

Date: 23 May 2018  
Contact: Julie Carstairs  
Location: City Development  
Telephone: 07 5582 8866  
Your reference:  
Our reference: PN125748/01/DA2  
MCU201800495

Hoffman Drilling Pty Ltd Superannuation Fund  
C/- Michel Group  
PO BOX 2695  
NERANG BUSINESS CENTRE QLD 4211

Dear Sir/Madam

### INFORMATION REQUEST

I refer to the development application lodged by:

Hoffman Drilling Pty Ltd Superannuation Fund  
C/- Michel Group  
PO BOX 2695  
NERANG BUSINESS CENTRE QLD 4211

In relation to development of land/premises described as:

L36 RP139816 : 263 Repeater Station Road Springbrook

Council of the City of Gold Coast (Council) officers have reviewed the development application and supporting information and determined that further information is required to properly assess the application.

Pursuant to [sections 13.2 and 13.3 of the Development Assessment Rules under the Planning Act 2016](#), the applicant may respond to this information request by giving to the assessing authority:

- 1 all of the information requested below; or
- 2 part of the information requested below; or
- 3 part of the information requested below together with a notice advising the assessing authority that it must proceed with the assessment of the application; or
- 4 a notice stating that none of the information requested below will be provided; or
- 5 a notice stating that none of the information requested below will be provided together with a notice advising the assessing authority that it must proceed with the assessment of the application.

You are advised that pursuant to [section 13.1 of the Development Assessment Rules](#), the period for the applicant to respond to this information request is [three \(3\) months](#) of the date of this letter.

[If no response is provided or only part of the information is provided to this request within the three \(3\) month period, Council will continue its assessment of the application based on the information submitted.](#)

It would be in the applicant's best interest to address all of the information requested.

Please note that the provision of sufficient information to properly assess an application is a requirement for a favourable decision.

## INFORMATION REQUEST

### Town Planning

#### 1 Strategic framework and Rural zone code

The proposed use involves the removal of water, a natural resource from the site. As the proposed use 'commercial groundwater extraction' is an undefined use it is required that the applicant demonstrates that this use is not in conflict with the City Plan. A specific outcome of the Natural resources element within the Strengthening and diversifying the economy theme of the Strategic framework requires the prudent use of renewable and non-renewable natural resources. This aims to ensure the use of the natural resource supports long-term community needs and only occurs where any immediate or long-term environmental and social impacts can be managed to an acceptable level. In addition the purpose of the Rural zone code aims to 'protect or manage significant natural resources, and processes to maintain the capacity for primary production'.

The applicant is requested to demonstrate compliance with the City Plan by demonstrating the ability of the development to manage the water resource on site without impacting detrimentally upon the environment in both the short and longer term. The additional information requested by Council's Engineering and Hydraulic Assessment and Environmental Assessment sections (refer below) will assist in providing the relevant information to demonstrate compliance with the City Plan. However, additional information, such as daily limits to the amount of water to be extracted and the data to support these limits should also be provided to further demonstrate appropriate management of this resource.

#### 2 Economic Needs Analysis

The applicant is requested to undertake an Economic Needs Analysis to demonstrate that the proposed use is required in this location. This analysis is to take into account the existing groundwater extraction facilities that currently operate within Springbrook.

### Environmental and Landscape Assessment

#### 3 Detailed Ecological Site Assessment

Performance Criteria 1 of the Ecological significance code requires all matters of environmental significance are identified and protected. As the proposed works are expected to impact on a matter of environmental significance the applicant is requested to provide a detailed ecological assessment which includes consideration of;

- a The impacts of the large water flow exiting pipes under the proposed driveway and resultant scour to regulated vegetation; and
- b Acoustic impacts from the proposed water pumps on native fauna utilising the area.

#### 4 Natural scour protection

Performance Criteria 2,3 and 4 of the Environmental significance code details development must not impact on protected areas identified on the environmental significance biodiversity overlay map. The proposed works may impact upon a protected area through erosion and scour resultant from the large water outlet pipes discharging adjacent regulated vegetation. The applicant is requested to provide a report detailing the use of low flow devices and natural scour protection to avoid the erosive processes to the protected area.

#### 5 Covenant area

This site falls within the hinterland core habitat system, contains remnant vegetation and significant species have been recorded within close proximity to the site. Performance Outcome 23 requires matters of environmental significance to be protected in perpetuity. The applicant is requested to provide an amended proposal plan which incorporates all areas external to the works zone and approved dwelling house being protected under covenant.

## Engineering and Hydraulic Assessment

### 6 Extend and profile of drawdown curve

The applicant is requested to identify the extent of influence zone (area of drawdown) of the groundwater extraction on a scaled map. The applicant is also requested to determine the drawdown profile from the centre of well to the line of no influence (zero drawdown) and submit to Council for assessment.

