

DETAILED ASSESSMENT REPORT

APPLICATION FOR DEVELOPMENT APPROVAL

Link to Development.i:

<https://developmenti.sunshinecoast.qld.gov.au/Home/FilterDirect?filters=DANumber=REC15/0127>

APPLICATION SUMMARY	
Applicant:	Tiprush Pty Ltd
Consultant:	Covey Associates Pty Ltd
Proposal:	Development Permit to Reconfigure a Lot (1 Lot into 23 Lots and Reserve) <i>Note: The original application lodged was for a Development Permit to Reconfigure a Lot (1 Lot into 48 Lots, 2 Drainage Reserves and Environmental Reserve)</i>
Properly Made Date:	15/07/2015
Public Notification Period	30/11/2016 – 10/01/2017
Number of Submissions:	131 properly made (all against) 5 not properly made (all against)
State Referral Agencies:	<u>Concurrence:</u> <ul style="list-style-type: none"> SARA at DSDMIP
Decision Due Date	19/02/2019
PROPERTY DETAILS	
Division:	10
Street Address:	82 Steggalls Rd, YANDINA
RP Description:	Lot 343 CG228
Land Area:	63,460m ²
Existing Use of Land	Vacant bushland lot
STATUTORY DETAILS	
Planning Scheme:	Maroochy Plan 2000 (16 September 2013)
SEQRP Designation	Urban Footprint
Strategic Plan Preferred Dominant Land Use:	Urban
Planning Area:	Yandina
Planning Precinct:	Yandina North (Neighbourhood Residential)
Assessment Type:	Maroochy Plan 2000 (16 September 2013)

PROPOSAL:

The original development application sought approval under the superseded planning scheme (*Maroochy Plan 2000*) for a Development Permit to Reconfigure a Lot (1 Lot into 47 Residential Lots, Drainage Lot and Environmental Reserve). The proposed lots ranged in area from 600m² - 1,104m², with an average lot size of 664m². An extract of the applicant's original proposed layout is provided below:



Figure 1: Original proposed layout – 16/07/2015

On 25 November 2016, the applicant responded to Council's information request, which resulted in changes to the proposed layout as per the amended plan below. This was the version that was publicly notified from 20 November 2016 until 10 January 2017.



Figure 2: Amended layout in response to Council information request – 25/11/16

On 30 August 2017, in response to issues raised by the concurrence agency in relation to vegetation clearing, and further concerns raised by Council, the applicant submitted a further amended layout as shown below. This proposal reduced the number of lots to 47, with a single stormwater detention basin in lieu of the two basins provided under previous layouts.



Figure 3: Amended layout in response to concurrence agency issues – 30/08/17

On 7 January 2019, the applicant provided a final amended layout in response to ongoing Council concerns regarding the extent of vegetation clearing resulting from the proposed development. The final layout is shown below, and results in a reduced number of lots to 23, with a minimum lot size of 700m² and an environmental reserve of approximately 4.04 hectares.

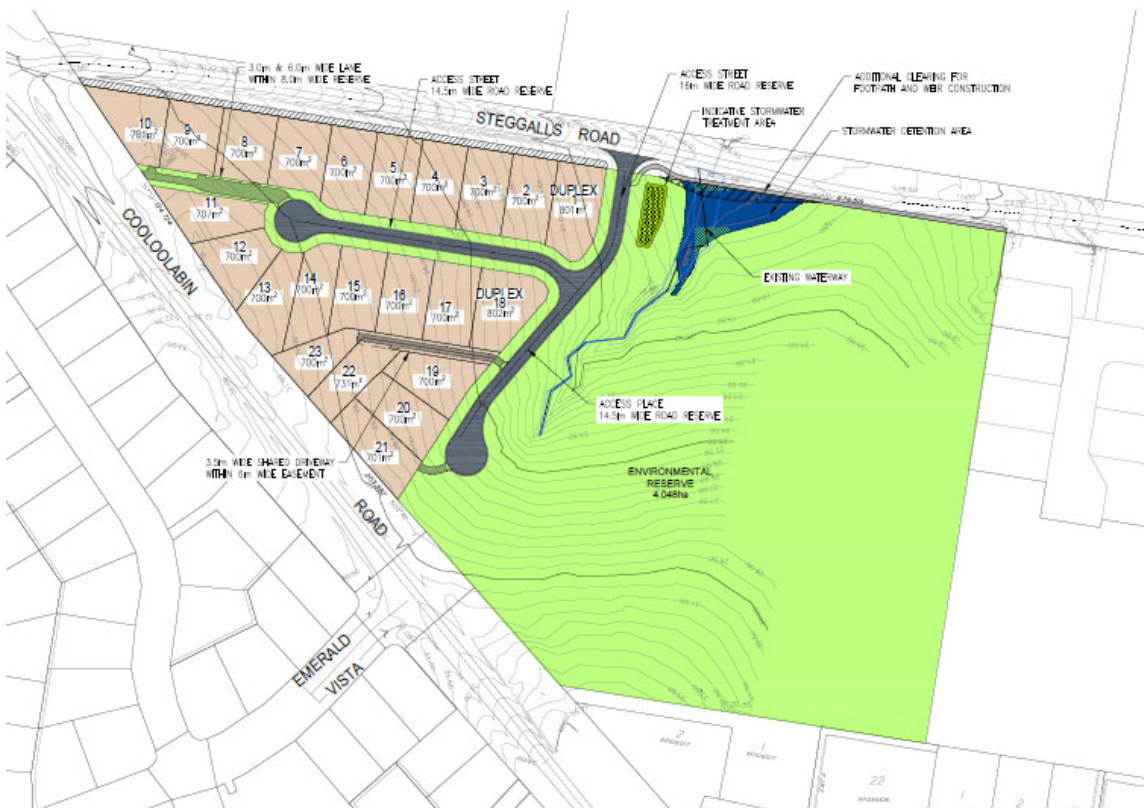


Figure 4: Final amended layout in response to Council issues regarding vegetation clearing - 7/01/19

