



SARA reference: 2012-20249 SRA
Council reference: ROL/2020/123
Applicant reference: 5941 (Stage 1 CMS)

28 January 2021

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

Attention: mail@goldcoast.qld.gov.au

Dear Sir/Madam

SARA response—60 Stapylton Jacobs Well Road, Stapylton

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 15 December 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	28 January 2021
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development Permit for Reconfiguring a Lot (Community Title Subdivision to Create 1 into 22 Industrial Lots, Common Property, Balance Lot, Stormwater Lot and New Road)
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017) – Development application exceeding thresholds in Schedule 20 of the Planning Regulation 2017 Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1

(Planning Regulation 2017) – Reconfiguration of a lot within proximity of a state-controlled road

SARA reference: 2012-20249 SRA

Assessment Manager: Gold Coast City Council

Street address: 60 Stapylton Jacobs Well Road, Stapylton

Real property description: Lot 501 SP295994

Applicant name: Frasers Property Australia
C/- Gassman Development Perspectives

Applicant contact details: PO Box 392
Beenleigh QLD 4207
admin@gassman.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

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

For further information please contact Lorna Scally, Senior Planning Officer, on 07 5644 3221 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 Frasers Property Australia c/- Gassman Development Perspectives, admin@gassman.com.au

enc **Attachment 1** - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at **Attachment 5**)

No.	Conditions	Condition timing
Development Permit for Reconfiguring a Lot		
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 and Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 under Planning Regulation 2017 — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of 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(s):		
1.	(a) Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not encroach or de-stabilise the State-controlled road or land supporting this infrastructure, or cause similar adverse impacts. (b) RPEQ certification with supporting documentation must be provided to the South Coast Region (southcoast@tmr.qld.gov.au) of the Department of Transport and Main Roads', confirming that the development has been constructed in accordance with part (a) of this condition.	(a) At all times. (b) Prior to submitting the Plan of Survey to the local government for approval.
2.	(a) Road works comprising of a signalised intersection at the site entrance and a second lane on Stapylton - Jacobs Well Road westbound, between the site access and the eastern roundabout on interchange 38, must be provided generally in accordance with the following plans: - Roadworks and Drainage Layout Plan, Sheet 1 of 4 prepared by Gassman Development Perspectives dated 20 July 2020, reference 5941 ENG EXTINT 400 and revision B - Roadworks and Drainage Layout Plan, Sheet 2 of 4 prepared by Gassman Development Perspectives dated 20 July 2020, reference 5941 ENG EXTINT 401 and revision B - Roadworks and Drainage Layout Plan, Sheet 3 of 4 prepared by Gassman Development Perspectives dated 3 September 2020, reference 5941 ENG EXTINT 402 and revision C - Roadworks and Drainage Layout Plan Sheet 4 of 4 prepared by Gassman Development Perspectives dated 20 July 2020, reference 5941 ENG EXTINT 403 and revision B. (b) The road works must be designed and constructed in accordance with Road Planning and Design Manual (2nd edition), prepared by Department of Transport and Main Roads, 2016.	Prior to submitting the Plan of Survey to the local government for approval.
3.	(a) The development must be carried out generally in accordance with Section 6 of the Engineering Services Report prepared by Gassman Development Perspectives, dated 29 October 2020, reference 5941 and revision 1. (b) RPEQ certification with supporting documentation must be provided to the South Coast Region (southcoast@tmr.qld.gov.au) of the Department of Transport and Main Roads', confirming that the development has been constructed in accordance with part (a) of this condition.	(a) At all times. (b) Prior to submitting the Plan of Survey to the local government for approval.

4.	(a) The road access location is to be located generally in accordance with the Proposed Staged, Community Title Scheme Reconfiguration of Land prepared by Gassman Development Perspectives, dated 16 November 2020 and drawing number 5941 P Stage 1 001. (b) Road access works comprising construction of a signalised intersection on Stapylton Jacobs Well Road must be provided generally in accordance with the Roadworks and Drainage Layout Plan Sheet 3 of 4 prepared by Gassman Development Perspectives dated 3 September 2020, reference 5941 ENG EXTINT 402 and revision C. (c) The road access works must be designed and constructed in accordance with Road Planning and Design Manual (2nd edition), prepared by Department of Transport and Main Roads, 2016.	Prior to submitting the Plan of Survey to the local government for approval.
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Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP), version 2.6. If a word remains undefined it has its ordinary meaning.
State transport networks	
2.	<i>Public Utility Plant</i> Pursuant to section 80 of the <i>Transport Infrastructure Act 1994</i>, the construction, augmentation, alteration or maintenance of public utility plant in a State-controlled road corridor must be undertaken in accordance with the Department of Transport and Main Roads' (DTMR) requirements and at the expense of the owner of the plant. The owner of the plant must also obtain approval from DTMR prior to commencement of any works. Applications for approval should be made to southcoast@tmr.qld.gov.au. Additional information regarding the installation of public utility plant can be obtained from DTMR's <i>Technical Note 163: Third Party Utility Infrastructure Installation in State Controlled Roads Technical Guidelines</i> (available at http://www.tmr.qld.gov.au/businessindustry/Technical-standards-publications/Technical-Notes/Road-design).

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- The proposed development complies with the relevant performance outcomes of State code 1: 'Development in a state-controlled road environment' and State code 6: 'Protection of state transport networks' of the State Development and Assessment Provisions (version 2.6), subject to the conditions included in this referral agency response.
- The proposed development will not result in a worsening of the safety, infrastructure condition or operating condition of the state-controlled road network.
- The proposed development will not generate an actionable nuisance or worsening of stormwater, flooding or drainage impacts to the adjacent state-controlled road.
- The proposed development is not located near any existing public passenger transport infrastructure.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.6), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*.

Attachment 4—Change representation provisions

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Attachment 5—Approved plans and specifications

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