

Industrial /	Development Monitor report (06.03.2025)
	Development Monitor August, 2025
<u>Commercial</u>	
MCU25/0083	<p>Yandina Hotel, 1 Stevens St & 3 Conn St: Code assessable DA for an extension to the hotel comprised of a new outdoor dining area, beer garden and children's play area, a new entry structure at the Scott St frontage.</p> <p>23.07.25: SARA notice of extension to application timeframe until 26.08.25.</p> <p>26.06.25: Extension agreement for information request until 03.07.25.</p> <p>24.06.25: Referral confirmation to SARA due material change of use of premises near a state transport corridor or that is a future state transport corridor.</p> <p>22.04.25: Action notice: Submission of slope stability assessment required.</p> <p>09.04.25: Development application with associated reports</p>
MCU25/0136 MCU25/0128 OPW25/0241	<p>Winston Timbers Pty Ltd, 48 Central Park Dr, Yandina. Code assessable.</p> <p>Additional vehicular access via Compton Court (currently unformed) and an industrial building (high impact industry/medium impact industry/transport depot). Extension to existing industrial building.</p> <p>11.07.25: SARA notice of extension to application timeframe until 19.09.25.</p> <p>02.07.25: SARA information request: railway corridor – stormwater impacts.</p> <p>19.06.25: SARA – Material change of use within 25 metres of a state controlled road and a railway corridor.</p> <p>12.06.25: DA – landscape plans.</p> <p>06.06.25: Information request re parking and stormwater.</p> <p>26.05.25: Development application: multiple reports.</p>
MCU25/0037	<p>55 Hutton Rd, KIAMBA – function facility and short-term accommodation. Impact assessable. DA for a wedding venue (function marquee, service chapel, amenities); accommodation (primary residence, bridal accommodation (9 beds), groom accommodation (2 beds); total of 35 car parks.</p> <p>23.07.25: Information request has identified 16 issues related to the Rural Zone Code</p> <p>17.06.25: Extension agreement to comply with action notice until 15.07.25.</p> <p>27.05.25: Response to action notice: amended design plans which now includes the proposed access wholly contained within road reserve. This will result in the removal/ filling of the existing dam. The existing access may be resolved with SEQ water.</p> <p>15.05.25: Extension granted to the action notice response period from 19.05.25 to enable further discussions with SEQ water. Response period extended until 17.06.25</p> <p>10.04.2025: Nil submissions made</p> <p>25.02.2025: Action notice assessment manager: Submission of a completed form 1 including all properties subject to the proposed development is required; submission of the written consent of the owner of Lot 3 on RP94896 is required.</p> <p>19/02/2025: Development application with multiple reports supplied.</p>

MCU24/0279	<p>196 Bunya Road North Arm: Terella Brewery: Impact assessable – medium impact industry, special industry, food and drink outlet, function facility, tourist attraction and outdoor sport and recreation.</p> <p>22.07.25: Extension agreement for applicant to respond to the Council information request until 21.08.25.</p> <p>11.07.25: Extension to SARA's information request period until 15.08.25</p> <p>13.03.25: referral written notice – SARA.</p> <p>12.03.25: Information request: inconsistent use – medium impact industry; potentially consistent uses – location, nature, scale and intensity; protection of good quality agricultural land; acoustic amenity; flood modelling; emergency management; flood impacts; stormwater; access; on-site parking; parking design; pedestrian safety; service vehicles; internal circulation; earthworks and retaining walls; on-site wastewater treatment; ecological links and buffers; rural setting; landscapes and screening; lighting and safety; consistent plans.</p> <p>11.03.25: confirmation notice assessment manager: impact assessment and public notification required.</p> <p>11.03.25: Response to action notice: amended stormwater management plan; amended flood assessment; civil engineering plans; bushfire hazard assessment; ecological statement; amended design plans; cover letter.</p> <p>11.03.25: Response to action notice – cover letter.</p> <p>07.01.25: additional information: the proposed distillery will be classified as medium impact industry use as Terella will not be producing alcohol on site.</p> <p>16.12.24: Maps provided with breakdown of land use – outdoor cinema area is confined to the 'kids use' area.</p> <p>17.10.24: Development application – multiple reports.</p>
OPW24/0329	<p>8 Stevens St and 15 Farrell St, Yandina: service station, Pearl investment.</p> <p>16.04.25: Development approval for operational work (roadworks, stormwater and earthworks) with 48 conditions.</p> <p>06/03/25: plans of AV swept path</p> <p>05/03/25: information response: photo's related to swept path</p> <p>20/02/25: Partial information response: Engineering plans – revision no 6; Architectural plans; TMR – conditional approval – minor works; Durawall retaining wall system letter; AV swept path.</p> <p>26/08/24: Operational work application: Road work, drainage work, stormwater, earthworks. Civil plans submitted.</p>
MCU24/0065 OPW24/0109	<p>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.</p> <p>01.04.25: Approval package: development permit for material change of use of premises to establish a transport depot; development permit for operational works (roadworks, stormwater, earthworks, landscaping, vehicle crossover and carparking). 178 conditions.</p>