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION	
Land Area:	63,460m ² (6.35 hectares)
Road Frontage:	Approx 400m to Steggalls Rd Approx 330m to Cooloolabin Rd
Significant Site Features:	Site is fully vegetated – Category B Remnant vegetation containing an “Of concern” regional ecosystem
Topography:	The site slopes from south to north, with a small watercourse / drainage line traversing the centre. Elevation ranges from approx. 34m AHD along the southern boundary to approx. 16m at the centre of the watercourse.
Surrounding Land Uses:	<u>North:</u> Rural zoned land (within Urban Footprint) <u>East:</u> Low density residential and environmental reserve (ref. REC15/0158) adjoining Wonga Parks Sports Ground <u>South:</u> Low density residential <u>West:</u> Low density residential The Yandina town centre lies approximately 1km to the south-east of the site.

Figures 5 & 6 below provide a comparison of the Precinct mapping under *Maroochy Plan 2000* against the Zone mapping under *Sunshine Coast Planning Scheme 2014*. Figure 7 provides an aerial photo of the subject site while Figure 8 provides an extract of the Regulated Vegetation Management Map showing the extent of remnant vegetation over the site and adjoining land.

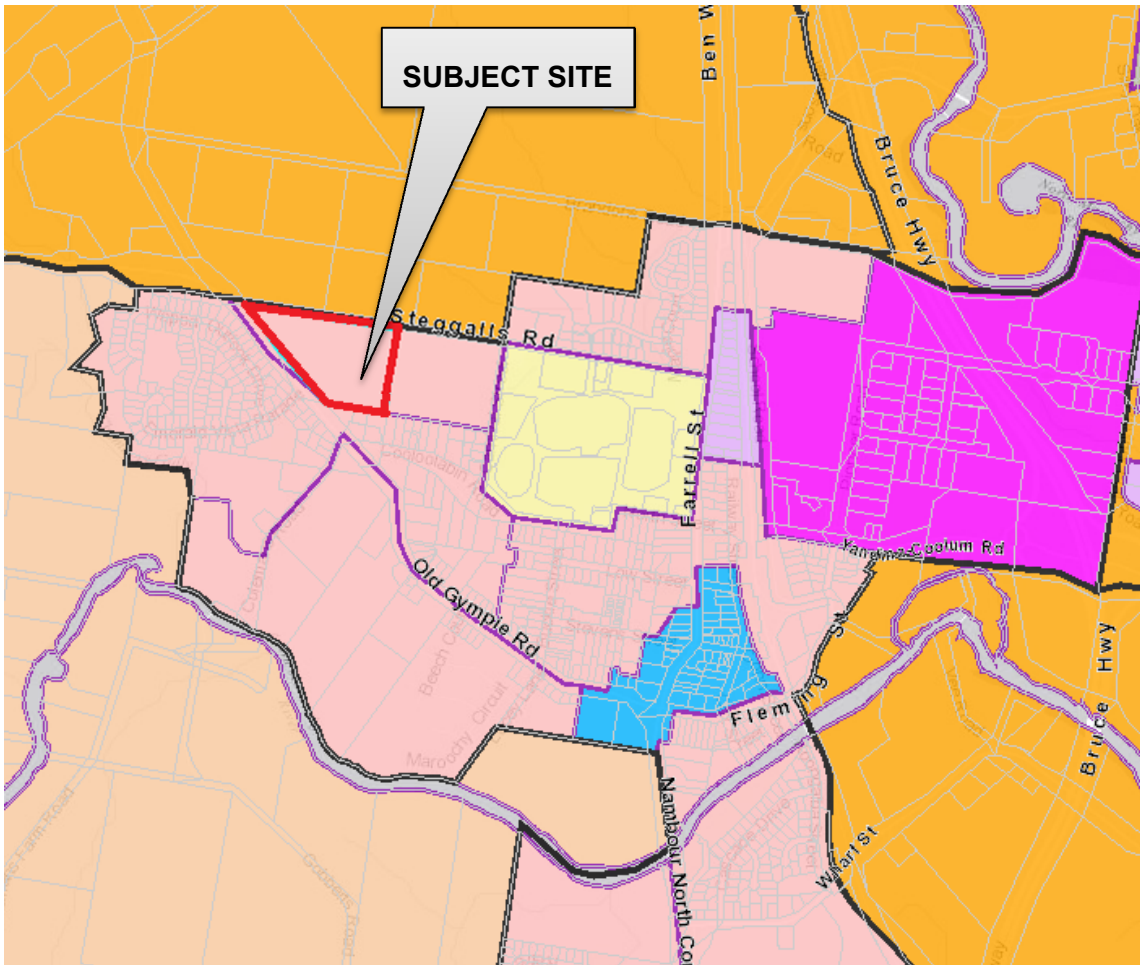


Figure 5: Planning Area/ Precinct Plan (Maroochy Plan 2000)

