



Department of State Development,
Infrastructure and Planning

Our Reference: F11/15685

18 July 2012

Mr Dale Dickson
Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Attention: Monique Anderson

Dear Mr Dickson

I refer to the development application received by this office on 9 December 2011 seeking the Chief Executive of the Department of State Development, Infrastructure and Planning's (DSDIP) referral agency response under section 285 of the *Sustainable Planning Act 2009* (SPA) for the following application:

Assessment Manager:	Gold Coast City Council
Council Reference No:	MCU201100650
Applicant:	William and Patricia Hester C/- Gassman Development Perspectives
Location:	31 Yellowwood Road, 60 Stapylton Jacobs Well Road and 82 Christensen Road, Stapylton Lot 4 on RP6843, Lot 1 on RP6882 and Lot 240 on W31320
Proposed Development:	Development Application for: Preliminary Approval to vary the effect of a planning instrument for a Material Change of Use (Industry Uses)
Referral Trigger:	<i>Sustainable Planning Regulation 2009</i> Schedule 7, table 3, item 24 - Development for which preliminary approval is sought under the SPA, section 242



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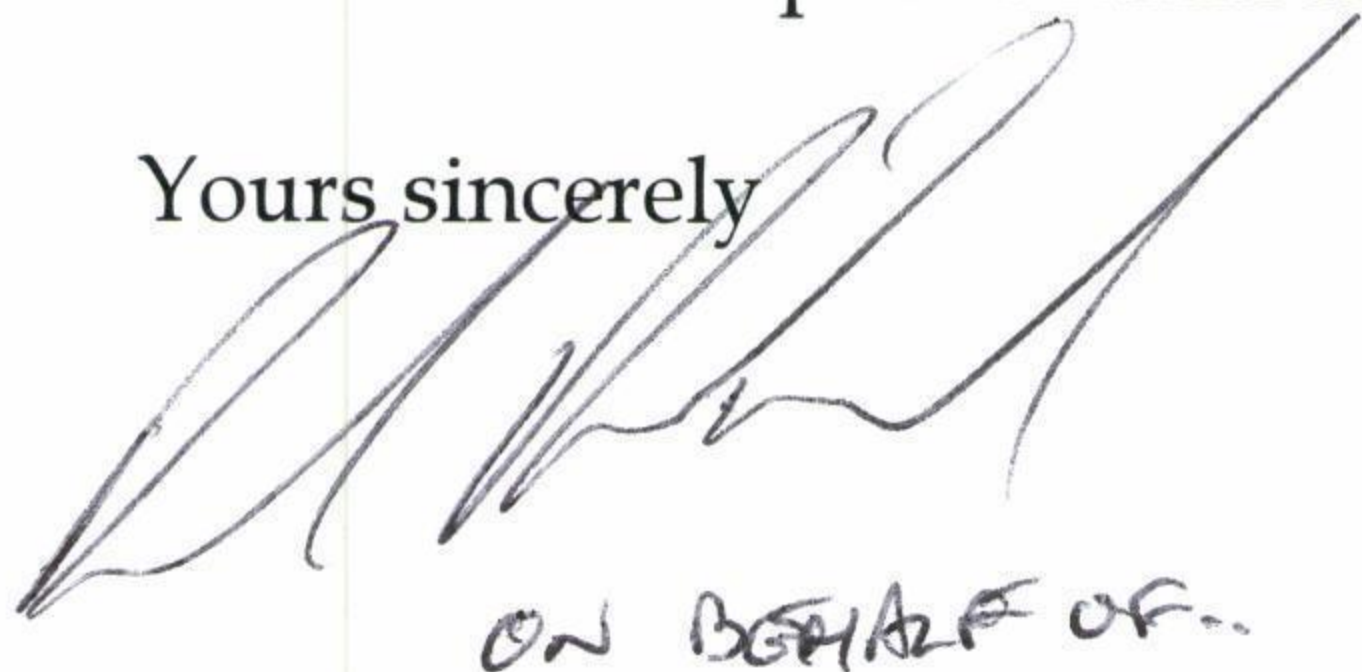
The Chief Executive of the DSDIP, triggered as a concurrence agency for this application for the reason listed above, has no requirements relating to this application.

Further Advice:

- The department notes that the application is for industry type uses, which for the purposes of the *South East Queensland Regional Plan 2009-2031 State Planning Regulatory Provisions* (SEQRP) are considered Urban Activities. The proposal notes lot 1 on RP6882 and lot 240 on W31320 are in the Urban Footprint, however lot 4 on RP6843 is in the Rural Landscape and Rural Production Area for the purposes of the SEQRP.
- A review of the landuse classification Plan (Ref 5093-P-00-10) indicates that urban activities are contained within lot 1 on RP6882 and lot 240 on W31320. Therefore the proposal is consistent with the intentions of the SEQRP subject to compliance with the landuse classification plan.
- It is noted that the definitions the applicant included in the proposed code vary from the existing planning scheme and the Queensland Planning Provisions version 2. Council should consider rectifying this inconsistency.
- It is also noted that 'service industry' appears in both the self assessable and code assessable columns in Table A (Precinct A), and 'industry' and 'service industry' appears in both the self assessable and code assessable columns in Table A (Precinct B). This duplication will affect the workability of the proposed code.

If you require any further information, please contact Jodie Smith, Planning Services Division on telephone number 3405 4236 who will be pleased to assist.

Yours sincerely



ON BEHALF OF...

James Coutts
Executive Director
Planning Services Division

CC to: William and Patricia Hester
C/- Brendon Walkinshaw
Gassman Development Perspectives
PO Box 392
Beenleigh Qld 4207