

DELEGATED ITEM
CITY DEVELOPMENT BRANCH
REPORT ON COMBINED DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMITS –
RECONFIGURING A LOT (38 INDUSTRIAL ALLOTMENTS, A BALANCE LOT, NEW ROAD AND
STORMWATER DETENTION LOT), OPERATIONAL WORK (CHANGE TO GROUND LEVEL), AND
OPERATIONAL WORK (VEGETATION CLEARING) AT 31 YELLOWWOOD ROAD, 60 STAPYLTON
JACOBS WELL ROAD AND CHRISTENSEN ROAD, STAPYLTON - DIVISION 1
PN163781/23/DA2 - ROL201800079

1 APPLICATION SUMMARY

Application information		
Address	31 Yellowwood Road, 60 Stapylton Jacobs Well Road and 82 Christensen Road, Stapylton	
Lot and plan	Lot 4 on RP6843 , Lot 1 on RP6882 and Lot 240 on W31320	
Site area	771,611m ² 40,470m ² (4.047ha) 205,050m ² (20.505ha) 526,091m ² (52.609ha)	
Properly made date	28/02/2018	
City Plan version	Preliminary Approval – M38 Industrial Estate Place Code	
Zone / Precinct	Low impact service industry & General impact business & industry (M38 Industrial Estate Place Code) Low impact industry, Future low impact industry precinct (City Plan)	
Overlays	• Good Quality Agricultural Land (OM02-1) • Potential Bushfire Hazard Areas (OM10-1) • Natural Wetland and Waterways Areas (OM11-1) • Acid Sulphate Soil Hazards Areas (OM14-1) • Natural Hazard (Flood) Management Areas (OM17-5) • Conservation Strategy Plan (OM20-1) • Scenic Tourist Routes (OM22-1) • Extractive Resources (OM23-1)	
Proposed use	Reconfiguring a lot (1 into 38 Industrial allotments, balance lot and road), Operational Work (Change to ground level) and Operational Work (Vegetation clearing) for Stage 1 of M38 Industrial Estate in accordance with the Preliminary Approval and the M38 Industrial Estate Place Code	
Categories of development and assessment	Code assessable	
Applicant and Applicant's consultancy team	KS8 Pty Ltd C/- Gassman Development Perspectives - Ecosure - Rytenskild Traffic Engineering - Morrison Geotechnic	
Land owner	Patricia Ann Hester & William Arthur Hester & William Arthur Hester	
Submissions	Objections	Support
	N/A	N/A
Key matters raised by submitters	N/A	

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Decision due date	23 November 2018
Referral agencies	Waterway barrier works - Assessable development under s12 – Schedule 10, Part 6, Division 4, Subdivision 2, Table 1 State transport infrastructure - Operational work on premises near a State transport corridor – Schedule 10, Part 9, Division 4, Subdivision 2, Table 5 - Reconfiguring a lot near a State transport corridor – Schedule 10, Division 4, Subdivision 2, Table 1, Item 1 - Aspect of development stated in schedule 20 – Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 Coastal management district - Assessable development under s28 – Schedule 10, Part 17, Division 3, Table 1
Officer's recommendation	Approve

2 PROPOSAL

The purpose of this report is to assess an application for a Combined application for development permit for reconfiguring a lot to subdivide 3 into 38 industrial lots, balance lot, new road and stormwater detention lot, Operational works (Change to ground level) and Operational works (Vegetation clearing) at 31 Yellowwood Road, 60 Stapylton Jacobs Well Road and 82 Christensen Road, Stapylton.

The proposal seeks approval to develop the subject site for the purpose of subdividing the land to create the first stage of development, referred to as 'M38 Industrial Estate', to include:

- 38 industrial lots (16ha);
- new roads (3ha);
- drainage reserve (bio retention basin Lot 900, 1ha); and
- Balance Lot 700 (57ha).

The proposed industrial lots will range in allotment areas from 2,016m² to 6,854m², with the average lot size of 3,153m², with landscaped buffers provided along the Stapylton Jacobs Well Road frontage and along the western boundary adjoining the residential development in accordance with the Preliminary Approval. Access to the site will be provided from Stapylton Jacobs Well Road (state controlled road), being the main entrance to the industrial estate, and will be a controlled signalised intersection. An entrance will be also provided from Emery Street, via De Bortoli Street to the north, with all internal roads to the estate having 23 metre wide reserves for the purpose of industrial collectors. Temporary 'cul-de sac' will be provided at the end of the road stubbs where applicable, to allow for suitable 'turn around areas' for refuse and other vehicles, and will be removed upon the construction of the adjoining road network stage of development.

An Operational Works application for Change to Ground Level (bulk earthworks) has also been lodged as part of the application which include bulk earthworks at 31 Yellowwood Road for the purpose of providing flood storage and conveyance of the floodplain within the Stapylton/Yatala area. Upon the

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completion of the earthworks the lot is proposed to be returned to its existing use, as grazing land for dairy cattle.

During the assessment of this application a Minor change was made to the Preliminary Approval which amended the Land use and Staging Plan to align with the proposed Stage 1 and make relevant changes to conditions to facilitate the proposed development application.

