

Development Monitor – April 2026

Commercial/Industrial

<p>OPW26/0055 Lodged 19.2.26</p> <p>Code Assessable</p>	<p>Servo Sign - 8 Stevens St YANDINA - Advertising Device - Pearl Pacific Properties Pty Ltd - Urban Planet Town Planning Consultants</p> <p>4.3.2026 – Information Request – Demonstrate</p> <ol style="list-style-type: none"> 1. An Advertising Signage Strategy has been endorsed by Council. 2. Provide amended plans re that the following have been addressed in relation to providing an advertising device that is sited & designed to be consistent with the character area & townscape setting of the area [PO6 (Table 8.2.9.3.2) <i>Heritage & character overlay code</i>, PO1 of the <i>Scenic amenity overlay code</i> & PO1 of <i>Advertising devices code</i>.] 3. Safety & Vehicles - Provide additional information to demonstrate how the proposed pylon sign would not restrict sight lines at the access point on the neighbouring site (17 Farrell Street). [Ie Demonstrate how PO6 <i>Advertising devices code</i> has been addressed in relation to ensuring the proposed advertising device would not create a traffic safety hazard, specifically, that the proposed pylon sign would not adversely affect or restrict sight lines at the access point on the neighbouring site (17 Farrell Street). <p>Comment 23.2.2026 – YADCA submitted letter of concerns to assessment team via Cr Law regarding the Court ruling being ignored and the proposed pylon not meeting Code standards for height, setback or surface area [being 6metres high, 1metre from the boundary, with a surface area of 10.2m2].</p> <ol style="list-style-type: none"> 1. According to the current Planning Scheme (2014), the proposed pylon sign is too big and too close to the footpath for a standard setting [being a highway or large downtown location]. 2. As the sign is in a Character Area with a Heritage Overlay the Planning and Environment Court ruled that: "24. Prior to the lodgement of any application for Operational Work (signage) relating to the approved Service Station, the applicant must submit and have endorsed by Council, a detailed Advertising Signage Strategy that considers the site's location as identified within the Character Area and on a Scenic Route. The Advertising Signage Strategy must demonstrate that all signage would be appropriate for the character of the area and integrated into the landscape setting at the frontage/s or set within the site." <p>In a small-town context, the proposed oversized sign will hold visual dominance over the area and heighten risk to pedestrian and vehicle safety. It manifestly undermines planning principles which required the building façade to be compatible with local heritage building design, and fails to protect the visual amenity and character of Yandina's town centre. A 2 metre high sign set well back from the footpath would provide a more appropriate dimensional relationship with the character and values of the Yandina town environment.</p> <p>16.4.25 Development permit issued for road works, earth works and stormwater with 48 conditions.</p> <p>History - 16.04.21 Refused / 21.6.21 Appealed / 13.6.2023 Court Notice / 23.6.23 Approved via Negotiated decision with conditions.</p>
<p>OPW24/0329 Lodged 26.8.24</p> <p>MCU21/0003 Lodged 21.1.21</p>	<p>Healthcare Services and Indoor Sport & Recreation - 19 Stevens Street YANDINA [behind Pete's Bakery] Earthworks, Landscaping, Stormwater, Car Parking & Access - GJ & MR Pty Ltd - Alan Holliday Pty Ltd - COMBINED OPW25/0521</p> <p>12.3.2026 – extension agreement for applicant to respond to information request to 15 April 2026</p> <p>2.12.2025 – concurrency agency referral [re stormwater management] – stormwater must not cause worsening of performance on state-controlled road</p> <p>1.12.2025 – information request re multi concerns re consistency of plans lodged, refuse areas, internal footpath design, frontage works inc. relocation of existing on-street parking, retention of character trees, service vehicle parking, queueing area separation between property boundary and first on-site car park, acoustic amenity, equitable access, retaining walls and earth works and stormwater and waste management.</p>
<p>MCU25/0326 Lodged 17.11.25</p> <p>Code Assessable</p>	<p>Healthcare Services and Indoor Sport & Recreation - 19 Stevens Street YANDINA [behind Pete's Bakery] Earthworks, Landscaping, Stormwater, Car Parking & Access - GJ & MR Pty Ltd - Alan Holliday Pty Ltd - COMBINED OPW25/0521</p> <p>12.3.2026 – extension agreement for applicant to respond to information request to 15 April 2026</p> <p>2.12.2025 – concurrency agency referral [re stormwater management] – stormwater must not cause worsening of performance on state-controlled road</p> <p>1.12.2025 – information request re multi concerns re consistency of plans lodged, refuse areas, internal footpath design, frontage works inc. relocation of existing on-street parking, retention of character trees, service vehicle parking, queueing area separation between property boundary and first on-site car park, acoustic amenity, equitable access, retaining walls and earth works and stormwater and waste management.</p>

