

30th October, 2018

The Assessment Manager: Infrastructure
City of Gold Coast
PO Box 5042
GCMC 9729

Dear Sir or Madam,

We actively object to the development application for a Material Change of Use at 263 Repeater Station Road, Springbrook.

Application: MCU201800495
Description: Rural Industry
Code: Material Change of Use
Class: Impact
Lot Number: 36 RP139816

This site is zoned "Rural, Rural Landscape and Environmental Precinct". The property is part of the Hinterland core habitat ecosystem. The remnant rainforest along Repeater Station Road contains many rare and valuable wildlife, e.g. Alberts Lyrebird, Regent Bowerbird and the newly discovered Endangered Antechinus Arktos.

This new water extraction development **cannot** be supported for the following reasons:

1. In the application 'Use' is **not clearly defined**. Under the Planning Scheme proposed, use should be **Extractive Industry** (*Council identifies this as premises used for the extraction and/or processing of extractive resources [i.e. water] and associated activities, including transportation to market*). Surely, Council officers must have a well-defined use in order to properly assess the conditions of the application?
2. **Purpose of the Zone** – The environmental significance and scenic amenity of Repeater Station Road, with its steeply sloping landscape and narrow roads, is incompatible with the movement of large heavily-loaded trucks. Trucks and tankers endanger people and wildlife. Safe access to the Best of All Lookout will be compromised. The value of the area as a major tourist destination will be significantly reduced.
3. **Land clearing**. The block has already been cleared without initial approval, and fines were issued for this clearing. However, the road verge will require further clearing if sight lines of trucks entering and leaving the premises are to be established and maintained.
4. **Traffic safety** is of serious concern with a roadway width of only 5.5 metres. There is no footpath or sealed shoulder, and it is routinely used by hikers, cyclists, motor vehicles and tourist buses. On the steeper sections of the road, even the larger cars travelling in opposite directions cannot pass safely.
5. **Road maintenance costs** will increase. Repeater Station Road is a minor road (**not** under the jurisdiction of TMR). The additional expense to rate-payers is inevitable. Maintenance is made difficult by Springbrook's weather conditions. Increased heavy industrial traffic can only put more pressure on the mountain's infrastructure.

6. **Is the delivery of treated spring water to Springbrook residents justified as a local service?** We argue that it is not necessary. The majority of residents have sufficient tank capacity for their personal needs. In times of drought, water tanks are replenished by existing Gold Coast water suppliers.
7. **Ecotourism is the lifeblood of Springbrook's economy.** We enjoy our low impact and sustainable use as per the 'Rural Landscape and Environmental Precinct Zoning'. Marketed as the "*green behind the gold*", Springbrook National Park's World Heritage status brings hundreds of thousands of international and domestic tourists. Our Visitors look for a natural experience in an environmentally special and sensitive area. The movement of large trucks from an industrial facility is incompatible with this space. In times of heat and drought, groundwater should remain available to maintain the World Heritage Values of the surrounding National Park.
8. **Setting a precedent** - There already are two groundwater extraction sites on Repeater Station Road. We are concerned that commercial groundwater extraction may be an emerging activity in the locality (Seqwater 01/06/18). More applications are sure to follow if this proposal is given approval.
9. **Economic need** - The only employment opportunity is one extra truck driver. In the most recent Water Rates notice sent to Gold Coast residents, they were urged to refill bottles from their own taps or refill stations as "*tap water is better for your health, the environment and your hip pocket*". This property alone could generate 50 million half-litre plastic bottles of water a year!

This proposal is not in the public interest.

Yours Sincerely

Name _____

Signature _____

Of _____
