

1 APPLICATION SUMMARY

Application information	
Address	60 Stapylton Jacobs Well Road, Stapylton
Lot and plan	Lot 501 on SP295994
Site area	Subject site – 64.239ha • Stage 1 site area: 19.45ha • Balance site area: 44.789ha
Properly made date	26 November 2020
City Plan version	The site is subject to a Preliminary approval for making a Material change of use to override the Planning Scheme for industry uses granted on 4 March 2013 (Council ref: MCU201100650) and most recent Minor change approval (Council ref: MIN/2020/659).
Zone / Precinct	Land use classification for M38 Industrial Park: • Low impact and service industry; and • General impact business and industry.
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); and • Extractive Resources (OM23-1).
Proposed use	Reconfiguring a Lot (Community Title Subdivision to create 1 into 22 Industrial lots, common property, balance lot, stormwater lot and new road).
Categories of development and assessment	Code assessment
Applicant and Applicant's consultancy team	Fraser Property Australia Pty Ltd (Applicant) Gassman Development Perspectives (Town Planning consultant / Engineering / Landscape concept) Rytensild Traffic Engineering (Traffic Impact Assessment)

**CITY DEVELOPMENT BRANCH
DELEGATED AUTHORITY REPORT ON 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) AT 60 STAPYLTON
JACOBS WELL ROAD, STAPYLTON
ROL/2020/123
DIVISION 1**

Land owner	Australand Industrial No. 89 Pty Ltd	
Submissions	Objections	Support
	Not applicable.	Not applicable.
Key matters raised by submitters	Not applicable.	
Decision due date	12 March 2021.	
Referral agencies	SARA - Planning Group - Queensland Treasury. - 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	
Officer's recommendation	Approval with conditions.	

2 PROPOSAL

The purpose of this report is to assess an application for a development permit for reconfiguring a lot to subdivide 1 into 22 Industrial lots, common property, balance lot, stormwater lot and new road at 60 Stapylton Jacobs Well Road, Stapylton.

The proposed industrial lots will range in allotment areas from 2,016m² to 43,340m² 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.

Development within the M38 Industrial Park, including the site, is subject to a Preliminary approval for making a Material change of use to override the Planning Scheme for industry uses (under s242 of SPA), approved 4 March 2013 (Council ref: MCU201100650 and MIN/2020/659).

This approval gives effect to the M38 Industrial Estate Place Code which applies to all development located within the M38 Industrial Park as shown in Figure 1.

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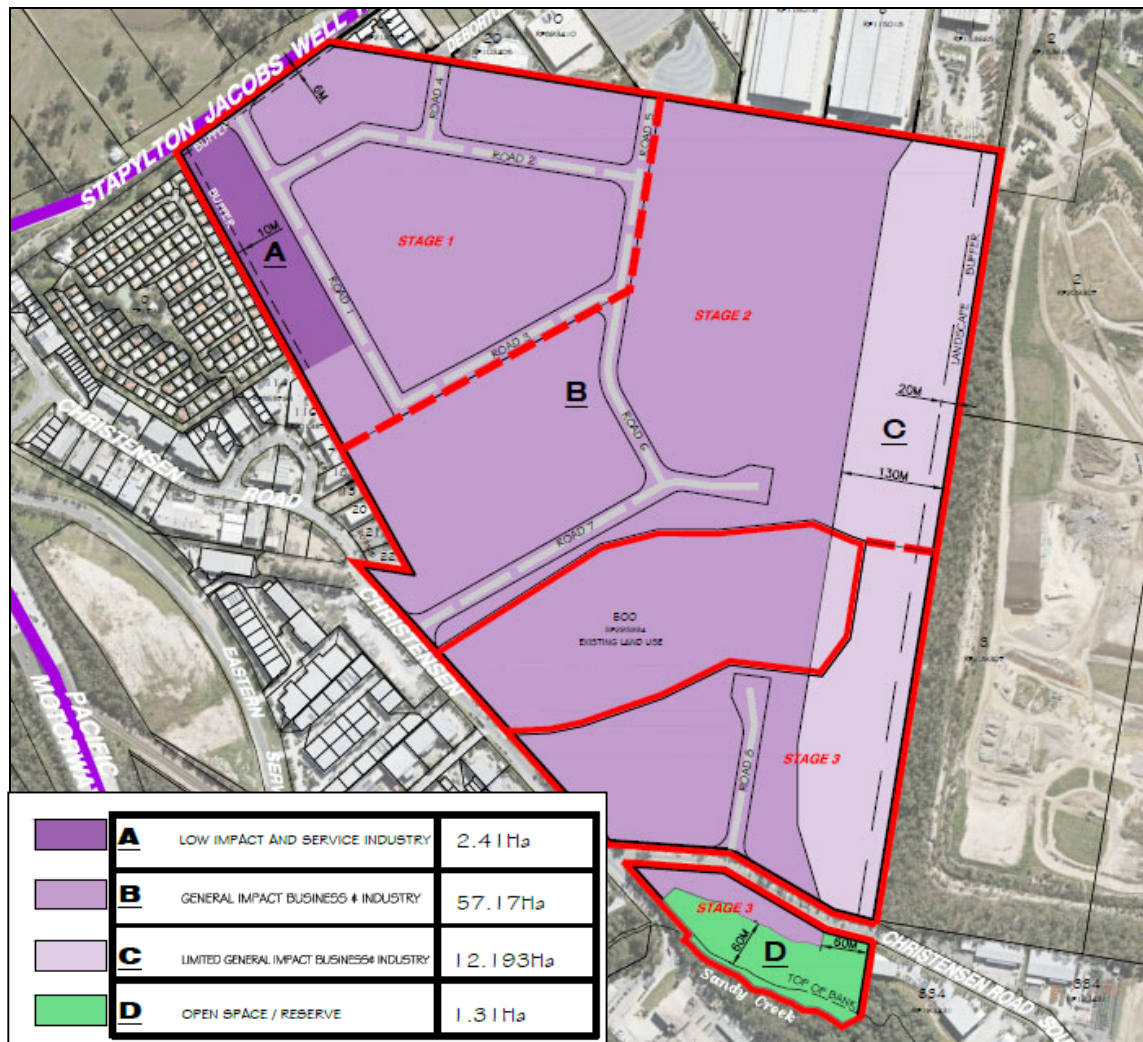


