

15 July 2026

The Assessment Manager
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350

RECEIVED
15/07/2026
TOOWOOMBA
REGIONAL COUNCIL

Attention: Mr James Leader
By Email: james.leader@tr.qld.gov.au

Dear James.

RESPONSE TO FURTHER ADVICE – SECTION 68, PLANNING ACT 2016 & CHAPTER 1, PART 7, SECTION 35, DEVELOPMENT ASSESSMENT RULES – DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE - TOURIST PARK - 38 WYREEMA-CAMBOOYA ROAD, WYREEMA – LOT 27 RP13822
(Council Ref: MCUI/2025/8490; Our Ref: 2025-071)

I act on behalf of the applicants, Rebecca and Ricky Knudsen, in respect of the above matter.

This correspondence relates to Development Application MCUI/2025/8490 for Material Change of Use – Tourist Park on land at 38 Wyreema Cambooya Road Wyreema, being that land described as Lot 27 RP13822.

I refer to Toowoomba Regional Council's (**Council**) Further Advice correspondence, dated 10 July 2026, in respect of Development Application MCUI/2025/8490.

The below correspondence provides a response to all of the matters raised in Council's Further Advice correspondence. For ease of comprehension, each item raised in the Information Request has been reproduced in bold print followed by the associated response.

1. PROPOSED USES

1.1. Aspect of Development: Extent of each use

Council's information request identified that the proposed development did not appear to fully meet the 'Tourist Park' use initially applied for, and requested additional justification that the development met the use being applied for. Council also identified that if the proposed development could not fully meet the 'Tourist Park' use, a 'Short Term Accommodation' use component could be included with the application where relevant.

The applicant's response to Council's Information Request added a 'Short Term Accommodation' use component to the development in addition to the 'Tourist Park' use which was originally applied for.

The submitted plans and documents do not adequately detail which use each of the existing/proposed buildings and structures corresponds to. Clarification on the extent of each use is required.

Council is not agreeable to marking up any plans to determine the extent of the uses applied for. If the proposed uses on site are not clearly defined Council may be unable to approve aspects of the proposed development.

It is up to the applicant to define the extent of each use being applied for on the site.

In order for Council to progress the assessment of this application, the applicant must adequately define the extent of each use applied for, including which use each of the proposed/existing buildings and structures are associated with.

Further Advice:

Provide sufficient information and amended plans detailing which use each existing/proposed building and structure on site is associated with.

Response

In response to the above item, the applicant still maintains that the development was appropriately defined as a "Tourist Park" use. The Short-Term Accommodation component was only included at the repeated request of Council.

The applicant is agreeable to the three (3) dwellings and ancillary buildings, identified on the plans as "Existing House (Unit 1)" and "Removable House 2 & 3 New Deck Between (Unit 2 & 3)", "Existing 2 Bay Carport" and "Existing 2 Bay Garage", as the "Short-Term Accommodation" use. Amended or mark-up plans is not considered to be required, and the extent of the uses can be sufficiently conditioned by Council.

2. SUBMITTED PLANS

2.1. Aspect of Development: Amenities building

The submitted plans show a proposed amenities building located within an existing storage shed on site. Details such as entrances or doors to the existing shed to gain access to the proposed amenities building have not been included on the submitted plan. Elevation plans have also not been provided for either the amenities building or existing storage shed.

Elevation plans have not been provided for the proposed amenities building.

The submitted plans identify a new wall within the existing storage shed, however the plans do not provide dimensions of the setback from this new wall to the proposed amenities building.

Further details surrounding the proposed amenities building are required in order to adequately demonstrate the location and design of the proposed amenities building within the existing storage shed.

Information is also required surrounding what materials will be stored in the storage area of the existing shed. Chemicals and hazardous materials must not be stored in close proximity to sensitive uses in accordance with Performance Outcome PO25 (Table 9.4.2:1) of the Environmental Standards Code of the Planning Scheme. Council may impose conditions regarding the storage of chemicals and hazardous materials should sufficient information not be provided.

Further Advice:

Provide:

- Amended plans that demonstrate any existing and proposed entrances and accesses to the existing storage shed for the proposed new amenities building area. These must be clearly shown on the submitted plans ;***
- Elevation plans that show the proposed new amenities building, including building heights;***
- Amended plans with dimensions detailing the setbacks of the proposed amenities building to the proposed new wall within the existing storage shed; and***
- Information on if any chemicals or hazardous materials will be stored within the existing storage shed.***

Response

A response to each of the above items is provided below:

- The entrances to the existing storage shed are illustrated on the previously submitted Amenities Building Floor Plan. No new plans are required or proposed.
- The existing storage shed is existing and accordingly elevation plans are not required. Elevation Plans are to illustrate the external appearance of a building. Noting that this building is existing, photos are sufficient for Council's assessment. The development does not propose any changes to the external appearance of the building. Accordingly, reference is made to **Photographs 1-4** illustrating the external appearance of the existing storage shed. No changes to the openings are proposed and therefore elevation plans are not required.
- The location of the amenities building within the existing storage shed is accurately illustrated on the previously submitted Amenities Building Floor Plan. This plan is drawn to scale and includes sufficient dimensions of the amenities and storage shed.
- The development does not require or involve the storage of chemicals or hazardous materials. The shed does not currently involve the storage of chemicals or hazardous materials. Accordingly, no detail regarding chemicals or hazardous materials is required.

