

REPORT TITLE	Material Change of Use – Impact – Undefined Use (Non Resident Workforce Accommodation) located at 58 French Road, PITTSWORTH QLD 4356
AUTHOR	Planning Officer (Cassidy Pugh)
Application No.	MCUI/2025/9628

PURPOSE OF REPORT

To consider a Development Application for Material Change of Use - Impact - Undefined Use (Non Resident Workforce Accommodation) located at 58 French Road, PITTSWORTH QLD 4356

EXECUTIVE SUMMARY

This report considers a Development Application for a Material Change of Use for Undefined Use (Non Resident Workforce Accommodation) at 58 French Road, Pittsworth, formally described as Lot 1 AG4028. Easement A SP305360 for a transmission entity for electricity supply infrastructure is also located on the site. The site has a total area of 273150m² and is currently utilised for a High Impact Industry use, being a trailer manufacturing facility (Council approval: MCUC/2024/2427), which is located south on the site. The site is also currently improved by a farmhouse and caretakers residence located toward the centre of the site.

The proposal seeks to establish non-resident workforce accommodation units intended to directly support the existing on site manufacturing facility by accommodating workers employed at the site, being for fifteen (15) occupants. The development comprises fifteen (15) accommodation units within five (5) prefabricated modular buildings. The buildings are proposed to be established in an integrated configuration surrounding a shared outdoor deck with an additional central modular building comprising of communal kitchen, dining and laundry facilities. Each accommodation unit will be 15m² in area and will comprise of one (1) bedroom, one (1) bathroom and a kitchenette. The total Gross Floor Area proposed is 270m². The development is located toward the centre of the site, with adequate separation from the manufacturing facility proposed.

The existing farmhouse and caretakers residence does not form part of the proposed non-workforce accommodation units.

The site is located within the High Impact Industry Zone and is mapped as being affected by the Agricultural Land Overlay and Flood Hazard Overlay under the Toowoomba Regional Planning Scheme 2012 (Version 28) (the Planning Scheme). Under Table 5.5:10 of the Planning Scheme, the proposed Undefined Use (Non Resident Workforce Accommodation) is subject to Impact Assessment.

As the proposed development was impact assessable, the application underwent public notification. No submissions were received by Council regarding the proposed development.

The proposed development has been assessed against the applicable benchmarks as outlined within the report. The proposed development is considered to achieve compliance with applicable assessment benchmarks, or to the extent of non-compliance, is capable of being conditioned to comply. On this basis, the proposed development is recommended for approval subject to the conditions of the recommendation.

RECOMMENDATION

APPROVED - Application No. MCUI/2025/9628 for a Development Permit for Material Change of Use - Impact - Undefined Use Non Resident Workforce Accommodation, pursuant to the provisions of Section 60 of the *Planning Act 2016* and subject to the conditions listed below.

ASSESSMENT MANAGER CONDITIONS

PLANNING

APPROVED USE

1. This Development Approval is for a Material Change of Use for Undefined Use (Non Resident Workforce Accommodation) comprising of 15 x one (1) bedroom units.

CARRY OUT & MAINTAIN DEVELOPMENT

2. Unless otherwise stated, all conditions must be complied with prior to the commencement of use and thereafter.
3. Complete all building work associated with this Development Approval, including work required by any of the conditions of this Development Approval prior to the commencement of use. Such building work is to be carried out generally in accordance with the Approved Plans and Documents and, where the building work is assessable development, in accordance with a current Building Work approval.
4. The development must be maintained generally in accordance with the Approved and Amended Plans and Documents subject to or modified by any conditions of this Development Approval.

APPROVED PLANS

5. The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval and the amendments listed below:

Plan No: -

Description: Site Plan, prepared by Moore Trailers and dated 10 December 2025

Amendments: As marked up in RED by Council to show:

- Pedestrian pathway must extend to existing industrial shed buildings
- Existing buildings that do not form part of this approval

Plan No: -

Description: Site Setout Plan, prepared by Moore Trailers and dated 10 December 2025

Amendments: Nil

Plan No: -

Description: Kitchen/Laundry Layout, prepared by Moore Trailers and dated 24 October 2025

Amendments: Nil

Plan No: MT – 02, Sheet No 2 of 8, Revision 2

Description: Layout Plan, prepared by Bella Manufacturing and dated 3 December 2024

Amendments: Nil

Plan No: MT – 02, Sheet No 3 of 8, Revision 2

Description: Elevations and Section Locations, prepared by Bella Manufacturing and dated 3 December 2024

Amendments: Nil

Plan No: MT – 02, Sheet No 4 of 8, Revision 2

Description: Sections, prepared by Bella Manufacturing and dated 3 December 2024

Amendments: Nil

COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (OPERATIONAL WORK)

6. Prepare and submit applications to Council and obtain a Development Permit for Operational Work for the following:
 - 6.1 Driveway Crossover; and
 - 6.2 Bulk Earthwork (If required).

COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (FOR ENDORSEMENT)

7. Prepare and submit the following documents in accordance with the conditions of this Development Approval and obtain Council's endorsement:
 - 7.1 Landscape Plan

AVAILABILITY OF APPROVED DOCUMENTATION DURING WORKS

8. A legible copy of the Development Approval, including the Approved and Amended Plans and Documents bearing Council's approved stamp must be available on the subject land for inspection at all times during earthworks and construction.

WORKS

ENGINEER'S CERTIFICATION AND SUPERVISION OF WORKS

9. Plans and specifications for all works associated with any other works required on Council infrastructure, must be prepared and certified by a Registered Professional Engineer Queensland - Civil (RPEQ).
10. A RPEQ must submit to Council a copy of the:
 - 10.1 Design Certificate prior to commencement of the works; and
 - 10.2 Construction Supervision Certificate upon completion of the works certifying that works are in accordance with the approved plans and specifications.
11. Any works that have been certified by an RPEQ must be carried out under the supervision of an RPEQ with all executed works being detailed on a Construction Supervision Certificate.
12. Where any condition refers to or requires an Engineer to perform a task or function, the Engineer must hold professional indemnity insurance to the value of \$2,000,000. A Certificate of Currency must be submitted to Council with any Design Certificate or Construction Supervision Certificate.

STORMWATER DRAINAGE

13. All land adjoining the development must be protected from ponding or nuisance from stormwater resulting from the development for the life of the development.

STORMWATER DISCHARGE

14. Stormwater from new roofed areas (including overflow pipes from rainwater tanks) is permitted to be discharged within the subject land, a minimum of 3 metres clear of any building foundations and any adjoining property boundary.
15. The act of on-site stormwater discharge must not cause erosion and scouring and must utilise appropriate control devices at outlets to prevent such erosion and scouring.
16. Stormwater must be dispersed as sheet flow.
17. Design and construction of all internal stormwater drainage works must comply with each applicable section of *Australian and New Zealand Standard AS/NZS 3500 - Plumbing and Drainage Code* and the *Queensland Urban Drainage Manual*.

BULK EARTHWORKS

18. Where earthworks are not assessed as part of a Development Application for a Development Permit for Building Work, prior to the commencement of any earthworks on the subject land, a Development Application for a Development Permit for Operational Work must be submitted to and be approved by Council.

EROSION & SEDIMENT CONTROL

19. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of wind or running water must be stored clear of drainage paths and not within the road reserve at any time.
20. Measures such as sediment fences, earth berms, temporary drainage, temporary sediment basins, dewatering or stormwater filtering devices to prevent eroded material, sediment or sediment laden water from being transported to adjoining properties, roads or stormwater drainage systems must be provided.

21. Where erosion and sediment control measures have been damaged, fail or are inadequate and erosion or the release of sediment or sediment laden stormwater has occurred from the subject land or associated works, any resultant property or environmental damage or interference caused must be repaired or cleaned up within 24 hours or upon the direction of Council, at no cost to the affected parties.
22. All disturbed areas must be mulched or turfed as soon as possible during construction.

AIR QUALITY IMPACT MITIGATION

23. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the *Air Quality Objectives* listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place must not be released to the atmosphere during building and operational work.
24. All reasonable and feasible avoidance and mitigation measures are employed so that dust emissions generated during building works do not exceed the following levels when measured at any sensitive place or commercial place:
 - 24.1 Dust deposition of 133 milligrams per square metre per day, averaged over 1 month, when monitored in accordance with the most recent version of *Australian Standard AS3580.10.1 Methods for sampling and analysis of ambient air - Determination of particulate matter - Deposited matter - Gravimetric method*.

CONSTRUCTION WASTE MANAGEMENT & STORAGE

25. Waste generated during demolition, excavation and construction must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.
26. The on-site storage and disposal of demolition, excavation and construction waste (including the storage and disposal of night soil) must comply with the *Environmental Protection Regulation 2019*.
27. Fires are not to be lit to dispose of demolition or construction waste.
28. No demolition, excavation or construction waste is to be used as fill or buried on-site (with the exception of cut material recycled from the subject land and used on the subject land), or be used as fill or buried elsewhere, unless otherwise permitted:
 - 28.1 Elsewhere within this Development Approval;
 - 28.2 In accordance with an associated Development Permit for Operational Work;
 - 28.3 In association with and in accordance with an Environmental Authority issued under the *Environmental Protection Act 1994*;
 - 28.4 In accordance with either a general or specific approval of a resource for beneficial use (otherwise known as a beneficial use approval) issued under the *Waste Reduction and Recycling Act 2011*; or
 - 28.5 In accordance with a written approval issued by Council under the *Environmental Protection Regulation 2019* relating to the depositing or disposal of general waste from a premises not serviced by Council.
29. Demolition, excavation and construction waste (including night soil) must not be placed or stored within the road reserve at any time.

CONSTRUCTION NOISE IMPACT MITIGATION

30. Building work (as per the definition of the *Environmental Protection Act 1994*) that creates audible noise must be confined to the hours of 6:30 am and 6:30 pm Monday to Saturday (excluding Public Holidays) unless otherwise approved by Council in an endorsed Construction Environmental Management Plan.

DAMAGE TO SERVICES & ASSETS

31. Protect Council and public utility services and assets during construction of the development.
32. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner in accordance with the following timing:
 - 32.1 Where the damage would cause a hazard to pedestrian or vehicle safety or interrupts a service to the community, immediately; or
 - 32.2 Where otherwise, as soon as reasonably possible, but no later than completion of the works associated with the development or prior to the commencement of use, whichever is the earlier.
33. Any repair work which includes alteration to the alignment or the level of existing services and assets must first be referred to the relevant service authority for approval.
34. Construction, alterations and any repairs to Council infrastructure is undertaken in accordance with Council's relevant policies and requirements at no cost to Council.

Note: Council must be notified of any damage to water and sewer immediately on Ph: 131 872.

SERVICES & UTILITIES

ON-SITE WASTEWATER TREATMENT & DISPOSAL

35. The development must be provided with an on-site wastewater treatment and effluent disposal system having a capacity and land application area sufficient for the use. The area nominated on the Approved Plans for the wastewater treatment and effluent disposal, including irrigation areas, are maintained for this purpose for the life of the approval.
36. The wastewater treatment and effluent disposal system must comply with *Australian Standard AS3500.2 – National Plumbing and Drainage - Sanitary Plumbing and Drainage*; and *Australian Standard AS1547:2012 - On Site Domestic-Wastewater Management* where system size is not exceeded (ref. Part 1.2.1.2 of AS1547:2012).

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

37. All reasonable and practicable measures must be undertaken to prevent treated wastewater and effluent from overflowing or seeping onto adjoining properties.

