

Related Documentation

Ordinary Meeting

Thursday, 21 May 2026

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Development Application - Material Change of Use to Establish a Tourist Park 29 Roberts Street, Glass House Mountains

Ordinary Meeting

21 May 2026

Item 8.2



Site Location and Aerial Photo

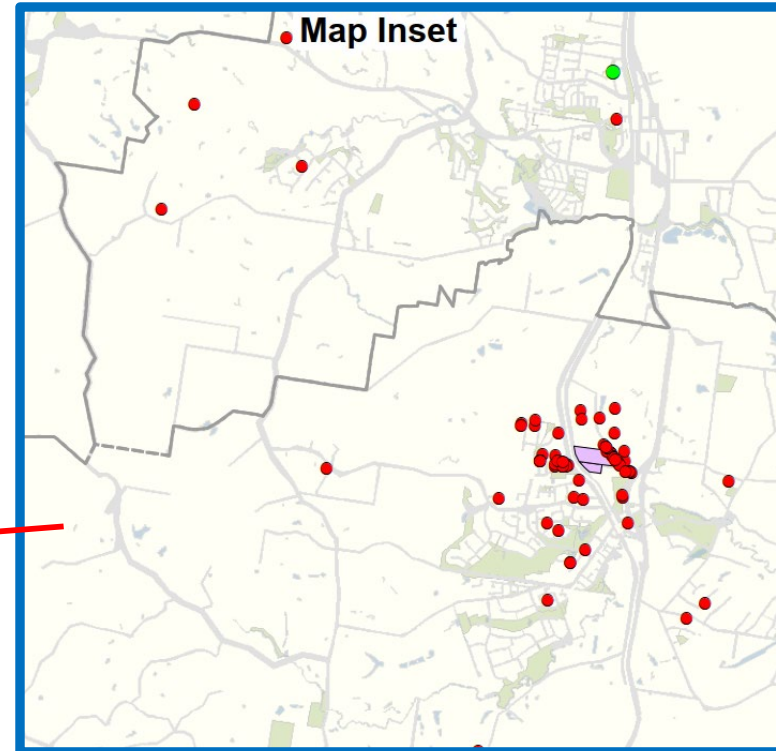
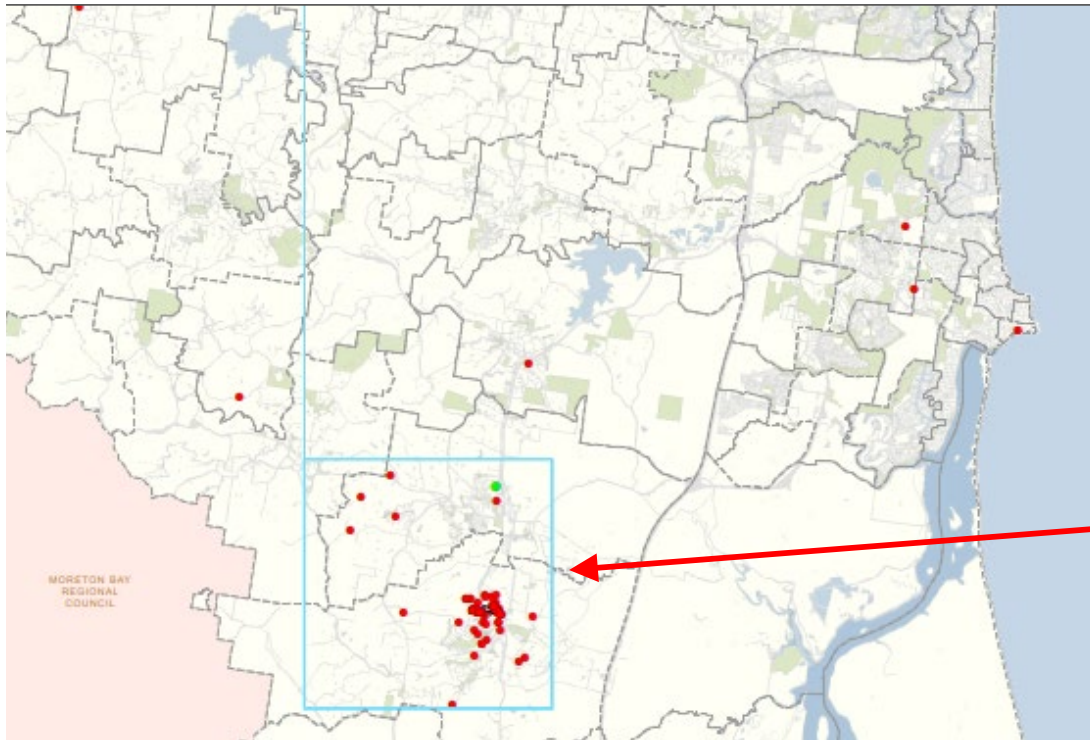


Public Notification – 117 submissions (116 opposed and 1 in support)

115 properly made submissions were received (all but one opposed the proposal) Key Issues Raised in Objection of the Development

- Inter-urban Break – Land use proposal is incompatible with the requirements of the Planning Scheme and Shaping SEQ 2023 Regional Plan.
- Amenity & Safety - Concerns relating to noise, light, air, parking and traffic impacts on the nearby properties.
- Land use conflicts - Urban uses encroaching into rural zone and conflicts with agricultural activities.
- Environmental – Concerns relating to impacts on Local Flora and Fauna and bushfire.
- Scenic Amenity – Concerns on view impacts from surrounding properties including to the Glass House Mountains.
- Economic – Concerns about the impacts on local businesses within Glass House Mountains Township.

