

Derived Reference Points

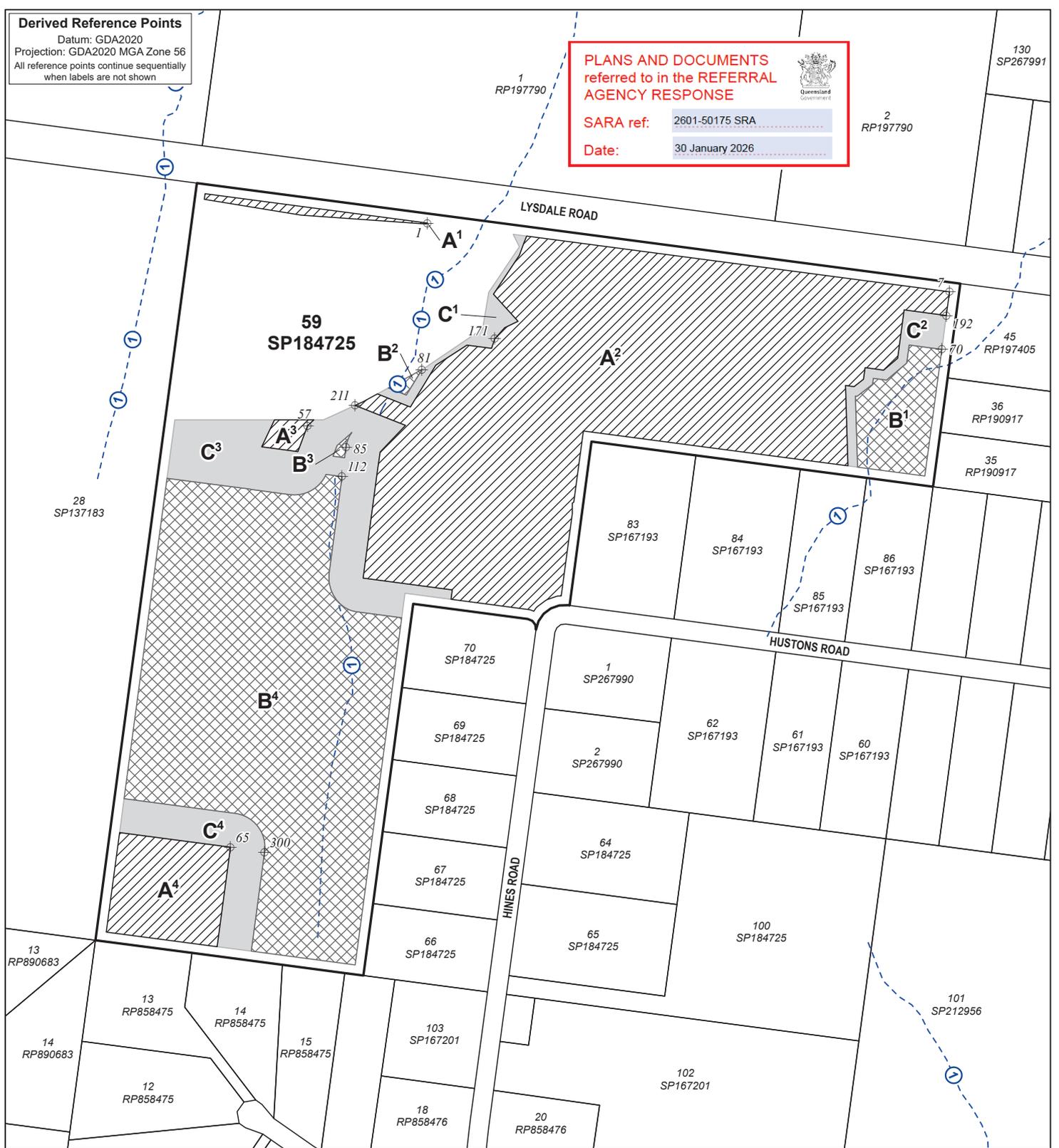
Datum: GDA2020
 Projection: GDA2020 MGA Zone 56
 All reference points continue sequentially when labels are not shown