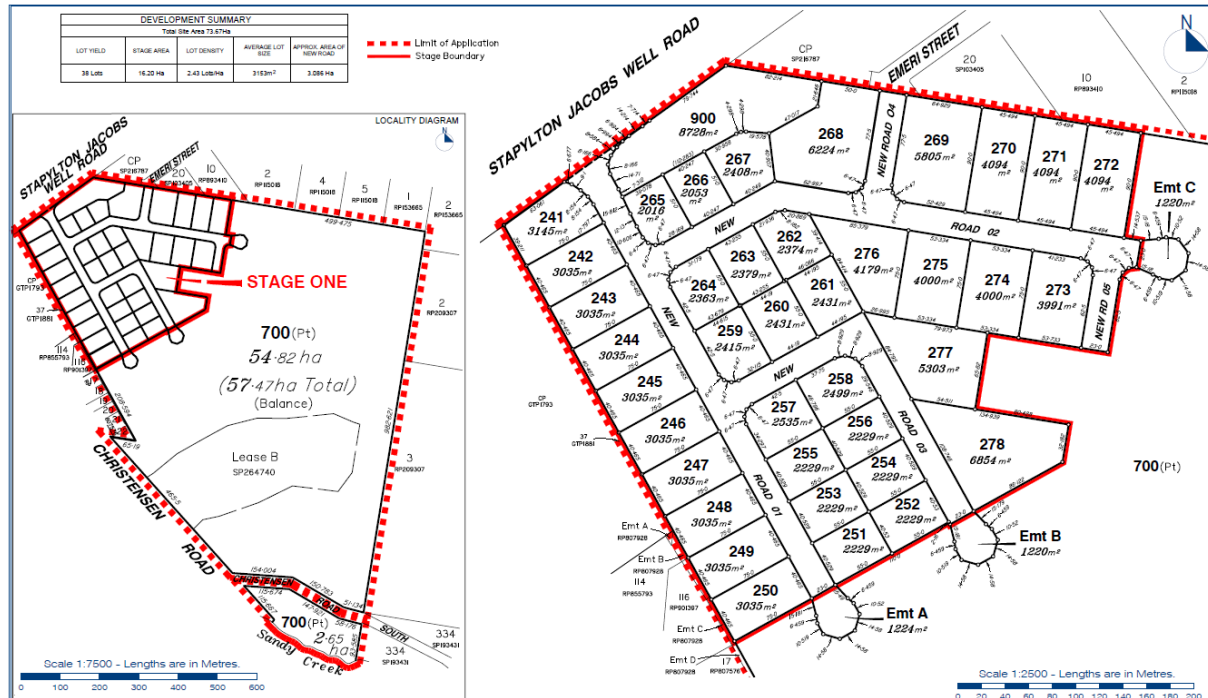
Table B – Yatala Enterprise Area Local Area Plan Table of Development (as Modified) – Operational Work – Change to Ground Level, Table E – Yatala Enterprise Area Local Area Plan Table of Development (as Modified) – Operational Work – Vegetation clearing and Table F – Yatala Enterprise Area Local Area Plan Table of Development (as Modified) – Reconfiguring a lot of the M38 Industrial Estate Place Code categorises the proposal as subject to code assessment because the proposed work exceeds a volume of 100 cubic metres of fill or excavation, proposes alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management and results in no lots with an area less than 2,000m² within Precincts A and B.

The development parameters of the proposal are outlined in the table below:

Development parameters	
Setbacks	6 metre landscape buffer provided to the northern boundary 10 metre buffer provided to the western boundary (for Precinct A)
Lot size	Proposed lots range from 2,016m ² to 6,854m ² (excluding lot 900 which is 8,728m ² for the purpose of Stormwater detention)
Stormwater and water quality	Bio-retention basin to be dedicated to Council as part of Stage 1 of the development.

The following plans provide an initial view of the proposed development.

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3 SITE CONTEXT

Subject site

The overall subject site is irregular in shape, situated along the southern side of Stapylton Jacobs Well Road, Stapylton and has a frontage to Christensen Road to the west. The subject sites are located approximately 0.5kms east of the M1 Motorway, with direct access from Stapylton Jacobs Well Road and Christensen Road. The subject site is currently used for residential purposes and for the Industrial operations of a soil and fertilizer reconditioning and distribution business. The subject site consists of three (3) freehold allotments and contains a Detached Dwelling and associated sheds, Industrial and Warehouse buildings, ancillary offices, mixing mounds and basins, which form part of the soil and fertiliser operations on site.

The following encumbrance applies to the land on Lot 240 on W31320, as follows:

- Lease No. 717334036, Lease B on SP264740 - Amgrow Pty Ltd A.C.N. 100 684 786; (Term: 01/07/2015 to 30/06/2020 option 5 years).

Amgrow Pty Ltd occupy a leased area (Lease B on SP264740) approximately 9.43 ha in area, for the purpose of industry and warehousing.

The property at 31 Yellowwood Road is currently used for the grazing of cattle mainly associated with the adjoining lands to the west. The land has a frontage to the Albert River to the rear of the property.

