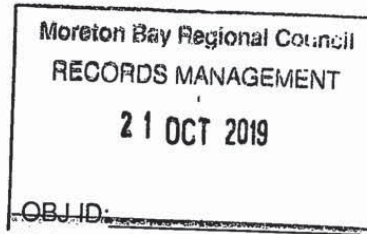
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Name: Barend & Shirley Boschma

Address: U77/36 Woodcliffe Cres. WOODY POINT Q 4019

Signature:  

Date: 21/10/19

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Name:

Leanne Sharp

Address:

54/36 Woodcliffe Crescent  
Woody Point

Signature:

Sharp

Date:

19/10/19

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Name:

Morgan Wilson

Address:

10 Kate St Woody Point

Signature:

Morgan Wilson

Date:

17/10/2019

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# STOP

# OVER DEVELOPMENT IN WOODY POINT VILLAGE

# ACT NOW!



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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

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 (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



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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## Moreton Bay Regional Council

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Yours faithfully

Name: Donna Roberts

Address: 2/10 Kate St

Signature: [Signature]

Date: 18/10/19



# Moreton Bay Regional Council

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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



MORETON BAY  
REGIONAL COUNCIL  
21 OCT 2019  
REDCLIFFE CUSTOMER  
SERVICE CENTRE

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Name: Genevieve Milne

Address: 6 Waratah Drive Cronterf

Signature: Genevieve Milne

Date: 19-10-19

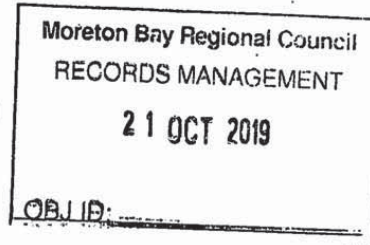


## Moreton Bay Regional Council

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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**



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: 

Date: 19/10/19



## Moreton Bay Regional Council

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

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

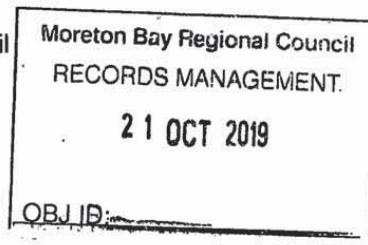
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Scanned By: jessicasoutham@MBRCDOM On: 22/10/2019 AM Moreton Bay Regional Council

12th October 2019

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

**Att: Linda Tait  
Development Services**



**MORETON BAY  
REGIONAL COUNCIL**

18 OCT 2019

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Name:

Michael Phillips

Address:

15 Freshwater Creek rd Margo Hill 4509

Signature:

[Signature]

Date:

14/10/2019



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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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RECEIVED  
FEB 10 1964  
U.S. AIR FORCE  
OFFICE OF THE  
JOINT CHIEFS OF STAFF  
WASHINGTON, D.C.



## Moreton Bay Regional Council

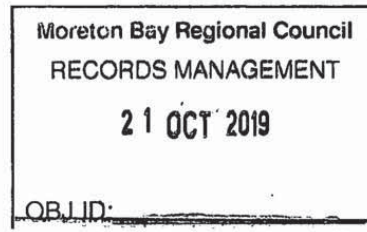
ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

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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Yours faithfully

Name: MIKE & Kim HENNEKER

Address: 31/36 WOODCLIFFE CRESCENT WOODY POINT

Signature:  

Date: 17/10/19



## Moreton Bay Regional Council

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 (Cont.)

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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

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

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Yours faithfully

Name: LEA SPENCER

Address: 55/36 WOODCLIFFE CRES. WOODY POINT

Signature: [Signature]

Date: 15/10/19



# Moreton Bay Regional Council

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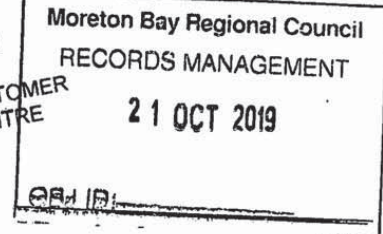
Att: Linda Tait  
Development Services

MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

2nd October 2019



Dear Sir/Madam

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Yours faithfully

Name:

STEVE WOOD

Address:

27 Townsend St, Brighton

Signature:



Date:

3/10/19



## Moreton Bay Regional Council

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Name: Karen Morris  
Address: 18 Hill Rd Chontarf  
Signature: Karen Morris  
Date: 3/10/19



# Moreton Bay Regional Council

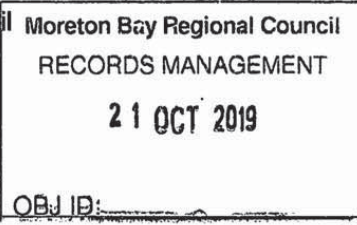
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4th October 2019