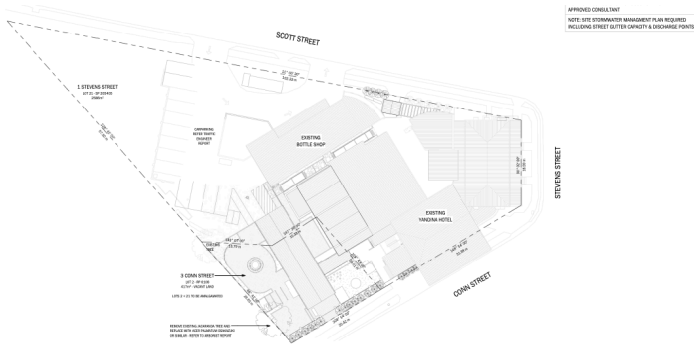
Comment – the development driveway/crossover is in very close proximity to the service station entry/exit on Stevens St and opposite the planned Council Carpark [no plans have yet been shared with the community to know if the two planned driveways will be directly opposite each other.]

MCU25/0083
Lodged 8.4.25
Code assessable

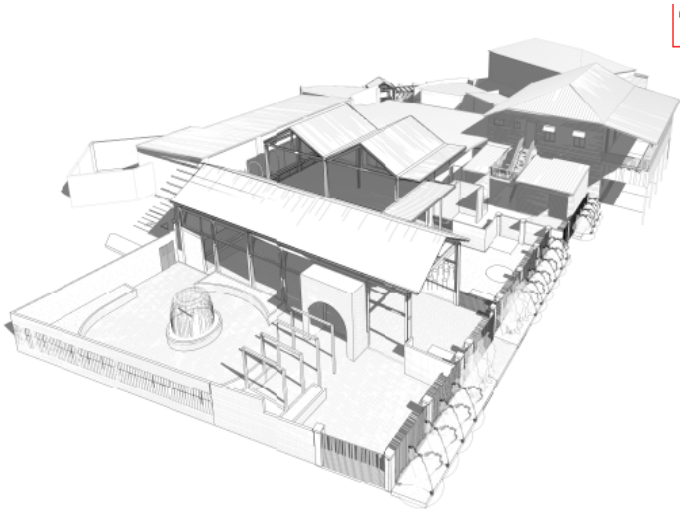
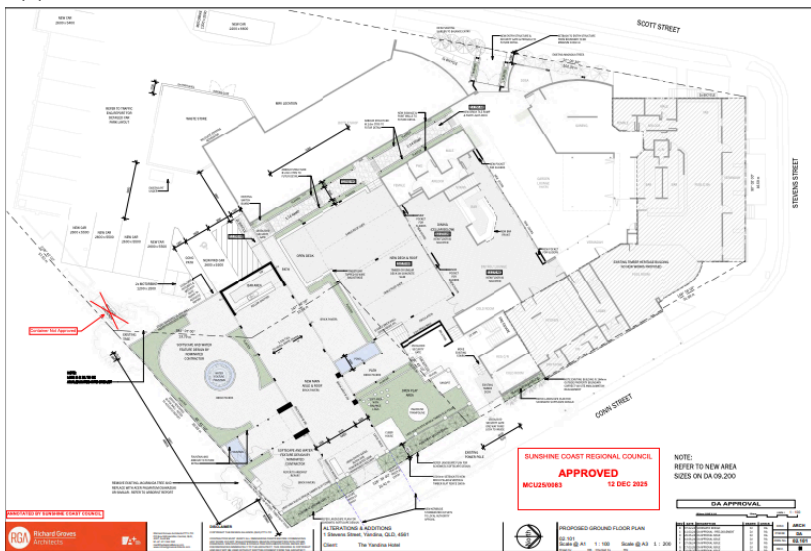
Yandina Hotel - 1 Stevens St & 3 Conn St: DA for an extension to the hotel comprised of new outdoor dining area, beer garden and children's play area, a new entry structure at the Scott St frontage.