### 7 Hydraulic impact external to the site

The applicant has submitted a groundwater assessment report, being "Report on Groundwater Resource Assessment for Proposed Commercial Groundwater Extraction 263 Repeater Station Road, Springbrook, Revision 0", dated 17 November 2017 prepared by Douglas Partners Pty Ltd, in support of the application. The report has identified that a drawdown of 4.5 metres was after 24 hours due to a groundwater extraction. After 2 hours of the cessation of pumping, a residual drawdown of 3.0 metres was observed. However, the report has not identified the extent and profile of the drawdown. Therefore, the applicant is requested to demonstrate that the proposal will not cause any adverse hydraulic impact (lowering of ground water level) external to the subject site during and after cessation of the proposed groundwater extraction.

## Transport Planning

### 8 Traffic impact assessment

The applicant is proposing to demonstrate compliance with AO20 of the Transport code by submitting a Traffic Impact Assessment report (TIA). The TIA report has identified convex mirrors to be installed on the road network. Council officers do not support the installation of convex mirrors on the road network. It is noted that there are some existing convex mirrors across the City's road network, however, it is the City's current practice that no new mirrors are installed, and existing ones are removed as they approach the end of their design life. Traffic and Road Use Management Manual Vol 2 Part 4A identifies the following issues with convex mirrors:

- The image appears to be smaller, further away and travelling at a slower speed in a mirror with a smaller radius of curvature.
- Could potentially provide too much detail in a small area, which will hamper road user's driver's ability to discriminate detail.
- The image of a vehicle in a convex mirror appears to be on the wrong side of the road due to the 'mirror image' effect. This can result in road users misinterpreting the images.
- Potential problems resulting from headlight glare at night and the effect of glare from the sun, particularly at dawn and dusk.
- Dark colours are difficult to detect in these mirrors in the early morning or late afternoon as these colours appear to be absorbed by the road surface.

The applicant is therefore requested to update the TIA report without giving consideration to the installation of convex mirrors on the road network.

Council officers have conducted a site visit and measured the width of the pavement on Repeater Station Road adjacent to the subject site. The pavement width was measured to be 5 metres which is considered difficult for two vehicles to pass, particularly with trucks. The applicant is requested to update the TIA report giving consideration to the total daily traffic volumes and the pavement width on Repeater Station Road to comply with Table 4.5 of Guide to Road Design – Part 3: Geometric Design, Austroads 2016.

The TIA report has also identified that vegetation pruning is required to achieve a minimum of 83 metres viewing to the south on the exit driveway. During the site visit, Council officers have identified that vegetation pruning is also required to achieve the minimum sight distance to the north on the exit driveway. The applicant is requested to submit amended drawings showing the required vegetation pruning to achieve the required sight distances to the north and south

on the exit driveway in accordance with Section 3.4.5 of AS2890.2.

## 9 Car parking design and layout

The completed Transport code template prepared by Rytenskild Traffic Engineering incorrectly states that AO25.1 is 'not applicable' to the development proposal. AO25.1 requires off street car parking to be designed, constructed, line marked and maintained in accordance with AS2890.1 and AS2890.2. In order to comply with AO25.1 of the Transport code, the applicant is requested to submit amended drawings demonstrating the following:

- a Directional signage at both of the driveways for the proposed access and exit arrangement to Repeater Station Road (i.e. 'Entry only' or 'Exit only').
- b The gradients for the 'water truck loading area' to comply with Section 4.2 of AS2890.2.
- c The longitudinal section for the internal driveway to comply with Table 3.2 of AS2890.2.
- d Fully dimensioned pedestrian sight triangles on both sides of the driveway measuring 2m along the front property boundary and 2.5m back into the site in accordance with Figure 3.4 of AS2890.2. The sight triangle must be clear of all obstructions to visibility. The sight triangle must be annotated as follows. "Pedestrian sight triangle to be kept clear of obstructions to visibility".

The development application has not identified proposed trunk infrastructure for transport, wastewater, stormwater, recreational facilities or water. The proposal will be assessed on the basis that all transport, wastewater, stormwater, recreational facilities and water development infrastructure is non-trunk.

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format (ie)

- **Forms** (combine as one single PDF)
  - **Supporting documents** (combine as one single PDF)
  - **Plans** (combine as one single PDF)
  - **Specialist reports** (combine as one single PDF)

The electronic response should be forwarded to [mail@goldcoast.qld.gov.au](mailto:mail@goldcoast.qld.gov.au)

## Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours faithfully

Adam Brown  
**Supervising Planner (South)**  
*For the Chief Executive Officer*  
Council of the City of Gold Coast

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