



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

Our reference: SDA-0915-023873  
Council reference: REC15/0127  
Your reference: 03394

1 April 2019

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

Attention: Ms Leanne Simpson

Dear Ms Simpson

**Amended concurrence agency response—with conditions**

82 Steggalls Road, Yandina QLD 4561 (Lot 343 on CG228)  
(Given under section 290(1)(b) of the *Sustainable Planning Act 2009*)

The Department of State Development, Manufacturing, Infrastructure and Planning issued an amended concurrence agency response under section 290(1)(b) of the *Sustainable Planning Act 2009* (the Act) on 21 January 2019. On 13 March 2019, the department received written representations from the applicant. The department has amended its concurrence agency response under section 290(1)(b)(i) of the Act.

**Applicant details**

Applicant name:	Tiprush Pty Ltd C/- Covey Associates Pty Ltd
Applicant contact details:	PO Box 16 MAROOCHYDORE QLD 4558 jenniferm@covey.com.au

**Location details**

Street address:	82 Steggalls Road, Yandina
Lot on plan:	Lot 343 on CG228
Local government area:	Sunshine Coast Regional Council

**Application details**

Proposed development:	Development permit for reconfiguring a lot for 1 lot into 23 residential lots, 1 environmental reserve and stormwater treatment area
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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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**Referral triggers**

The development application was referred to the department under the following provisions of the Sustainable Planning Regulation 2009:

- Referral trigger:
- Schedule 7, Table 2, Item 4—Clearing vegetation

**Conditions**

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

**Reasons for imposing conditions**

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for imposing conditions. These reasons are set out in Attachment 2.

**Approved plans and specifications**

The department requires that the following plans and specifications set out below and in Attachment 3 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
<b>Aspect of development: reconfiguring a lot</b>				
Amended Technical Agency Response (Vegetation) Plan	LMO (DNRME)	19 March 2019	Amended TARP SDA-0915-023873 Sheet 1 of 1	2

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

For further information please contact Candace Mitchell, Senior Planning Officer, on 5352 9708 or via email SEQNorthSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Caroline Plank

**A/Manager, Planning**

cc: Tiprush Pty Ltd C/- Covey Associates Pty Ltd, JenniferM@covey.com.au  
Department of Natural Resources, Mines and Energy, vegsouthregion@dnrme.qld.gov.au

enc: Attachment 1—Amended conditions to be imposed  
Attachment 2—Amended reasons for imposing conditions  
Attachment 3—Amended approved plans and specifications

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**Attachment 1—Amended conditions to be imposed**

No.	Conditions	Condition timing
<b>Reconfiguring a lot</b>		
Schedule 7, Table 2, Item 4 – Clearing vegetation—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Natural Resources and Mines to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	No clearing of vegetation is to occur within the area identified as Area A as shown on the attached Amended Technical Agency Response (Vegetation) Plan, prepared by LMO (DNRME), reference Amended TARP SDA-0915-023873 Sheet 1 of 1, dated 19 March 2019 and version 2.	At all times
2.	No roads or built structure is to be established, constructed or located within the area identified as Area A as shown on the attached Amended Technical Agency Response (Vegetation) Plan, prepared by LMO (DNRME), reference Amended TARP SDA-0915-023873 Sheet 1 of 1, dated 19 March 2019 and version 2.	At all times
3.	Provide an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impacts on the matter/s of state environmental significance being the clearing of 2.29 hectares of 'of concern' regional ecosystem 12.9-10.1.	Prior to commencing development

