

File: 23/28
Date: 2 August 2023

SMK QLD Pty Ltd for Coulton Investments Pty Ltd
PO Box 422
GOONDIWINDI QLD 4390

Attention: Tom Jobling

Dear Tom

**Information Request (Given under section 12 of the Development Assessment Rules) – Material Change of Use “Business activities” – “Shop”, “Office” and “Food and Drink Outlet” and “Industry Activities” – “Warehouse”
Lot 11 on G472, 32 Bowen Street, Goondiwindi**

We refer to the development application for a Material Change of Use at Lot 11 on G472, 32 Bowen Street, Goondiwindi, properly made to Council on 28 July 2023. The application is for the following uses, defined under the *Goondiwindi Region Planning Scheme 2018 (Version 2)*:

- “Business activities”
 - “Shop”
 - “Office”
 - “Food and Drink Outlet”
- “Industry activities”
 - “Warehouse”

Goondiwindi Regional Council has carried out a further review of your development application for the following premises.

Application details

Application number:	23/28
Approval sought:	Development Permit – Material Change of Use
Nature of development proposed:	“Business activities” – “Shop”, “Office” and “Food and Drink Outlet” and “Industry Activities” – “Warehouse”

Location details

Street address:	32 Bowen Street, Goondiwindi
Real property description:	Lot 11 on G472

Goondiwindi Regional Council has determined that the following additional information is needed to assess the application:

Amenity

1. The proposed development plans include a 31m long fire rated wall along the western boundary of the site. This wall faces adjoining residential uses. Please provide further detail on any articulation or design work that will be added to improve the appearance of the development to adjoining properties.

Traffic and Access

2. Please provide information in relation to the type and volumes of heavy vehicles proposed to access the site.
3. Please provide amended plans demonstrating turning templates for:
 - a. the maximum size service vehicle accessing the site.
 - b. a B99 vehicle to access all car parking spaces.

Please note, all vehicles must enter and exit the site in a forward gear. Turning templates must show the road centreline and demonstrate that vehicles can enter and exit the site without crossing the centreline.

4. The application documents state that on-street car parking is proposed to be used for the proposed development. Please provide a plan that demonstrates the number of on-street car parking spaces available based on current road width and proposed parking alignments.

The due date for providing the requested information is 3 months from date of request. You may respond by giving Goondiwindi Regional Council, within the period stated above:

- (a) all of the information requested; or
- (b) part of the information requested; or
- (c) a notice that none of the information will be provided.

For any response given in accordance with (b) or (c) above, you may also advise Goondiwindi Regional Council that it must proceed with its assessment of the application.

As Goondiwindi Regional Council's assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Goondiwindi Regional Council will continue with the assessment of your application without the information requested.

Should you require clarification regarding the Information Request or wish to schedule a meeting, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon, on (07) 4671 7400 or rmcmahon@grc.qld.gov.au, who will be pleased to assist.

Yours faithfully

A handwritten signature in black ink, appearing to read 'RM McMahon', followed by a long horizontal flourish.

Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council