Figure 1: Land Use Classification and Staging Plan dated 18 June 2020 (Source: Gassman Development Perspectives)

Table 5.1.7 of the M38 Industrial Estate Place Code categorises the proposal as subject to Code assessment as the proposed development 'entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots)' within Precincts A and B.

The development proposal for the Reconfiguration of a lot to subdivide 1 into 22 Industrial lots, common property, balance lot, stormwater lot and new road is outlined in the table below:

Development proposal	
Proposed Lot	Size
101	2,535m ²
102	2,913m ²
103	2,913m ²
104	2,913m ²
105	2,913m ²

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106	2,913m ²
107	2,913m ²
108	2,913m ²
109	2,913m ²
110	2,913m ²
111	2,050m ²
112	2,018m ²
113	2,408m ²
114	6,224m ²
115	5,805m ²
116	4,094m ²
117	4,094m ²
118	4,278m ²
119	3,828m ²
120	14,334m ²
121	20,210m ²
122	19,820m ²
Common property	2,608m ²
Drainage reserve	7,737m ²
Road	33,184m ²
Total	190,450m ² / 19.45ha

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

Development parameters	
Setbacks	6 metre landscape buffer provided to the northern boundary of Jacobs Well Road. 10 metre buffer provided to the western boundary (for Precinct A)
Lot size	Proposed lots range from 2,018m ² to 4.334ha m ² (excluding lot 900 which is 7,737m 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.
Provision of new road	While the lots will be part of the Vantage Yatala community title estate, the proposed new roads will be public roads.
Provision of Electricity and Telecommunication	The existing electricity and telecommunication infrastructure will need to be augmented to service the proposed development.
Frontage and access	The subject properties have multiple road frontages being Stapylton Jacobs Well Road to the north east, Christensen Road and Christensen Road South to the south and Emeri Street (via a stub connection) to the north. Formal access will be provided via Stapylton Jacobs Well Road.
Sewer and Water	Conditions are been imposed for the connection of sewer and water reticulation to proposed lot.

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The following subdivision plan provides an initial view of the proposed development.

