

RAFT1-AR

DSDMIP assessment report—referral agency (fast track application)

DSDMIP reference: 2004-16377 SRA
DSDMIP regional office: South East Queensland (North) regional office

1.0 Application details

Street address:

Real property description:

Local government area: Sunshine Coast Regional Council (the council)

Applicant name:

Applicant contact details:

2.0 Aspects of development and type of approval being sought

Nature of development	Approval type	Category of assessment
Operational work	Development permit	Code assessment
Description of proposal: Prescribed tidal works (pontoon and deck)		

3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the provisions of the Planning Regulation 2017:

Trigger	Description	Technical agency	Fast track?
10.17.3.2.1	Development application for operational work that is assessable development under section 28, other than work for government supported transport infrastructure or carried out by the Gold Coast Waterways Authority, if the work is in tidal waters and any of the following apply- (a) the work is tidal works, other than the following tidal works in Gold Coast waters- (i) a boat ramp, jetty or private pontoon; (ii) a drainage outlet; (iii) a stormwater outlet; (iv) a revetment wall associated with tidal works in subparagraphs (i) to (iii); (b) the work is the disposal of dredge spoil, or other solid waste material, in tidal water; (c) the work is reclaiming land under tidal water; (d) the work is constructing a canal, if the canal relates to reconfiguring a lot	Department of Transport and Main Roads (Maritime safety)	Yes

4.0 DSDMIP consideration and assessment of fast track triggers

4.1. FastTrack 5 assessment

- The proposed development is located in a canal.
- The proposed development is for the construction of a private single vessel pontoon and deck (refer to **Figure 1** below).
- The proposed structure, including any vessel berthed, moored or attached to the structure:
 - a. will not encroach into, pass over or under a navigation corridor (refer to **Figure 2** below); and
 - b. is not located in a high risk maritime development zone.

SARA case officer checklist

Criteria – FT5 checklist 4	Result	Criteria met?	
Is the development for a private single vessel pontoon or other listed FT5 development?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> - cannot qualify	<input checked="" type="checkbox"/>	
Is the development located in a High Risk Maritime Development Zone ? (refer SARA DA mapping)	Yes <input type="checkbox"/> - cannot qualify No <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
What is the maximum extent of the proposed structure ('S') into the waterway when measured from the property boundary? (refer Applicant's plan of development)	S = 14 metres		
What is the maximum beam ('B') of the largest vessel to be moored at the structure? (refer Applicant's plan of development)	B = 2 metres* Note – pontoon is vertical to property boundary and therefore moored vessels will not be located further towards navigation corridor.		
What is the combined extent ('X') of the structure and maximum vessel beam? [structure] + [beam] (refer Applicant's plan of development)	[S] + [B] X = 14 metres		
What is the shortest distance to the navigation corridor ('N') when measured from the property boundary at the location of the development? (measured using SARA DA mapping)	N = 25 metres		
Total encroachment ('E') (if any) [Combined extent of structure and vessel] minus [distance to navigation corridor] (Note: A positive number means an encroachment on the navigation corridor, a negative number means no encroachment)	[X] – [N] E = 0 metres		
Will the structure, and any vessel moored at the structure, encroach into a navigation corridor ?	Yes <input type="checkbox"/> - cannot qualify No <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Outcome: Does the development qualify for FastTrack5 assessment for trigger 10.17.3.2.1?	Yes <input checked="" type="checkbox"/>		

	No <input type="checkbox"/>
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Figure 1: Navigation Corridor, SARA DA Mapping