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Development Services



MORETON BAY  
REGIONAL COUNCIL

21 OCT 2019

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Name: MR MICHELLE FRANKLIN PETER FRANKLIN

Address: 33/36 WOODCLIFFE CR WOODYPOINT

Signature:  

Date: 19 OCT 2019



## Moreton Bay Regional Council

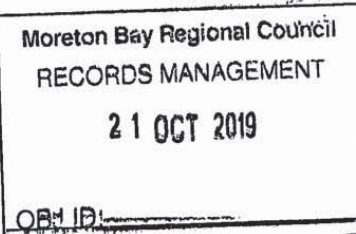
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12th October 2019

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PO Box 159  
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Att: Linda Tait  
Development Services



MORETON BAY  
REGIONAL COUNCIL

18 OCT 2019

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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: Cathy Avery

Address: 12 Walter G. Morrison Drive

Signature: [Signature]

Date: 14/10/19



## Moreton Bay Regional Council

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 (Cont.)

Scanned By: jessicasoutham@MBRCDOM 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

18 OCT 2019

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Moreton Bay Regional Council  
RECORDS MANAGEMENT

21 OCT 2019

Att: Linda Tait  
Development Services

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

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 (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



## Moreton Bay Regional Council

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*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 (Cont.)*

**Linda Tait**

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**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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## Moreton Bay Regional Council

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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 (Cont.)

**Linda Tait**

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**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



## Moreton Bay Regional Council

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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 (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!!!!

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## Moreton Bay Regional Council

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 (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.

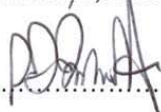

The amended/proposed development would exacerbate parking issues, due to the lack of parking provisions for **their** visitors and patrons to their food and beverage facility.

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



## Moreton Bay Regional Council

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 (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**

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

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 (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: Rhoda Wedd  
Address: 6 Weston St, Kippa-Ring  
Signature: R Wedd  
Date: 19-10-2019



## Moreton Bay Regional Council

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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 (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

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 (Cont.)

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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



## Moreton Bay Regional Council

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 (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

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 (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 Tramore St Margate

Signature: 

Date: 20.10.19



# Moreton Bay Regional Council

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 (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.

## Moreton Bay Regional Council

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*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 (Cont.)*

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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 on the left is a stylized 'R' with a horizontal line through it. The second signature on the right is more complex, featuring a large loop and several horizontal strokes.

Richard Dykes and Amelia Dykes



## Moreton Bay Regional Council

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*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 (Cont.)*

**Linda Tait**

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**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

# Moreton Bay Regional Council

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 (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.



## Moreton Bay Regional Council

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 (Cont.)

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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

# Moreton Bay Regional Council

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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 (Cont.)

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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



## Moreton Bay Regional Council

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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 (Cont.)

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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

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# Moreton Bay Regional Council

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 (Cont.)

Scanned By: schulzke@MBRC.COM 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

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 (Cont.)

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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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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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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: 

Date: 17/10/19



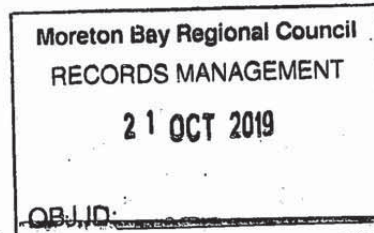
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The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510

Att: Linda Tait  
Development Services



4th October 2019

Dear Linda

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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:

J. LEA + K. LEA

Address:

7 SVERIGE CARP  
NEWPORT 4020

Signature:

[Handwritten signature]

Date:

15/10/19

## Moreton Bay Regional Council

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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 (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

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- 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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## Moreton Bay Regional Council

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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 (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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## Moreton Bay Regional Council

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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 (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!!!!

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## Moreton Bay Regional Council

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 (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.

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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: LEONARD JOSEPH WEIS

Address: 50/36 WOODCLIFFE CRESCENT, WOODY POINT, 4019

Signature: 

Date: 18-10-2019

## Moreton Bay Regional Council

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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 (Cont.)

**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](#)

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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*

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## Moreton Bay Regional Council

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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 (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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## Moreton Bay Regional Council

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 (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:

M. Campbell

Address:

11/36 Woodcliffe Cres, Woody Point  
QLD 4019

Signature:

M. Campbell

Date:

4 Oct 2019



## Moreton Bay Regional Council

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*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 (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.