MCU25/0023	<p>97-143 Bunya Road, Bridges – rural workers accommodation (9 beds): code assessable 25.06.25: Extension agreement until 02.07.25 for assessment manager to decide the application.</p> <p>21.05.25: Information response: Civil engineering information request response; amended engineering report and stormwater management plan; amended civil engineering plans.</p> <p>Information request response re: temporary accommodation; Ecology; flood hazard overlay code; Stormwater management code; landscape</p> <p>28.03.25: SARA referral agency response: conditions: flood management; direct access is not permitted between the Bruce Highway and the subject site.</p> <p>19.02.25: Approval by energex</p> <p>18.02.25: Referral written notice: to SARA and energex</p> <p>06.02.25: DA info and reports: council land use correspondence; proposal plans; engineering report; desktop flood risk review; civil engineering plans; effluent disposal report; landscape plans; development assessment report.</p>
<p>MCU23/0362.01</p> <p>OPW23/0569</p> <p>REC13/0022.02</p> <p>OPW25/0098</p> <p>MCU05/0071.04</p>	<p>1 and 3-7 Old Gympie Road. Extension of existing shopping centre, material change of use childcare centre. Existing approval is for a 98 place childcare centre. Vehicle access from a shared driveway within the extended shopping complex, 33 car parks.</p> <p>29.07.25: Amended architectural plans which illustrate correct gross floor area, incorporating the loading dock enclosure.</p> <p>14.07.25: Response to outstanding issues: changes to external dining, location of bike racks, removal of trees and location of new trees.</p> <p>07.07.25: Extension agreement until 08.08.25 for council to assess and decide the application for minor change.</p> <p>16.06.25: Minor change application and multiple associate reports: New commercial tenancy and outdoor dining area at eastern end of centre; new commercial tenancy at northern aspect of building replacing existing roofed outdoor dining area; dog wash facility near the site's entrance from Old Gympie Road; enclosure of current loading dock;</p> <p>15.05.25: Development application not made (electrical reticulation)</p> <p>21.03.25: Development permit for operational work – electrical reticulation</p> <p>18.12.24: Approved plans for minor change to existing approval</p> <p>05.12.24: Amended landscape plans.</p> <p>29.11.24: Minor change report authored by Bryce McKay</p> <p>18.11.24: Minor change application: development permit for operational work (roadworks, landscaping, stormwater and clearing vegetation). Proposed changes: child care building height lifted by 120 mm to 14.74 metres; changes to stormwater drainage; car parking and landscape areas changes to include a fire pump – still achieves 31 car parks (30 required); minor amendment to building amenities and northern outdoor play area sizes; waste bin enclosure relocated.</p>
<p>MCU23/0020.01</p> <p>MCU23/0020.02</p>	<p>1679-1681 Yandina-Coolum Rd: Carwash</p> <p>09.07.25: Minor plan approval: 90-degree rotation of the vacuum and dog wash bays from the southern to the eastern boundary and minor changes to the central auto-wash and self-serve bays.</p> <p>11.02.25: Approved plans: development approval for material change of use of premises to establish a car wash: 51 conditions.</p>
<p>OPW23/0518</p> <p>OPW23/0518.01</p>	<p>97-143 Bunya Road, Bridges: Chappies Pty Ltd: Equine care facility.</p> <p>04/03/24: Approval and approved plans with conditions – development permit for operational work (road works, stormwater, earthworks and carparking).</p> <p>04/03/24: Fauna management plan.</p>