12.12.2025 – Approved with 48 Conditions.

Yandina Hotel - Current layout



Approved Plans



<p>MCU25/0136 MCU25/0128 Lodged 22.5.25 Code assessable</p>	<p>Winston Timbers Pty Ltd - 48 Central Park Dr, Yandina. Additional vehicular access and an industrial building [high impact industry/medium impact industry/transport depot] & Extension to existing industrial building. 30.1.2026 – Energex approved extension period to 31 March 2026. 2.11.25: Info Request – Energex- development conflicts with existing network asset with call for re-design of driveway access away from overhead powerlines, cut&fill/retaining walls from easement & move earthworks 5metres from Energex infrastructure 7.9.25: info responses re water management + turning, maneuvering & swept paths, TNT paths 20.08.25: Information response: site plan, engineering plans, water management plan, landscape concept 13.08.25: Email requesting by applicant requesting Compton Court (unformed road) be confirmed as a public road reserve with cancellation of the current road license. 02.07.25: SARA information request: railway corridor – stormwater impacts. 19.06.25: SARA – Material change of use within 25 metres of a state controlled road and a railway corridor. 26.05.25: Development application: multiple reports.</p>
<p>MCU25/0037 Lodged 19.2.25 Impact assessable.</p>	<p>Function Facility and short-term accommodation - 55 Hutton Rd, KIAMBA. 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. 27.3.2026 – Public Notification Ad – Courier Mail – 27 March 2026 **Submissions open from 2 April to 27 April 2026**</p> <div data-bbox="363 1099 836 1550" data-label="Image"> <p>Make a submission from 2nd APRIL 2026 to 27th APRIL 2026</p> <p>MATERIAL CHANGE OF USE FUNCTION FACILITY AND SHORT-TERM ACCOMMODATION</p> <p>Where: 55 Hutton Road, Kiamba QLD 4560 On: Lot 2 on SP315348</p> <p>Approval sought: Development Permit</p> <p>Application ref: MCU25/0037</p> <p>You may obtain a copy of the application and make a submission to:</p> <p>The Assessment Manager Sunshine Coast Regional Council Locked Bag 72 Sunshine Coast Mail Centre QLD 4560 mail@sunshinecoast.qld.gov.au (07) 5475 7272 https://www.sunshinecoast.qld.gov.au <small>Public notification requirements are in accordance with the Planning Act 2016</small></p> </div> <div data-bbox="363 1570 836 1877" data-label="Image"> <p>Kiamba 4560</p> </div> <p>18/19.3.2026 – Information Response [contains Updated/Amended Reports & Plans for Civil & Traffic Engineering, Site Design, Stormwater Management, Flood Emergency & Noise Impact Assessment. 6.2.2026: Extension to info Request to 5 May 2026 23.07.25: Information request has identified 16 issues related to the Rural Zone Code</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.