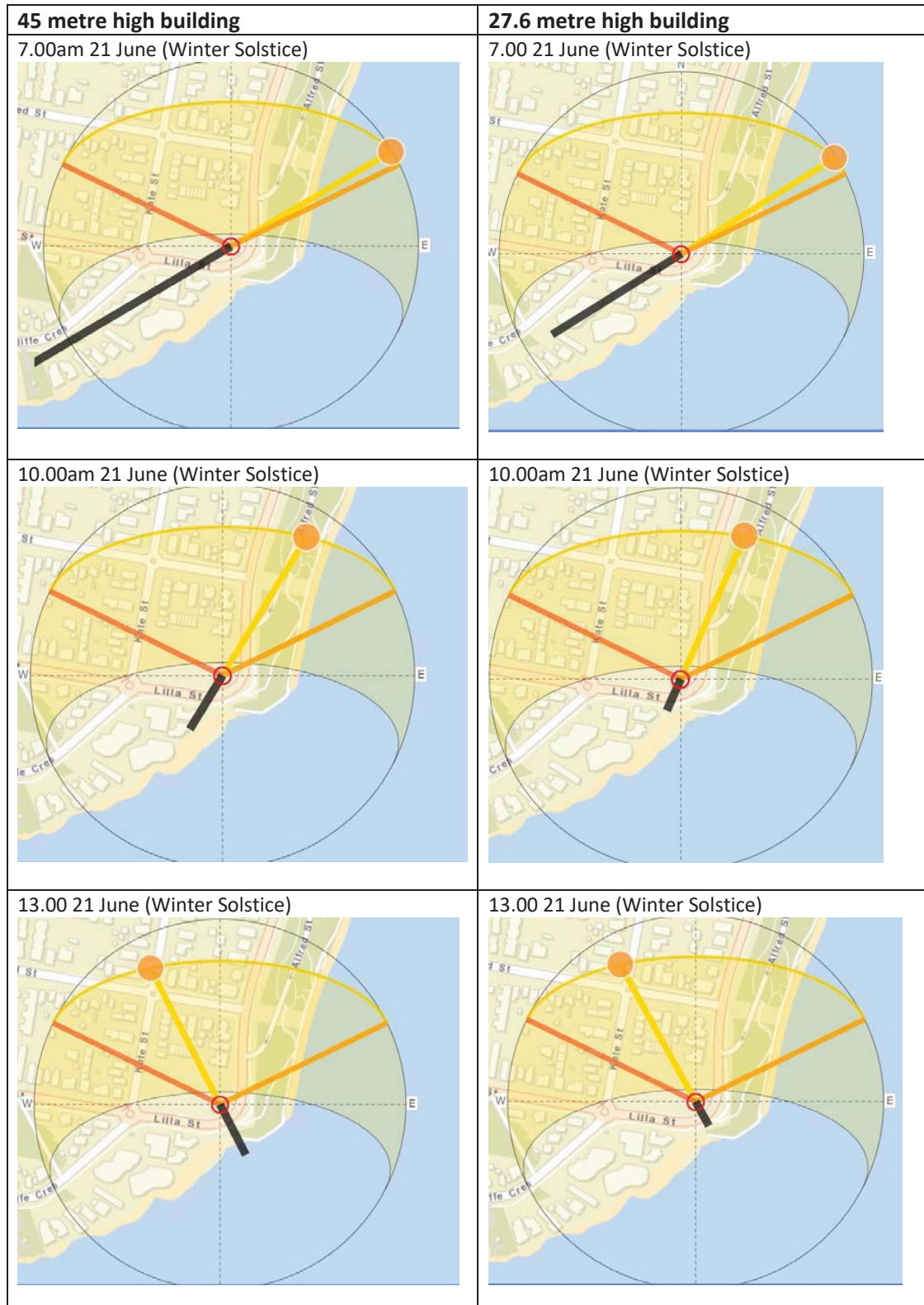
By 13.00 the shadow from the 45 metre building will shadow the Gayundah wreck, a significant heritage feature and major draw card for tourism to the local area.

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## Moreton Bay Regional Council

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 (Cont.)

