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Our Ref: 26042
Your Ref: 26/30
15 October 2026

Attention: Ronnie McMahon

Manager of Planning Services
Goondiwindi Regional Council
LMB 7,
INGLEWOOD QLD 4387

Dear Ronnie,

Re: Response to Goondiwindi Regional Council – Information Request – Material Change of Use – "Accommodation Activities" – 'Tourist Park' (Expansion of existing Caravan Park and Camping Ground – up to 60 caravan sites)

Details	Address	Area	Zoning	Owners	Applicant
Lot 2/ RP844649	323 Boundary Road, Goondiwindi QLD 4390	41.61 7 ha	Recreation & Open Space Zone	Goondiwindi Pastoral & Agricultural Society	SMK QLD Pty Ltd for Goondiwindi P & A Society

We refer to your Information Request dated the 24th of July 2026 and confirm that we act on behalf of the Goondiwindi P & A Society, the applicant and owner of the above-described application. This document is in response to the Goondiwindi Regional Council's Information Request for the above-mentioned application and this document will be referred to as 'Response to Information Request.'

Assessment Benchmarks

1) Please provide a response to Performance Outcome 10 of the Accommodation Activities Code, including information Table 9.3.1.2.

Advice

a) Separate to the Material Change of Use development application, the proposal will also require a permit under Subordinate Local Law (No 1) 2021.

To assist in ensuring any plan approved as part of the Material Change of Use remains correct during future applications and operations, Council recommends the applicant consider submitting an amended site plan that also addresses the requirements of a Local Law application.

Response

The following response to the Accommodation Activities Code of the Goondiwindi Planning Scheme has been provided below in response to point 1 of the Goondiwindi Regional Council Information Request.

The amended Proposal Plan 26042-2 has been provided to include additional information in response to the Advice note and the Proposal Plan has been amended to show the electricity, water and grey water disposal points as well as the location of facilities such as the existing toilet and shower block and the laundry building.

The sites that do not have access to water or power are the self-contained sites as per Proposal Plan 26042-2. Many of the taps are located at the base of the existing power pole's as can be seen in the attached Proposal Plan 26042-2.

9.3 Use Codes

9.3.1 Accommodation Activities Code

9.3.1.1 Application

This code applies to a material change of use for development involving the following Accommodation activities uses in all zones: (a) Caretaker's accommodation; (b) Dwelling house; (c) Dual occupancy; (d) Multiple dwelling; (e) Relocatable home park; (f) Residential care facility; (g) Retirement facility; (h) Rural workers accommodation; (i) Short term accommodation; and (j) Tourist Park.

9.3.1.2 Purpose

(1) The purpose of the Accommodation activities code is to ensure that Accommodation activities uses are designed, located and operated to maintain and protect the amenity of residents and amenity expectations of neighbourhoods.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) the type, location, scale, density and setbacks of accommodation activities is consistent with the character and amenity of applicable zones;

(b) buildings and structures associated with dwelling house and caretaker's accommodation uses are compatible in terms of built form and scale with surrounding development;

(c) Accommodation activities incorporate crime prevention through environmental design principles and promote casual surveillance of the street;

(d) Accommodation activities are provided with appropriate service areas to undertake daily activities;

(e) Accommodation activities are provided with appropriate levels of landscaping, private open space and/or communal open space;

(f) Retirement facility and Residential care facility uses are provided with appropriate on site access and mobility;

(g) Tourist parks support and enhance the caravan and recreation vehicle tourist industry; and

(h) Rural workers' accommodation is subordinate to the primary use of the premises for rural activities and is appropriate for the accommodation of permanent and/or temporary rural workers.

Table 9.3.1.1 Accepted Development and Assessable Development

Performance Criteria	Acceptable Solution	Proposal
For Accepted Development and Assessable Development		
Relocatable home park, tourist parks or short term accommodation (where for cabins and farm stays)		
Size, scale and setbacks		
PO10 The use provides suitable levels of buffering, amenity, privacy, and recreation areas commensurate with the reasonable expectations of visitors and residents having regard to the nature of the accommodation use, and the character of the locality.	**AO10.1** The tourist park, relocatable home park or short term accommodation is located on a site with a minimum area of 2 hectares. **AO10.2** The site cover for buildings, roofed structures or relocatable homes does not exceed 40%. **AO10.3** Development complies with the provisions in Table 9.3.1.2 with respect to: (a) minimum site area for each accommodation type; (b) setbacks to internal road frontages; (c) distances to amenities; (d) distance from refuse storage areas; (e) minimum area for communal recreation. **AO10.4** The relocatable home park provides communal recreation facilities for the exclusive use of residents.	The Tourist Park use is the expansion of an existing use occurs on a site that is more than 2 hectares and the site cover will be less than 40%. In respect to Table 9.3.1.2 the proposed Tourist Park will create sites of 100m^2 that allow for each vehicle to be located more than 1.5 metres from the nearest point of the vehicle to the road. All of the sites that are not self-sufficient are located within 100 metres of the existing toilet and shower block.

Conclusion

We submit the following Response to Information Request and confirm that the information provided will satisfy all of the information requested by the Goondiwindi Regional Council's Information Request and there are sound planning grounds for the proposal to be approved with conditions.

We hereby request favourable consideration of the above proposal. Should you have any queries in relation to this matter please contact the writer.

Yours faithfully

Tom J Jobling

Tom J Jobling
Town Planner
BURP (UNE)
SMK QLD Pty Ltd

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