WATER SUPPLY

38. The development must be provided with a potable water supply having a capacity sufficient for the use that complies with the *Australian Drinking Water Guidelines (NHMRC, 2011)*.
39. The development must be connected to the onsite water supply system at no cost to Council.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

Note: Water reticulation works will require a permit in accordance with the Plumbing and Drainage Act 2002.

TRANSPORT, VEHICULAR ACCESS & PARKING

PROVISION OF VEHICULAR ACCESS

40. The vehicle access from the subject land to French Road must be provided from the road edge to the property boundary. The access must be designed by a Registered Professional Engineer Queensland (RPEQ) – Civil and must include the provision of adequate access width and flares to suit the proposed entry and exit manoeuvres. Such works must be constructed as specifically required below:

- 40.1 The vehicle access must be located as shown on the Approved Plans listed within this Development Approval;
 - 40.2 The vehicle access (crossing the verge) must be constructed generally in accordance with the Institute of Public Works Engineering Australasia *Drawing RS-056 Rural Driveways*, and in accordance with *Australian Standard AS 2890 – Parking Facilities (Part 1 and as relevant Part 2)*;
 - 40.3 The vehicle access (crossing of the verge) must align neatly on both sides with the verge with a maximum cross fall of 2.5%.
 - 40.4 The vehicle access (crossing of the verge) must be located a minimum of one (1) metre clear of existing power poles, streetlights or any signage; and
 - 40.5 The relevant service authorities must be contacted and their requirements complied with.
41. Prior to the commencement of any works on the subject land, a Development Application for a development Permit for Operational Work must be submitted to and be approved by Council for the vehicle access.

ON-SITE CAR PARKING, SERVICE BAYS & MANOEUVRING

42. The premises must be provided with a minimum of fifteen (15) on-site car parking spaces inclusive of one (1) PWD car parking space, together with standing and manoeuvring for refuse collection service vehicles. Car parking and manoeuvring areas must be:
- 42.1 Constructed generally as shown on the Approved Plans listed within this Development Approval;
 - 42.2 Provided with a gravel hardstand surface, at a minimum, and be line marked or otherwise delineated to the minimum dimensions detailed in the *Toowoomba Regional Planning Scheme 2012 and Australian Standard AS2890 - Parking Facilities*. Designed and constructed in accordance with the requirements of AS2890;
 - 42.3 Designed to ensure disabled car parking spaces are located in close proximity to a primary building entrance and meet the requirements of AS2890.1 Clause 2.4.5 (1.3m high bollards), AS1428.1 and AS2890.6:2009;
 - 42.4 Accessible and available to the staff during approved hours of operation.
 - 42.5 Provided with signage and pavement markings that indicate the location of parking areas and the proposed flow of traffic through the subject land; and
 - 42.6 Designed to enable all vehicles to enter and leave the subject land in a forward gear.

ENVIRONMENT & WASTE

ACOUSTIC AMENITY - GENERAL

43. Service vehicle movements associated with the approved use (including loading and unloading) must occur only between the hours of:
- 43.1 7:00 am to 10:00 pm Monday to Saturday; and
 - 43.2 9:00 am to 10:00 pm Sunday or any Public Holiday.
44. Drainage grating over trafficable areas must be well secured and maintained to prevent rattling.
45. Driveway areas are to be finished with a surface which prevent tyre squeal. An uncoated surface is acceptable.

ACOUSTIC AMENITY - NOISE LIMITS

46. Noise from activity associated with the use of the subject land must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive receptor.
47. Where considered warranted by Council and when requested in writing to do so, a noise investigation must be undertaken to investigate a complaint of noise nuisance. In such instances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Noise Emission Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request. Measurement of noise emissions (adjusted for tonality and impulse) must be generally in accordance with the most recent version of *Australian Standard AS1055.1 Acoustics - Description and measurement of environmental noise - General procedures*.

ACOUSTIC AMENITY - MECHANICAL PLANT

48. All "refrigeration equipment", "pumps", "regulated devices", and "air conditioning equipment" as defined by the *Environmental Protection Act 1994* must be designed, installed, operated and maintained to comply with the noise standards as specified within the *Environmental Protection Act 1994*.
49. Any fixed mechanical plant that causes either tonal (L_{eq}) sound (e.g. from basement car-park or kitchen exhaust, air conditioning unit or pool filtration unit), or impulse (L_{max}) sound, must be enclosed, shielded or positioned to ensure that noise emissions do not exceed the following noise limits when measured at any sensitive place or commercial place:
- 49.1 Before 7.00AM, if it makes a noise of more than 3dB(A) above the background noise level (L_{90}); or
- 49.2 From 7.00AM to 10.00PM, if it makes a noise of more than 5dB(A) above the background noise level (L_{90}); or
- 49.3 After 10.00PM, if it makes a noise of more than 3dB(A) above the background noise level (L_{90}).

AIR QUALITY & AMENITY - AIR RELEASE LIMITS

50. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive receptor place must not be released to the atmosphere.
51. Where considered warranted by Council and when requested in writing to do so, an air quality investigation must be undertaken to investigate a complaint of air pollution, odour or dust nuisance. In such circumstances, a qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Air Release Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

AIR QUALITY & AMENITY - DUST SUPPRESSION TREATMENTS

52. Vehicle manoeuvring areas are to be provided with a surface that prevents tyre squeal that causes environmental nuisance at any receptor.
53. Where a gravel below 16 millimetres in diameter is utilised for the surface of the gravel hardstand:
- 53.1 Hardstand areas must be first treated with a dust suppressant product (such as PetroTac) in accordance with the manufacturers specifications; and
- 53.2 Records documenting maintenance inspections and dust suppressant application history details must be maintained and made available for inspection at any time upon request by Council.

OUTDOOR LIGHTING IMPACT MITIGATION

54. Outdoor lighting associated with the use must be designed, sited, and installed to comply with the relevant parameters of *Australian Standard AS4282-2019 Control of the obtrusive effects of outdoor lighting*.
55. All flood lighting must be of a type that gives no upward component of light when mounted horizontally (i.e. a full cut off luminaire).
56. Where considered warranted by Council and when requested in writing to do so, a lighting impact investigation must be undertaken to investigate a complaint of light nuisance. In such circumstances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the lighting levels listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

WASTE MANAGEMENT (GENERAL)

57. All waste generated on the subject land must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

WASTE MANAGEMENT (BIN PROVISION & STORAGE)

58. Refuse storage facilities must be provided generally in accordance with the Approved Plans listed within this Development Approval and the following:
 - 58.1 The size, mix and capacity of bins provided must be sufficient to accommodate the type and level of waste likely to be generated from the development having regard to the frequency of disposal or collection;
 - 58.2 Provision of a constructed communal bin store with an impervious hardstand base for the permanent storage location wheelie bins, each having minimum dimensions of 1m² per bin, located no closer than 2m to any fresh air intake of a habitable room;
 - 58.3 Provision of a constructed bulk bin store with an impervious hardstand base for the permanent storage location and service collection of bulk bins, having minimum dimensions which exceed the combined size of bins by at least 300mm at the rear and both sides and 600mm at the front and no closer than 2m to any fresh air intake of a habitable room;
 - 58.4 Refuse storage facilities must be screened from public vantage points with a minimum 1.5m high built structure, enclosure or solid screen fencing.
 - 58.5 Provision of a grassed or landscaped area within the development site that is at least twice the size of the bin store and adjacent to a tap for the washing of bins.
 - 58.6 Bins must be kept in a clean state and in good repair and fitted with tight-fitting lid assemblies designed to prevent ingress of pests and water.

WASTE MANAGEMENT (REMOVAL)

59. Unless otherwise endorsed by Council in a waste management plan, arrangements for waste removal are provided in accordance with the following requirements:
 - 59.1 Disposal of waste generated must be undertaken in accordance with the *Environmental Protection Regulation 2019*.
 - 59.2 Collection by a refuse vehicle from within the site only, and not from the kerbside.
 - 59.3 Bins must be located in a manner that allows the refuse vehicle to pick them up automatically without the driver having to relocate them;
 - 59.4 General waste must be collected and removed at periods not exceeding seven days;
 - 59.5 Bins must be stored at their place of permanent storage other than times ahead of or during waste removal;

- 59.6 Waste removal must not occur outside the hours of 6:00 am to 6:00 pm;
- 59.7 The waste collection method must ensure that waste is adequately managed to prevent escape of contamination.

LANDSCAPING

LANDSCAPE PLAN

- 60. Prior to the commencement of any works on site or the issue of a Development Permit for Operational Work or Building Work (whichever occurs first), submit to Council for endorsement a Landscape Plan prepared by a suitably qualified person (Landscape Architect or Landscape Designer). The plan is to be prepared generally in accordance with *Toowoomba Regional Council's Landscape Work Information Sheet 006* and the conditions of this Development Approval, including the landscaping shown on all Approved Plans listed in this Development Approval, that details in particular:
 - 60.1 Location and species of existing site vegetation to be removed and/or retained in accordance with this Development Approval, including adjacent street trees to be retained and/or removed;
 - 60.2 A detailed Planting Plan and Schedule including stock sizes, quantities and location that includes species which are characteristic of the local area and climate, and provide seasonal variation, colour and texture;
 - 60.3 The typical planting details including soil preparation, backfill, staking, mulching, irrigation, drainage and maintenance;
 - 60.4 All landscape planting must be contained within the property boundary, unless otherwise agreed with Council;
 - 60.5 Construction details of proposed surfaces, surface level changes and structures must be wholly contained within the property boundary;
 - 60.6 Provision of an irrigation or water source to all planted areas;
 - 60.7 Landscaping to areas indicated as on approved 'Site Setout Plan' to consist of shade trees and low shrubs or groundcovers;
 - 60.8 A minimum 5-metre-wide landscaping strip between the workers accommodation and production area as illustrated in site plans, to be planted with screening shrubs and trees at intervals capable of visually screening 60% of the production area within 5 years of planting;
 - 60.9 Shade trees are to be provided within the car park at a rate of one tree per eight parking spaces, in accordance with the Planning Scheme
 - 60.10 All plan pages must include a legend or title block that includes: north point, scale, title and drawing number; and
 - 60.11 Where relevant landscaping associated with a multi-stage development must detail a staging plan of works.

Note: Fees and charges are associated with lodging Landscape Plan(s) for endorsement and must be paid prior to Council undertaking assessment of the plans.
- 61. The Landscape Plan(s) must receive endorsement by Council prior to lodgement of any Development Application for a Development Permit for Operational Building Work or commencement of any site works or earthworks or issue of any Development Permit for Building Work.

LANDSCAPING WORKS

- 62. Carry out the landscape work in accordance with the above endorsed detailed Landscape Plan.

63. All landscape works must be installed and established by a suitably qualified person (Landscape, Horticulturalist or equivalent) that ensures healthy, sustained and vigorous plant growth. Where required, plant material should be replaced or enhanced to ensure growth to full form and coverage of all dedicated landscape areas.
64. Landscape planting is to be retained and maintained for the life of the development in accordance with the conditions of this Development Approval.
65. Certification must be submitted to Council from a suitably qualified person (Landscape Architect or Landscape Designer) that certifies landscaping works comply with the requirements of this Development Approval.

MATERIAL CHANGE OF USE

SUBMISSION OF PLANS FOR ENDORSEMENT

- 1) The conditions of this Development Approval require submission of plans to Council for endorsement.
Please address the plans for endorsement to Council's Planning Branch with the Reference No. MCUI/2025/9628 and send to development@tr.qld.gov.au.

INFRASTRUCTURE CHARGES

- 2) Infrastructure charges are levied by way of an Infrastructure Charges Notice, issued pursuant to Section 119 of the *Planning Act 2016*.

