

**REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207 DIVISION 1
MIN/2021/637**

1 APPLICATION SUMMARY

Application information	
Minor change to development approval	
Address	60 Stapylton Jacobs Well Road, Stapylton QLD 4207
Lot and plan	Lot 501 SP295994
Site area	Subject site – 64.239ha • Stage 2 site area: 31.522ha • Balance site area: 13.072ha
Properly made date	3 December 2021
Originating and current Planning Scheme including version, domain / zone / precinct and constraints / overlays	Originating Planning Scheme: 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: Land use classification for M38 Industrial Park: • Low impact and service industry; and • Limited general impact business precinct. 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) • Extractive Resources (OM23-1)
Originating approved development	Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational Works for change to ground level (Major works) (COM/2020/262)
Date of originating development approval	30 April 2021
Originating approval authority	Council of the City of Gold Coast
Level of assessment	Code assessment
Applicant and Applicant's consultancy team	• FPI Queensland Pty Ltd (Applicant) • Gassman Development Perspectives (Town Planning consultant / Engineering / Landscape concept)
Land owner	Australand Industrial No. 89 Pty Limited
Decision due date	10 January 2022
Referral agency(s)	Not applicable to minor change application under s.80 of the <i>Planning Act 2016</i>

**REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207
DIVISION 1
MIN/2021/637**

Officer's recommendation	Approval subject to conditions
Reference of most recent change application	Not applicable
Date of most recent change application decision notice	Not applicable

2 PROPOSAL

The purpose of this report is to assess an application for a change to the development approval under Section 78 of the *Planning Act 2016* (PA) for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational Works for change to ground level (Major works) at 60 Stapylton Jacobs Well Road, Stapylton QLD 4207.

3 BACKGROUND

The following table provides a summary of previous approvals over the subject site.

Approval Reference	Comment
MCU201100650 Dated: 6 May 2013	Preliminary Approval for Making a Material Change of Use (Impact Assessment) to Override The Planning Scheme for Industry Uses
MCU201601390 Dated: 1 November 2016	Request to Change an Existing Approval (Extended 3 May 2023)
MCU201701550 Dated: 23 November 2017	Change Application approval including amended suite of development conditions for MCU201100650
MCU201701550 Dated: 6 March 2018	Submission to satisfy conditions of approval (Land use Classification and Staging Plan, and Generations Industrial Park Place Code)
MCU201800656 Dated: 27 November 2018	Change application approval including amended suite of development conditions for MCU201100650
OPW201800486 Dated: 27 November 2018	Development approval for Operational Work – Tree Works
OPW201800485 Dated: 27 November 2018	Development approval for Operational Work – Change to Ground Level/Carparking
OPW201801219 Dated: 12 December 2018	Development approval for Operational Work – Tree Works
OPW201801218 Dated: 12 December 2018	Development approval for Operational Work – Change to Ground Level/Carparking

**REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207 DIVISION 1
MIN/2021/637**

ROL/2018/79 Dated: 1 March 2019	Development application approving Stage 1 ROL under the preliminary approval with supporting civil design and vegetation clearing.
MIN/2019/27 Dated: 20 February 2019	Change application to the Preliminary Approval to amend staging and associated conditions.
MIN/2019/761 Dated: 4 June 2020	Change application to Stage 1 of the industrial development to facilitate revised lot layout and amendment to staging boundary.
MIN/2020/454 Dated: 2 November 2020	Change application to ROL/2018/79 seeking to amend suite of development conditions and associated ROL and bulk earthworks drawings.
COM/2020/262 Dated: 27 April 2021	Development application approving Stage 2, for Reconfiguring a Lot- Subdivision (1 lot into 7 lots) with associated earthworks. This minor change seeks to change this approval.
OPW/2021/1255 Dated: 27 October 2021	Operational works for infrastructure works for Stage 2 of the Vantage Industrial Estate (civil works).

4 PLANNING ASSESSMENT

Reference is made to the relevant PA provisions (Attachment N^o.1 – “*Assessment criteria for minor change to development approval*”), attached to this report. Assessment has been undertaken against these provisions and the proposed changes are considered to be a minor change.