**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>



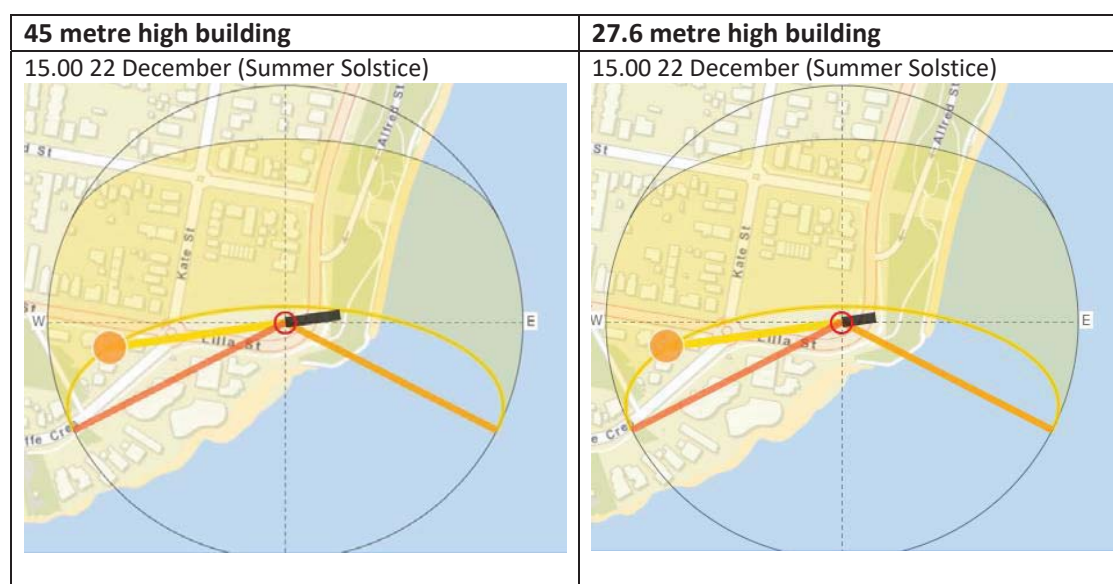
ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

## 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/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 (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**



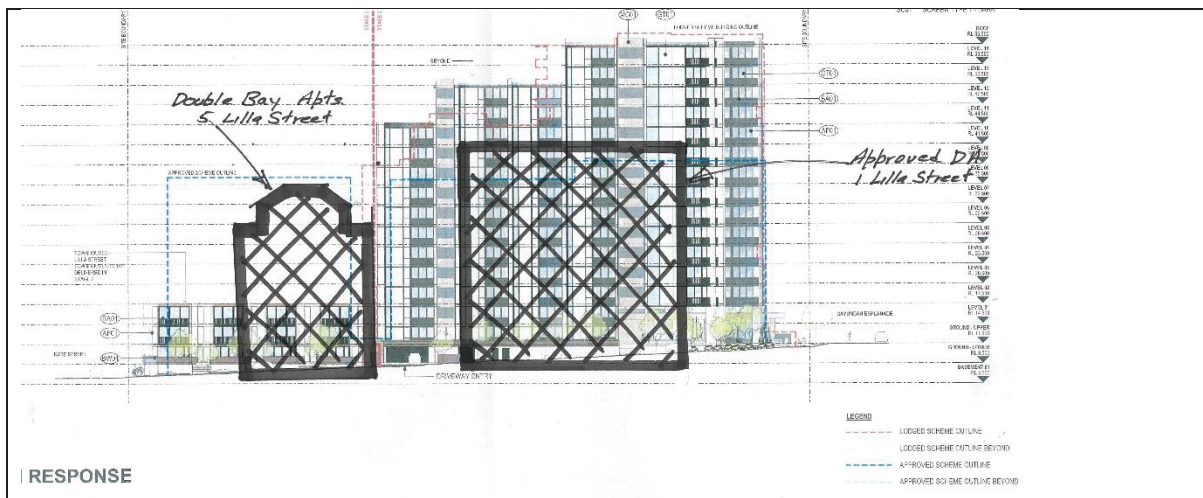
**More realistic view from Front of Double Bay Apartments, 5 Lilla Street, Woody Point**





ITEM 2.1 - DA/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 (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**