OTHER LAWS & REQUIREMENTS

- 3) This Development Approval relates to development requiring approval under the *Planning Act 2016* only. It is the approval holder's responsibility to obtain any other necessary approvals, licenses or permits required under State and Federal legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licenses or permits may be found on the Toowoomba Regional Council website. For information about State and Federal requirements please consult with these agencies directly.
- 4) Carrying out works on a road or interfering with the road or its operation will require a permit under *Subordinate Local Law No. 1.15 (2020)*. The application form can be found on Council's website at www.tr.qld.gov.au. For further information contact the Road Operations Branch through Council's Customer Service Centre on 131 872.
- 5) The development has only been assessed in accordance with the provisions of the *Toowoomba Regional Planning Scheme 2012*. No assessment has been made in respect of the provisions of the *Building Code of Australia* and/or the *Queensland Development Code*.

WHEN APPROVAL STARTS TO HAVE EFFECT

- 6) This Development Approval starts to have effect in accordance with the provisions of Section 71 of the *Planning Act 2016*.

WHEN APPROVAL LAPSES

- 7) This Development Approval will lapse in accordance with the provisions contained in Sections 85 and 88 of the *Planning Act 2016*, unless otherwise stated elsewhere within this Development Approval.

EXCAVATION & FILLING

- 8) The *Toowoomba Regional Planning Scheme 2012* (TRPS) declares excavation and filling activity involving less than 50m³ of material and excavation and filling activity to a depth or height lower than 1m to be accepted development. Any combination of excavation or filling where 50m³ or more of fill is deposited on, or 50m³ or more of excavated material is removed from the premises and excavation or filling is not associated with 'Building Work' as defined under the *Planning Act 2016*, must obtain an Operational Work approval from Council before commencing site works.

WASTEWATER TREATMENT & DISPOSAL SYSTEM

- 9) The establishment of a wastewater treatment and disposal system for the subject land requires a Compliance Permit to be obtained from Council under the *Plumbing and Drainage Act 2018*. The system must be designed in accordance with the *Queensland Plumbing and Wastewater Code* (Department of State Development and Infrastructure & Planning, 2007) and the *Australian & New Zealand Standard AS/NZS1547 On-site domestic wastewater management*.

Please contact Council's Plumbing and Drainage team via the Customer Service Centre for further information in respect of a Compliance Permit. Where a development exceeds the accommodation or use of 21 or more equivalent persons an Environmental Authority from the Department of Environment and Science will also be required.

ENVIRONMENTAL HARM

- 10) The *Environmental Protection Act 1994* (EP Act) states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and operational phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the EP Act as any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Administering Authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

ENVIRONMENT PROTECTION & BIODIVERSITY CONSERVATION ACT 1999

- 11) An additional approval from the Commonwealth Government under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) may be required in relation to the approved development. The EPBC Act relates to actions that may have a significant impact on matters of national environmental significance (NES) or the environment generally if on Commonwealth land. These matters of NES include nationally listed threatened and migratory species, Ramsar wetlands, World Heritage, Commonwealth marine and nuclear actions.

The EPBC Act provides that a person must not take an action that has, will have or is likely to have a significant impact on matters of NES, without the approval of the Commonwealth Environment Minister. Such actions should be referred to the Minister for a decision on whether or not approval is required under the EPBC Act.

Contact the Australian Government Department of Agriculture, Water and the Environment to discuss any obligations under the EPBC Act.

ENVIRONMENTALLY RELEVANT ACTIVITIES

- 12) Should the premises, or any part of the premises, be used for an "Environmentally Relevant Activity" as defined under Schedule 2 the *Environmental Protection Regulation 2019*, separate approval is required by the relevant Administering Authority in accordance with the *Environmental Protection Act 1994* and where applicable the *Planning Act 2016* before such use commences.

WATER POLLUTION

- 13) In accordance with the *Environmental Protection Act 1994*, all sand, silt, mud, paint, cement, concrete, construction material and demolition material, and other such waste material must not be deposited or placed where it could reasonably be expected to travel into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.

FIRE ANTS

- 14) The State of Queensland has been declared a quarantine area for the Red Imported Fire Ant. Should this approval involve the movement of restricted items from areas of known infestation the provisions of the *Biosecurity Act 2014* apply, compliance with statutory provisions must be achieved.

SUITABLY QUALIFIED PERSON

- 15) For the purpose of preparing a Landscape Plan, a suitably qualified person is considered to be a registered landscape architect or landscape designer with a minimum of 5 years current experience in the field of landscape design.

REASONS FOR RECOMMENDATION

The proposed development has been assessed with regard to the applicable assessment benchmarks as identified within this report and the attached Statement of Reasons (refer to Schedule 3). The proposed development generally complies with the assessment benchmarks or it can be conditioned to comply. Where the applicant has not provided sufficient information, conditions have been imposed to ensure compliance.

DELEGATE'S DECISION:

I have reviewed the report for this application in accordance with the Relevant Instruments, Statutory and Non-Statutory Provisions and in accordance with Council's process and procedures. I agree with the responsible officer's recommendation that the application be Approved subject to the conditions contained in the recommendation. I exercise delegation in accordance with the delegations adopted by the Toowoomba Regional Council.



Emily Hinchliffe, Lead Senior Planner
Planning Branch

Decision Date: 28 April 2026

BACKGROUND

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			
SITE CHARACTERISTICS				
Current Land Use	High Impact Industry			
Site Frontage/s	~730m frontage to French Road ~120m frontage to Gore Highway 28A			
Road/s	Order of Road	Width of Road Reserve	Width of Pavement	Road Material
French Road	Local	40m	8m	Asphalt transitioning to Gravel
Gore Highway 28A	Highway	50m	10m	Asphalt
Easements	Emt A SP305360 benefiting a transmission entity for electricity supply infrastructure.			
Existing Structures	Industrial buildings and associated structures located south on the site. Existing caretakers residence located along western boundary and farmhouse located toward eastern boundary.			
Infrastructure	The subject site is not serviced by Council's infrastructure. The site is currently serviced by electricity infrastructure and telecommunications connections.			
Topography	The site falls in a southern to northern direction, from 521m AHD to 499m AHD.			
Street Trees	Two (2) trees located along site's frontage to French Road			
Other Features	Nil.			
PLANNING SCHEME SITE DATA				
Current Planning Scheme	<i>Toowoomba Regional Planning Scheme 2012 (Version 28)</i>			Adopted: 28 November 2022
Zone	High Impact Industry			
Precinct	Not Applicable			
Overlays	Agricultural Land Overlay • Agricultural Land Flood Hazard • Balance Mixed			
Infrastructure Charges Resolution	<i>Charges Resolution No. 7</i>			Adopted: 19 August 2025
SURROUNDS:				
Direction	Land Use	Zone/Precinct		
North	Rural/Large Home Site	100ha minimum Precinct/ Rural		
East	Cattle Grazing Breeding and Fattening	100ha minimum Precinct/ Rural		
South	Railway (South Western Rail)	Community Facilities/ Government Precinct		
West	Cattle Grazing Breeding and Fattening	100ha minimum Precinct/ Rural		
Other Features	Nothing to note			

APPLICATION HISTORY

Application No.	Description	Decision Date	Decision
MCUC/2024/2427	High Impact Industry	14 August 2024	Approved
MCUC/2013/5123/C	Request to Change Approval High Impact Industry	29 September 2018	Approved
MCUC/2013/5123/B	Request for Negotiated Decision High Impact Industry	14 May 2015	Approved
MCUC/2013/5123/A	Request for Negotiated AICN High Impact Industry	13 July 2015	Approved
MCUC/2013/5123	High Impact Industry		Approved
OW/2015/6664/B	Request to extend period roadworks stormwater earthworks erosion and sediment control.	16 June 2020	Approved
OW/2015/6664/A	Request to extend period roadworks stormwater earthworks erosion and sediment control.	11 May 2018	Approved
OW/2015/6664	Roadworks stormwater earthworks erosion and sediment control.	12 May 2016	Approved
OW/2014/1426	Earthworks	26 May 2014	Approved
PREL/2025/3888	Meeting held 8 July 2025		
Other	No further relevant details.		

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)
Variations Sought	Not Applicable
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 Making Period Ends	28 April 2026

CONSULTATION UNDERTAKEN

Referral Agency/ies

Referral Agency (Technical Agency)	Referral Role	Aspect of Development Requiring Referral	Response
Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1	A referral response was received on 3 February 2026 providing conditions.
Ergon Energy	Advice	Schedule 10, Part 9, Division 2, Table 2, Item 1	A response providing advice was received on 15 January 2026 advising that the proposed development does not conflict with: <ul style="list-style-type: none"> the objectives set

			<p>out within Part 2, Section 3 of the Electricity Act 1994</p> <ul style="list-style-type: none"> the purpose of the Electricity Safety Act 2002 as set out within Part 1 Division 2 Section 4 & 5. <p>The works do not adversely impact on the safe, efficient, and economically viable operation of the supply network.</p>
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Internal Referrals

Internal Referral Partner	Referral / Response
Development Engineering and Plumbing	Recommended conditions of approval
Place Environmental	Recommended conditions of approval
Water and Waste	Recommended conditions of approval
Place – Landscape	Recommended conditions of approval
Infrastructure Charges Unit	Will prepare an Infrastructure Charges Notice in accordance <i>with Charges Resolution No.7</i> to accompany an approval of the development.

Public Notification

The Notice of Compliance was received by Council on 16 March 2026. The information attached to the notice confirms that the public notification of the application was undertaken in accordance with the requirements of Part 4 of the *Planning Act 2016*. The Notice of Compliance states the public notification included:

- Publishing a notice in the Pittsworth Sentinel on 19 February 2026;
- Placing a notice on the land from 19 February 2026 until 13 March 2026; and
- Notifying owners of all land adjoining the site on 16 February 2026.

No submissions were received by Council regarding the proposed development.

ISSUES, RISKS AND RESPONSES – ASSESSMENT

Categorising Instrument – *Planning Regulation 2017*:

PLANNING REGULATION 2017	
<i>Prohibited Development</i>	The proposed development is not prohibited development in accordance with the <i>Planning Regulation 2017</i> .
<i>Infrastructure Charges</i>	The <i>Planning Regulation 2017</i> provides for the levying of infrastructure charges on development approvals.
<i>Schedules 9 and 10</i>	Schedules 9 and 10 categorises particular development and details the relevant assessment benchmarks for development as relevant. The development was referred to SARA in accordance with the requirements of Schedule 10.