Comment - the DA includes assumptions in relation to traffic, ie most will enter the site via Image Flat narrow gravel road, does not consider traffic volumes re SW Yandina development along Wappa Falls Road and the Fire Emergency does not look at the level of traffic the guests will evacuate into ...etc]

MCU24/0279
Lodged 17.10.24
Impact assessable
DA withdrawn

Terella Brewery - 196 Bunya Road North Arm – medium impact industry, special industry, food and drink outlet, function facility, tourist attraction and outdoor sport and recreation.

19.2.2026 – application withdrawn in accordance with Section 52 of the Planning Act 2016. will instead continue to work with Council to ensure that their operations are conducted within the scope of the originally approved rural industry (brewery) use, in a manner that is acceptable to both parties.

27.2.2026 – P&E Court heard Terellas’ appeal against Councils Enforcement Notice to cease all unapproved activities not permitted in relation to allowable land use activities under Planning Scheme Rural Zone Codes.

2.3.2026 – P&E Court of Appeal issued Terella with an Amended Enforcement Notice to cease unapproved activities including Market; Outdoor Sport and Rec [outdoor cinema]; Tourist Attraction [Petting Zoo]; Function Facility nightclub entertainment & Bar, within one month of the date of the notice and Food & Drink outlet and Medium Impact Industry Brewery & Production of Alcoholic Beverages up to 200,000 tonnes within two months of the date of the notice.

Terella recently announced they will be closing their doors before the end of March 2026.



Aerial view of Terella Brewing

Photo published in the Cooroy Rag March 25.2026 Summary of key DA points - council has a responsibility to ensure development complies with the Planning Act 2016 & the Sunshine Coast Planning Scheme 2014 ... the allowable land use permitted on rural zoned land is intensive horticulture ... expanded brewery activities & larger scale events required additional approvals ... the brewery did not have the right approvals in place ... council had received complaints relating to traffic congestion, noise, public health concerns and operational fairness ... Council protocol is to initially attempt to achieve compliance by communication and cooperation

[ie conditions of approval] however, in this instance the required compliance actions were not able to be met .

MCU24/0065
Lodged 19.3.24
OPW24/0109
Code Assessable

Morgans Transport Depot - 1 Wappa Falls Rd & 1497 Nambour North Connection Road:
Material change of use for a transport depot. Operational work for roadworks, stormwater, earthworks, landscaping, vehicle crossover and carparking.
9.1.2026 – the following amended plans were submitted to Council and have been approved:
MCU; Traffic Impact; Rehabilitation; OPW Engineering & Landscaping.
Comment
1. The site plans have been amended to include a footpath outside the site boundary from the Wappa Falls Access drive connecting with the new footpath to the bus stop on Nambour Connection Rd.
2. Data used in the latest Traffic Engineering Report [Aug 2025] again omits traffic generation data from approved 246 dwelling Wappa Falls Rd subdivision. In the next 5 years, it is likely Council and TMR will need to be budget ready to manage growing safety and congestion concerns at the Wappa Falls/Nambour Connection Rd priority-controlled intersection.
3. The Report also maintains in 2.6.2 Existing Exit Movement that " AVs are unable to exit from the Wappa Falls Road access due to known safety concerns with respect to the intersection of Wappa Falls Road / Nambour Connection Road. The grade approaching the intersection along Wappa Falls Road becomes increasing steep towards the control line. AVs would then be required to guide gaps in traffic and undertake right turning manoeuvres across two directions of traffic during a hill start. This is considered unsafe and would contribute to an inefficient access along a SCR."
This has proved not to be the case on a number of occasions witnessed but not captured until 28 February 2026 @ 7.21 am as this AV in the image below exited the Morgans Depot into Wappa Falls Road.



5.12.2025 - Approved
28.8.25: Six Amended Documents relating to Request for Endorsement of Plans uploaded.