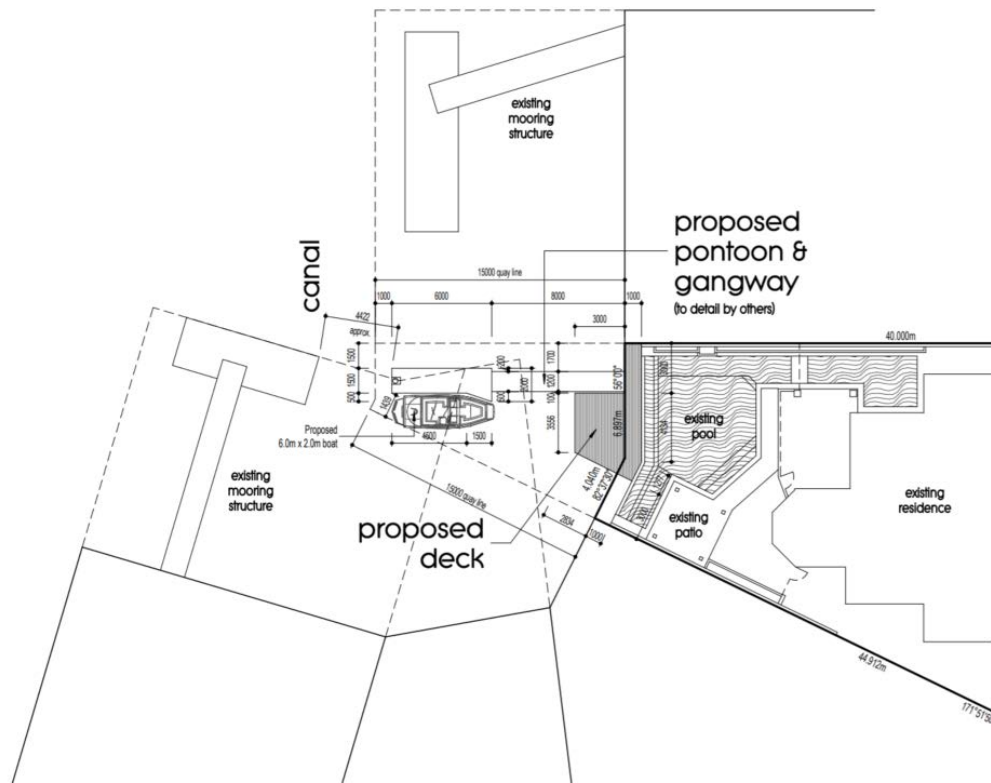


Figure 2: Proposal plan

4.2 Conditions

Do FastTrack5 model conditions apply?	Yes
Are any non-model conditions required?	No

4.3 Assessment of recommended conditions

The State Assessment and Referral Agency (SARA) has reviewed the model conditions that apply to the FastTrack 5 and confirm that they are reasonable and relevant as per below:

- Model Condition AD01 is considered reasonable and relevant to ensure the development is carried out generally in accordance with the plans of development submitted with the application
- Model condition FT05 is considered reasonable and relevant to ensure that at all times, all lights on the site do not interfere with safe navigation in surrounding waterways
- Model condition FT06 is considered reasonable and relevant to ensure the development does not encroach on the navigation corridor or high risk maritime zone to ensure the safe passage of vessels
- Model condition FT07 is considered reasonable and relevant to ensure that debris from the development does not create a hazard to navigation
- Model condition FT08 is considered reasonable and relevant to ensure that there is no residual material that could create a hazard to navigation.

4.4 Document references

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Operational Work				
Site Plan	Kunkel Building Design	9 April 2020	19.061 A2	D

5.0 Recommendation

5.1. It is recommended that DSDMIP as concurrence agency:

- Requires conditions to attach to any development approval as detailed in the referral agency response (concurrence). (*Planning Act 2016* section 56(1)(b)(i))
- Include references to the plans and specifications relied upon for the referral agency response (concurrence).

6.0 Endorsement

Case officer	Ruth Creffield	A/Senior Planning Officer	
Delegate	Paul Gleeson	Principal Planning Officer	

RA24-AR

DSDMIP assessment report—representations

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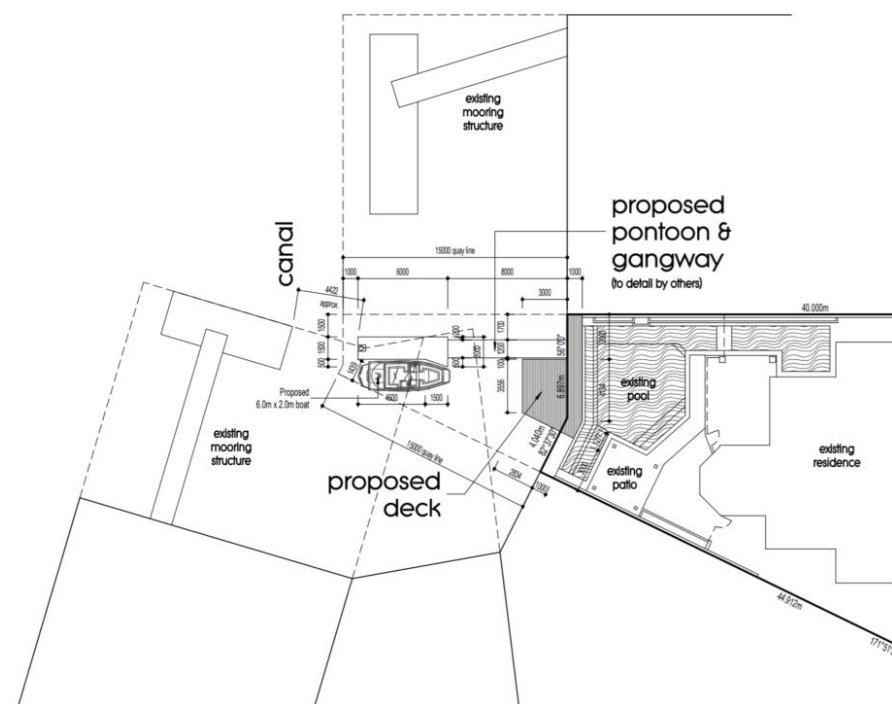