REGIONAL PLANS	
<i>Shaping SEQ – South East Queensland Regional Plan</i>	Not applicable

2023	
<i>Darling Downs Regional Plan October 2013</i>	<p>The <i>Darling Downs Regional Plan 2013</i> (DDRP) is a statutory regional plan that is intended to provide planning policy to address planning matters that are of State interest and specific to the Darling Downs region.</p> <p>The DDRP identifies that the subject site is mapped within a Priority Agricultural Area (PAA), Priority Living Area (PLA) and Strategic Cropping Area (SCA).</p> <p>Noting that the site is within an industry zone, and the proposed development is intended to directly support the existing industry use, the proposed development is not considered to introduce additional conflicts with regional policies within the DDRP.</p>

STATE PLANNING POLICY (SPP) <i>July 2017</i>	
Interests	Assessment Comments
Housing Supply and Diversity	No applicable assessment benchmarks
Livable Communities	No applicable assessment benchmarks
Agriculture	<p>The subject site is mapped as containing Important Agricultural Areas or Agricultural Land Classification (Class A and B).</p> <p>The proposed development, which is designed to directly support the existing High Impact Industry use on the site, will not result in any irreversible impacts on ALC Class A or Class B land. On this basis, the applicable State interest policies are considered to be satisfied.</p>
Development and Construction	No applicable assessment benchmarks
Mining and Extractive Resources	No applicable assessment benchmarks
Tourism	No applicable assessment benchmarks
Biodiversity	The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) interactive mapping (DAMS) which accompanies the SPP identifies that this interest is applicable to the subject property, being MSES- Regulated vegetation (intersecting a watercourse) which traverses the north-eastern corner of the site. The state interest policies identified in Part E of the SPP are not considered to be relevant to the proposed development noting that the proposed development is located outside of the areas mapped with regulated vegetation (intersecting a watercourse).
Cultural Heritage	No applicable assessment benchmarks
Water Quality	No applicable assessment benchmarks
Emissions and Hazardous Activities	No applicable assessment benchmarks
Natural Hazards, Risk and Resilience	<p>The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) interactive mapping (DAMS) which accompanies the SPP identifies that this interest is applicable to the subject property.</p> <p><u>Flood Hazard Area:</u> The SPP identifies that this State interest is applicable to the subject property being mapped in the Flood hazard area – Local Government flood mapping area. The subject site is mapped as being affected by the Flood Hazard Overlay (Balance Mixed) under the Planning Scheme. The proposed development is located outside of the mapped areas of Flood Hazard Overlay and demonstrates compliance with the Flood Hazard Overlay Code.</p>
Energy and Water Supply	No applicable assessment benchmarks
Infrastructure Integration	No applicable assessment benchmarks
Transport Infrastructure	The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) interactive mapping (DAMS) which accompanies the

	<p>SPP identifies that this interest is applicable to the subject property being in proximity to a state-controlled road and railway corridor. However, the state interest policies identified in Part E of the SPP are not considered to be relevant to the proposed development.</p> <p>Consultation was undertaken with the Department of State Development, Infrastructure and Planning as a Concurrence Agency through referral under Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 – Item 1 of the Planning Regulation 2017 for the site being located within 25m of a state transport corridor.</p> <p>On the 3 February 2026 the Department of State Development, Infrastructure and Planning provided conditions for the proposed development.</p> <p>As the proposed development is located further north along French Road and access is to be taken from this location, it is not considered to impact the function of the railway corridor along the southern boundary of the site. The development does not involve any new or modified access points in proximity to the railway corridor.</p>
Strategic Airports and Aviation Facilities	No applicable assessment benchmarks

Local Categorising Instrument – *Toowoomba Regional Planning Scheme 2012*:

The proposed development was assessed against the following assessment benchmarks:

- 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

The development was assessed against all of the assessment benchmarks listed above and is considered to comply except as follows:

STRATEGIC FRAMEWORK:

Theme	Assessment Comments
Settlement Pattern	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Natural Environment	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Community Identity and Diversity	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Natural Resources and Landscaping	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Access and Mobility	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Infrastructure and Services	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Economic Development	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.

OVERLAY CODE/S:

AGRICULTURAL LAND OVERLAY	
Performance Outcome	Acceptable Outcome
<p><i>PO₂</i> Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, do not compromise the long term productive capacity of agricultural land.</p>	<p><i>AO_{2.1}</i> Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, are not located on agricultural land.</p> <p>OR</p> <p><i>AO_{2.2}</i> Development is compatible with agricultural production and is designed and located in a way that does not inhibit or prevent normal farming practices in the future</p> <p><i>Note: examples of development that achieve this outcome may include a golf course, plant nursery or sports field</i></p>
Alternate Outcome	
<p>The applicant submits:</p> <p>“Complies: <i>The proposed development is located on industrial zoned land with an established industrial use. The site is unlikely to be used for agricultural purposes in the future.”</i></p>	
Officer Comment	
<p>The proposed development comprises a non-rural use.</p> <p>The proposed development is intended to support the existing High Impact Industry use on the subject site by providing temporary accommodation for workers of the use. The proposed use is not considered to compromise the long-term productive capacity of agricultural land. The development comprises only 270 m² of gross floor area, which is minimal when compared to the overall site area of approximately 27.315ha. Further, the development is proposed as temporary accommodation and can/ is intended to be removed in the future if required. Accordingly, the development is considered to comply with Performance Outcome PO₂.</p>	

HIGH IMPACT INDUSTRY ZONE CODE:

Performance Outcome	Acceptable Outcome
<p><i>PO₁</i> The zone accommodates high impact industrial uses and compatible uses: (a) which are of a similar nature having regard to scale, nature of activity and potential impacts; or (b) which directly support the industrial functions of the zone. Non-industrial uses do not compromise the use of land for industry purposes.</p>	<p><i>AO_{1.2}</i> Uses which are inconsistent with the intent of the zone include: (a) accommodation activities (other than caretakers accommodation); (b) entertainment activities; (c) low impact industry (d) market; (e) medium impact industry (f) recreation activities; (g) rural activities (other than rural industry); (h) service industries; and (i) business activities other than those listed in AO_{1.1}</p>
Alternate Outcome	
<p>The applicant submits:</p> <p>“Performance Solution: <i>The proposed development involves non-resident workforce accommodation which directly supports the industrial use on-site. The proposed development is of a scale and nature that does not compromise the current or future use of the land for industrial purposes. The proposed development will be appropriately buffered from the industrial use on-site.”</i></p>	
Officer Comment	
<p>The proposed development does not comply with Acceptable Outcome AO_{1.2}, as the proposed use comprises accommodation activities, which is not consistent with the primary intent of the High Impact Industry Zone.</p>	

Notwithstanding this, the accommodation is intended to function as non-resident workforce accommodation and is directly associated with, and supportive of, the existing on-site manufacturing facility by providing accommodation for workers employed at the site.

Accordingly, the proposed development is considered to directly support the ongoing industrial function of the site and, on this basis, is considered to comply with the relevant Performance Outcome.

Performance Outcome	Acceptable Outcome
<p><i>PO₁₅</i> <i>Landscaping is provided to enhance the appearance of the development and unsightly components are screened.</i></p>	<p><i>AO_{15.1}</i> <i>Landscaping is provided along all road frontages of the site, for a minimum width of:</i> (a) <i>5m along any other regional arterial or sub-arterial roads; or</i> (b) <i>3m along any other road frontage.</i></p> <p><i>AO_{15.3}</i> <i>A minimum of 5% of the site is used to provide landscaping.</i></p>
Alternate Outcome	
<p>The applicant submits:</p> <p><i>“N/A: The nature and scale of the development and size of the site does not warrant provision of landscaping buffer along the entire road frontage</i></p> <p>...</p> <p><i>N/A: The nature and scale of the development and the size of the subject site does not warrant provision of 5% of the site area as landscaping.”</i></p>	
Officer Comment	
<p>The proposed development does not comply with Acceptable Outcomes AO_{15.1} and AO_{15.3}, as landscaping is not proposed along all road frontages and the total landscaped area does not meet the minimum requirement of 5 per cent of the site.</p> <p>Notwithstanding this, having regard to the nature of the development as temporary non-resident workforce accommodation, its relatively small scale of the development compared to the overall site area and its significant setbacks to both French Road (~75m) and the Gore Highway (>300m) strict compliance with AO_{15.1} and AO_{15.3} is not considered necessary or reasonable in this instance.</p> <p>The submitted plans demonstrate the provision of landscaping throughout the site, including areas adjacent to the car parking spaces and along the western and eastern sides of the deck area. A landscaping buffer is also proposed between the accommodation units and the existing industrial use on the site. This landscaping provides effective screening of unsightly components and contributes positively to the overall visual presentation and amenity of the development.</p> <p>Council’s Landscape Architect has reviewed the proposed development and raised no concerns. Conditions are recommended requiring the submission of detailed landscape plans for Council endorsement. This recommendation acknowledges the substantial size of the site and its capacity to accommodate additional landscaping where appropriate. In relation to the proposed landscaping buffer separating the accommodation units from the existing industrial use, Council’s Landscape Architect has recommended a condition requiring the buffer to be planted with screening shrubs and trees at intervals capable of achieving at least 60% visual screening of the production area within five years of planting. When implemented, this planting is considered sufficient to achieve appropriate screening of the industrial use.</p> <p>Having regard to the above, and subject to the recommended conditions, the proposed development is considered to achieve an acceptable landscaping outcome and is therefore considered to comply with the relevant Performance Outcome.</p>	

DEVELOPMENT CODES:

MEDIUM DENSITY RESIDENTIAL CODE

Performance Outcome	Acceptable Outcome																		
<p>PO₅ Areas of hardstand required for parking and pathways: (a) are minimised, (b) Incorporate generous landscaping: (i) to promote a garden streetscape character, and (ii) to minimise visual impacts of views to hardstand areas for occupants and the public, particularly in the front garden.</p>	<p>AO_{5.1} Landscaped areas are provided in accordance with Table 3:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="3" style="text-align: center;">Table 3</th> </tr> <tr> <th style="text-align: left;">Building height</th> <th colspan="2" style="text-align: center;">Minimum landscaped area</th> </tr> <tr> <td></td> <td style="text-align: center;">Where 80% or more of the front setback is landscaped area additional landscaping for the balance of the site must be a minimum of:</td> <td style="text-align: center;">Where less than 80% of the front setback area is landscaped additional landscaping for the balance of the site must be a minimum of:</td> </tr> </thead> <tbody> <tr> <td>1-2 storeys</td> <td style="text-align: center;">10% site area</td> <td style="text-align: center;">15% site area</td> </tr> <tr> <td>3 storeys</td> <td style="text-align: center;">12.5% site area</td> <td style="text-align: center;">17.5% site area</td> </tr> <tr> <td>4+ storeys</td> <td style="text-align: center;">15% site area</td> <td style="text-align: center;">20% site area</td> </tr> </tbody> </table> <p>Note: Landscaped areas included in the calculations consist of garden beds and lawn areas throughout the site with a width of no less than 1.5m;</p> <p>Excludes all paved and other impervious areas such as driveways, patios, terraces, car parking spaces and bin and other utility areas.</p> <p>See Figure 5.</p>	Table 3			Building height	Minimum landscaped area			Where 80% or more of the front setback is landscaped area additional landscaping for the balance of the site must be a minimum of:	Where less than 80% of the front setback area is landscaped additional landscaping for the balance of the site must be a minimum of:	1-2 storeys	10% site area	15% site area	3 storeys	12.5% site area	17.5% site area	4+ storeys	15% site area	20% site area
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1-2 storeys	10% site area	15% site area																	
3 storeys	12.5% site area	17.5% site area																	
4+ storeys	15% site area	20% site area																	

Alternate Outcome
 The applicant submits:
 “N/A: The nature and scale of the development and the size of the subject site does not warrant provision of 10- 20% of the site area as landscaping.”

Officer Comment
 Refer to Officer Comment Performance Outcome PO₁₅ of the High Impact Industry Zone Code.

