

SCHEDULE 3

Statement of Reasons

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

SITE DETAILS	
Site Address	58 French Road, PITTSWORTH QLD 4356
Real Property Description	Lot 1 AG4028, Emt A SP305360
Site Area	27.315ha
Owner	LRDM Pty Ltd

PROPOSED DEVELOPMENT	
Name of Applicant	Lionel Moore Trailers Pty Ltd
Type of Application	Material Change of Use
Proposed Development	Undefined Use (Non Resident Workforce Accommodation)
Level of Assessment	Impact Assessment
Gross Floor Area	270m ² in total, comprising fifteen (15) units of approximately 15m ² each, together with a 45m ² communal area.
Site Cover	Building site cover is 0.21%
Car Parking Spaces	Sixteen (16) car parking spaces, include one (1) PWD space.
Submissions Received	Objection: Nil
	Support: Nil
Decision	Approval
Decision Date	28 April 2026

ASSESSMENT MATTERS	
Assessment benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Schedules 9 and 10 of the <i>Planning Regulation 2017</i> (as relevant); • <i>State Planning Policy July 2017</i> (as relevant); • Darling Downs Regional Plan (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) <ul style="list-style-type: none"> ▪ Strategic Framework ▪ Agricultural Land Overlay Code ▪ Flood Hazard Overlay Code ▪ High Impact Industry Zone Code ▪ Medium Density Residential Code ▪ Environmental Standards Code ▪ Integrated Water Cycle Management Code ▪ Landscaping Code ▪ Transport, Parking and Access Code ▪ Works and Services Code
Relevant matters	No further relevant matters considered in the assessment of this application.
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with, 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/2025/9628](#)