

APPLICATION DETAILS

Application No:	MCU20/0049
Street Address:	7 Paynter Park Drive WOOMBYE
Real Property Description:	Lot 122 SP 114689
Planning Scheme:	Sunshine Coast Planning Scheme (28 January 2020)

APPROVAL DETAILS

Nature of Approval:	Approval with conditions
Type of Approval:	<ul style="list-style-type: none">Preliminary Approval for Material Change of Use (Variation Request to Vary the Effect of the <i>Sunshine Coast Planning Scheme 2014</i>) for 4 x Dual occupancies on separate lots in the Rural Zone

CURRENCY PERIOD OF APPROVAL

Unless lawfully extended, the currency period for this development approval is 10 years starting the day that this development approval first took effect (Refer to Section 85 “Lapsing of approval at end of currency period” of the *Planning Act 2016*).

The currency period for this approval is subject to any further extension of time declared by the State government for the “COVID-19 emergency applicable event” pursuant to s275E of the *Planning Act 2016*.

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS**PLANNING****Approved Plans**

1. Development authorised by this approval must be undertaken generally in accordance with the approved plans listed within this development approval.

Nature and Extent of Approved Use

2. A Variation Approval is granted in relation to a Material Change of Use (Variation Request to Vary the Effect of the *Sunshine Coast Planning Scheme 2014*) for 4 x Dual occupancies on nominated lots as shown on the approved plan.
3. Where the conditions of this approval and the plans and documents referenced by it, specifically refer to provisions of the *Sunshine Coast Planning Scheme 2014*, then the reference is a reference to the 28 January 2020 version of the *Sunshine Coast Planning Scheme 2014*.

4. Pursuant to s43(3)(c) and s43(7) of the *Planning Act 2016*, this approval overrides the current and future versions of the *Sunshine Coast Planning Scheme 2014*, and any future planning scheme, for the life of the approval, to the extent directed by the conditions of this approval and the plans and documents referenced by it, and in particular that:
- (a) the Supplementary Table of Assessment listed in this development approval replaces Table 5.5.19 of the *Sunshine Coast Planning Scheme 2014* in declaring the category of development and the category of assessment for development to the extent stated within that table, and
- (b) the *Biodiversity, waterways and wetlands overlay* does not apply to development for the purposes of a Dual occupancy on Lots 8 or 22.
5. This Variation Approval does not vary nor override the *Sunshine Coast Planning Scheme 2014* (or subsequent planning scheme) except to the extent described above.

Category of Development and Category of Assessment

6. The category of development and category of assessment, and the assessment benchmarks for development on land subject to this preliminary approval, is as follows:
- (a) for any material change of use for a Dual occupancy on the nominated lots identified on the approved plan, as directed by the Supplementary Table of Assessment listed in this development approval, and, Table 5.10.1 (Overlays) within the *Sunshine Coast Planning Scheme 2014*, and
- (b) for all other development types, as directed by the *Sunshine Coast Planning Scheme 2014* and/or approved plan of development.

Supplementary Table of Assessment		
Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual occupancy	Accepted Development where located on Lots 16, 18 and 22 and complying with the acceptable outcomes of the <i>Dual occupancy code</i> .	<ul style="list-style-type: none"> • <i>Dual occupancy code</i>
	Code Assessment where located on Lot 8 or where located on Lots 16, 18 and 22 and not complying with the acceptable outcomes of the <i>Dual occupancy code</i> .	<ul style="list-style-type: none"> • <i>Dual occupancy code</i>
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> • The Planning Scheme

7. This Variation Approval has no effect until the subdivision plan associated with Reconfiguring a lot approval (REC15/0209.03) has been registered by the relevant titles authority.

Sunset Date for Completion of Development under Preliminary Approval

8. This development approval lapses and ceases to have effect pursuant to sections 71(5)(b) and 88(2)(a) of the *Planning Act 2016* (reprint 1 July 2019) when the first of the following occurs:

- (a) A Dual occupancy or Dwelling house is constructed on each of the lots.
- (b) the commencement of a future planning scheme or an amendment to a planning scheme that includes the land subject to this preliminary approval in the *Low density residential zone*, or
- (c) 31 December 2030.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	Sara At Queensland Treasury South East Qld (North) Regional Office PO Box 1129 Maroochydore Qld 4558 Mydas2 At (Https://Prod2.Dev-Assess.Qld.Gov.Au/Suite/) Email:Seqnorthsara@dsgmip.Qld.Gov.Au	State controlled road and regulated vegetation matters.	The agency provided its response on 16/4/2020 (reference No. 2003-15891 SRA).

DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
192279, Sheet MO1	F	<i>Plan of Development</i> prepared by Covey and Associates as amended in red by council	22/04/2020

REFERENCED DOCUMENTS

Not applicable.

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

Infrastructure Charges

- Infrastructure charges, determined in accordance with council's Infrastructure Charges Resolution, will apply to future development approvals required by this Preliminary Approval.

PROPERTY NOTES

The following property notes will be placed against the subject property in council's property record system for **Lots 8, 16, 18 and 22**:

MCU20/0049 – Variation to Planning Scheme Provisions

This property forms part of, and is in part governed by, a variation approval issued under the Planning Act 2016 (council file reference MCU20/0049). The variation approval contains a supplementary table of assessment that replaces the planning scheme in declaring the level of assessment for development to the extent stated within the table. Applicants and private certifiers must refer to the variation approval prior to undertaking development on the property.

VARIATION APPROVAL

A variation approval under the *Planning Act 2016* has been granted. Variations from the planning scheme that are applicable to any future development application over the premises are identified in this approval.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Material Change of Use (if required)
- Development Permit for Operational Work (if required)
- Development Permit for Building Work

SUBMISSIONS

There were no properly made submissions about the application.

INCONSISTENCY WITH EARLIER APPROVAL

Not applicable.

ENVIRONMENTAL AUTHORITY

Not applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

OTHER DETAILS

If you wish to obtain more information about council's decision, please refer to the approval package for the application on Council's Development.i webpage at www.sunshinecoast.qld.gov.au, using the application number referenced herein.