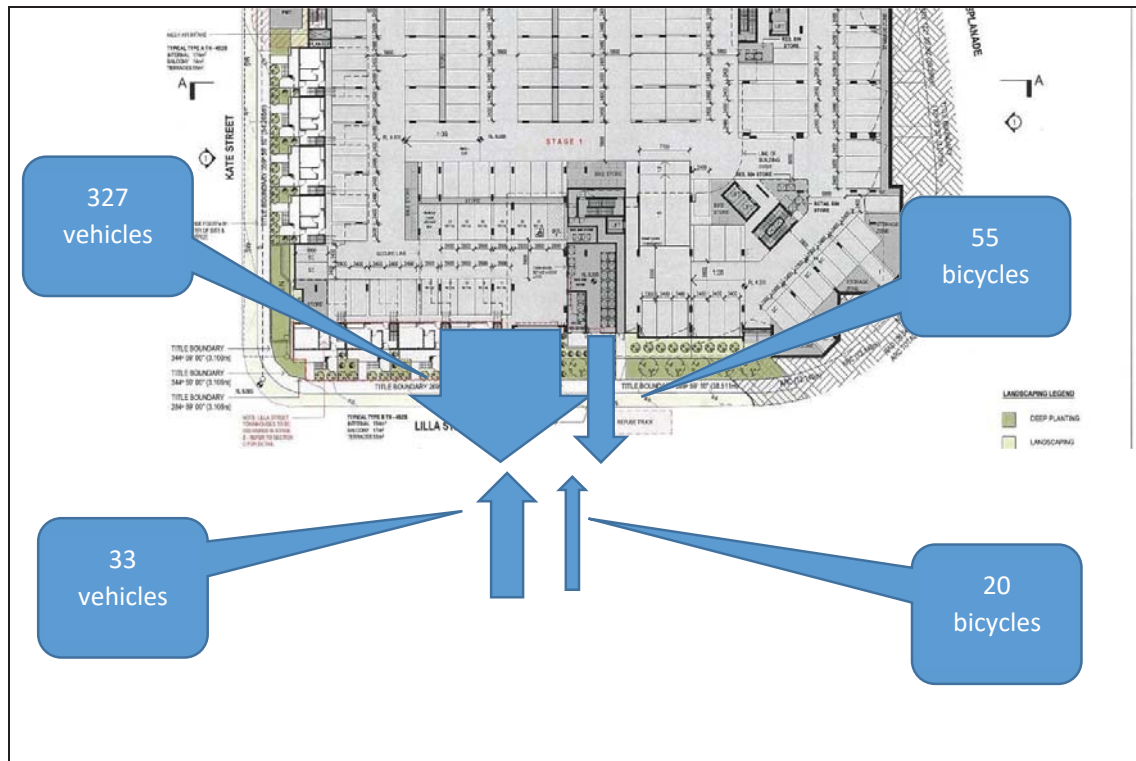
## Vehicle ingress and egress onto Lilla Street for 327 vehicles and 55 bicycles.

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/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 (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.**





## Moreton Bay Regional Council

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*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 (Cont.)*

**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

## Moreton Bay Regional Council

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*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 (Cont.)*

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



## Moreton Bay Regional Council

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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 (Cont.)

**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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## Moreton Bay Regional Council

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 (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!!!!



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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: BARRY GARBUTT

Address: 7/36 WOODCLIFFE CRES WOODY POINT QLD 4019

Signature: B. Garbutt

Date: 15/10/2019

## Moreton Bay Regional Council

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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: LOY & GEORGE LATIMER

Address: 46/36 Woodcliffe Cres

Signature: L. O. Latimer

Date: 15<sup>th</sup> October 2019.

## Moreton Bay Regional Council

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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.

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Yours faithfully

Name: WENDY GARBUTT

Address: 7/36 WOODCLIFFE CRES WOODY POINT 84019

Signature: W Garbutt

Date: 15/10/2019

## Moreton Bay Regional Council

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**Linda Tait**

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**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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Moreton Bay Regional Council

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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	<div>Dwelling unit</div> <div>Home based business</div> <div>Multiple dwelling</div> <div>Residential care facility</div> <div>Retirement facility</div> <div>Rooming accommodation</div> <div>Short-term accommodation</div>	<div>Medium and high density housing including apartments, plexes, row or terrace housing, townhouses and managed communities</div> <div>Minimum site density of 45 dwellings per hectare (75 dwellings per hectare in particular localities)</div> <div>Building height between 8.5 metres and 27 metres</div>
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<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



## Moreton Bay Regional Council

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 (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**

## Moreton Bay Regional Council

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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 (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

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## Moreton Bay Regional Council

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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 (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

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 (Cont.)

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

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 (Cont.)

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

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 (Cont.)

Scanned By: On: 17/10/2019 AM Moreton Bay Regional Council

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!!!!



## Moreton Bay Regional Council

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 (Cont.)

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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: Hidge Spice

Address: Unit 5 / 82 Oxley Avenue, Woody Point 4019

Signature: [Signature]

Date: 11/10/19

## Moreton Bay Regional Council

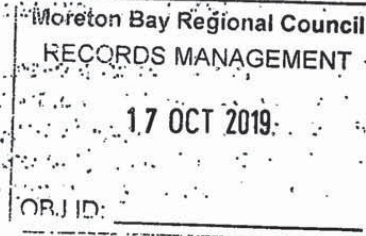
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Scanned by: On: 17/10/2019 AM Moreton Bay Regional Council

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**  
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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!!!!



