

<u>Industrial</u>	Development Monitor report 6.1.1 (at 06.06.2024)
MCU10/2118.03	<p>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).</p> <p>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.</p>
MCU24/0113	<p>801-845 Yandina Coolum Road, Valdora – outdoor sport and recreation (aeromodelling club) – Suncoast Model Flyers Incorporated.</p> <p>31/05/24: Referral to SARA</p> <p>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;</p> <p>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.</p> <p>Onsite amenities/storage building proposed along with 10 on-site car parks and a shade structure over the ‘pit’ (pilot area).</p>
MCU17/0014.04 MCU17/0014.03 OPW24/0075	<p>15-21 Fleming St: PJ McCarthy Builders: material change of use of premises (low impact industry)</p> <p>15.05.24: approved plans for minor change (addition of mezzanine floor) to existing approval and approval for operational work for an advertising device.</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>17.05.24: SARA information request re State Code 25: development in a SEQ koala habitat area – info required by 16.08.24.</p> <p>02.05.24: Referral to SARA: re koala habitat and state transport corridors and future state transport corridors.</p> <p>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.</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>
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>For sale with Colliers real estate – advertised as having current DA for freestanding industrial building.</p> <p>20/03/24: Approved plans</p>

MCU23/0362 & OPW23/0569	1-7 Old Gympie Road. Extension of existing shopping centre, material change of use childcare 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).
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: <ol 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	<p>59 Ayrshire Rd, Yandina – 8 Short-Term Accommodation units</p> <p>04/06/24: Council extended suspension of the appeal period until 05/07/24</p> <p>09/04/2024: Applicant suspends the appeal period to provide further time to make representations against conditions of DA.</p> <p>06/03/2024: Approval with 53 conditions: including SARA and bushfire hazard and management plan.</p> <p>Temp accommodation: must not exceed 14 nights – nil mention of NDIS but accommodation and infrastructure is accessible to people with disabilities.</p>
POS23/0096	<p>61 & 49 Old Gympie Road: Survey plan SP324767 (42 Lots – 39 created, two drainage).</p> <p>04/03/24: Approving plans of subdivision. Pindari Rise Estate.</p>
OPW21/0616 RAL21/0118	<p>17 Buckle St: Reconfiguring of a lot into four: Earthworks, stormwater and vegetation clearing.</p> <p>28/06/23: approved plans.</p>
MCU18/0077.01	<p>35 Farrell St: Approval for 9 x 2 story, 3-bedroom Units.</p> <p>14/05/24: Approved plans (with conditions) – minor change existing approval.</p> <p>19.03.2024: Amend the first-floor layout of townhouses 2-9: remove upstairs balconies to improve the indoor living spaces</p>
RAL21/0158 & OPW23/0402	<p>38 Colemans Rd - Reconfigure 1 lot into 20 – 4 Ha site, bulk earthworks</p> <p>05/05/24: Extension agreement for another 10 days.</p> <p>21/03/2024: Extension agreement until 28/05/2024</p> <p>11/10/23: additional hydrology information: proposed drainage plan, post and pre flood volume</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>
OPW23/0043	<p>7/2/23 – 20 Stevens St and Buckle St</p> <p>01/02/2024: Geotechnical report</p> <p>23/08/2023: approved with conditions - 35 Units</p>
MCU21/0003	<p>8 Stevens St and 15 Farrell St, Yandina: service station, Pearl investment.</p> <p>09/06/23 P&E court approval, subject to conditions. 24/06/21</p> <p>P&E Court appeal. 10/06/21 Refusal.</p>