MCU10/2118.03	47 Ayrshire Road, Kulangoor (Hound Hotel Pty Ltd): Request for minor change to approval. Approved development permit (MCU10/2118.01) for material change of use – animal keeping (boarding kennel for 55 dogs and 32 cats). 25/11/24: Approval package: Concurrence agency's conditions DTMR: direct vehicle access between the site and Nambour Connection Road, including temporary access for construction, is NOT permitted. All access via Ayrshire Rd.
RAL23/0058 & MCU23/0167	53 & 135 Burtons Rd Bridges: Intensive horticulture and workers accommodation, boundary realignment. 11/12/23: Approved with 102 conditions.
<u>Residential</u>	
RAL20/0072 RAL20/0072.01	SW Yandina: 2-18 Wappa Falls Rd; 1-47 Bracken Fern Rd 19.07.23: Approved plans for negotiated decision notice 18.07.25: Development application, approved plans. Request for minor change to the negotiated decision notice for a development permit for reconfiguring a lot (three lots) into 246 lots plus easements, new road, park and drainage reserves in seven stages at 2-18 Wappa Falls Road and 1-47 Bracken Fern Road. Minor changes: Reduce length of the required Bracken Fern Road pavement widening; The proposed cul-de-sac on Creightons road to be relocated to the north (near approved lot 225); Removal of the shared pathway on Nambour North Connection Road either side of Wappa Falls Road with proposal to enter into an infrastructure agreement with council pertaining to the works; reduction in shared path width on eastern side of approved road A, to 2.5 metres.
OPW25/0302	86-90 Farrell St, Yandina – code assessable vehicle crossover 22.07.25: Engineering plans and application for vehicle crossover on Ninderry Road to provide access to Lot's 2,3,4 Harvest St (between Farrell St and Railway).
MCU22/0394 OPW25/0064 OPW25/0064.01 OPW25/0190 OPW25/0191 OPW25/0285 OPW25/0253	47-69 Steggalls Rd and 75-93, 55-73, 35-53, 15-33 Brandons Rd, Yandina. Establish a retirement facility – Stockland/Halcyon. 29.07.25: Approved decision notice: development permit for operational works (engineering, roadworks and stormwater) subject to conditions. 09.07.25: Operational works application for roadworks (footpath) to Carnival St. 27.06.25: Engineering plans: Steggalls Road frontage works. 24.06.25: DA – Stage 1 – civil engineering drawings. 19.05.25: Application for operational works: roadworks and drainage to Steggalls road frontage. 12.05.25: Assessment report by council development engineers: approval given for a development permit for operational works (earthworks) with 34 conditions. 15.04.25: Approved plans for negotiated decision notice: 92 conditions 28.03.25: Negotiated decision report – summary report of the development. 19.03.25: Representations for negotiated decision notice – alternative design approach for some roading: 'elbow treatments' at several curves within the internal private road network. 24.02.2025: Development application: application for operational works stages 1-3 – bulk earthworks; full set of plans of facility provided. 06.02.2025: Approval package – approved with (92) conditions. 18.12.2024: Amended landscaping plans 12.08.24: Map of Halcyon Yandina Active Transport Links; Active transport linkage upgrades; Steggalls road streetscape.

MCU25/0147 OPW25/0230	<p>81 Creightons Road, Kulangoor: code assessable. Short term accommodation, nature and tourist (8 cabins).</p> <p>21.07.25: Extension agreement to period the applicant has to comply with an action notice until 08.08.25</p> <p>08.07.25: Extension agreement to period the applicant has to comply with an action notice until 22.07.25</p> <p>05.06.25: Action notice – reasons why application is not properly made.</p> <p>04.06.25: Development application: multiple reports and plans submitted.</p> <p>Land area 41,360 square metres.</p>
MCU25/0154	<p>168 Hillcrest Road, Kiamba – Rural workers accommodation, code assessable, 11.83 ha. Working farm producing organic food and produce.</p> <p>27.06.25: Info request: Justification for rural workers accommodation; offsite impacts; SEQ water catchment area; revised plans required;</p> <p>11.06.25: DA for rural workers accommodation: max of 10 employees and one full-time manager anticipated on site. Plan to convert current home into workers accommodation and establish a new primary dwelling for the owner.</p>
MCU24/0081	<p>257 Burtons Road, North Arm (access easements 255 Burtons Road and 196 Running Creek Road): Approval sought for material change of use – establish a dwelling house (over height): Impact assessable.</p> <p>20.05.25: Application approved subject to 18 conditions.</p> <p>13.02.25: Notice of compliance.</p> <p>10.02.25: two submissions made: both against the over height dwelling</p>
MCU23/0016	<p>59 Ayrshire Rd, Yandina – 8 Short-Term Accommodation units</p> <p>14.11.24: APPROVED plans for negotiated decision notice with conditions, amendments and disagree to changing certain conditions. Statement of reasons provided.</p>
RAL21/0156 OPW24/0219	<p>41 Colemans Rd: Reconfigure 1 lot into 19 lots and reserve lot/s</p> <p>18.12.24: Additional information provided to council.</p> <p>13.11.24: Approval of amended plan and acceptance of referenced document letter.</p>