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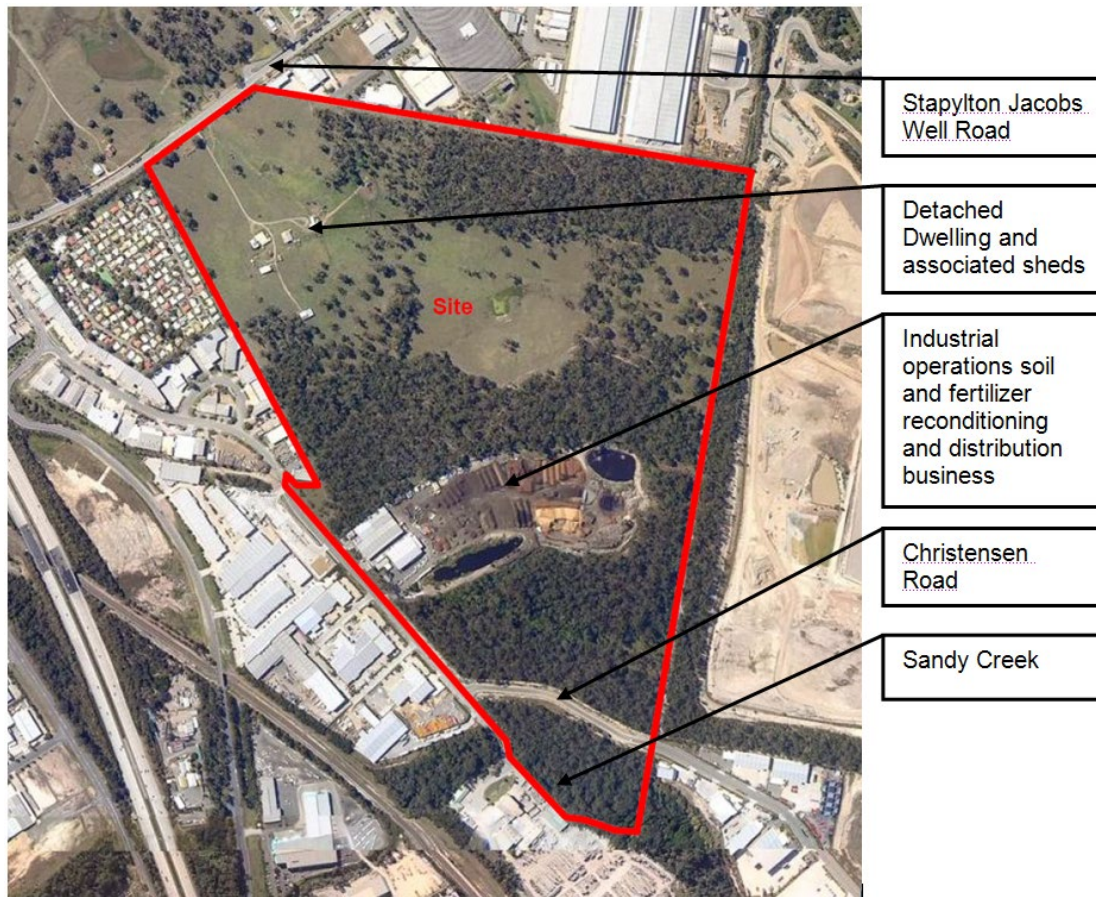


Figure 1: Subject site context

Surrounding Area

To the immediate north west of the site is Stapylton Jacobs Well Road and farming land and predominantly flood-prone land. To the further north lies the BP Service Centre which eventually gives way along Henry Hester Drive to the Beenleigh Tavern, proposed Zarraffa's coffee house and Albert River.

The site immediately abuts a range of industrial uses to the north. Of particular note are industrial uses along De Bortoli Road, Emeri Street, and Angel Road such as Dick Johnson Racing, Fabtex and Yatala Landscape supplies. Two large warehousing sites are also located to the immediate north of the site.

To the immediate west of the site, lying closest to Stapylton Jacobs Well Road is 'The Lodge' residential estate.

To the immediate east of the site lies the Stapylton land-fill and recycling centre which is heavily buffered from the site with vegetation. Further east lies the Boral quarry which is still active.

Further east and south -east along Quarry and Rossmanns Roads lie the Stapylton Landfill and a deactivated quarry. Further eastwards along the southern boundary lie a range of industrial uses. Further south west lies the Henry Hester service road / Stapylton-Jacobs Well interchange (Exit 38) for the Pacific Motorway. Beyond the Motorway to the immediate west lie more industrial uses such as the

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Caterpillar, Carlton United Brewery, etc which form part of the Yatala Enterprise Area.

Adjoining the Yellowwood property to the south is vacant land zoned for low impact industrial purposes and adjoining to the north and west predominantly agricultural purposes, zoned as Open Space. Land opposite along Yellowwood Road is predominantly used for agricultural uses and zoned for low impact industry purposes.