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



SARA ref: 2601-50175 SRA

Date: 30 January 2026



Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder.
 Watercourse and drainage feature locations shown on the Vegetation Management Plan are derived from the certified Vegetation Management Watercourse and Drainage Feature Map. These alignments are approximate only and require ground truthing to identify the exact location of the watercourse or drainage feature.
 The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

This plan must be read in conjunction with conditions attached to 2601-50175 SRA

1:4,000 @ A3 paper size



Projection: GDA2020 MGA Zone 56

Datum: GDA2020

LEGEND

- Derived Reference Start Points (see attachment)
- Subject Lot(s)
- Area A - Clearing Permitted
- Area B - Clearing must not occur
- Area C - Firebreak/safety buffer (only certain infrastructure permitted)
- Watercourse and/or drainage feature (Stream order label)



Vegetation Management Plan

Plan of Area A (Parts A¹ - A⁴), Area B (Parts B¹ - B⁴) and Area C (Parts C¹ - C⁴) in Lot 59 on Plan SP184725



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VMP
2601-50175 SRA
 Sheet 1 of 1

Version: 1

eLVAS Case ID: 2025/003085

SARA ref:

2601-50175 SRA

Date:

30 January 2026

Attachment: 2601-50175 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 56

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
A1	1	385459	7090177	B3	101	385375	7089948	C2	201	385908	7089920	C4	301	385275	7089410
A1	2	385457	7090176	B3	102	385375	7089947	C2	202	385898	7089921	C4	302	385239	7089415
A1	3	385327	7090185	B3	103	385375	7089946	C2	203	385896	7090006	C4	303	385253	7089519
A1	4	385226	7090202	B3	104	385375	7089945	C2	204	385905	7090005	C4	304	385137	7089535
A1	5	385227	7090208	B3	105	385374	7089944	C2	205	385915	7090012	C4	305	385142	7089571
A1	6	385459	7090177	B3	106	385374	7089944	C2	206	385916	7090025	C4	306	385256	7089555
A2	7	386004	7090104	B3	107	385374	7089943	C2	207	385936	7090022	C4	307	385258	7089555
A2	8	386001	7090079	B3	108	385374	7089943	C2	208	385950	7090034	C4	308	385263	7089554
A2	9	385957	7090085	B3	109	385374	7089942	C2	209	385957	7090085	C4	309	385268	7089552
A2	10	385950	7090034	B3	110	385374	7089942	C2	210	386001	7090079	C4	310	385272	7089550
A2	11	385936	7090022	B3	111	385374	7089940	C3	211	385383	7089985	C4	311	385276	7089547
A2	12	385916	7090025	B4	112	385370	7089910	C3	212	385436	7089964	C4	312	385280	7089543
A2	13	385915	7090012	B4	113	385363	7089860	C3	213	385409	7089936	C4	313	385283	7089539
A2	14	385905	7090005	B4	114	385356	7089808	C3	214	385407	7089915	C4	314	385286	7089535
A2	15	385896	7090006	B4	115	385356	7089800	C3	215	385392	7089803	C4	315	385288	7089530
A2	16	385898	7089921	B4	116	385358	7089792	C3	216	385485	7089790	C4	316	385289	7089525
A2	17	385741	7089942	B4	117	385360	7089787	C3	217	385484	7089781	C4	317	385289	7089520
A2	18	385622	7089958	B4	118	385363	7089781	C3	218	385474	7089782	C4	318	385289	7089515
A2	19	385612	7089983	B4	119	385367	7089777	C3	219	385445	7089786	C4	319	385289	7089514
A2	20	385610	7089882	B4	120	385371	7089773	C3	220	385445	7089786				
A2	21	385610	7089871	B4	121	385377	7089770	C3	221	385435	7089787				
A2	22	385599	7089784	B4	122	385382	7089768	C3	222	385432	7089761				
