

Our Reference: MCUI/2025/8490
CS Portal Reference: N/A
Contact Officer: James Leader
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FURTHER ADVICE
Planning Act 2016 Section 68
Development Assessment Rules Chapter 1 Section 35

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10 July 2026

Dear Sir/Madam,

Application for: Material Change of Use – Impact – Tourist Park and Short-Term Accommodation
Location: 38 Wyreema Cambooya Road, WYREEMA QLD 4352
Property Description: Lot 27 RP13822

The further information provided by you in response to Council's Further Advice dated 9 June 2026 was received on 22 June 2026 and has been reviewed.

Council provides the following further advice in relation to certain aspects of your proposal that require additional clarification/information in order to enable proper consideration and determination of your application:

1. PROPOSED USES

Aspect of Development: Extent of Each Use	
	Council's information request identified that the proposed development did not appear to fully meet the 'Tourist Park' use initially applied for, and requested additional justification that the development met the use being applied for. Council also identified that if the proposed development could not fully meet the 'Tourist Park' use, a 'Short Term Accommodation' use component could be included with the application where relevant.
1.1	The applicant's response to Council's Information Request added a 'Short Term Accommodation' use component to the development in addition to the 'Tourist Park' use which was originally applied for. The submitted plans and documents do not adequately detail which use each of the existing/proposed buildings and structures corresponds to. Clarification on the extent of each use is required

	Council is not agreeable to marking up any plans to determine the extent of the uses applied for. If the proposed uses on site are not clearly defined Council may be unable to approve aspects of the proposed development. It is up to the applicant to define the extent of each use being applied for on the site. In order for Council to progress the assessment of this application, the applicant must adequately define the extent of each use applied for, including which use each of the proposed/existing buildings and structures are associated with.
	Further Advice
	Provide sufficient information and amended plans detailing which use each existing/proposed building and structure on site is associated with.

2. SUBMITTED PLANS

	Aspect of Development: Amenities Building The submitted plans show a proposed amenities building located within an existing storage shed on site. Details such as entrances or doors to the existing shed to gain access to the proposed amenities building have not been included on the submitted plan, specifically they have not been annotated on the submitted plans to demonstrate doors and openings. Elevation plans have not been provided for the proposed amenities building. The submitted plans identify a new wall within the existing storage shed, however the plans do not provide dimensions of the setback from this new wall to the proposed amenities building. Further details surrounding the proposed amenities building are required in order to adequately demonstrate the location and design of the proposed amenities building within the existing storage shed.
2.1	Information is also required surrounding what materials will be stored in the storage area of the existing shed. Chemicals and hazardous materials must not be stored in close proximity to sensitive uses in accordance with Performance Outcome PO25 (Table 9.4.2:1) of the Environmental Standards Code of the Planning Scheme. Council may impose conditions regarding the storage of chemicals and hazardous materials should sufficient information not be provided.
	Further Advice
	Provide: • Amended plans that demonstrate any existing and proposed entrances and accesses to the existing storage shed for the proposed new amenities building area. These must be clearly shown on the submitted plans ; • Elevation plans that show the proposed new amenities building, including building heights; • Amended plans with dimensions detailing the setbacks of the proposed amenities building to the proposed new wall within the existing storage shed; and • Information on if any chemicals or hazardous materials will be stored within the existing storage shed.
	Aspect of Development: Train Carriage - Elevations Council has no records of any building or planning approval for the “Existing” Carriage shown on the submitted plans. As such the external appearance of the proposed train carriage, including heights and other details shown on an elevation plan, have not been provided to Council.
2.2	The submitted plans do not provide elevations for the proposed train carriage. Dimensioned elevations are required to demonstrate the height and bulk of the proposed train carriage. Images of the “Existing” Carriage are not sufficient for assessment and dimensioned elevations must be provided.
	Further Advice
	Provide amended development plans that provide elevations of the proposed train carriage.

3. ENVIRONMENTAL

3.1	Aspect of Development: On Site Effluent
	In response to Council's previous Further Advice, the applicant identified that the site would be serviced by either reticulated sewer or an on-site wastewater system.
	It has not been demonstrated that there is sufficient capacity within Council's existing reticulated wastewater network to service the proposed development located outside the Priority Infrastructure Area (PIA).
	Council is not supportive of the proposed development connecting to the existing reticulated wastewater network. The development must therefore feature an onsite wastewater treatment system that is sufficient to service the proposed development.
	As the proposed development will be serviced by an on-site effluent disposal system, it must be demonstrated that the proposed development generates a total daily peak capacity (onsite effluent disposal) of less than 21 EP under the <i>Environmental Protection Regulation 2019</i> .
	It has not yet been demonstrated that the proposed development does not trigger ERA 63(1)(a)(i) for sewerage treatment works with a total daily peak design capacity of 21 to 100EP. Supporting information and justification including calculations using the relevant formulas contained within Section 63(4) of Schedule 2, Part 13 of the <i>Environmental Protection Regulation 2019</i> are required to be provided to demonstrate the proposed development does not trigger referral to SARA for ERA 63(1)(a)(i).
	Further Advice
	Provide further justification as to how the proposed development does not trigger ERA 63(1)(a)(i), including calculations using the EP formulas contained within Section 63(4) of Schedule 2, Part 13 of the <i>Environmental Protection Regulation 2019</i> .
	<i>Note: Should the proposed development require referral to SARA for ERA 63(1)(a)(i), the applicant must submit a missed referral notice and refer the application to SARA in accordance with Section 29 of the Development Assessment Rules.</i>

Responding to the Further Advice

Please advise within two (2) business days of the receipt of this letter whether you intend to respond to Council's further advice and if so, a proposed timeframe for your response to Council.

You may wish to consider stopping a current period in the development assessment process in accordance with Chapter 1 Section 32 of the *Development Assessment Rules* if you require additional time to consider this letter and any actions you may wish to take in response.

Should you not agree to respond to the further advice contained in this letter, Council will proceed to determine the application in accordance with the original decision making period on the basis of the information supplied.

If you require clarification of any of the above and in particular specific details of the further advice, please contact Council's A/Lead Senior Planner, James Leader on the above number.

Yours faithfully



James Leader
A/Lead Senior Planner, Planning Branch