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| Industrial | **Development Monitor report (07.10.2024)** |
| OPW24/0329 | 8 Stevens St and 15 Farrell St, Yandina: service station, Pearl investment.  19/09/24: Information request: DTMR approval for final design of the site access and driveway works along Farrell St; Driveway along Farrell St to have minimum width of 8.6m in accordance with the condition specified in SARA approval condition; demonstrate sufficient space for temporary setdown of a fuel tanker truck whilst dispensing fuel into the site without blocking cars ingress/egress; demonstrate provision of gully pit inserts/baskets in all field inlet pits on the site; AV and carparking turnpaths; retaining wall requirements; speed bump details; bicycle and mortorcycle parking; provide detail for stormwater harvesting tank.  26/08/24: Operational work application: Road work, drainage work, stormwater, earthworks. Civil plans submitted. |
| MCU24/0065OPW24/0109 | 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.  27.09.24: Ecological planning response to SARA information request:  The vegetation previously removed was unlikely to have represented an ecologically significant location for any species including the koala. No detrimental effect to koala connectivity or movement. Koala management plan includes exclusion fencing and escape poles.  Attachment 1: state code 25 assessment;  Attachment 2: proposed development plan;  Attachment 3: State Koala plan mapping;  Attachment 4: Vegetation clearing extents plan  Attachment 5: Koala management plan  Attachment 6: rehab plan for retained vegetation in western area of site.  Attachment 7: Financial settlement offset calculator: $29,662.75  13.08.24: Information request response to SARA related to queueing and maneuverability requirements of the proposed development.  23.07.24: Extension by three months (28.10.24) to provide response to information request.  17.05.24: SARA information request re State Code 25: development in a SEQ koala habitat area – info required by 16.08.24.  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. |
| MCU24/0113 | 801-845 Yandina Coolum Road, Valdora – outdoor sport and recreation (aeromodelling club) – Suncoast Model Flyers Incorporated.  02/08/24: Consultants’ response to submissions – Luke Farrelly of Plan2Project Pty Ltd. 240 submissions (140 against, 100 for the proposal)  30/07/24: Notice of compliance with public notification requirements  04/07/24: Notice of intention to commence public notification: impact assessable.  27/06/24: information response: Amended acoustic report; SMF safety rules; CASA AC; Complaint handling policy  31/05/24: Referral to SARA  22/05/24: Information request: Acoustic assessment; minimizing conflicts with existing and future rural activities on surrounding rural lands; airport impacts and aviation safety; flood emergency management; minimum floor level requirement; scenic amenity; landscaping;  07/05/24: 125 page application: Development permit for material change of use of premises to establish outdoor sport and recreation (aeromodelling club). Rural zone, subject to impact assessment.  Onsite amenities/storage building proposed along with 10 on-site car parks and a shade structure over the ‘pit’ (pilot area). |
| MCU10/2118.03 | 47 Ayrshire Road, Kulangoor: 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).  13/08/24: Outstanding issues, further advice requested: Acoustic amenity; revised noise impact assessment; landscape buffering.  05/07/24: Noise assessment report related to proposed layout change – concluded that no additional noise control measures are required.  28/05/24: Revised design plans: Stage 1 completed (dog kennel). Changes to stage 2 proposed: change of location of Stage 2 buildings and additional stage 3, fencing of a new dog play/exercise area. Scale of buildings and intensity of use unchanged. Proposed building location is 176 meters from nearest residential dwelling. |
| MCU23/0362OPW23/0569REC13/0022.02 | 1-7 Old Gympie Road. Extension of existing shopping centre, material change of use childcare centre.  11/07/24: Minor application change to reconfigure the lots: Lot 4 (1.5 Ha) – shopping centre; Lot 5 (3,164 M2) – child care centre; Lot 6 (2,058 M2) – balance of land to north of approved child care centre.  16/05/24: Confirmation of energex’s acceptance of council approved plan.  03/05/24: Approval (with conditions): development permits for: material change of use of premises to establish a child care centre; and development permit for operational work (roadworks, landscaping, stormwater and clearing vegetation). |
