

<u>Industrial</u>	Development Monitor Report Agenda Item 5.1 (at 06.05.2024)
MCU17/0014.04 MCU17/0014.03 OPW24/0075	15-21 Fleming St: PJ McCarthy Builders: material change of use of premises (low impact industry) 26.03.24: minor change – addition of mezzanine floor. 18.03.24: Confirmation notice - Advertising device: freestanding pylon sign.
MCU24/0065 OPW24/0109	1 Wappa Falls Rd & 1497 Nambour North Connection Road: Material change of use for a transport depot (Morgans Transport). Operational work for roadworks, stormwater, earthworks, landscaping, vehicle crossover and carparking. 02.05.24: Referral to SARA: re koala habitat and state transport corridors and future state transport corridors. 26.04.24: Info request: intensity of use, building setbacks, building height, swept paths, queue length, access grades, retaining wall and earthworks design, geotechnical report, re-entrant corners in concrete pavements, washdown area, acoustic amenity, air quality refueling pump, contaminated land.
OPW23/0518 OPW23/0518.01	97-143 Bunya Road, Bridges: Chappies Pty Ltd: Equine care facility. 04/03/24: Approval and approved plans with conditions – development permit for operational work (road works, stormwater, earthworks and carparking). 04/03/24: Fauna management plan.
MCU21/0427	74 Farrell St. Low impact industry: Exceed Concrete – warehouse (between 800-1,100 m2) to store equipment for concrete business. For sale with Colliers real estate – advertised as having current DA for freestanding industrial building.
MCU23/0362 & OPW23/0569	1-7 Old Gympie Road. Extension of existing shopping centre, material change of use childcare centre. 19.04.24: Stage 1 preliminary site investigation (436 page report): Lot 7 on RP173679 to be subdivided into proposed lot 10 and 11. Proposed childcare centre is located within proposed lot 10. Project Urban are seeking to determine the potential for contamination on site prior to development: site considered to have low risk of significant contamination; recommended further investigation of asbestos required along with removal and screening of waste materials on the surface in the southern portion of the site prior to disposal from site. 04/03/24: Information response - Revised architectural plans: revised landscape plans; revised civil engineering plans.
RAL23/0058 & MCU23/0167	53 & 135 Burtons Rd Bridges: Intensive horticulture and workers accommodation, boundary realignment. 11/12/23: Approved with 102 conditions.
MCU23/0020	1679-1681 Yandina-Coolum Rd: Carwash 19/02/24: Approved with 51 conditions.
MCU22/0363	58 Ninderry Road - Impact Assessment - Establish a Utility Installation (Waste Management Service) & Caretaker's Accommodation 15/04/24: council request further info: provide an alternative solution to: <ul style="list-style-type: none"> 1. Bund: satisfy flood immunity standards (bund currently not satisfy) 2. Hydraulic risk: provide revised plan for high flood risk: property damage; public safety and environment; caretakers residence. 3. Flood storage: Flood impact assessment to demonstrate that any fill will not produce adverse hydraulic impact on external properties.

	4. Runoff and water quality: Provide revised plans demonstrating runoff shall not be discharged to Council's drainage system or any receiving waters or that runoff meets the receiving water quality objectives.
OPW23/0361	1368 Nambour North connection Rd, Kulangoor: Stockpiling and screening material 30/01/24: Approval issued: development permit for operational work (Roadwork, landscaping, stormwater, earthworks, clearing vegetation).
<u>Residential</u>	
MCU22/0394	47-69 Steggalls Rd and 75-93, 55-73, 35-53, 15-33 Brandons Rd, Yandina. Establish a retirement facility – Stockland/Halcyon. 09/04/24: Further advice response from Project Urban – 10 page report demonstrates how the proposed development aligns with objectives for the SEQ development area as outlined in ShapingSEQ2023: Connectivity (traffic/pedestrian/cycle linkages); Features of environmental, cultural or heritage significance; Consideration of all natural hazards and constraints; Any notable change in ground levels affecting connectivity. The structure plan also demonstrates effective and sympathetic integration of the Yandina SEQ Development Area into the current urban fabric of Yandina
MCU23/0016	59 Ayrshire Rd, Yandina – 8 Short-Term Accommodation units 09/04/2024: Applicant suspends the appeal period to provide further time to make representations against conditions of DA. 06/03/2024: Approval with 53 conditions: including SARA and bushfire hazard and management plan. Temp accommodation: must not exceed 14 nights – nil mention of NDIS but accommodation and infrastructure is accessible to people with disabilities.
POS23/0096	61 & 49 Old Gympie Road: Survey plan SP324767 (42 Lots – 39 created, two drainage). 04/03/24: Approving plans of subdivision. Pindari Rise Estate.
OPW21/0616 RAL21/0118	17 Buckle St: Reconfiguring of a lot into four: Earthworks, stormwater and vegetation clearing. 28/06/23: approved plans.
MCU18/0077.01	35 Farrell St: Approval for 9 x 2 story, 3-bedroom Units. 19.03.2024: Amend the first-floor layout of townhouses 2-9: remove upstairs balconies to improve the indoor living spaces
RAL21/0158 & OPW23/0402	38 Colemans Rd - Reconfigure 1 lot into 20 – 4 Ha site, bulk earthworks 21/03/2024: Extension agreement until 28/05/2024 11/10/23: additional hydrology information: proposed drainage plan, post and pre flood volume
RAL20/0072	SW Yandina: 2-18 Wappa Falls Rd; 1-47 Bracken Fern Rd 19/07/23: Approved plans for negotiated decision notice
OPW23/0043	7.2.23 – 20 Stevens St and Buckle St 01/02/2024: Geotechnical report 23/08/2023: approved with conditions - 35 Units
MCU21/0003	8 Stevens St and 15 Farrell St, Yandina: service station, Pearl investment. 09/06/23 P&E court approval, subject to conditions. 24/06/21 P&E Court appeal. 10/06/21 Refusal.