

Related Documentation

Ordinary Meeting

Thursday, 30 January 2025

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Development Application - Material Change of Use to Establish Short Term Accommodation

862 & 894 Landsborough-Maleny Road, Bald Knob

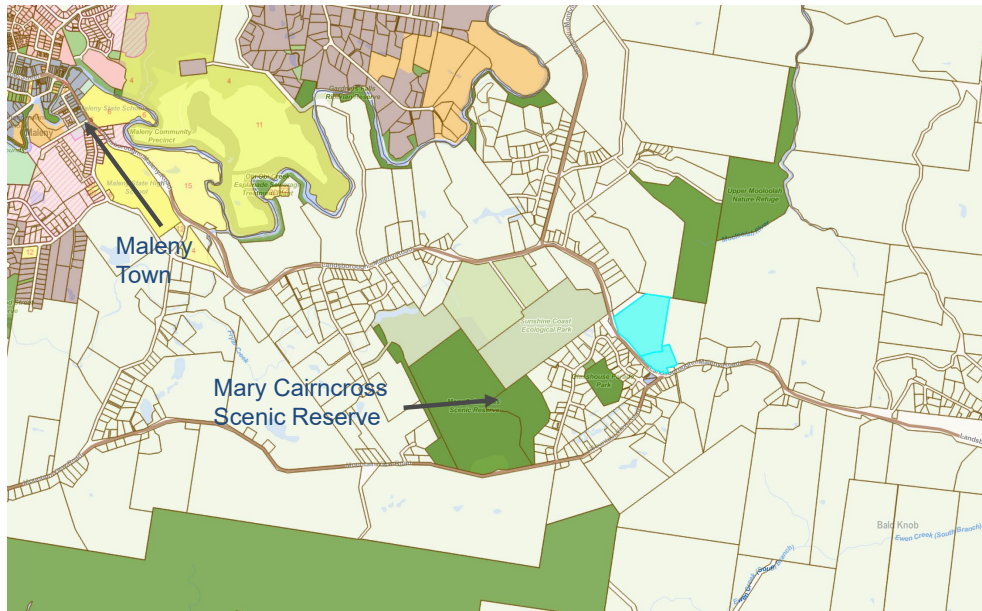
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Item 8.1



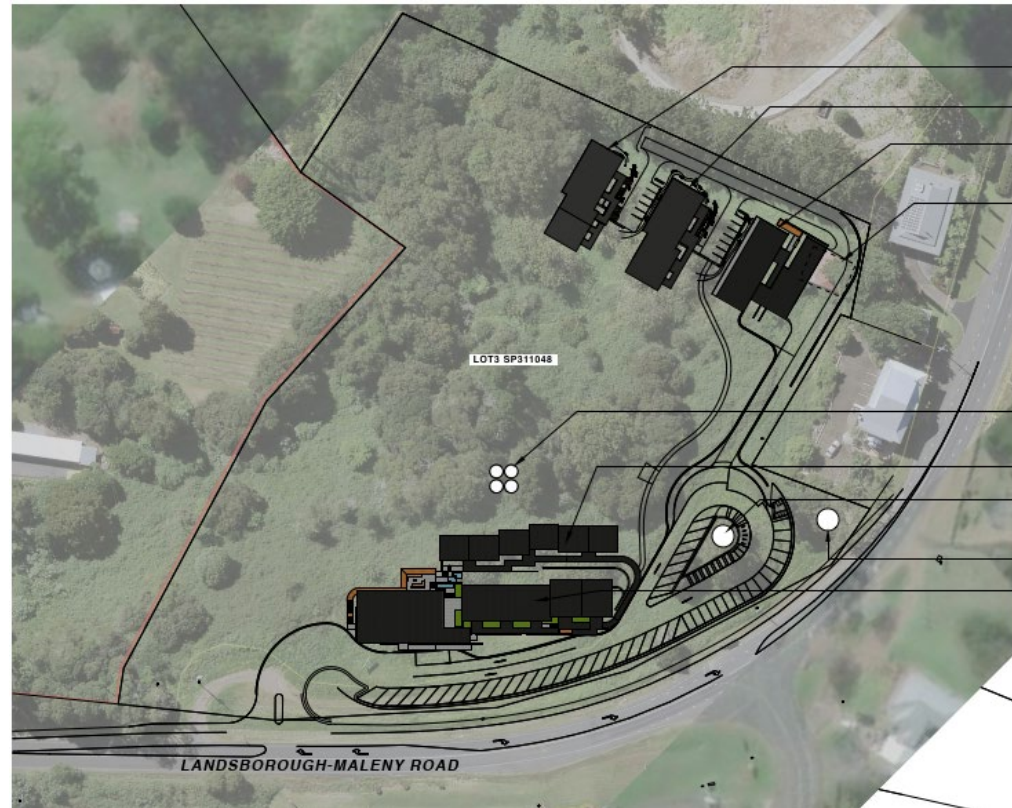
Aerial – Context and Site



Proposal – Short Term Accommodation

Development application involves the following development aspects:

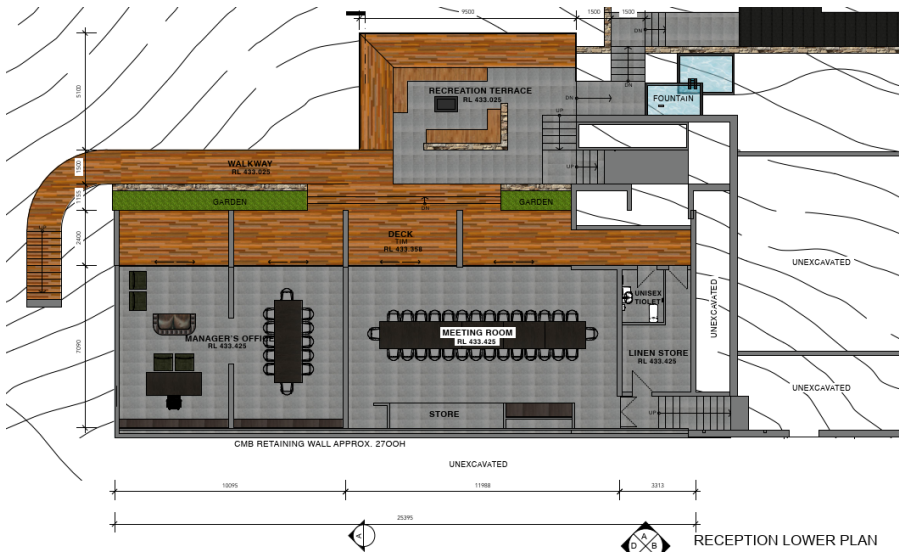
- 38 x 1 and 2 bedroom units
- 1 x managers residence
- Reception including dining area (guests only), meeting rooms and offices
- 48 car parks