Precinct Class	
	Principal Activity Centre
	Business and Industry
	Core Industry
	General Rural Lands
	Hillslope Residential
	Local Centre
	Master Planned Community
	Mixed Housing
	Multi-storey Residential
	Neighbourhood Residential
	Special Purpose
	Sustainable Cane Lands
	Sustainable Horticultural Lands
	Sustainable Pastoral Lands
	Sustainable Rural Residential
	Town Centre Core
	Town Centre Frame
	Village Centre
	Water Resource Catchment Area

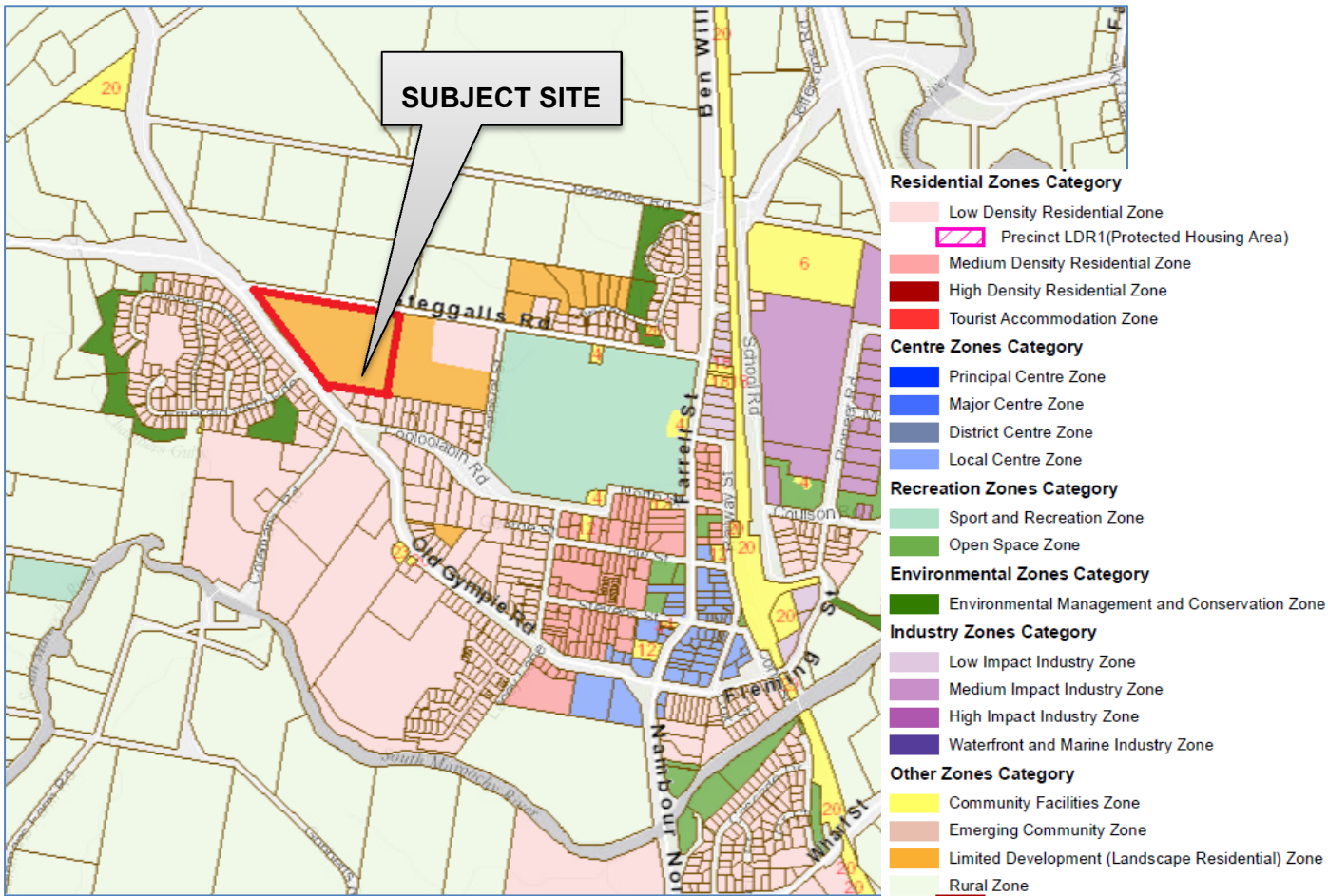


Figure 6: Locality / Zoning Plan (Sunshine Coast Planning Scheme 2014)