The applicant seeks changes to a number of development conditions as follows:

Cond N ^o .	Applicant request	Officer discussion / recommendation
PART A - ROL Conditions		
2	Approved drawings – The applicant requests to amend this condition to reflect the updated ROL plan submitted.	The request to amend this condition is supported. Council's Planning Assessment and Subdivision Engineering officers have assessed the proposed minor change to the layout and sub-staging and have no objection to the change.
3	Approved plans – The applicant requests to amend this condition to reflect the updated Stormwater Management Plan.	The request to amend this condition is supported. Council's Hydraulics and Water Quality officers have assessed the amended Stormwater Management Plan and have no objection to the change.
5	Community Management Statement (CMS) - The applicant requests to amend this condition to reflect the updated ROL plan submitted.	The request to amend this condition is supported.
6	Landscape transfer - The applicant requests to amend this condition to reflect the updated ROL plan submitted.	The request to amend this condition is supported.
9	Requirement to register easement - The applicant requests to amend this	The request to amend this condition is supported.

**REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207
DIVISION 1
MIN/2021/637**

	condition to reflect the updated ROL plan submitted.	
10	Requirement to register stormwater drainage easement/s - The applicant requests to amend this condition to reflect the updated ROL plan submitted.	The request to amend this condition is supported.
17	New roads / intersections - The applicant requests to amend this condition to reflect the updated ROL plan submitted.	The request to amend this condition is supported.
18	Existing roads / intersections - The applicant requests to amend this condition to reflect the updated ROL plan submitted.	The request to amend this condition is supported.
19	Footpaths - The applicant requests to amend this condition to reflect the updated ROL plan submitted.	The request to amend this condition is supported.
20	Street lighting - The applicant requests to amend this condition to reflect the updated ROL plan submitted.	The request to amend this condition is supported.
30	Certification of works – Hydraulics and Water Quality - The applicant requests to amend this condition to reflect the updated Stormwater Management Plan.	The request to amend this condition is supported.
PART B – OPW Conditions		
2	Amended drawings - The applicant requests to amend this condition to reflect the updated OPW change to ground level plans submitted.	Council's OPW Assessment section has assessed the amended change to ground level plans and has no objection to the changes.

Consequential changes are also identified for:

- ROL Condition 27 – Sewer reticulation - to reference staging.
- ROL Condition 28 – Sewer reticulation - to reference staging.
- ROL Property Notification B – Stormwater – to reference the minor change application MIN/2021/637.
- OPW Condition 5 – Earthworks – update to condition.
- OPW Condition 8 – Certification of works – Geotechnical Engineering – update to condition.
- New Condition 8A – Supervision of works

As identified above, further discussion is warranted for ROL Conditions 2 and 3 and OPW Condition 2 as follows:

- **ROL Condition 2 currently reads:**

2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings:
----------	---

REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207 DIVISION 1 MIN/2021/637

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman development perspectives	31/03/2021	5941 P STAGE 2 001 A	-
The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.				

The applicant requests that this condition be amended.

Applicant's representation

The approved subdivision plan for COM/2020/262 is illustrated below:

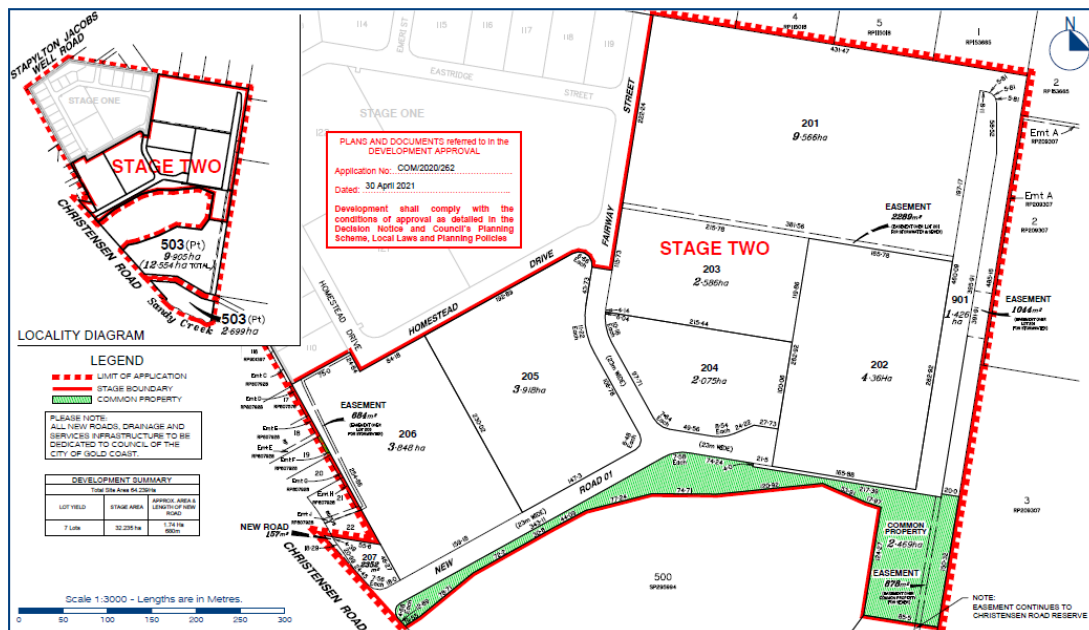


Figure 1: Approved ROL Plan (Source: Gassman Development Perspectives)

The application provides the following justification for the change:

"The proposed changes seek to sub-stage (2a and 2b) the ROL plan in order to not only facilitate a fit for purpose industrial lot for a future user on approved Lot 205 but to allow flexibility to realign internal lot boundaries within Stage 2B as future industrial users and their specific spatial requirements present to the market. Sub-stage 2a will see the boundary realignment of Lot 205 to facilitate the fit for purpose industrial lot for the future user. To enable this, Lot 205's western boundary is realigned approximately 17m to the west to provide additional lot area within Lot 205, whilst reducing the total area of approved Lot 206. The proposed lot configuration within sub-stage 2b has not been altered with the intent of sub-staging to facilitate a staged plan sealing and registration of lot approach which in turn provides maximum flexibility to amended internal lot boundary locations as large users present to the market without introducing significant relocation works to inter-allotment stormwater drainage infrastructure."

REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207 DIVISION 1 MIN/2021/637

The amended subdivision plan is illustrated below:

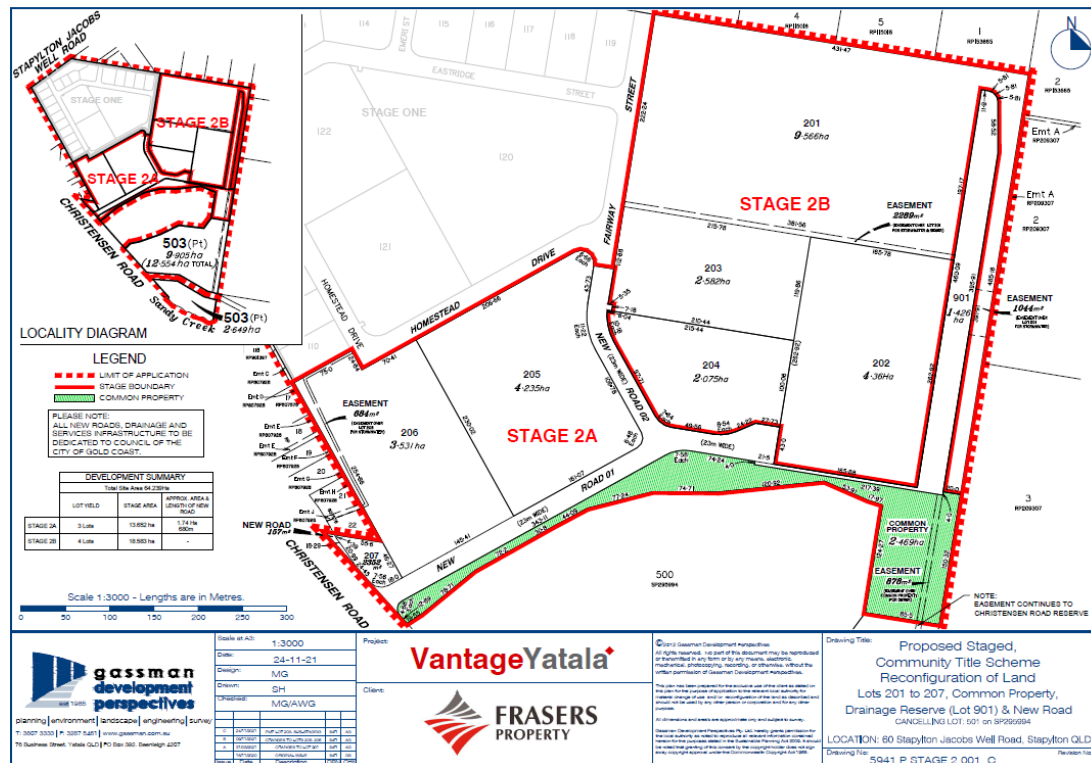


Figure 2: Amended ROL Plan (Source: Gassman Development Perspectives)

Officer's comment

It is considered that the above condition be amended.

