

Statement of ReasonsSection 83(8) and (9) of the *Planning Act 2016*

SITE DETAILS	
Site Address	286 Swain Road, PLAINBY QLD 4355
Real Property Description	Lot 3 SP217770
Site Area	61.36ha.
Owner	Kate Monteith Stewart-Moore

PROPOSED DEVELOPMENT	
Name of Applicant	Bunnyconnellen c/- Precinct Urban Planning
Type of Application	Change Application (Other Change) for a Material Change of Use - Impact
Proposed Development	Refreshment Service & Tourist Attraction, Function Facility, Short-Term Accommodation
Level of Assessment	Impact
Gross Floor Area	1,081m ²
Car Parking Spaces	18 car parking spaces (inclusive of 1 PWD) + overflow carparking spaces
Service Vehicle Provision	N.A.
Submissions Received	Objection: Nil.
	Support: Nil.
Decision	Approval
Decision Date	25 March 2026

ASSESSMENT MATTERS	
Assessment benchmarks	The proposed development was assessed against the following assessment benchmarks: • Schedules 9 and 10 of the Planning Regulation 2017 (as relevant); • State Planning Policy July 2017 (as relevant); • Darling Downs Regional Plan 2013 (as relevant)]; • The Local Government Infrastructure Plan; and • Toowoomba Regional Planning Scheme 2012 (Version 28) ○ Strategic Framework ○ Rural Zone Code ○ Centres Activities Code ○ Environmental Standards Code ○ Integrated Water Cycle Management Code ○ Landscaping Code ○ Transport, Access and Parking Code ○ Works and Services Code
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below. <u>PO2 Transport, Access and Parking Code</u> The cellar door is proposed by the applicant to not operate on the same day as weddings or other events on the site. Similarly, the Short-term Accommodation units are proposed to be rented out to guests associated with the event. The approval extent of the Function Facility is indicated on the approved plans as per Condition 1A to include the buildings of the Refreshment Service & Tourist Attraction and Short-term Accommodation uses. The applicant has also proposed a frequency of the Function Facility use to a maximum of 60 weddings and/or other events per year, with up to two (2) weddings/events per week, as imposed under Conditions 1.4 and 1.5. While the proposed on-site operations may allow the integrated usage

	of delineated carparking spaces, a minimum of 29 additional carparking spaces is required to ensure the Function Facility use can operate at the proposed maximum capacity. In addressing the shortfall in carparking spaces, the applicant's response to Further Advice has clarified that buses are used for transporting guests associated with the Function Facility use, which will vary the carparking demand per event. The applicant has sought to formalise the existing bus set-down and pick-up area as identified in the submitted plans. Condition 1C is imposed as further information on the vehicle swept paths for is required for Council to endorse the proposed bus set-down and pick-up area in accordance with PO22 of the Transport, Access and Parking Code. Further, proposed grassed parking area alongside the driveway provides approximately 514m² for overflow carparking spaces. These carparking spaces while currently in use by the applicant, should only be used for overflow temporary parking. The proposed frequency of events averages out to 1.1 event per week where overflow traffic is not anticipated to adversely damage the existing grass cover. Reasonable and relevant conditions are provided to address the carparking arrangements for the proposed development.
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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: <http://www.tr.qld.gov.au/payments-self-service-laws/web-apps/pdonline/8892-planning-and-development-online>. When accessing Council's website please use the following Application Number: MCUI/2007/10724/A