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| REPORT TITLE    | Material Change of Use – Impact – Tourist Park and Short-term Accommodation located at 38 Wyreema Cambooya Road, WYREEMA QLD 4352 |
| AUTHOR          | Planning Officer (James Leader)                                                                                                   |
| Application No. | MCUI/2025/8490                                                                                                                    |

## PURPOSE OF REPORT

To consider a Development Application for Material Change of Use – Impact – Tourist Park and Short-term Accommodation located at 38 Wyreema Cambooya Road, WYREEMA QLD 4352.

## EXECUTIVE SUMMARY

The proposal seeks a Development Permit for Material Change of Use to utilise part of the site at 38 Wyreema Cambooya Road, Wyreema for the purpose of Short-term Accommodation, and Tourist Park.

The subject site is located within the Rural Zone, 100ha Precinct, and is currently occupied by an existing Dwelling House and a number of rural outbuildings.

The proposal seeks to utilise the existing Dwelling House, carport, and garage, in conjunction with two (2) new removable houses (Unit 2 and Unit 3) for Short-term Accommodation purposes, to be used as self-contained accommodation. The proposed new units, being described as Unit 2 and Unit 3 on the approved plans, will be co-located with the existing dwelling house (Unit 1), with a shared deck joining all three (3) Short-term Accommodation Units. Conditions of approval have been imposed regarding the intensity of the proposed Short-term Accommodation use such that:

- Each unit must only be rented, let to, or occupied by one associated group at a time;
- Rooms within each unit must not be rented, let, or occupied individually;
- Unit 1 must not accommodate more than eight (8) people at any one time;
- Unit 2 must not accommodate more than six (6) people at any one time;
- Unit 3 must not accommodate more than six (6) people at any one time;

The proposed Short-term Accommodation use will utilise the site's existing driveway crossover to Rosenberger Road, and will utilise the "Existing 2 bay Carport" and "Existing 2 Bay Garage" for parking.

The proposed Tourist Park seeks to utilise a portion of the site for tent/caravan camping sites, and seeks to utilise an "Existing Cabin" and "Train Carriage Cabin" on site as part of the Tourist Park use. The proposed Tourist Park also proposes a new toilet block, and seeks to utilise a portion of one of the existing storage sheds for an amenities building.

Conditions of approval have been imposed regarding the intensity of the proposed Tourist Park use, such that:

- A maximum of ten (10) tent/caravan sites are allowed within the proposed camping area;
- Each tent/caravan site must accommodate no more than four (4) adults, or one (1) family at any one time;
- The camping area must not accommodate a total of more than 40 people at any one time;
- The "Existing Cabin" shown on the approved plans must not accommodate more than two (2) people at any one time; and
- The "Train Carriage Unit" shown on the approved plans must not accommodate more than two (2) people at any one time.

These limitations on the extent of the use approved ensure that the relevant benchmarks of the planning scheme relating to noise, traffic, amenity, and rural character are not impacted.

The Tourist Park component of the development is accessed via a new driveway crossover and internal driveway from Rosenberger Road that grants access to the parking area, which features eight (8) vehicle spaces inclusive of a PWD space.

The site is currently improved by the existing dwelling house, and a number of outbuildings, including five (5) existing storage sheds, which are currently utilised in conjunction with the rural use of the site for grazing of livestock. The majority of the site will continue to be utilised for rural purposes (grazing activities), and the

existing storage sheds will remain as outbuildings in conjunction with the rural use of the site. It is noted that a portion of one storage shed will be utilised for an amenities building as part of the Tourist Park component of the approval, however a new internal wall will divide the existing structure and ensure that the proposed Tourist Park use and existing rural use of the site will be clearly delineated and separate.

The proposed development is located within an existing Rural Locality and is surrounded by existing rural properties, with the proposed Short-term Accommodation and Tourist Park considered to be an appropriate use for the site within the locality. The proposed development seeks to maintain the rural nature of the site by retaining the majority of the land for existing rural uses, and only seeks to develop a small portion of the site where existing buildings and structures are already present. The proposed development is seen to provide a natural transition from large rural blocks for agricultural purposes, to the more compact residential and commercial land within the township zone of Wyreema. The proposed development maintains the usability of the site for primary production purposes and complies with the purpose and intent of the Rural Zone.

Under the Planning Scheme, the proposed Material Change of Use for a Short-term Accommodation and Tourist Park is subject to Impact Assessment.

One (1) properly made submission regarding the proposed Short-term Accommodation and Tourist Park was made during the Public Notification Period. The matters raised in the submission have been considered in the assessment of the development application.

The proposal is considered to comply with the relevant Planning Scheme provisions, or to the extent of non-compliance, is considered capable of being conditioned to comply. Therefore, the development application is recommended for approval subject to relevant and reasonable conditions.

## RECOMMENDATION

**APPROVED** – Application No. MCUI/2025/8490 for a Development Permit for Material Change of Use – Impact – Tourist Park and Short-term Accommodation, pursuant to the provisions of Section 60 of the *Planning Act 2016* and subject to the conditions listed below.

## ASSESSMENT MANAGER CONDITIONS

### PLANNING

#### APPROVED USE

1. This Development Approval is for a Material Change of Use for:
  - 1.1 Tourist Park, consisting of:
    - 1.1.1 A maximum of ten (10) tent/caravan sites within the camping area identified on the approved plans;
    - 1.1.2 Each tent/caravan site must accommodate no more than four (4) adults, or one (1) family at any one time;
    - 1.1.3 The camping area must not accommodate a total of more than 40 people at any one time;
    - 1.1.4 The “Existing Cabin” shown on the approved plans must not accommodate more than two (2) people at any one time;
    - 1.1.5 The “Train Carriage Unit” shown on the approved plans must not accommodate more than two (2) people at any one time; and
    - 1.1.6 The extent of the use approved on the site is as defined on the Approved Plans.
  - 1.2 Short-term Accommodation, consisting of:
    - 1.2.1 Three (3) units as shown on the approved plans and as follows:
      - “Existing House” (Unit 1);
      - “Removable House 2” (Unit 2); and

- “Removable House 3” (Unit 3);
- 1.2.2 Each unit must only be rented to, let to, or occupied by one (1) associated group at any one time;
  - 1.2.3 Rooms within each unit must not be rented, let, or occupied individually;
  - 1.2.4 Unit 1 must not accommodate more than eight (8) people at any one time;
  - 1.2.5 Unit 2 must not accommodate more than six (6) people at any one time;
  - 1.2.6 Unit 3 must not accommodate more than six (6) people at any one time;
  - 1.2.7 The “Existing 2 bay Carport” and “Existing 2 Bay Garage” must be used solely for the Short-term Accommodation use on site; and
  - 1.2.8 The extent of the use approved on the site is as defined on the Approved Plans.

## CARRY OUT & MAINTAIN DEVELOPMENT

2. Unless otherwise stated, all conditions must be complied with prior to the commencement of use and thereafter.
3. Complete all building work associated with this Development Approval, including work required by any of the conditions of this Development Approval prior to the commencement of use. Such building work is to be carried out generally in accordance with the Approved Plans and Documents and, where the building work is assessable development, in accordance with a current Building Work approval.
4. The development must be maintained generally in accordance with the Approved and Amended Plans and Documents subject to or modified by any conditions of this Development Approval.

## APPROVED PLANS

5. The development must be carried out generally in accordance with the Approved Plan(s) listed below, subject to the conditions of this Development Approval and the amendments listed below:

**Plan No:** 24-071, Page 1 of 14, Issue N  
**Description:** Lot 27 – Site Plan, prepared by Passiv Plans and dated 13 May 2026  
**Amendments:** Nil

**Plan No:** 24-071, Page 01.1 of 14, Issue N  
**Description:** Enlarged Lot 27 Site Plan, prepared by Passiv Plans and dated 13 May 2026  
**Amendments:** As amended on the plans as follows:

- Hatched areas shown in red do not form part of this approval;
- Blue Hatched Area denotes extent of Tourist Park use; and
- Green hatched area denotes extent of Short-term Accommodation use.

**Plan No:** 24-071, Page 04 of 14, Issue N  
**Description:** Removable House 2 Details, prepared by Passiv Plans and dated 13 May 2026  
**Amendments:** Nil

**Plan No:** 24-071, Page 05 of 14, Issue N  
**Description:** Removable House 3 Details, prepared by Passiv Plans and dated 13 May 2026  
**Amendments:** Nil

**Plan No:** 24-071, Page 06 of 14, Issue N  
**Description:** Existing & Proposed Floorplan, prepared by Passiv Plans and dated 13 May 2026  
**Amendments:** Nil

**Plan No:** 24-071, Page 07 of 14, Issue N  
**Description:** Proposed Deck Elevations, prepared by Passiv Plans and dated 13 May 2026  
**Amendments:** Nil

**Plan No:** 24-071, Page 14 of 14, Issue N  
**Description:** Existing Residence Elevations, prepared by Passiv Plans and dated 13 May 2026  
**Amendments:** Nil

**Plan No:** 24-071, Page 08 of 14, Issue N  
**Description:** Transportable Cabin Details, prepared by Passiv Plans and dated 13 May 2026  
**Amendments:** Nil

**Plan No:** 24-071, Page 10 of 14, Issue N  
**Description:** Toilet Block Details, prepared by Passiv Plans and dated 13 May 2026  
**Amendments:** Nil

**Plan No:** 24-071, Page 11 of 14, Issue N  
**Description:** Amenities Building, prepared by Passiv Plans and dated 13 May 2026  
**Amendments:** As amended in red as follows:

- Hatched area does not form part of this approval.

**Plan No:** 24-071, Page 8 of 14, Issue N  
**Description:** Train Carriage Cabin, prepared by Passiv Plans and dated 13 May 2026  
**Amendments:** Nil

## APPROVED DOCUMENTS

6. The development must be carried out generally in accordance with the Approved Document listed below, subject to the conditions of this Development Approval:

**Document:** Complaints Management Procedure  
**Description:** Complaints Management Procedure prepared by Precinct Urban Planning and received by Council 14 November 2025  
**Amendments:** Nil

## COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (OPERATIONAL WORK)

7. Prepare and submit applications to Council and obtain a Development Permit for Operational Work for the following:
- 7.1 Bulk Earthwork (if required); and
  - 7.2 Driveway Crossover.

## COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (FOR ENDORSEMENT)

8. Prepare and submit the following documents in accordance with the conditions of this Development Approval and obtain Council's endorsement:
- 8.1 Landscape Plan.

## AVAILABILITY OF APPROVED DOCUMENTATION DURING WORKS

9. A legible copy of the Development Approval, including the Approved and Amended Plans and Documents bearing Council's approved stamp must be available on the subject land for inspection at all times during earthworks and construction.

## COMMENCEMENT OF USE

10. Submit to Council a Notice of Intention to Commence the Approved Use. The notice must:
- 10.1 Be submitted to the Manager, Planning Branch within a minimum of ten (10) business days prior to commencement of the approved use;
  - 10.2 Nominate the day the approved use is intended to commence; and
  - 10.3 Include evidence (i.e. copies of decision notice(s), photographic proof, and statement(s) of compliance with the conditions of this approval from suitably qualified persons) which demonstrates that all conditions of this approval have been complied with.

## DEDICATIONS, AGREEMENTS & CONTRIBUTIONS

### DEDICATION OF LAND

11. A 6m three chord truncation on the corner of Wyreema Cambooya Road and Rosenberger Road must be dedicated as road reserve in accordance with the requirements of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development of Resources.

*Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.*

12. The transfer of land dedicated to Council must be at no cost to Council. All transfer documentation is to be prepared and submitted to Council, at no cost to Council.
13. All land dedicated for road reserve must not be encumbered by permanent structures, services such as pump stations, services easements, or similar operational uses, unless otherwise approved by the conditions of this Development Approval.

## WORKS

### ENGINEER'S CERTIFICATION AND SUPERVISION OF WORKS

14. Plans and specifications for all works associated with car parking, vehicular access, stormwater drainage, bulk earthworks, or any other works required on Council infrastructure, must be prepared and certified by a Registered Professional Engineer Queensland – Civil (RPEQ).
15. A RPEQ must submit to Council a copy of the:
  - 15.1 Design Certificate prior to commencement of the works; and
  - 15.2 Construction Supervision Certificate upon completion of the works certifying that works are in accordance with the approved plans and specifications.
16. Any works that have been certified by an RPEQ must be carried out under the supervision of an RPEQ with all executed works being detailed on a Construction Supervision Certificate.
17. Where any condition refers to or requires an Engineer to perform a task or function, the Engineer must hold professional indemnity insurance to the value of \$2,000,000. A Certificate of Currency must be submitted to Council with any Design Certificate or Construction Supervision Certificate.

### STORMWATER DRAINAGE

18. All land adjoining the development must be protected from ponding or nuisance from stormwater resulting from the development for the life of the development.

### STORMWATER DISCHARGE

19. Stormwater from new roofed areas (including overflow pipes from rainwater tanks) is permitted to be discharged within the subject land, a minimum of 3 metres clear of any building foundations and any adjoining property boundary.
20. The act of on-site stormwater discharge must not cause erosion and scouring and must utilise appropriate control devices at outlets to prevent such erosion and scouring.
21. Stormwater must be dispersed as sheet flow.
22. Design and construction of all internal stormwater drainage works must comply with each applicable section of *Australian and New Zealand Standard AS/NZS 3500 – Plumbing and Drainage Code* and the *Queensland Urban Drainage Manual*.

*Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.*

### BULK EARTHWORKS

23. Where earthworks are not assessed as part of a Development Application for a Development Permit for Building Work, prior to the commencement of any earthworks on the subject land, a Development Application for a Development Permit for Operational Work must be submitted to and be approved by Council.

#### **AIR QUALITY IMPACT MITIGATION**

24. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the *Air Quality Objectives* listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place must not be released to the atmosphere during building and operational work.
25. All reasonable and feasible avoidance and mitigation measures are employed so that dust emissions generated during building works do not exceed the following levels when measured at any sensitive place or commercial place:
- 25.1 Dust deposition of 133 milligrams per square metre per day, averaged over 1 month, when monitored in accordance with the most recent version of *Australian Standard AS3580.10.1 Methods for sampling and analysis of ambient air – Determination of particulate matter – Deposited matter – Gravimetric method*.

#### **CONSTRUCTION WASTE MANAGEMENT & STORAGE**

26. Waste generated during demolition, excavation and construction must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.
27. The on-site storage and disposal of demolition, excavation and construction waste (including the storage and disposal of night soil) must comply with the *Environmental Protection Regulation 2019*.
28. Fires are not to be lit to dispose of demolition or construction waste.
29. No demolition, excavation or construction waste is to be used as fill or buried on-site (with the exception of cut material recycled from the subject land and used on the subject land), or be used as fill or buried elsewhere, unless otherwise permitted:
- 29.1 Elsewhere within this Development Approval;
- 29.2 In accordance with an associated Development Permit for Operational Work;
- 29.3 In association with and in accordance with an Environmental Authority issued under the *Environmental Protection Act 1994*;
- 29.4 In accordance with either a general or specific approval of a resource for beneficial use (otherwise known as a beneficial use approval) issued under the *Waste Reduction and Recycling Act 2011*; or
- 29.5 In accordance with a written approval issued by Council under the *Environmental Protection Regulation 2019* relating to the depositing or disposal of general waste from a premises not serviced by Council.
30. Demolition, excavation and construction waste (including night soil) must not be placed or stored within the road reserve at any time.

