

**Goondiwindi
Cotton**

SMK QLD



Land Surveying | Town Planning | Irrigation Consultants

MATERIAL CHANGE OF USE PLANNING REPORT

SMK QLD Pty Ltd

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**32 Bowen Street,
Goondiwindi QLD 4390**

APPLICATION INFORMATION

Project Name	Material Change of Use – Business Activities (Office, Food & Drink Outlet & Shop) & Industry Activities (Warehouse)
Client	Goondiwindi Cotton
Our Reference	23096
Report Name	23096 – Material Change of Use Planning Report
Real Property Description	Lot 11 on G472
Property Address	32 Bowen Street, Goondiwindi QLD 4390
Property Area	Lot 11 on G472: 1884 m ²
Property Zoning	General Residential Zone
Property Owners	Lot 11 on G472: Coulton Investments Pty Ltd
Client Information	Sam Coulton C/O – Coulton Farming Company PO Box 807 Goondiwindi QLD 4390
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Document History

Version Number	Date	Authority	Details
1	June 2023	Tom Jobling (SMK QLD)	Initial Issue

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Introduction

We refer to the above matter and confirm that we act on behalf of Coulton Investments Pty Ltd the applicant and owner for the above-mentioned land. They have instructed us to prepare the attached application on their behalf. Attached to support the assessment of the application under the provisions of the Goondiwindi Regional Council Planning Scheme March 2018 are the following:

- DA Form 1 – Application Details
- DA Applicant Template – Owners Consent (Coulton Investments Pty Ltd)
- DA Maps
- Detail Survey Plan – 23096-1
- VHD Studios – Proposed Headquarters Plans
- Adjoining Land Uses Map
- Zoning Map – ZM002a Goondiwindi
- Payment of \$2,095.00 being the prescribed fee for the MCU Application (Impact Assessment)

Proposed Development

This proposal is for the development approval of a proposed material change of use for “Business Activities” (Office, Food & Drink Outlet & Shop) & Industry Activities (Warehouse). The proposed material change of use will be utilised as a headquarters for Goondiwindi Cotton and would provide a boost to local tourism with the proposed café and shop providing a service showcasing the Goondiwindi region.

The proposal occurs in close proximity to the CBD of Goondiwindi and allows for the site and proposed use to tie in with the existing uses within the CBD, the proposal would not create any adverse impacts on the General Residential zone and the use would be similar to those located within the surrounding CBD precinct of the Centre zone.

The proposal will avoid adverse impacts on the existing and proposed uses in the surrounding land use areas and is similar to existing approved uses in the surrounding area, the proposal will promote the Goondiwindi region and will provide a fresh link between the CBD and the Macintyre River.

Site Details

The site is relatively flat and is currently vacant with a number of existing trees on site that would be removed as a result of this proposal. As a result of this proposal there would be new landscaping incorporated on the site. The site would include six (6) car parking spaces and one (1) service vehicle space as per the attached VHD Studios Site Plan – 1187.22045 SD-001. The intention is to utilise on-street parking in the surrounding area to meet the car parking requirements of Table 9.4.4.2 – Minimum Car Parking Rates and Service Vehicle Requirements of the Goondiwindi Regional Council Planning Scheme.

Site Access

Existing Lot 11 is vacant and does not have an existing access point to the road network. The proposal includes two (2) new access points to both Bowen Street and Macintyre Street, the proposed new access points allow for vehicles to enter and exit the site in forward gear and would allow for the provision of emergency vehicles to safely access the site in an emergency.

The proposed new access points will avoid creating adverse impacts on the adjoining and surrounding existing or proposed access points and there will be no adverse impacts created on the transport network as a result of this proposal.

Services

The existing site is vacant, it has existing connections to the reticulated water supply and the reticulated wastewater disposal systems. As a result of this proposal the proposed new building would be connected to reticulated water, reticulated wastewater disposal, reticulated electricity networks and an adequate telecommunications supply at no cost to Council. As a result of this proposal stormwater will be disposed of to the legal point of discharge in Herbert Street.

The proposal will avoid creating any adverse impacts on existing connections to services in the surrounding area and there will be no conflicts arising from the proposed new connections to the proposed building.

Surrounding Land Uses

The proposed material change of use application occurs in the General Residential Zone, the location of the proposed new Goondiwindi Cotton headquarters will not create any adverse impacts and will be in keeping with the acceptable outcomes of the General Residential zone and will avoid negative impacts on the surrounding uses.