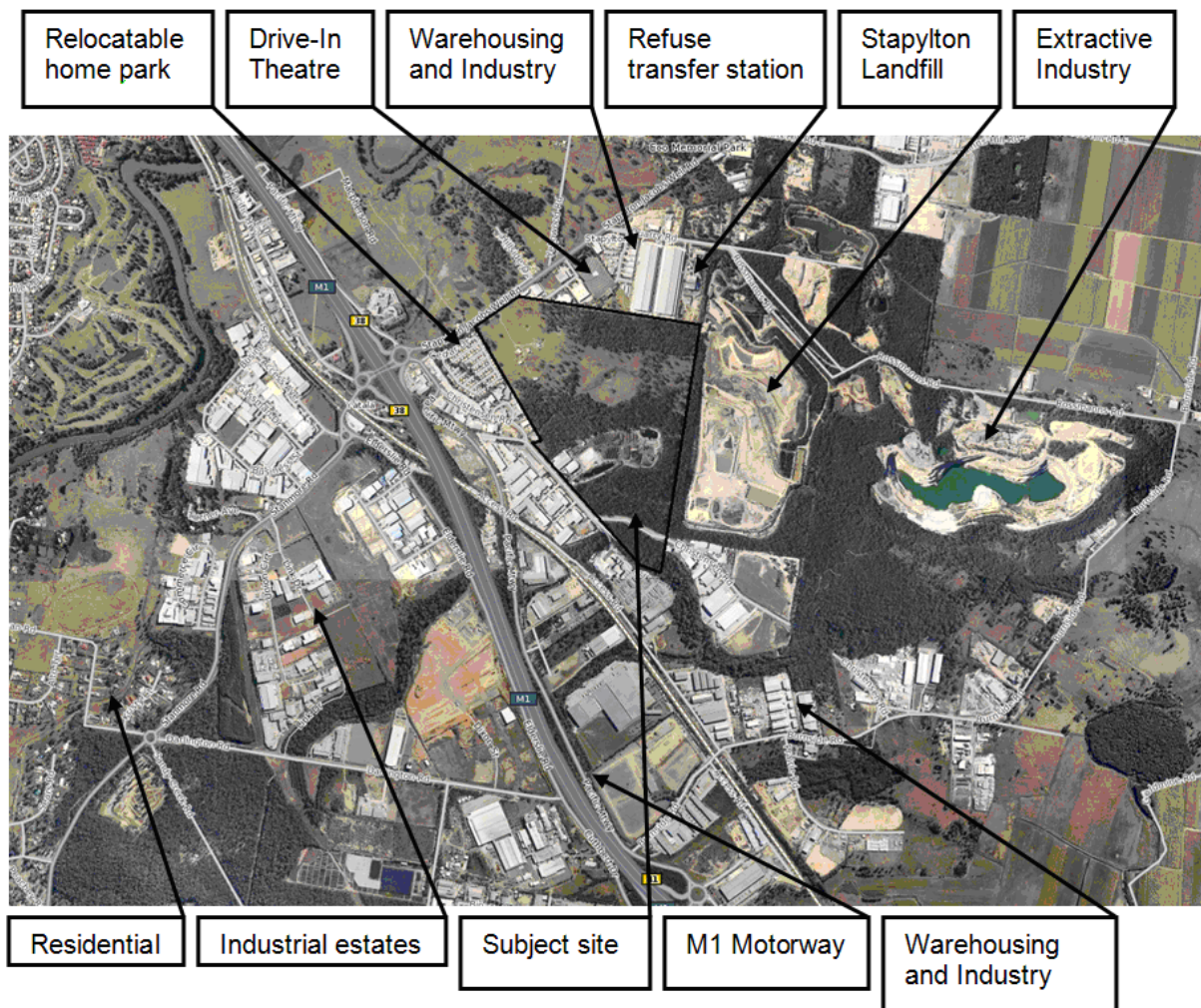


Figure 2: Surrounding land uses

Approval History

Approval reference and date	Comment
MCU201100650 Dated: 6 May 2013	Preliminary Approval for Making a Material Change of Use (Impact Assessment) to Override The Planning Scheme for Industry Uses
MCU201601390 Dated: 1 November 2016	Request to Change an Existing Approval to extend the relevant period by six (6) years to 03 May 2023
MCU201701550 Dated: 23 November 2017	Minor change to Preliminary Approval amending the approved Plan of Development relating to Reconfiguring a Lot for Precincts A and B whereby the minimum lot size was reduced from

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	4,000m2 minimum lot size to 2,000m2 to align the Preliminary Approval with the City Plan.
MCU201701550 Dated: 6 March 2018	Amended plans were submitted in accordance with conditions of approval and stamped approved by council INC(Landuse Classification and Staging Plan, and Generations Industrial Park Place Code)
MCU201800656 Dated: 22/11/2018	Minor change to Preliminary Approval amending the Landuse and Staging Plan and the M38 Industrial Estate Place Code and associated conditions as well as conditions relating to the Covenant area to the eastern boundary and buffer to the western boundary.

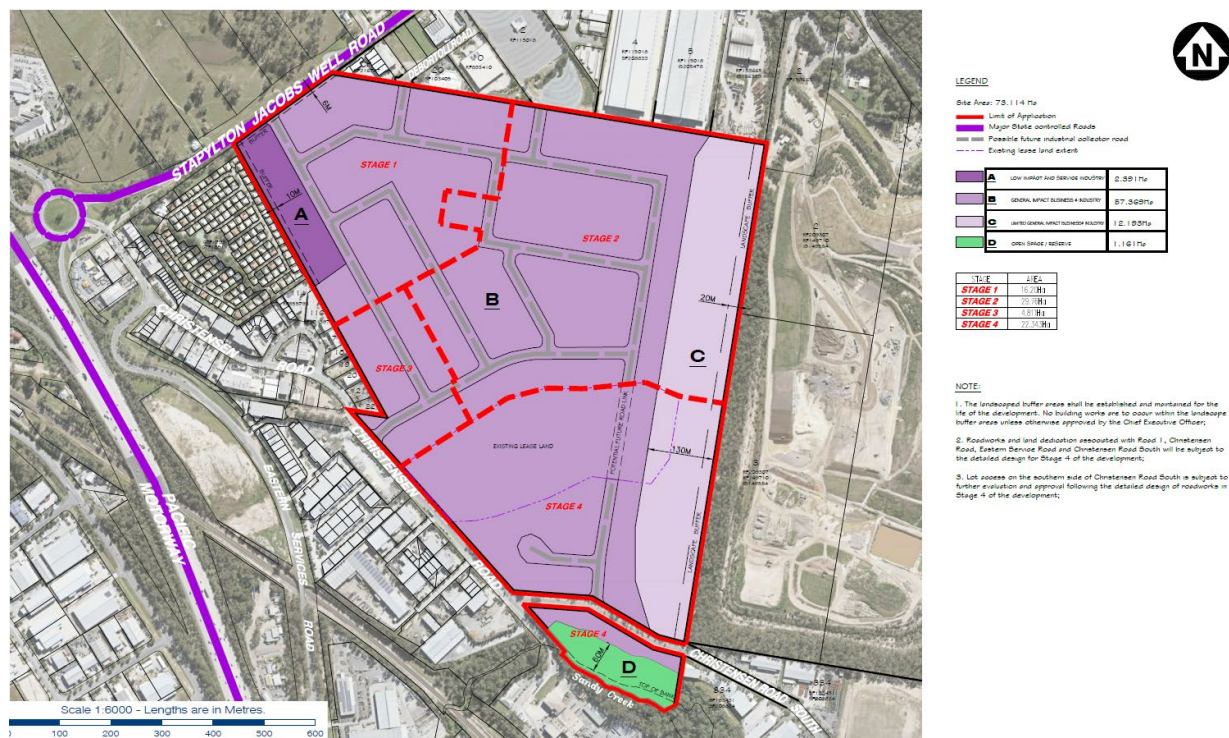


Figure 3: Approved Staging Plan

4 PLANNING ASSESSMENT

Section 45(3) of the *Planning Act 2016* identifies:

- (3) A **code assessment** is an assessment that must be carried out only –
- (a) against the assessment benchmarks in a categorising instrument for the development; and
 - (b) having regard to any matters prescribed by regulation for this paragraph.