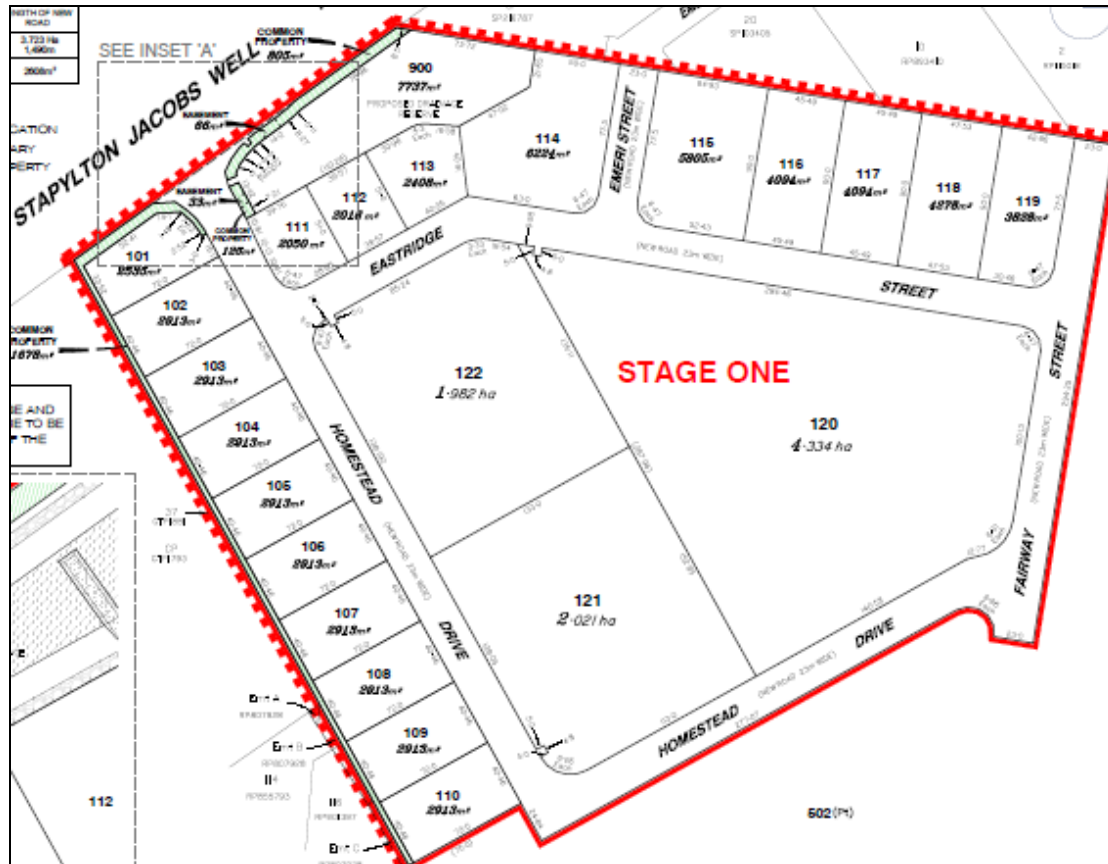


Figure 2: Proposed plan of subdivision dated 11 November 2020 (Source: gassman Development Perspectives)

3 KEY CONSIDERATIONS

The key considerations of the proposal include:

Existing approval

A Negotiated Decision Notice was issued for a Reconfiguration of a Lot (1 into 38 industrial lots, stormwater detention lot, new road and a balance lot) on 27 February 2019 (Council ref: ROL/2018/78. The most recent Minor change for the development was granted on 28 October 2020 (Council ref: MIN/2020/454). The existing approval is for a Freehold subdivision over the subject site that contains a lot layout consistent with the proposed development for Community Title Scheme subdivision with the exception of a common property that is a size of 2,608m² and located at the Stapylton Jacobs Well Road frontage.

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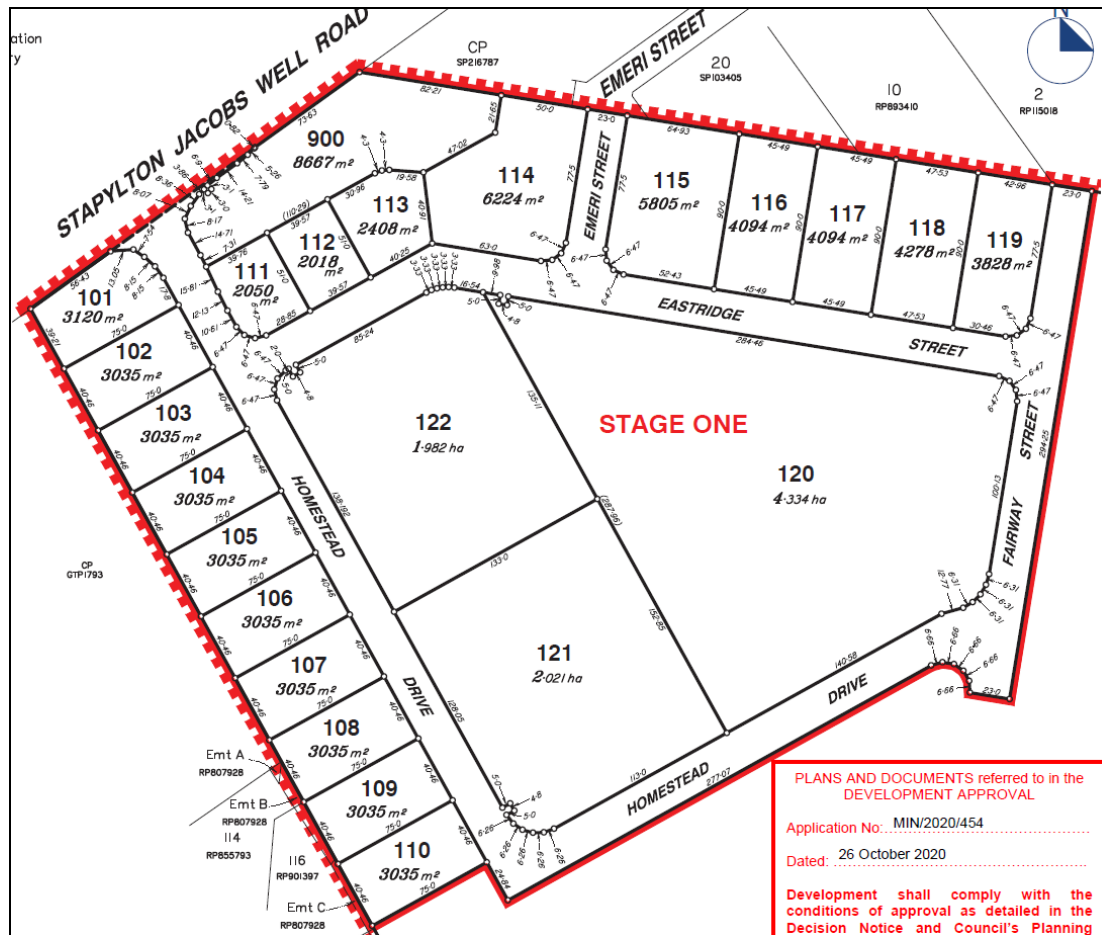