#### **CONSTRUCTION NOISE IMPACT MITIGATION**

31. Building work (as per the definition of the *Environmental Protection Act 1994*) that creates audible noise must be confined to the hours of 6:30 AM and 6:30 PM Monday to Saturday (excluding Public Holidays) unless otherwise approved by Council in an endorsed Construction Environmental Management Plan.

#### **EROSION & SEDIMENT CONTROL**

32. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of wind or running water must be stored clear of drainage paths and not within the road reserve at any time.

33. Measures such as sediment fences, earth berms, temporary drainage, temporary sediment basins, dewatering or stormwater filtering devices to prevent eroded material, sediment or sediment laden water from being transported to adjoining properties, roads or stormwater drainage systems must be provided.
34. Where erosion and sediment control measures have been damaged, fail or are inadequate and erosion or the release of sediment or sediment laden stormwater has occurred from the subject land or associated works, any resultant property or environmental damage or interference caused must be repaired or cleaned up within 24 hours or upon the direction of Council, at no cost to the affected parties.
35. All disturbed areas must be mulched or turfed as soon as possible during construction.

#### **DAMAGE TO SERVICES & ASSETS**

36. Protect Council and public utility services and assets during construction of the development.
37. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner in accordance with the following timing:
  - 37.1 Where the damage would cause a hazard to pedestrian or vehicle safety or interrupts a service to the community, immediately; or
  - 37.2 Where otherwise, as soon as reasonably possible, but no later than completion of the works associated with the development or prior to the commencement of use, whichever is the earlier.
38. Any repair work which includes alteration to the alignment or the level of existing services and assets must first be referred to the relevant service authority for approval.
39. Construction, alterations and any repairs to Council infrastructure is undertaken in accordance with Council's relevant policies and requirements at no cost to Council.

*Note: Council must be notified of any damage to water and sewer immediately on Ph: 131 872.*

#### **SERVICES & UTILITIES**

##### **ON-SITE WASTEWATER TREATMENT & DISPOSAL**

40. Unless otherwise agreed by Council, the development must be provided with an on-site wastewater treatment and effluent disposal system having a capacity and land application area sufficient for the use, in accordance with a plumbing approval. The area nominated for the wastewater treatment and effluent disposal, including irrigation areas, must be maintained for this purpose for the life of the approval.
41. The wastewater treatment and effluent disposal system must comply with *Australian Standard AS3500.2 – National Plumbing and Drainage – Sanitary Plumbing and Drainage* and *Australian Standard AS1547:2012 – On Site Domestic-Wastewater Management* where system size is not exceeded (ref. Part 1.2.1.2 of AS1547:2012).
42. All reasonable and practicable measures must be undertaken to prevent treated wastewater and effluent from overflowing or seeping onto adjoining properties.

##### **WATER SUPPLY**

43. The development must be provided with a potable water supply having a capacity sufficient for the use that complies with the *Australian Drinking Water Guidelines (NHMRC, 2011)*.
44. The development's internal firefighting system must be designed and constructed in accordance with Council's *Water Infrastructure Policy 2.03* and relevant Australian Standards at no cost to Council.

##### **TELECOMMUNICATION**

45. Install telecommunications infrastructure to service the development which complies with the following:
- 45.1 The requirements of the *Telecommunications Act 1997* (Cth);
  - 45.2 For a fibre ready facility, the standard specifications current at the time of installation for a carrier under the *Telecommunications Act 1997*; and
  - 45.3 For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line is located underground.
46. Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.
47. Provide to Council written evidence from all relevant service providers that the telecommunications infrastructure is installed in accordance with the conditions of this Development Approval and all applicable legislation at the time of construction.
- Note: *The Telecommunications Act 1997 (Cth) specifies where the deployment of optical fibre and the installation of fibre-ready facilities is required. For further information visit [www.infrastructure.gov.au/tind](http://www.infrastructure.gov.au/tind).*
- Note: *For telecommunication services, written evidence must be in the form of either a "Telecommunications Infrastructure Provisioning Confirmation" where such services are provided by Telstra, or a "Notice of Practical Completion", "Confirmation of Payment" or "Post Execution of Development" Letter where such services are provided by NBN Co.*

## ELECTRICITY

48. An electricity supply must be made available to service the development. This supply must be in accordance with the relevant standards of the electricity distributor.

## AMENITY & OPERATION OF USE

### VISUAL AMENITY

49. All buildings, structures and fences as well as the subject land must be maintained in a clean and tidy manner at all times.
50. All fixed mechanical plant must be contained within the building or visually screened to all street frontages, public viewing locations, and adjoining premises.
51. Open storage areas, loading areas, bin storage areas, and other unsightly areas, must be screened from view from all street frontages and public places.

### ACCESS FOR PEOPLE WITH DISABILITIES

52. Access must be provided for people with disabilities in accordance with *Australian Standard AS1428.1: Design for Access and Mobility* by means of an unimpeded continuous path of travel from any adjacent roadway, adjoining public open space and from any disabled access car parking bay, to all parts of the development that are normally open to the public.

## TRANSPORT, VEHICULAR ACCESS & PARKING

### ROADWORKS SIGNAGE AND PEDESTRIAN SAFETY

53. All works carried out on or near roadways must be adequately signed in accordance with the *Manual for Uniform Traffic Control Devices – Part 3, Works on Roads*.
- Note: *Road or lane closures require approval from Council's Principal Engineer Road Operations, and all conditions of that approval complied with during construction of the works.*
54. Safe pedestrian access along Council's footpaths must be maintained at all times.

Note: *Should access to footpaths need to be restricted, a separate 'Temporary road or footpath closure' must be obtained from Council's Principal Engineer Road Operations, prior to the commencement of the works.*

## PROVISION OF VEHICULAR ACCESS

55. The vehicle access from the subject land to Rosenberger Road must be sealed from the road edge to the property boundary. The access must be designed by a Registered Professional Engineer Queensland (RPEQ) – Civil and must include the provision of adequate access width and flares to suit the proposed entry and exit manoeuvres. Such works must be constructed generally in accordance with any requirements identified within this Development Approval, or as specifically required below:
- 55.1 The vehicle access must be located as shown on the Approved Plans listed within this Development Approval;
- 55.2 The vehicle access (crossing the verge) must be constructed generally in accordance with the Institute of Public Works Engineering Australasia *Drawing RS-051 Heavy Duty Vehicle Crossing*, and in accordance with *Australian Standard AS 2890 – Parking Facilities (Part 1 and as relevant Part 2)*;
- 55.3 The vehicle access (crossing of the verge) must align neatly on both sides with the verge with a maximum cross fall of 2.5%;
- 55.4 The vehicle access (crossing of the verge) must be located a minimum of one (1) metre clear of existing power poles, streetlights or any signage;
- 55.5 The relocation of all existing services must be clear of the access that will serve the subject land; and
- 55.6 The relevant service authorities must be contacted and their requirements complied with.

Note: *This condition is imposed pursuant to Section 145 of the Planning Act 2016.*

56. Prior to the commencement of any works on the subject land, a Development Application for a Development Permit for Operational Work must be submitted to and be approved by Council for the Driveway Crossover.

## ON-SITE CAR PARKING, SERVICE BAYS & MANOEUVRING

57. The premises must be provided with a minimum of 12 on-site car parking spaces inclusive of one (1) PWD car parking space, together with standing and manoeuvring for service vehicles. Car parking and manoeuvring areas must be:
- 57.1 Constructed generally as shown on the Approved Plans listed within this Development Approval;
- 57.2 PWD car parking spaces must be provided with a sealed surface and be line marked or otherwise delineated to the minimum dimensions detailed in the *Toowoomba Regional Planning Scheme 2012* and *Australian Standard AS2890 – Parking Facilities*;
- 57.3 Provided with a sealed or gravel surface and be line marked or otherwise delineated to the minimum dimensions detailed in the *Toowoomba Regional Planning Scheme 2012* and *Australian Standard AS2890 – Parking Facilities*;
- 57.4 Designed and constructed in accordance with the requirements of AS2890;
- 57.5 Designed to ensure disabled car parking spaces are located in close proximity to a primary building entrance and meet the requirements of AS2890.1 Clause 2.4.5 (1.3m high bollards), AS1428.1 and AS2890.6:2009;
- 57.6 Accessible and available to the general public and staff during approved hours of operation;
- 57.7 Provided with signage and pavement markings that indicate the location of parking areas and the proposed flow of traffic through the subject land;

- 57.8 Maintained as originally constructed and kept and used exclusively for vehicle parking and manoeuvring; and
- 57.9 Designed to enable all vehicles to enter and leave the subject land in a forward gear.

## ENVIRONMENT & WASTE

### ACOUSTIC AMENITY - GENERAL

58. Service vehicle movements associated with the approved use (including loading and unloading) must occur only between the hours of 7:00 AM to 6:00 PM seven days a week.

*Note: Service vehicles do not include waste collection vehicles or activities.*

59. Drainage grating over trafficable areas must be well secured and maintained to prevent rattling.
60. Driveway areas are to be finished with a surface which prevent tyre squeal. An uncoated surface is acceptable.

### ACOUSTIC AMENITY - NOISE LIMITS

61. Noise from activity associated with the use of the subject land must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive receptor.
62. Where considered warranted by Council and when requested in writing to do so, a noise investigation must be undertaken to investigate a complaint of noise nuisance. In such instances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Noise Emission Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request. Measurement of noise emissions (adjusted for tonality and impulse) must be generally in accordance with the most recent version of *Australian Standard AS1055.1 Acoustics – Description and measurement of environmental noise – General procedures*.

### ACOUSTIC AMENITY - MECHANICAL PLANT

63. All “refrigeration equipment”, “pumps”, “regulated devices”, and “air conditioning equipment” as defined by the *Environmental Protection Act 1994* must be designed, installed, operated and maintained to comply with the noise standards as specified within the *Environmental Protection Act 1994*.

### ACOUSTIC AMENITY - COMPLAINTS MANAGEMENT

64. The approved Complaints Management Procedure listed within this Development Approval must be implemented, maintained, and modified where necessary to maintain compliance with the requirements of this Development Approval at all times.
65. A record of all noise complaints and investigation results including corrective actions must be maintained and made available for inspection at any time upon request by Council.

### AIR QUALITY & AMENITY - AIR RELEASE LIMITS

66. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive receptor place must not be released to the atmosphere.
67. A record of all air quality complaints and investigation results including corrective actions must be maintained and made available for inspection at any time upon request by Council.
68. Where considered warranted by Council and when requested in writing to do so, an air quality investigation must be undertaken to investigate a complaint of air pollution, odour or dust nuisance. In such circumstances, a qualified person must monitor, interpret and record all parameters that are

required to be monitored in order to determine whether or not the Air Release Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

#### **AIR QUALITY & AMENITY - DUST SUPPRESSION TREATMENTS**

- 69. All hardstand areas and driveways within the site that are not imperviously sealed must be provided with a surface treatment that meets the following requirements:
  - 69.1 Constructed using aggregate material with a minimum diameter of 20mm and constructed to a minimum depth of 80mm atop a compacted base;
  - 69.2 The minimum depth of 80mm must be maintained and augmented regularly so the running surface is free of dirt and air borne contaminants; and
  - 69.3 Records documenting maintenance activities, inspections and dust suppressant application details must be maintained and made available for inspection at any time upon request by Council.

#### **OUTDOOR LIGHTING IMPACT MITIGATION**

- 70. Outdoor lighting associated with the use must be designed, sited, and installed to comply with the relevant parameters of *Australian Standard AS4282-2019 Control of the obtrusive effects of outdoor lighting*.
- 71. All flood lighting must be of a type that gives no upward component of light when mounted horizontally (i.e. a full cut off luminaire).
- 72. Where considered warranted by Council and when requested in writing to do so, a lighting impact investigation must be undertaken to investigate a complaint of light nuisance. In such circumstances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the lighting levels listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

#### **WASTE MANAGEMENT (GENERAL)**

- 73. All waste generated on the subject land must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

#### **WASTE MANAGEMENT (BIN PROVISION & STORAGE)**

- 74. Refuse storage facilities must be provided generally in accordance with the Approved Plans listed within this Development Approval and the following:
  - 74.1 The size, mix and capacity of bins provided must be sufficient to accommodate the type and level of waste likely to be generated from the development having regard to the frequency of disposal or collection;
  - 74.2 Provision of separate bins for general and recyclable waste for the site with an equal number of each being provided;
  - 74.3 Bins must be provided to service all guest accommodation areas across the site; and
  - 74.4 Bins must be kept in a clean state and in good repair and fitted with tight-fitting lid assemblies designed to prevent ingress of pests and water.

#### **WASTE MANAGEMENT (REMOVAL)**

- 75. Unless otherwise endorsed by Council in a waste management plan, arrangements for waste removal are provided in accordance with the following requirements:
  - 75.1 Waste must be collected from all guest accommodation areas by the Site Manager;

- 75.2 Disposal of waste generated must be undertaken in accordance with the *Environmental Protection Regulation 2019*;
- 75.3 General waste must be collected and removed at periods not exceeding seven (7) days;
- 75.4 Bins must be stored at their place of permanent storage other than times ahead of or during waste removal;
- 75.5 Waste removal must not occur outside the hours of 6:00AM to 6:00PM; and
- 75.6 The waste collection method must ensure that waste is adequately managed to prevent escape of contamination.

## LANDSCAPING

### LANDSCAPE PLAN

- 76. Prior to the commencement of any works on site or the issue of a Development Permit for Operational Work or Building Work (whichever occurs first), submit to Council for endorsement a Landscape Plan prepared by a suitably qualified person (Landscape Architect or Landscape Designer). The plan is to be prepared generally in accordance with *Toowoomba Regional Council's Landscape Work Information Sheet 006* and the conditions of this Development Approval, including the landscaping shown on all Approved Plans listed in this Development Approval, that details in particular:
  - 76.1 Location and species of existing site vegetation to be removed and/or retained in accordance with this Development Approval, including adjacent street trees to be retained and/or removed;
  - 76.2 A detailed Planting Plan and Schedule including stock sizes, quantities and location that includes species which are characteristic of the local area and climate, and provide seasonal variation, colour and texture;
  - 76.3 The typical planting details including soil preparation, backfill, staking, mulching, irrigation, drainage, and maintenance;
  - 76.4 All landscape planting must be contained within the property boundary, unless otherwise agreed with Council;
  - 76.5 Location, height, and finish of fencing fronting public land, verges, and open space;
  - 76.6 Construction details of proposed surfaces, surface level changes, and structures must be wholly contained within the property boundary;
  - 76.7 Provision of an irrigation or water source to all planted areas;
  - 76.8 A minimum 5m wide landscaping strip along the frontage of the subject site for the extent of the proposed tent / caravan camping area where adjoining Rosenberger Road and Wyreema Cambooya Road, exclusive of access driveways and generally uncompromised by infrastructure items. The landscaping strip is to be planted with trees and shrubs capable of providing a visual buffer when viewed from the street frontage within five (5) years of planting, generally consistent with the existing landscaping featured along the western property boundary;
  - 76.9 All plan pages must include a legend or title block that includes: north point, scale, title, and drawing number; and
  - 76.10 Where relevant, landscaping associated with a multi-stage development must detail a staging plan of works.

