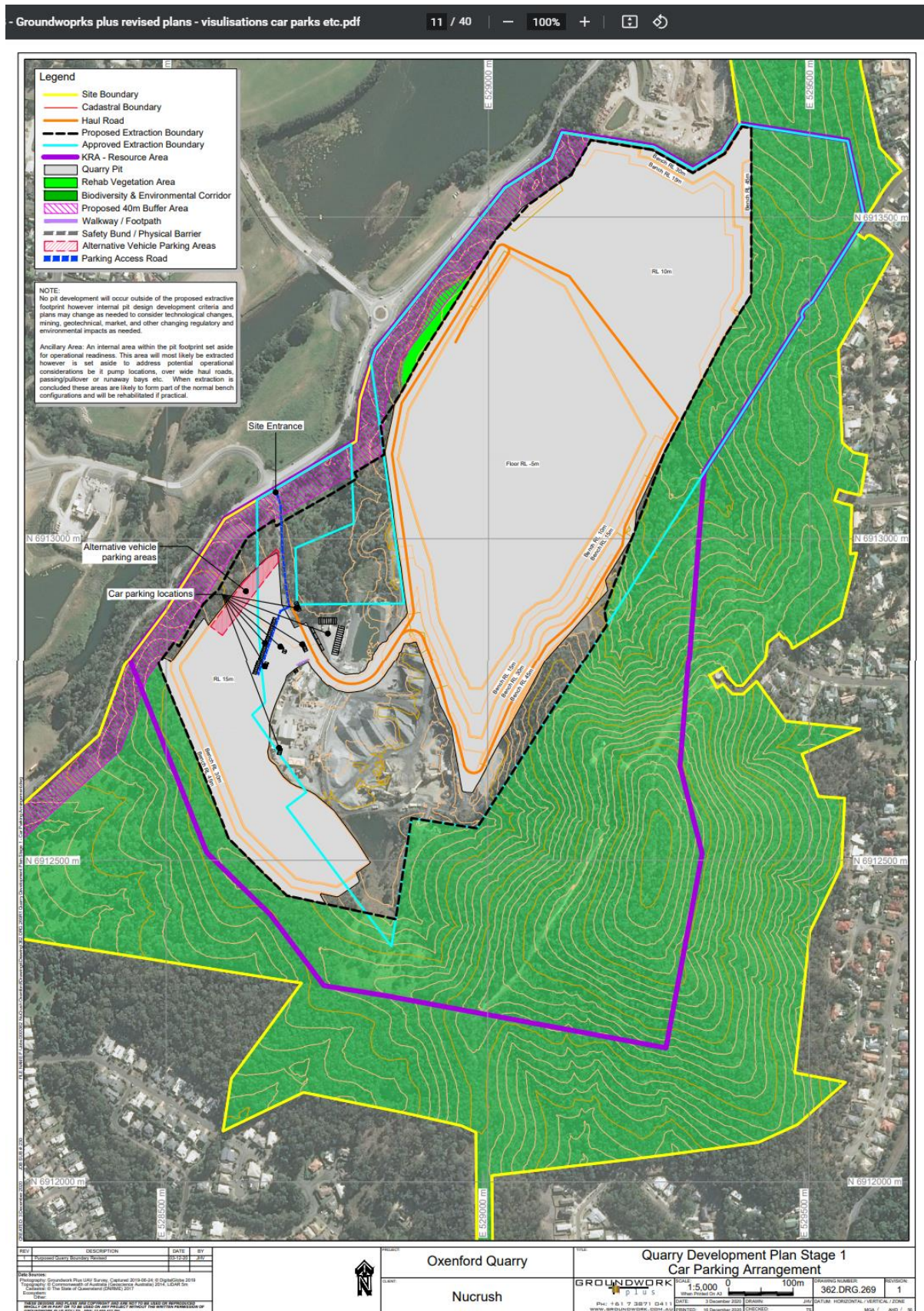


## City Plan 9.3.8 Extractive Industry Zone non-compliance - Southwest corner

