



The Moreton Bay Foundation

To: The Chief Executive Officer
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28 May 2026

Submission Regarding Proposed Sandstone Point Resort Expansion

Site Name 1780-1820 Bribie Island Road SANDSTONE POINT | Lot 6 SP 281368
DA number DA/2025/3908

Executive Summary

The Moreton Bay Foundation welcomes the opportunity to provide a submission regarding the proposed Sandstone Point resort and entertainment precinct development.

The Foundation recognises the important role that tourism investment, hospitality infrastructure and regional economic activity can play in supporting employment, visitation and broader economic outcomes across the Moreton Bay region. The Foundation is not opposed to appropriate tourism development within the region.

However, developments of this scale within highly sensitive coastal and landscape settings warrant careful and rigorous assessment to ensure that long-term environmental, scenic amenity, cultural and community values are appropriately considered alongside economic outcomes.

The proposal occupies a prominent gateway location adjacent to the Pumicestone Passage — an area of exceptional environmental, recreational, scenic and cultural significance.

The Foundation's submission is therefore framed not as opposition to tourism investment itself, but as a request that the proposal be assessed through a robust, transparent and evidence-based process consistent with the significance of the receiving environment, the strategic intent of the Planning Scheme, and the broader regional implications associated with cumulative coastal urbanisation.

About The Moreton Bay Foundation

The Moreton Bay Foundation is an independent environmental organisation focused on the long-term health, resilience and sustainability of the Moreton Bay region and its connected catchments, coastlines and marine environments.

The Foundation supports evidence-based approaches to environmental management, sustainable communities and responsible economic development that recognises the intrinsic relationship between healthy ecosystems, liveability, tourism and regional prosperity.

1. Strategic Context, Cumulative Impact and Precedent Considerations

The Foundation considers it important that this proposal be assessed not only on its individual merits, but also within the broader context of cumulative coastal urbanisation pressures occurring throughout the northern Moreton Bay region.

Within this context, developments of substantial vertical scale and visual prominence have the potential to establish enduring planning precedents for future applications along the Pumicestone Passage shoreline and associated coastal interface areas.

The integrity of long-term strategic planning frameworks depends upon consistent application of adopted planning intent, particularly within environmentally sensitive coastal locations where cumulative impacts may progressively transform landscape character and environmental function over time.

2. Landscape Character, Scenic Amenity and Regional Visual Values

The Foundation considers the visual and landscape implications of the proposed development to be a significant assessment consideration.

The proposed hotel towers represent a substantial increase in vertical scale relative to the established character of the Sandstone Point and southern Bribie Island gateway precinct.

The Pumicestone Passage corridor forms part of a distinctive coastal landscape setting in which expansive water views, open skylines and visual connections to the Glass House Mountains contribute strongly to regional identity and sense of place.

The Glass House Mountains are a National Heritage-listed cultural and scenic landscape, and their visual relationship with the Pumicestone Passage should be treated as a matter of regional landscape significance, not merely local visual preference.

The Foundation further submits that the proposal's visual impact assessment should not be confined to whether the towers are architecturally articulated or partly mitigated by design treatment.

The central issue is whether two prominent vertical structures rising above the established tree line would materially alter the scenic composition of the Pumicestone Passage and its visual relationship with the Glass House Mountains National Landscape.

The Foundation questions the Visual Impact Assessment methodology, including whether the assessment appropriately captures the true magnitude of visual change associated with the proposal.

3. First Nations Cultural Landscape Considerations

The Foundation acknowledges that the Pumicestone Passage and surrounding coastal landscapes form part of a broader cultural landscape with enduring significance to First Nations peoples.

The Foundation does not seek to speak on behalf of Traditional Owners or prescribe cultural outcomes. However, the Foundation considers it important that assessment of the proposal appropriately considers First Nations cultural values and incorporates meaningful engagement with relevant Traditional Owner groups as part of the assessment process.

The Foundation supports assessment approaches that recognise cultural landscapes as living and evolving systems connected to identity, heritage, place and Country.