Submitter Map



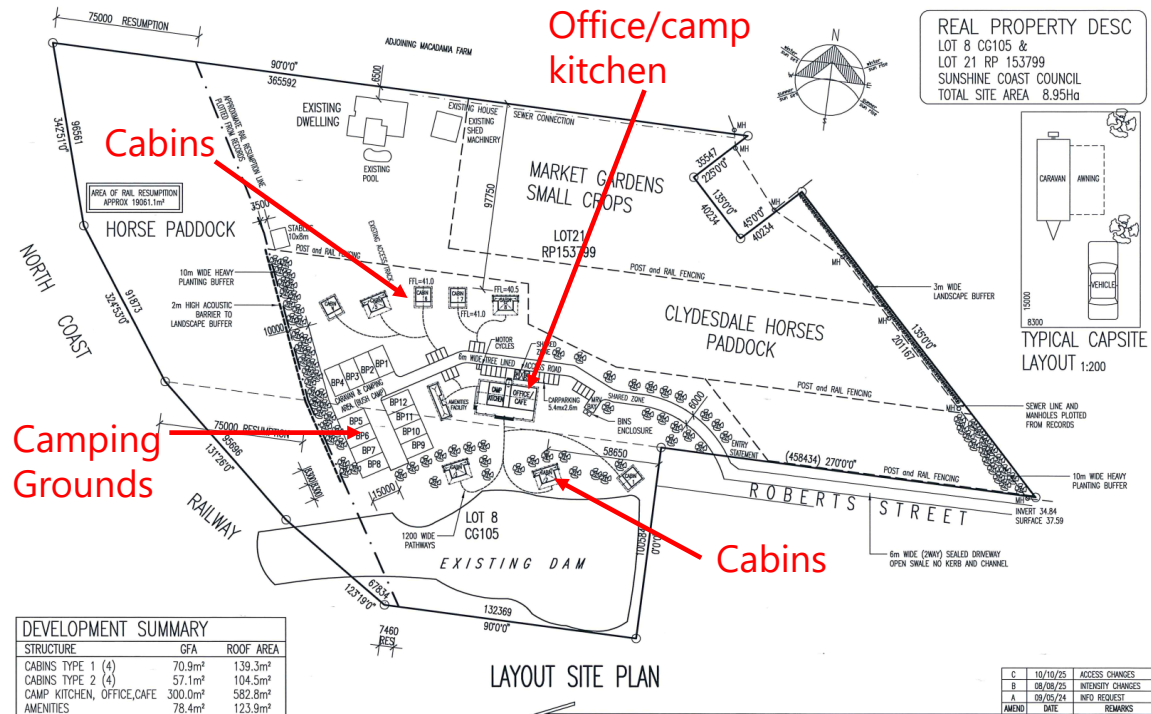
Changed Proposal – Tourist Park

Tourist park with 8 cabins and 12 camping / caravan sites.

Ancillary facilities including guest farm experiences, horse paddocks and market gardens.

25 car parks.

Note: function facility, food and drink outlet, timber mill and 50 car parking spaces omitted.



