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Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

Our reference: 1809-7424 SRA
 Your reference: MCU07/0192.05

29 November 2018

Chief Executive Officer
 Sunshine Coast Regional Council
 Locked Bag 72
 SUNSHINE COAST MAIL CENTRE QLD 4560
 mail@sunshinecoast.qld.gov.au

Attention: Bryce McKay

Dear Mr McKay

Referral agency response—with conditions(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 5 March 2018.

Applicant details

Applicant name:	Parklakes II Development Pty Ltd
Applicant contact details:	PO Box 16 Maroochydore QLD 4558 jenniferm@covey.com.au

Location details

Street address:	8 Kirra Road, Maroochy River
Real property description:	Lot 6 on SP110911
Local government area:	Sunshine Coast Regional Council

Application details

Development permit	Other change application to preliminary approval to vary the effect of planning scheme (master planned community) – addition of a new lot
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Referral triggers

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

- 10.3.4.3.1 Clearing native vegetation
- 10.9.4.1.1.1 Infrastructure - state transport infrastructure

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- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

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

Reasons for decision to impose conditions

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

Approved plans and specifications

The department 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: Operational Works				
Technical Agency Response (Vegetation) Plan	Department of Natural Resources, Mines and Energy	12 November 2018	1809-7424 SRA	-

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

For further information please contact Holly Sorohan, Principal Planner, on 43315605 or via email WBBSARA@dsgmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Luke Lankowski
 Manager, Planning

cc Parklakes II Development Pty Ltd; jenniferm@covey.com.au

enc Attachment 1—Conditions to be imposed
 Attachment 2—Reasons for decision to impose conditions
 Approved plans and specifications
 Statement of reasons

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Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Operational Works		
Tidal works or work in a coastal management district—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Environment and Science 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 clearing of vegetation under this development approval is limited to the areas outside of as Areas A1 and A2 as shown on attached Technical Agency Response Plan (TARP) TARP 1809-7424 SRA dated 12 November 2018.	At all times
2.	No built structures or infrastructure are to be established, constructed or located within areas identified as Areas A1 and A2 as shown on attached Technical Agency Response Plan (TARP) TARP 1809-7424 SRA dated 12 November 2018	At all times

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Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure no clearing occurs unless in approved areas.

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Department of
**State Development,
 Manufacturing,
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Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1809-7424 SRA

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

Departmental role: Referral agency

Applicant details

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 Applicant contact details: PO Box 16
 Maroochydore QLD 4558
 jenniferm@covey.com.au

Location details

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Development details

Preliminary approval Other change application to preliminary approval to vary the effect of planning scheme (master planned community) – addition of a new lot

Assessment matters

Aspect of development requiring code assessment	Applicable codes
1. Material Change of Use	State Development Assessment Provisions, version 2.3: <ul style="list-style-type: none"> • State Code 1: Development in a state-controlled road environment • State code 6: Protection of state transport networks • State code 16: Native vegetation clearing

Reasons for the department's decision

The reasons for the decision are:

- The proposed development will allow for some additional vegetation clearing, the vegetation which will be cleared could be cleared under existing exemptions.
- The remaining category B vegetation within areas is outside the development footprint and will not be clearing as a result of the development.
- The development has complied with the conditions of approval issued under the original development approval. The development will not change impacts to the state controlled road or other transport networks as a result of the additional lots.