A2	23	385596	7089784	B4	123	385387	7089767	C3	223	385387	7089767				
A2	24	385595	7089784	B4	124	385432	7089761	C3	224	385382	7089768				
A2	25	385593	7089784	B4	125	385383	7089396	C3	225	385377	7089770				
A2	26	385584	7089780	B4	126	385275	7089410	C3	226	385371	7089773				
A2	27	385583	7089780	B4	127	385289	7089514	C3	227	385367	7089777				
A2	28	385582	7089779	B4	128	385289	7089515	C3	228	385363	7089781				
A2	29	385574	7089773	B4	129	385289	7089520	C3	229	385360	7089787				
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A2	31	385572	7089771	B4	131	385288	7089530	C3	231	385356	7089800				
A2	32	385570	7089768	B4	132	385286	7089535	C3	232	385356	7089808				
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A2	35	385565	7089770	B4	135	385276	7089547	C3	235	385353	7089912				
A2	36	385484	7089781	B4	136	385272	7089550	C3	236	385352	7089911				
A2	37	385485	7089790	B4	137	385268	7089552	C3	237	385351	7089909				
A2	38	385392	7089803	B4	138	385263	7089554	C3	238	385350	7089907				
A2	39	385407	7089915	B4	139	385258	7089555	C3	239	385349	7089905				
A2	40	385409	7089936	B4	140	385256	7089555	C3	240	385347	7089903				
A2	41	385436	7089964	B4	141	385142	7089571	C3	241	385345	7089901				
A2	42	385383	7089985	B4	142	385187	7089908	C3	242	385344	7089899				
A2	43	385392	7089989	B4	143	385188	7089908	C3	243	385342	7089898				
A2	44	385407	7089997	B4	144	385213	7089904	C3	244	385340	7089897				
A2	45	385441	7089983	B4	145	385266	7089898	C3	245	385338	7089895				
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A4	65	385253	7089519	B4	165	385349	7089905	C3	265	385299	7089970				
A4	66	385239	7089415	B4	166	385350	7089907	C3	266	385293	7089956				
A4	67	385123	7089430	B4	167	385351	7089909	C3	267	385286	7089941				
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B1	70	385996	7090044	B4	170	385370	7089910	C3	270	385340	7089970				
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B1	72	385908	7089920	C1	172	385526	7090045	C3	272	385383	7089985				
B1	73	385906	7089995	C1	173	385500	7090048	C3	273	385364	7089942				
B1	74	385908	7089994	C1	174	385468	7090027	C3	274	385360	7089931				
B1	75	385924	7090007	C1	175	385441	7089983	C3	275	385372	7089930				
B1	76	385925	7090013	C1	176	385407	7089997	C3	276	385374	7089940				
B1	77	385939	7090011	C1	177	385418	7090003	C3	277	385374	7089942				
B1	78	385960	7090029	C1	178	385437	7089996	C3	278	385374	7089942				
B1	79	385962	7090048	C1	179	385453	7090023	C3	279	385374	7089943				
B1	80	385996	7090044	C1	180	385456	7090024	C3	280	385374	7089943				
B2	81	385453	7090023	C1	181	385517	7090066	C3	281	385374	7089944				
B2	82	385437	7089996	C1	182	385523	7090104	C3	282	385374	7089944				
B2	83	385418	7090003	C1	183	385555	7090152	C3	283	385375	7089945				
B2	84	385453	7090023	C1	184	385548	7090165	C3	284	385375	7089946				
B3	85	385374	7089940	C1	185	385563	7090163	C3	285	385375	7089947				
B3	86	385372	7089930	C1	186	385560	7090156	C3	286	385375	7089948				
B3	87	385360	7089931	C1	187	385555	7090143	C3	287	3853					

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. 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.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

SARA reference: 2601-50175 SRA
 Council reference: RAL25/0044
 Applicant reference: 24111