The proposed development triggers code assessment and has been assessed in accordance with Section 45(3) of the *Planning Act 2016*.

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4.1 State Planning instruments

The application has been assessed against the following instruments:

Instrument	Comment
State Planning Policy	The City Plan appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk and resilience (coastal hazards). The proposal does not trigger assessment against any assessment benchmarks relating to natural hazards, risk and resilience (coastal hazards).
South East Queensland Regional Plan	The proposal is consistent with the goals, elements and strategies; and the Southern Sub-regional directions of the South East Queensland Regional Plan 2017 (ShapingSEQ).
Schedule 10 (Development assessment) of the Planning Regulation 2017	The proposal triggers assessment against any assessment benchmarks in Schedule 10 (Development assessment) of the <i>Planning Regulation 2017</i> .
Schedule 12 (Particular reconfiguring a lot requiring code assessment) of the <i>Planning Regulation 2017</i>	The proposal does not trigger assessment against any assessment benchmarks in Schedule 12 (Particular reconfiguring a lot requiring code assessment) of the <i>Planning Regulation 2017</i> .

4.2 Local categorising instruments

The application has been assessed against the following instruments:

Local categorising instrument	Comment
Temporary Local Planning Instrument	The proposal does not trigger assessment against any temporary local planning instruments.
Local Government Infrastructure Plan	The proposal triggers requirement for new trunk infrastructure to service the development. This is discussed in section (insert section details) below.
Variation approval /Preliminary Approval (section 242 of SPA 2009)	The proposal does trigger assessment against a Preliminary Approval (section 242 of SPA 2009). This is discussed in section (insert section details) below.

4.2.1 Assessment against the Local Government Infrastructure Plan

The proposal triggers requirement for new trunk infrastructure to service the development.

The necessary trunk sewer infrastructure identified in Council's LGIP includes gravity main XGMA21 from the development site along Staplyton Jacobs Well Road, it will cross beneath the M1 Motorway and connect upstream of the existing sewage pumping station BE35.

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Offsets

An offset/refund against the levied charge applies for the provision of trunk sewerage infrastructure works required by the City of Gold Coast's (City) Local Government Infrastructure Plan (LGIP) Version 1 (dated 27 June 2018) and conditioned under development approval ROL 201800079.

The necessary trunk sewer infrastructure includes gravity main XGMA21. The offset/refund will be based on the establishment cost (value) of the trunk infrastructure. Details of the estimated value of the trunk infrastructure are set out in the table below.

The entitlement to the offset/refund will occur when the works are accepted formally 'On Maintenance' by the City in accordance with the Gold Coast City Plan Version 6 Schedule 6.11 City Plan Policy - Land Development Guidelines and the Water and Sewerage Connections Policy.

The actual value of the trunk sewer infrastructure to be offset/refund will be determined in accordance with the process as set out in Schedule 1 of the City's Charges Resolution. The current Charges Resolution is Charges Resolution No. 1 of 2018.

The construction cost estimate for this project is \$4,009,000. This is based on the Water Supply and Sewerage Infrastructure Plan and the current LGIP.

Estimated Sewer Network Offset/Refund

Details	Amount
Gravity Trunk Sewers, 450 mm in diameter	\$3,442,000
Engineering design, surveys & supervision (16% of Construction Cost)	\$550,720
QLeave entitlement (0.475% of Construction Cost)	\$16,300
Total estimated sewer network works value	\$4,009,020

Refunds

If the final value of the trunk infrastructure that accrues for a stage exceeds the amount of the levied charge for a stage, a refund will be applicable for the difference between the levied charge and the accrued value of trunk infrastructure delivered for that stage.

A refund based on the accrued value of works will payable by the City within 30 business days after the latter of:

- Notification of 'On Maintenance' of the trunk infrastructure provided to the City by the applicant;
- The due date of payment of the charge.

Total estimated offset value **\$ 3,442,000.00**

4.2.2 Assessment against a variation approval

The following is an assessment of the application against the assessment benchmarks in the following Preliminary Approval:

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- Preliminary Approval for making a Material Change of Use to override the Planning Scheme for industry uses

The proposal is to be assessed against the requirements of the Preliminary Approval and includes the M38 Industrial Estate Place Code and the relevant codes contained within and the applicable codes from the Gold Coast Planning Scheme 2003 (version 1.2).

The following Codes vary the effect of the Planning Scheme Codes:

- M38 Industrial Estate Place Code

The proposed development is considered to demonstrate an acceptable outcome having regard to the requirements of this preliminary approval.

4.2.3 Assessment against the Strategic framework

The proposal does not trigger assessment against the strategic framework.

4.2.4 Assessment against the codes

The following is an assessment of the application against the applicable codes identified below:

- M38 Industrial Estate Place Code (Preliminary approval code)
- Relevant constraint codes and overlays including:
 - Canals and Waterways
 - Flood Affected Areas
 - Nature Conservation
 - Sediment and Erosion Control
- Relevant specific development codes
 - Changes to Ground Level and Creation of New Waterbodies Code
 - Landscape Work
 - Reconfiguring a Lot
 - Vegetation Management
 - Works for Infrastructure

4.2.5 Assessment against the M38 Industrial Estate Place Code

The proposal has been assessed against the Precinct A (Low impact and Service Industry) and Precinct B (General Impact Business and Industry) of the M38 Industrial Estate Place Code.