Figure 3: Approved Staged Reconfiguration of Land Stage 1 Plan dated 12 August 2020 (Source: Gassman Development Perspectives)

Stormwater

The proposed stormwater drainage lot is shown as providing the same configuration as previously approved as part of a freehold subdivision (MIN/2020/454) with the exception of a common property area that is to be located between the stormwater drainage lot and Stapylton Jacobs Well Road and new road identified as Homestead drive.

Hydraulic assessment has provided an assessment against the approved stormwater management strategy and the proposed stormwater management strategy. The following (not limited to) inconsistencies have been identified:

1. 'Large portion of the northern and western external batter of the proposed stormwater basin is within the common area (part of private property) under the current proposal. The basin external batter was within the public drainage lot under the previous approval. This inconsistency has been referred to City Assets. Following several correspondences between City Assets, Hydraulics, and Landscape planning, City Assets is satisfied with the condition recommended by Landscape planning which ensures a 1:12 external batter is delivered as part of this application.
2. The maintenance access to the basin is proposed to be shifted closer to the intersection. It is noted that no concern has been raised by other internal referral.

3. *The size of the coarse sediment forebay is proposed to be reduced from 189m² to 175.2m² resulting 7% reduction in area. Upon reviewing the updated calculation, this slight reduction in forebay area is not envisaged to compromise the forebay function'.*

Hydraulic assessment support the proposed stormwater management strategy for the proposed drainage reserve lot despite the inconsistencies.

Sewer

The application has considered the sewer servicing changes of MIN/2020/659 (Minor change to development permit for Preliminary Approval for making a Material Change of Use to override the Planning Scheme for industry uses to amend general wastewater servicing arrangement). As such, the sewer conditions that have been imposed reflect the requirements of the revised sewer servicing strategy under the Preliminary Approval.

Water and Waste assessment have noted that *'the revised servicing strategy for Stapylton, the development will no longer connect to Pump Station BE45 or the new pump station near Stapylton Jacobs Well Road. Alternatively, an interim sewer pump station will be provided within Homestead Drive to pressure inject into Council's existing 100 millimetre diameter rising main within Stapylton Jacobs Well Road'.*

4 SITE CONTEXT

4.1 Subject site



Figure 4: Aerial (Source: EPE City Development Mapping)

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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 area for Stage 1 contains a single frontage to Stapylton Jacobs Well Road and has been cleared to facilitate development for industry uses. As such, no vegetation is proposed to be removed as part of the application. The following figures show the subject site from the existing access on Stapylton Jacobs Well Road.



Figure 5: Photo looking towards the south east of the site taken from the north eastern boundary (Source: Site photo taken 10 December 2020)



Figure 6: Photo looking towards the north of the site (Source: Site photo taken 10 December 2020)

