



Our reference: 2012-20251 SRA
Your reference: COM/2020/262

19 April 2021

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

Email: mail@goldcoast.qld.gov.au

Dear Sir/Madam

Changed referral agency response—with conditions

(Given under section 28 of the *Development Assessment Rules*)

On 7 April 2021 the State Assessment and Referral Agency (SARA) received representations from the applicant requesting SARA change its referral agency response. SARA has considered the representations and now provides this changed referral agency response which replaces the response dated 10 February 2021.

Applicant details

Applicant name:	Frasers Property Australia Pty Ltd c/- Gassman Development Perspectives
Applicant contact details:	PO Box 392 Beenleigh QLD 4207 admin@gassman.com.au

Location details

Street address:	60 Stapylton Jacobs Well Road, Stapylton QLD 4207
Real property description:	Lot 501 on SP295994
Local government area:	Gold Coast City Council

Application details

Development permit	Reconfiguring a Lot (Community title subdivision to create 1 into 7 industrial lots, common property, balance lot, stormwater lot and new road) and Operational Work (Change to ground level)
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Referral triggers

The development application was referred to SARA under the following provisions of the Planning Regulation 2017:

- 10.9.4.1.1.1 Infrastructure - state transport infrastructure
- 10.9.4.2.1.1 State transport corridors and future State transport corridors

Conditions

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

Reasons for decision to impose conditions

SARA must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the applicant

SARA offers advice the about the application to the applicant. This advice is included in Attachment 3.

Approved plans and specifications

SARA requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Reconfiguring a Lot				
Section 5 of the Site Based Stormwater Management Plan	Gassman Development Perspectives	24 February 2021	5941	2
Section 4.3 of the Traffic Impact Assessment	Rytenskild Traffic Engineering	20 November 2020	20337	1
Section 5.2 of the Traffic Impact Assessment	Rytenskild Traffic Engineering	20 November 2020	20337	1
Figure 5.3 – Concept Design of The Proposed Interchange Improvements (Detail) of Traffic Impact Assessment	Rytenskild Traffic Engineering	20 November 2020	20337	1
'Figure 6.2 – Proposed Road Layout' of Traffic Impact Assessment	Rytenskild Traffic Engineering	20 November 2020	20337	1
Aspect of development: Operational Work				
Section 5 of the Site Based Stormwater Management Plan	Gassman Development Perspectives	24 February 2021	5941	2

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

A handwritten signature in black ink, appearing to read 'Gareth Richardson', with a stylized flourish at the end.

Gareth Richardson

Manager, Planning and Development Services (SEQ South)

cc Frasers Property Australia Pty Ltd c/- Gassman Development Perspectives, admin@gassman.com.au

enc Attachment 1—Changed conditions to be imposed
Attachment 2—Changed reasons for decision to impose conditions
Attachment 3—Advice to applicant
Attachment 4—Approved plans and specifications

Attachment 1—Changed conditions to be imposed

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 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(s):		
1.	The development must be carried out generally in accordance with Section 5 of the Site Based Stormwater Management Plan prepared by Gassman Development Perspectives, dated 24 February 2021, reference 5941 and version 2.	At all times.
2.	(a) The road works identified in Section 5.2 of the Traffic Impact Assessment, prepared by Rytenskild Traffic Engineering, dated 20 November 2020, reference 20337 and revision 1, comprising of the construction of the second approach lane on the northbound Pacific Motorway off ramp and the second departure lane on the Stapylton-Jacobs Well Road leg of the eastern interchange roundabout, must be provided generally in accordance with the following plans: i. Figure 5.3 – ‘Concept Design of The Proposed Interchange Improvements (Detail)’ (of Traffic Impact Assessment prepared by Rytenskild Traffic Engineering, dated 20 November 2020, reference 20337 and revision 1). (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 for Stage 2.
3.	(a) Impacts on the state-controlled road network must be managed generally in accordance with the recommendations of Section 5.2 of the Traffic Impact Assessment, prepared by Rytenskild Traffic Engineering, dated 20 November 2020, reference 20337 and revision 1, which includes the provision of new access intersection via Christensen Road. (b) The road works identified in (a) above must be constructed to a standard that accommodates the development trip distribution for the new Christensen Road intersection detailed in Section 4.3 of the Traffic Impact Assessment, prepared by Rytenskild Traffic Engineering, dated 20 November 2020, reference 20337 and revision 1.	Prior to submitting the Plan of Survey to the local government for approval for Stage 2.
4.	(a) The road access location is to be located generally in accordance with the ‘Figure 6.2 – Proposed Road Layout’ of Traffic Impact Assessment prepared by Rytenskild Traffic Engineering, dated 20 November 2020, reference 20337 and revision 1.	Prior to submitting the Plan of Survey to the local government for approval.

	(b) Road access works comprising of the construction of a signalised intersection on Stapylton-Jacobs Well Road must be provided at the road access location identified in (a) above. (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.	
Development Permit for Operational Work		
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(s):		
5.	The development must be carried out generally in accordance with Section 5 of the Site Based Stormwater Management Plan prepared by Gassman Development Perspectives, dated 24 February 2021, reference 5941 and version 2.	For the duration of works

Attachment 2—Changed reasons for decision to impose conditions

The reasons for this decision are:

- The request to endorse an amended Stormwater Management Plan (being Site Based Stormwater Management Plan, prepared by Gassman Development Perspectives, dated 24 February 2021, reference 5941 and version 2) does not involve any changes to that section of the Site Based Stormwater Management Plan endorsed as part of SARA's referral agency response dated 10 February 2021.

Findings on material questions of fact

- The amended Site Based Stormwater Management Plan (being Site Based Stormwater Management Plan, prepared by Gassman Development Perspectives, dated 24 February 2021, reference 5941 and version 2) proposes a stormwater management arrangement that will not generate an actionable nuisance or worsening of stormwater, flooding or drainage impacts to the adjacent state-controlled road.

Evidence or other material on which the findings were based

- Development application, including amended Site Based Stormwater Management Plan, prepared by Gassman Development Perspectives, dated 24 February 2021, reference 5941 and version 2
- State Development Assessment Provisions published by the State Assessment and Referral Agency
- *Planning Act 2016*
- Planning Regulation 2017

Attachment 3—Advice to 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.	Public Utility Plant 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).
3.	Road Corridor Permits Under section 50(2) of the <i>Transport Infrastructure Act 1994</i>, an application for a Road Corridor Permit is required for any ancillary works and encroachments on the State-controlled road under Schedule 1 of the <i>Transport Infrastructure (State-controlled Roads) Regulation 2006</i>. A decision of approval may include conditions or restrictions. The development application materials demonstrate that the proposed development is likely to include ancillary works and encroachments over Stapylton-Jacobs Well Road. Ancillary works and encroachments include but are not limited to roadworks, stormwater management, paths, vegetation clearing, landscaping and planting, and any works that present a potential hazard to road users, including demolition activities and building scaffolding. Further information regarding ancillary works and encroachments is available at: http://www.tmr.qld.gov.au/Community-andenvironment/Planning-and-development/Other-matters-requiring-approval.aspx. Please contact the department (South Coast Region) on (07) 5563 6600 or at SouthCoast@tmr.qld.gov.au to make an application for a road corridor permit.