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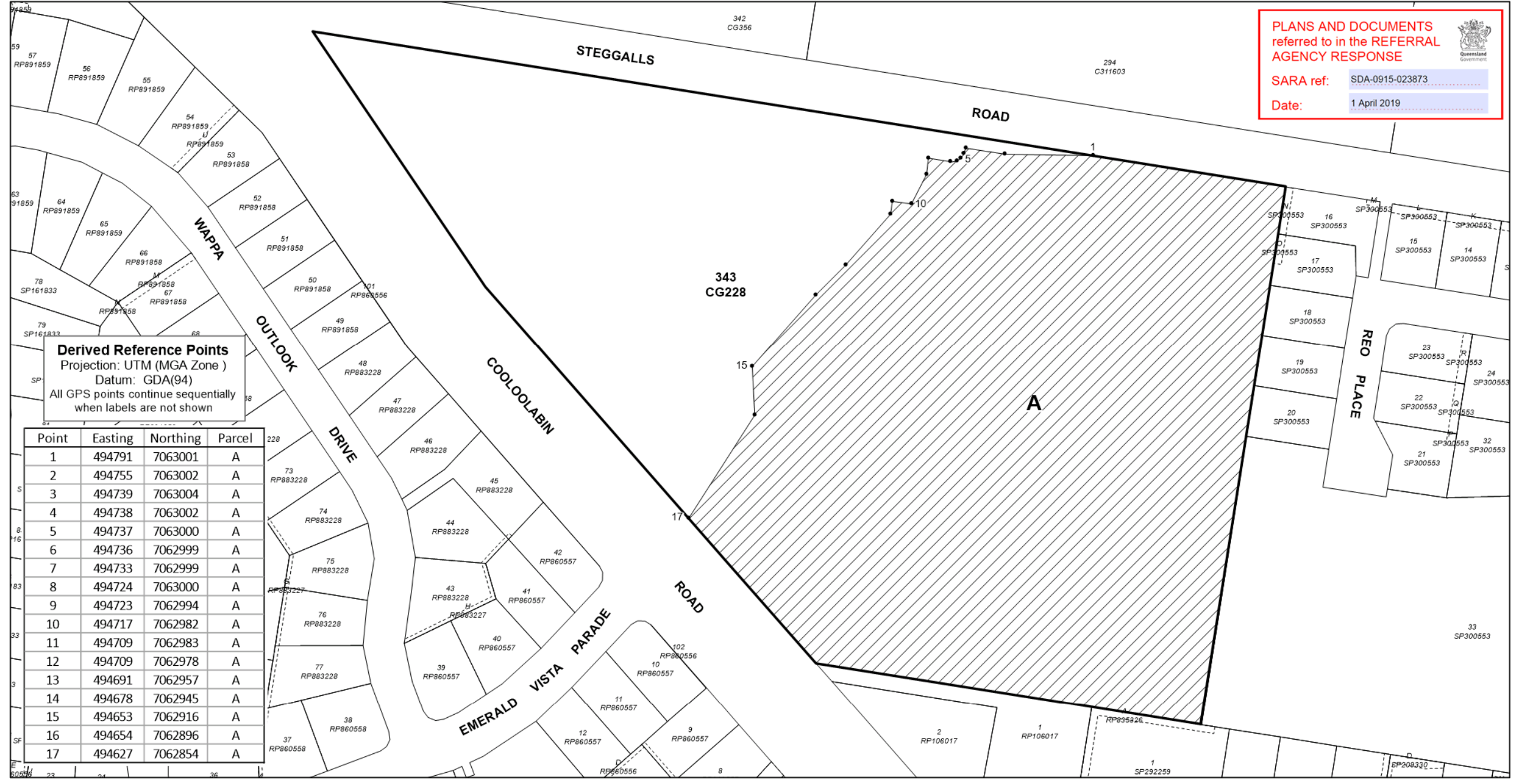
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**Attachment 2—Amended reasons for imposing conditions**

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The reasons for imposing conditions are:

- To ensure compliance with performance outcomes PO1 of Table 8.1.3 and PO4 of Table 8.1.4 of Module 8 of the State Development Assessment Provisions (SDAP), version 1.6.
- To restrict any roads or built structures in specific areas identified on the Amended Technical Agency Response (Vegetation) Plan (TARP).
- To ensure a conservation outcome is achieved where a significant residential impact is occurring on a prescribed environmental matter.



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: SDA-0915-023873

Date: 1 April 2019

**Derived Reference Points**  
 Projection: UTM (MGA Zone )  
 Datum: GDA(94)  
 All GPS points continue sequentially when labels are not shown

Point	Easting	Northing	Parcel
1	494791	7063001	A
2	494755	7063002	A
3	494739	7063004	A
4	494738	7063002	A
5	494737	7063000	A
6	494736	7062999	A
7	494733	7062999	A
8	494724	7063000	A
9	494723	7062994	A
10	494717	7062982	A
11	494709	7062983	A
12	494709	7062978	A
13	494691	7062957	A
14	494678	7062945	A
15	494653	7062916	A
16	494654	7062896	A
17	494627	7062854	A

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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 A

**Amended Technical Agency Response (Vegetation) Plan**

**Plan of Area A in Lot 343 on CG228**

<b>CENTRE: BUNDABERG</b> LOCALITY OF YANDINA	<b>REGION: SOUTH</b> LOCAL GOVT: SUNSHINE COAST
Map Reference: 9444	Compiled from: DCDB, PVMP & NRMO Notes
File Reference: eLVAS 2015/005390	Prepared by: LMO (DNRME) Date: 19 March 2019

**Version 2**

**Amended TARP**  
**SDA-0915-023873**  
**Sheet 1 of 1**