



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: 1802-3886 SRA
Your reference: ROL201800026

21 June 2018

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
GCMC QLD 9729

Via email: mail@goldcoast.qld.gov.au

Dear Sir/Madam

Referral agency response—with conditions

(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning (the department) on 19 February 2018.

Applicant details

Applicant name:	Ms Projects Pty Ltd c/- I-plan Town Planning Pty Ltd
Applicant contact details:	PO Box 687 Stones Corner QLD 4120 ben.battist@i-plan.com.au

Location details

Street address:	84-160 Christensen Road, Stapylton QLD 4207
Real property description:	Lot 334 on SP193431
Local government area:	Gold Coast City Council

Application details

Development Permit for Reconfiguring a Lot 1 into 17 lots (over 2 stages) including common property and open space.

Referral trigger

The development application was referred to the department under the following provision of the Planning Regulation 2017:

- Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Aspect of development stated in Schedule 20.

Condition

Under section 56(1)(b)(i) of the *Planning Act 2016*, the condition set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose condition

The department must provide a reason for the decision to impose a condition. This reason is set out in Attachment 2.

Advice to the assessment manager

Under section 56(3) of the Act, the department offers advice about the application to the assessment manager - see Attachment 3.

A copy of this response has been sent to the applicant for their information.

Yours sincerely



Gareth Richardson

Manager, Planning and Development Services (SEQ South)

cc: Gold Coast City Council, mail@goldcoast.qld.gov.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the assessment manager
Approved plans and specifications

Attachment 1—Condition to be imposed

No.	Condition	Condition timing
Development Permit for a Reconfiguring a Lot		
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 - The chief executive administering the <i>Planning Act 2016</i> nominates the Director General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
1.	(a) Road works comprising of a 45 metre long lane widening on the southern approach of the Pacific Motorway Exit 38 Eastern Interchange, must provided generally in accordance with the Layout Plan, prepared by I3 Consulting Pty Ltd, dated 11.06.2018, project no. 18-091, dwg no. R01 and revision B. (b) The road works must be designed and constructed in accordance with: (i) The Department and Transport and Main Roads' Road Planning and Design Manual (ii) Layout Plan, prepared by I3 Consulting Pty Ltd, dated 11.06.2018, project no. 18-091, dwg no. R01 and revision B. OR (a) Pay a monetary contribution of \$166,865.00 to the Department of Transport and Main Roads (South Coast District) under section 146(2)(a) of the <i>Planning Act 2016</i> towards protecting or maintaining the safety or efficiency of the Pacific Motorway Exit 38 Interchange. (b) This monetary contribution shall be indexed based on the Road and Bridge Construction Index, Queensland – Class 3101, published quarterly by the Australian Bureau of Statistics (ABS) (ABS Cat No. 6427, Series ID A2333727L) to the date of payment.	Prior to submitting the plan of survey for Stage 2 to the local government for approval.

Attachment 2—Reason for decision to impose condition

The reason for this decision are:

- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with the applicable standards; or
- To offset the impacts of development on the safety and efficiency of the state-controlled road.

Attachment 3—Advice to the assessment manager

General advice	
1.	Road works approval Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads' on southcoast@tmr.qld.gov.au for an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland. Please contact the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction.
2.	Services and utilities Initial searches from dial before you dig show that there are a number of services and utilities in the area including a large number of telecommunication cables, electricity lines and gas line. The applicant would be responsible for relocating services at their cost. Additional information regarding the installation of public utility plant can be obtained from the Department of Transport and Main Roads' <i>Technical Note 163: Third Party Utility Infrastructure Installation in State Controlled Roads Technical Guidelines</i> (available at http://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Technical-Notes/Road-design).