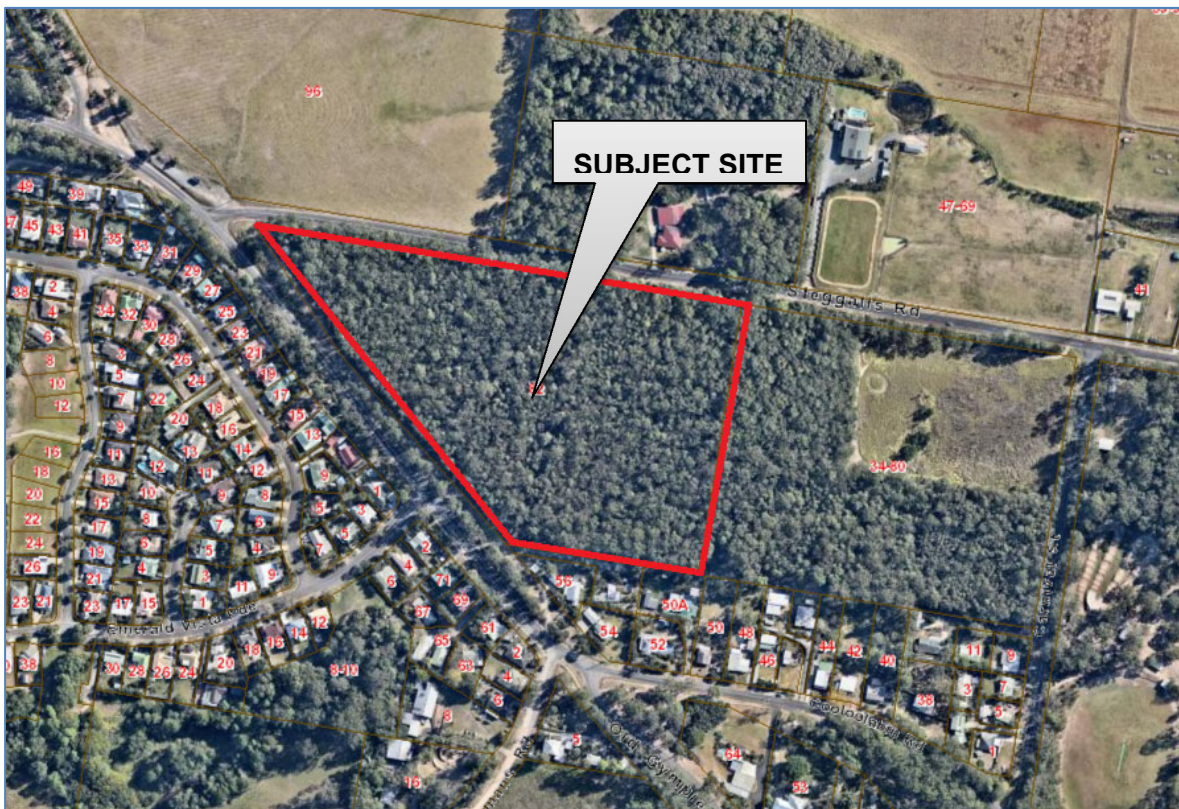


Figure 7: Aerial Photo

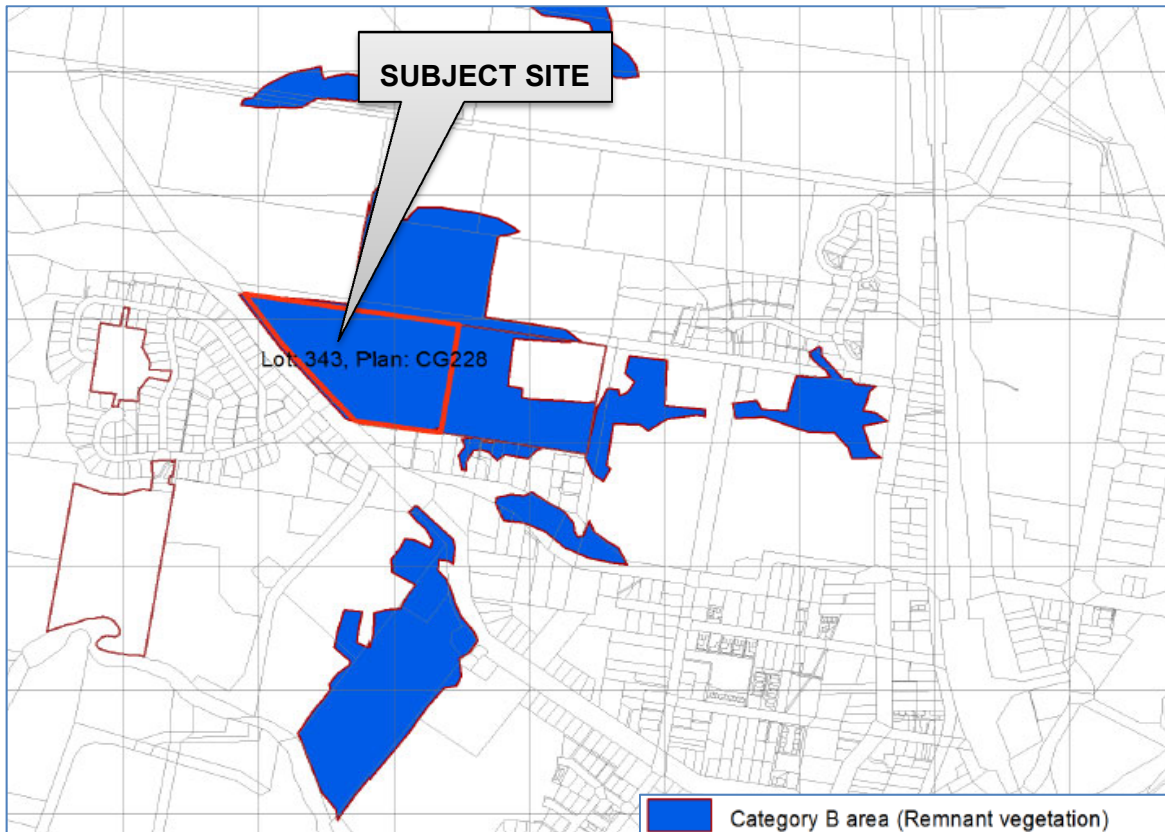


Figure 8: Regulated Vegetation Management Map

BACKGROUND:

In 2003 - 2004, the site and adjoining land to the east was the subject of a previous development application for Reconfiguring a Lot (Major Urban Subdivision – 125 lots) – REC03/0191. This application was ultimately refused on the following grounds:

1. The proposed development does not advance the purpose of the *Integrated Planning Act 1997*
2. The proposed development conflicts with the broad intent of *Maroochy Plan 2000*
3. The proposed development will not meet the Desired Environmental Outcome for Environmental Management due to the loss of the “*of concern*” regionally significant ecosystem
4. The proposed subdivision is contrary to the requirements for development of land in the Urban designation of the Strategic Plan in that adequate protection has not been given to the existing vegetation
5. The proposed development does not comply with the Landscape and Built Form provisions of the particular Precinct, which states that “*Mature and significant vegetation to the west of the Wonga Park Sports Grounds should be maintained and incorporated into any new development.*”
6. The proposed development does not comply with the Code for Nature Conservation Management and Biodiversity Protection
7. There are insufficient planning grounds to justify approval of the proposed development

The applicant lodged an appeal against Council’s refusal, however the appeal was later discontinued.