The General Residential zone continues to the west of the site for a number of lots, to the south of the proposal the Macintyre River is located. To the north and the east of the site of the proposal is the CBD Precinct of the Centre Zone as per the attached Adjoining Land Uses Map.

The proposed development will be in keeping with the General Residential zone and will link the CBD Precinct of the Centre zone to the Macintyre River. The proposal will not have an adverse impact on the surrounding General Residential and Centre zones in the surrounding land uses, the existing and proposed uses within the surrounding land will not be adversely impacted as a result of this proposal.

Legislative Assessment

The following local and state government planning requirements have been identified as relevant to this proposal. The proposed material change of use will be assessed against the following planning instruments;

- Goondiwindi Regional Council Planning Scheme
- State Development Assessment Provisions (SDAP)
- State Planning Policy (SPP)
- Planning Act 2016
- Planning Regulation 2017

Planning Requirements for the Goondiwindi Regional Council Planning Scheme

Part 1 About the Planning Scheme

This material change of use development application for planning approval is assessable against the Goondiwindi Regional Council Planning Scheme Incorporating Amendment No. 1 March 2018. This application has been assessed against the following relevant parts of the Planning Scheme.

Part 2 State Planning Provisions

This proposal has been assessed against the following State Planning Provisions as per Part 2 of the Goondiwindi Regional Council Planning Scheme and the SPP Mapping System.

State Development Assessment Provisions (SDAP)

The proposed development has been assessed against the State Development Assessment Provisions – Version 3.0 (February 2022). The proposal does not trigger any of the twenty-five (25) state codes listed in the Provisions. The proposal will not require referral to any concurrence agencies and has not been assessed against the codes as they are not applicable to this application.

State Planning Policy – State Interest Policies and Assessment Benchmarks

Agriculture

The application has been assessed against the following assessment benchmarks for the state interest – agriculture in Part E of the State Planning Policy, Planning for Economic Growth. The location of the proposed material change of use occurs in an area that triggers the Agriculture State Interest.

All of the following state interest policies must be appropriately integrated in planning and development outcomes, where relevant;

Assessment Benchmark	Proposal
(1) Agriculture and agricultural development opportunities are promoted and enhanced in important agricultural areas (IAAs).	
(2) Agricultural Land Classification (ALC) Class A and Class B land will be protected for sustainable agricultural use by:	
(a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture.	The proposal will not result in the fragmentation of ALC Class A or Class B land.
(b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land.	The proposed material change of use occurs in the General Residential zone and will not have an adverse impact on ALC Class A or Class B land.
(c) maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land.	The proposal will allow for the existing land conditions to be maintained and will allow for ALC Class A or Class B land to continue to function.
(3) Fisheries resources are protected from development that compromises long-term fisheries productivity, sustainability and accessibility.	
(4) Growth in agricultural production and a strong agriculture industry is facilitated by:	
(a) promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations	The proposal is not for intensive agricultural land uses nor will it have an adverse impact on existing or proposed intensive agricultural industries.
(b) The proposal will protect existing intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture, from encroachment by development that is incompatible and/or would compromise the safe and effective operation of the existing activity	Existing intensive agricultural land uses will be protected as a result of this proposal.
(c) locating new development (such as sensitive land uses or land uses that present biosecurity risks for agriculture) in areas that avoid or minimise potential for conflict with existing agricultural uses through the provision of adequate separation areas or other measures.	The proposal does not include any sensitive land uses or land uses that present biosecurity risks.
(d) facilitating opportunities for co-existence with development that is complementary to agricultural uses that do not reduce agricultural productivity (e.g., on-farm processing, farm gate sales, agricultural tourism etc.)	The proposal will facilitate opportunities for co-existence with development that is complementary to agricultural uses that do not reduce agricultural productivity.
(e) considering the provision of infrastructure and services necessary to support a strong agriculture industry and associated agricultural supply chains	The proposal will allow for the provision of infrastructure and services necessary to support a strong agricultural industry.
(f) ensuring development on, or adjacent to, the stock route network does not compromise the network's primary use for moving stock on foot, and other uses and values including grazing, environmental, recreational, cultural heritage, and tourism values.	The proposed material change of use will not have an adverse impact upon the stock route network.

Liveable Communities

The application has been assessed against the following assessment benchmarks for Liveable Communities in Part E of the State Planning Policy, Planning for Liveable Communities and Housing – Liveable Communities.

