

# Attachment Folder

**Item 8.7, 8.8, 8.12**

**Ordinary Meeting**

**Thursday, 21 November 2024**

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## TABLE OF CONTENTS

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ITEM	SUBJECT	PAGE NO
<b>8.7</b>	<b>DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE TO ESTABLISH SHORT-TERM ACCOMMODATION - 862 &amp; 894 LANDSBOROUGH-MALENY ROAD, BALD KNOB</b>	
	ATTACHMENT 1 DETAILED ASSESSMENT REPORT .....	5
	ATTACHMENT 2 PROPOSAL PLANS.....	55
	ATTACHMENT 3 CONCURRENCE AGENCY RESPONSE .....	103
	ATTACHMENT 4 SUBMISSIONS MAP .....	113
	ATTACHMENT 5 COUNCIL 3D MODEL IMAGES.....	115
<b>8.8</b>	<b>APPLICATION FOR PRELIMINARY APPROVAL INCLUDING A VARIATION REQUEST FOR MATERIAL CHANGE OF USE OF PREMISES TO VARY THE EFFECT OF THE SUNSHINE COAST PLANNING SCHEME 2014 FOR A MASTER PLANNED DEVELOPMENT (BLI BLI NORTHERN VILLAGE - PARKLAKES 3)</b>	
	ATTACHMENT 1 DETAILED ASSESSMENT REPORT .....	129
	ATTACHMENT 2 VARIATION APPROVAL DOCUMENTS AND PROPOSAL PLANS .....	219
	ATTACHMENT 3 CONCURRENCE AGENCY RESPONSE .....	265
<b>8.12</b>	<b>2023-24 FINANCIAL STATEMENTS AND COMMUNITY FINANCIAL REPORT</b>	
	ATTACHMENT 1 INDEPENDENT AUDITORS REPORT AND CERTIFIED GENERAL PURPOSE FINANCIAL STATEMENTS 2023-24	297
	ATTACHMENT 2 QUEENSLAND AUDIT OFFICE FINAL MANAGEMENT LETTER 2023-24.....	357
	ATTACHMENT 3 COMMUNITY FINANCIAL REPORT 2023-24.....	369
	ATTACHMENT 4 SUNCENTRAL MAROOCHYDORE PTY LTD 2023-24 ANNUAL REPORT .....	377
	ATTACHMENT 5 SUNSHINE COAST EVENTS CENTRE PTY LTD AUDITED FINANCIAL STATEMENTS 2023-24 .....	411

ATTACHMENT 6    SUNSHINE COAST ARTS FOUNDATION LTD ANNUAL  
REPORT 2023-24.....427



## DETAILED ASSESSMENT REPORT

**DEVELOPMENT PERMIT FOR SHORT TERM  
ACCOMMODATION  
MCU23/0125**

<b>APPLICATION SUMMARY</b>	
<b>Division:</b>	5
<b>Applicant:</b>	Geoffrey Thomas Family Trust
<b>Consultant:</b>	Adams & Sparkes Town Planning
<b>Owner:</b>	Presidential Capital Pty Ltd Tte
<b>Proposal:</b>	Development Permit for Material Change of Use of Premises to Establish Short Term Accommodation
<b>Properly Made Date:</b>	24/05/2023
<b>Street Address:</b>	862 & 894 Landsborough-Maleny Rd BALD KNOB QLD
<b>RP Description:</b>	Lot 1 SP 256087 & Lot 3 SP 311048
<b>Assessment Type:</b>	Impact
<b>Number of Properly Made Submissions:</b>	The application was publicly notified for 15 business days between 11 December 2023 and 18 January 2024 in accordance with the requirements of the Planning Act 2016.  A total of 2 properly made submissions was received objecting to the proposed development.
<b>State Referral Agencies:</b>	<u>Concurrence</u> <ul style="list-style-type: none"> <li>• SARA at DSDILGP (State Controlled Road)</li> </ul>
<b>Referred Internal Specialists:</b>	<ul style="list-style-type: none"> <li>• Economic Development Branch</li> <li>• Development Services Branch:                             <ul style="list-style-type: none"> <li>○ Principal Development Engineer</li> <li>○ Senior Landscape Officer</li> <li>○ Senior Environmental Management Officer</li> <li>○ 3D Project Officer</li> </ul> </li> </ul>

**PROPOSAL:**

The application seeks approval for Development Permit for Material Change of Use of Premises to Establish Short-Term Accommodation.

The proposed development will comprise of 38 residential units, a manager’s residence and a reception and dining area, along with associated carparking and driveway access. The residential accommodation is comprised of 33 one-bedroom units and 5 two-bedroom

units, plus the manager's two-bedroom unit. Each unit includes bedroom/s with an ensuite, kitchenette and balcony.

The proposal comprises of six buildings, with the main building fronting Landsborough-Maleny Rd which includes Reception, Dining area (for guests only), Manager's office and meeting rooms. Twenty units are proposed directly adjacent the reception building all with balconies facing towards the coastal viewlines. An additional three buildings are proposed along the northern boundary of the site, which contain the remaining 18 units and manager's residence.

All buildings are a maximum of two storeys and within the 8.5m overlay height limit.

Vehicular access to the site is proposed via a 12m wide all-movements crossover on Landsborough Maleny Road, which includes a Basic Left Turn (BAL) and Channelised Right Turn (CHR) treatment. The proposal incorporates a total of 45 car parking spaces, including three persons with disability (PWD) bays. A service vehicle car park (MRV) is provided adjacent to the Reception/dining building. The proposed development also includes three motorcycle parking spaces, ten bicycle parking spaces and 18 golf cart parking spaces.

Reticulated water supply is not available to the development. Potable water supply will be provided via rainwater storage tanks.

The site is not in a sewered area. Greywater, accounting for two thirds of the wastewater flow will be treated on-site and discharged via a dedicated land application area. The land application area is proposed on adjoining lot 894 Landsborough-Maleny Road (Lot 1 on SP256087) which is also owned by the applicant. An easement is proposed over the land application area to provide the appropriate discharge rights. The remaining blackwater will be pumped out from a storage tank for disposal at a municipal sewerage treatment facility.

It is noted that Lot 1 SP 256087 has been included in the application but for the purposes of wastewater irrigation only. All other aspects of the development are contained within Lot 3 SP 311048.

On site waste collection is proposed from a screened bin enclosure and washdown area located at the eastern end of the proposed car parking area. The bin store area will contain 6 x 1,100L bulk bins which will be serviced two times a week on site by a waste collection vehicle.

Plans, elevations and sections are included below.











































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