In 2016, a subsequent development approval was issued over the adjoining land to the east for Reconfiguring a Lot (1 into 32 Lots and Reserve) – REC15/0158. The adjoining approval

comprised a minimum lot size of 700m², with 3.13 hectares (70% of the site) transferred to Council as environmental reserve in accordance with the requirements of *Maroochy Plan 2000*.

ASSESSMENT:

Framework for Assessment

Instruments for Statutory Assessment

- State Planning Policy
- South East Queensland Regional Plan
- Planning Scheme for the local government area

Of these, the planning instruments relevant to this application are discussed in the sections that follow.

Statutory Instruments – State

State Planning Policy

The *State Planning Policy* (SPP) has not been formally incorporated into the *Maroochy Plan 2000* and, as such, is required to be considered as part of the assessment of this development application.

Under the *State Planning Policy* (July 2014), the State interest matter of Biodiversity is relevant to this development application. Specifically, the SPP requires that development:

- (1) *enhances matters of state environmental significance where possible, and*
- (2) *identifies any potential significant adverse environmental impacts on matters of state environmental significance, and*
- (3) *manages the significant adverse environmental impacts on matters of state environmental significance by protecting the matters or state environmental significance from, or otherwise mitigating, those impacts.*

The SPP has since been amended in April 2016 and July 2017. The April 2016 version did not include any amendments to the biodiversity provisions of the SPP. The July 2017 version of the SPP only applies to new applications lodged under the *Planning Act 2016* and thus has not been considered as part of this assessment.

The amended proposal generally meets the requirements of the *State Planning Policy* in relation to biodiversity in that it:

- focusses the development footprint in the least constrained area of the site to minimise significant impacts on matters of state environmental significance; and
- allows for consolidation of significant vegetation with the adjoining bushland reserve to maintain ecological processes and connectivity while minimising fragmentation of areas of environmental significance.

South East Queensland Regional Plan 2009-2031

The site is located within the Urban Footprint of the *South East Queensland Regional Plan 2009-2031*. The intent of the Urban Footprint is to establish a boundary for urban development, however not all land within the Urban Footprint is suitable for development for urban purposes for reasons such as flooding, slope, scenic amenity and the need to protect biodiversity values.

The amended proposal involves clearing of 26% of the existing vegetation to accommodate 23 urban residential lots, with minor additional clearing for road (firebreak), bio-retention and stormwater detention. The total cleared area of the site is 2.29 hectares (36% of the site area). The total remaining area to be preserved for environmental purposes and transferred to Council equates to 4.04 hectares or 64% of the site. This, coupled with the 3.1 hectares of adjoining Council owned environmental reserve would result in an overall area of 7.14 hectares of protected vegetation.

The amended proposal is considered to meet the intent of the *South East Queensland Regional Plan 2009-2031*, Urban Footprint designation and biodiversity outcomes generally.

Statutory Instruments – Planning Scheme

The applicable planning scheme for the application is the superseded *Maroochy Plan 2000* (16 September 2013). As this is a superseded planning scheme application, no consideration can be given to the provisions of the *Sunshine Coast Planning Scheme 2014*, under which the site is zoned Limited Development. The pertinent issues arising out of assessment against the superseded planning scheme are discussed below:

Strategic Plan

The subject land is designated as Urban on the Strategic Plan. The broad intent for Urban land is for the identification of areas suitable for residential development as well as associated commercial, community retail and industrial uses. Urban areas may also include land which has ecological value, requiring sensitive development options with minimal impacts to preserve significant habitat and provide for an integrated open space network.

The amended proposal generally meets the objectives and implementation measures for the Urban land designation in that it:

- consolidates urban development in the least constrained portion of the site;
- limits the development footprint to a maximum of 30% of the site;
- provides for retention of the remaining 70% of the remnant vegetation on the site;
- protects the existing watercourse and drainage lines through the site;
- provides a road interface to the retained vegetation to serve as an effective firebreak; and
- has demonstrated adequate servicing by essential urban infrastructure.

Yandina Planning Area

The site falls within the Yandina Planning Area - Yandina North (Neighbourhood Residential) Precinct. The intent for this precinct includes the protection of significant vegetation immediately west of the Wonga Park Sports Ground, with new development to be sited and designed to minimise loss of mature vegetation, erosion and extensive earthworks.

The amended proposal involves clearing of 26% of the existing vegetation to accommodate 23 urban residential lots, with an additional 10% clearing for road (firebreak), bio-retention and stormwater detention. The remaining 64% would ultimately be transferred to Council as Environmental Reserve (Bushland Park), consolidating the existing Council-owned reserve immediately to the east that was transferred to Council under development approval REC15/0158. As such, the amended proposal is considered to satisfactorily address the desired character for the Yandina Planning Area in relation to protection of significant vegetation.

