

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 ² Tourist Park: 175.93m ²	
Impervious Area	1,878 m ²	
Site Cover	1,878m ² /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	The proposed development was assessed against the following assessment benchmarks: • Schedules 9 and 10 of the <i>Planning Regulation 2017</i> (as relevant); • <i>State Planning Policy July 2017</i> (as relevant); • South-east Queensland Regional Plan ShapingSEQ 2023 (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28): ○ 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; and ○ Flood Hazard Overlay Code.	
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

		restrictions, concerns over the complaints management procedure for the use, and concerns over the use of campfires on site. 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. 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. 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. 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.
	Impact on surrounding rural land and rural character.	The submitter raised concerns relating to the impact of the proposed development on the rural character of the surrounding locality and adjoining rural properties. 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. 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. 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. Conditions of approval have also been imposed which requires landscaping to be provided along road frontages which the proposed campground adjoins. 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.
Reasons for decision		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.