4.2 Immediate context

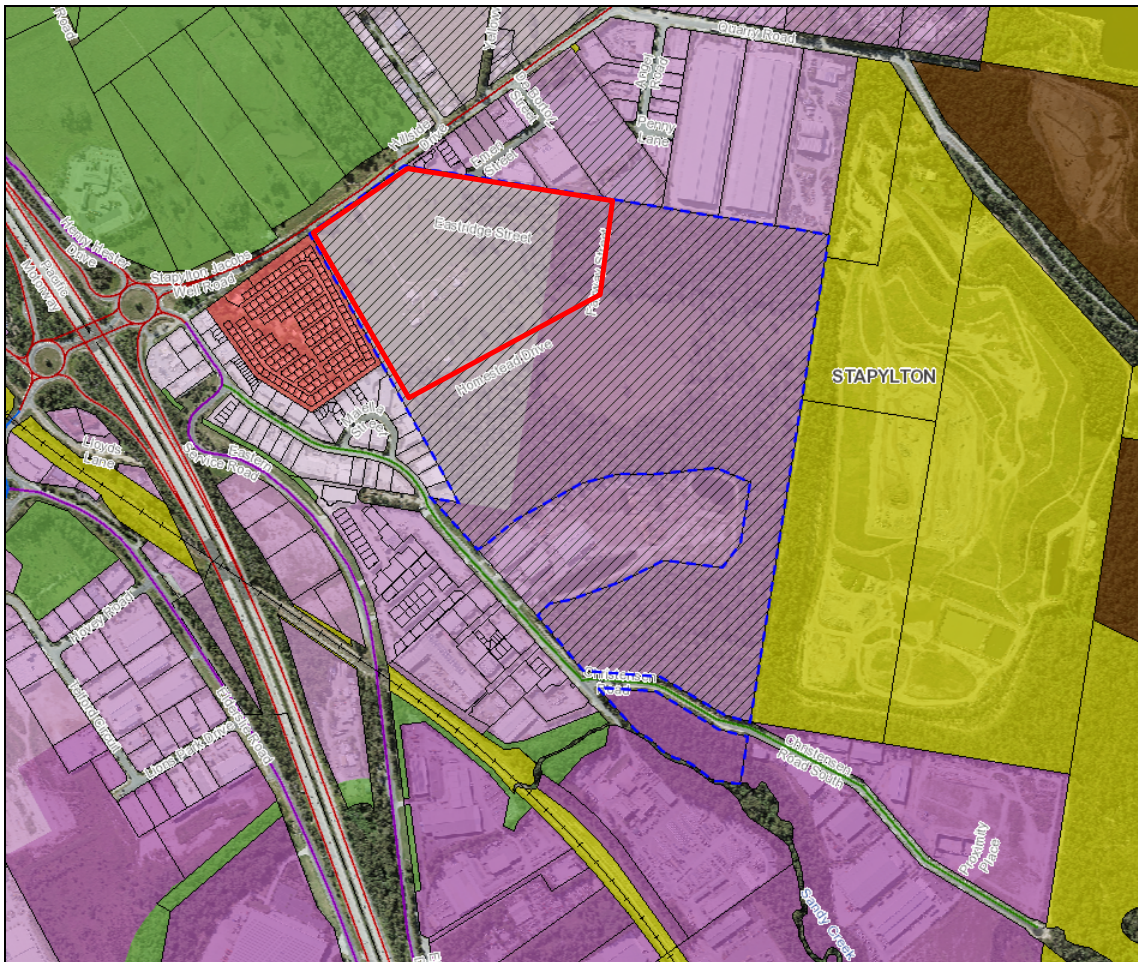


Figure 7: Zone Mapping of immediate area (Source: City Plan Interactive Mapping – Version 8)

To the immediate north west of the site is Stapylton Jacobs Well Road and farming land and predominantly flood-prone land located in the Open space zone.

The site immediately abuts a range of industrial uses to the north that obtain access from De Bortoli Road, Emeri Street, Angel Road and Quarry Road.

To the immediate west of the site, lying closest to Stapylton Jacobs Well Road is 'The Lodge' relocatable home park which is located in the Medium density residential zone.

To the immediate east of the site lies the Stapylton land-fill and recycling centre located in the Special purposes zone which is heavily buffered from the site with vegetation. Boral quarry adjoins this site to the east.