The Planning Area intent also states that:

...it is generally intended that land in this Precinct will not be developed for urban use until there is a demonstrable need for additional urban lands and adequate infrastructure can be made available.

Council's *Population and Household Forecast 2011 to 2026* report identifies a projected growth of 3,600 people in Yandina by 2026 (an increase of 48.6%). In response to population growth across the Sunshine Coast region, the State government has also included Rural zoned land north of Steggalls Road within the Urban Footprint under the *SEQ Regional Plan 2017*.

The current population growth and the release of new land within the urban footprint demonstrate an existing and future demand for residential land within the Yandina Planning Area. The amended proposal is therefore considered to satisfactorily address the Precinct intent in relation to responding to demand for residential development while protecting the majority of significant vegetation on the site.

Special Management Areas (SMA)

The following Special Management Area codes are applicable to this application:

- Code for Nature Conservation and Biodiversity
- Code for Development in Bushfire Prone Areas
- Code for Waterways and Wetlands
- Code for Development in the Vicinity of the Airport.

The pertinent issues arising from each are discussed in detail below.

Code for Nature Conservation and Biodiversity

The relevant Performance Criteria of the *Code for Nature Conservation and Biodiversity* states:

"The nature conservation and biodiversity values of environmentally sensitive areas are protected."

The site is mapped as remnant vegetation containing an *"of concern regional ecosystem"*. Specifically, the site has been identified as containing:

- Regional Ecosystem RE12.9-10.1 comprising an upper tree canopy of mixed *Eucalyptus robusta*, *Eucalyptus acmenoides*, *Eucalyptus microcorys*, *Eucalyptus propinqua*, *Eucalyptus resinifera*, *Corymbia intermedia*, *Corymbia trachyphloia*, *Syncarpia glomulifera* and *Lophostemon confertus*, with an understory that includes *Banksia integrifolia*, *Banksia spinulosa*, *Allocasuarina littoralis* and *Acacia* species.
- Regional Ecosystem RE12.3.11 (60%) mixed with RE12.3.2 (40%). Regional Ecosystem RE 12.3.11 comprises an upper tree canopy of *Eucalyptus siderophylla*, *Eucalyptus tindaliae*, *Eucalyptus robusta*, *Eucalyptus tereticornis*, *Corymbia trachyphloia*, *Lophostemon suaveolens*, *Melaleuca quinquenervia*, *Melaleuca salicina*, with an understory that includes *Banksia spinulosa*, *Austromyrtus glabra* and *Acacia* species. Regional Ecosystem RE12.3.2 comprises an upper tree canopy of *Eucalyptus grandis*, *Eucalyptus microcorys*, *Lophostemon confertus* with a "rainforest" understory. A notable species growing within the gullies and poorer drained areas is *Gahnia clarkei*, a host plant for the restricted Sword Grass Brown Butterfly (*Tisiphone abeona rawnsleyi*).

Previous ecological reporting undertaken for the development application for subdivision over the proposed lot and the adjoining lot to the east (Council ref: REC03/0191) confirmed the following:

- Eucalyptus microcorys (approx 50 yrs old) found adjacent to Steggalls Road are of particular importance due to the presence of hollows which provide nest sites for birds and arboreal mammals;
- Many bird species, including Grey goshawk, detected on the site. This species is listed as rare under the *Nature Conservation Regulation 1994*. Subject site provides good habitat quality for this species due to the presence of large Eucalypt trees and the presence of smaller mammals;
- The subject site forms good prospective habitat for Vulnerable fauna including Glossy black cockatoo, Grey-headed flying fox and Koala due to the presence of food supply ad habitat; and
- The subject site is composed of an ecosystem which is extremely rare within the Maroochy Shire boundaries, there is no similar habitat within the surrounding area.

The ecological assessment submitted with the current application provided a desktop review of relevant ecological databases and conducted an onsite investigation to confirm the findings of the desktop review. The assessment identified 5 fauna species listed as migratory within the schedules of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC) which include Cattle egret, White-throated needletail, Black-faced monarch, Rainbow bee-eater, and Rufus fantail (all considered species of conservation significance under the EPBC Act). The assessment also concluded that there was a moderate likelihood that a further 2 migratory fauna species, the Lathams snipe and Satin flycatcher, could be present.

The Acceptable Measures within the *Code for Nature Conservation and Biodiversity* identify that any clearing of remnant vegetation be minimised to retain at least 70% of the vegetation. This allows for up to 30% clearing of remnant vegetation on the site.

The original application submitted to Council depicted a clearing rate of up to 80% of the site area. As a result of ongoing discussions with the applicant, an amended proposal has now been submitted which limits clearing to 1.63 hectares, or 26% of the site area for residential lots, with minor additional clearing of 6,271m² to allow for road construction and bio-retention and stormwater detention purposes. The proposed north-south road will double as a firebreak for the residential lots. Overall, it is proposed to cleared 2.29 hectares of the site, which equates to 36% of the site area. All clearing will be compensated by a vegetation offset imposed by the State in accordance with the concurrence agency response and conditions received 1 April 2019.

Council's ecology specialist has advised the proposed extent of clearing is acceptable in this instance, as the balance of vegetation to be retained will effectively consolidate the existing environmental reserve to the east to provide an integrated open space network within public ownership for the benefit of the Yandina community.