Intent of Precinct A (Low impact and Service Industry)

The intent of Precinct A is to provide land uses that are generally low impact industrial style uses responsive to the established nature of the residential uses located nearby. The proposed allotment sizes are considered to be consistent with that promoted within Precinct 1 of the Yatala Enterprise Area Local Area Plan (YEA LAP) by providing lot sizes that range from 3,035m² to 3,141m².

Intent of Precinct B (General Impact Business and Industry)

The intent of Precinct B promotes land uses and allotment sizes that would ordinarily be located within Precinct 1 Land use designation of the YEA LAP. The proposed lot sizes within Precinct B are considered consistent with the Precinct by providing lot sizes that range from 2,016m² to 6,854m².

Assessment has determined the proposal for Stage One is consistent with the intent of these Precincts.

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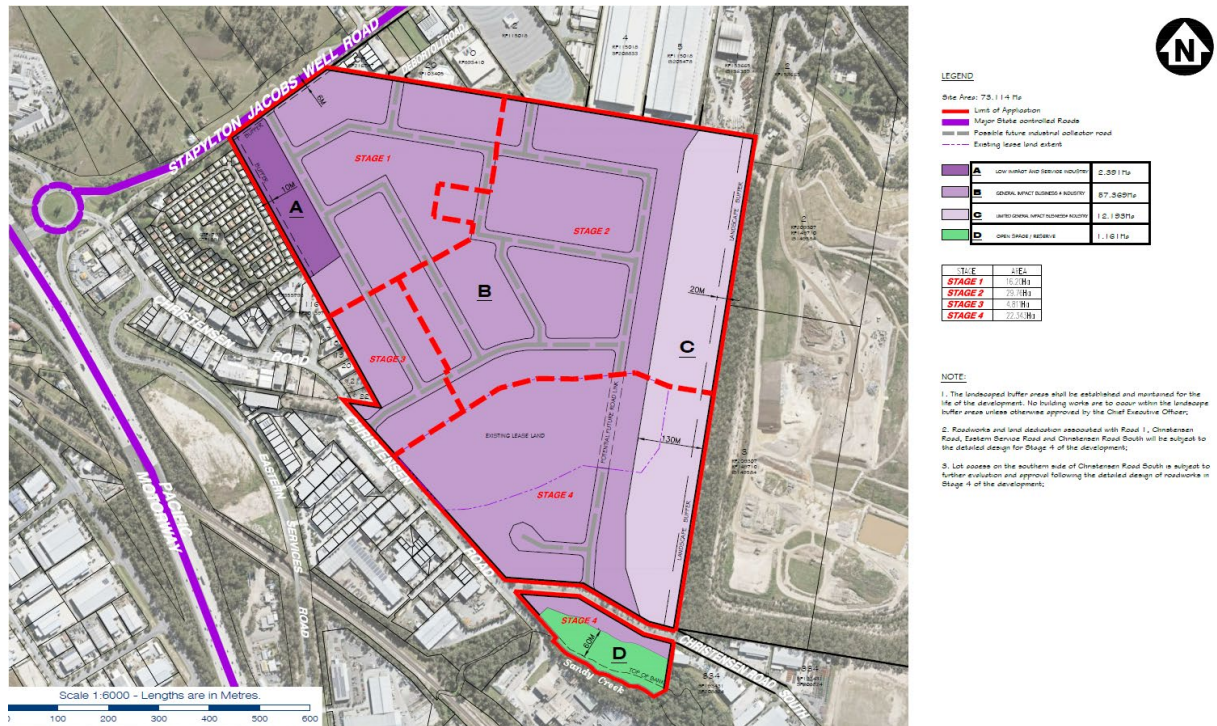


Figure 4: M38 Industrial Estate – Land use classification and Staging Plan

Officers have undertaken an assessment of all relevant provisions. The proposed development is compliant with all applicable acceptable solutions with the exception of the following:

- AS25.6 – Landscape design

Landscape design

Performance outcome	Acceptable outcome
PC25 Landscape design is used to enhance the landscape character of the YEA.	AS25.6 A minimum ten (10) metre wide north south landscape buffer is provided along the western boundary of the site adjoining the existing residential uses generally as outlined on the Landscape Intent Plan prepared by Gassman Development Perspectives and titled 5093 L LI 03.

Officer's comment

Landscape Assessment have reviewed the proposed development for Stage 1 and provide the following comments:

For the majority of its length, the buffer provided to the adjoining residential properties is able to be planted for only about 3 metres of its width due to the 1:1 steep cut nature of the majority of the buffer's width. While it is not agreed that this is an ideal outcome (Landscape Planning's previous recommendation was minimum 6m planted), Council's Town Planning Team have accepted this in the preliminary approval, with treatment detailed in preliminary approval Condition 15. Conditions provided below are consistent with Town Planning's decision; however, in order to achieve such,

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further amendments to the drawings are required.

Officers consider the proposed development to provide sufficient amenity protection to the adjoining residential dwellings through the proposed inclusion of a 2 metre solid fence structure which will be installed to the boundary (within the subject site). The 3 metre landscape buffer will then be provided at grade to facilitate the establishment of mature vegetation which will grow above the 2 metre solid fence. Due to the required cut, slope grade and nature of the surface, being sandstone, it is considered that landscape treatment is unable to be maintained and is considered to not make an impact on amenity due to the inclusion of the solid fence. Further the batter to the western boundary will not be visible from proposed Road 1 once industrial buildings are established. Conditions have been included to ensure the requirements of the Preliminary Approval conditions and Place Code are achieved.

It is considered the proposed development complies with Performance Criteria 25 by enhancing the landscape character.