The proposed change makes only a marginal amendment to the subdivision layout and there is no objection to the proposed sub-staging to facilitate future development.

Council's Subdivision Engineering and Landscape Assessment officers have reviewed the proposed amendments and have no objection to the minor change.

- **ROL Condition 3 currently reads:**

3

Approved Plans

The plan listed below is conceptually approved subject to the stated amendments. Undertake and maintain the development generally in accordance with the approved plan:

Hydraulics and Water Quality				
Plan Title	Author	Date	Plan Reference No.	Ver
Site Based Stormwater Management Plan – Vantage Yatala – Stage 2 – Reconfiguring a Lot at 60 Stapylton Jacobs Well Road, Stapylton	Gassman development perspectives	31 March 2021	Job Number: 5941	3

The following amendments must be included:

a Runoff from external catchments will be appropriately captured and conveyed to the

**REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207 DIVISION 1
MIN/2021/637**

	lawful point of discharge for all design storm events up to 1% AEP, without causing any adverse impact. External flows will bypass the proposed stormwater basin for all design storm events up to 1% AEP, unless otherwise approved by Council. Advisory Note: If the above stated bypass arrangement is not considered suitable for the proposed development, the detailed design drawings (to be) submitted with future Operational works (infrastructure) application is required to include clarification statement that the external flow management strategy is adopted for the sole benefit of the development. b Major / minor stormwater drainage design principles in the Land development guidelines are to be adopted. Also ensure overland flows on the road surfaces during major events are compliant to the public safety standards in the Queensland Urban Drainage Manual (QUDM).
--	--

The applicant requests that this condition be amended.

Applicant's representation

Consequently, revised change to ground level (CGL) engineering drawings and an associated stormwater management plan are provided to cater for the boundary relocation. Civil services to each lot affected (being Lots 205 and 206) will be augmented via a separate change to the relevant Civil OPW.

Officer's comment

It is considered that the above condition be amended.

Council's Hydraulics and Water Quality officers have assessed the amended Stormwater Management Plan (SWMP) and provide the following comments:

"The proposed change will not change the overall drainage scheme for the broader site which has a proposed and approved stormwater management strategy, including a large bioretention basin as part of COM/2020/262." Therefore, aside from referencing the updated SWMP, the conditions for stormwater management are unchanged.

Further, Hydraulics and Water Quality officers recommend removal of points (a) and (b) in Condition 3 as the updated SWMP has provided details to address external catchments. It is noted however that *"the updated report is however silent on demonstrating high flows over roads will have acceptable levels of hazard. While the updated plans submitted show proposed stormwater drainage lines within the site, with pit and pipe locations and alignments, the sizing and grading of these pipes to demonstrate capacity has not been nominated."*

Hydraulics and Water Quality officers therefore recommend including the following note in amended Condition 3 *"to clarify that the approval is subject to the appropriate sizing of internal stormwater drainage infrastructure so as to ensure overland flows over internal roads do not create unacceptable hazard"*:

'The aforementioned stormwater management plan is approved on the basis that all internal proposed stormwater drainage infrastructure is sized such that the major / minor stormwater drainage design principles in the Land development guidelines are to be adopted. This is where overland flows on the road surfaces during major events are compliant to the public safety standards in the Queensland Urban Drainage Manual (QUDM).'