Note: Fees and charges are associated with lodging Landscape Plan(s) for endorsement and must be paid prior to Council undertaking assessment of the plans.

- 77. The Landscape Plan(s) must receive endorsement by Council prior to commencement of any site works or earthworks.

## LANDSCAPING WORKS

78. Carry out the landscape work in accordance with the endorsed landscape plan required by conditions of this development approval.
79. All landscape works must be installed and established by a suitably qualified person (Landscape, Horticulturalist or equivalent) that ensures healthy, sustained and vigorous plant growth. Where required, plant material should be replaced or enhanced to ensure growth to full form and coverage of all dedicated landscape areas.
80. Landscape planting is to be retained and maintained for the life of the development in accordance with the conditions of this Development Approval.
81. Certification must be submitted to Council from a suitably qualified person (Landscape Architect or Landscape Designer) that certifies landscaping works comply with the requirements of this Development Approval.

## GENERAL ADVICES

### SUBMISSION OF PLANS FOR ENDORSEMENT

- 1) The conditions of this Development Approval require submission of plans to Council for endorsement. Please address the plans for endorsement to Council's Planning Branch with the Reference No. MCUI/2025/8490 and send to [development@tr.qld.gov.au](mailto:development@tr.qld.gov.au).

### INFRASTRUCTURE CHARGES

- 2) Infrastructure charges are levied by way of an Infrastructure Charges Notice, issued pursuant to Section 119 of the *Planning Act 2016*.

### OTHER LAWS & REQUIREMENTS

- 3) This Development Approval relates to development requiring approval under the *Planning Act 2016* only. It is the approval holder's responsibility to obtain any other necessary approvals, licenses or permits required under State and Federal legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licenses or permits may be found on the Toowoomba Regional Council website. For information about State and Federal requirements please consult with these agencies directly.
- 4) Carrying out works on a road or interfering with the road or its operation will require a permit under *Subordinate Local Law No. 1.15 (2020)*. The application form can be found on Council's website at [www.tr.qld.gov.au](http://www.tr.qld.gov.au). For further information contact the Road Operations Branch through Council's Customer Service Centre on 131 872.
- 5) The development has only been assessed in accordance with the provisions of the *Toowoomba Regional Planning Scheme 2012*. No assessment has been made in respect of the provisions of the *Building Code of Australia* and/or the *Queensland Development Code*.

### WHEN APPROVAL STARTS TO HAVE EFFECT

- 6) This Development Approval starts to have effect in accordance with the provisions of Section 71 of the *Planning Act 2016*.

### WHEN APPROVAL LAPSES

- 7) This Development Approval will lapse in accordance with the provisions contained in Sections 85 and 88 of the *Planning Act 2016*, unless otherwise stated elsewhere within this Development Approval.

### EXCAVATION & FILLING

- 8) The *Toowoomba Regional Planning Scheme 2012* (TRPS) declares excavation and filling activity involving less than 50m<sup>3</sup> of material and excavation and filling activity to a depth or height lower than 1m to be accepted development. Any combination of excavation or filling where 50m<sup>3</sup> or more

of fill is deposited on, or 50m<sup>3</sup> or more of excavated material is removed from the premises and excavation or filling is not associated with 'Building Work' as defined under the *Planning Act 2016*, must obtain an Operational Work approval from Council before commencing site works.

## WASTEWATER TREATMENT & DISPOSAL SYSTEM

- 9) The establishment of a wastewater treatment and disposal system for the subject land requires a Compliance Permit to be obtained from Council under the *Plumbing and Drainage Act 2018*. The system must be designed in accordance with the *Queensland Plumbing and Wastewater Code* (Department of State Development and Infrastructure & Planning, 2007) and the *Australian & New Zealand Standard AS/NZS1547 On-site domestic wastewater management*.

Please contact Council's Plumbing and Drainage team via the Customer Service Centre for further information in respect of a Compliance Permit. Where a development exceeds the accommodation or use of 21 or more equivalent persons an Environmental Authority from the Department of Environment and Science will also be required.

## EQUITABLE ACCESS & FACILITIES

- 10) The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code – Building Code of Australia (Volume 1)* as they relate to people with disabilities.

In addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:

- 10.1 The *Disability Discrimination Act 1992* (Cth);
- 10.2 The *Anti-Discrimination Act 1991* (Qld); and
- 10.3 The *Disability (Access to Premises - Buildings) Standards*.

## ENVIRONMENTAL HARM

- 11) The *Environmental Protection Act 1994* (EP Act) states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and operational phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the EP Act as any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Administering Authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

## FIXED MECHANICAL PLANT NOISE

- 12) Ensure that during the detailed building design and construction phase, including the design, selection and installation of fixed plant and equipment, A/C units and refrigeration plant, mechanical exhausts, acoustic enclosures/plant rooms and the like, that the ongoing advice and design input of a qualified acoustic consultant is sought and implemented to ensure that the operation of such plant and equipment complies with statutory and planning noise limits.

Mechanical plant and equipment should be provided with appropriate acoustic enclosures or screening and located away from adjacent noise sensitive premises.

## WATER POLLUTION

- 13) In accordance with the *Environmental Protection Act 1994*, all sand, silt, mud, paint, cement, concrete, construction material and demolition material, and other such waste material must not be deposited or placed where it could reasonably be expected to travel into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.

### ABORIGINAL CULTURAL HERITAGE ACT 2003

- 14) There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003* ("ACH Act").

The ACH Act establishes a cultural heritage duty of care which provides that: "*A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.*" It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the ACH Act may also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the ACH Act.

### FIRE ANTS

- 15) The State of Queensland has been declared a quarantine area for the Red Imported Fire Ant. Should this approval involve the movement of restricted items from areas of known infestation the provisions of the *Biosecurity Act 2014* apply, compliance with statutory provisions must be achieved.

### ADVERTISING SIGNS

- 16) Placing an advertising device on premises is accepted development where complying with the assessment benchmarks that form the requirements for accepted development in the Advertising Devices Code in the *Toowoomba Regional Planning Scheme 2012*. A separate Operational Work approval will be required for any Advertising Devices not complying with the assessment benchmarks that form the requirements for accepted development in the Advertising Devices Code.

### REASONS FOR RECOMMENDATION

The proposed development has been assessed with regard to the applicable assessment benchmarks as identified within this report and the attached Statement of Reasons (refer to Schedule 1). The proposed development generally complies with the assessment benchmarks or it can be conditioned to comply. Where the applicant has not provided sufficient information, conditions have been imposed to ensure compliance.

### DELEGATE'S DECISION:

I have reviewed the report for this application in accordance with the Relevant Instruments, Statutory and Non-Statutory Provisions and in accordance with Council's process and procedures. I agree with the responsible officer's recommendation that the application be approved subject to the conditions contained in the recommendation. I exercise delegation in accordance with the delegations adopted by the Toowoomba Regional Council.



Richard Green  
Lead Senior Planner, Planning Branch

Decision Date: 26 August 2026

## CORPORATE PLAN REFERENCE

### Strategic Action 2.3.3

Ensure development aligns with community sentiment, through effective and efficient assessment, with the planning scheme, planning instruments, codes and legislation.

## BACKGROUND

| SITE DETAILS                      |                                                                                                                                                                                                                                                                                                                 |                       |                              |                           |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------|---------------------------|
| Site Address                      | 38 Wyreema Cambooya Road, WYREEMA QLD 4352                                                                                                                                                                                                                                                                      |                       |                              |                           |
| Real Property Description         | Lot 27 RP13822                                                                                                                                                                                                                                                                                                  |                       |                              |                           |
| Site Area                         | 15.79 hectares                                                                                                                                                                                                                                                                                                  |                       |                              |                           |
| Owner                             | Rebecca Lee Knudsen and Ricky Wayne Knudsen                                                                                                                                                                                                                                                                     |                       |                              |                           |
| SITE CHARACTERISTICS              |                                                                                                                                                                                                                                                                                                                 |                       |                              |                           |
| Current Land Use                  | Rural                                                                                                                                                                                                                                                                                                           |                       |                              |                           |
| Site Frontage/s                   | Wyreema Cambooya Road, Rosenberger Road                                                                                                                                                                                                                                                                         |                       |                              |                           |
| Road/s                            | Order of Road                                                                                                                                                                                                                                                                                                   | Width of Road Reserve | Width of Pavement            | Road Material             |
| Wyreema Cambooya Road             | Local                                                                                                                                                                                                                                                                                                           | 84m                   | 9m                           | Bitumen                   |
| Rosenberger Road                  | Local                                                                                                                                                                                                                                                                                                           | 20m                   | 6.4m                         | Bitumen                   |
| Easements                         | Nil                                                                                                                                                                                                                                                                                                             |                       |                              |                           |
| Existing Structures               | Existing dwelling and rural outbuildings                                                                                                                                                                                                                                                                        |                       |                              |                           |
| Infrastructure                    | The subject site does not feature any connections to Council's reticulated networks.                                                                                                                                                                                                                            |                       |                              |                           |
| Topography                        | The site is relatively flat falls gradually from east to west.                                                                                                                                                                                                                                                  |                       |                              |                           |
| Street Trees                      | No street trees will be disturbed.                                                                                                                                                                                                                                                                              |                       |                              |                           |
| PLANNING SCHEME SITE DATA         |                                                                                                                                                                                                                                                                                                                 |                       |                              |                           |
| Current Planning Scheme           | Toowoomba Regional Planning Scheme 2012 (Version 28)                                                                                                                                                                                                                                                            |                       |                              | Adopted: 28 November 2022 |
| Zone                              | Rural Zone                                                                                                                                                                                                                                                                                                      |                       |                              |                           |
| Precinct                          | 100ha Minimum Precinct                                                                                                                                                                                                                                                                                          |                       |                              |                           |
| Overlays                          | Environmental Significance Overlay <ul style="list-style-type: none"><li>- Areas of Ecological Significance Buffer</li></ul> Agricultural Land Overlay <ul style="list-style-type: none"><li>- Agricultural Land</li></ul> Flood Hazard Overlay <ul style="list-style-type: none"><li>- Balance Mixed</li></ul> |                       |                              |                           |
| Infrastructure Charges Resolution | Charges Resolution No. 7                                                                                                                                                                                                                                                                                        |                       |                              | Adopted: 19 August 2025   |
| SURROUNDS:                        |                                                                                                                                                                                                                                                                                                                 |                       |                              |                           |
| Direction                         | Land Use                                                                                                                                                                                                                                                                                                        |                       | Zone/Precinct                |                           |
| North                             | Residential                                                                                                                                                                                                                                                                                                     |                       | Township Zone                |                           |
| East                              | Rural                                                                                                                                                                                                                                                                                                           |                       | Rural Zone (100 ha Precinct) |                           |
| South                             | Rural                                                                                                                                                                                                                                                                                                           |                       | Rural Zone (100 ha Precinct) |                           |
| West                              | Function Facility, Short Term Accommodation, Rural                                                                                                                                                                                                                                                              |                       | Rural Zone (100 ha Precinct) |                           |

## PROPOSED DEVELOPMENT

|                     |                                             |
|---------------------|---------------------------------------------|
| Name of Applicant   | Rebecca Lee Knudsen and Ricky Wayne Knudsen |
| Type of Application | Material Change of Use                      |

|                                    |                                                                                     |                    |
|------------------------------------|-------------------------------------------------------------------------------------|--------------------|
| <b>Proposed Development</b>        | Tourist Park and Short-term Accommodation                                           |                    |
| <b>Variations Sought</b>           | Not Applicable                                                                      |                    |
| <b>Level of Assessment</b>         | Impact                                                                              |                    |
| <b>Gross Floor Area</b>            | Short-term Accommodation: 347.3m <sup>2</sup><br>Tourist Park: 175.93m <sup>2</sup> |                    |
| <b>Impervious Area</b>             | 1,878 m <sup>2</sup>                                                                |                    |
| <b>Site Cover</b>                  | 1,878m <sup>2</sup> /1.18%                                                          |                    |
| <b>Car Parking Spaces</b>          | 12 parking spaces, inclusive of one (1) PWD space                                   |                    |
| <b>Service Vehicle Provision</b>   | Nil                                                                                 |                    |
| <b>Submissions Received</b>        | Objection:                                                                          | One (1) Submission |
|                                    | Support:                                                                            | Nil                |
| <b>Decision Making Period Ends</b> | 19 August 2026                                                                      |                    |

## CONSULTATION UNDERTAKEN

### Referral Agency

| Referral Agency (Technical Agency)                                          | Referral Role   | Aspect of Development Requiring Referral                                                                                                                                    | Response                                                                           |
|-----------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Department of State Development, Manufacturing, Infrastructure and Planning | Referral Agency | Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 ( <i>Planning Regulation 2017</i> )<br>- Material change of use of premises near a state transport corridor | Response Received 3 February 2026.<br><br>Referral Agency advised no requirements. |

### Internal Referrals

| Internal Referral Partner            | Referral / Response                                                                                                                         |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Development Engineering and Plumbing | Recommended approval subject to conditions.                                                                                                 |
| Place Environmental                  | Recommended approval subject to conditions.                                                                                                 |
| Water and Waste                      | Recommended approval subject to conditions.                                                                                                 |
| Place – Landscape                    | Recommended approval subject to conditions.                                                                                                 |
| Infrastructure Charges Unit          | Prepared an Infrastructure Charges Notice in accordance with <i>Charges Resolution No. 7.</i> to accompany any approval of the development. |

### Public Notification

The Notice of Compliance was received by Council on 22 June 2026. The information attached to the notice confirms that the public notification of the application was undertaken in accordance with the requirements of Part 4 of the *Planning Act 2016*. The Notice of Compliance states the public notification included:

- Publishing a notice in the “On Our Selection News” on 28 May 2026;
- Placing a notice on the land from 28 May 2026 until 19 June 2026; and
- Notifying owners of all land adjoining the site on 25 May 2026.

One (1) properly made submission was received opposing the development.  
No submissions were received supporting the development.