4.3 Local context

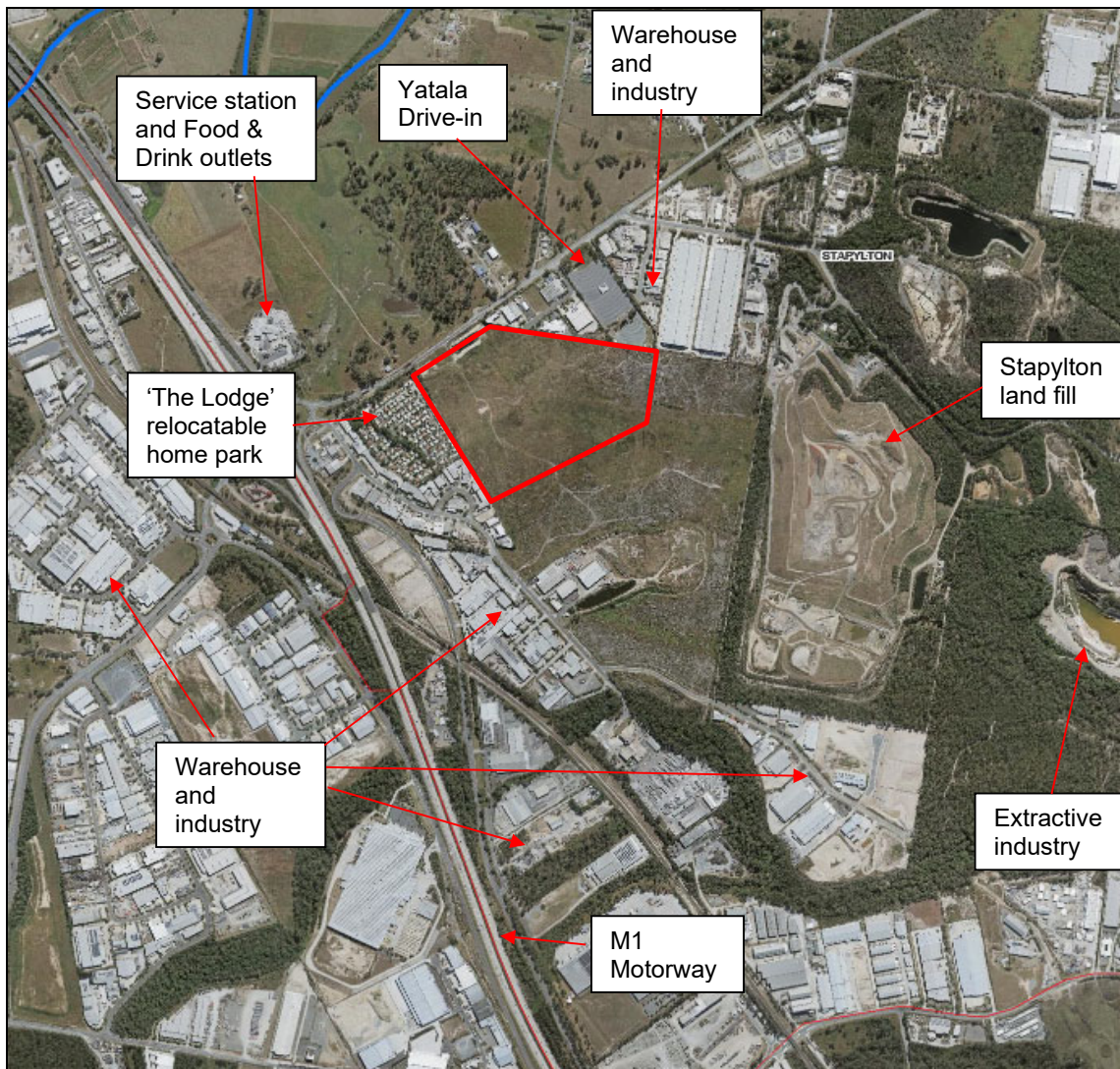


Figure 8: Zone Mapping of immediate area (Source: City Plan Interactive Mapping – Version 8)

As can be seen in the above figure, the surrounding land uses are predominantly industrial in nature.

5 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*.

5.1 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).
<i>Planning Regulation 2017</i>	The proposal triggers assessment against the State development assessment provisions as the proposed development exceeds State transport infrastructure (thresholds). The application was referred to Queensland Treasury (Planning Group) who was identified in Schedule 10 to act as a Concurrency Agency. This is discussed in section 8.2 within this planning report.

5.2 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.
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.
City Plan (Version 8)	The proposal is within the City Plan area of the City of Gold Coast. This is discussed in section 5.3 below. <u>Local Government Infrastructure Plan</u> There is no new trunk infrastructure required as part of this development.

5.2.1 Assessment against a variation approval

Development within the M38 Industrial Park area as identified in Figure 1 is subject to the M38 Industrial Estate Place Code part 2.1.7 of the M38 Industrial Place Code states that the

'M38 Industrial Estate Place Code only applies to the specific forms of development outlined within the Table of Development in Clause 4.0. All other forms of development are subject to the relevant planning provisions of the Gold Coast City Council, which is currently the Gold Coast Planning Scheme 2003, as amended'.

Part 5.1.7 specifies the relevant codes that apply to the development that is code or impact assessable for Reconfiguring a lot:

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
M38 Industrial Estate Place Code	11 Changes to Ground Level and Creation of New Water bodies 21 Landscape work 28 Reconfiguring a Lot 36 Vegetation Management 39 Works for infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land

Figure 9: Part 5.1.7 of the M38 Industrial Estate Place Code (Source: EPE City Development Mapping)

5.2.2 Assessment against the M38 Industrial Estate Place Code

The following is an assessment of the application against the applicable sections of the Pimpama Village Residential zone code. The Purpose of the M38 Industrial Estate Place Code reads as follows:

'The M38 Industrial Estate Place Code seeks to ensure that the scale and intensity of development including the impact, design and appearance of industrial development for this land is consistent with the role of the site and the YEA as a regionally significant location for industrial development. These provisions also aim to ensure that the intent of the Place Code is followed and high standards of urban design and architecture are promoted'.

