

Chief Executive Officer

Charters Towers Regional Council

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CHARTERS TOWERS QLD 4820

Submission Against Development Application MCU2024/0006 for Rural Workers Accommodation @ [56 Picnic Creek Road, Broughton QLD 4820](#). Dated 16/09/2024.

As a property owner in the area, I have a number of concerns about the impact of this proposed "Workers Accommodation" and also the potential for this into future development if this was approved.

This type of property development certainly doesn't fit with the current use for the area which are quiet, rural residential homesites with amenities and a safe community.

#### **Concern 1: Safety of children on the road**

I have children who frequent the local school bus which collects them from Broughton Road end of Picnic Creek Road. This requires them to travel on push bikes on the road to and from.

My concern would lie with the increased traffic in the area from the workers accommodation and the possibility of increased population and strangers in the area.

We have already experienced issues in the area with child safety and with our properties being located in a rural neighbourhood this certainly isn't something that we would like to see increased due to this traffic and population. The proposed development is located on a corner bend of the road with restricted access and limited visibility from oncoming traffic.

#### **Concern 2: Potential/Further damage and effect on local services**

Our road is currently in a declining state on Picnic Creek Road, the edges are deteriorating and there is no shoulder on the roadside as it has been washed away in flood times with drainage of water into the local creeks. The increase in traffic from the proposed development would certainly accelerate this deterioration. The culverts are already damaged and rarely maintained and heavy vehicle traffic would cause further damage.

I would also have concerns for our local services being affected by such a dramatic increase in the local population including the quality of our water services, internet services and possibly electricity.

### **Concern 3: Access to the property is not equipped for the development**

At the entrance to 56 Picnic Creek Road, if you inspect, you will note a number of issues-

- \* the visibility to oncoming traffic is limited when travelling down Picnic Creek Road onto Broughton road as this property is on a bend, there is potential for safety risks to other residents with a large amount of traffic entering and exiting the property.
- \* there is already damage to the bitumen in front of the property from the current owners accessing the property with large machinery which did cause the road to be blocked as the culvert was not equipped to have this machinery enter safely.
- \* the construction of this development would also see increased machinery traffic during this period and cause further damage to the already deteriorating road and without proper modification to the culvert to allow access, blockages to the main road for residents.

### **Concern 3: Future development and governance of the use**

It has not been made clear in the proposal what vehicles the workers would be using to access the property and if this would be restricted or any restrictions complied with if it was approved.

I feel that once this was approved there is the potential for the owners to further develop (eg workshop site and operations, machinery storage site) without this being policed by council as we have already noticed the owners move large machinery in and out of the property as well as removable dwellings.

There has already been this issue in the rural residential areas with residents living in shed homes and removable buildings which are not approved as a dwelling, this has not been followed up or actioned by council at any time, however this type of dwelling does fit with the local neighbourhood, commercial activities would not and would cause undue noise (potentially at inappropriate times in the early morning and during the night).

In conclusion, I would like consideration to be taken to decline this application being approved. It is an inappropriate use of the land which is positioned between two residential homes and the access to the property and infrastructure in the area does not support the traffic and population proposed.

Regards,

Bernadette Collins

[185 Picnic Creek Road, Broughton, QLD, 4820](#)

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