## Moreton Bay Regional Council

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 (Cont.)

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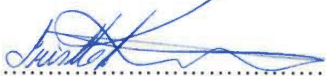
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We put our faith in the Moreton Bay Council that they make the right decision by rejecting this application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

Yours faithfully

Name: 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.

## Moreton Bay Regional Council

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Scanned By: costigana@MBRCDOM On: 16/10/2019 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  
RECORDS MANAGEMENT

Att: Linda Tait  
Development Services

16 OCT 2019

OBJ ID: \_\_\_\_\_

MORETON BAY  
REGIONAL COUNCIL

16 OCT 2019 

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

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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: John Dare

Date: 15.10.2019

## Moreton Bay Regional Council

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 (Cont.)

Scanned By: costigana@MBRCDOM On: 16/10/2019 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



MORETON BAY  
REGIONAL COUNCIL

16 OCT 2019 *Ce*

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Dear Linda

### SUBMISSION OF OBJECTION TO PROPOSED DEVELOPMENT APPLICATION

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## Moreton Bay Regional Council

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 (Cont.)

Scanned By: costigana@MBRCDOM On: 16/10/2019 PM Moreton Bay Regional Council

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Yours faithfully

Name: ELAINE DARE

Address: 1a 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

Att: Linda Tait  
Development Services

Dear Linda

MORETON BAY  
REGIONAL COUNCIL

14 OCT 2019 *AL*

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Moreton Bay Regional Council  
RECORDS MANAGEMENT

15 OCT 2019

OBJ ID: \_\_\_\_\_

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**  
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Scanned By: NaomiSteel@MBRCDOM On: 15/10/2019 PM Moreton Bay Regional Council

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## Moreton Bay Regional Council

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Scanned By:NaomiSteel@MBRCDOM On: 15/10/2019 PM Moreton Bay Regional Council

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Yours faithfully

Name:

WENDY BLANDFOLD

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## Moreton Bay Regional Council

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 (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

Moreton Bay Regional Council

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 (Cont.)

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 

REDCLIFFE CUSTOMER  
SERVICE CENTRE

Att: Linda Tait  
Development Services

Dear Linda

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DEVELOPMENT APPLICATION**

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## Moreton Bay Regional Council

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Scanned By: Naomi Steele MBRC DOM 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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.....  
Address:

11 CAROLINE ST WOODY POINT.

.....  
Signature:

Madeline Canby

.....  
Date:

11/10/2019

## Moreton Bay Regional Council

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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 (Cont.)

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

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Scanned By:NaomiSteel@MBRCDOM 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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Scanned By:NaomiSteel@MBRCDOM On: 14/10/2019 AM Moreton Bay Regional Council

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Yours faithfully

Name: WILLIAM HENRY WELCH

Address: UNIT 14/36 WOODCLIFFE CRESCENT, WOODY POINT 4019.

Signature: W.H. Welch

Date: 11/10/2019

# Moreton Bay Regional Council

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 (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  
SERVICE CENTRE

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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: TONI - MARGE WELCH

Address: 74/36 WOODCLIFFE CRESC WOODY POINT

Signature: J. M. Welch

Date: 11/10/19

## Moreton Bay Regional Council

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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 (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

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## Moreton Bay Regional Council

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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 (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 .....

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## Moreton Bay Regional Council

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*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 (Cont.)*

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## Moreton Bay Regional Council

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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 (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.

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## Moreton Bay Regional Council

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 (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





## Moreton Bay Regional Council

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 (Cont.)



# Moreton Bay Regional Council

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 (Cont.)

Scanned By: costigana@MBRCDOM 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

Moreton Bay Regional Council  
RECORDS MANAGEMENT

11 OCT 2019

OBJ ID: \_\_\_\_\_

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



## Moreton Bay Regional Council

*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 (Cont.)*

Scanned By: costigana@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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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 (Cont.)

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

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# Moreton Bay Regional Council

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 (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.



## Moreton Bay Regional Council

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 (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](http://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





# Moreton Bay Regional Council

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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 (Cont.)

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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

## Moreton Bay Regional Council

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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 (Cont.)

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### 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.



## Moreton Bay Regional Council

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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 (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**

## Moreton Bay Regional Council

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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 (Cont.)

**Linda Tait**

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**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





## Moreton Bay Regional Council

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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 (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.