Performance Outcome	Acceptable Outcome																													
<p>PO₈ Development provides adequate and suitable communal and private open space to meet the needs of occupants for privacy, relaxation and entertainment and accommodate visitors.</p>	<p>AO_{8.1} Development provides communal and private open space in accordance with Table 5.</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="4" style="text-align: center;">Table 5</th> </tr> <tr> <th style="text-align: center;">No. of Dwellings</th> <th style="text-align: center;">Min. Communal Open Space per Dwelling</th> <th style="text-align: center;">Min. Ground Floor Private Open Space per Dwelling</th> <th style="text-align: center;">Min. Private Open Space above Ground Floor per Dwelling</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1-10</td> <td style="text-align: center;">0m²</td> <td style="text-align: center;">16m²</td> <td style="text-align: center;">8m²</td> </tr> <tr> <td style="text-align: center;">11-15</td> <td style="text-align: center;">20m²</td> <td style="text-align: center;">16m²</td> <td style="text-align: center;">8m²</td> </tr> <tr> <td style="text-align: center;">16+</td> <td style="text-align: center;">25m²</td> <td style="text-align: center;">16m²</td> <td style="text-align: center;">8m²</td> </tr> </tbody> </table> <p>AO_{8.2} Communal and private open space has a minimum dimension in accordance with Table 6.</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="3" style="text-align: center;">Table 6</th> </tr> <tr> <th style="text-align: left;">Type</th> <th style="text-align: left;">Area</th> <th style="text-align: left;">Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3">Private Open Space</td> </tr> </tbody> </table>	Table 5				No. of Dwellings	Min. Communal Open Space per Dwelling	Min. Ground Floor Private Open Space per Dwelling	Min. Private Open Space above Ground Floor per Dwelling	1-10	0m ²	16m ²	8m ²	11-15	20m ²	16m ²	8m ²	16+	25m ²	16m ²	8m ²	Table 6			Type	Area	Minimum Dimension	Private Open Space		
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Ground Floor	16m ²	4m*													
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Communal Open Space															
All	<100m ²	5m													
	100m ² +	Length to breadth ratio of 2.5:1													
Alternate Outcome															
<p>The applicant submits:</p> <p>"N/A: The proposed development does not involve provision of dwellings and accordingly does not involve private open space.</p> <p>Complies: The proposed development involves communal open space that complies with the minimum dimension in Table 6."</p>															
Officer Comment															
<p>The proposed non-resident workforce accommodation provides communal open space for the shared use of occupants and does not include private open space for individual units. This design outcome is considered appropriate having regard to the nature and function of the development, which is intended to accommodate a transient workforce rather than permanent residents. The site forms part of a larger industrial landholding, where expectations of private residential amenity are inherently lower than in conventional residential environments. In this context, communal open space adequately meets the recreational and social needs of occupants, and the absence of private open space does not result in an adverse amenity outcome.</p>															
Performance Outcome	Acceptable Outcome														
<p>PO₁₁ Safe and equitable access for both pedestrians and vehicles is provided, to and from buildings and the street whilst minimising the extent and number of driveways.</p>	<p>In partial fulfilment of the performance outcome:</p> <p>AO_{11.1} Vehicular access from the street is provided via a single shared driveway with a maximum crossover width of 5m.</p>														
Alternate Outcome															
<p>The applicant submits:</p> <p>"Performance Solution: The proposed development involves vehicular access with a driveway of 9m in width. The proposed development is located on a large allotment with no adjoining driveways and involves pedestrian paths for safe pedestrian movement."</p>															
Officer Comment															
<p>The proposed development does not achieve compliance with Acceptable Outcome AO_{11.1}, as the width of the proposed vehicular crossover exceeds the maximum width of 5m.</p> <p>Notwithstanding this, the proposed vehicular access is considered to provide a safe and appropriate access arrangement from the street. The crossover is appropriately located and designed having regard to the surrounding road environment, and there are no other existing or proposed driveway crossovers in close proximity to the access point.</p>															

In addition, pedestrian access to the accommodation buildings is not anticipated to occur directly from the street. Pedestrian movement will be internal to the site, with access provided between the accommodation buildings and the other industrial buildings on the site.

Having regard to the above, the proposed access arrangement is not expected to result in any adverse impacts on pedestrian or vehicular safety and is therefore considered to comply with the relevant Performance Outcome.

Performance Outcome	Acceptable Outcome
<p>PO₁₂ The privacy of residents of the development or adjoining premises is protected when they are inside a dwelling or in a private open space area.</p>	<p>AO_{12.1} Habitable room windows of a dwelling are separated a minimum of 9m from a habitable room window or private open space of another dwelling on the same or an adjoining site.</p> <p>OR</p> <p>AO_{12.2} Where there is a direct view within 9m into a habitable room or private open space of another dwelling on the same or an adjoining site:</p> <ul style="list-style-type: none"> (a) The elements with the view such as windows, balconies, or terraces of a dwelling must be screened in accordance with AO13.3; or (b) The Windows have translucent glazing up to or sill heights of at least, 1.5m from the internal floor level; or (c) A solid fence or masonry wall with a minimum height of 1.5m is positioned between the elements with the view. <p>AND</p> <p>AO_{12.3} Where screening is used, it:</p> <ul style="list-style-type: none"> (a) is a solid translucent screen or a louvre perforated panel, trellis or the like that has a maximum of 50% open to solid ratio; and (b) is a fixed, permanent element of a design that complements the style, detailing and materials of the development.
<p>Alternate Outcome</p>	
<p>The applicant submits:</p>	
<p><i>“N/A: The proposed development does not involve provision of dwellings.”</i></p>	
<p>Officer Comment</p>	
<p>Although the separation between the windows of individual units do not meet the 9m minimum from one another and are oriented toward the communal open space, this arrangement is not considered to result in unacceptable privacy impacts. Each unit is designed for single occupancy, which limits internal activity levels, and the communal area is a controlled, resident-only space with low-intensity use consistent with workforce accommodation. The internal layout and spacing of units, combined with the operational characteristics of the development, ensure that reasonable levels of visual privacy are maintained within each unit. Overall, the design achieves a functional and appropriate balance between communal amenity and individual privacy, consistent with the reasonable expectations of occupants of non-resident workforce accommodation in an industrial setting.</p>	
<p>ENVIRONMENTAL STANDARDS CODE</p>	
Performance Outcome	Acceptable Outcome
<p>PO₂₀ The ongoing operation of the development site does not create dust nuisance for adjoining landholders.</p>	<p>AO_{20.1} Areas within the site that are frequently used for vehicular purposes are imperviously sealed.</p>
<p>Alternate Outcome</p>	
<p>The applicant submits:</p>	

“Performance Solution: *The proposed development will involve a gravel hardstand, consistent and compatible with the surrounding rural locality. The proposed development is not located in proximity to adjoining land uses to cause a dust nuisance.”*

Officer Comment

The proposed car parking area is located around the accommodation buildings. As such, vehicle movements will occur around the units. Although vehicle movements are not expected to occur at a high frequency, given the proximity of the parking and manoeuvring areas to the units, expected vehicle movement has the potential to generate dust.

Council’s Environmental Officers have reviewed the proposed development and have recommended conditions requiring the vehicle manoeuvring areas to be treated with dust suppressant to ensure that no dust nuisance is generated.

TRANSPORT, ACCESS AND PARKING CODE

Performance Outcome

*PO₂
Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.*

Note: Where the development does not meet the acceptable outcomes, or where no acceptable outcome is specified, a parking demand analysis report prepared by a suitably qualified person may assist in demonstrating compliance with the performance outcome.

*AO_{2.2}
Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code.*

Note: Where a parking rate for a use is unspecified in Table 9.4.6:3 – no acceptable outcome is provided.

Alternate Outcome

The applicant submits:

“Complies: *The proposed development does not have a defined parking rate in Table 9.4.6. The proposed development involves provision of one (1) park per accommodation unit and an additional disabled parking space. Accordingly, the proposed parking provision meets the demand likely to be generated by the development.”*

Officer Comment

In accordance with 9.4.6:3 of the Transport, Access and Parking Code, there is no prescribed parking rate for non-resident workforce accommodation.

The development proposes a total of sixteen (16) car parking spaces, include one (1) PWD space.

The development comprises fifteen (15) accommodation units, each designed to accommodate a single occupant. Given the nature of the workforce accommodation, no visitors outside of workers are anticipated to attend the site. On this basis, the provision of sixteen (16) car parking spaces, that being one (1) per unit, plus a PWD space, is considered sufficient to meet the parking demand generated by the development.

Local Categorising Instrument – Variation Approval:

Not Applicable

Local Categorising Instrument – Temporary Local Planning Instrument:

Not Applicable

Local Categorising Instrument – Preliminary Approval:

Not Applicable

Local Categorising Instrument – Local Government Infrastructure Plan:

The site is located outside Council's identified Priority Infrastructure Area.

Other Relevant Matters

No further relevant matters considered in the assessment of this application.

FINANCIAL / RESOURCE IMPLICATIONS

Infrastructure charges will be applied in accordance with Council's *Charges Resolution No.7*.

Human Rights Act 2019 CONSIDERATIONS

The *Human Rights Act 2019* provides that it is unlawful for a public agency to act or make a decision in a way that is not compatible with human rights, or to fail to give proper consideration to a human right. This necessitates understanding the human rights that are protected. When making decisions or taking actions, consideration needs to be given to how that may impact on a person's human rights. Where there is a restriction on a person's human rights the restriction must be no greater than is justifiable to protect the rights of others or the community at large.

In assessing this application consideration has been given to the following sections of the *Human Rights Act 2019*:

Section 15 – Recognition and equality before the law
 Section 24 – Property rights
 Section 25 – Privacy and reputation

It is the opinion of the decision maker that no human rights have been limited.

CONCLUSION

The development has been assessed with regard to the applicable assessment benchmark as identified within this report and the attached Statement of Reasons (refer to Schedule 1). The proposed development generally complies with the assessment benchmarks or it can be conditioned to comply. Where the applicant has not provided sufficient information, conditions have been imposed to ensure compliance. It is therefore recommended that the development application be approved subject to the conditions identified above.

ATTACHMENT/S

Attachment	1	of	9	Aerial Map
Attachment	2	of	9	Zoning Map
Attachment	3	of	9	Overlay Map
Attachment	4	of	9	Proposed Site Plan
Attachment	5	of	9	Proposed Site Setout Plan
Attachment	6	of	9	Proposed Kitchen and Laundry Layout
Attachment	7	of	9	Proposed Floor Plan Layout
Attachment	8	of	9	Proposed Elevations
Attachment	9	of	9	Proposed Elevations

