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

SARA reference: 2003-15891 SRA
Council reference: MCU20/0049
Applicant reference: 192279

16 April 2020

Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre Qld 4560
mail@sunshinecoast.qld.gov.au

Attention: Ms Renee Saunders

Dear Ms Saunders

SARA response—7 Paynter Park Drive, Woombye

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 12 March 2020.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , the department advises it has no requirements relating to the application.
Date of response:	16 April 2020
Advice:	Advice to the applicant is in Attachment 1 .
Reasons:	The reasons for the referral agency response are in Attachment 2 .

Development details

Description:	Preliminary approval that includes a variation request	Material change of use for five dual occupancies on approved residential lots in the Rural zone.
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 3, Division 4, Table 3, Item 1 (Planning Regulation 2017)	
	Development application for a material change of use involving native	

South East Queensland (North) regional
office
Mike Ahern Building, Level 3, 12 First
Avenue, Maroochydore
PO Box 1129, Maroochydore QLD 4558

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vegetation clearing

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1
(Planning Regulation 2017)Development application for a material change of use within 25m of a
railway corridor

SARA reference: 2003-15891 SRA
Assessment Manager: Sunshine Coast Regional Council
Street address: 7 Paynter Park Drive, Woombye
Real property description: Lot 122 on SP114689
Applicant name: Hotspur Properties Pty Ltd
Applicant contact details: C/- Covey Associates,
124 Duporth Avenue
Maroochydore QLD 4558
jenniferm@covey.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 Danika Cowie, Principal Planning Officer, on (07) 5352 9776 or via email SEQNorthSARA@dsgmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Darren Cooper
A/Manager - SEQ North (Planning)

cc Hotspur Properties Pty Ltd, jenniferm@covey.com.au
enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations provisions

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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 (SDAP) v2.6. 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*)

The reasons for the department's decision are:

- The application is for a material change of use for five single dwelling lots to become dual occupancies uses within an approved residential subdivision which has previously been referred to the department.
- The site contains mapped regulated vegetation and is within 25m of a railway corridor.
- There is an existing development permit for reconfiguring a lot applicable to the site.
- The proposal will have no effect on the development permit for reconfiguring a lot over the site or the regulated vegetation on the site.
- Noise from the nearby railway corridor will be further addressed by Mandatory Part 4.4 of the *Queensland Development Code*.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.6), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

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Attachment 3—Change representation provisions

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