- **OPW Condition 2 currently reads:**

**REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207 DIVISION 1
MIN/2021/637**

2	Approved drawings				
	Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:				
	Operational Works				
	Drawing Title	Author	Date	Drawing No.	Ver
	DRAWING INDEX AND LOCALITY PLAN	Gassman development perspectives	March 2021	5941 ENG BE2 001	C
	GENERAL NOTES SHEET 1 OF 2	Gassman development perspectives	20-11-2020	5941 ENG BE2 002	A
	GENERAL NOTES SHEET 2 OF 2	Gassman development perspectives	20-11-2020	5941 ENG BE2 003	A
	LEGEND	Gassman development perspectives	20-11-2020	5941 ENG BE2 004	A
	KEY PLAN LAYOUT	Gassman development perspectives	31-03-2021	5941 ENG BE2 005	B
	EXISTING SURFACE AND FEATURES PLAN SHEET 1 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 010	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 2 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 011	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 3 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 012	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 4 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 013	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 5 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 014	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 6 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 015	B
	EXISTING SURFACE AND FEATURES PLAN SHEET 7 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 016	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 8 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 017	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 9 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 018	A
	SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 020	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 021	B
	SEDIMENT AND EROSION CONTROL	Gassman development perspectives	15-02-2021	5941 ENG BE2 022	B

REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207
DIVISION 1
MIN/2021/637

	PLAN SHEET 3 OF 9				
	SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 023	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 5 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 024	A
	SEDIMENT AND EROSION CONTROL PLAN SHEET 6 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 025	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 7 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 026	C
	SEDIMENT AND EROSION CONTROL PLAN SHEET 8 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 027	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 9 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 028	B
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 1 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 029	C
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 2 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 030	C
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 3 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 031	C
	CONSTRUCTION PHASE SEDIMENT BASIN 2 LAYOUT SHEET 4 OF 4	Gassman development perspectives	15-02-2021	5941 ENG BE2 032	B
	CONSTRUCTION PHASE SEDIMENT BASIN SECTIONS	Gassman development perspectives	31-03-2021	5941 ENG BE2 033	B
	CONSTRUCTION PHASE SEDIMENT BASIN TYPICAL SECTIONS	Gassman development perspectives	20-11-2020	5941 ENG BE2 034	A
	SEDIMENT AND EROSION TYPICAL DETAILS	Gassman development perspectives	20-11-2020	5941 ENG BE2 035	A
	BULK EARTHWORKS LAYOUT PLAN SHEET 1 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 050	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 2 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 051	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 3	Gassman development perspectives	31-03-2021	5941 ENG BE2 052	C

REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207
DIVISION 1
MIN/2021/637

	OF 9				
	BULK EARTHWORKS LAYOUT PLAN SHEET 4 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 053	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 5 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 054	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 6 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 055	B
	BULK EARTHWORKS LAYOUT PLAN SHEET 7 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 056	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 8 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 057	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 9 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 058	C
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 1 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 100	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 2 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 101	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 3 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 102	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 4 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 103	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 5 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 104	A
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 6 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 105	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 7 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 106	C
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 8 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 107	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN	Gassman development perspectives	15-02-2021	5941 ENG BE2 108	B

REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207
DIVISION 1
MIN/2021/637

	SHEET 9 OF 9				
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 150	A
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 13	Gassman development perspectives	15-02-2021	5941 ENG BE2 151	B
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 13	Gassman development perspectives	31-03-2021	5941 ENG BE2 152	C
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 13	Gassman development perspectives	31-03-2021	5941 ENG BE2 153	B
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 13	Gassman development perspectives	31-03-2021	5941 ENG BE2 154	B
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 13	Gassman development perspectives	31-03-2021	5941 ENG BE2 155	B
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 7 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 156	A
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 8 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 157	A
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 9 OF 13	Gassman development perspectives	31-03-2021	5941 ENG BE2 158	B
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 10 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 159	A
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 11 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 160	A
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 12 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 161	A
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 13 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 162	A
	BULK EARTHWORKS	Gassman development	15-02-	5941 ENG	B

REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207
DIVISION 1
MIN/2021/637