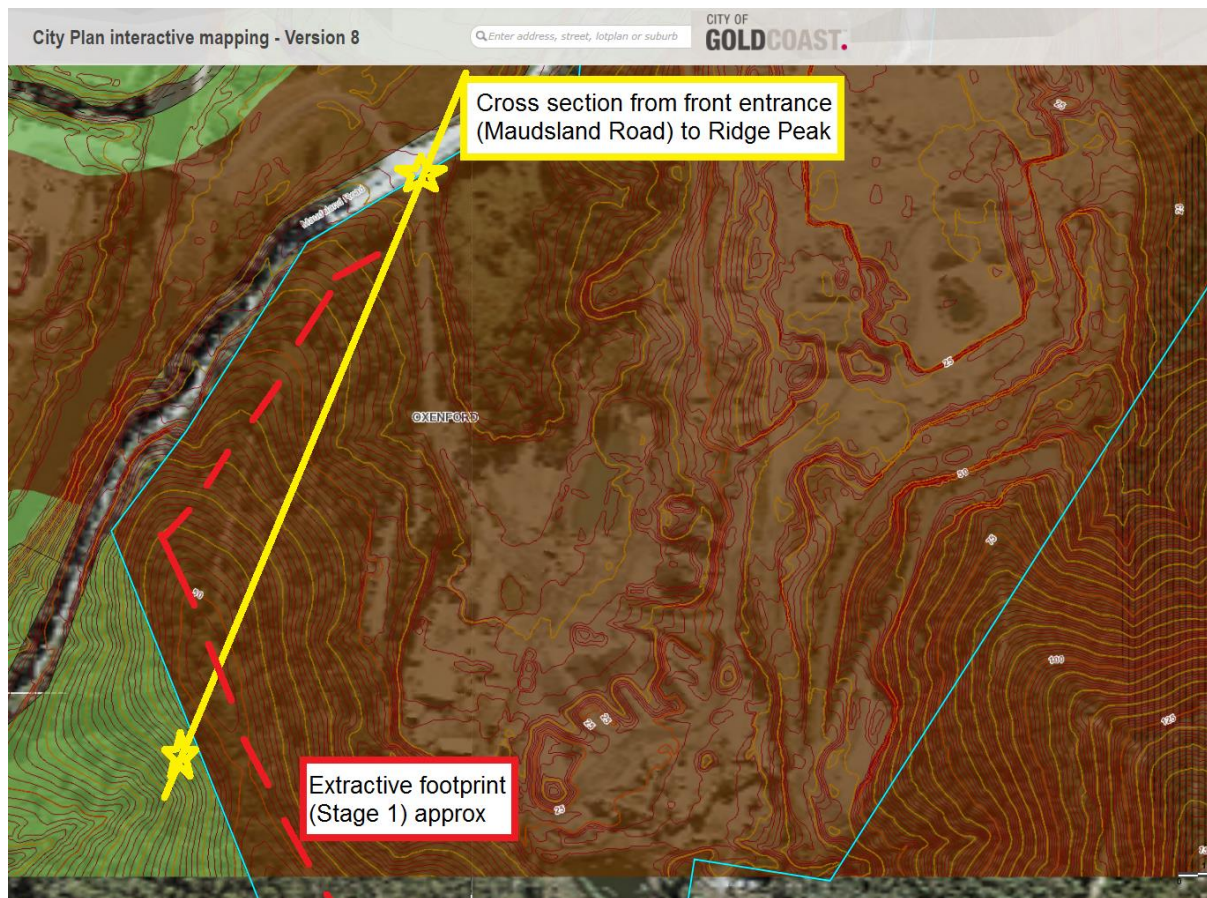
Here is the most recent submitted 'Stage 1' proposal (February 18<sup>th</sup> 2021):



