From: Fletcher Smith
To: Fraser Gassman
Cc: SEQ South Planning
Subject: RE: UPDATED - FW: 5941 - Vantage Yatala
Date: Tuesday, 12 October 2021 11:18:02 AM
Attachments: image005.png
image006.png
image007.png
image009.png

Hi Fraser,

I am satisfied the development application does not trigger referral assessment for state transport infrastructure – Schedule 10, Part 9, Division 4, Subdivision 1, Table 1. This is because the purpose of the development is not to facilitate an industrial activity, rather an easement for access.

Regards,

<!--[if !vml]--> <!--
Queensland Government
[endif]-->

Fletcher Smith
Senior Planning Officer
Planning and Development Services (SEQ South)
Department of State Development, Infrastructure, Local Government and Planning
*Microsoft teams – **meet now***

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PO Box 3290, Australia Fair QLD 4215

statedevelopment.qld.gov.au

<!--[if !vml]--> <!--[endif]-->
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I acknowledge the traditional custodians of the lands and waters of Queensland. I offer my respect to elders past, present and emerging as we work towards a just, equitable and reconciled Australia.

From: Fraser Gassman <fraser@gassman.com.au>
Sent: Tuesday, 12 October 2021 10:49 AM
To: Amanda Hosken <Amanda.Hosken@dsdilgp.qld.gov.au>; SEQ South Planning <SEQSouthPlanning@dsdilgp.qld.gov.au>
Cc: Brian Gassman <brian@gassman.com.au>
Subject: RE: 5941 - Vantage Yatala

Hi Amanda,

Sorry to follow up so quickly but Council have agreed to accept the application as Express DA. As I thought they would, they just needed confirmation from SARA regarding the triggers, do you think this would be possible to get today? Many thanks in advance.

Kind regards,

gassman **development perspectives**

<!--[if !vml]--> <!--[endif]-->**Fraser Gassman**
Town Planner | BUEP
planning | environment | landscape | engineering | survey
T: 07 3807 3333 | **M:** 0427 474 317 | **F:** 07 3287 5461 | www.gassman.com.au
76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207
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ACCREDITED LOGAN CITY COUNCIL CONSULTANT
RiskSmart PLANNING

From: Fraser Gassman
Sent: Tuesday, 12 October 2021 10:06 AM
To: 'Amanda.Hosken@dsdilgp.qld.gov.au' <Amanda.Hosken@dsdilgp.qld.gov.au>; SEQ South Planning <SEQSouthPlanning@dsdilgp.qld.gov.au>
Cc: Brian Gassman <brian@gassman.com.au>
Subject: FW: 5941 - Vantage Yatala
Importance: High

Hi Amanda,

Thank you for your time on the phone. As discussed, hoping to obtain written confirmation regarding threshold trigger application to a future ROL application for an Easement from a Constructed Road with Gold Coast City Council. The below email I have sent the Council this morning will hopefully provide sufficient background to confirm the Schedule 20 threshold trigger (10.9.4.1.1) is not applicable to such an application. Whilst the subject site is large, the proposed development does not seek to establish nor will create any opportunity for new development of an uses listed within Schedule 20, as it is simply for infrastructure.

I would normally be confident to progress such an application based on the above, however, would appreciate SARA's written confirmation of the same to ensure Council have confidence to progress this application quickly. As you will see in the below email, we are under strict timeframes to meet plan sealing requirements to ensure settlement of Stage 1 lots is not delayed.

I also note the State-controlled road trigger will not apply given no new roads are created; nor will any vegetation, waterway barrier or koala matters apply as the site has been historical cleared and earthworked under previous approvals.

I am happy to provide any further information of discuss as required, please don't hesitate to contact me. If possible, could I obtain a response today as I am hoping with Council's support I can lodge the application tonight.