	<p>26.08.25: Request to endorse plans: response to amended plans; Amended MCU and OPW plans; Amended Rehabilitation plan; Traffic Impact assessment; cover letter.</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>
MCU05/0071.04	<p>IGA - 1 Old Gympie Road YANDINA - Minor Change to Development Approval - Shopping Complex - Griffco Holdings Pty Ltd - Project Urban Pty Ltd</p> <p>Comment - The new plan includes a covered outdoor eating area and retail extension east of the Chemist and a tenancy fit-out to the current covered eating area beside the Sushi Shop.</p> <p>18.12.2025 - DA - PLQ25/3116 1 Old Gympie Rd YANDINA - Lot 12 - Yandina Retail Extension - H Design Hydraulic Engineering Group Pty Ltd was assessed as other and approved on 20.1.2026, No details are provided on Development i for this assessment category.</p> <p>Concern – a poor town planning outcome - the new plans do not include an onsite AV turning space to change how delivery trucks currently access the IGA loading dock. As the population grows traffic congestion on the road network around the IGA/Old Gympie Rd will increase significantly [518 retirement villas and 264 dwellings on Wappa Falls Rd to be built in the next 5 to 10 years], supply AV's will become more frequent and continue to block the whole of Old Gympie Rd as they reverse into the single lane loading doc.</p> <p>25.9.25 - Reconfigure 3 lots into 3 lots - maintain current Supermarket on lot 4 (IGA) and changing the lot configuration of lots 5 and 6 moving Child Care Centre to the newly configured lot 5 at the front. Lot 6 to become an L shape running along the east side and backing the southern boundary of lot 5.</p>
MCU25/0268 & OPW25/0398 Lodged 27.2.26 PLQ26/0439 Lodged 27.2.26 Other	<p>Child Care Centre - 3-7 Old Gympie Rd YANDINA - Lot 7 - Childcare Centre - Plumbing Design & Drafting Pty Ltd 16.1.26 Approved</p> <p>Plumbing and drainage works.</p> <p>NB: Documents are not published for private certification building approvals and plumbing applications for privacy, security and copyright reasons.</p>
MCU23/0020.01 Lodged 6.2.23 MCU23/0020.01 Lodged 26.8.24 MCU23/0020.02 Lodged 10.2.25 PC26/00814 Lodged 11.2.26 Assessment Level: Other	<p>Carwash -1679-1681 Yandina-Coolum Rd</p> <p>9.3.2026 - PC26/00814 - CONSTRUCTION OF CARWASH - 1679-1681 Yandina Coolum Rd YANDINA - Pinnacle Certification Pty Ltd Approved</p> <p>[NB. Documents and plans are not published for private certification approvals for privacy, security and copywrite reasons.]</p> <p>27.1.2026 – Approved subject to 33 conditions including [28] all necessary measures must be undertaken to prevent fire ants entering the worksite.</p> <p>13.8.25: OPW25.0329 Information Request: DTMR approval for final design of site access from and Bioretention basin filter media depth. Response due 23.12.25</p> <p>22.07.25: Approval of minor changes with amendments to the existing 51 conditions.</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 premised to establish a car wash: 51 conditions.</p>
MCU18/0238.1 Lodged 9.10.25 Code Assessable	<p>Bli Bli Industrial Scale Greenhouses - 199 and 269 Yandina Bli-Bli Rd MAROOCHY RIVER - Intensive Horticulture, Rural Workers Accommodation and Dwelling House - Sunny Coast Fresh Holdings Pty Ltd - Project Urban [Original DA approved 23.5.2019.]</p>