Assessment against the M38 Industrial Estate Place Code

Under the M38 Industrial Estate Place Code, code assessable development may comply with an alternative solution, provided that the alternative solution can be demonstrated to meet the relevant Performance Criterion to Council's satisfaction. Where no acceptable solution is provided for a Performance Criterion in the code, the development must provide its own solution to meet that particular Performance Criterion.

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.

5.2.3 Assessment against the Strategic framework

The proposal is code assessment and does not trigger assessment against the strategic framework.

The *Planning Act 2016* requires codes assessable development (bounded assessment) to be carried out only against the assessment benchmarks stated in the categorising instrument (City Plan) and have regard to matters prescribed by the regulation.

Section 43 (2) (c) of the Planning Act 2016 states for code assessment, a strategic outcome (strategic framework) is not an assessment benchmark.

5.3.2 Assessment against the codes

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

Zone code	Overlay codes	Development codes
• M38 Industrial Estate Place Code (Preliminary approval code)	• Canals and Waterways; • Flood Affected Areas; • Nature Conservation; and • Sediment and Erosion Control.	• Landscape Work; • Reconfiguring a Lot; • Vegetation Management; and • Works for Infrastructure.

5.2.4 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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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
- AS34.1 – Lot size (Lot shape)
- AS36.1 – Lot size (Open space)

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

The applicant has provided the following Statement of Landscape Intent Plan:



Figure 10: Statement of Landscape Intent dated February 2021 (Revision D) (Source: gassman

Development Perspectives)

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

'An application that is almost identical to this application has already been approved for this site, with the differences sought to be approved as part of this application being related to titling; the applicant seeks to maintain the same lot number and layout, while introducing common property and a CTS scheme. The purpose of this is to facilitate retention of the landscape buffers at the frontage and residential interface of the site within common property to better ensure a high-quality visual amenity outcome in the long term. There are also communal facilities sought to be incorporated within the CTS property in later stages.

Given the development is in all landscape assessment related aspects identical to that which is already approved (refer MIN/2020/454), this application has not been reassessed against the applicable codes (being a preliminary approval). For details of the assessment against the codes, the reader is referred back to the previous approvals.

Conditions have been recommended; these largely reproduce those already found in the existing approval for the site, with some minor amendments where necessary to reflect titling changes and updated documents (e.g. SLI).

It is understood that the existing earthworks approval under MIN/2020/454 will be enacted; there is an existing landscaping OPW approval (OPW/2020/960) that will likely need to be the subject of a minor change to facilitate titling changes pursuant to this approval'.

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

Lot size (lot shape)

Performance outcome	Acceptable outcome
PC34 Allotments are of regular shapes suited to the intended uses, and allowing design flexibility, efficient development and access.	AS34.1 Development generally incorporates all of the following features: a) allotments that are rectangular shapes; b) allotments which have frontage to depth ratios between 1:2 and 1:4. OR AS34.2 Alternative allotment shapes are provided where warranted, due to: a) the special site requirements of particular industries; and/or b) exceptional physical constraints. OR AS34.3 The development incorporates a small proportion of battle axe allotments, where particular industries have special requirements for square or long and narrow sites. (Battle-axe allotments are useful for creating allotments of such shapes, as well as reducing road frontage construction costs and providing appropriate sites for visually offensive industries.).

Officer's comment

The applicant has noted that the *'lot layout is uniform where possible, whilst catering for large scale industrial users in the center of the development. Off shaped lots are only in place where impacted by adjacent fixed features, such as existing buildings, road or proposed stormwater infrastructure'*.

Planning Assessment reviewed the proposal plans and support the proposed lot layout considering the irregular shape of Stage 1 area.

Accordingly, the proposal complies with PC34 of the code.

Lot size (open space)

Performance outcome	Acceptable outcome
PC36 Reconfiguration of land incorporates open space provision in a way which takes account of the location and attributes of the site and its surrounds, and the need to set aside certain areas for purposes such as: a) conservation of vegetation/habitat; b) retention of creek corridors and natural drainage patterns; c) provision of pedestrian/cycle linkages and recreational facilities; and/or d) creation of landscaped entrances, focal points and streetscape.	AS36.1 Where reconfiguration takes place, an area of up to 10% of the site is provided as open space. This open space is set aside for public park or conservation purposes, developed with pathways and/or recreational facilities, landscaped and/or rehabilitated to its natural state. AS36.2 Reconfiguration proposals incorporate a plan showing street planting to be undertaken. Planting themes contribute to the overall streetscape character of the estate.

Officer's comment

The applicant has noted that *'whilst located in Stage 1, the great Vantage Yatala development includes a significant park and recreation facility offered within Stage 2 of the development. This will be easily accessible from Stage 1. Importantly, a number of walking/running circuits traverse Stage 1'*.

Planning Assessment reviewed the proposal plans and proposed development for Stage 2 that is currently being assessed (Council ref: COM/2020/262) and consider the Open space area that is provided across Stages 1 and 2 is considered to be appropriate in providing pedestrian/cycle linkages and recreational facilities.