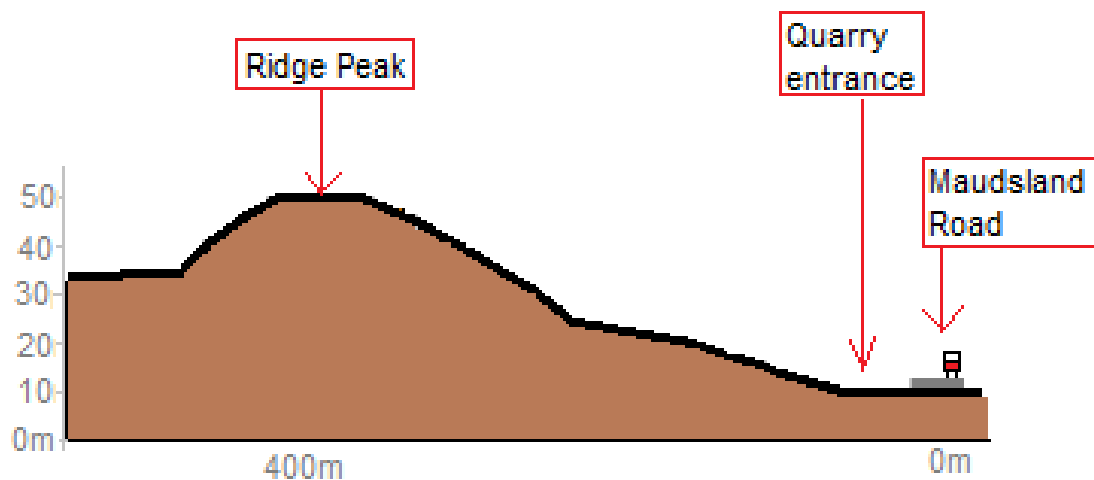


We could not visualise the view from the Maudsland Road quarry entrance looking south into the quarry from 'Stage 1' onwards so we produced a cross section diagram.

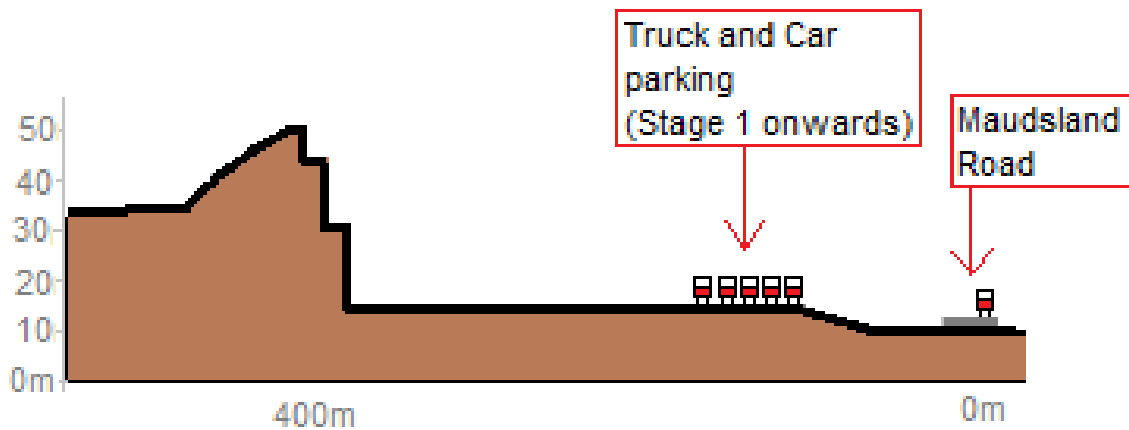
It is based on the contours shown on this City Plan Interactive map (Yellow line below):



Based on this, we believe the current cross section is:



And from 'Stage 1' onwards, we believe, it will be:



It is abundantly clear to see that from Stage 1 onwards it would seem the quarry fails to meet the requirements of Extractive Industry development code, 9.3.8, Visual Amenity, Performance Outcome PO3: *“Extractive Industry developments are screened or located in areas of least visual impact and minimise views of any significant infrastructure and visually obtrusive development from major roads and surrounding residential areas”*. Clearly, views from Maudsland Road will be visually obtrusive.

It also fails acceptable Outcome AO3.2: *“Views of significant infrastructure and visually obtrusive development including quarry floors, benches and faces, are screened from the road frontage, major road corridors and adjoining residential areas”* as clearly it will be highly visible from the Maudsland Road from Stage 1 onwards.