Appropriate conditions are recommended to:

- ensure retention of existing mature trees outside of the development footprint, both within the site and within the Steggalls Road reserve (unless removal is otherwise required in accordance with an aboricultural assessment);
- require rehabilitation of existing cleared areas, particularly within existing and future road reserves, with fire retardant native species;
- require recovery of existing slow-growing understorey species, hollow bearing logs, tree root stumps and any native bee hives within the area to be cleared, for reuse within the revegetation areas;
- require the transfer of land to Council as environmental reserve as nominated on the amended layout;

- require the installation of 20 permanent artificial nesting boxes within the area to be transferred to Council; and
- require educational signage at the perimeter of the environmental reserve, including specific prohibition of rubbish and lawn clippings and exclusion of domestic dogs and cats within the reserve.

Code for Development in Bushfire Prone Areas

The site is mapped as a bushfire prone area (medium hazard). The amended proposal submitted by the applicant includes a new road along the edge of the proposed environmental reserve. This road provides an adequate separation buffer between the vegetation and the new residential lots of at least 10 metres which, when coupled with the required 6 metre front setback of future dwellings, results in an overall minimum separation of 16 metres.

The applicant has also submitted a Bushfire Management Plan which demonstrates that the development is able to incorporate adequate fire mitigation methods to ensure minimal risk to persons and property as a result of bushfire. Specifically, the Bushfire Management Plan recommends:

- all future dwellings within 100m of bushland to be constructed in accordance with the requirements of the *National Construction Code* relating to buildings in bushfire prone areas i.e. incorporate adequate Bushfire Attack Level (BAL) ratings;
- firebreaks to be maintained within the road reserve and front setback of individual lots to manage fuel loads; and
- emergency access to be provided through the ends of each proposed cul-de-sac head to provide a choice of safe evacuation routes.

Council's landscape and ecology specialist has confirmed the amended proposal meets the requirements of the *Code for Development in Bushfire Prone Areas* and has recommended appropriate conditions be imposed to ensure future development is carried out in accordance with the submitted Bushfire Management Plan. A property notation is also recommended to be applied to all lots to ensure future purchasers are made aware of their obligations with respect to design and construction of future dwellings.

Code for Waterways and Wetlands

The site is identified as having a watercourse (Stream Order 1) running north-south, generally through the centre of the site. The Acceptable Measures of the code require a 10 metre buffer to be provided adjacent to the defining bank of the waterway, with all existing native vegetation within the buffer to be retained. The amended layout provides a setback to the waterway in excess of 10 metres, increasing to at least 20 metres in parts. All existing native vegetation within the buffer is to be retained. Council's ecology and hydraulic specialists have confirmed that the amended proposal meets the requirements of the *Code for Waterways and Wetlands* in relation to buffers and protection of stream integrity.

Development Codes

The following development codes are applicable to this application:

- Code for Reconfiguring Lots
- Code for Landscaping Design
- Code for Transport, Traffic and Parking
- Code for Integrated Water Management

The proposal generally accords with the purpose, performance criteria and acceptable measures of each of these codes. Specifically, the *Code for Reconfiguring Lots* requires a minimum lot size of 700m² for the Yandina Planning Area. The original proposal included lots down to 600m², however the amended proposal maintains the 700m² minimum. Thus, the proposal is consistent with the requirements of the *Code for Reconfiguring Lots* in relation to size and dimensions. The amended proposal also meets the other relevant requirements of the code in relation to overall road layout, infrastructure requirements and stormwater management.

CONSULTATION:

Referral Agencies

The application was referred to the following referral agencies:

Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)

The Department is a concurrence agency for matters relating to clearing of remnant vegetation. Following negotiations with the applicant, the Department responded by letter dated 1 April 2019 (ref. SDA-0915-023873), providing conditions to be imposed on any development approval in relation to:

- limiting the clearing of vegetation to the area shown on the Technical Agency Response Plan; and
- provision of vegetation offsets for the remainder of the site to be cleared (2.29 hectares).

Other Referrals

The application was referred to the following Council specialists:

- Development Engineer, Development Services, Customer Engagement and Planning Services Group
- Principal Development Engineer, Development Services, Customer Engagement and Planning Services Group
- Principal Environment and Landscape Officer, Development Services, Customer Engagement and Planning Services Group
- Environmental Health Officer, Development Services, Customer Engagement and Planning Services Group
- Urban Design Officer, Development Services, Customer Engagement and Planning Services Group
- Coordinator, Planning Scheme and Projects, Strategic Planning, Customer Engagement and Planning Services Group

Their assessment forms part of this report.

Public Notification

The application was publicly notified for a minimum of 15 business days from 30 November 2016 to 10 January 2017 in accordance with the requirements of the *Sustainable Planning Act 2009*. A total of 136 submissions were made against the proposal (131 properly made, 5 not properly made).

The following table provides a summary of the issues raised by submitters (note that the advertised version of the proposal was for 48 residential lots, with a minimum lot size of 600m² and over 70% of the site subject to vegetation clearing).

