

Troy Carriage & Zoe Baumgart

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17/03/2025

Gladstone Regional Council

Assessment Manager

PO Box 29

Gladstone, QLD, 4680

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To the Assessment Manager,

Subject: Objection to Development Approval for 133 Oaka Lane & 200 Goondoon Street,
Gladstone Central application reference DA/1/2025.

I am writing to formally express my strong objections to the proposed development approval for 133 Oaka Lane and 200 Goondoon Street Gladstone Qld as outlined in application DA/1/2025. As a concerned adjoining property owner and resident, located at 202 Goondoon street, I have reviewed the proposal and identified several significant concerns regarding its potential adverse impacts on myself and the neighbourhood, and its compatibility with existing infrastructure.

As a neighbouring resident, the proposal directly affects our privacy, not to mention destroying our sought-after water views and outlook of the Harbour. The main reason for purchasing this property back in 2009 was the harbour views that were desirable to us, which we will no longer be able to enjoy with the height of 8.5m. Also, with the height of 8.5m, it gives the residents of the new building every ability to be able to look directly into my yard and house. Our house has been designed in such a way, it has always been a real sanctuary full of privacy, until now. If this development is to go ahead, it will substantially negatively affect the value of my property and the ability to sell it in the future.

I am also deeply concerned on the demographic of people that will be residing in the development next door. Its not clear as to what the proposed development will be used for. Will this be flooded with different people coming and going all the time and, not to mention all hours of the day and night. Currently this street is filled with a majority of mature home owners, meaning we don't have people having late night parties and the music turned up all day and night, I would indeed like to keep it this way. There is potential for quite a lot of noise to come from such a large complex with so many rooms. I have children, one of which lives with a lifelong disability, it is my job as a parent to keep them both safe. I have done my best to provide a fully fenced yard to keep my son in, I don't need people peering into our backyard.

The proposed building will strain the existing traffic and infrastructure in the area, this street is the main street, it is already busy as a main thoroughfare for those on their way to and from work, not forgetting the amount of busy schools in the area, with one of those congested crossings no more than 100m down the road on Goondoon street (Start of the Sea Primary School). There is no street frontage for any visitor parking, so I'm extremely concerned this will impact my street frontage and people parking in front of my house, which is already used by myself for parking and others visiting our property.

I appreciate your attention to this matter and trust that the Planning Department will act in the best interest of the community. I look forward to receiving updates on the progress of this application and any further opportunities for community input.

Yours sincerely

Troy Carriage & Zoe Baumgart

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To the Assessment Manager,

Subject: Objection to Development Approval for 133 Oaka Lane & 200 Goondoon Street,
Gladstone Central application reference DA/1/2025.

I am writing to formally object to the proposed development approval for 133 Oaka Lane, Gladstone, QLD as outlined in the application DA/1/2025 submitted by Zone Planning Group. As an adjoining neighbour to the development, I have several concerns regarding the potential impact of this development on my property and the surrounding neighbourhood.

1 - The proposed development will directly obstruct the views of neighbouring properties, which will negatively impact the enjoyment and value of homes. As a resident, I have chosen to live in this area, in part because of the scenic views, of both the ocean and city, the size of this development will completely obstruct all views to the north and city landscape. With the obstruction of views will also come a complete absence of privacy with the top 2 levels of the proposed accommodation having a direct view into private yard space.

2 – As a residential neighbourhood with owners and long-term rental tenants, the addition of rooming accommodation may pose a security risk to the area with an influx of a transient population. This increased population may also cause noise pollution which may disturb the peace and quiet of the neighbourhood, as well as increased traffic which may cause congestion in already narrow local streets.

Additionally, the development could negatively affect property values in the area, making it less attractive for potential buyers and reducing the investment value for current homeowners.

I urge the assessment manager to carefully review the objections raised in consideration of approving this development. I believe that alternative solutions should be explored to address the needs of both the developer and the residents.

Thank you for your attention to this matter. I look forward to your response and hope that these concerns will be taken into account.

Yours sincerely,

Brodie Duldig