	<p>17.12.2025 – Response to outstanding issues submitted re whether the proposed changes to the original DA would result in a substantially different development, updated noise impact report to include sensitive receives including new dwelling at 205 Yandina BliBli Rd, onsite pedestrian pathway access, confirmation that the applicant will no longer be proceeding with worker accommodation as sufficient labour can be sourced locally, protection of waterways.</p> <p>13.10.25 - Minor Change to Development Approval - Berries Galore Pty Ltd - PLM 25/0056) to a 24/7 strawberry farm with revised development layout & incorporating highly advanced robotic automation technology. Change to: crop variety; industrial farming processes, packaging and haulage outcomes; internal fit-out requirements; reduction in staff car parks [135 down to 6]; construction of large greenhouse with lower building height over 4 stages [with associated infrastructure to be delivered in Stage 1].</p>
MCU21/0076.1 Other	<p>Bebrook Stockpiling and screening - 115 Cordwell Rd KULANGOOR - Minor Change to Development Approval - Transport Depot and High Impact Industry (Stockpiling and Screening Material) - Chilli Recycle Pty Ltd - Murray & Associates (QLD) Pty Ltd</p> <p>Site sold early 2025 and purchased by JJ Richards.</p> <p>23.3.2026 – Applicant agrees to Assessment Manager extension request on 20.3.26 for further 40 days to current decision making period.</p> <p>10.2.2026 Request for Outstanding Issues to be addressed with an agreed extension to 20 March.</p> <p>22.10.25: Request to exchange existing approval [package of docs] Original approved</p> <p>19.9.22. Minor change DA proposes Chilli Bins lease and occupy the northern portion of the site and operate as a resource recovery and transfer facility to include crushing / milling and grinding concrete and potentially green waste.</p> <p>Comment - The original DA did not include crushing concrete putting into question if the DA does actually meet assessment criteria for Minor Change? Submission made 6.3.2026</p>
RAL23/0058 & MCU23/0167 Lodged 3.6.23 Code Assessable	<p>Burtons Road Industrial Scale Greenhouses Farm - 53 & 135 Burtons Rd Bridges: Intensive horticulture and workers accommodation, boundary realignment.</p> <p>11.12.23: Approved with 102 conditions and a 6 year currency period from the date of approval [to Dec 2029]</p>
<u>Residential</u>	
RAL20/0072 Lodged 3.6.20 RAL20/0072.01 Lodged 17.7.25 Code Assessable OPW25/0422	<p>SW Yandina – 2-18 Wappa Falls Rd; 1-47 Bracken Fern Rd246 - Low Density Residential subdivision.</p> <p>31.3.2026 – Approved Decision Notice</p> <p>3.2.2026 –Extension Agreement - time period for Assessment Manager to decide the application extended to 17.2.2026.</p> <p>5.1.2026 – response to information request submitted in relation to Biodiversity, Hydraulics, Traffic [Bike ramps and roundabout design], Civil, Geotech, Retaining Walls, Stormwater, Signage, Line marking and Kerb adaptors.</p>
OPW25/0302 code assessable	<p>Vehicle crossover - 86-90 Farrell St, Yandina</p> <p>28.08.25: Application withdrawn</p>
OPW26/0018	<p>Vehicle crossover - 92 Farrell St YANDINA - Ray Cripps - Bax Engineering Pty Ltd</p> <p>6.3.2026 – SARA info request based on concern regarding safe access to State Controlled Rd network. How the driveway will safely interact with pathway users? Sightline to pathway, a 90-degree pathway crossing at driveway, pathway should not run longitudinally along driveway at any point. Ninderry Rd to be left in/left out only, mitigation measures necessary to address potential safety hazard or worsening of operating conditions on the state-controlled corridor [designed in accordance with TMR <i>Road Planning Design Manual</i> and Council standards.</p>