A summary of the matters raised in the submission/s and Council officer responses are outlined in the Table below:

| Issue | How matter was dealt with |
|-------|---------------------------|
|-------|---------------------------|

|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Operations and Management of proposed development.</p>    | <p>The submitter raised concerns regarding the ongoing operation and management of the proposed development, mainly relating to the lack of information provided by the applicant. Concerns related to the lack of information provided regarding length of stays for tourist park users, limited information on noise restrictions, concerns over the complaints management procedure for the use, and concerns over the use of campfires on site.</p> <p>The proposed development seeks approval for a Short-term Accommodation use, and a Tourist Park use. As per the use definitions under the Planning Scheme, both proposed uses are limited to a maximum length of stay of three (3) months, however the anticipated length of stays on the site as submitted by the applicant, will be between one (1) and ten (10) nights.</p> <p>Noise restrictions for the proposed development will be in accordance with the <i>Environmental Protection Act 1994</i>, such that audible noise will not be permitted past 10pm, and any noise nuisance or complaints regarding noise will be managed using the Complaint Management Procedure which is endorsed as an approved document, and requires a copy of any complaints and corrective actions to be maintained for inspection by Council. This Complaints Management Procedure, in addition to the noise restrictions in the <i>Environmental Protection Act 1994</i> and the conditions of approval imposed regarding noise amenity, will ensure that the subject site will not create any noise nuisance to adjoining properties or the surrounding area.</p> <p>Campfires on site will be required to be operated in accordance with Queensland Fire Service requirements and any bans in effect at the time. The use of campfires is not a benchmark within the Planning Scheme and there are no requirements for their operation within any applicable benchmarks.</p> <p>Conditions of approval have been placed on the extent of each use approved over the site, including limiting the maximum number of people who can be on the site, and utilise each accommodation unit or campsite at any one time. This ensures that the operation of the site is manageable, and that the conditions of approval imposed ensure that the site is managed and operated in a way that limits impacts on neighbouring properties and the surrounding locality. Additional conditions of approval have been imposed relating to noise emissions, odour emissions, dust suppression and other matters that have the potential to cause nuisance to adjoining properties. The development is considered to be conditioned in such a way that nuisance and any impacts to adjoining properties have been avoided.</p> |
| <p>Impact on surrounding rural land and rural character.</p> | <p>The submitter raised concerns relating to the impact of the proposed development on the rural character of the surrounding locality and adjoining rural properties.</p> <p>The submitter contends that the development will provide for increased noise, activity, traffic, and amenity impacts that will affect the existing rural character of the locality.</p> <p>The development will likely provide an increased amount of noise, activity, traffic, and amenity impacts when compared to the existing low intensity rural use of the site. However, the development has been designed to ensure that adjoining properties will not be impacted by the proposed development. The majority of the site will be maintained for rural purposes with only a small portion of the site which is greatly setback from adjoining rural properties, to be utilised for the proposed development. The only new structures constructed will be amongst the existing buildings and structures in the north-eastern corner of the site, and will not provide for a visible increase in bulk or scale on the site. The proposed camping ground which occupies a small portion of the site's northern frontage to Rosenberger Road, will feature no permanent structures, ensuring that the development does not reduce or impact upon usable rural land on the site. The subject site is located on the edge of Wyreema, with Township Zoned land located to the north and west. The development seeks to respect the predominately rural character of the surrounding locality, whilst providing a transition from large rural blocks to the higher density residential and commercial uses within the Township Zone.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Conditions of approval have been imposed that restrict the intensity of the proposed uses such that the rural character of the locality will not be impacted by increased noise, amenity, or traffic impacts.</p> <p>Conditions of approval have also been imposed which requires landscaping to be provided along road frontages which the proposed campground adjoins.</p> <p>The proposed development minimises the extent of the site being utilised for the proposed development, and allows for the site to maintain its predominately rural character and land use.</p> |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## ISSUES, RISKS AND RESPONSES – ASSESSMENT

### Categorising Instrument – *Planning Regulation 2017*:

| PLANNING REGULATION 2017      |                                                                                                                  |
|-------------------------------|------------------------------------------------------------------------------------------------------------------|
| <i>Prohibited Development</i> | The proposed development is not prohibited development in accordance with the <i>Planning Regulation 2017</i> .  |
| <i>Infrastructure Charges</i> | The <i>Planning Regulation 2017</i> provides for the levying of infrastructure charges on development approvals. |
| <i>Schedules 9 and 10</i>     | The proposed development is not for Reconfiguring a Lot as defined in Part 1 of Schedule 12A of the Regulation.  |

| REGIONAL PLANS                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Shaping SEQ – South East Queensland Regional Plan 2023</i> | <p>The subject site is mapped within the bounds of the <i>Shaping SEQ – South East Queensland Regional Plan 2023</i> (ShapingSEQ). ShapingSEQ identifies that the subject site is within the Regional Landscape and Rural Production Area (RLRPA), which is intended to protect the values of land from encroachment by urban and rural residential development.</p> <p>The development application is consistent with the land use intent for the Regional Landscape and Rural Production Area (RLRPA) as it does not propose an urban development, and supports the development and economic growth of rural communities.</p> |
| <i>Darling Downs Regional Plan October 2013</i>               | <p>The <i>Darling Downs Regional Plan 2013</i> (DDRP) is a statutory regional plan that is intended to provide planning policy to address planning matters that are of State interest and specific to the Darling Downs region.</p> <p>The DDRP identifies that the subject site is mapped within a Priority Agricultural Area (PAA), Strategic Cropping Area (SCA), and Priority Living Area (PLA). However, the development is located within the SEQ Restricted Areas (RA384), and as such the DDRP is not applicable to this development.</p>                                                                               |

| STATE PLANNING POLICY (SPP)<br><i>July 2017</i>                    |
|--------------------------------------------------------------------|
| The proposed development meets the relevant benchmarks of the SPP. |

### Local Categorising Instrument – *Toowoomba Regional Planning Scheme 2012*:

The proposed development was assessed against the following assessment benchmarks:

- Strategic Framework
- Rural Zone Code
- Medium Density Residential Code
- Environmental Standards Code
- Integrated Water Cycle Management Code
- Landscaping Code
- Transport, Access and Parking Code
- Works and Services Code
- Environmental Significance Overlay Code

- Agricultural Land Overlay Code
- Flood Hazard Overlay Code

The development was assessed against all of the assessment benchmarks listed above and is considered to comply without exception as follows:

#### STRATEGIC FRAMEWORK:

| Theme                             | Assessment Comments                                                                                       |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------|
| Settlement Pattern                | The proposal is considered to comply with the applicable strategic and specific outcomes of this element. |
| Natural Environment               | The proposal is considered to comply with the applicable strategic and specific outcomes of this element. |
| Community Identity and Diversity  | The proposal is considered to comply with the applicable strategic and specific outcomes of this element. |
| Natural Resources and Landscaping | The proposal is considered to comply with the applicable strategic and specific outcomes of this element. |
| Access and Mobility               | The proposal is considered to comply with the applicable strategic and specific outcomes of this element. |
| Infrastructure and Services       | The proposal is considered to comply with the applicable strategic and specific outcomes of this element. |
| Economic Development              | The proposal is considered to comply with the applicable strategic and specific outcomes of this element. |

#### OVERLAY CODE/S:

| AGRICULTURAL LAND OVERLAY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Performance Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable Outcome                         |
| <b>PO1</b><br><i>Development does not reduce the productive capacity of the land or result in conflict with nearby rural uses.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <i>No acceptable outcome is nominated.</i> |
| Alternate Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |
| <p>The applicant submits:</p> <p><i>"The site is of a small size for rural land (approximately 15.78 ha) and is within close proximity to the Wyreema township and therefore sensitive receptors. Accordingly, the agricultural capacity of this land is already limited in this respect.</i></p> <p><i>The nature of the development is such that it relies on the endemic features of the site and will allow for low-scale grazing opportunities to occur on the site amongst the proposed campsites.</i></p> <p><i>The proposed development has also been designed to ensure buildings do not impact the productive capacity of the land and can be easily removed from the site allowing for the previous rural activities to recommence if required."</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |
| Officer Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                            |
| <p>When originally lodged, the proposed development occupied a large portion of the subject land with camping sites located over the middle of the site, greatly reducing the ability for the site to be used for rural purposes and primary production. Following an Action Notice, Information Request, and further Advice Notices issued by Council, the extent of proposed development for a tourist park on the site has been greatly reduced, now occupying a small portion of land along the northern boundary of the site, in proximity to the existing structures and buildings over the site. The reduction in the identified tourist park campsite area has greatly increased the extent of the site not affected by the proposed use and allows for the majority of the subject site to be utilised for rural purposes and primary production.</p> <p>The majority of the site is not improved by any buildings, structures, or use areas as part of the proposed development and remains able to be utilised for rural uses and purposes whilst not further fragmenting rural land. The low scale nature of Tourist Park and Short-term Accommodation uses, combined with the small footprint they occupy on the site, ensures that there is no conflict with nearby rural uses. The proposed development is seen to comply with the requirements of PO1.</p> |                                            |
| Performance Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable Outcome                         |
| PO2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | AO2.1                                      |

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| <p><i>Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, do not compromise the long term productive capacity of agricultural land.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><i>Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, are not located on agricultural land.</i></p> <p>OR</p> <p>AO2.2<br/><i>Development is compatible with agricultural production and is designed and located in a way that does not inhibit or prevent normal farming practices in the future</i></p> <p><u>Note:</u> <i>examples of development that achieve this outcome may include a golf course, plant nursery or sports field</i></p> |
| <p><b>Alternate Outcome</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>The applicant submits:</p> <p><i>“Whilst the development is not dependent on the agricultural quality of the land, it does rely on the endemic features of the site and surrounding locality. The proposed development has also been designed to ensure buildings do not impact the productive capacity of the land and can be easily removed from the site allowing for the previous rural activities to recommence if required.”</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>Officer Comment</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>The proposed development has been modified since originally lodged to occupy a smaller portion of the site. The majority of the proposed development will occupy the area in the north east corner of the site that contains the existing rural sheds and dwelling house. A portion of the remainder of the site along the northern site boundary adjoining Rosenberger Road will be utilised for camping sites. This camping area does not compromise the ability for the remainder of the site to be utilised for rural uses and has not limited the productive capacity of the site such that the viability of the site for agricultural land has been reduced in any way. Further, no permanent improvements or structures will be associated with the proposed camping area, such that no concrete pads or other aspects will be located within the camping area, ensuring that in future the land can be reused for agricultural purposes. The proposed development whilst proposing non rural uses within the Rural Zone, does not limit the ability for the site to be utilised for agricultural purposes and is seen to comply with PO2.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

#### RURAL ZONE CODE:

| Performance Outcome                                                                                                                                                                                                                                               | Acceptable Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p>PO4<br/><i>The zone primarily accommodates rural activities and related ancillary uses or compatible uses consistent with the values and features of the zone including its rural production capacity, natural resources and scenic landscape amenity.</i></p> | <p>AO4.1<br/><i>Uses which are consistent with the intent of the zone include:</i></p> <ul style="list-style-type: none"> <li><i>(a) rural activities;</i></li> <li><i>(b) dwelling house where associated with rural activities;</i></li> <li><i>(c) caretaker's accommodation;</i></li> <li><i>(d) emergency services;</i></li> <li><i>(e) home based business;</i></li> <li><i>(f) major electricity infrastructure;</i></li> <li><i>(g) nature-based tourism;</i></li> <li><i>(h) outstation;</i></li> <li><i>(i) rural works' accommodation;</i></li> <li><i>(j) substation;</i></li> <li><i>(k) transport depot (where in the Heinemann Road Transport Precinct); and</i></li> <li><i>(l) warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment).</i></li> </ul> <p>AO4.2<br/><i>Uses which are inconsistent with the intent of the zone include:</i></p> <ul style="list-style-type: none"> <li><i>(a) business activities;</i></li> <li><i>(b) accommodation activities (other than dwelling</i></li> </ul> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                      |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><i>houses and short-term accommodation);</i></p> <p><i>(c) entertainment activities;</i></p> <p><i>(d) industry activities other than rural industry and extractive industry activities and industries requiring isolation from urban areas; and</i></p> <p><i>(e) recreation activities.</i></p> |
| <b>Alternate Outcome</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                      |
| <p>The applicant submits:</p> <p>“The proposed development is for an accommodation activity being a Tourist Park which is not identified as a use consistent with the intent of the Rural Zone. To this end, it is noted that the land is located on the southern fringe of Wyreema and is located within proximity to a significant number of residential uses. As such, the use of land for agricultural purposes is limited due to the small size of the land and potential for impacts such as spray drift and odour which could impact the residential amenity of surrounding premises. Notwithstanding this, the nature of the development is such that it relies on the endemic features of the locality and will allow for small-scale grazing activities to continue on the site and will not impact on existing or future rural land uses in the surrounding area.</p> <p>The proposed buildings and structures have been designed and located to ensure they do not result in significant visual bulk and are of a scale that will not result in adverse acoustic or amenity impacts.</p> <p>Furthermore, the development will not result in the removal of significant vegetation noting that the site is predominately clear. Accordingly, despite the proposed development not being consistent with the intent of the zone, the development will not result in reductions to the overall productive capacity of the land or the natural resources and landscape amenity of the surrounding locality and is therefore considered suitable in this instance.”</p> |                                                                                                                                                                                                                                                                                                      |
| <b>Officer Comment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                      |
| <p>The proposed development proposes a Tourist park and Short-term Accommodation use within the rural zone which are both accommodation activities. Whilst not compatible with the intent of the zone under AO4.1 or AO4.2, the proposed development is seen to be ancillary to the predominant use of the site for rural purposes, and is consistent with the values of the zone given that the proposed accommodation activities seek to utilise the scenic landscape amenity of the site and surrounding rural locality. The majority of the proposed development will occupy the area in the north-east corner of the site that contains the existing rural sheds and dwelling house. A portion of the remainder of the site along the northern site boundary adjoining Rosenberger Road will be utilised for camping sites which will feature no permanent improvements. The majority of the site will remain as productive rural land, with the proposed development seeking to provide uses that are compatible with the primary production of the site and that utilise the existing rural amenity of the site and locality. The proposed development is seen to provide an outcome that is consistent with the requirements of PO4.</p>                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                      |
| <b>Performance Outcome</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Acceptable Outcome</b>                                                                                                                                                                                                                                                                            |
| <p><i>PO8</i></p> <p><i>Development does not unduly impact on the rural amenity and character of the locality, having regard to:</i></p> <p><i>(a) the scale, siting and design of buildings and structures;</i></p> <p><i>(b) visibility from roads and other public view points, screening vegetation and landscaping; and</i></p> <p><i>(c) the natural landform and avoidance of visual scarring;</i></p> <p><i>(d) noise, odour and other emissions.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><i>No acceptable outcome is nominated.</i></p>                                                                                                                                                                                                                                                    |
| <b>Alternate Outcome</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                      |
| <p>The applicant submits:</p> <p>“The development has been designed to the greatest extent possible to be of a low visual scale. The proposed accommodation units will be generally removed from the view of the street and nearby residential premises. Furthermore, the campground component will not involve the removal of any trees and will involve only one permanent structure being the amenities building. As such, the development will not result in significant impacts to the landscape amenity of the surrounding locality.”</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                      |
| <b>Officer Comment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                      |
| <p>The proposed development has been modified since originally lodged to occupy a smaller portion of the site. The majority of the proposed development will occupy the area in the north-east corner of the site that contains the existing rural sheds and dwelling house. A portion of the remainder of the site along the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                      |

northern site boundary adjoining Rosenberger Road will be utilised for camping sites. This camping area does not compromise the ability for the remainder of the site to be utilised for rural uses and has not limited the productive capacity of the site such that the viability of the site for agricultural land has been reduced in any way. Further, no permanent improvements or structures will be associated with the proposed camping area, such that no concrete pads or other aspects will be located within the camping area, ensuring that in future the land can be reused for agricultural purposes. Further, conditions of approval have been imposed that place limitations on the intensity of each approved use and ensure that noise, odour, and other emissions do not impact upon adjoining properties.

