

Our Reference: MCUI/2025/8490
 CS Portal Reference: N/A
 Contact Officer: James Leader
 Contact: (07) 4688 6664
 Email: development@tr.qld.gov.au

FURTHER ADVICE
Planning Act 2016 Section 68
Development Assessment Rules Chapter 1 Section 35

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9 June 2026

Dear Sir/Madam,

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

The further information provided by you in response to Council's Information Request dated 15 January 2026 was received on 13 May 2026 and has been reviewed.

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

1. Plans and documents/supporting information

1.1	<p><i>Aspect of Development: Extent of each use</i></p> <p>The applicant's response to Council's Information Request identified that the proposed development will now include a Short-Term Accommodation use, in conjunction with the Tourist Park Use which was originally applied for. The submitted plans and documents do not detail which use each of the existing/proposed buildings corresponds to. Further clarification on which use each of the proposed/existing buildings and structures are associated with is required to define the extent of each proposed use.</p> <p><i>Further Advice</i></p> <p>Provide information and amended plans where required detailing which use each existing/proposed building and structure on site is associated with.</p>
1.2	<p><i>Aspect of Development: Amenities building</i></p> <p>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.</p> <p>Further details surrounding the proposed amenities building are required in order to adequately</p>

	<p>demonstrate the location and design of the proposed amenities building within the existing storage shed.</p> <p>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.</p>
	<p>Further Advice</p> <p>Provide amended plans that:</p> <ol style="list-style-type: none"> Demonstrate entrances and access to the existing storage shed for the proposed new amenities building area; Elevation plans that show the proposed new amenities building, and the existing storage shed, specifically the portion of the shed which will house the proposed amenities building; and Provide dimensions on the plans to detail the setbacks of the proposed amenities building within the existing storage shed.
1.3	<p>Aspect of Development: Train Carriage - Elevations</p> <p>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.</p>
	<p>Further Advice</p> <p>Provide amended development plans that provide elevations of the proposed train carriage.</p>

2. WASTEWATER INFRASTRUCTURE

	<p>Aspect of Development: Wastewater Disposal</p> <p>The proposed development is located outside the Priority Infrastructure Area (PIA) and may impact the future capacity of the downstream sewer network, including the Wyreema Sewer Pump Station (SPS). The application has not provided sufficient information to demonstrate that the existing downstream wastewater infrastructure has adequate capacity to accommodate the additional demand generated by the proposed development.</p>
	<p>Further Advice</p> <p>Provide an Infrastructure Network Assessment Report, including supporting information, for the wastewater infrastructure network. The report must be prepared by a suitably qualified person and must address, but not be limited to, the following:</p> <ol style="list-style-type: none"> An assessment of the capacity of the existing and future trunk wastewater infrastructure identified within the LGIP to determine whether sufficient capacity exists to accommodate the proposed development; Identification of any additional trunk infrastructure upgrades or augmentation works required as a result of the proposed development, including estimated infrastructure costs where applicable; and Confirmation that the assessment has been undertaken in accordance with Council's Wastewater Infrastructure Policy 2.04. <p><i>Note: Boundary conditions for sewer network modelling can be requested from Council's Network Planning Section via WaterNetPlan@tr.qld.gov.au. Please note that a separate fee may apply.</i></p>
2.2	

3. ENVIRONMENTAL

	<p>Aspect of Development: Frequency of Trains</p> <p>In response to Council's Information Request the applicant stated that the operation of the adjacent railway corridor is extremely minimal, with less than 1 train per month. On this basis, potential noise impacts on the campground may be limited. However, Council requires further information or evidence to substantiate the claim of low railway activity.</p>
	<p>Further Advice</p> <p>Provide additional information or evidence to demonstrate the adjacent railway corridor operations are minimal and less than 1 train per month.</p>
3.1	
3.2	<p>Aspect of Development: Number of Occupants</p>

In order to condition the intensity of the proposed use, Council requires confirmation on the maximum number of people able to be accommodated within each tent/caravan site at any one time.
Further Advice
Confirm the maximum number of people proposed to occupy a single tent/caravan site at any one time.
<i><u>Note:</u> it is recommended that a Operational Management Plan be provided for the proposed development to provide clarity and certainty on the operations of the site.</i>
<i><u>Note:</u> Additional patrons may increase demand on the proposed connection to existing wastewater infrastructure and should be explored in response to Further Advice item 2</i>

Responding to the Further Advice

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

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

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

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

Yours faithfully



Kasey McKillop
Lead Senior Planner, Planning Branch