Issues Raised	Comments
<p><u>Vegetation clearing</u></p> <ul style="list-style-type: none"> • Clearing is proposed for up to 70% of the site’s existing vegetation. The planning scheme only allows for a maximum of 30% clearing. • Vegetation to be retained does not provide a suitable connectivity corridor to vegetation on adjacent lands • Insufficient vegetation buffer has been provided to Cooloolabin Rd or Steggalls Rd • Loss of vegetation will impact on native wildlife including koalas, gliders, amphibians and an array of birds and other migratory species that were identified in the applicant’s ecological report • Clearing on this site will have wider impacts on critically endangered ecological communities within a 5km radius that were identified in the applicant’s ecological report • Clearing of vegetation could lead to increased flood risk • The property is the largest area of diverse remnant vegetation within the Yandina Urban Footprint • The development does not meet Council’s aim of “vibrant, green and diverse” • The proposed vegetation offsets and nesting boxes do not compensate for the loss of significant and pristine remnant forest • Recommend Council acquire the site using the Conservation Levy for an Environmental Park 	<p>The amended proposal is considered to meet the requirements of the superseded planning scheme (<i>Maroochy Plan 2000</i>) in relation to extent of vegetation clearing.</p> <p>Specifically, the proposal involves clearing of no more than 2.29 hectares (36%) of existing native vegetation, of which a maximum of 26% clearing is for residential lots. The remainder of clearing is for essential road (firebreak) purposes and stormwater management.</p> <p>The State Assessment and Referral Agency (SARA), as a concurrence agency for the application, have imposed conditions requiring environmental offsets for the area to be cleared. These offsets will be provided in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance any impacts of clearing.</p> <p>The proposed environmental reserve would be transferred to Council if this development application were to be approved, and would form part of a larger wildlife corridor linking to the existing Council-owned reserve immediately to the east.</p> <p>Council’s ecology and flooding specialists have confirmed the amended proposal meets the requirements of the planning scheme, in particular the <i>Code for Nature Conservation and Biodiversity</i> and the <i>Code for Waterways and Wetlands</i>.</p> <p>The site was assessed for potential acquisition under Council’s environmental conservation levy, however it was determined that there was limited opportunity to establish valuable biodiversity linkages from the site to other habitat areas due to the existing fragmented landscape. Of the management tools available, the planning scheme zoning and overlays were considered the most appropriate tool for protection of the majority of this vegetation. The current proposal is considered to adequately protect the local habitat and scenic amenity values for the Yandina community.</p>

<p><u>Waterways</u></p> <ul style="list-style-type: none"> The development would likely impact on the integrity of the existing watercourse, which provides a source of fresh water for wildlife and amphibian species 	<p>The central gully which drains north to Steggalls Rd would be permanently protected within the proposed environmental reserve area to be transferred to Council.</p> <p>Any increased stormwater runoff will be treated through the bio-retention devices within the proposed road reserve before being directed to the stormwater detention basin for ultimate discharge to the Steggalls Rd road reserve. This treatment train will ensure water quality objectives are met and there will be no impacts on native wildlife.</p>
<p><u>Impacts on wildlife</u></p> <ul style="list-style-type: none"> Domestic animals, increased traffic, noise, light and human activity would have potential impacts on wildlife 	<p>The amended proposal provides a public road interface to the proposed environmental reserve. There is already an urban interface to the eastern, southern and western boundaries of the site as a result of existing residential lots and roads. Therefore, resident wildlife species have already been subject to urbanisation impacts such as light, noise, etc.</p> <p>The existing vegetation within the Steggalls Rd and Cooloolabin Rd verges fronting the site will be retained under the proposed development.</p> <p>The Steggalls Rd verge would also be conditioned to be revegetated west of the new entry road, with the remainder to be re-profiled to accommodate a footpath to link with the existing subdivision to the east, and ultimately the Yandina township.</p>
<p><u>Lot Size</u></p> <ul style="list-style-type: none"> The development does not comply with the minimum lot size of 700m² and is not consistent with the standard lot size in Yandina The adjoining subdivision retains a minimum lot size of 700m² 	<p>The amended proposal meets the minimum lot size requirement of 700m² under the <i>Code for Reconfiguring Lots</i>.</p>

<p><u>Urban Sprawl</u></p> <ul style="list-style-type: none"> • Loss of greenspace impacts on community needs and values • Loss of peace and quiet for existing residents • Yandina should stay as a small community with a “country feel” • Applicant did not provide a sufficient “needs analysis” as requested by Council • The newly designated Urban Footprint land to the north of the site (SEQ Regional Plan) is more suitable for development as it has already been cleared 	<p>The site falls within the Urban Footprint under the SEQ Regional Plan 2009 – 2031 and the amended proposal meets the requirements of the superseded planning scheme (<i>Maroochy Plan 2000</i>) in terms of minimum lot sizes and extent of vegetation clearing.</p> <p>The projected population growth for this area is sufficient to require additional urban land, evidenced by the current growth rates of the Yandina locality (and the Sunshine Coast as a whole) along with the inclusion of the land north of Steggalls Rd within the Urban Footprint under the new SEQ Regional Plan released in 2017.</p>
<p><u>Roads and traffic</u></p> <ul style="list-style-type: none"> • Existing roads cannot handle the increased traffic that would result from this development • The proposed entry/exit to Steggalls Rd is dangerous due to reduced sight lines • Only having a single access presents danger in terms of emergency escape for fire or flood • Increased traffic would impact on safety of children, cyclists and horses 	<p>The applicant’s amended layout satisfactorily addresses traffic and access issues with respect to traffic volumes and sight lines.</p> <p>Various emergency access routes are available from each cul-de-sac head to ensure ready evacuation in the event of a bushfire or flood.</p>
<p><u>Incorrect public notification</u></p> <ul style="list-style-type: none"> • The sign posted on the land has the incorrect RP description ie. Lot 343 on CG228 instead of Lot 343 on CG288 	<p>The sign posted on the land was correct. The description of the land is Lot 343 on CG228.</p>

CONCLUSION:

The proposal for reconfiguring a lot at 82 Steggalls Road, Yandina has been reduced in scale since it was originally lodged to Council, in order to meet the requirements of *Maroochy Plan 2000* for minimum lot size and protection of biodiversity values. The proposal is therefore supported from a planning, environmental and engineering perspective and is recommended for approval, subject to conditions.