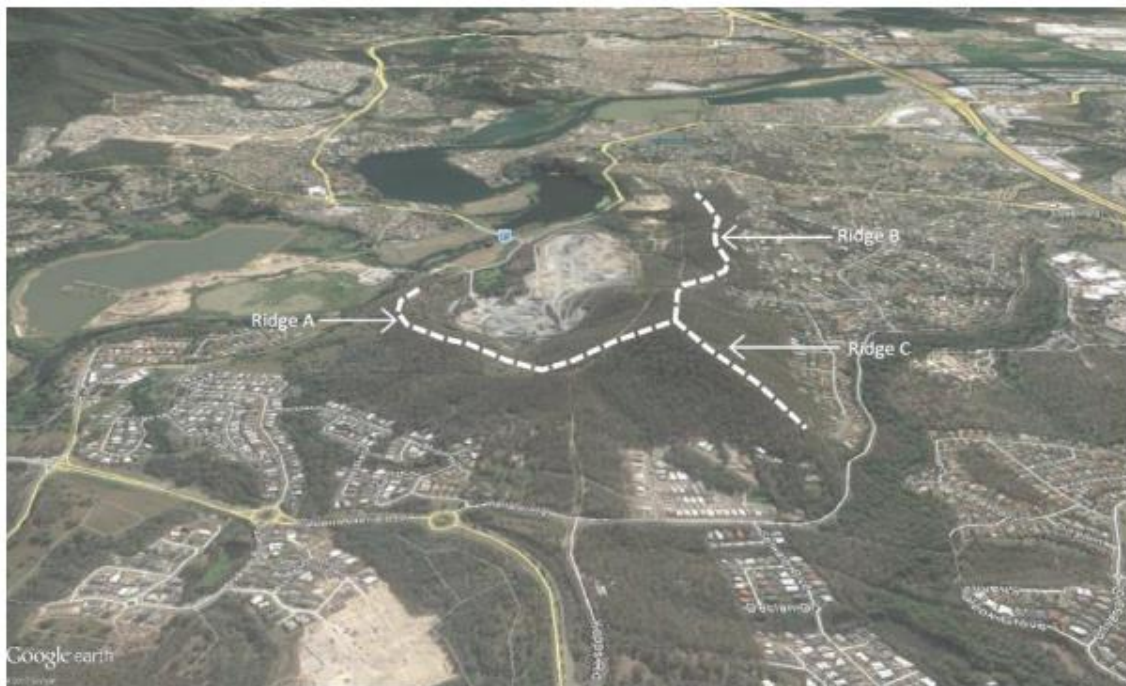
It also fails Performance Outcome PO4: *“Development protects the visual character and amenity of the area by ensuring ridgelines are retained as a natural feature and buffer”* with an Acceptable Outcome AO4 of: *“Development is located at least 40m away from any ridgeline, as measured horizontally from the ridge peak”*. As the proposed ‘**Stage 1**’ benching consumes a considerable proportion of the 50 metre high ridge peak which is clearly NOT *“at least 40m Away from any ... ridge peak”* as is required under the City Plan.

It also fails, ‘*Outdoor storage*’, Performance Outcome PO5: *“Outdoor storage areas do not have an adverse visual impact when viewed from the road ...”* with an Acceptable Outcome AO5 of: *“Any open area used for the storage of vehicles, machinery, goods and materials is ... screened with fencing or vegetation”*. Clearly, the proposed new Truck and Car parking area will create an adverse visual impact when viewed from the road.

It also fails, Performance Outcome PO1: *“Extractive Industry activities are located, designed, operated and stage in a way that (a) minimises environmental impacts on site and surrounding areas; (b) prevents significant adverse amenity impacts on existing sensitive land uses ...”*. The extractive footprint being so close to the main entrance (80 metres approx) and unshielded from the Maudsland road will have significant adverse amenity impacts (visual amenity, noise, dust, etc.).

### Council Officers Report

It should be noted that in the Council Officer's report it shows the ridge in question and refers to it as '*Ridge A*':



**Figure 40: Annotated aerial image of ridgelines (Source: Google Earth / Insight DAS)**

Unfortunately, it would seem, the City Officer's report fails to identify that the '*Stage 1*' extractive footprint encroaches onto this ridge peak and will be highly visible from the Maudsland Road and surrounding areas.

We do not believe Council Officers have applied due diligence to establish the views in this area from '*Stage 1*' onwards.

Had they done so, we believe, it would have been abundantly obvious of the City Plan breaches that City Officer's are recommending approving.