	ROAD TYPICAL SECTIONS	perspectives	2021	BE2 163	
	CONTROL LINE LAYOUT PLAN	Gassman development perspectives	15-02-2021	5941 ENG BE2 400	B
	CONTROL LINE SETOUT TABLES SHEET 1 OF 2	Gassman development perspectives	20-11-2020	5941 ENG BE2 401	A
	CONTROL LINE SETOUT TABLES SHEET 2 OF 2	Gassman development perspectives	20-11-2020	5941 ENG BE2 402	A
	ROAD 01 LONGITUDINAL SECTION SHEET 1 OF 2	Gassman development perspectives	20-11-2020	5941 ENG BE2 410	A
	ROAD 01 LONGITUDINAL SECTION SHEET 2 OF 2	Gassman development perspectives	20-11-2020	5941 ENG BE2 411	A
	FAIRWAY STREET LONGITUDINAL SECTION	Gassman development perspectives	20-11-2020	5941 ENG BE2 412	A
	FUTURE ROAD LONGITUDINAL SECTION	Gassman development perspectives	20-11-2020	5941 ENG BE2 413	A
	AMGROW DAM OVERFLOW DRAIN LONGITUDINAL SECTION	Gassman development perspectives	20-11-2020	5941 ENG BE2 414	A
	ROAD 01 CROSS SECTIONS SHEET 1 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 430	A
	ROAD 01 CROSS SECTIONS SHEET 2 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 431	A
	ROAD 01 CROSS SECTIONS SHEET 3 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 432	A
	ROAD 01 CROSS SECTIONS SHEET 4 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 433	A
	ROAD 01 CROSS SECTIONS SHEET 5 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 434	A
	ROAD 01 CROSS SECTIONS SHEET 6 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 435	A
	ROAD 01 CROSS SECTIONS SHEET 7 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 436	A
	ROAD 01 CROSS SECTIONS SHEET 8 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 437	A
	FAIRWAY STREET CROSS SECTIONS SHEET 1 OF 4	Gassman development perspectives	20-11-2020	5941 ENG BE2 438	A

**REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207 DIVISION 1
MIN/2021/637**

	FAIRWAY STREET CROSS SECTIONS SHEET 2 OF 4	Gassman development perspectives	20-11-2020	5941 ENG BE2 439	A
	FAIRWAY STREET CROSS SECTIONS SHEET 3 OF 4	Gassman development perspectives	20-11-2020	5941 ENG BE2 440	A
	FAIRWAY STREET CROSS SECTIONS SHEET 4 OF 4	Gassman development perspectives	20-11-2020	5941 ENG BE2 441	A
	ROAD USER SAFETY CROSS SECTIONS SHEET 1 OF 5	Gassman development perspectives	15-02-2021	5941 ENG BE2 442	A
	ROAD USER SAFETY CROSS SECTIONS SHEET 2 OF 5	Gassman development perspectives	15-02-2021	5941 ENG BE2 443	A
	ROAD USER SAFETY CROSS SECTIONS SHEET 3 OF 5	Gassman development perspectives	15-02-2021	5941 ENG BE2 444	A
	ROAD USER SAFETY CROSS SECTIONS SHEET 4 OF 5	Gassman development perspectives	15-02-2021	5941 ENG BE2 445	A
	ROAD USER SAFETY CROSS SECTIONS SHEET 5 OF 5	Gassman development perspectives	15-02-2021	5941 ENG BE2 446	A
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 1 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 570	C
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 2 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 571	C
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 3 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 572	C
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 4 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 573	B
The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.					

The applicant requests that this condition be amended.

Applicant's representation

Consequent to the changes to the ROL, "revised change to ground level (CGL) engineering drawings are provided to cater for the boundary relocation. The CGL drawings include the introduction of new retaining wall structures within Lot 205 in favour of the previously approved temporary interface batters between the surrounding road reserves and the Lot 205 pad level now that a site-specific industrial user has been allocated to the lot."

Officer's comment

It is considered that the above condition be amended.

**REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207 DIVISION 1
MIN/2021/637**

Council's OPW Assessment officers have assessed the proposed changes to the change to ground level plans and have confirmed there is no objection to the minor changes proposed.

5 CONCLUSION

This report assessed a request for a minor change for the development permit for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational Works for change to ground level (Major works) at 60 Stapylton Jacobs Well Road, Stapylton QLD 4207.

The assessment of this request determined the minor change is acceptable and recommended for approval.

6 RECOMMENDATION

It is recommended that Council resolves as follows:

That under Delegated Authority the Executive Coordinator Planning Assessment of the City Development Branch approves the Minor change application for the development permit for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational Works for change to ground level (Major works) in accordance with the Attachment entitled: Decision notice—change application approval including amended suite of development conditions for COM/2020/262.