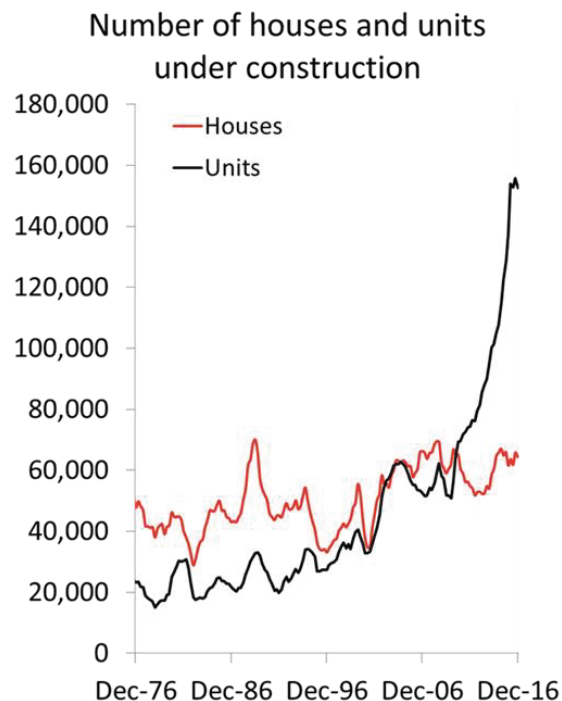
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## Moreton Bay Regional Council

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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 (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

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 (Cont.)

Scanned By:TYRRELL@MBRCDOM 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**

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The grounds & reasons for our decision to support the proposal are outlined below:-

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## Moreton Bay Regional Council

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 (Cont.)

Scanned By: TYRRELL@MBRCDOM On: 09/10/2019 AM Moreton Bay Regional Council

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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

---

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 (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,

### **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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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

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**

Paul Wheeler

**Address**

18 Adams Rd  
Cashmere Q 4500

# Moreton Bay Regional Council

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 (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,

**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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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



## Moreton Bay Regional Council

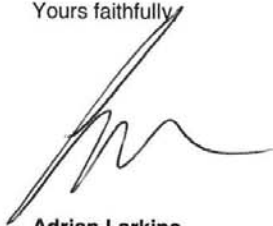
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Yours faithfully



**Adrian Larkins**  
24 Marigold Street  
Margate



**Jennie Grove**  
24 Marigold Street  
Margate

## Moreton Bay Regional Council

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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 (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**

#### **DEVELOPMENT APPLICATION: REQUEST TO CHANGE (OTHER) MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING & FOOD AND DRINK OUTLET**

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- It will provide jobs for the economy
- It will provide work for me and other employees

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Yours faithfully,



**Name**

Trent Michel

**Address**

12 Taabinga St  
Wavell Heights Q 4012



# Moreton Bay Regional Council

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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 (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

Dear Linda,

## **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.

## Moreton Bay Regional Council

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---

- Construction will provide jobs for the economy and support families locally
- An increase in population will go a long way to supporting struggling local businesses in Woody Point, Margate and Redcliffe.

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 0412 552830.

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Brad Flynn  
502/99 Marine Parade,  
Redcliffe, 4019  
brad@businessmentored.com



# Moreton Bay Regional Council

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 (Cont.)

Scanned By: TYRRELL@MBRCDOM On: 08/10/2019 AM Moreton Bay Regional Council



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

Dear Linda,

## **SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

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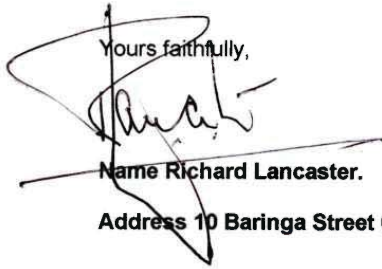
ITEM 2.1 - DA/16702/2007/VCHG/3 - REQUEST TO CHANGE (OTHER) - MATERIAL CHANGE OF USE FOR MULTIPLE DWELLINGS (158 DWELLINGS) AND FOOD AND DRINK OUTLET LOCATED AT 2 & 8 GAYUNDAH ESP, WOODY POINT - DIVISION 6 (Cont.)

Scanned By:TYRRELL@MBRCDOM On: 08/10/2019 AM Moreton Bay Regional Council

---

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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*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 (Cont.)*

**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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# Moreton Bay Regional Council

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 (Cont.)

---

Matthew Driessen  
5 Kippa St Kippa-ring  
hmmonkomo@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,

## **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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## Moreton Bay Regional Council

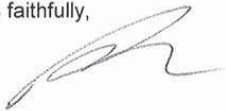
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---

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 07 3283 9300.