#### DEVELOPMENT CODES:

| MEDIUM DENSITY RESIDENTIAL CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                           |
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| Performance Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Acceptable Outcome                                                                        |
| <p><b>PO5</b><br/> <i>Areas of hardstand required for parking and pathways:</i></p> <ul style="list-style-type: none"> <li><i>(a) are minimised,</i></li> <li><i>(b) Incorporate generous landscaping:</i> <ul style="list-style-type: none"> <li><i>(i). to promote a garden streetscape character, and</i></li> <li><i>(ii). (to minimise visual impacts of views to hardstand areas for occupants and the public, particularly in the front garden.</i></li> </ul> </li> </ul> | <p><b>AO5.1</b><br/> <i>Landscaped areas are provided in accordance with Table 3:</i></p> |
| <p><b>Alternate Outcome</b></p> <p>The applicant submits:</p> <p><i>"The proposed development does not involve landscaping noting that the proposed development is generally of a small visual scale and bulk and includes minimal impervious area. Furthermore, the development is setback from the road frontage such that its visibility from the street will be reduced."</i></p>                                                                                             |                                                                                           |
| <p><b>Officer Comment</b></p> <p>Whilst not provided as part of the lodged application, Landscaping has been conditioned such that a landscaping plan must be submitted for endorsement.</p>                                                                                                                                                                                                                                                                                      |                                                                                           |

| ENVIRONMENTAL STANDARDS CODE                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Performance Outcome                                                                                                                   | Acceptable Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>PO20</b><br/> <i>The ongoing operation of the development site does not create dust nuisance for adjoining landholders.</i></p> | <p><b>AO20.1</b><br/> <i>Areas within the site that are frequently used for vehicular purposes are imperviously sealed.</i></p> <p><b>AO20.2</b><br/> <i>Industry-specific activities undertaken on site that create dust are performed in an enclosed shed or other structure with suitable dust extraction and filtration systems.</i></p> <p><b>AO20.3</b><br/> <i>Grain facilities are equipped with semi enclosed grain receival hoppers fitted with dust extraction and filtration systems. All conveyor belts and bulk grain processing equipment are enclosed to prevent dust emission. Bunker storage without dust extraction is only permitted whereby the release of dust will not impact on surrounding sensitive receivers.</i></p> <p><b>AO20.4</b><br/> <i>All development likely to generate any significant amount of dust must have an adequate water supply available at all times in order to undertake proactive dust reduction measures e.g. watering of access roads.</i></p> <p><b>AO20.5</b><br/> <i>Development that is likely to create ongoing significant</i></p> |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <i>dust issues has submitted a 'site based management plan' which adequately addresses dust mitigation measures.</i> |
| <b>Alternate Outcome</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                      |
| The applicant submits:                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                      |
| <i>"Areas used for vehicular movement will not be imperviously sealed. To this end, it is noted that the site is located within the rural zone and the proposed development is sufficiently separated from any sensitive receivers such that dust nuisance on nearby properties will not occur. Furthermore, the proposed development will not involve volumes of traffic accessing the site that would result in significant dust generation."</i> |                                                                                                                      |
| <b>Officer Comment</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                      |
| Conditions of approval have been imposed which require vehicle manoeuvring areas to be treated and managed in such a way that dust is suppressed and does not cause nuisance to adjoining properties.                                                                                                                                                                                                                                               |                                                                                                                      |

| LANDSCAPING CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                       |
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| Performance Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable Outcome                                                                                                    |
| <b>PO1</b><br><i>Landscape design is developed by a suitably qualified landscape professional and demonstrates an integrated approach to planning/development issues and documents both hard and soft works proposed for the development.</i>                                                                                                                                                                                                                   | <b>AO1.1</b><br><i>Landscape documentation is prepared by the landscape professional identified in Table 9.4.4:2.</i> |
| <b>Alternate Outcome</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                       |
| The applicant submits:                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                       |
| <i>"The proposed development does not involve landscaping noting that the proposed development is generally of a small visual scale and bulk and includes minimal impervious area. Furthermore, the development is setback from the road frontage such that its visibility from the street will be reduced."</i>                                                                                                                                                |                                                                                                                       |
| <b>Officer Comment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                       |
| The proposed development did not propose landscaping as part of the development. Conditions of approval however, have been imposed requiring a landscape plan be submitted for endorsement that feature a 5m wide landscape buffer along the road frontages of the site for the extent of the proposed camping area. The conditioned landscaping is seen to provide a positive visual outcome for the site and provides a buffer to adjoining rural properties. |                                                                                                                       |

| TRANSPORT, ACCESS AND PARKING CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| Performance Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>PO1</b><br><i>Vehicular access arrangements, including driveway crossovers:</i> <ul style="list-style-type: none"> <li><i>(a) are appropriate for:</i> <ul style="list-style-type: none"> <li><i>(i) the capacity of the parking area;</i></li> <li><i>(ii) the volume, frequency and type of vehicle useage; and</i></li> <li><i>(iii) the function and configuration of the access road;</i></li> </ul> </li> <li><i>(b) minimise any potentially adverse impact on:</i> <ul style="list-style-type: none"> <li><i>(i) the safety and efficiency of the road and pedestrian/cycle paths;</i></li> <li><i>(ii) the safety and efficiency of the road and footpath users;</i></li> <li><i>(iii) the integrity of any infrastructure within the road reserve; and</i></li> <li><i>(iv) the safety of access to adjacent properties.</i></li> </ul> </li> <li><i>(c) protect the amenity of premises in the vicinity by:</i></li> </ul> | <b>AO1.1</b><br><i>Vehicular access and driveway crossovers are not:</i> <ul style="list-style-type: none"> <li><i>(a) an additional site/property access;</i></li> <li><i>(b) to a State-controlled Road or a road with bluestone kerbing;</i></li> <li><i>(c) within 25 m of a signalised road intersection;</i></li> <li><i>(d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area;</i></li> <li><i>(e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area;</i></li> <li><i>(f) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset;</i></li> <li><i>(g) within the Tree Protection Zone, as defined by Australian Standard 4970- 2009;</i></li> <li><i>(h) for a lot with a frontage of 10m or less;</i></li> <li><i>(i) greater than 4m in width when for a lot with a frontage / width of more than 10m but less than 20m; and</i></li> <li><i>(j) greater than 6m in width when for a lot with a frontage / width of greater than 20m.</i></li> </ul> |

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| <ul style="list-style-type: none"> <li>(i) <i>maintaining the predominant vehicular access pattern in the street, including consistent width, grade and location;</i></li> <li>(ii) <i>preserving the residential amenity of the streetscape, including noise and visual impact, and consideration of existing landscaping by considering:               <ul style="list-style-type: none"> <li>(A) <i>use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc);</i></li> <li>(B) <i>minimising the width and grade of the access;</i></li> <li>(C) <i>minimising impacts on the appearance of the streetscape by retaining existing vegetation, including approved landscaping; and</i></li> <li>(D) <i>locating the access to minimise the impact of vehicle noise on neighbouring/adjoining properties.</i></li> </ul> </i></li> </ul> | <p><b>AO1.2</b><br/> <i>Except where in a Rural Zone, vehicular access and driveway crossovers:</i></p> <ul style="list-style-type: none"> <li>(a) <i>do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits);</i></li> <li>(b) <i>do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway;</i></li> <li>(c) <i>do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve</i></li> <li>(d) <i>do not require any change to existing footpath/verge profiles, including table drains (where relevant);</i></li> <li>(e) <i>do not have access restricted by an access restriction strip or link reserve;</i></li> <li>(f) <i>do not access an unformed or unkerbed road;</i></li> <li>(g) <i>are constructed from reinforced concrete;</i></li> <li>(h) <i>are perpendicular to the road edge; and</i></li> <li>(i) <i>are provided in accordance with the Australian Standard AS 2890.1 – Off Street Car Parking and Australian Standard AS 2890.2 (where relevant) and the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.</i></li> </ul> <p><b>AO1.3</b><br/> <i>Where in a Rural Zone, vehicular access and driveway crossovers:</i></p> <ul style="list-style-type: none"> <li>(a) <i>do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits);</i></li> <li>(b) <i>do not affect or are not adjacent to a a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway;</i></li> <li>(c) <i>do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve;</i></li> <li>(d) <i>do not require any change to existing footpath/verge profiles, including table drains (where relevant);</i></li> <li>(e) <i>do not have access restricted by an access restriction strip or link reserve;</i></li> <li>(f) <i>are sealed where accessing a sealed formed road;</i></li> <li>(g) <i>are perpendicular to the road edge; and</i></li> <li>(h) <i>are provided in accordance with the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.</i></li> </ul> |
| <p><b>Alternate Outcome</b></p> <p>The applicant submits:</p> <p><i>“The proposed development will involve two (2) vehicle access points to Rosenberger Road. The accommodation units will take access via the existing crossover for the dwelling on the premises whilst the campground component will take access via a new crossover. Given the development involves two (2) distinct components, the provision of separate access points is reasonable and ensures that wayfinding to the relevant part of the premises is efficient. Furthermore, this also ensures that all vehicle movements are not done via a single access and ensures that the volume of traffic accessing the site can be sufficiently</i></p>                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

*catered for. Given the site and surrounding locality is not serviced by pedestrian or active transport infrastructure, no impacts to safety of users as a result of two (2) access points will occur. Furthermore, the driveways provided as part of the development will not be imperviously sealed which softens the visual impact of these features."*

#### **Officer Comment**

The proposed additional driveway crossover is appropriate for the scale of the proposed development, and provides a separate entrance and driveway for the tourist park use, such that each proposed use has a separate entrance and driveway. The additional crossover does not affect the safety of traffic on Rosenberger Road and does not cause concerns regarding amenity or impacts on infrastructure.

#### **Performance Outcome**

PO2

*Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.*

#### **Acceptable Outcome**

AO2.2

*Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code.*

#### **Alternate Outcome**

The applicant submits:

*"The proposed development will provide one (1) carparking space per accommodation unit. Furthermore, there is sufficient space for guests of the campground component to park within their respective site. Given the nature of the use, the provision of parking for a solid rigid vehicle (SRV) is not warranted."*

#### **Officer Comment**

The proposed development provides for 12 vehicle spaces inclusive of a PWD space, and is seen to meet the demand generated by the development on site. It is noted that vehicles are able to park next to their sites within the camping area and so the number of parking spaces provided is more than sufficient for the number of vehicles anticipated to park within the site.

#### **Local Categorising Instrument – Variation Approval:**

Not Applicable

#### **Local Categorising Instrument – Temporary Local Planning Instrument:**

Not Applicable

#### **Local Categorising Instrument – Preliminary Approval:**

Not Applicable

#### **Local Categorising Instrument – Local Government Infrastructure Plan:**

The proposed development is located outside the Priority Infrastructure Area (PIA) and does not involve any LGIP or Trunk Infrastructure.

#### **Other Relevant Matters**

Not Applicable

#### **FINANCIAL / RESOURCE IMPLICATIONS**

Infrastructure charges will be applied in accordance with Council's *Charges Resolution No. 7*.

#### **Human Rights Act 2019 CONSIDERATIONS**

The *Human Rights Act 2019* provides that it is unlawful for a public agency to act or make a decision in a way that is not compatible with human rights, or to fail to give proper consideration to a human right. This necessitates understanding the human rights that are protected. When making decisions or taking actions, consideration needs to be given to how that may impact on a person's human rights. Where there is a restriction on a person's human rights the restriction must be no greater than is justifiable to protect the rights of others or the community at large.

In assessing this application consideration has been given to the following sections of the *Human Rights Act 2019*:

Section 15 – Recognition and equality before the law

Section 24 – Property rights

It is the opinion of the decision maker that no human rights have been limited.

## CONCLUSION

The development has been assessed with regard to the applicable assessment benchmarks as identified within this report and the attached Statement of Reasons (refer to Schedule 1). The proposed development generally complies with the assessment benchmarks or it can be conditioned to comply. Where the applicant has not provided sufficient information, conditions have been imposed to ensure compliance. It is therefore recommended that the development application be approved subject to the conditions identified above.

## ATTACHMENT/S

|            |   |    |   |                |
|------------|---|----|---|----------------|
| Attachment | 1 | of | 4 | Aerial Imagery |
| Attachment | 2 | of | 4 | Zoning Map     |
| Attachment | 3 | of | 4 | Overlay Map    |
| Attachment | 4 | of | 4 | Approved Plans |

## SCHEDULES

|          |   |                          |
|----------|---|--------------------------|
| Schedule | 1 | Referral Agency Response |
| Schedule | 2 | Statement of Reasons     |