Further, Stage 1 provide for a landscaped entry statement placed at the formal development entry from Stapylton Jacobs Well Road to identify the character of the industrial estate.

Accordingly, the proposal complies with PC36 of the code.

5.2.5 Assessment against constraint codes

The proposal has been assessed against the following overlay codes:

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

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

Officers have undertaken an assessment of all relevant provisions and the Canals and Waterways,

Flood Affected Areas, Nature Conservation and Sediment and Erosion Control code. The proposed development complies with the applicable acceptable outcomes of the codes. In accordance with section 5.3.3 of the City Plan, this means the development complies with the purpose and overall outcomes of the codes – therefore complies with the codes.

Sediment and Erosion Control code

- 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.

5.2.6 Assessment against development codes

The proposal has been assessed against the following overlay codes:

- Landscape Work
- Reconfiguring a Lot
- Vegetation Management
- Works for Infrastructure

Landscape Work code, Reconfiguring a lot code, Vegetation Management code and Works for Infrastructure code.

Officers have undertaken an assessment of all relevant provisions and the Landscape Work code, Reconfiguring a lot code, Vegetation Management code and Works for Infrastructure code. The proposed development complies with the applicable acceptable outcomes of the codes. In accordance with section 5.3.3 of the City Plan, this means the development complies with the purpose and overall outcomes of the codes – therefore complies with the codes.

6 INFRASTRUCTURE CHARGES

The final estimated infrastructure charge is **insert details**.

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.

insert extract of infrastructure charges notice

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 referral area	Conditions/Comments (if not included within report)
Hydraulics and Water Quality	General • Approved Plans Property • Requirement to register stormwater easement/s • Flood storage covenant (specific condition) • Use of land for flood storage purposes (specific condition) • Land transfer Stormwater Drainage • Overland flow paths and hydraulic alterations • Bioretention basin maintenance management plan (specific condition) Construction management • Certification of works – Hydraulics and water quality • Erosion and sediment control Advice notes • Stormwater Property notifications • Stormwater
Landscape Assessment	Environmental and Landscaping: • Landscaping works on private land • Landscaping works on private land (future development) Advice notes • Further development permits / compliance permits
Open Space Assessment	Property • Land transfer Environmental and landscaping • Landscaping works within public open spaces • Public/private interface • Required landscape treatment to batters Advice notes

	• Development infrastructure • Further development permits/compliance permits
Subdivision Engineering	Property • Community Management Statement (CMS) Engineering • New roads/intersections • Footpaths • Street lighting • Electrical reticulation • Telecommunications network • Connection to permanent survey marks Construction management • Certification of works – Subdivision engineering • Road names to be submitted
Water and Waste	General • Timing • Approved drawings • General sewer servicing arrangement Engineering • Rectification of Council's Infrastructure Sewer and water works • Sewer reticulation • Water reticulation • Fire loading Advice notes • Connections and disconnections • No open trenching of the road pavement for water connections across / in roadways • Further development permits / compliance permits • Connections to, alteration or realignment of Council infrastructure • Operational Works meeting prior to lodgement • Design, Constructability and Minor change applications

8.2 External referrals

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

8.2.1 Concurrence agency(s)

- **Queensland Treasury (Planning Group)**

- **Referral agency response with conditions**

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

- The development application is for Reconfiguration of a lot within proximity of a state-controlled road and exceeds the thresholds in Schedule 20 of the Planning Regulation 2017.

- The development application was properly referred to the State Assessment and Referral Agency on 15 December 2020.

- **Nature of response**

- Conditions.

- **Date of response**

- 28 January 2021.

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 Reconfiguring a lot (Community title subdivision to create 1 into 22 Industrial lots, common property, balance lot, stormwater lot and new road) at 60 Stapylton Jacobs Well Road, Stapylton.

After a detailed assessment, it has been determined the proposal meets the purpose of the M38 Industrial Estate Place Code and applicable overlay and development codes.

It is recommended the application be approved, subject to conditions.

11 NOTIFICATIONS

The following property notifications will be applied:

- Stormwater; and
- Stapylton Landfill and Sewerage Treatment Plant.

12 RECOMMENDATION

It is recommended that Council resolves as follows:

That under Delegated Authority, the Executive Coordinator Planning Assessment of City Development approves the issue of a 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), in accordance with the Attachment entitled: Decision notice—approval (with conditions)

Author:

Alex Ponomareva

Authorised by:

Roger Sharpe

**CITY DEVELOPMENT BRANCH
DELEGATED AUTHORITY REPORT ON 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) AT 60 STAPYLTON
JACOBS WELL ROAD, STAPYLTON
ROL/2020/123
DIVISION 1**

Planner

Executive Coordinator Planning Assessment

19 February 2021