Kind regards,

gassman development perspectives

<!--[if !vml]--> <!--[endif]-->**Fraser Gassman**

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ACCREDITED LOGAN CITY COUNCIL CONSULTANT
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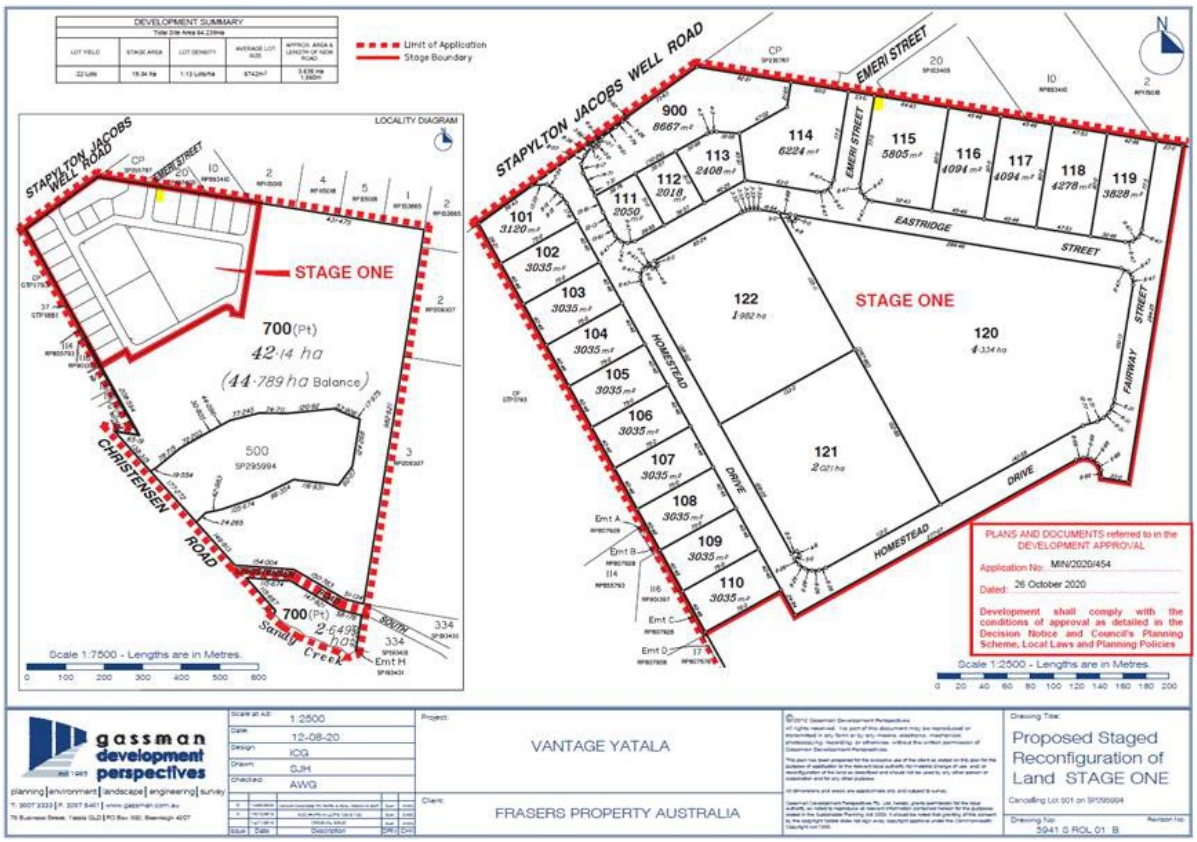
From: Fraser Gassman
Sent: Tuesday, 12 October 2021 9:30 AM
To: 'WCHERRINGTON@goldcoast.qld.gov.au' <WCHERRINGTON@goldcoast.qld.gov.au>
Cc: MORRIS Adam <ASMORRIS@goldcoast.qld.gov.au>; Brian Gassman <brian@gassman.com.au>
Subject: 5941 - Vantage Yatala
Importance: High

Good morning Wiremu,

Have just left a message for you to call back, as I am hoping to confirm I can lodge an application through the Express DA system. The reason I am seeking clarification is the subject site is a large balance site, and whilst approved subdivisions are in place, the large site still have overlays applicable on the mapping system that would normally deem exclusion from this planning framework. So you have all the facts, Stage 1 of the Vantage Estate is progressing to plan sealing within the next month or so, for which we require this easement to be approved and collated within the plan sealing request with holding up settlement of Stage 1 lots.

By way of background, the site is am referring to is the Vantage Yatala Industrial Development, located at 60 Stapylton Jacobs Well Road, Stapylton (Lot 501 on SP295994). This site benefits from many approvals, namely a Preliminary Approval (MIN/2020/659) enabling industrial development on the site, including an approved Stage 1 (MIN/2020/454) layout shown below:



The application I am required to lodge will propose an easement off a constructed road, shown in the location of the yellow dot on the plan above. This easement triggers an ROL by giving access to a future security camera from a constructed road. The easement will be 2m x 2m, located within Approved Lot 115, adjacent to the road reserve fronting Emeri Street. Given the approval history on site and acknowledgement that the bulk earthworks have been substantially commenced on site, there will effectively be very limited assessment requirement by Council and no non-compliance with Council codes, nor the requirement to amend the existing ICN. Further, there are no matters of referral triggered, given the subject site is completely clear and no new lots are being created.

With the above in mind, I consider this application a prime candidate for the Express DA system and such applications exactly why this initiative was created by Council. I am hoping you are able to confirm that regardless of some overlays applying that would normally exclude the subject site form this framework applying to the site, the guideline is exactly that – a guideline – and this application can progress through this framework.

I have also copied in Adam Morris in this email. Adam's team has had carriage over the previous applications so wanted to ensure he was kept in the loop. Whilst Adam doesn't yet have a complete history on the site, nor has had the opportunity to review a proposal plan and the site in detail, he agreed such an application to be very low risk, simply a formality. With your support, I would be looking to lodge this application today if possible.

Kind regards,

gassman development perspectives

<!--[if !vml]--> <!--[endif]-->**Fraser Gassman**
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