Decision

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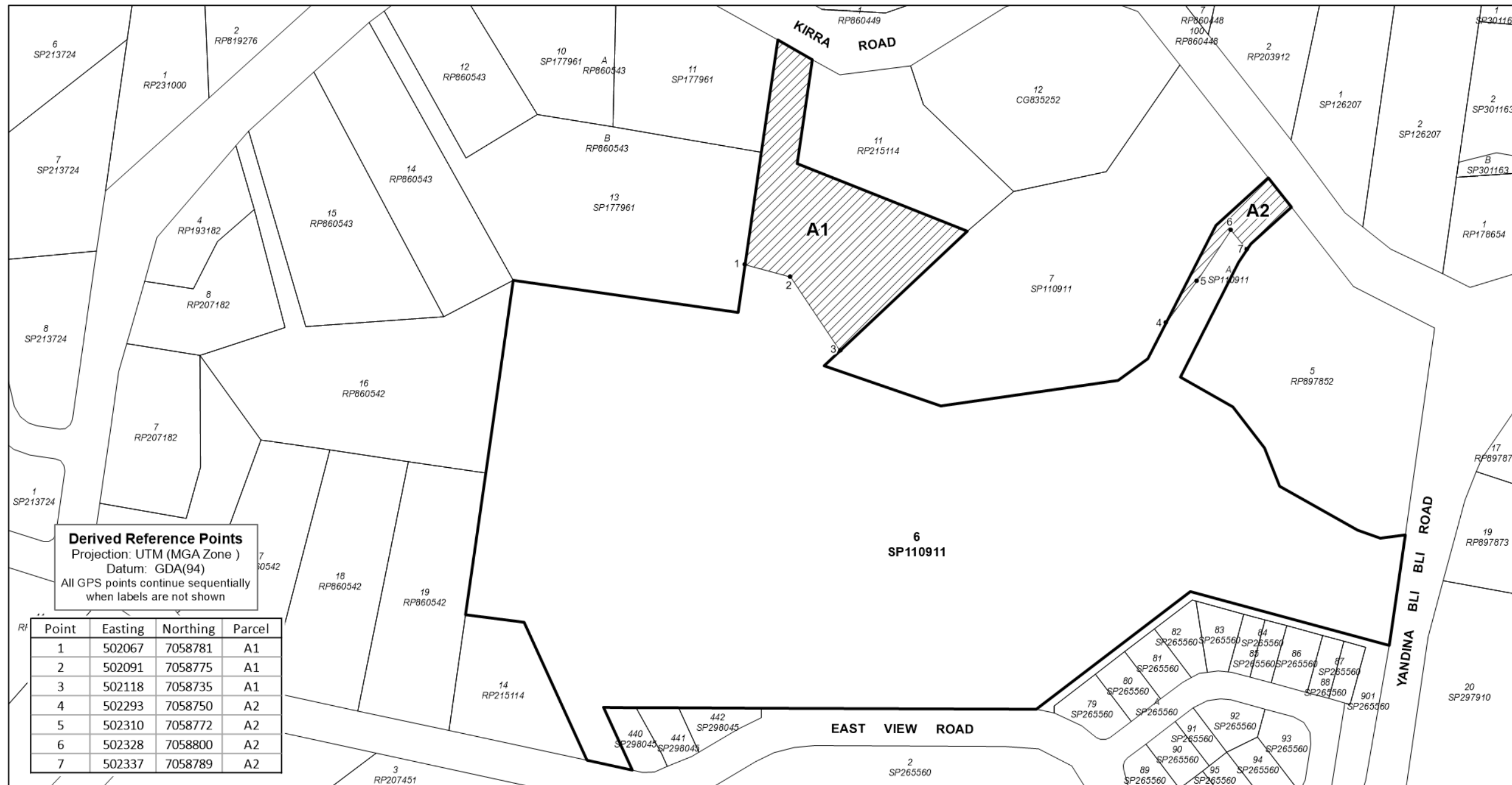
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- The proposed other change to the development approval will include a new lot into the original approval which will allow for a further 94 residential lots.
- The concurrence agency response includes conditions to ensure that no unexpected clearing occurs as a result of the development.
- The concurrence agency response was issued on 29 November 2018.

Evidence or other material on which the findings were base

- development application common material
- State Development Assessment Provisions, version 2.3 published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017



SCALE 1:2000 @ A3 paper size

0 25 50 75 100 125 150 175 200 m

Projection: UTM (MGA Zone 56) Datum: GDA94

Note: Derived Reference Points are provided to assist in the location of the identified area boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

LEGEND

- Derived Reference Points for GPS
- Subject Lot(s)
- ▨ Area A1 & A2

Technical Agency Response (Vegetation) Plan
Plan of all Area A in Lot 6 on SP110911

CENTRE: BUNDABERG REGION: SOUTH
LOCALITY OF MAROOCHY RIVER LOCAL GOVT: SUNSHINE COAST

Map Reference: 9544 Compiled from: DCDB, PVMP & NRMO Notes
 File Reference: 2018/005693 (DNRME) Prepared by: LMO Date: 12 November 2018

TARP
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