4.2.6 Assessment against constraint codes

The proposal has been assessed against the following overlay codes:

- Canals and Waterways
- Flood Affected Areas
- Nature Conservation
- Sediment and Erosion Control

Officers have undertaken an assessment of relevant constraint codes and the proposed development complies with the applicable acceptable solutions of the codes, with the exception of the following:

- AS 1 & 2 – Sediment and Erosion Control constraint code

Officer's comment

Hydraulic Engineering have reviewed the proposed development of stage 1 against the relevant constraint codes and provide the following comments:

The proposal generally complies with acceptable solutions of all relevant constraint codes except Sediment and Erosion Control. The applicant has not submitted adequate information demonstrating compliance with Performance Criteria of Performance Criteria 1 and Performance Criteria 2. A full erosion hazard assessment report has not been undertaken in response to Acceptable Solution 1. Moreover, adequate information has not been provided demonstrating how the proposal complies with the Acceptable Solution 2 of the Sediment and Erosion Control Constraint Codes. However, we recommended a condition for submission of a detail erosion and sediment control management plan for Council's approval prior to commencement of any works.

4.2.7 Assessment against development codes

The proposal has been assessed against the following overlay codes:

- Changes to Ground Level and Creation of New Waterbodies Code
- Landscape Work
- Reconfiguring a Lot
- Vegetation Management
- Works for Infrastructure

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Officers have undertaken an assessment of all relevant provisions. The proposed development does not comply with the following applicable acceptable outcomes:

- AS4 – Change to Ground Level and Creation of New Waterbodies Code

Changes to Ground Level and Creation of New Waterbodies Code

Performance outcome	Acceptable outcome
PC4 All earthworks must be geotechnically stable, and must not decrease the geotechnical stability of the subject or adjacent sites.	AS4 The earthworks are undertaken in a manner which: a) involves a maximum cut and/or fill of less than 1 metre in height; b) involves batters no steeper than one in two.

Officer's comment

Operational works have reviewed the proposed development for Stage 1 and provide the following comments:

The proposal includes the provision of 1 in 1.2 slopes (close to vertical cut) batters to a height of 9m without tiers which does not satisfy AO9 and is not in accordance with the recommendation of our City Land Development Guidelines

The applicant has provided a geotechnical report to support the proposed earthworks and steep batters. The report has been reviewed by Council's Geotechnical assessment officer whom recommends approval with conditions.

In terms of visual amenity impacts from the retaining walls, it is expected that the planning officer will confirm if this is suitable.

The proposed development provides for large industrial allotments which require minimum slope. In order to facilitate these industrial allotments on the subject site, which has been zoned for industrial development, a large amount of cut and fill is required. The proposed development includes a number of large batters and some retaining walls. The majority of these large batters have been provided between allotments. The amenity impacts of the inter-allotment batters is considered to be sufficient as it is highly likely that the large industrial buildings, up to 15 metres in height, will screen the batters from public view. Where retaining walls are proposed adjoining a public private interface, such as the stormwater detention lot, a condition has been imposed to provide a 1.5 metre landscaped buffer to screen the 3.5m retaining. Further comments in relation to the batter located to the western boundary are provided above.

It is considered the proposed development complies with Performance Criteria 4 by providing a Geotechnical report determining the structural integrity of the batters proposed.

6 INFRASTRUCTURE CHARGES

The final estimated infrastructure charge is \$ 1,091,563.53.

For further information on this matter, refer to the draft notice attached to this report entitled as Attachment: Infrastructure charges notice for the approved development.

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JACOBS WELL ROAD AND CHRISTENSEN ROAD, STAPYLTON - DIVISION 5
PN163781/23/DA2 - ROL201800079

Infrastructure Charge Notice

Thursday, 22 November 2018

Application	PN163781/23/DA2
Site address	82 CHRISTENSEN ROAD, STAPYLTON
Application number & code	201800079 ROL
Application description	2 INTO 38 LOT SUBDIVISION PLUS BALANCE LOT
Officer name	Olivia Sharpe

Charge calculation

Charges Resolution No. 1 of 2018				
	Qty		Rate	Gross Charge Amount
ROL Proposed Lot	39 Lots	@	\$ 28,808.75	\$ 1,123,541.25
				\$ 1,123,541.25
Net Charge Summary				
	Gross Charge Amount	Applied Credit Amount	Net Charge Amount	
	\$ 1,123,541.25	\$ 31,977.72	\$ 1,091,563.53	

Applied credit details

Credit applied for 2 x standard lots less sewer and water.

Office Use Only	
\$ 591,587.82	OTHINF
\$ 377,509.86	SEWINF
\$ 122,465.85	WTRINF
\$ 1,091,563.53	

7 LOCAL PLANNING INSTRUMENTS THAT MAY BE MATERIALLY AFFECTED BY THE DEVELOPMENT

The proposal does not trigger assessment against any assessment benchmarks for another local government area materially affected by the development.