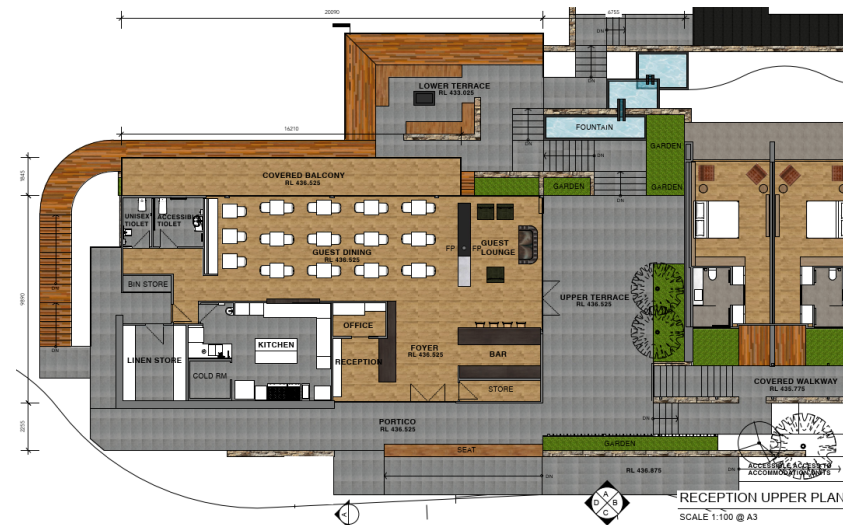
Proposal – Typical Floor Plans



Proposal – Reception



Lower Level

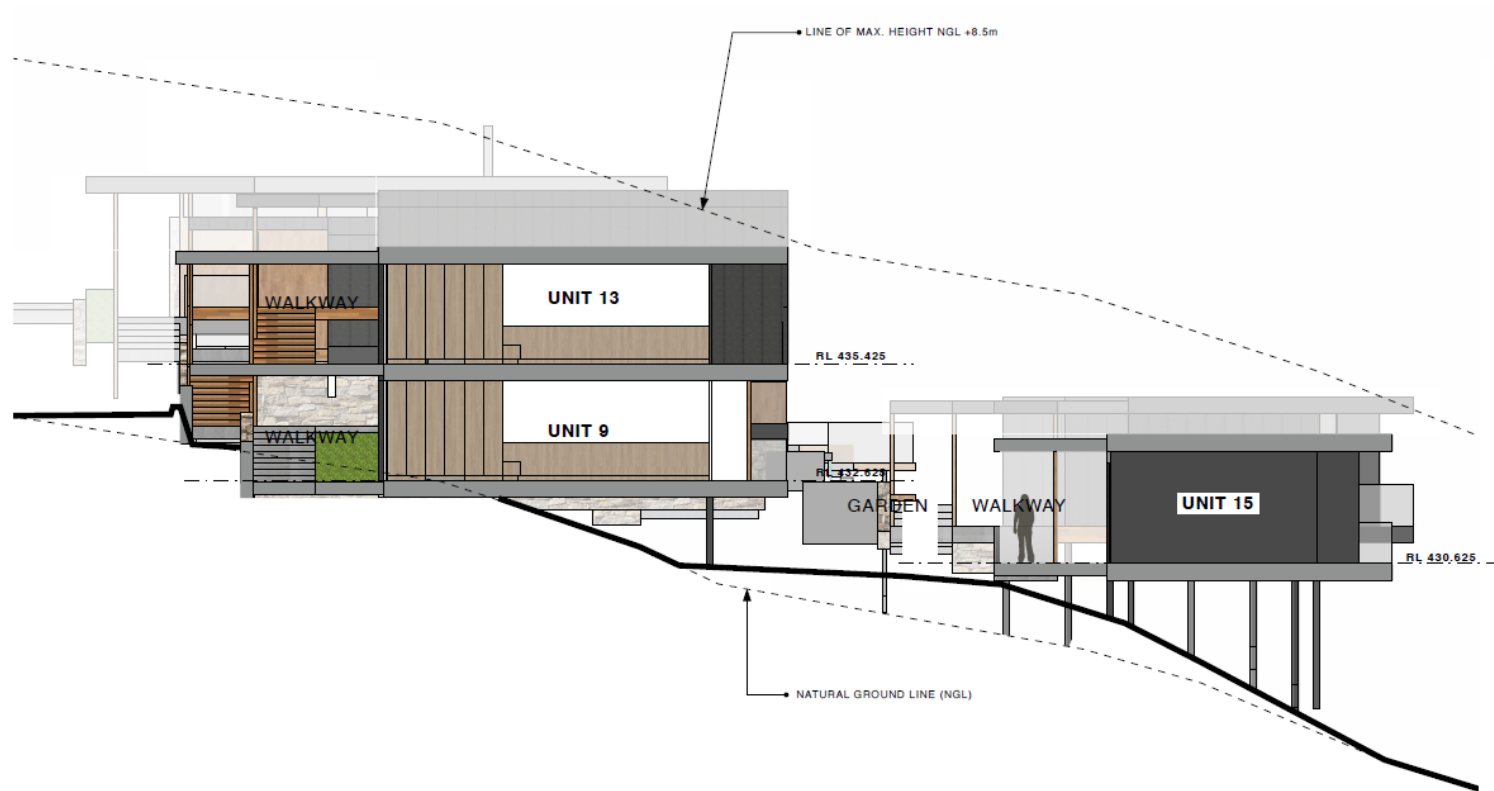


Upper Level

Proposal – Elevations of Front Reception Building



Proposal – Sections



Public Notification – 7 submissions (6 opposed and 1 neutral)

6 submissions opposed the Proposal (2 properly made)

Key Issues Raised in Submissions in Objection of the Development

- The proposal will obstruct views from various vantage points around the site.
- The proposal, if approved, will seriously impact the existing scenic amenity of a highly prominent location.
- The proposal will have impacts on businesses on the opposite side of Landsborough-Maleny Road particularly view lines.
- The built form and development footprint generally is of a size and scale that is out of character with other development on the rural land north of Landsborough-Maleny Road.
- The development has not been designed or sited to sensitively respond to the site's physical characteristics such as steep slopes .
- Traffic and parking impacts on surrounding area and businesses.
- Impacts to the local flora and fauna.
- Impacts on existing services such as water.

Key Assessment Considerations

Strategic outcomes relating to Rural Areas, High Value Scenic Areas, Scenic Routes and the Blackall Range Escarpment:

- The proposal would have significant detrimental impacts on the views available across the site from Landsborough-Maleny Road, an identified Scenic Route.
- The proposal will severely detract from the landscape values of the site and the visual amenity of a Scenic Route, clearly obstructing the available views including the loss of foreground and mid distant views of rolling hills and other significant landscape features.

