



SARA reference: 2206-29202 SRA
Council reference: MCU/2022/242
Applicant reference: 6111

16 June 2022

Chief Executive Officer
Gold Coast City Council
mail@goldcoast.qld.gov.au

Attention: Ms Natasha Sidabutar

Dear Ms Sidabutar

SARA response—Homestead Drive, 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 (SARA) on 3 June 2022.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application
Date of response:	16 June 2022
Advice:	Advice to the applicant is in Attachment 1 .
Reasons:	The reasons for the referral agency response are in Attachment 2 .

Development details

Description:	Development Permit for a Material Change of Use for a Warehouse and Industry (low impact)
SARA role:	Referral agency
SARA triggers:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – State transport thresholds
SARA reference:	2206-29202 SRA
Assessment manager:	Gold Coast City Council
Street address:	Homestead Drive, Stapylton
Real property description:	Lot 502 on SP316137

Applicant name: FPI Queensland Pty Ltd
Applicant contact details: Gassman Development Perspectives
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 3**.

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

For further information please contact Fletcher Smith, A/Principal Planning Officer, on (07) 5644 3209 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Karley Lawler
Manager, Planning and Development Services (SEQ South)

cc FPI Queensland Pty Ltd c/- Gassman Development Perspectives, admin@gassman.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Change representation provisions

Attachment 1—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, version 3.0. (SDAP). If a word remains undefined it has its ordinary meaning.
2.	The Gold Coast City Council approved a combined application for Reconfiguration of a Lot for Stage 2 of Vantage industrial development and associated operational works, bulk earthworks on 30 April 2021 (council reference: COM/2020/262). The State Assessment and Referral Agency issued a Referral Agency Response on 19 April 2021 (SARA reference: 2012-20251 SRA). The Referral Agency Response includes conditions relating to stormwater management, road works, impacts on the State-controlled road network and road access location and works. The Warehouse and Low Impact Industry development forms part of Stage 2 of the Vantage industrial development and therefore is subject to the compliance requirements.

Attachment 2—Reasons for referral agency response

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

The reasons for the SARA's decision are:

The proposed development complies with State code 6: Protection of state transport networks of the SDAP. In particular:

- the development footprint is located a significant distance from the state-controlled road to not impact its operation.
- traffic generation and stormwater from the development will be managed and mitigated through the overarching development approvals.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- *Human Rights Act 2019*
- Planning Regulation 2017
- SDAP
- The Development Assessment Rules
- SARA DA Mapping system.

Attachment 3—Change representation provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. 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.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.