

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

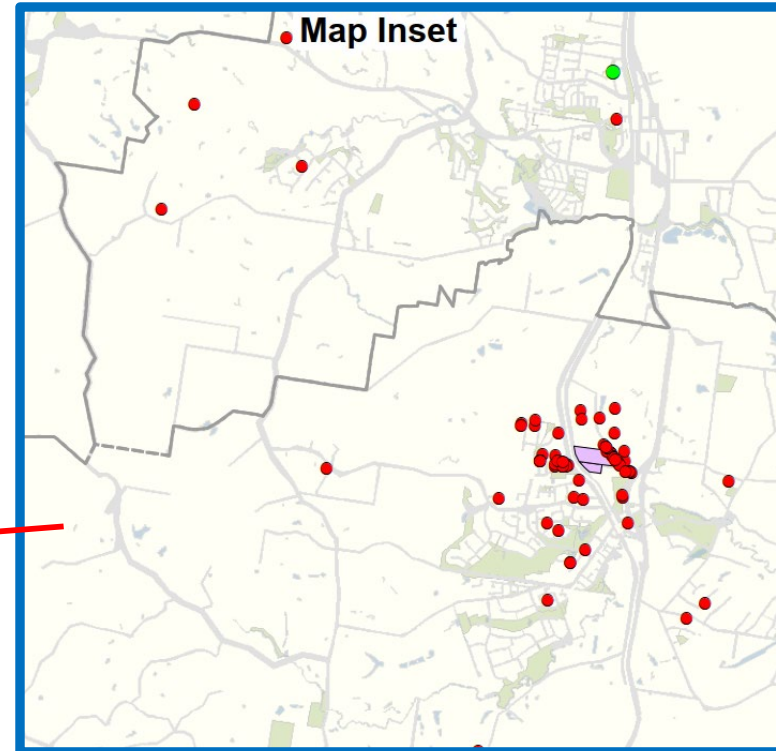
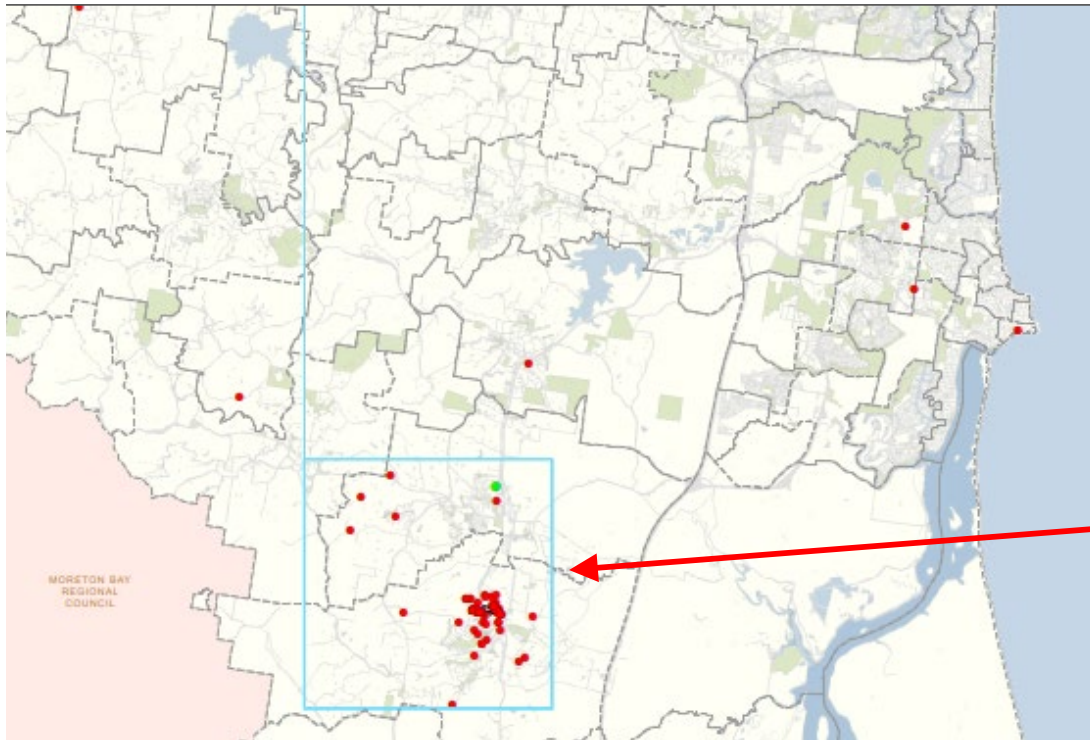