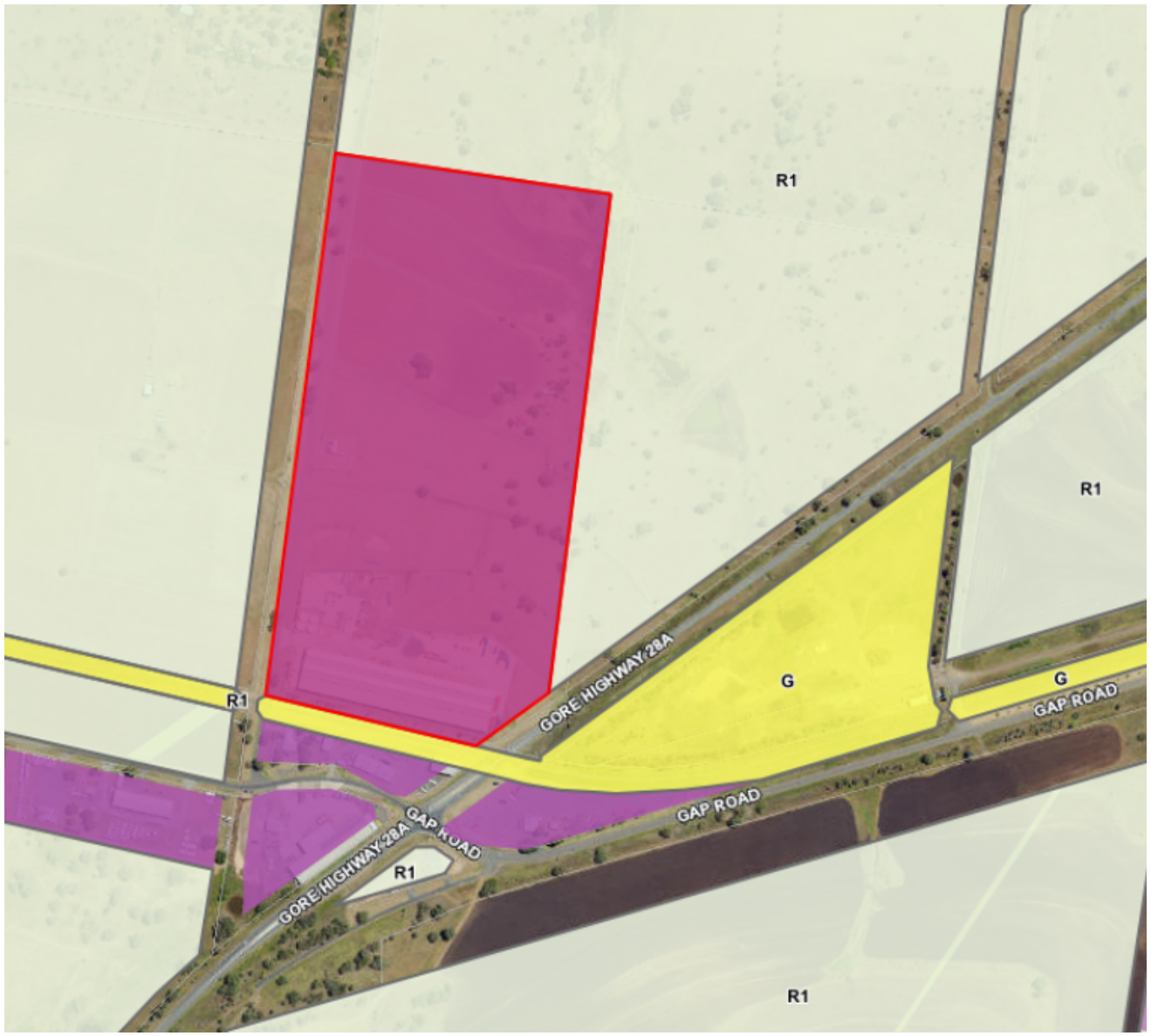
SCHEDULES

Schedule	1	Concurrence Agency Response
Schedule	2	Advice Agency Response
Schedule	3	Statement of Reasons

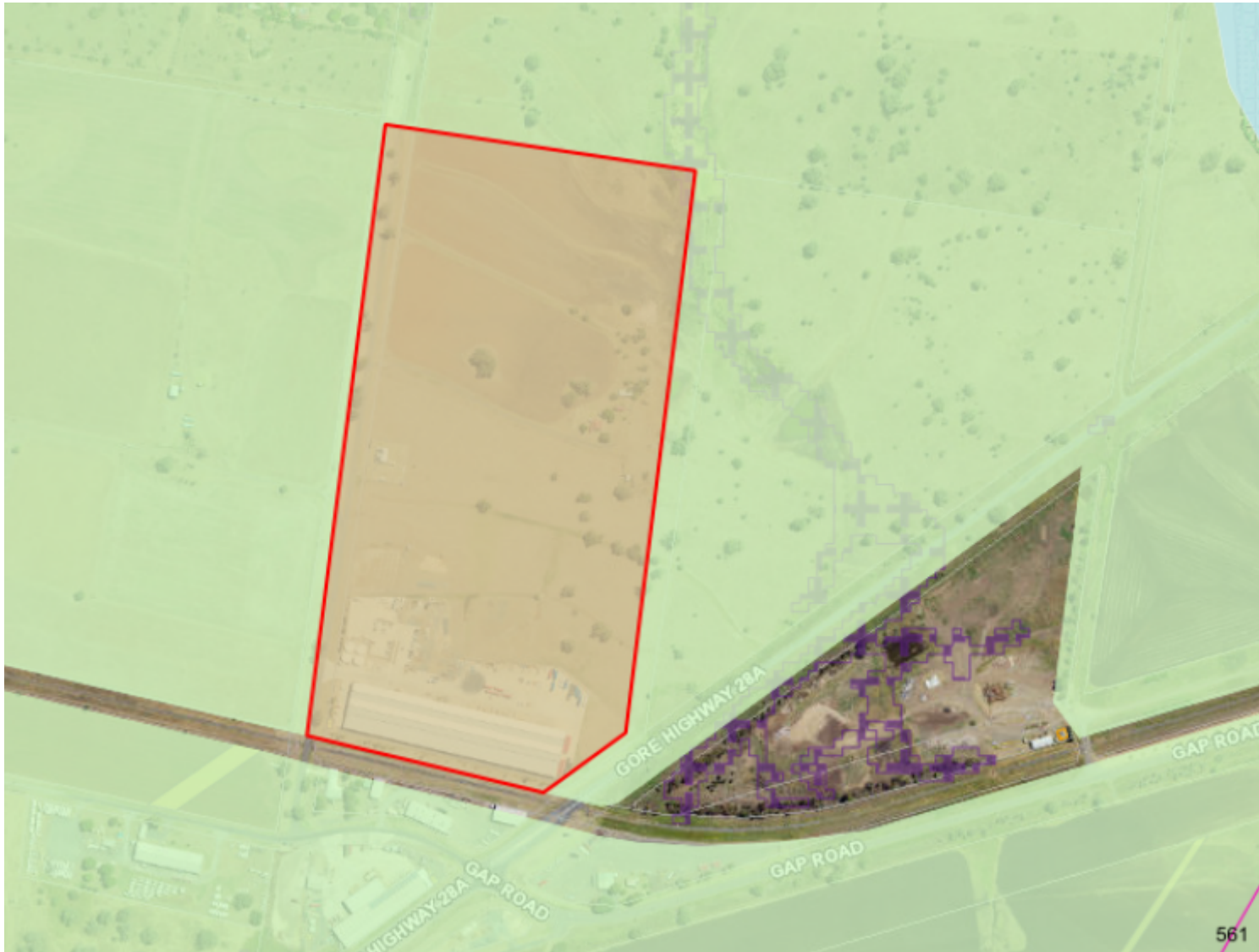
ATTACHMENTS



Attachment 1 of 9 Aerial Map



Attachment 2 of 9 Zoning Map



Attachment 3 of 9 Overlay Map

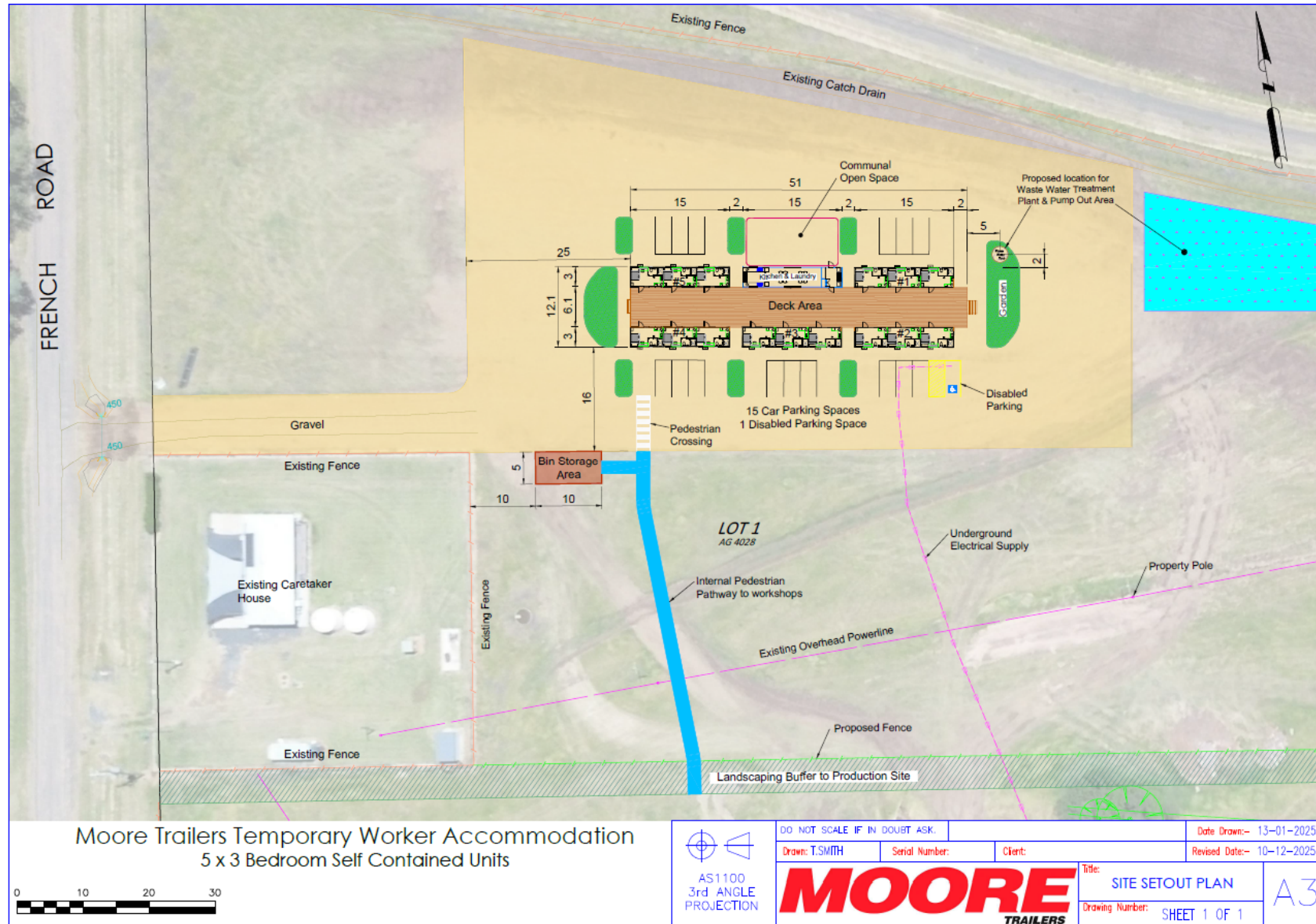
RECEIVED
22/12/2025
TOOWOOMBA
REGIONAL COUNCIL