30 January 2026

Chief Executive Officer
 South Burnett Regional Council
 PO Box 336
 KINGAROY QLD 4610
 info@sbrc.qld.gov.au

Dear Sir/Madam

SARA referral agency response—Reconfiguring a Lot for Subdivision (1 Lot into 40 Lots) at Lysdale Road, Wondai

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 13 January 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	30 January 2026
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 40 Lots)
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 3, Division 4, Table 2, Item 1—Reconfiguring a lot that involves clearing native vegetation (Planning Regulation 2017)
SARA reference:	2601-50175 SRA
Assessment manager:	South Burnett Regional Council

Street address: Lysdale Road, Wondai
Real property description: Lot 59 on SP184725
Applicant name: Lysdale Property Development Pty Ltd
C/- Urban Planet Town Planning Consultants
Applicant contact details: PO Box 232
HERVEY BAY QLD 4655
ward@urbanplanet.com.au

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

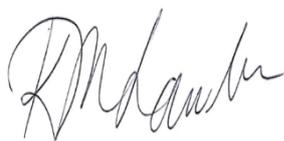
Representations

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 4**.

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

For further information please contact Poppy Ellis-Southwell, Principal Planning Officer, on (07) 5644 3214 or via email CairnsSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Karley Lawler
A/Executive Director Planning Services

cc Lysdale Property Development Pty Ltd C/- Urban Planet Town Planning Consultants,
ward@urbanplanet.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Development Permit for Reconfiguring a Lot		
Schedule 10, Part 3, Division 4, Table 2, Item 1 (Planning Regulation 2017)—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>Clearing of vegetation must:</p> <p>(a) only occur within Area A (A¹ – A⁴) and Area C (C¹ – C⁴) as shown on the attached:</p> <p>(i) Vegetation Management Plan, prepared by the Queensland Government, reference VMP 2601-50175 SRA, sheet 1, version 1; and</p> <p>(ii) Attachment to Vegetation Management Plan VMP 2601-50175 SRA Derived Reference Points for GPS;</p> <p>(b) not exceed 17.27 hectares.</p>	At all times.
2.	<p>Clearing of vegetation must not occur within Area B (B¹ – B⁴), as shown on the attached:</p> <p>(a) Vegetation Management Plan, prepared by the Queensland Government, reference VMP 2601-50175 SRA, sheet 1, version 1; and</p> <p>(b) Attachment to Vegetation Management Plan VMP 2601-50175 SRA Derived Reference Points for GPS.</p> <p>Note: This condition is not applicable where clearing of vegetation is an exempt clearing activity for essential management items (a), (b), (c), (d) and (e), under schedule 21 of the Planning Regulation 2017.</p>	At all times.
3.	<p>Built infrastructure, other than for fences, roads, underground services, must not be established, constructed or located within Area C (C¹ – C⁴) as shown on the attached:</p> <p>(a) Vegetation Management Plan, prepared by the Queensland Government, reference VMP 2601-50175 SRA, sheet 1, version 1; and</p> <p>(b) Attachment to Vegetation Management Plan VMP 2601-50175 SRA Derived Reference Points for GPS.</p> <p>Note: Schedule 21 of the Planning Regulation 2017 provides where exempt clearing work can occur.</p>	At all times.

Attachment 2—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) (version 3.5). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.5:
 - State code 16: Native vegetation clearing (State code 16).
- The development complies with the assessment benchmarks of State code 16 of SDAP in that the development:
 - minimises clearing to:
 - conserve vegetation
 - avoid land degradation
 - avoid the loss of biodiversity
 - maintain ecological processes
 - for vegetation retention purposes, is undertaken in a manner that retains or regenerates vegetation by sustainably managing the impacts of the clearing on regional ecosystems, biodiversity and ecological processes over time
 - minimises and mitigates impacts on vegetation where avoidance is not possible
 - does not result in a significant residual impact on a matter of state environmental significance.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.5), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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