Public Notification – 117 submissions (116 opposed and 1 in support)

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



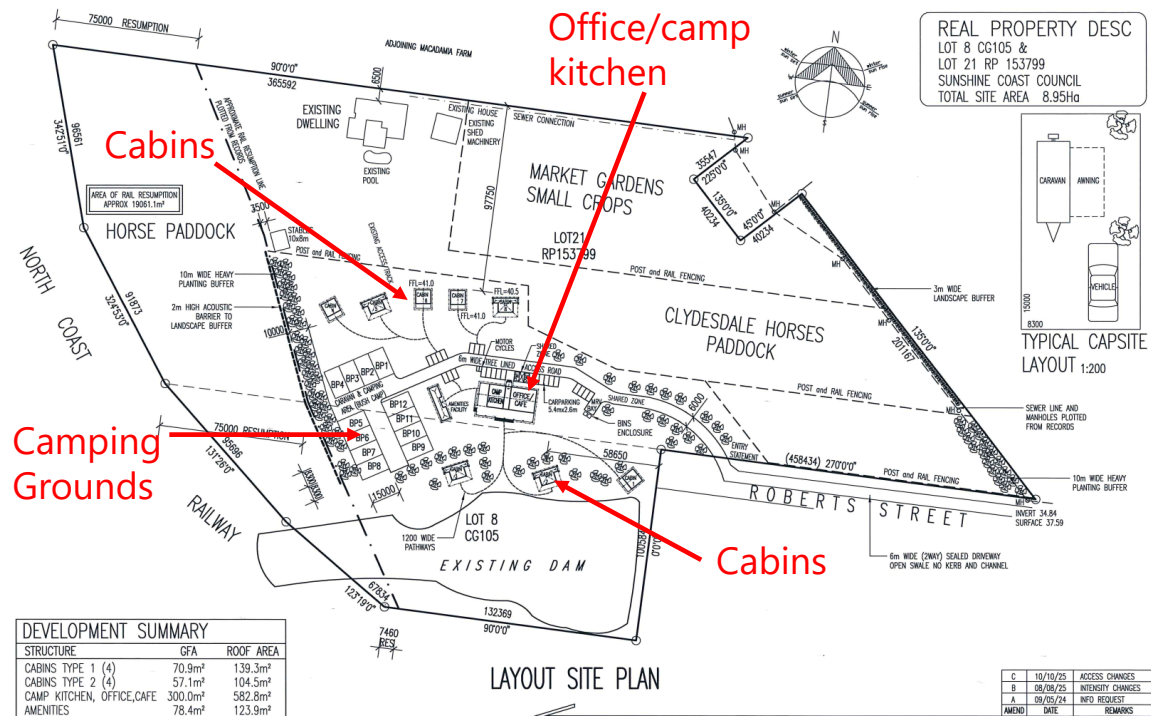
Changed Proposal – Tourist Park

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.