8 REFERRALS

8.1 Internal referrals

This application has been assessed by internal referral officers who have provided comments and reasonable and relevant conditions. An overview of the recommended conditions are provided in the table below:

Internal city expert	Conditions
Environmental Assessment	ROL: Vegetation management Staged tree clearing OPW (Change to ground): Vegetation management Tree pruning and work Root pruning and barriers

DELEGATED ITEM**CITY DEVELOPMENT BRANCH**

REPORT ON COMBINED DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMITS – RECONFIGURING A LOT (38 INDUSTRIAL ALLOTMENTS, A BALANCE LOT, NEW ROAD AND STORMWATER DETENTION LOT), OPERATIONAL WORK (CHANGE TO GROUND LEVEL), AND OPERATIONAL WORK (VEGETATION CLEARING) AT 31 YELLOWWOOD ROAD, 60 STAPYLTON JACOBS WELL ROAD AND CHRISTENSEN ROAD, STAPYLTON - DIVISION 5 PN163781/23/DA2 - ROL201800079

	No damage to retained vegetation Fauna management Acid sulfate soils management plan Pre-start inspection Supervision of works Hold point inspection OPW (Vegetation clearing): Approved drawings Approved Plans Vegetation management Staged tree clearing Tree pruning and work Root pruning and barriers No damage to retained vegetation Fauna management On-site dog control Koala conservation requirements Wildlife exclusion fencing Certification of works Supervision of works Acid sulfate soils management plan Pre-start inspection Hold point inspection Advice notes: Further development permits/compliance permits Vegetation protection Listing of Koala under EPBC Act Environmental Covenant Riverine Protection Permit Property notifications: Vegetation protection
Geotechnical Engineering	ROL & OPW (change to ground): Approved Plans Certification of works - Geotechnical Engineering
Health and Regulatory Services	Health and Regulatory Services provide the following advice: Please be advised associated Health conditions of the Preliminary Approval have been reviewed. As the subject application is an ROL, the applicant has advised that compliance will be achieved at time of building application/approval

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	considering no buildings are proposed with the current application. This is accepted by Health. No conditions considered necessary.
Hydraulics and Water Quality	ROL: Amended Plans 'On Maintenance' requirements for stormwater treatment devices (specific condition) Overland flow paths and hydraulic alterations Bioretention basin maintenance management plan (specific condition) Certification of works - Hydraulics and Water Quality Erosion and sediment control Advice Notes: Stormwater Property Notifications: Stormwater
Landscape Assessment	ROL: Landscaping works on private land OPW (change to ground): Amended drawings
Open Space Assessment	ROL: Land transfer Landscaping works within public open spaces Public/private interface Required landscape treatment to batters Advice Notes: Development infrastructure Further development permits/compliance permits OPW (change to ground): Required landscape treatment to batters
Operational Works	OPW (Change to ground level): Timing Scope of approval Amended drawings Approved Plans Rectification of Council's infrastructure Earthworks Overland flow paths and hydraulic alterations Certification of works Supervision of works

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	Availability of approved plans, drawings and reports Transport of soil/fill/excavated material Haulage access/site management plan Erosion and sediment control Pre-start inspection Hold point inspection On/off maintenance (Practical Completion) Bond Advice notes: Further development permits/compliance permits Compliance with conditions Consistency with other related approvals Indigenous cultural heritage legislation and duty of care requirement Encroachment of works Applicant responsibilities Water usage Fire ant control
Water and Waste	ROL: Necessary trunk infrastructure (LGIP identified) Rectification of Council's infrastructure Sewer reticulation Water reticulation Fire loading Department of Transport and Main Roads approval Further development permits/compliance permits Connections and disconnections Water meter sizing Connections to, alteration or realignment of Council infrastructure Informal Meeting Invitation

8.2 External referrals

The application was referred to the following external agency(s):

8.2.1 Concurrence agency(s)

- **Fisheries - waterway barrier works** Schedule 10, Part 6, Division 4, Subdivision 3, Table 1, Item 1
- **Infrastructure - state transport infrastructure** Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1

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- **State transport corridors and future State transport corridors** Schedule 10, Part 9, Division 4, Subdivision 2, Table 2, Item 1
 - Referral agency response with conditions (Ref: 1803-4418 SRA) provided 11 October 2018.

9 PUBLIC NOTIFICATION

Not applicable – No part of the application required public notification.

10 CONCLUSION

Council is in receipt of an application for a development permit for a reconfiguring a lot to subdivide 3 lots into 38 industrial lots, balance lot, new road and stormwater detention lot and Operational Works for Change to Ground level and Vegetation clearing at, 31 Yellowwood Road, 60 Stapylton Jacobs Well Road and 82 Christensen Road, Stapylton.

After a detailed assessment, it has been determined the proposal meets the purpose of the applicable benchmarks including the M38 Industrial Estate Place Code and relevant overlay and development codes. It is recommended the application be approved, subject to conditions.

11 NOTIFICATIONS

The following property notifications will be applied:

A	Stormwater • There are development approval conditions applicable in relation to stormwater management on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice (ROL 201800079). A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline. • A property notification will be applied to Lot 1 stating that the owner of the lot must include adequate stormwater detention and treatment devices in conjunction with any future application over the lot, in accordance with the approved Stormwater Management Plan (Gassman Development Perspectives; May 2018).
B	Stapylton Landfill and Sewage Treatment Plant All owners, occupants and users of this land should be aware that the site is near key strategic community facilities, including the Stapylton Landfill and Stapylton Sewage Treatment Plant. All relevant parties should be aware that the overlay area is provided as a risk management tool to manage unexpected or accidental emissions from a facility; as stipulated in the Odour Impact Assessment from Development Guideline, Department of Environment and Heritage Protection (2013). The City of Gold Coast takes all reasonable measures to manage these facilities in such a way to minimise impacts and emissions. Relevant parties should acknowledge the purpose of the overlay in the conduct and operation of any use of the site.

12 RECOMMENDATION

It is recommended that Council resolves as follows:

That Delegated Authority, the Executive Coordinator Planning Assessment approves (with conditions) the issue of a development permit for a reconfiguring a lot (2 into 38 industrial lots, balance lot, new road and stormwater detention lot) and operational works (change to ground

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level and Vegetation clearing), in accordance with the Attachment entitled: Decision Notice
Approval with Conditions ROL & OPW 31 Yellowwood Road, 60 Stapylton Jacobs Well Road and 82
Christensen Road, Stapylton.

Author:

Thalia Allsop

A/ Senior Planner

22/11/2018

Authorised by:

Michael Moran

Manager City Development