## ATTACHMENTS

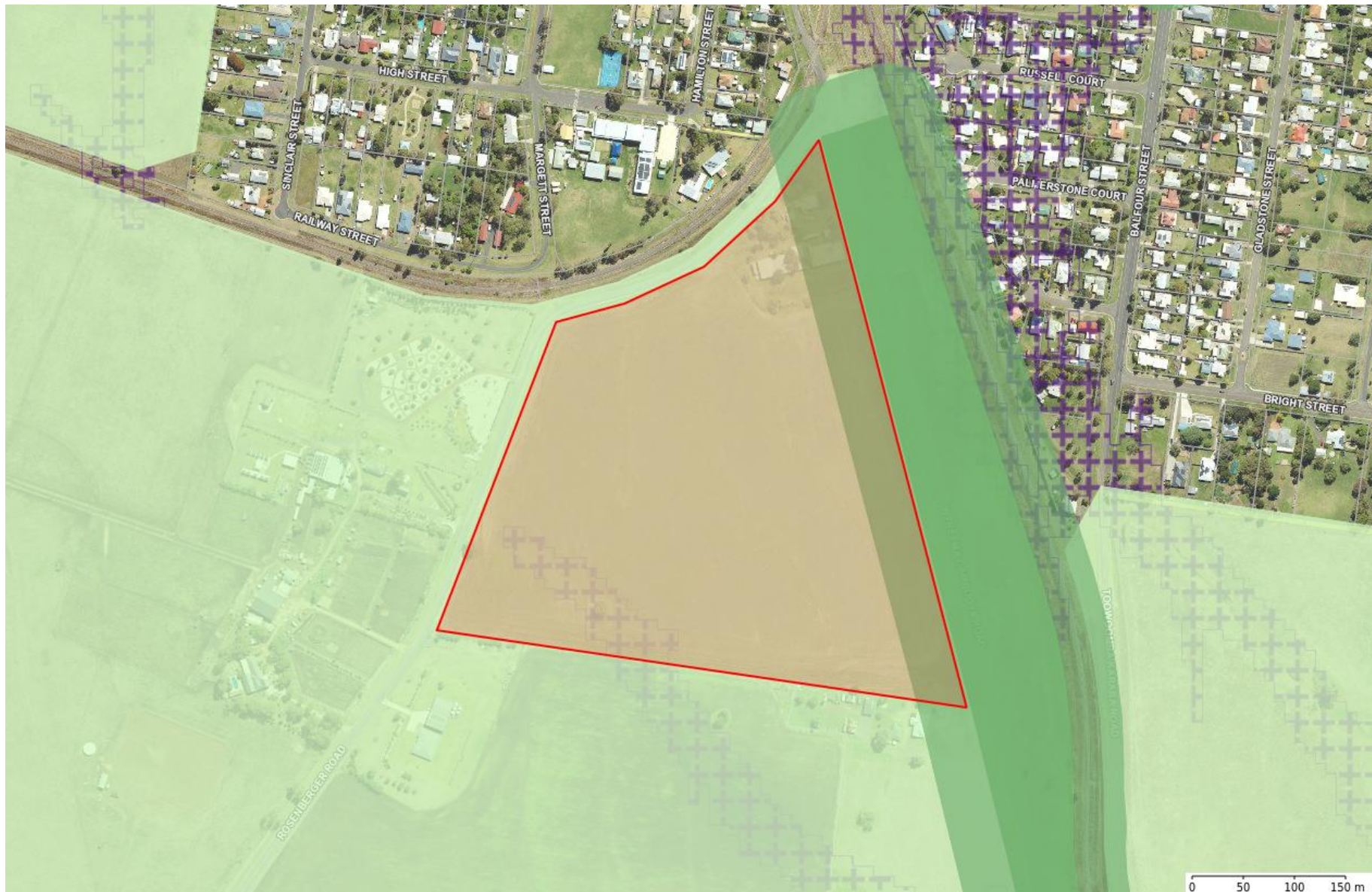
### Attachment 1 of 4 — Aerial Imagery



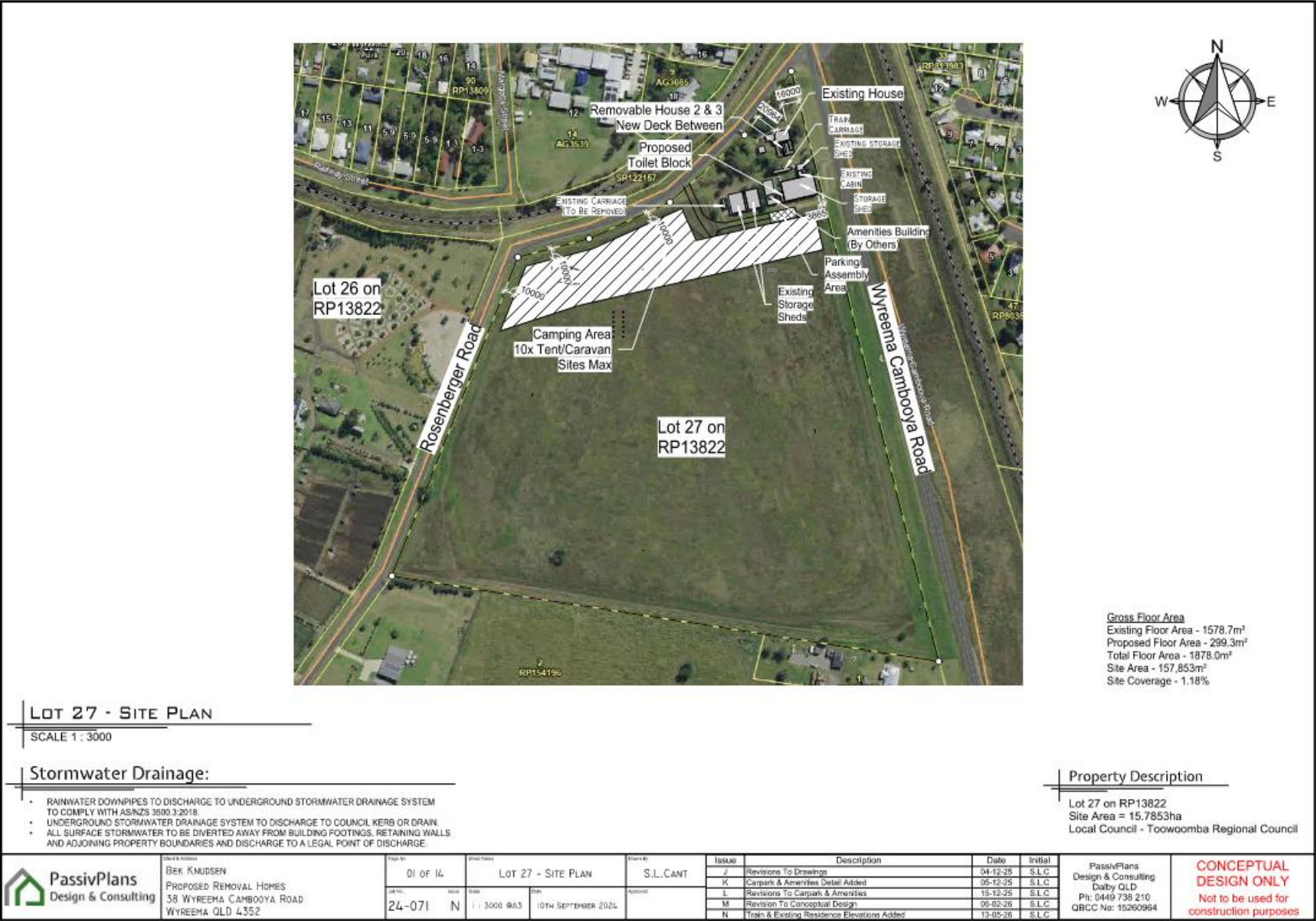
## Attachment 2 of 4 — Zoning Map

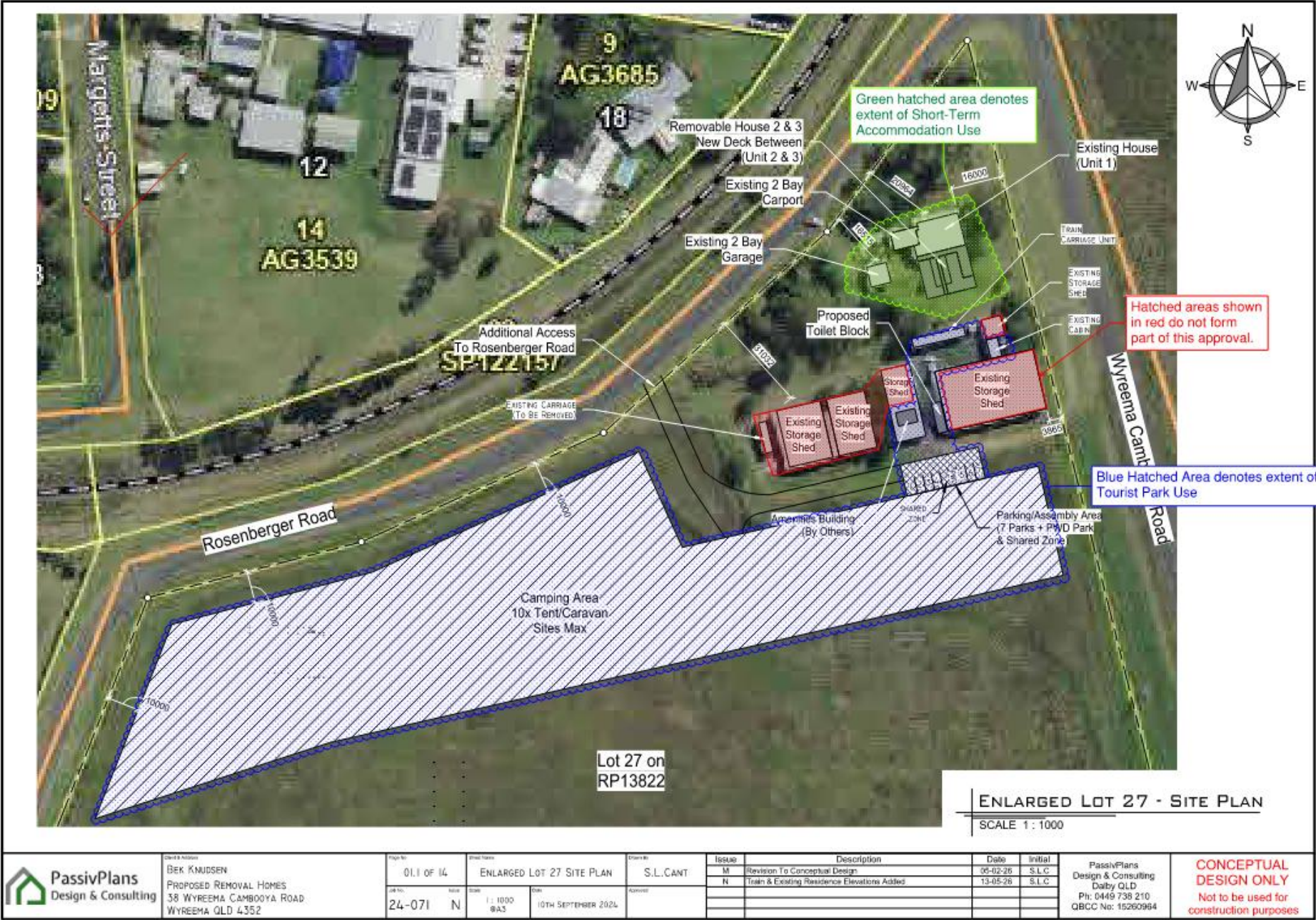


## Attachment 3 of 4 — Overlay Map

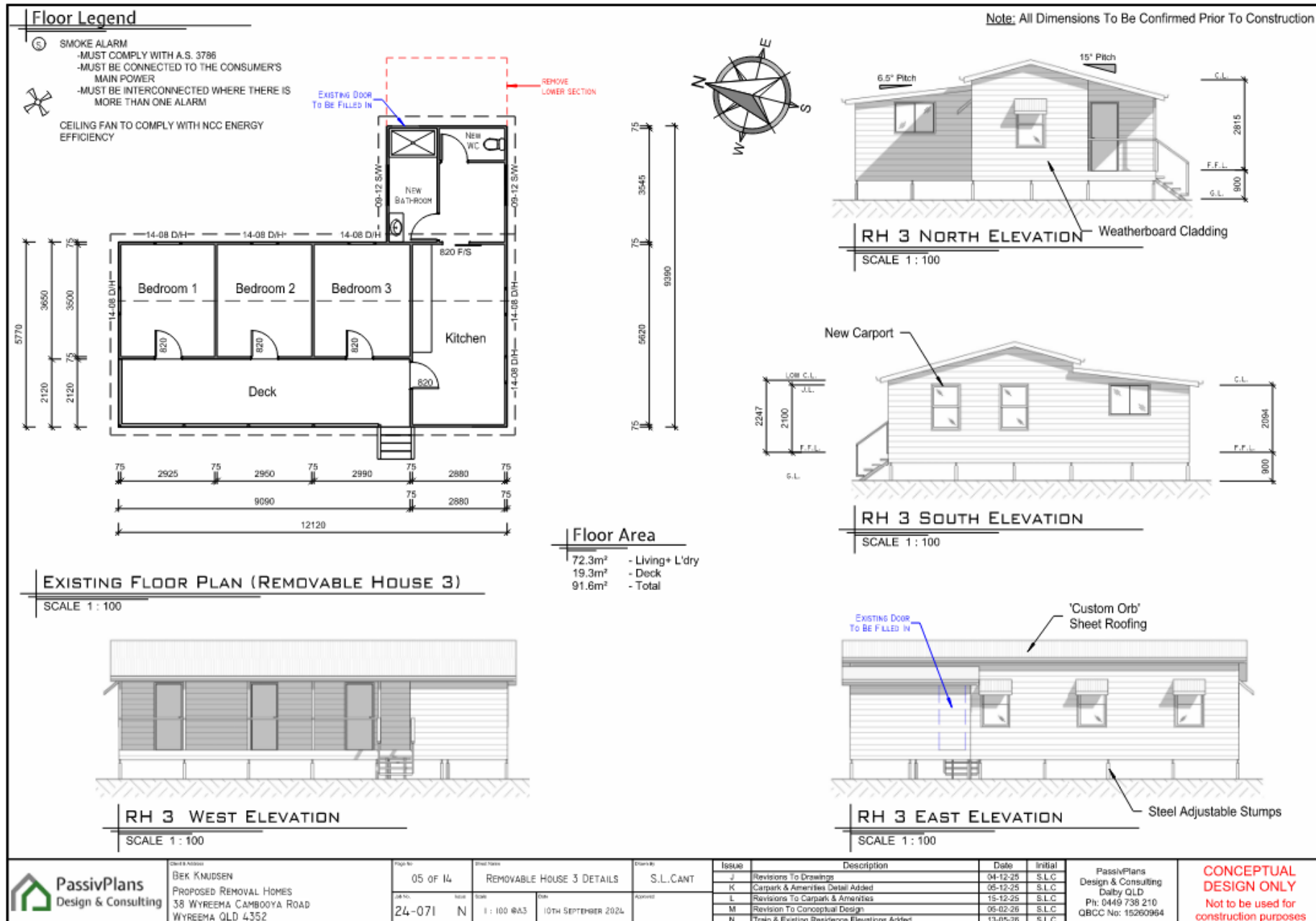


Attachment 4 of 4 — Approved Plan

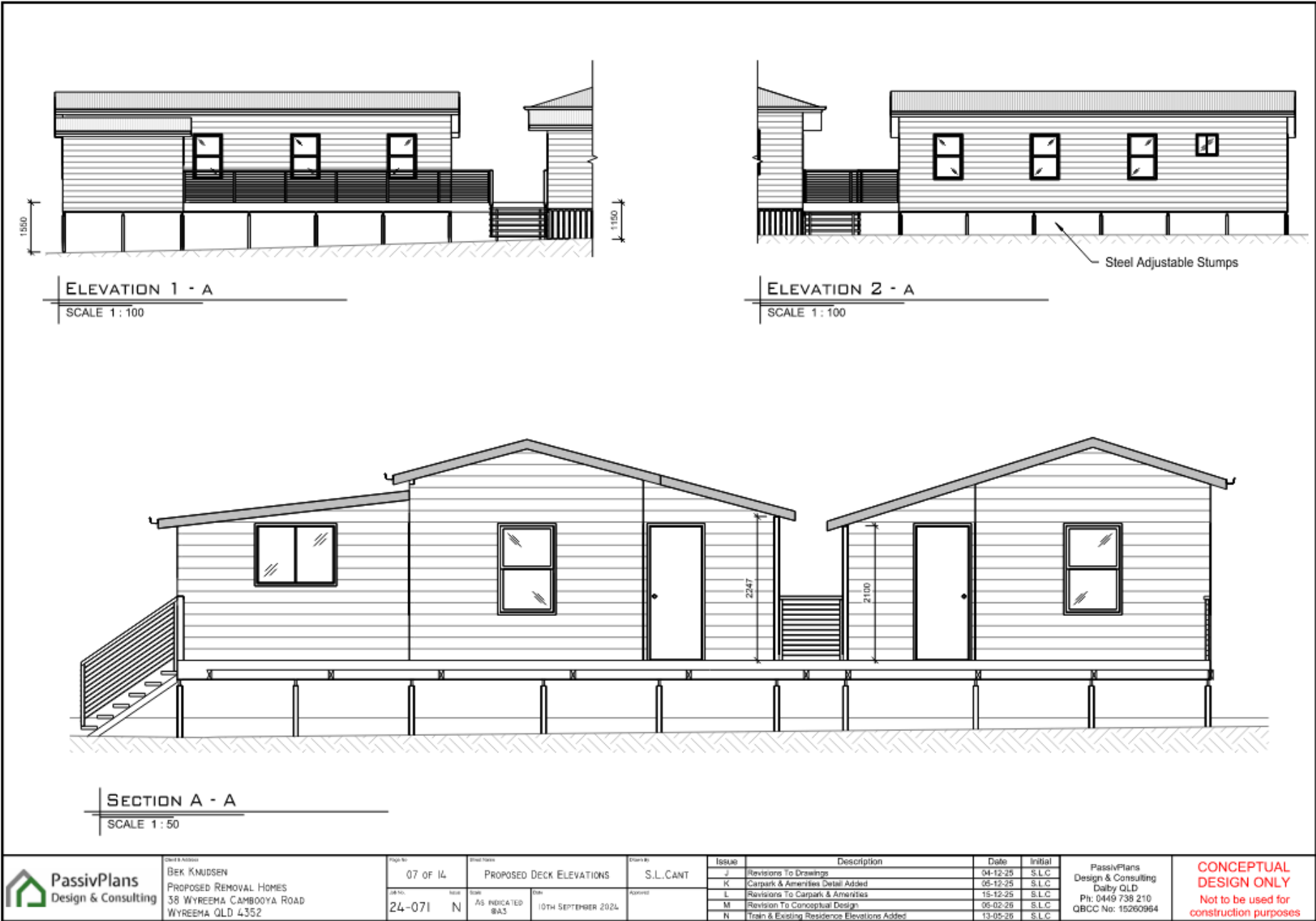














EASTERN RESIDENCE ELEVATION

SCALE 1 : 100



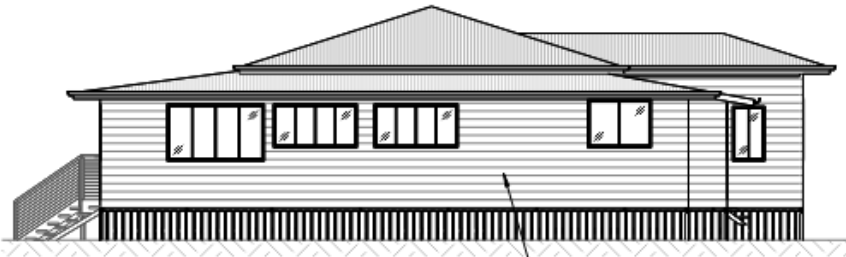
SOUTHERN RESIDENCE ELEVATION

SCALE 1 : 100



WESTERN RESIDENCE ELEVATION

SCALE 1 : 100



NORTHERN RESIDENCE ELEVATION

SCALE 1 : 100



Client & Address  
BEK KNUDSEN  
PROPOSED REMOVAL HOMES  
38 WYREEMA CAMBOOYA ROAD  
WYREEMA QLD 4352

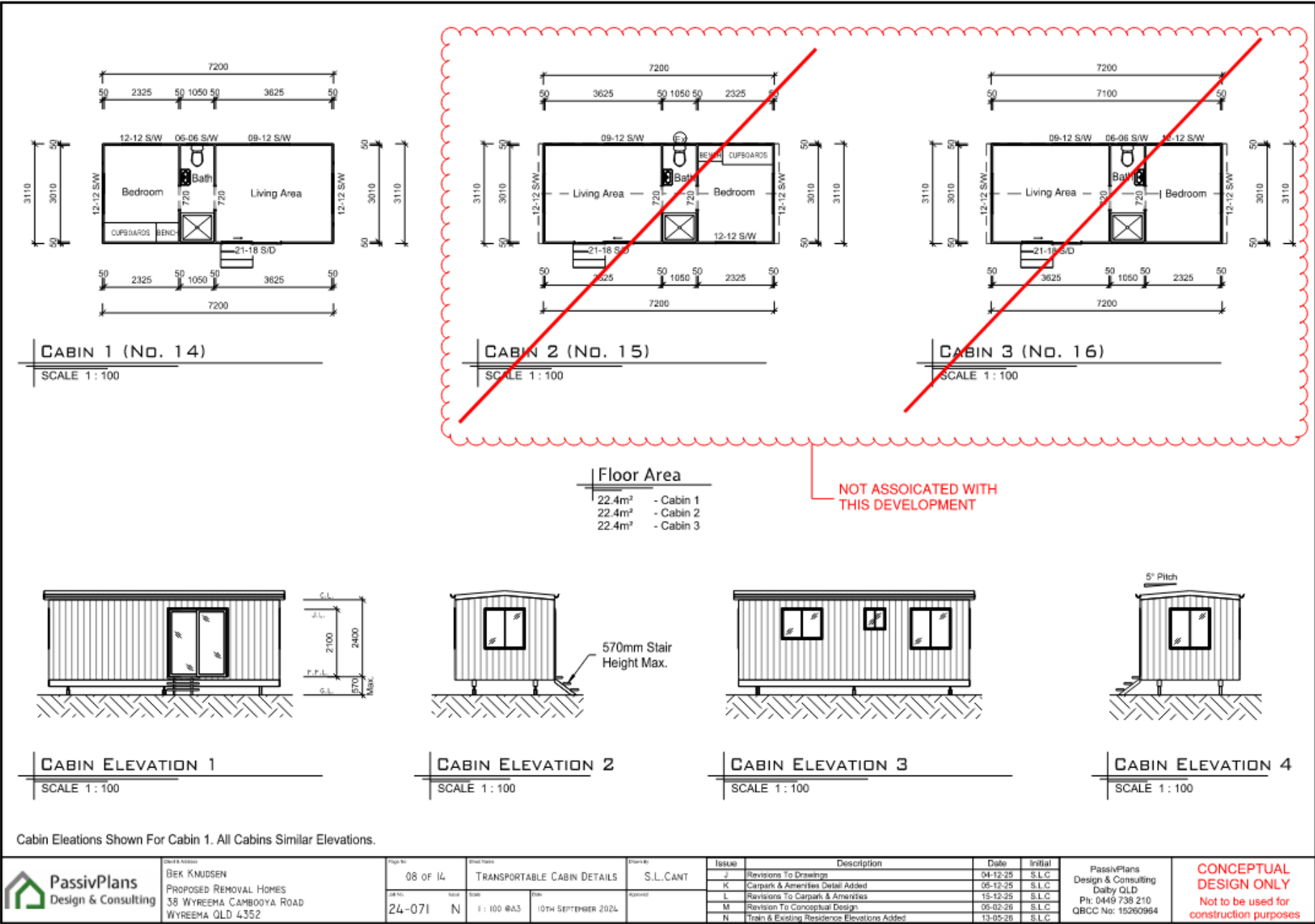
