

<u>Industrial /</u>	<b>Development Monitor report (06.03.2025)</b>
	Development Monitor May, 2025
<b><u>Commercial</u></b>	
MCU25/0083	<p>Yandina Hotel, 1 Stevens St &amp; 3 Conn St: Code assessable.</p> <p><b>22.04.25: Action notice: Submission of slope stability assessment required.</b></p> <p>09.04.25: Extension to hotel comprised of a new outdoor dining area, beer garden and children's play area, a new entry structure at the Scott St frontage. The extensions are single story and at a lower height and scale than the original buildings. The architectural design complements and integrates with the heritage character of the existing hotel.</p> <p>Development application: Acoustic report; arborist report; development assessment; proposal plans; stormwater management plan; traffic engineering report; waste management plan.</p>
MCU25/0056	<p>2A Stevens St: Gym / Fitness studio: Code assessable.</p> <p><b>08.04.25: Approved with six conditions.</b></p> <p>07.03.25: Material change of use to establish an indoor sport and recreation – gym / fitness studio. The use proposes to adaptively re-use the existing building with no impact on elements that contribute to its heritage significance.</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>02.05.25: Agreed extension to SARA’s information request period until June 5<sup>th</sup>.</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>29.10.24: Action notice assessment manager – request for further info.</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 &amp; 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>

MCU24/0113	<p>801-845 Yandina Coolum Road, Valdora – outdoor sport and recreation (aeromodelling club) – Suncoast Model Flyers Incorporated.</p> <p>11.03.25: Notice of appeal – P&amp;E court – appeal against council’s decision to refuse a development permit for a material change of use of premises to establish outdoor sport and recreation (aeromodelling club).</p> <p>07.02.25: Submitter covering letter – decision notice</p> <p>04.02.25: Refusal decision notice.</p>
MCU25/0037	<p>55 Hutton Rd, KIAMBA – function facility and short-term accommodation. Impact assessable.</p> <p>10.04.2025: Nil submissions made</p> <p>27.03.2025: Extension agreement to comply with action notice until 19/05/25</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 – 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>Info submitted: engineering plans; noise impact assessment; code assessment; bushfire evacuation plan; traffic engineering report; geotechnical report; stormwater management plan; design plans; survey plan and smart map; current titles search; signed owners consent.</p>
MCU23/0362.01 OPW23/0569 REC13/0022.02 OPW25/0098	<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>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>
MCU23/0020.01 MCU23/0020.02	<p>1679-1681 Yandina-Coolum Rd: Carwash</p> <p>11.02.25: Approved plans: development approval for material change of use of premises to establish a car wash: 51 conditions.</p>
OPW23/0518 OPW23/0518.01	<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>

MCU25/0023	<p>97-143 Bunya Road, Bridges – rural workers accommodation (9 beds): code assessable</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>18.02.25: Information request: temporary accommodation; ecology; flood hazard overlay code; stormwater management code; landscape</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>
MCU21/0427	<p>74 Farrell St. Low impact industry: Exceed Concrete – warehouse (between 800-1,100 m2) to store equipment for concrete business.</p> <p>20/03/24: Approved plans</p>
MCU22/0363	<p>58 Ninderry Road - Impact Assessment - Establish a Utility Installation (Waste Management Service) &amp; Caretaker's Accommodation</p> <p>14/10/24: Notice of appeal – P&amp;E court appeal</p> <p>12/09/24: Council refused application: Flood hazard risk; loss of flood storage and impact on hydrologic regimes; water quality; waterway setbacks; impacts on ecologically important areas; rural and scenic amenity; inconsistent use within the rural zone</p>
MCU10/2118.03	<p>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).</p> <p>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.</p>
RAL23/0058 & MCU23/0167	<p>53 &amp; 135 Burtons Rd Bridges: Intensive horticulture and workers accommodation, boundary realignment.</p> <p>11/12/23: Approved with 102 conditions.</p>
<u>Residential</u>	
MCU22/0394 OPW25/0064	<p>47-69 Steggalls Rd and 75-93, 55-73, 35-53, 15-33 Brandons Rd, Yandina. Establish a retirement facility – Stockland/Halcyon.</p> <p>30.04.25: Extension agreement – period for the assessment manager to decide the application extended to 16.05.25.</p> <p>15.04.25: Approved plans for negotiated decision notice: 92 conditions</p> <p>28.03.25: Negotiated decision report – summary report of the development.</p> <p>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.</p> <p>24.02.2025: Development application: application for operational works stages 1-3 – bulk earthworks; full set of plans of facility provided.</p> <p>06.02.2025: Approval package – approved with (92) conditions.</p> <p>18.12.2024: Amended landscaping plans</p> <p>12.08.24: Map of Halcyon Yandina Active Transport Links; Active transport linkage upgrades; Steggalls road streetscape.</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>08.05.25: Request to extend the decision-making period by a further 10 business days.</p> <p>08.04.25: Extension agreement period for the assessment manager to decide the application until 15.04.25.</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>
RAL20/0072	<p>SW Yandina: 2-18 Wappa Falls Rd; 1-47 Bracken Fern Rd</p> <p>19.07.23: Approved plans for negotiated decision notice</p>