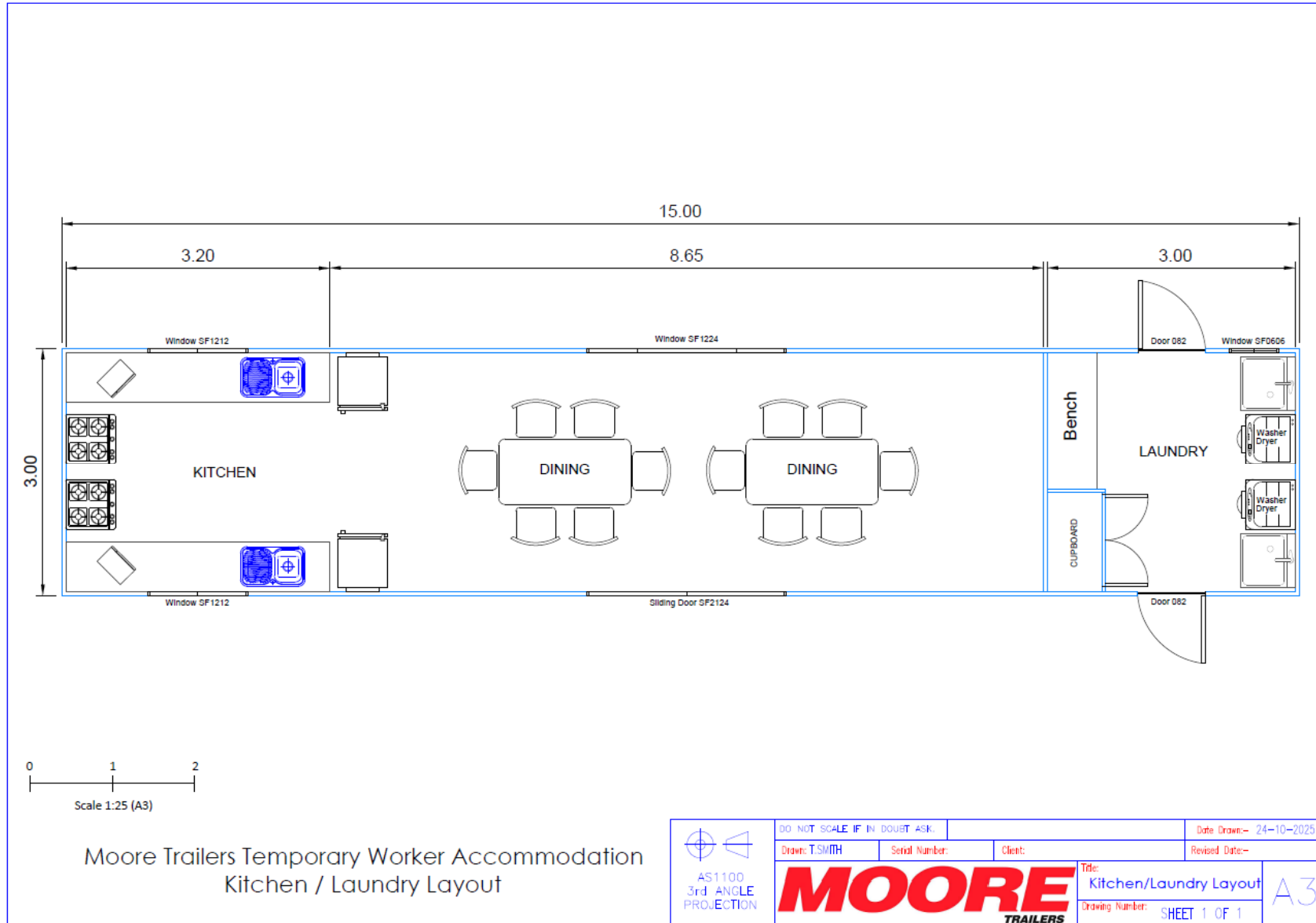
Moore Trailers Temporary Worker Accommodation
5 x 3 Bedroom Self Contained Units

AS1100
3rd ANGLE
PROJECTION

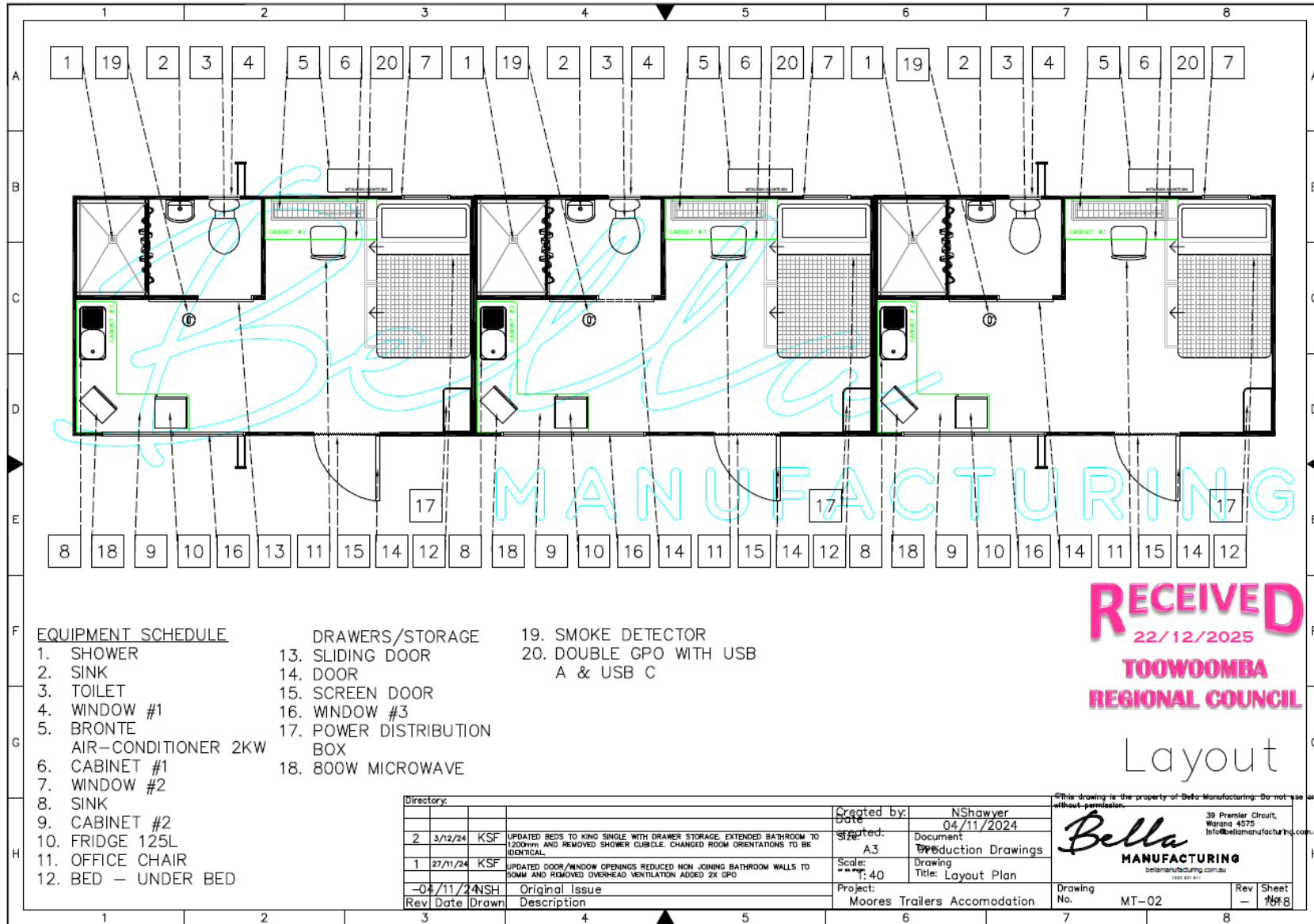
DO NOT SCALE IF IN DOUBT ASK.			Date Drawn:- 15-04-2025
Drawn: T.SMITH	Serial Number:	Client:	Revised Date:- 10-12-2025
MOORE TRAILERS		Title: SITE PLAN Lot 1 AG4028	A3
		Drawing Number: SHEET 1 OF 1	



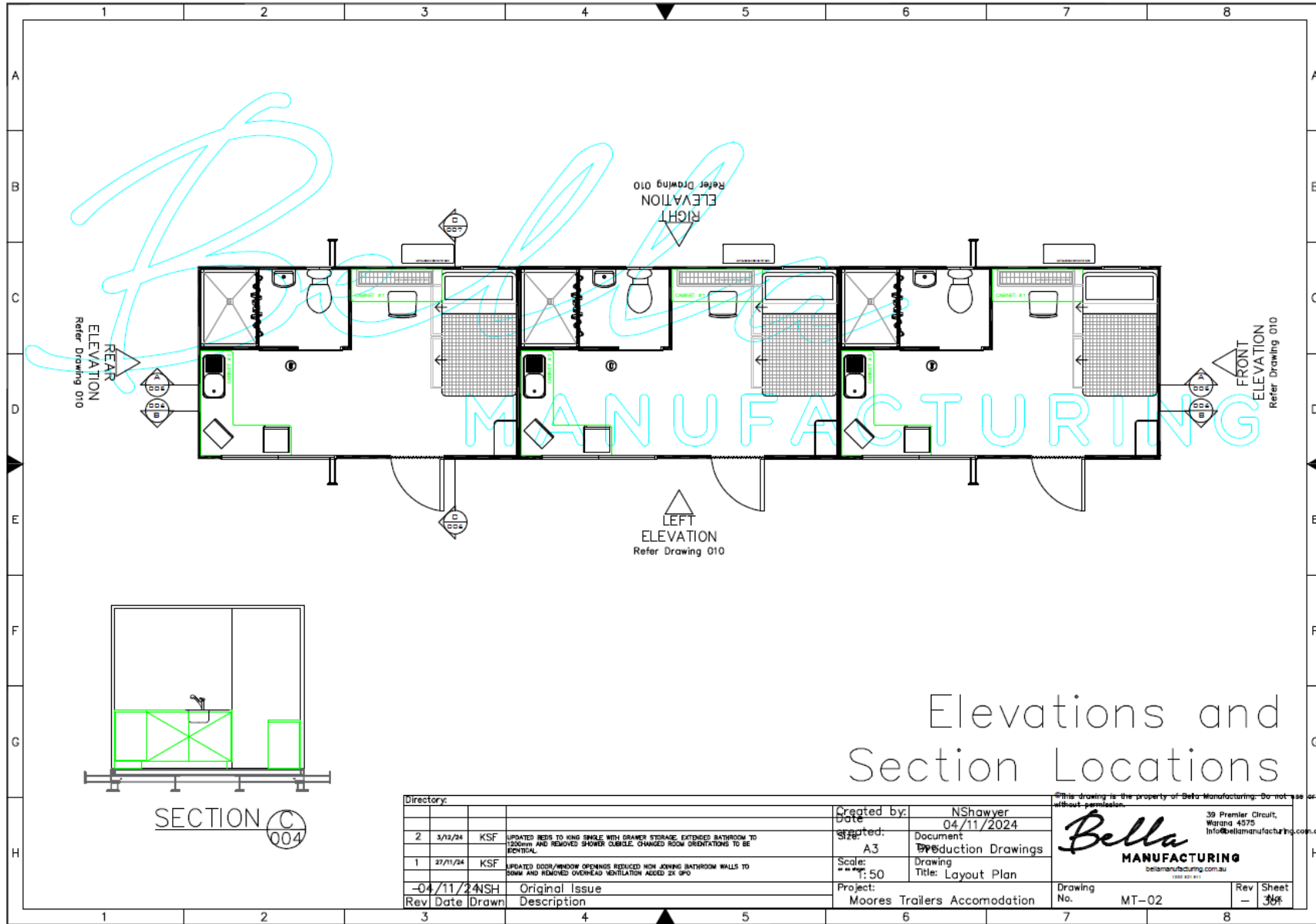
Attachment 5 of 9 Proposed Site Setout Plan