Page No  
14 OF 14  
Project Name  
EXISTING RESIDENCE ELEVATIONS  
Job No.  
24-071  
North  
N  
Scale  
1 : 100 @A3  
Date  
10TH SEPTEMBER 2024

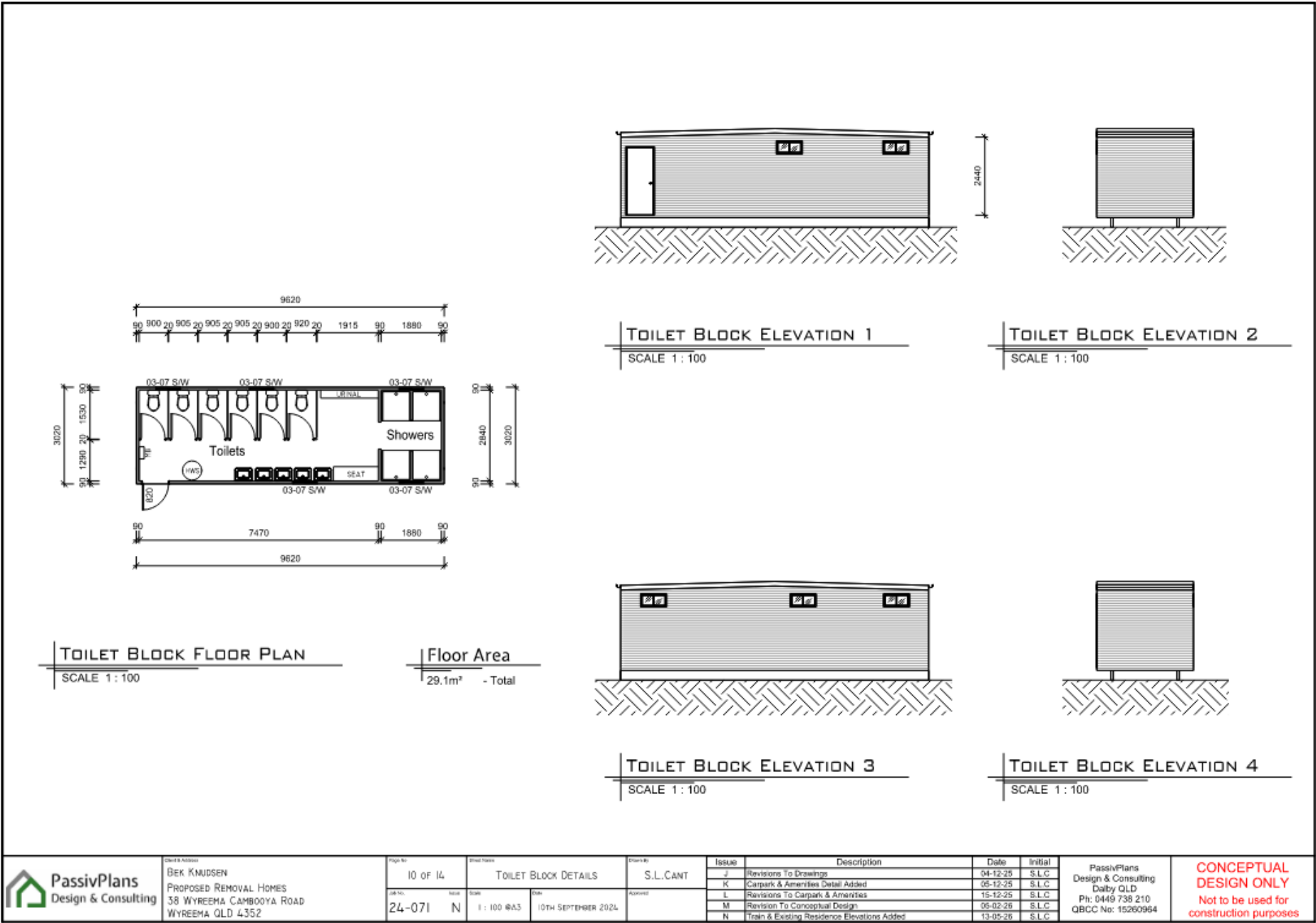
Drawn by  
S.L.CANT  
Approved

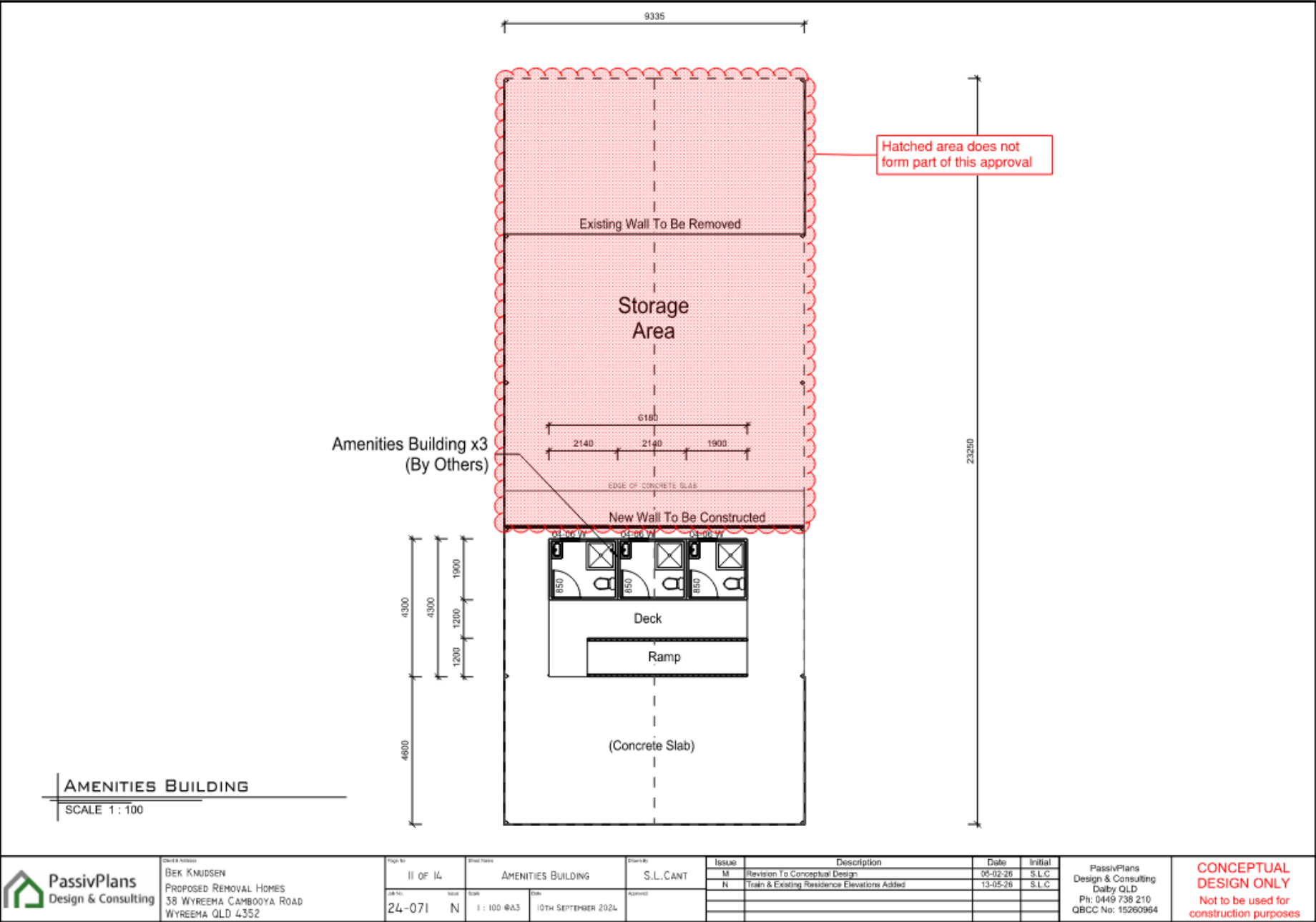
| Issue | Description                                 | Date     | Initial |
|-------|---------------------------------------------|----------|---------|
| N     | Train & Existing Residence Elevations Added | 13-05-26 | S.L.C   |
|       |                                             |          |         |
|       |                                             |          |         |
|       |                                             |          |         |

