



SARA reference: 2012-20251 SRA
 Applicant reference: 5941 (Stage 2 CMS)
 Council reference: COM/2020/262

4 January 2021

Frasers Property Australia Pty Ltd
 c/- Gassman Development Perspectives
 PO Box 392
 BEENLEIGH QLD 4207

Email: admin@gassman.com.au

Dear Sir/Madam

SARA information request - 60 Stapylton Jacobs Well Road, Stapylton – Stage 2

(Given under section 12 of the Development Assessment Rules)

This notice has been issued because the State Assessment and Referral Agency (SARA) has identified that information necessary to assess your application against the relevant provisions of the State Development Assessment Provisions has not been provided.

State transport network	
1.	<u>Issue:</u> The proposed development requires earthworks which includes 75,556 cubic metres of net fill, therefore exceeding the assessment threshold of 10,000 tonnes. The haul route is likely to include the state-controlled road network. However, the application material does not demonstrate that the development involving the haulage of fill, extracted material or excavated spoil material exceeding 10,000 tonnes per year does not damage the pavement of the state-controlled road. As such, the application material does not demonstrate compliance with Performance Outcome (PO) 8 of State code 1: Development in a state-controlled road environment (State code 1) and PO6 of State code 6: Protection of state transport networks (State code 6) of the State Development Assessment Provisions (SDAP). <u>Action:</u> Provide a Pavement Impact Assessment which demonstrates how the proposed development can achieve compliance with PO8 of State code 1 and PO6 of State code 6 of the SDAP. Specifically:

	(a) Detail the types of heavy vehicles proposed to transport fill and topsoil to and from the site. (b) Identify the frequency and number of vehicles being used. (c) Identify the proposed haul route of the vehicles. (d) Demonstrate how the construction traffic will be managed. (e) Demonstrate that the proposed haulage of fill will not compromise or worsen the safety or detrimentally impact the pavement infrastructure of the state-controlled road network.
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SARA further advice - 60 Stapylton Jacobs Well Road, Stapylton

(Given under section 35 of the Development Assessment Rules)

Item	Advice
Conceptual Stormwater Management Plan	
1.	<u>Issue:</u> The Legal Point of Discharge (LPOD) 3 appears to be Sandy Creek, which traverses the railway corridor. However, the Site Based Stormwater Management Plan, prepared by Gassman Development Perspectives, dated 20 November 2020, reference 5941 and revision 1 does not demonstrate that the proposed development does not result in an actionable nuisance, or worsening of, stormwater, flooding or drainage impacts on the railway corridor. <u>Action:</u> Provide a revised Site Based Stormwater Management Plan to demonstrate compliance with PO10 of State code 6, which should (as a minimum): (a) Provide confirmation that the proposed detention system for Stage 2 Borrow Area will maintain a pre-developed case with respect to stormwater flows. (b) Provide a flood impact assessment that confirms no worsening of stormwater, flooding or drainage impacts on the railway corridor. It is noted that the ultimate LPOD for the entire development is LPOD 3 (Sandy Creek) and it is unclear if there will be an increase in flood levels or stormwater discharge flows as a result of the proposed temporary stormwater measures within Stage 2 Borrow Area. It is acknowledged that the works within the Stage 2 Borrow Area are preliminary, although it is required that the proposed stormwater management works within the Stage 2 Borrow Area will not result in an increase in flood levels or discharge flows to LPOD 2 and LPOD 3. It is noted that the current report only considered Stage 2 works which only relates to LPOD 1.

How to respond

You have three months to respond to this request and the due date to SARA is 5 April 2021.

You may respond by providing either: (a) all of the information requested; (b) part of the information requested; or (c) a notice that none of the information will be provided. Further guidance on responding to an information request is provided in section 13 of the [Development Assessment Rules](#) (DA Rules).

It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

You are requested to upload your response and complete the relevant tasks in [MyDAS2](#).

As SARA is a referral agency for this application, a copy of this information request will be provided to the assessment manager in accordance with section 12.4 of the DA Rules.

If you require further information or have any questions about the above, please contact Jessica Bitzios, Planning Officer, on (07) 5644 3217 or via email SEQSouthPlanning@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Gareth Richardson

Manager, Planning and Development Services (SEQ South)

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

Development details	
Description:	Development Permit Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial Lots, Common Property, Balance Lot, Stormwater Lot and New Road) Operational Works (Change to ground level)
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – State transport infrastructure (Planning Regulation 2017) Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 – State transport corridors and future state transport corridors (Planning Regulation 2017)
SARA reference:	2012-20251 SRA
Assessment criteria:	State code 1: Development in a state-controlled road environment of the SDAP State code 6: Protection of state transport networks of the SDAP