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Sent: Wednesday, 11 July 2018 11:37 AM
To: City of Gold Coast mail
Cc: telemachusjewellery@froggy.com.au
Subject: SUBMISSION TO DEVELOPMENT AT 263 REPEATER STATION ROAD,
SPRINGBROOK: LOT 36 RP139816: MCU201800495
Attachments: AV1350L2SUBMISSION.pdf

Development Assessment Manager
Planning and Development
Gold Coast City Council

Dear Sir/ Madam

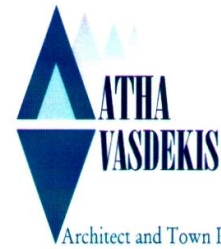
Attached is a submission to a development application at 263 Repeater Station Road Springbrook.

Regards,

Atha Vasdekis
Town Planning Consultant
14 Percival Terrace
Holland Park 4121
PH 07 33942768

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Council of the City of Gold Coast
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11 July 2018

AV1350L2SUBMISSION

Gold Coast City Council
City of Gold Coast
PO Box 5042
GCMC 9729

Dear Sir/ Madam,

SUBMISSION TO INDUSTRIAL DEVELOPMENT AND LAND CLEARING AT 263
REPEATER STATION ROAD, SPRINGBROOK: LOT 36 RP139816: MCU201800495

A development application has been made to the Gold Coast City Council applying for an *Undefined use (Commercial groundwater extraction)* at 263 Repeater Station Road, Springbrook. I act on behalf of the adjoining owner who will be directly affected by the impacts of this proposed use.

The onsite activities associated with this application appear to have commenced with extensive excavations, land clearing and construction of retaining walls. These activities have involved considerable traffic, noise, dust and fumes, that are significantly more than what is normally associated with construction for a rural residential activity and that typically would be allowed in this location. There is no dwelling house on the property; therefore, all these activities appear to be associated with a commercially-driven use.

The site is zoned Rural, Rural Landscape and Environmental Precinct and falls within the hinterland core habitat system. It contains remnant vegetation, and significant species have been recorded in the area.

Our assessment of the application is that it should not be supported for the following reasons:

The Use is not Defined

Water is a valuable resource. Commercial water extraction involving pumping from bores, loading water trucks including articulated vehicles up to 8 per day and operating 7 days a week, and transporting the water to the markets would constitute a defined commercial use under the planning scheme. The proposed use, although stated to be *undefined* on the application forms, should be defined as follows under the planning scheme:

Extractive industry: Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.

If the use is not properly defined under the planning scheme and the Planning Act, then how can the Council staff be expected to properly assess this application and apply the required conditions of development?

Purpose of the Zone

The land is zoned Rural, Rural Landscape and Environmental Precinct and falls within the hinterland core habitat system. The proposed use is not considered to be in accordance with the Purpose of this zone. The Proposal is for extraction of spring water for bottling for distribution to a national market and conflicts with the Rural zone Code section 6.2.20.2 (1), (2) and (3) of the planning scheme as follows:

- The Proposal is not for a listed rural use such as Cropping, Intensive horticulture, Intensive animal husbandry, animal keeping and other primary production activity or include a range of sustainable rural production pursuits such as Animal husbandry, Cropping, Animal keeping, Intensive animal industry, Intensive horticulture and wine production.
- The Proposal is not for a type of small scale, compatible non-rural activities where they provide goods and services that directly support the rural community and do not conflict with the landscape character, rural amenity and the long-term use of the land, or adjoining land for rural production pursuits.
- In particular the purpose of the Rural landscape and environment precinct will **not** be achieved through the following additional overall outcomes:
 - The Proposal for an Extractive Industry will impact adversely on the matters of environmental significance, landscape and scenic amenity values of the land because of the extent of clearing, the noise and air quality from establishing an industrial extractive use as well as the number of trucks constantly using the land.
 - The associated noise and traffic will disturb the amenity, natural landscape and matters of environmental significance of the property and adjacent properties on the Hinterland ranges, which contribute to the city's distinct form, visual attractiveness and role as a major tourist destination.