### Reasons for refusal

In the Recommendations section of the Council Officer's report it states '*Stages 6 to 9*' are refused for Visual impacts. However, we believe the reasons given are equally applicable to '*Stage 1*' onwards i.e. we believe it should read:

*“Stages 1 to 9 are refused. The refusal is issued for the following reasons:*

*1, The visual impacts from proposed stages 1 to 9 are unsubstantiated. Without certainty on the final development outcome and visual impact ... officers are unable to determine if the visual impacts of this area will be appropriate. Specifically, in the current form, this development application does not provide certainty as to whether this extractive industry development will be screened to ensure the least visual impact minimising views of infrastructure and will not otherwise be visually obtrusive when viewed from major roads and surrounding residential areas.*

*The above results in unacceptable impacts and non-compliance with the following City Plan Version 7 assessment benchmarks provisions:*

- a. Specific outcomes 3.5.5.1 (8) of the Natural resource element [with the addition of 3.5.5.1 (1)]*
- b. Specific outcome 3.7.2.1(3) of the Natural landscape areas [with the addition of 3.7.2.1(1) & (2)]*
- c. Overall outcome OO(3)(b)(i) of the Extractive industry zone code [with the addition of (3)(a)(i, ii and iv) and (3)(b)(ii) and RO2]*
- d. Overall outcome OO(2)(d) of the Extractive industry development code [with the addition of (2)(a,b,e)]*
- e. Performance outcome PO3 of the Extractive industry development code [with the addition of PO1, PO2, PO4]*
- f. Performance outcome PO2 of the General development provisions code [with the addition of PO1, PO4, PO9, PO10 and PO13]”.*

In fact the exact same reasons for refusal of ‘Stages 6 to 9’ are applicable, it would seem, for ‘Stage 1’ onwards based on the unsubstantiated views from the main entrance. And, please note the additional benchmarks applicable added in **green** (benchmarks that the City Officer’s appear to have omitted).

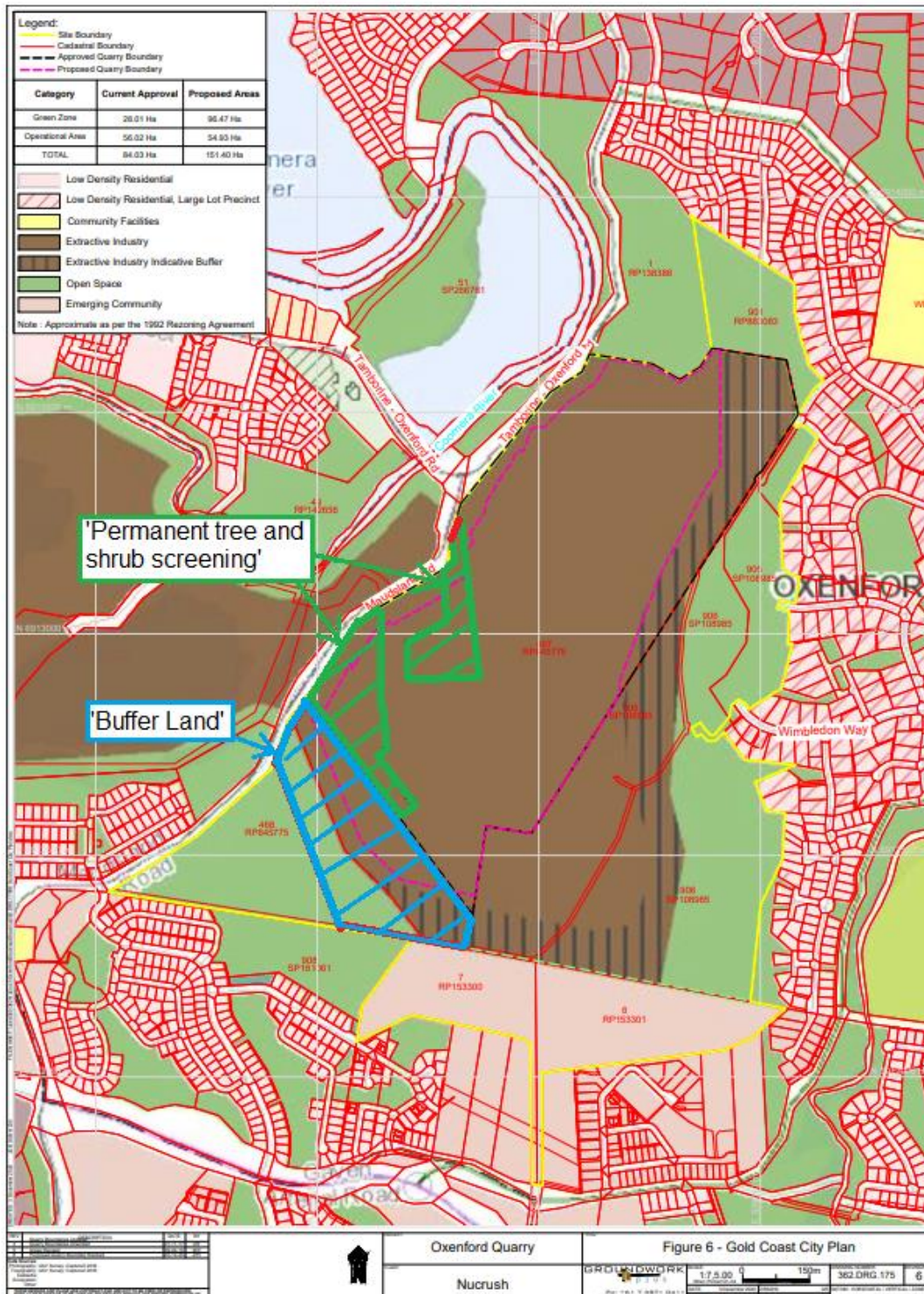
‘Buffer Land’ and ‘Permanent tree and shrub screening’

