

# **Additional Information**

**Item 8.1, 8.2, 8.3 & 8.4**

**Ordinary Meeting**

**Thursday, 30 January 2025**

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## Related Report / Additional Information

<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>30/01/2025</b>
<b>Requesting Councillor:</b>	<b>Councillor W Johnston &amp; Councillor J Natoli</b>		
<b>Item:</b>	<b>8.1</b>		
<b>Circulation</b>	<b>24 January 2025</b>		
<b>Officer :</b>	<b>Lead Senior Development Planner</b>	<b>Approving GE:</b>	<b>Group Executive Customer &amp; Planning Services</b>

In response to a question raised by Councillor W Johnston, please note the following additional information for your consideration.

**Question:**

Tranquil Park is a substantially larger structure than this one and blocks the views of the glasshouse mountains - is that correct?

**Response:**

Tranquil Park located at 483 Mountain View Road, Maleny (Rural Zone)

- Currently used as short-term accommodation, function facility and restaurant. Originally approved in the 1980's prior to any planning scheme provisions relating to scenic amenity being introduced.
- The central building is approximately 64m long.
- Streetview imagery shows the built form being screened by landscape and stepping down the escarpment. The topography of the site is flatter, and parts of the site are elevated above the road level, where existing views are likely restricted.
- Due to the topography and road alignment, there does not appear to be any substantial viewlines available from Mountain View Drive along the frontage, however some of the existing buildings may obstruct views of the Glasshouse Mountains from certain perspectives.









In response to questions raised by Councillor J Natoli, please note the following additional information for your consideration.

**Questions:**

- Are there any other buildings on the range that blocks the views of this scale?
- Would there be historic examples of where similar buildings could have been relocated elsewhere to improve the scenic output?

**Response:**

Officers are not aware of any approvals issued under the current Sunshine Coast Planning Scheme on Rural zoned land within the Blackhall range area which obstruct significant viewlines from Scenic Routes.

While there may be some commercial buildings located within commercial zones (e.g. within the Montville Village) which are of similar scale and obstruct viewlines from the street, these are not considered comparable to the current proposal being located within a Rural Zone.

The following are some examples of larger historical developments located within the Rural Zone and along a Scenic Route which were approved before the current planning scheme and before any scenic amenity requirements were introduced.

Tranquil Park located at 483 Mountain View Road, Maleny (Rural Zone)

- Currently used as short-term accommodation, function facility and restaurant. Originally approved in the 1980's prior to any planning scheme provisions relating to scenic amenity being introduced.
- The central building is approximately 64m long.
- Streetview imagery shows the built form being screened by landscape and stepping down the escarpment. The topography of the site is flatter and parts of the site are elevated above the road level, where existing views are likely restricted.









Flaxton Gardens 313-327 Flaxton Dr, Flaxton (Rural Zone)

- Currently used as a Function Facility and Restaurant. Various uses have occurred on the site since the 1980's which were established prior to any planning scheme provisions relating to scenic amenity being introduced.
- The main central building is approximately 40m long.
- Streetview images from Flaxton Drive show the built form being well screened by landscaping, setback from Flaxton Drive and being relatively unobtrusive. The topography of the site where the main buildings and parking is located is flatter, with sections at level or slightly elevated above the road level, where existing views are likely restricted.





Clouds 166 Balmoral Rd, Montville (Rural Zone)

- Currently used as Short-term Accommodation. Various uses have occurred on the site since the 1990's which were established prior to any planning scheme provisions relating to scenic amenity being introduced.
- The main building is approximately 58m long.
- The building is not located on the escarpment side of the road and as such does not obstruct views. Streetview images from Balmoral Rd show the built form being partially screened by landscaping and being relatively unobtrusive.





## Related Report / Additional Information

<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>30 January 2025</b>
<b>Requesting Councillor:</b>	<b>Councillor M Suarez</b>		
<b>Item:</b>	<b>Item 8.2 - Development Application - Material Change of Use for Outdoor Sport and Recreation (Aeromodelling Club) - 76-88 Dynes Road and 801-845 Yandina Coolum Road, Valdora</b>		
<b>Circulation</b>	<b>Friday 17 January 2025</b>		
<b>Officer :</b>	<b>Principal Development Planner</b>	<b>Approving GE (title):</b>	<b>Group Executive Customer &amp; Planning Services</b>

In response to a question raised by Councillor M Suarez please note the following additional information for your consideration.

**Question:**

Please provide a heat map of the submitter’s locations to better understand where the opposition and support is located.

**Response:**

Please see below the heat maps provided in relation to the submissions made prior to 19 December 2025.

































