Land Clearing will be Excessive to Accommodate an Industrial Use

The extensive clearing of land would require a cut and filling application, a retaining wall application (the walls appear to be 9 metres or more in height), an application for the clearing of native vegetation and an associated environmental report. The drawings submitted do not outline in sufficient detail how access and egress by 8 loaded water trucks per day from the property will be achieved. There is no structural engineer's design certificate outlining how the access and egress will be achieved on steeply-sloping unstable soil and how the soil will be retained. No contours or levels are provided on the drawings and there is insufficient information regarding how much more clearing will be required to undertake this industrial venture safely.

Traffic safety is a major issue with this application.

Repeater Station Road is narrow, winding and steep. It is essentially a recreational roadway 5.5metres wide without a footpath or sealed shoulder. It provides access to the "Best Of All Lookout" where the road ends. The roadway is used by hikers, motorbikes and cars, as well as the occasional tourist bus. It is not an industrial road capable of taking heavily-loaded industrial vehicles, operating seven days a week.

Neither does the roadway have sufficient width for 2 large vehicles to pass, or for a parked car or for a pedestrian to be accommodated. It is also an area of very high rainfall that affects the quality and maintenance of the road. Steep verges and gorges along the edge of the access road are a danger to motorists and a recipe for serious disaster.

The lodged traffic report does not deal with the safety issues associated with a popular and developing Gold Coast Tourist attraction at the "Best Of All Lookout". Combining this burgeoning tourism use with an industrial use on this roadway will create a conflict and jeopardise road-safety. The traffic report fails to mention the proposed use of loaded articulated vehicles that will be use the site and roadway.

The acoustic report does not deal with impact and brake noises of 10-metre trucks and articulated vehicles accessing and egressing the site daily from 6:30am. These activities will occur just 30metres from the nearest noise sensitive receiving environment.

The Use is Industrial but not supported by Adequate Infrastructure

These are usually located on relatively flat land that is adequately serviced and close to an arterial roadway and remote from residential buildings. This site does not have any industrial zoning, site characteristics or enduring infrastructure (road, electrical etc.) to accommodate the proposed industrial use.

The Use will Set a Dangerous Precedent

Allowing the use will set a dangerous precedent for similar developments to occur along Repeater Station Road at Springbrook. If this use is approved, the Council will be under pressure from other applicants and their possible appeals to the Court to operate similar industrial activities in the local area.

Amenity

This is a serious concern. The locality is essentially a residential and rural retreat in an environmentally-sensitive area that is more suited to eco-tourism than industrial activities. The noise, dust, fumes from this development are already a problem in the local area, for adjoining and adjacent properties. Impact-noise and air-quality are not addressed in the specialised reports.

Need

There is no local need for this facility. Potable water can be obtained from Council sources and from the Hinze Dam from locations designed for that purpose. The applicant wishes to extract spring-water to sell for national distribution by large international companies such as Coca Cola. A local need for this facility cannot be justified so the applicant will be relying on a commercial need for this facility. The site and the supporting road infrastructure are not designed or capable of accommodating such a use or an expansion of such uses if the application is approved. The use will detract and conflict with the peaceful nature of an area of outstanding natural beauty and impose unnecessary constraints on the expansion of tourism and eco-tourism in the local area.

Infrastructure Costs

Council is already struggling to maintain the roadways and bridges to the Springbrook Rainforest area; the main access road from Mudgeeraba to Springbrook has been closed for eighteen months. The narrow and steep roadways and bridges are clearly not up to standard and excessive rainfall plays havoc with the maintenance of road infrastructure. Excessive truck-usage on these roads will make the roads more expensive to maintain. Industrial traffic, as proposed, will destroy the amenity of the area for tourism which is one of the main attractions of the Gold Coast and its hinterland. Electrical infrastructure is not sufficiently fail safe and not designed to accommodate industrial activities.

Conclusion

We anticipate that the above issues will be considered in Council's assessment of the application. We do not wish to appeal the application but this development will seriously change the unique nature of the local area and set a dangerous precedent that Industrial Uses are acceptable in a quiet and environmentally-sensitive area. The above grounds should be considered and the development application should be refused.

I act on behalf of the owner of Lot 37 on RP139816, 249 Repeater Station Road, Mr Telman Lecatsas PO Box 126 Mudgeeraba 4213. PH: 0411421750
Email: telemachusjewellery@froggy.com.au. We would appreciate that any Council correspondence be directed to my client and cc to my email address atha@vasdekis.com.au .

Yours sincerely

A. Vasdekis

Council of the City of Gold Coast
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