



Land Surveying | Town Planning | Irrigation Consultants

ABN 22 640 707 008 ACN 640 707 008

9 Pratten Street
PO Box 422
Goondiwindi QLD 4390
Ph 07 4671 2445
Mob 0427 486 673
tom@smkqld.com.au
Offices: Goondiwindi & Brisbane

Our Ref: 23096
Your Ref: 23/28
18 August 2023

Attention: Ronnie McMahon

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

Dear Ronnie,

**Re: Response to Goondiwindi Regional Council – Information Request –Material
Change of Use – “Business Activities” – ‘Shop’, ‘Office’ and ‘Food and Drink
Outlet’ and “Industry Activities” – ‘Warehouse’**

Details	Address	Area	Zoning	Owners	Applicant
Lot 11/ G472	32 Bowen Street, Goondiwindi QLD 4390	1,884m ²	General Residential	Coulton Investments Pty Ltd	SMK QLD Pty Ltd for Coulton Investments Pty Ltd

We refer to you Information Request dated the 2nd of August 2023 and confirm that we act on behalf of Coulton Investments Pty Ltd, the applicant and owner of the above-described land. This document is in response to the Goondiwindi Regional Council’s Information Request for the above-mentioned application and this document will be referred to as ‘Response to Information Request’.

Amenity

The Goondiwindi Regional Council’s Information Request requests that further detail is provided on the proposed fire rated wall along the eastern boundary of the site including any articulation or design work that will be added to improve the appearance of the development to adjoining properties.

- 1) As per the attached amended VHD Studios – Elevation Plans the proposed rendered concrete block fire wall would include varying paint finishes to complement the local amenity of the area and improve the appearance of the development to the adjoining residential areas.

Traffic and Access

The Goondiwindi Regional Council's Information Request asks that information is provided in relation to the types and volumes of heavy vehicles proposed to access the site and to provide amended plans demonstrating turning templates for the maximum size service vehicle accessing the site and a B99 vehicle to access all car parking spaces and to provide information regarding the on street parking.

- 2) The Goondiwindi Regional Council's Information Request asks for information to be provided in relation to the type and volume of heavy vehicles proposed to access the site. The amended VHD Studios – Site Plan includes information regarding the type and volume of heavy vehicles that are proposed to access the site.
- 3) The Information Request asks for amended plans demonstrating turning templates for the maximum size service vehicle accessing the site and a B99 vehicle to access all car parking spaces. The amended VHD Studios – Site Plan demonstrates the maximum size service vehicle and turning paths for all vehicles accessing the site.
- 4) The Information Request asks for a plan that clarifies the proposed parking arrangements. The attached amended VHD Studios – Site Plan includes information regarding the proposed on-street parking.

Conclusion

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

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

Yours faithfully

Tom J Jobling

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

The information transmitted is for the use of the intended recipient only and may contain confidential and/or legally privileged material. If you have received this email in error please notify SMK QLD Pty. Ltd., telephone 07 4671 2445 and delete all copies of this transmission together with any attachments. Opinions contained in this e-mail do not necessarily reflect the opinions of SMK QLD Pty. Ltd.