

From: Info (Mailbox)
Sent: Sun, 31 Aug 2025 22:20:04 +0000
To: Planning (Mailbox)
Subject: Submission of proposed development DA 34 2025
Attachments: Council Submission of land development proposal DA 34 2025 .docx

Please find below email received. Please note, this has not been registered in ECM.

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Regards



Amy Ross

Records Management Officer
Finance Governance and Risk

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Gladstone Regional Council would like to acknowledge the traditional custodians of this land, the Byellee, the Gooreng Gooreng, the Gurang and the Taribelang Bunda people. We pay respect to their Elders past, present and emerging. Gladstone Regional Council is committed to cultivating a culture of inclusion and connectedness, acknowledging that our communities are richer when diversity is embraced.

From: Graeme Willis <Graeme.Willis@downergroup.com>
Sent: Friday, August 29, 2025 5:25 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Cc: Graeme Willis <Graeme.Willis@Downergroup.com>; Emily-Jo Willis <emyjowillis88@gmail.com>
Subject: Submission of proposed development DA 34 2025

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To Whom it may concern ,

Please see attached submission for Gladstone Regional Councils review on proposed development of lot 500 SP 252863

Thanks and I look forward to constructive communication on the concern in the attached

Graeme Willis
Mechanical Supervisor
Energy and Utilities



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Downer

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To: Gladstone Regional Council
RE: *Development Application DA/34/2025 – Awoonga Country Estate Stage 3*
From: Graeme David Willis
Property: *Lot 10, Stage 1, Awoonga Country Estate*
Date: 28/08/2025

Dear Sir/Madam,

I am writing in relation to the **public notification for Development Application DA/34/2025**, which outlines the proposed Stage 3 development of the Awoonga Country Estate. As the registered owner of **Lot 10 in Stage 1**, I would like to provide feedback regarding the development — specifically relating to **stormwater management** on and around **Lots 47 and 48**, which directly adjoin my rear boundary.

Firstly, I would like to clarify that I am **not opposed to the development**. I support the continued growth of the estate. However, I wish to raise a concern about the **potential redirection or accumulation of stormwater runoff** that could affect Lot 10 and surrounding lots on the downhill side of Stage 1.

In Stage 2 of the estate (specifically Lots 35, 36, and 37), I note the inclusion of a **dedicated easement** accommodating a **large spoon drain**, which appears to be designed to **capture and divert water** effectively towards nearby natural watercourses. This has clearly helped protect properties in Stage 1 — including **Lots 11, 12, and 13** — from flooding or excessive surface runoff.

Given that **Lots 47 and 48 in the proposed Stage 3** development will back directly onto **Lot 10**, I respectfully request that council provide clarification on the following:

- Whether a **similar drainage easement** or infrastructure will be incorporated along the rear boundary of Lots 47 and 48;
- How stormwater from these proposed lots will be managed to ensure **no adverse impacts** to existing properties in Stage 1;
- Whether **council conditions of approval** will require engineering solutions equivalent to those used in Stage 2.

I would personally recommend the inclusion of a **10-metre easement** along the shared rear boundary between Lots 47 and 48 and the Stage 1 lots, incorporating a spoon drain or similar catchment system to **redirect water flow away from Lot 10** and adjacent properties.

Thank you for the opportunity to provide this feedback. I would appreciate being kept informed of any updates or decisions related to this matter.

Yours sincerely,
Graeme David Willis
Lot 10, Awoonga Country Estate

Gdw87@hotmail.com Ph - 0417315161