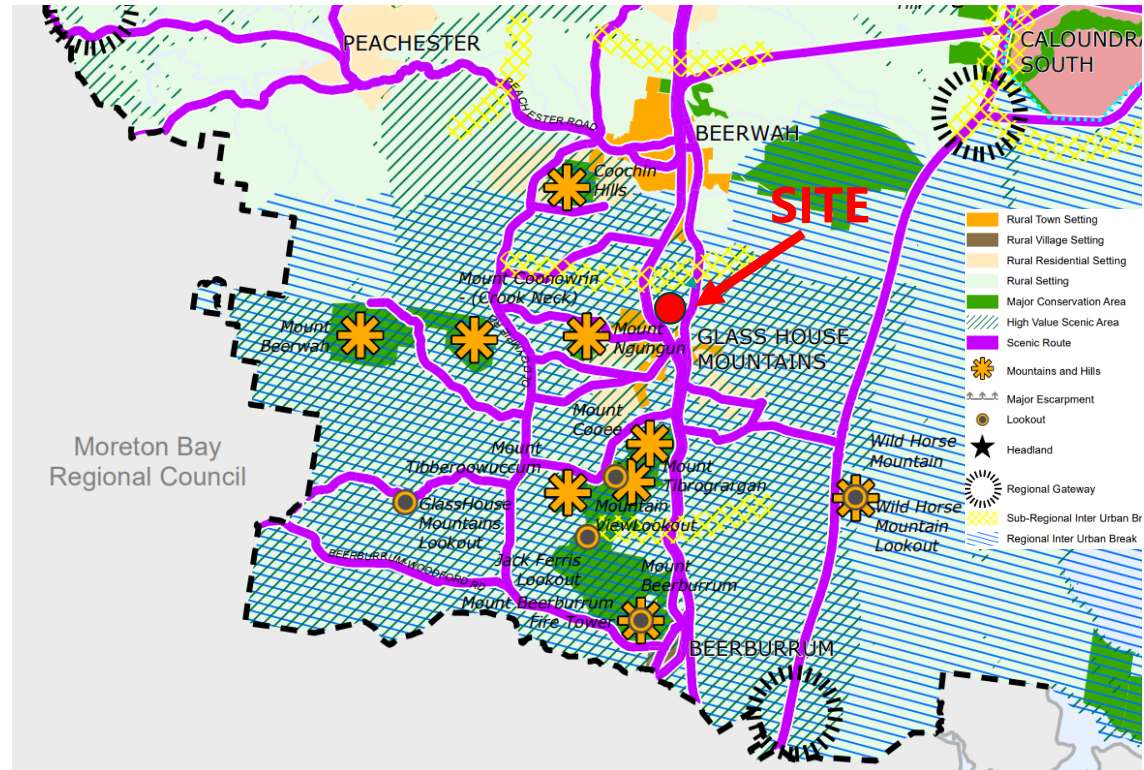
Key Assessment Considerations

Submitter Key Issues

Incompatible with Inter-urban Break and land use conflicts

Changed Application

- Reduction in scale including removal of the Function Facility, Food & Drink Outlet and Timber Mill
- Retains and protects existing natural areas within the site.
- Incorporates a low-rise built form set within a landscaped environment.
- Landscape treatments provide visual screening and soften built form elements.



Key Assessment Considerations

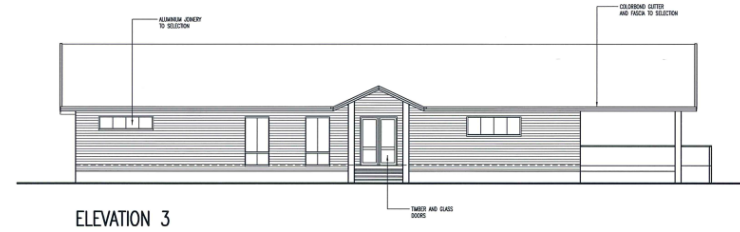
Submitter Key Issues

Concerns on view impacts from surrounding properties including to the Glass House Mountains

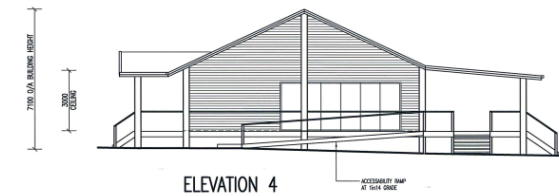
Changed Application

Agri-tourism development is complementary to surrounding rural area.

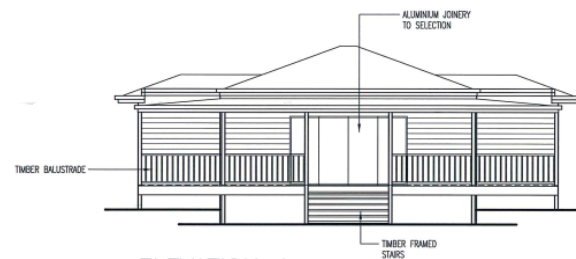
Low-rise, dispersed development with timber cladding and Colorbond roofing is consistent with rural character.



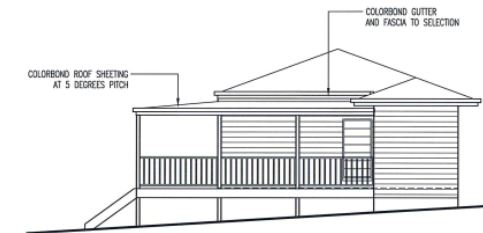
ELEVATION 3



ELEVATION 4



ELEVATION 1



ELEVATION 2

Key Assessment Considerations

Submitter Key Issues

Amenity & Environmental impacts relating to noise, light, air, parking and traffic

Changed Application

- Reduction in scale including removal of Function Facility, Food & Drink Outlet and the Timber Mill.
- Significant separation between proposed uses and adjoining dwellings.
- Operational conditions recommended to minimise noise impacts on surrounding sensitive uses.
- External road upgrades to be conditioned, including sealing of Roberts Street.
- Rehabilitation of waterways and bushfire management can be conditioned.



Recommendation

That Council:

- a) receive and note the report titled "Material Change of Use to establish a Tourist Park - 29 Roberts Street Glass House Mountains" and
- b) APPROVE Application No. MCU23/0310 for a Development Permit for Material Change of Use of Premises to establish a Tourist Park at Roberts Street, Glass House Mountains, subject to the imposition of conditions identified in Appendix A.

Thanks for your time



sunshinecoast.qld.gov.au

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Active Transport Plan 2026

Ordinary Meeting

Item 8.3

21 May 2026