4. Ecological and Light Pollution Considerations

The Foundation is particularly concerned about the potential ecological impacts associated with increased artificial light generated by a large-scale waterfront tourism and entertainment precinct, particularly given the values of the adjacent Ramsar-listed wetlands and the presence of species protected under national and international conservation frameworks.

As the proposal may affect Matters of National Environmental Significance, including Ramsar wetland values and listed migratory shorebird species, it should be assessed against the Commonwealth's National Light Pollution Guidelines for Wildlife, with independent assessment undertaken regarding:

- sky glow,
- marine-facing light spill,
- reflected lighting impacts,
- cumulative night-time lighting impacts, and
- long-distance visibility of lighting from coastal and marine environments.

The Foundation also notes that the site falls within the Queensland Government's Turtle Sensitive Area framework, which applies to coastal areas connected to important marine turtle nesting habitat.

Bribie Island's Ocean Beach forms part of the Sunshine Coast–Bribie Island loggerhead turtle nesting region is recognised as supporting approximately 4% of the IUCN Red-listed south-west Pacific loggerhead turtle breeding population (above the 1% threshold regarded as significant).

Given the known impacts of artificial light on marine turtle behaviour, nesting success, hatchling orientation and marine ecology more broadly, the Foundation submits that assessment of the proposal should also specifically address the Queensland Government's Turtle Sensitive Area Code and associated turtle-friendly lighting principles.

Particular consideration should be given to:

- cumulative lighting associated with entertainment and event operations,
- marine-facing illumination,
- seasonal lighting management during turtle nesting and hatching periods,
- spectral composition and intensity of lighting,
- potential indirect impacts associated with reflected sky glow, and
- enforceable operational and design controls to minimise ecological impacts over the life of the development.

The Foundation considers these matters to be particularly important given the cumulative growth pressures already occurring across the Pumicestone Passage and adjacent coastal environments.

5. Traffic, Marine Activity and Recreational Pressure

The Foundation requests detailed assessment of boating and marine traffic increases, wake impacts, marine wildlife disturbance, and cumulative recreational pressure on the Passage corridor.

6. Coastal Resilience and Climate Adaptation

The Foundation submits that the proposal should be rigorously assessed against contemporary coastal hazard and climate adaptation frameworks, including sea-level rise, storm tide inundation, erosion risk and long-term infrastructure resilience.

7. Protecting Long-Term Regional Identity and Nature-Based Tourism Values

The Foundation considers the long-term tourism strength of the Moreton Bay region to be fundamentally linked to the health, scenic character and ecological integrity of its natural environments.

Assessment of the proposal should therefore consider whether the scale, intensity and visual character of the development complements or incrementally diminishes the environmental and scenic qualities that distinguish the Passage from increasingly urbanised coastal destinations elsewhere in South East Queensland.

Recommendations

The Moreton Bay Foundation respectfully requests that Council and relevant assessment agencies ensure the proposal is subject to:

- rigorous cumulative impact assessment
- detailed scenic amenity and visual impact assessment
- independent peer review of the applicant's Visual Impact Assessment methodology and conclusions
- reassessment of magnitude of visual change and effect significance from key public viewpoints
- independent review of ecological and lighting impacts on threatened species
- comprehensive coastal hazard and climate resilience assessment
- detailed marine and visitation pressure assessment
- meaningful consideration of First Nations cultural landscape values
- transparent public reporting of technical studies
- strong lighting management conditions
- consideration of design refinement opportunities to reduce visual bulk and landscape dominance
- explicit consideration of precedent-setting implications for future waterfront development within the Passage corridor

Conclusion

The Moreton Bay Foundation acknowledges the potential economic and tourism benefits associated with the proposed development.

However, the Foundation submits that developments of this scale within highly sensitive coastal environments require particularly careful assessment to ensure that environmental, scenic, cultural and community values are appropriately protected over the long term.

The Foundation therefore respectfully requests that the proposal be assessed through a rigorous, transparent and evidence-based process that fully considers the long-term implications of cumulative urbanisation, visual transformation and environmental pressure within this nationally significant coastal setting.

Yours sincerely,



Katie Walters
Chief Executive Officer
The Moreton Bay Foundation