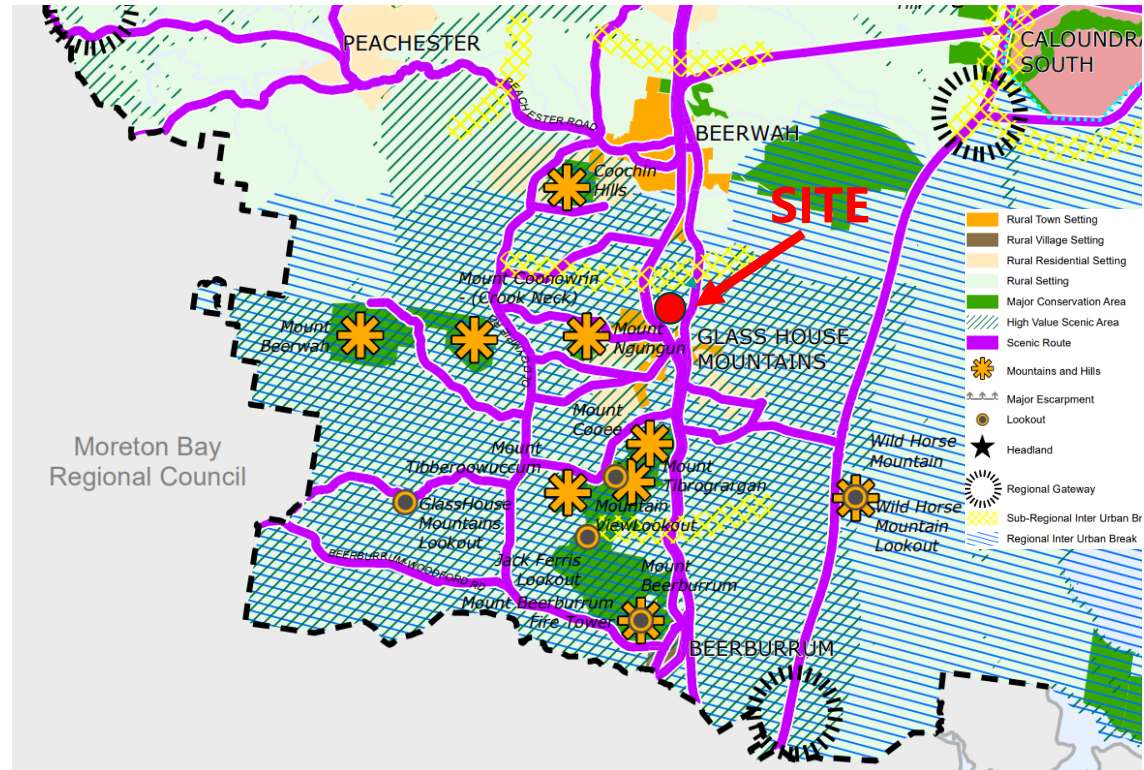
Key Assessment Considerations

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

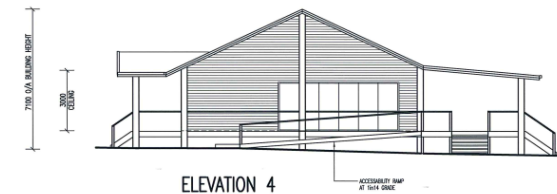
Changed Application

Agri-tourism development is complementary to surrounding rural area.

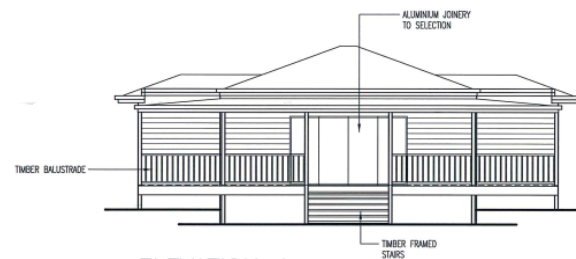
Low-rise, dispersed development with timber cladding and Colorbond roofing is consistent with rural character.



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



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Active Transport Plan 2026

Ordinary Meeting

Item 8.3

21 May 2026



Active Transport Plan 2026

Staying current

- Active Transport Plan 2011-3031
- Integrated Transport Strategy (2018)

Informing the Plan

- Defining active transport
- Community needs
- Our network and users
- Latest policy and planning
- Growth and major projects and events across the region



Active Transport Plan 2026

Overview

Vision

Create a liveable, healthy, safe and connected Sunshine Coast by making walking, riding and rolling an easy choice for everyday trips

Guiding objectives

- Equitable access for all
- Liveable and sustainable
- Vibrant and attractive places
- Creating change



Active Transport Plan 2026

Overview

Priority areas for action

- Networks and infrastructure
- Supporting activities
- Promote, influence and encourage

Aspirational active transport network mapping

- Planned and existing walking and riding networks
- Regional mapping
- Divisional mapping
- Delivered by Council, State and private development