	29.1.2026 – Pre-lodgement advice from SARA “ The southern access point from Carinya Way is the preferred access location ... ”
MCU25/0323 OPW25/0517 Impact Assessable	Halcyon Yandina stage 2 - 96 Cooloolabin Rd, 14 Browns Creek Rd & Brandons Rd YANDINA - Retirement facility 268 dwellings & Waterway barrier works - Stockland Land Lease Management Pty Ltd - Project Urban - COMBINED OPW25/0517 1.4.2026 – new DA OPW26/0121 submitted [to-date there are no accessible documents on Development i] 20.1.2026 – Concurrence Information Request in relation to location of stormwater infrastructure and adequate fish passage provisions. 13.11.2025 – Impact Assessable DA Submitted proposing to build a retirement village on rural land earmarked for low density residential in SEQ Regional Plan 2023.
MCU22/0394 OPW25/0064.03 Impact Assessable	Halcyon Yandina - 47-69 Steggalls Rd and 75-93, 55-73, 35-53, 15-33 Brandons Rd, Yandina. Establish a retirement facility – Stockland/Halcyon. 14.8.25 - Minor Change to Existing Approval; decided 13.8.25. 29.07.25: Approved decision notice
MCU25/0147 OPW25/0230 Code Assessable	Eco Tourism Horse Park - 81 Creightons Road, Kulangoor: code assessable. Short term accommodation, nature and tourist (8 cabins). 18.3.2026 – complete set of approved plans 8.12.2025 – Approved Decision Notice with 116 conditions including detail such as no live or amplified music, supply of non-mechanical clothes drying areas for each cabin, no functions weddings or parties, short term accommodation must not exceed 14 consecutive nights .. etc Comment – the design of most cottages is not consistent with Sunshine Coast Design Principles. Poor design choices such as locating the cabins with predominantly south or west facing living spaces/verandahs leads to a high reliance on artificial heating and cooling creating unnecessarily high operating costs. As this is a nature based [eco-tourism] set-up, why each cottage verandah does not face north for a bushland view and relaxing warm winter sun drenched holiday vibe is anyone’s guess?
MCU25/0154 Code Assessable	168 Hillcrest Road, Kiamba – Rural workers accommodation, 11.83 ha. Working farm producing organic food and produce. 17.2.2026 – Approved decision notice with 19 conditions 27.06.25: Info request: Justification for rural workers accommodation; offsite impacts; SEQ water catchment area; revised plans required; 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.
MCU25/0298 & OPW25/0446 Lodged 16.10.25 Code Assessable	25 Unit Complex - 10, 12 & 14 Low Street YANDINA – Multi-Unit Residential Dwelling and Short-Term Accommodation, Stormwater, Earthworks, Vegetation Clearing, Landscaping, Driveway Access & Parking - Tripgood Pty Ltd - Murray & Associates (Qld) Pty Ltd - COMBINED MCU25/0298 1.4.2026 – Extension to decision period agreement to review draft conditions – assessment manager offering to allow time for applicant to submit comments on drft conditions and facilitate Council review and adoption of potential review changes. Decision period extended to 10 April 26. 10.3.2026 – Response to further advice including amended landscaping and design plans – reduced by 1 to 24 Units removing unit 12 to locate bins beside unit 9’s outdoor alfresco area. Comment - if the intention is to offer affordable housing the intention is undermined by poor design choices that will lead to low quality living conditions and high operating costs for a number of unit owners/dwellers. Aspects of the design do not offer affordable living. Placing housing with poor solar orientation over excessive ground level moisture can lead to significant issues related to health, maintenance and energy poverty. 1. That the flood/water retention area at the back, and partially under, block D will receive no direct sunlight due to its southern aspect and, when paired with a 8.5m high building

	<p>blocking northern light, the ground will have trouble drying out and remain soggy, wet and stagnant for long periods, providing a potential breeding ground for mosquitoes.</p> <ol style="list-style-type: none"><li data-bbox="379 185 1517 360">2. That the south facing units over-hanging the water retention area have no solar access, and no cross ventilation from coastal summer breezes. Poor natural ventilation and a lack of any sunlight is a recipe for mold and excessive ground water is a recipe for mosquitoes and damp cold winters [if the residents cannot afford to run heaters and dehumidifiers to manage damp cold and mouldy conditions their health will be put at risk].<li data-bbox="379 376 1449 481">3. Damp ground will increase maintenance. Building materials will degrade more quickly requiring expensive repairs and maintenance and increasing strata fees and insurance premiums.
--	--