PHOTOGRAPH 1 – PHOTOGRAPH OF NORTHERN FAÇADE OF EXISTING STORAGE SHED



PHOTOGRAPH 2 – PHOTOGRAPH OF EASTERN FAÇADE OF EXISTING STORAGE SHED



PHOTOGRAPH 3 – PHOTOGRAPH OF SOUTHERN FAÇADE OF EXISTING STORAGE SHED



PHOTOGRAPH 4 – PHOTOGRAPH OF WESTERN FAÇADE OF EXISTING STORAGE SHED



2.2. Aspect of Development: Train Carriage - Elevations

Council has no records of any building or planning approval for the “Existing” Carriage shown on the submitted plans. As such the external appearance of the proposed train carriage, including heights and other details shown on an elevation plan, have not been provided to Council.

The submitted plans do not provide elevations for the proposed train carriage. Dimensioned elevations are required to demonstrate the height and bulk of the proposed train carriage. Images of the “Existing” Carriage are not sufficient for assessment and dimensioned elevations must be provided.

Further Advice:

Provide amended development plans that provide elevations of the proposed train carriage.

Response

Irrespective of whether the existing train carriage has the required building approvals, the carriage is existing on the site and accordingly, the photographs previously provided are sufficient for Council's assessment. Elevation Plans are to illustrate the external appearance of a building. Noting that this building is existing, photos are sufficient for Council's assessment. The development does not propose any changes to the external appearance of the building. Accordingly, reference is made to the previously submitted Train Carriage Elevation Plan.

The carriage, based on its current location and setting, has a maximum height of approximately 4m. The maximum height within the Rural Zone is 10.5m in accordance with Acceptable Outcome 2.1 of the Rural Zone Code. Accordingly, the applicant is agreeable to Council conditioning that buildings and structures must not exceed 10.5m in height.

Additionally, the carriage is located amongst existing buildings and is not visible from external to the site. Accordingly, the proposed carriage does not impact on the rural amenity, and the previously submitted plans are suitable for Council's assessment.

3. ENVIRONMENTAL

3.1. Aspect of Development: On Site Effluent

In response to Council's previous Further Advice, the applicant identified that the site would be serviced by either reticulated sewer or an on-site wastewater system.

It has not been demonstrated that there is sufficient capacity within Council's existing reticulated wastewater network to service the proposed development located outside the Priority Infrastructure Area (PIA).

Council is not supportive of the proposed development connecting to the existing reticulated wastewater network. The development must therefore feature an onsite wastewater treatment system that is sufficient to service the proposed development.

As the proposed development will be serviced by an on-site effluent disposal system, it must be demonstrated that the proposed development generates a total daily peak capacity (onsite effluent disposal) of less than 21 EP under the Environmental Protection Regulation 2019.

It has not yet been demonstrated that the proposed development does not trigger ERA 63(1)(a)(i) for sewerage treatment works with a total daily peak design capacity of 21 to 100EP. Supporting information and justification including calculations using the relevant formulas contained within Section 63(4) of Schedule 2, Part 13 of the Environmental Protection Regulation 2019 are required to be provided to demonstrate the proposed development does not trigger referral to SARA for ERA 63(1)(a)(i).

Further Advice:

Provide further justification as to how the proposed development does not trigger ERA 63 (1)(a)(i), including calculations using the EP formulas contained within Section 63(4) of Schedule 2, Part 13 of the Environmental Protection Regulation 2019.

Note: *Should the proposed development require referral to SARA for ERA 63 (1)(a)(i), the applicant must submit a missed referral notice and refer the application to SARA in accordance with Section 29 of the Development Assessment Rules.*

Response

As detailed in our response to Council's previous Further Advice Notice, the applicant has agreed with Council's Engineer that Council would condition that the development is either connected to Council's reticulated sewerage network or provided with on-site effluent disposal in accordance with the relevant requirements. The connection of the site to Council's sewerage network and the capacity of the Wyreema pump station can then be considered as part of the subsequent Operational Works and/or Plumbing and Drainage Approval. In the event where there is insufficient capacity, the size of the site is suitable to appropriately cater for on-site effluent disposal.

On-site effluent disposal is not the preferred option and is only proposed where there is insufficient capacity in Council's wastewater network. In the event that the development is required to be serviced by on-site effluent infrastructure, this will be considered as part of a separate Plumbing and Drainage Application.

Environmentally Relevant Activity (**ERA**) 63 is a non-concurrent ERA where catering for between 21 and 100 Equivalent Persons (**EP**). The development will cater for up to around 75 people (depending on the number of families utilising the campgrounds) and accordingly, any on-site effluent system will not need to exceed 100 EP. As a result, any future on-site effluent disposal system can be considered as part of a separate non-concurrent ERA application.

3.0 SUMMARY

The above responses address each of the items raised in Council's Further Advice correspondence. Having regard to the information provided, we request that Council proceed with the assessment of the application.

Should you require any additional information or clarification please do not hesitate to contact the undersigned on phone 07 4632 2535, mobile 0481 127 412 or by email at james@precinctplan.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "James Williams".

James Williams
Precinct Urban Planning