Yours faithfully,



**Name - Matthew Driessen**

**Address – 5 Kippa St Kippa-Ring**

## Moreton Bay Regional Council

---

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 (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](#)

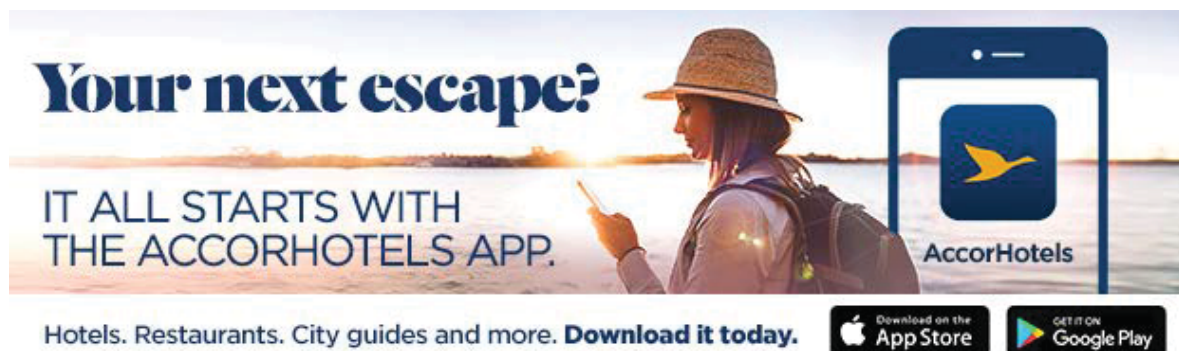
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Hi Linda

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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# Moreton Bay Regional Council

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 (Cont.)

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

Dear Linda,

## **SUBMISSION IN SUPPORT OF PROPOSED DEVELOPMENT**

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The building will enhance the area and an otherwise derelict site.

Construction will provide jobs for the economy and support families locally

## Moreton Bay Regional Council

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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 (Cont.)

---

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



## Moreton Bay Regional Council

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 (Cont.)

**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.

## Moreton Bay Regional Council

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 (Cont.)





## Moreton Bay Regional Council

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>>>> 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/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 (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.



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*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 (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.

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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 (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.



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*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 (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.

## Moreton Bay Regional Council

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*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 (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.

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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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## Moreton Bay Regional Council

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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 (Cont.)

**From:** [Ryan Elson](#)  
**To:** [MBRC Incoming Mail](#); [inda.tait@moretonbay.qld.gov.au](mailto:inda.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,

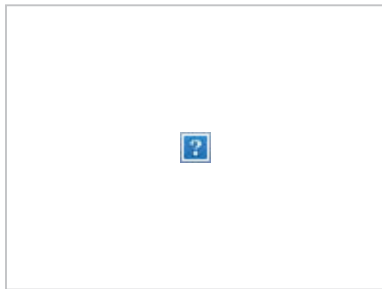
Please see attached submission.

**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](#)

## Moreton Bay Regional Council

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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 (Cont.)

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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





# Moreton Bay Regional Council

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 (Cont.)

Scanned By: JessicaSoutham@MBRCDOM 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  
DWELLING & FOOD AND DRINK OUTLET**

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APPLICATION NUMBER: DA/16705/2007/VCHG/3**

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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.



- 3 OCT 2019  
CABOOLTURE CUSTOMER  
SERVICE CENTRE

## Moreton Bay Regional Council

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 (Cont.)

Scanned By: JessicaSoutham@MBRCDOM 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**



# Moreton Bay Regional Council

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 (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) 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 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

## Moreton Bay Regional Council

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*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 (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**



# Moreton Bay Regional Council

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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 (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

## Moreton Bay Regional Council

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*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 (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



# Moreton Bay Regional Council

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 (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)  
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE  
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The grounds & reasons for our decision to support the proposal are outlined below:-

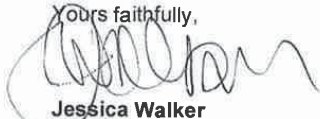
This location was previously used as an entertainment venue/pub and will provide useable and needed commercial spaces and restaurants.

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

# Moreton Bay Regional Council

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 (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 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,



Ian Walker  
11 Cambria Court, Newport, Q 4020



# Moreton Bay Regional Council

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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 (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**

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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 an 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 a favourable decision by the Council. This sort of development would enhance the area.

Yours faithfully,

Darin Wilson



## Moreton Bay Regional Council

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*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 (Cont.)*

---

**MUST INCLUDE SIGNATURE**

**Name**

**Darin Wilson**

**Address**

**3 Trout beck Court Alexandra Hills Qld 4157**



# Moreton Bay Regional Council

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 (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)  
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 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.

## Moreton Bay Regional Council

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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 (Cont.)

---

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**