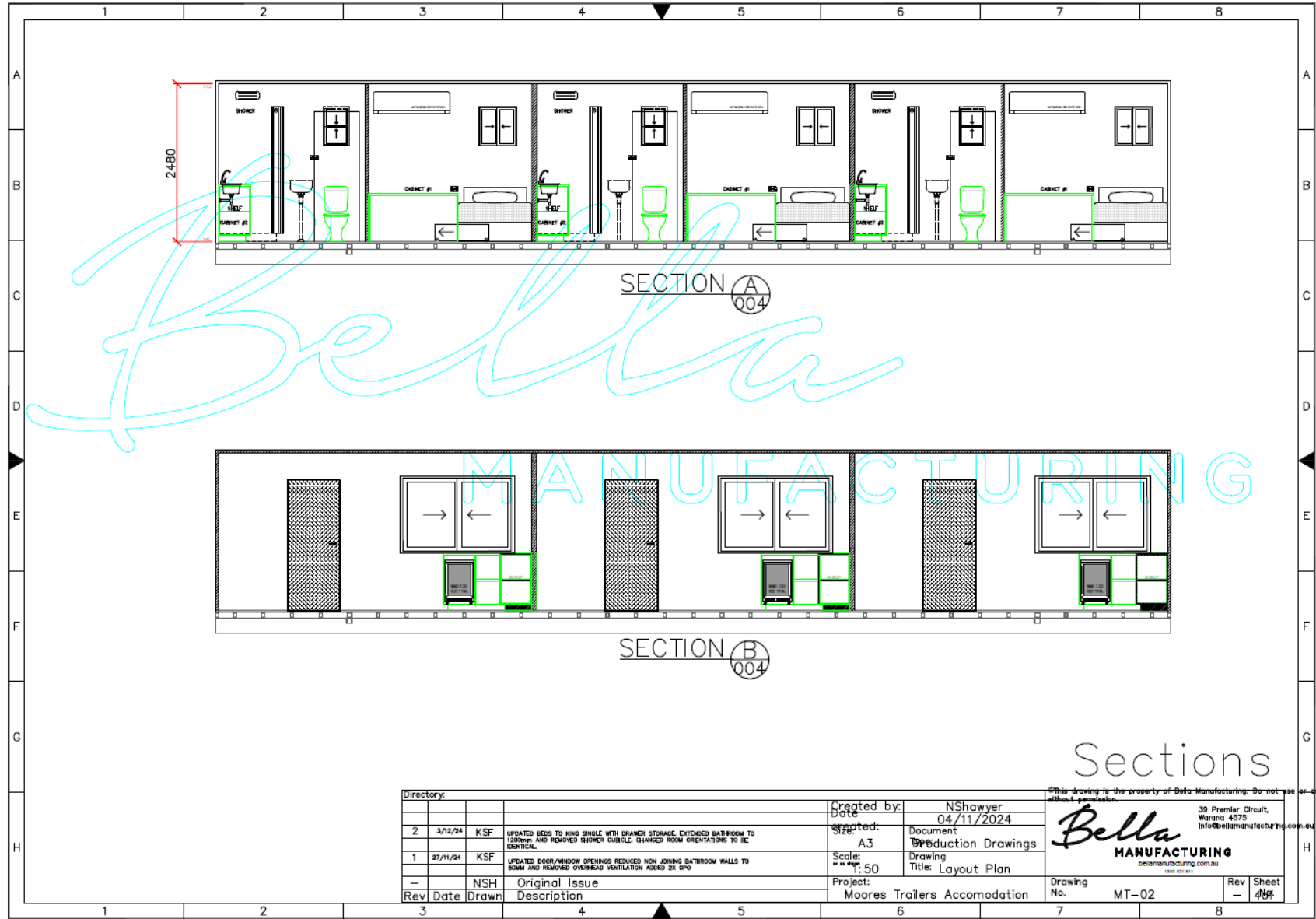
Attachment 6 of 9 Proposed Kitchen and Laundry Layout



Attachment 7 of 9 Proposed Floor Plan Layout



Attachment 8 of 9 Proposed Elevations



Sections

Directory:				Created by: NShawyer		This drawing is the property of Bella Manufacturing. Do not use or copy without permission.	
2	3/12/24	KSF	UPDATED BEDS TO KING SINGLE WITH DRAWER STORAGE. EXTENDED BATHROOM TO 1500mm AND REMOVED SHOWER CURTLE. CHANGED ROOM ORIENTATIONS TO BE IDENTICAL.	Date:	04/11/2024	39 Premier Circuit, Warana 4575 Info@bellamanufacturing.com.au	
1	27/11/24	KSF	UPDATED DOOR/WINDOW OPENINGS RENOVATED NOW JOINING BATHROOM WALLS TO SOHM AND REMOVED OVERHEAD VENTILATION ADDED 2X DPO	Scale:	A3	Bella MANUFACTURING bellamanufacturing.com.au 1300 901 910	
-		NSH	Original Issue	Project:	Moore's Trailers Accomodation	Drawing No.	MT-02
Rev	Date	Drawn	Description	Sheet		Rev	4/5

SCHEDULE 1

Concurrence Agency Response



SARA reference: 2601-50211 SRA
 Council reference: MCUI/2025/9628
 Applicant reference: 2025-265

3 February 2026

Chief Executive Officer
 Toowoomba Regional Council
 PO Box 3021
 TOOWOOMBA QLD 4350
 development@tr.qld.gov.au

Attention: Cassidy Pugh

Dear Ms Pugh

SARA referral agency response—58 French Road, Pittsworth

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 15 January 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	3 February 2026
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material Change of Use – Undefined Use (Non-Resident Workforce Accommodation)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 (Planning Regulation 2017)	

Development near State transport corridors or future State transport corridors

SARA reference: 2601-50211 SRA

Assessment manager: Toowoomba Regional Council

Street address: 58 French Road, Pittsworth

Real property description: Lot 1 on AG4028

Applicant name: Lionel Moore Trailers Pty Ltd

Applicant contact details: C/- Precinct Urban Planning
PO Box 3038
TOOWOOMBA QLD 4350
andrew@precinctplan.com.au

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Right Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 of the Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Geoff Broadbent, Principal Planning Officer, on (07) 4616 7302 or via email ToowoombaSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions

cc Lionel Moore Trailers Pty Ltd, andrew@precinctplan.com.au

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application).

No.	Conditions	Condition timing
Material Change of Use – Undefined Use (Non-Resident Workforce Accommodation)		
10.9.4.2.4.1 – Material change of use of premises near a state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>Stormwater management of the development must not cause worsening to the operating performance of the Gore Highway and South Western Rail Corridor, such that any works on the land must not:</p> <ul style="list-style-type: none"> (a) create any new discharge points for stormwater runoff onto the Gore Highway and South Western Rail Corridor (b) concentrate or increase the velocity of flows to the Gore Highway and South Western Rail Corridor (c) interfere with and/or cause damage to the existing stormwater drainage on the Gore Highway and South Western Rail Corridor (d) surcharge any existing culvert or drain on the Gore Highway and South Western Rail Corridor (e) reduce the quality of stormwater discharge onto the Gore Highway and South Western Rail Corridor (f) impede or interfere with any overland flow or hydraulic conveyance from the Gore Highway and South Western Rail Corridor (g) reduce the floodplain immunity of the Gore Highway and South Western Rail Corridor. 	At all times.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.5). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:
 - o does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
 - o does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
 - o does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads
 - o does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
 - o does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure

- The development complies with the assessment benchmarks of State code 2 of SDAP in that the development:
 - o does not create a safety hazard for users of a railway
 - o does not compromise the structural integrity of railways, rail transport infrastructure, other rail infrastructure or railway works
 - o does not result in a worsening of the physical condition or operating performance of railways and the rail network
 - o does not compromise the state's ability to construct, or significantly increase the cost to construct railways and future railways
 - o does not compromise the state's ability to maintain and operate, or significantly increase the cost to maintain and operate railways

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.5), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

(page left intentionally blank)

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

SCHEDULE 2

Advice Agency Response



420 Flinders Street, Townsville QLD 4810
PO Box 1090, Townsville QLD 4810
ergon.com.au

RECEIVED
15/01/2026
TOOWOOMBA
REGIONAL COUNCIL

15 January 2026

Chief Executive Officer
Toowoomba Regional Council
Attention: Cassidy Pugh
Via email: development@tr.qld.gov.au

cc Lionel Moore Trailers Pty Ltd
C/- Precinct Urban Planning
Attention: Susan Woodward
Via email: susan@precinctplan.com.au

Dear Sir/Madam,

Ergon Advice Agency Response
Our Ref: ECM 36916151 - 36912697

This Referral Agency response is given under section 56 of the *Planning Act 2016*.

Response

Outcome	Approved in full – No objection
Date of response	15/1/26
Referral assessment capacity	Advice
Matters referral assessment made against (S55(2))	The purpose of the <i>Electricity Act 1994</i> and <i>Electricity Safety Act 2002</i>
Reasons for decision (S56(7)(b))	The works do not conflict with: <ul style="list-style-type: none">▪ the objectives set out within Part 2, Section 3 of the <i>Electricity Act 1994</i>▪ the purpose of the <i>Electricity Safety Act 2002</i> as set out within Part 1 Division 2 Section 4 & 5.

The works do not adversely impact on the safe, efficient, and economically viable operation of the supply network.

Have you seen our fact sheets?
See the 'considerations when developing around electricity infrastructure' section of our website
www.ergon.com.au/referralagency

Development Details	
Applicant	Precinct Urban Planning
Assessment Manager	Toowoomba Regional Council
Council Application No.	MCUI/2025/9628
Street Address	58 French Road, PITTSWORTH
RPD	Lot 1 AG4028
Development Type	Material Change of Use - Impact - Undefined Use (Non-Resident Workforce Accommodation)
Referral Trigger	<input checked="" type="checkbox"/> Schedule 10, Part 9, Division 2, Table 2, Item 1 (10.9.2.2.1) – Material Change of use of premises within 100m of a substation site or subject to an easement for the benefit of a distribution entity under the Electricity Act and the easement is for a supply network
Impacted Electrical Infrastructure	Easement A on SP305360

Ergon provides the following response to the application in accordance with Section 56(1) of the *Planning Act 2016*:

Component of Development	Advice Agency direction
MCU/ ROL/ OPW	<input checked="" type="checkbox"/> S56(1)(a) – no requirements for the application

Ergon's response has been provided relevant to the following plans and supporting documents. Any alterations to the plans and or document(s) identified below within Table 1 below are to be resubmitted to Ergon for comment.

Table 1			
Plans forming part of this Approval			
<i>Title</i>	<i>Plan No.</i>	<i>Issue</i>	<i>Date</i>
Site Setout Plan	Sheet 1 of 1	-	24-10-2025

General Advice:

- Compliance with the Electrical Safety Act 2002, including any Code of Practice under the Act and the Electrical safety Regulation 2013 including any safety exclusion zones defined in the Regulation is mandatory

Should any doubt exist in maintaining the prescribed clearance to the overhead conductors and electrical infrastructure then the applicant is obliged under the Act to seek advice from Ergon.

Have you seen our fact sheets?

See the 'considerations when developing around electricity infrastructure' section of our website www.ergon.com.au/referralagency

- Any costs incurred by Ergon as a result of the works on the easement are to be met by the property Developer / owner.
- This response does not constitute an approval to commence any works within the easement. Consent to commence works relevant to the conditions of the easement is required. All works on easement (including but not limited to earthworks, drainage and detention basins, road construction, underground and overhead services installation) require detailed submissions, assessment, and consent (or otherwise) by Ergon.
- All works proposed to be undertaken in close proximity to overhead or underground electrical lines are to be undertaken in accordance with Ergon's Works Practice Manual WP1323. This document refers to various standards, guidelines, calculations, legal requirements, technical details, and other information relevant to working near high voltage infrastructure. A copy of WP1323 can be found online via Ergon's document library ([Document library | Ergon](#)).

Should you require any further information on the above matter, please contact the undersigned on 0428 943 997 or via email at townplanning@ergon.com.au.

Yours faithfully,



Scott Pearson
Senior Town Planner

Have you seen our fact sheets?

See the 'considerations when developing around electricity infrastructure' section of our website www.ergon.com.au/referralagency

SCHEDULE 3

Statement of Reasons

Statement of Reasons
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](#)