Active Transport Plan 2026

Priorities for delivery

Actions

- Connectivity to public transport stops and stations (The Wave), schools, shops
- Connectivity to Brisbane 2032 Olympic and Paralympic Games venues
- Support our most vulnerable pedestrians
- RideScore Active Schools Program
- Behaviour change after the delivery of infrastructure
- Best practice outcomes in new development

Funding

- Capital Works Program, Local Government Infrastructure Plan, Transport Levy
- External grants and funding
- Private development



Active Transport Plan 2026

Consultation

Broad community engagement

- Phase 1: Community insights and perceptions – shaped the Plan
- Phase 2: Feedback - have we got it right?

Targeted stakeholder engagement

- Local community and business groups
- Peak community-based advocacy groups
- University students
- Sunshine Coast Active Transport Advisory Committee (SCATAC)



Active Transport Plan 2026

Recommendation:

That Council:

- Receive and note the report titled Active Transport Plan 2026
- Endorse Active Transport Plan 2026 (Appendix A)



Thanks for your time



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Sale of Land for Arrears of Rates

Item 8.5

Ordinary Meeting

21 May 2026

Sale of Land for Arrears of Rates

- The *Local Government Regulation 2012*, Chapter 4, Part 12, Division 3, applies where some of the overdue rates and charges have remained unpaid for a period of at least three years and allows a local government to sell the land on which the rates or charges were levied (Sale of Land procedures).
- As the Sale of Land procedures progress the number of properties with overdue rates and charges will continue to reduce as landowners take action to pay their rates.
- Over the last five years two properties have been auctioned as an outcome of the Sale of Land.

Year	Number of Properties subject to the Sale of Land process in January	Number of Properties subject to the Sale of Land process as detailed in the May Ordinary Meeting Report	Amount of rates and charges overdue as detailed in the May Ordinary Meeting Report	Number of Properties Auctioned
2021	77	51	\$758,663	1
2022	56	29	\$291,743	Nil
2023	67	45	\$494,676	Nil
2024	57	17	\$205,774	Nil
2025	62	14	\$190,343	1

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Sale of Land for Arrears of Rates

- 26 properties are included within the Sale of Land process, with some of the overdue rates and charges unpaid for a period of at least three years, totalling \$424,474

Rate Category Group	Number of Properties	Number of Properties with a Mortgage
Principal Place of Residence – owner occupied	20	16
Not Principal Place of Residence – not owner occupied	5	3
Commercial	1	0
Total Properties	26	19

- The majority of properties subject to the Sale of Land procedures have a mortgage. In all instances in the past where a property has a mortgage, the rates have been paid in full by the mortgagee to protect their interests.

Sale of Land for Arrears of Rates

- Prior communication issued to property owners included an advisory letter in January 2026 issued with the Rate Notice and a second letter issued in March 2026. The subsequent letters and further extensive follow-up actions have resulted in 32 properties being removed from the Sale of Land list.
- In the event that Council approves the recommendations in this report, the legislation directs the following timelines:
 - First statutory notice – Notice of Intention to Sell to be issued in June 2026,
 - Second statutory notice – Auction Notice to be issued in September 2026, and
 - Sale of Land auction (if required) to occur in October 2026.
- Should the recommendation be approved by Council, landowners may prevent the sale of the property by paying all overdue rates and charges and all expenses that Council has incurred in attempting to sell the land.

Sale of Land for Arrears of Rates

Officer Recommendation:

That Council:

- a) *receive and note the report titled "**Sale of Land for Arrears of Rates**" and*
- b) *pursuant to Section 140(2) of the Local Government Regulation 2012 sell the land where some or all of the rates or charges for the land have been overdue for at least three years as at 31 December 2025 in accordance with Chapter 4, Part 12, Division 3 of the Local Government Regulation 2012 to recover outstanding rates and charges, and*
- c) *delegate to the Chief Executive Officer the power to take all further steps under Chapter 4, Part 12, Division 3 of the Local Government Regulation 2012 to effect the sale of the land procedures, including for the avoidance of doubt the power to end the sale procedures.*

Thank you



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