



SARA reference: 2403-39595 SRA  
Council reference: COM/2024/39  
Applicant reference: 6181

17 April 2024

Chief Executive Officer  
Gold Coast City Council  
PO Box 5042  
GCMC QLD 9729  
mail@goldcoast.qld.gov.au

Attention: Nicola Auret

Dear Sir/Madam

## SARA referral agency response—24 Homestead Drive and 11 Eastridge Street, 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 20 March 2024.

### 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: | 17 April 2024                                                                                                             |
| Advice:           | Advice to the applicant is in <b>Attachment 1</b> .                                                                       |
| Reasons:          | The reasons for the referral agency response are in <b>Attachment 2</b> .                                                 |

### Development details

|              |                    |                                                                                                                                                                    |
|--------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description: | Development Permit | Material change of use – Warehouse, Low impact industry and ancillary Office<br>Reconfiguring a lot – Access Easement<br>Operational Work – Change to Ground Level |
| SARA role:   | Referral agency    |                                                                                                                                                                    |

SARA trigger: Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) (Planning Regulation 2017) – Development impacting on state transport infrastructure

SARA reference: 2403-39595 SRA

Assessment manager: Gold Coast City Council

Street address: 24 Homestead Drive and 11 Eastridge Street, Stapylton

Real property description: Lot 120 on SP329476 and Lot 121 on SP329476

Applicant name: FPI Queensland Pty Ltd c/- Gassman Development Perspectives Pty Ltd

Applicant contact details: PO Box 392  
Beenleigh QLD 4207  
mail@gassman.com.au

*Human Rights Act 2019* considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

## 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 Jenny Sapuppo, Senior Planning Officer, on 07 5644 3220 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



David Hooper  
Manager

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

enc Attachment 1 - Advice to the applicant  
Attachment 2 - Reasons for referral agency response  
Attachment 3 - Representations about a referral agency response provisions

## Attachment 1—Advice to the applicant

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| 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 3.0). If a word remains undefined it has its ordinary meaning. |

## Attachment 2—Reasons for referral agency response

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

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### The reasons for SARA's decision are:

The development complies with State code 6: Protection of state transport networks of SDAP.

Specifically, the development:

- does not create a safety hazard for users of state transport infrastructure or public passenger services by increasing the likelihood or frequency of a fatality or serious injury
- does not result in a worsening of the physical condition or operating performance of the state transport network
- does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- enables safe and direct access to public passenger transport infrastructure or active transport infrastructure.

### Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version 3.0, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*

## **Attachment 3— Representations about a referral agency response provisions**

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