It should also be realised that ‘Stage 1’ extractive footprint, in this southwest corner, is also encroaching on prohibited development areas as identified in Council Officers Report ‘Figure 6 - Gold Coast City Plan’ (areas highlighted for clarity):



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It is clear that 'Stage 1' onwards the applicant is proposing quarrying these areas despite their protected status under current approval.





Ignoring this separation buffers will, we believe, result in clear views of the quarry operations (including benching, quarry faces and truck and car parking areas) from the Maudsland Road and surrounding areas.

It would seem the *'Buffer Land'* and *'Permanent Tree and shrub screening'* areas were well considered at the time of the quarry's inception and ignoring these areas would seem a grave mistake by Council Officer's.

### Conclusion

Firstly, we find it impossible to contemplate why City Officers chose to ignore the clear requirements for buffer areas in the Current Approval that we believe are for the life of the quarry and are there for good reasons to prevent quarry encroachment on sensitive land use. To ignore these buffer areas will give clear views into the quarry from the Maudsland Road and surrounding areas that will breach a number of City Plan requirements.

We feel little, if any, due diligence has been completed by City Officer's as to the detriment in visual amenity that will be caused from *'Stage 1'* onwards from the Maudsland Road by ignoring these clear buffer requirements.

To permit the proposed extractive footprint from *'Stage 1'* onwards, will be contra to City Plan, Extractive Industry Development Code, 9.3.8, Visual Amenity, Performance Outcome PO3 and PO4 and acceptable outcomes AO3.2 and AO4. And, Outdoor Storage Performance Outcome PO5 and Acceptable Outcome AO5 and Performance Outcome PO1. This is in addition to the updated list from the Council Officers recommendations for refusal (listed above).

In summary, it would seem virtually identical reasons for City Officer's recommending refusal of *'Stages 6 to 9'* are equally valid for refusal from *'Stage 1'* onwards. It is therefore highly questionable why City Officers chose to recommend refusal of later stages (one hundred plus years) but recommend acceptance of *'Stages 1 to 5'* for an indeterminable and unspecified period of time despite its numerous failures against the Gold Coast City Plan requirements (including Visual Amenity) as highlighted above.

We request that the Council Officers recommendations are reviewed and corrected to include refusal from *'Stage 1'* onwards due to its many conflicts with the City Plan requirements. Then, resubmitted to a future Planning and Environment Committee meeting for consideration before going to full Council for a decision.

THANK YOU