Author:

Sue Wilkinson

Planner

14 February 2022

Authorised by:

Roger Sharpe

Executive Coordinator Planning Assessment

**REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207
DIVISION 1
MIN/2021/637**

Attachment No. 1 – Assessment criteria for minor change to development approval

The request has been assessed against the following criteria and is considered to be a minor change.

Review of the proposed change to the development approval has been undertaken against the:

- Definition of minor change contained within Schedule 2 of the PA (see below);
- Schedule 1 of the Development Assessment Rules which identifies the criteria listed below for determining if a change would result in a substantially different development ; and
- Section 81 of the PA applies to assessing and deciding an application for minor change.

Definition of minor change under Schedule 2 of the PA:

(b) for a development approval:

Minor change for a development approval	Officers comment
(i) would not result in substantially different development; and	The proposal does not result in substantially different development as indicated below. The proposal is generally consistent with the original approval as it is for the same land use and the same general development footprint.
(ii) if a development application for the development, including the change, were made when the change application is made would not cause— (A) the inclusion of prohibited development in the application; or	The proposal does not include any prohibited development.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	No additional referral agency is triggered.
(C) referral to extra referral agencies, other than to the chief executive; or	The proposal does not trigger any extra referral agencies.
(D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or	The proposal does not trigger any referral agency under section 55(2).
(E) public notification if public notification was not required for the development application.	The proposed change does not trigger impact assessment and public notification.

Schedule 1 of the Development Assessment Rules, Part 4:

Substantially different development consideration	Officers comments
A change may be considered to result in a substantially different development if the proposed change:	
(a) involves a new use; or	No new use is proposed.
(b) results in the application applying to a new parcel of land; or	No new parcels of land are included.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	Proposal is for a change to the subdivision layout and bulk earthworks. It will not result in dramatics

**REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207
DIVISION 1
MIN/2021/637**

	changes to the built form.
(d) changes the ability of the proposed development to operate as intended (For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment); or	The proposed development will operate as intended.
(e) removes a component that is integral to the operation of the development; or	The proposal does not remove any integral component of the application.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	The proposal will not impact upon traffic flow.
(g) introduces new impacts or increase the severity of known impacts; or	The proposal will not introduce any new impacts or increase the severity of known impacts.
(h) removes an incentive or offset component that would have balanced a negative impact of the development; or	No offset component is to be removed.
(i) impacts on infrastructure provisions.	The proposal does not impact on infrastructure provisions.

Section 81 of the PA applies to assessing an application for minor changes, in particular Subsection (2) (3) and (4) – matters the responsible entity must consider when assessing a minor change application.

- (1) *In assessing the change application, the responsible entity must consider –*
 - (a) *the information the applicant included with the application; and*
 - (b) *if the responsible entity is the assessment manager – any properly made submissions about the development application or another change application that was approved; and*
 - (c) *any pre-request response notice or response notice given in relation to the change application; and*
 - (d) *if the responsible entity is, under section 78A(3), the Minister – all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and*
 - (da) *if paragraph (d) does not apply – all matters the responsible entity would or may assess against or have regard to if the change application were a development application; and*
 - (e) *another matter that the responsible entity considers relevant.*
- (2) *Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d) or (da) consider –*
 - (a) *a statutory instrument; or*
 - (b) *another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*
- (3) *The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.*
- (4) *However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances to –*
 - (a) *the statutory instrument or other document as in effect when the change application was*

**REPORT ON CHANGE TO DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (CTS SUBDIVISION FOR 1 INTO 7 INDUSTRIAL LOTS, COMMON PROPERTY, BALANCE LOT, STORMWATER LOT AND NEW ROAD) AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL (MAJOR WORKS) AT 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207 DIVISION 1
MIN/2021/637**

made; or

- (b) if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided – the amended or replacement instrument or document; or*
- (c) another statutory instrument –*
 - i. That comes into effect after the change application is made but before it is decided; and*
 - ii. That the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made.*

Section 81A of the PA applies to deciding an application for minor changes, in particular Subsection (2) – deciding change applications for minor changes.

- (2) After assessing the change application under section 81, the responsible entity must decide to –*
 - (a) make the change, with or without imposing development conditions, or amending development conditions, in relation to the change; or*
 - (b) refuse to make the change.*