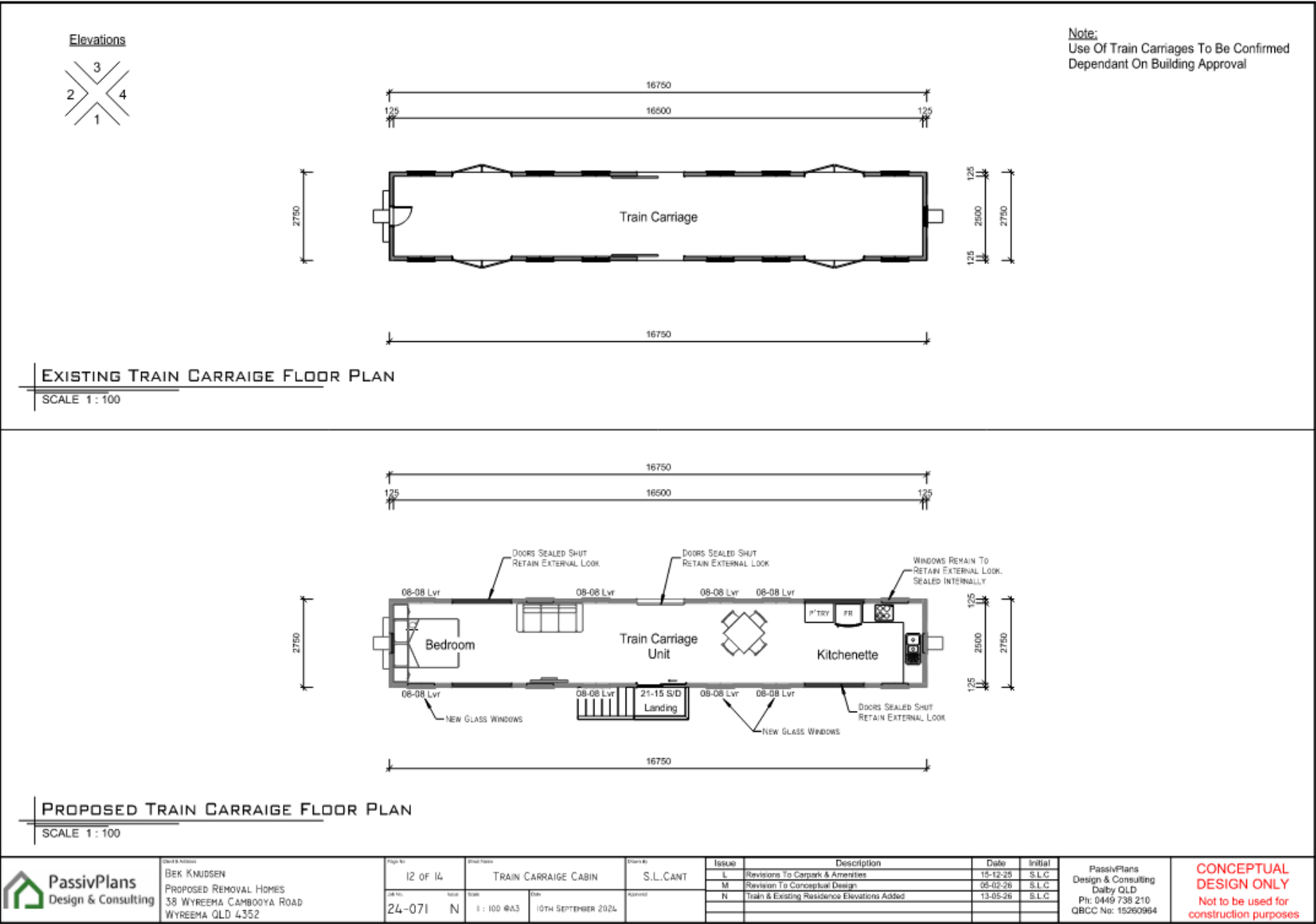
PassivPlans  
Design & Consulting  
Dalby QLD  
Ph: 0449 738 210  
QBCC No: 15260964

CONCEPTUAL  
DESIGN ONLY  
Not to be used for  
construction purposes









**SCHEDULE 1**

**Concurrence Agency Response/s**



SARA reference: 2601-50079 SRA  
Council reference: MCUI/2025/8490  
Applicant reference: 2025-071

3 February 2026

Chief Executive Officer  
Toowoomba Regional Council  
PO Box 3021  
TOOWOOMBA QLD 4350  
development@tr.qld.gov.au

Attention: James Leader

Dear Mr Leader

## SARA referral agency response— 38 Wyreema Cambooya Road, Wyreema

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 12 January 2026.

### Response

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outcome:          | Referral agency response - No requirements<br>Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application. |
| Date of response: | 3 February 2026                                                                                                                                                         |
| Advice:           | Advice to the applicant is in <b>Attachment 1</b>                                                                                                                       |
| Reasons:          | The reasons for the referral agency response are in <b>Attachment 2</b>                                                                                                 |

### Development details

|                 |                                                                                               |                                           |
|-----------------|-----------------------------------------------------------------------------------------------|-------------------------------------------|
| Description:    | Development permit                                                                            | Material change of use for a Tourist Park |
| SARA role:      | Referral agency                                                                               |                                           |
| SARA trigger:   | Schedule 10, Part 9, Division 4, Subdivision 2,<br>Table 4, Item 1 (Planning Regulation 2017) |                                           |
|                 | Material change of use of premises near a state<br>transport corridor                         |                                           |
| SARA reference: | 2601-50079 SRA                                                                                |                                           |

|                                              |                                                                                                                                                                                                                         |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Assessment manager:                          | Toowoomba Regional Council                                                                                                                                                                                              |
| Street address:                              | 38 Wyreema Cambooya Road, Wyreema                                                                                                                                                                                       |
| Real property description:                   | Lot 27 on RP13822                                                                                                                                                                                                       |
| Applicant name:                              | Rebecca Knudsen and Ricky Knudsen C/- Precinct Urban Planning                                                                                                                                                           |
| Applicant contact details:                   | PO Box 3038<br>Toowoomba QLD 4350<br>james@precinctplan.com.au                                                                                                                                                          |
| <i>Human Rights Act 2019</i> considerations: | A consideration of the 23 fundamental human rights protected under the <i>Human Rights Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights |

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Ian McHugh, Principal Planning Officer, on 07 4616 7320 or via email [ToowoombaSARA@dssip.qld.gov.au](mailto:ToowoombaSARA@dssip.qld.gov.au) who will be pleased to assist.

Yours sincerely



Paul Gleeson  
A/Manager

enc     Attachment 1 - Advice to the applicant  
          Attachment 2 - Reasons for referral agency response  
          Attachment 3 - Representations about a referral agency response provisions

cc       Rebecca Knudsen and Ricky Knudsen, [james@precinctplan.com.au](mailto:james@precinctplan.com.au)

## Attachment 1—Advice to the applicant

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| General advice |                                                                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.             | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP), version 3.4. If a word remains undefined it has its ordinary meaning. |

## **Attachment 2—Reasons for referral agency response**

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(Given under section 56(7) of the *Planning Act 2016*)

### **The reasons for SARA's decision are:**

The development complies with the assessment benchmarks of State code 2 of SDAP in that the development:

- does not adversely impact the structural integrity or physical condition of the railway corridor
- does not adversely impact the function, safety and efficiency of the railway corridor.

### **Material used in the assessment of the application:**

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version 3.4, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*

## **Attachment 3— Representations about a referral agency response provisions**

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# Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

## Part 6: Changes to the application and referral agency responses

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### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

## **Part 7: Miscellaneous**

### **30 Representations about a referral agency response**

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

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<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

## **SCHEDULE 2**

### **Statement of Reasons**

**Statement of Reasons**  
Section 63(4) and (5) of the *Planning Act 2016*

| SITE DETAILS              |                                             |
|---------------------------|---------------------------------------------|
| Site Address              | 38 Wyreema Cambooya Road, WYREEMA QLD 4352  |
| Real Property Description | Lot 27 RP13822                              |
| Site Area                 | 15.79 hectares                              |
| Owner                     | Rebecca Lee Knudsen and Ricky Wayne Knudsen |

| PROPOSED DEVELOPMENT      |                                                                                     |                    |
|---------------------------|-------------------------------------------------------------------------------------|--------------------|
| Name of Applicant         | Rebecca Lee Knudsen and Ricky Wayne Knudsen                                         |                    |
| Type of Application       | Material Change of Use                                                              |                    |
| Proposed Development      | Tourist Park and Short-term Accommodation                                           |                    |
| Level of Assessment       | Impact                                                                              |                    |
| Gross Floor Area          | Short-term Accommodation: 347.3m <sup>2</sup><br>Tourist Park: 175.93m <sup>2</sup> |                    |
| Impervious Area           | 1,878 m <sup>2</sup>                                                                |                    |
| Site Cover                | 1,878m <sup>2</sup> /1.18%                                                          |                    |
| Car Parking Spaces        | 12 parking spaces, inclusive of one (1) PWD space                                   |                    |
| Service Vehicle Provision | Nil.                                                                                |                    |
| Submissions Received      | Objection:                                                                          | One (1) Submission |
|                           | Support:                                                                            | Nil                |
| Decision                  | Approval                                                                            |                    |
| Decision Date             | 26 August 2026                                                                      |                    |

| ASSESSMENT MATTERS            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                     |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Assessment benchmarks         | <p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• Schedules 9 and 10 of the <i>Planning Regulation 2017</i> (as relevant);</li> <li>• <i>State Planning Policy July 2017</i> (as relevant);</li> <li>• South-east Queensland Regional Plan ShapingSEQ 2023 (as relevant);</li> <li>• The Local Government Infrastructure Plan; and</li> <li>• <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28): <ul style="list-style-type: none"> <li>○ Strategic Framework;</li> <li>○ Rural Zone Code;</li> <li>○ Medium Density Residential Code;</li> <li>○ Environmental Standards Code;</li> <li>○ Integrated Water Cycle Management Code;</li> <li>○ Landscaping Code;</li> <li>○ Transport, Access and Parking Code;</li> <li>○ Works and Services Code;</li> <li>○ Environmental Significance Overlay Code;</li> <li>○ Agricultural Land Overlay Code; and</li> <li>○ Flood Hazard Overlay Code.</li> </ul> </li> </ul> |                                                                                                                                                                                                                                                                                                                     |
| Matters raised in submissions | Issue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | How matter was dealt with                                                                                                                                                                                                                                                                                           |
|                               | Operations and Management of proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The submitter raised concerns regarding the ongoing operation and management of the proposed development, mainly relating to the lack of information provided by the applicant. Concerns related to the lack of information provided regarding length of stays for tourist park users, limited information on noise |

|  |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                       | <p>restrictions, concerns over the complaints management procedure for the use, and concerns over the use of campfires on site.</p> <p>The proposed development seeks approval for a Short-term Accommodation use, and a Tourist Park use. As per the use definitions under the Planning Scheme, both proposed uses are limited to a maximum length of stay of three (3) months, however the anticipated length of stays on the site as submitted by the applicant, will be between one (1) and ten (10) nights.</p> <p>Noise restrictions for the proposed development will be in accordance with the <i>Environmental Protection Act 1994</i>, such that audible noise will not be permitted past 10pm, and any noise nuisance or complaints regarding noise will be managed using the Complaint Management Procedure which is endorsed as an approved document, and requires a copy of any complaints and corrective actions to be maintained for inspection by Council. This Complaints Management Procedure, in addition to the noise restrictions in the <i>Environmental Protection Act 1994</i> and the conditions of approval imposed regarding noise amenity, will ensure that the subject site will not create any noise nuisance to adjoining properties or the surrounding area.</p> <p>Campfires on site will be required to be operated in accordance with Queensland Fire Service requirements and any bans in effect at the time. The use of campfires is not a benchmark within the Planning Scheme and there are no requirements for their operation within any applicable benchmarks.</p> <p>Conditions of approval have been placed on the extent of each use approved over the site, including limiting the maximum number of people who can be on the site, and utilise each accommodation unit or campsite at any one time. This ensures that the operation of the site is manageable, and that the conditions of approval imposed ensure that the site is managed and operated in a way that limits impacts on neighbouring properties and the surrounding locality. Additional conditions of approval have been imposed relating to noise emissions, odour emissions, dust suppression and other matters that have the potential to cause nuisance to adjoining properties. The development is considered to be conditioned in such a way that nuisance and any impacts to adjoining properties have been avoided.</p> |
|  | Impact on surrounding rural land and rural character. | <p>The submitter raised concerns relating to the impact of the proposed development on the rural character of the surrounding locality and adjoining rural properties.</p> <p>The submitter contends that the development will provide for increased noise, activity, traffic, and amenity impacts that will affect the existing rural character of the locality.</p> <p>The development will likely provide an increased</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             |  | <p>amount of noise, activity, traffic, and amenity impacts when compared to the existing low intensity rural use of the site. However, the development has been designed to ensure that adjoining properties will not be impacted by the proposed development. The majority of the site will be maintained for rural purposes with only a small portion of the site which is greatly setback from adjoining rural properties, to be utilised for the proposed development. The only new structures constructed will be amongst the existing buildings and structures in the north-eastern corner of the site, and will not provide for a visible increase in bulk or scale on the site. The proposed camping ground which occupies a small portion of the site's northern frontage to Rosenberger Road, will feature no permanent structures, ensuring that the development does not reduce or impact upon usable rural land on the site. The subject site is located on the edge of Wyreema, with Township Zoned land located to the north and west. The development seeks to respect the predominately rural character of the surrounding locality, whilst providing a transition from large rural blocks to the higher density residential and commercial uses within the Township Zone.</p> <p>Conditions of approval have been imposed that restrict the intensity of the proposed uses such that the rural character of the locality will not be impacted by increased noise, amenity, or traffic impacts.</p> <p>Conditions of approval have also been imposed which requires landscaping to be provided along road frontages which the proposed campground adjoins.</p> <p>The proposed development minimises the extent of the site being utilised for the proposed development, and allows for the site to maintain its predominately rural character and land use.</p> |
| <b>Reasons for decision</b> |  | The development was assessed against all of the assessment benchmarks listed above and complies, or can be conditioned to comply, with all of these without exception.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Toowoomba Regional Council Planning and Development Online website at: <https://developmenti.tr.qld.gov.au/>. When accessing Council's website please use the following Application Number: MCUI/2025/8490.