| MCU22/0363 | 58 Ninderry Road - Impact Assessment - Establish a Utility Installation (Waste Management Service) & Caretaker's Accommodation  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  15/04/24: council request further info: provide an alternative solution to:   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.   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. |
| MCU17/0014.04 MCU17/0014.03  OPW24/0075 | 15-21 Fleming St: PJ McCarthy Builders: material change of use of premises (low impact industry)  15.05.24: approved plans for minor change (addition of mezzanine floor) to existing approval and approval for operational work for an advertising device. |
| MCU23/0020.01 | 1679-1681 Yandina-Coolum Rd: Carwash  30/08/24: Action notice by 04/10/24: require correctly executed written consent of the owner of the premises to the application change; resubmit DA form 1 and planning form 5; submission of town planning report including assessment of the applicable codes and acoustic report; recommended to submit stormwater management plan; swept path diagrams.  27/08/24: Approval of amended plans  17/06/24: Request to endorse updated/amended plans: changes to roof, fences and retaining wall: approved 27/08/24  19/02/24: Approved with 51 conditions. |
| 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.  20/03/24: Approved plans |
| RAL23/0058 &MCU23/0167 | 53 & 135 Burtons Rd Bridges: Intensive horticulture and workers accommodation, boundary realignment.  11/12/23: Approved with 102 conditions. |
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| Residential |  |
| RAL24/0057 | 13 North St, Yandina: reconfiguration of 1 lot into 3 lots, 2 x dual occupancies and engineering works. 1399 square metres. Combined MCU24/0213 and OPW24/0311. |
| MCU22/0394 | 47-69 Steggalls Rd and 75-93, 55-73, 35-53, 15-33 Brandons Rd, Yandina.  Establish a retirement facility – Stockland/Halcyon.  12/08/24: Map of Halcyon Yandina Active Transport Links; Active transport linkage upgrades; Steggalls road streetscape.  09/08/24: Further advice response: Active transport links – need for improved pathways and crossings identified, upgrades proposed. Memorandum of understanding – sponsorship agreement between Yandina Bowls Club and operators of Halycon Retirement Facility – community involvement. Steggalls Road Residential Character: maintain aesthetic and functional integrity of Steggalls Road.  28/06/24: Letter from Alex Blake (secretary, Yandina Bowls club) to SC Mayor expressing concern re apparent delays in approval of DA for this development. Also concern that the DA proposal was ‘voted down’ by Council.  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  24/09/24: Request to extend the negotiated decision period for 20 days – council extended until 28/10/24  27/08/24: Request to extend the negotiated decision period for 20 days – council extended until 27/09/24.  02/08/24: Council extended suspension of the appeal period until 30/08/24  20/06/24: Road safety audit (23 page review)  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. |
| MCU18/0077.01 | 35 Farrell St: Approval for 9 x 2 story, 3-bedroom Units.  14/05/24: Approved plans (with conditions) – minor change existing approval.  19.03.2024: Amend the first-floor layout of townhouses 2-9: remove upstairs balconies to improve the indoor living spaces |
| 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. |
| RAL21/0158 & OPW23/0402 | 38 Colemans Rd: Reconfigure 1 lot into 20 – 4 Ha site, bulk earthworks  11/06/24: Approval package: 60 Conditions. |
| RAL21/0156  OPW24/0219 | 41 Colemans Rd: Reconfigure 1 lot into 19 lots and reserve lot/s  09/08/24: Request to endorse plans and geotechnical investigation  25/07/24: Partial response – updated DA form 1  13/06/24: Information request related to development permit for operational work (code – roadworks, stormwater, earthworks and landscaping)  30/03/23: Approved with 61 Conditions. |
| 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 – currently being constructed |