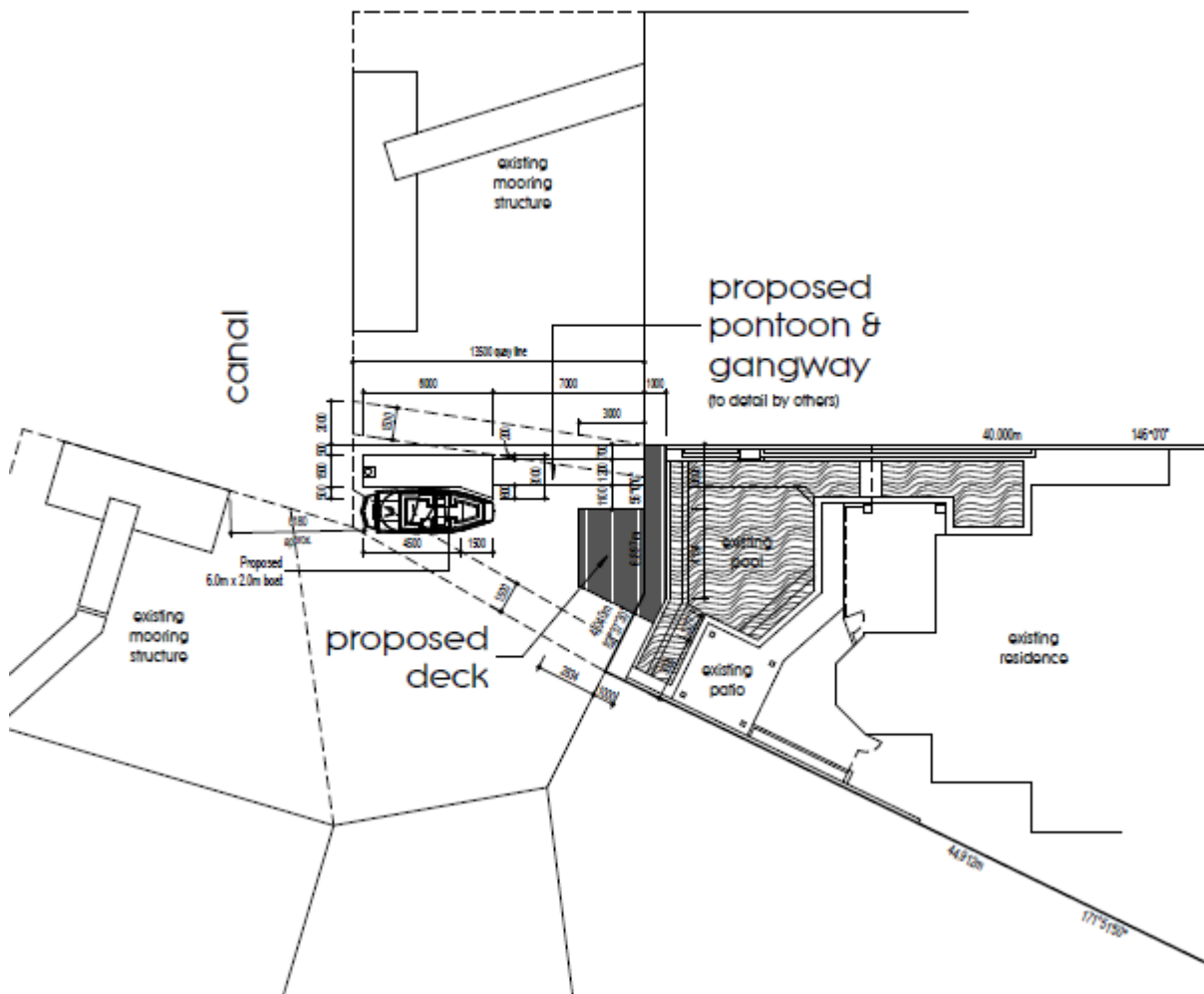
Figure 2: Proposal plan

5.0 Representations by the applicant

The State Assessment and Referral Agency (SARA) received representations from the applicant on 15 May 2020 seeking an amended referral agency response regarding the following matters:

- (a) Amend condition 1 to reflect updated proposal plans (refer to **Figure 3** below) in response to the Councils information request

The amended plan results in the pontoon being located a further 1 metre from the navigation corridor.



6.0 SARA considerations

SARA issued a fast tracked referral agency response on 24 April 2020. As of 21 May 2020, the assessment manger (the council) has not decided the application. The applicant made representations on 15 May 2020 to amend condition 1 to reference an updated plan. The proposal plan was amended in response to council’s information request. As the amended plan results in the pontoon being further from the navigation corridor SARA agrees with the proposed amendment to condition 1.

Proposed amendment to conditions

Operational works		
1.	The development must be carried out generally in accordance with the following plan: Site Plan, prepared by Kunkel Building Design, dated 19 April 12 May-2020 , drawing number 19.061 A2, version DF .	At all times.

7.0 Recommendation

It is recommended that DSDMIP as referral agency (concurrence):

- Agree with all of the representations about the referral agency response, as detailed in the amended referral agency response, and give an amended referral agency response.

8.0 Endorsement

Case officer	Ruth Creffield	A/Senior Planning Officer		
Delegate	Paul Gleeson	Principal Planning Officer		