
From: eDAMdonotreply@tmr.qld.gov.au
Sent: Thursday, 7 June 2018 8:12 AM
To: City of Gold Coast mail
Cc: lucas.w.batton@tmr.qld.gov.au; Heleana.M.Crombie@tmr.qld.gov.au;
South.Coast.IDAS@tmr.qld.gov.au
Subject: TMR18-024640 - TMR response for 263 Repeater Station Road, Springbrook QLD
4213 (Reference Numbers: TMR18-024640; 1805-5473 SPL; MCU201800495)
Attachments: TMR Response - Request for advice about a development application_1.pdf

Our Reference: TMR18-024640
Application street address: 263 Repeater Station Road, Springbrook QLD 4213

Please see the attached [TMR Response - Request for advice about a development application_1] from the Department of Transport and Main Roads.

PLEASE DO NOT REPLY TO THIS EMAIL AS THE MAILBOX IS NOT MONITORED

If you require any further information or clarification, please contact TMR Gold Coast Region on (07) 5563 6600, or via email South.Coast.IDAS@tmr.qld.gov.au who will be able to assist.

Regards,
eDAM System | Department of Transport and Main Roads

WARNING: This email (including any attachments) may contain legally privileged, confidential or private information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If this email was not intended for you and was sent to you by mistake, please telephone or email me immediately, destroy any hardcopies of this email and delete it and any copies of it from your computer system. Any right which the sender may have under copyright law, and any legal privilege and confidentiality attached to this email is not waived or destroyed by that mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interference by third parties or replication problems (including incompatibility with your computer system).

Opinions contained in this email do not necessarily reflect the opinions of the Department of Transport and Main Roads, or endorsed organisations utilising the same infrastructure.

This Email originates from outside the City of Gold Coast

Our ref TMR18-024640
Your ref MCU201800495
Enquiries Lucas Batton

Department of
Transport and Main Roads

7 June 2018

Gold Coast City Council
PO Box 5042
Gold Coast MC QLD 9729

Attention: Julie Carstairs

Dear Madam

Advice about a Development Application

Proposed Development: Development Permit for Material Change of Use for commercial groundwater extraction (undefined use)
Real Property Description: Lot 36RP139816
Street Address: 263 Repeater Station Road, Springbrook QLD 4213
Assessment Manager ref.: MCU201800495
Local Government Area: Gold Coast City Council

Reference is made to your request for advice from the Department of Transport and Main Roads (the department) in relation to the abovementioned development application – Application number MCU201800495.

TMR has not been triggered for referral with this application, however City of Gold Coast (CoGC) seek the department's advice on potential impacts on state-controlled roads (SCR's).

Proposed Development

We have reviewed the documents provided with the application including:

- Planning report, prepared by Michel Group Services, dated 26 April 2018, reference 17161;
- Traffic Impact Assessment Report, prepared by Rytenskild Traffic Engineering, dated 26 April 2018, reference 17151.

Our understanding of the proposal is as follows:

- The applicant is seeking to extract water from site and sell it on a wholesale basis to spring water suppliers - both locally and to larger commercial entities in the region.
- Hours of operation will be 6.30am-5.00pm Monday to Friday and 6:30-10:00am on Saturday.

- Approximately 16 heavy vehicle movements are expected daily on SCR's (eight water pick-ups and eight deliveries).
- The water extraction site is located on Repeater Station Road- a local road.
- The class of water carting trucks has not been specified, however the Planning Report prepared by Michel Group Services states that larger commercial entities will use articulated trucks (19,000l- 28,000l). The Traffic Impact Assessment Report, prepared by Rytenskild Traffic Engineering, dated 26 April 2018, reference 17151 advises that deliveries will be made using 8.8m and 10m long rigid trucks.

Impact on State Controlled Roads

Water trucks are expected to travel on state-controlled roads as part of the operation, including:

- Gold Coast Springbrook Road (road id. no. 104);
- Springbrook Road (road id. no. 2015);
- Nerang-Murwillumbah Road (road id. No. 201).

There are a number of safety issues for heavy vehicles along these roads including:

- Limited horizontal sight distance and sight distances at intersections;
- Narrow lane and shoulder widths, in some cases no shoulders;
- Road side hazards such as trees, steep embankments, culverts;
- Inadequate overtaking lengths and inadequate frequency of overtaking opportunities.

Two main route options exist for travel between Springbrook and the Gold Coast Region:

- Route 1: Gold Coast Springbrook Road (104). This is known as the eastern route, passing through Mudgeeraba;
- Route 2: Nerang-Murwillumbah Road (201) – Gold Coast Springbrook road (104) – Springbrook Road (2015). This is known as the western route, passing through Advancetown.

Route 1

The eastern access along Gold Coast Springbrook Road remains closed for road repairs. Gold Coast Springbrook Road is expected to re-open late 2018. Detours are in place via Pine Creek Road to Route 2.

Vehicle restrictions apply on this road. Heavy rigid vehicles are not permitted past Nimmel Road. As such water-carting operators will not operate on this route, unless they apply for an excess mass and dimension permit with TMR.

Route 2

Route 2 is the primary access for all vehicles travelling to and from the Springbrook plateau. There are no vehicle restrictions on this route, meaning standard dimension heavy rigid and articulated heavy vehicles are permitted to travel along this route.

TMR has concerns that the increased frequency of heavy vehicles will increase safety risks due to:

- Crossing the centreline, particularly on sharp curves increasing the risk of head-on and run-off crashes;

- Slow speeds and lack of overtaking opportunities to allow for safe passing of heavy vehicles, leading to inappropriate overtaking that may lead to increased risk of head-on and run-off crashes;
- Interaction with pedestrians, cyclists and vehicles' parking manoeuvres in areas with narrow lanes and narrow shoulders, increasing the risk of angle, rear-end and pedestrian/cyclist crashes

The department also has concerns on the performance of the SCR's from the development. Currently there are no activities on the Springbrook Plateau creating high volumes of heavy vehicles.

The proposed heavy vehicle movements will result in significant increases to the transit time for road users travelling up or down the range. Increased travel times will affect residents and visitors/tourists.

This issue will be exacerbated while the Gold Coast Springbrook Road (Route) 1 is closed for road repairs, meaning traffic is concentrated along Route 2, with no options for taking an alternative route.

Conclusion

Water carting trucks will be limited to travelling along Route 2 (western route) up and down the range, as the eastern route (Gold Coast Springbrook Road) is restricted for heavy vehicles.

The frequency of heavy vehicles from the proposed operation poses increased safety risks and performance issues for state-controlled roads in the area.

If the proposed development is to be approved, the department recommends Council consider including conditions that restrict travel of water trucks during peak travel periods (i.e. :travelling down the range during morning work/school commute periods; travelling down the range during afternoon work/school commute periods; during peak tourist travel periods.

Should you have any queries regarding the above, please do not hesitate to contact Lucas Batton, Town Planner on 5563 6658.

Yours sincerely



Heleana Crombie
Senior Town Planner