Assessment Benchmark	Proposal
A development application in an urban area involving premises that is, or will be, accessed by common private title, for:	
(1) A material changes of use, or reconfiguring a lot;	This proposal is for material change of use.
(2) The application involves buildings – either attached or detached – that are not covered by other legislation or planning provisions mandating fire hydrants.	This is not applicable.
All of the following requirements are assessment benchmarks for the development:	
(1) Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.	The proposal occurs in an urban area, the proposal does not include any changes to existing fire hydrants. Fire services will have safe access to the reticulated water supply.
(2) Road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	No new roads are included in this proposal; the existing road network is adequate for fire emergency vehicles to gain access to the site. The proposal includes two (2) new access points.
(3) Fire hydrants are suitably identified so that fire services can locate them at all hours. Further information in relation to these requirements is detailed in the liveable communities' guidance material.	The proposal occurs in the General Residential zone. The site has an existing supply of water that is adequate for firefighting and the proposal will allow for adequate access for fire services.

Water Quality

The application has been assessed against the following assessment benchmarks for water quality in Part E of the State Planning Policy, Planning for Environmental Heritage – Water Quality.

Assessment Benchmark	Proposal
For receiving waters, a development application for:	
(1) a material changes of use for an urban purpose that involves premises 2500 m ² or greater in size and; (a) will result in six or more dwellings; or (b) will result in an impervious area greater than 25 per cent of the net developable area.	The proposal is for a material change of use, the premises is not greater than 2500 m ² , the proposed stormwater quality will not be adversely impacted as a result of this proposal.
(2) Reconfiguring a lot for an urban purpose that involves premises 2500 metres ² or greater in size and will result in six or more lots.	This is not applicable.
(3) Operational works for an urban purpose that involves disturbing a land area 2500 metres ² or greater in size.	This is not applicable.

Assessment Benchmark	Proposal
For water supply buffer areas, a development application:	
(4) located wholly outside an urban area and relating to premises that is within, or partly within, a water supply buffer area, that involves: (a) a material change of use for the intensive animal industry, medium and high-impact industry, noxious and hazardous industry, extractive industry, utility installation that involves sewerage services, drainage or stormwater services, waste management facilities, or motor sport facility; or (b) Reconfiguring a lot to create five or more additional lots if any resultant lot is less than 16 hectares in size, and any of the lots created will rely on on-site wastewater treatment.	The proposal occurs within an urban area and within a water supply buffer area, the proposed material change of use is not for an intensive animal industry, medium and high-impact industry, noxious and hazardous industry, extractive industry, utility installation that involves sewerage services, drainage or stormwater services, waste management facilities, or motor sport facility.
The following requirements are assessment benchmarks for the development:	
(1) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values arising from: (a) altered stormwater quality and hydrology (b) wastewater (c) the creation or expansion of non-tidal artificial waterways (d) The release and mobilisation of nutrients and sediments.	The proposal will minimise any adverse impacts on stormwater quality, wastewater and the release and mobilisation of nutrients and sediment. The proposal will not expand any artificial non-tidal waterways.
(2) Development achieves the applicable stormwater management design objectives outlined in tables A and B	The proposed development will achieve the applicable stormwater management design objectives outlined in tables A and B.
(3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.	This proposal will have no adverse impacts on drinking water supply or environmental values.

Natural hazards, Risk and Resilience

The application has been assessed against the following assessment benchmarks for Natural Hazards, Risk and Resilience in Part E of the State Planning Policy, Planning for Safety and Resilience to Hazards – Natural Hazards, Risk and Resilience.

Assessment Benchmark	Proposal
A development application for a material change of use, reconfiguration of a lot or operational works on premises in any of the following:	
(1) Bushfire prone areas	The proposal is not located in an area identified as a bushfire prone area.
(2) Flood hazard areas	The proposed development is protected by the Goondiwindi Town Levee.
(3) Landslide hazard areas	The proposal is not located in a landslide hazard area.
(4) Storm tide inundation areas	The proposal does not occur in a storm tide inundation area.
(5) Erosion prone area	The site of the proposal is not in an erosion prone area.

Assessment Benchmark	Proposal
All of the following requirements are assessment benchmarks for the development:	
Erosion prone areas within a coastal management district:	
(1) Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere and is: (a) coastal-dependent development; or (b) Temporary, readily relocatable or able to be abandoned development; or (c) Essential community infrastructure; or (d) Minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.	This proposal does not occur within an erosion prone area or a coastal district. This is not applicable.
(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.	This is not applicable.
Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:	
(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	The proposed material change of use will make no changes to the existing lot layout or worsen the risks of bushfire or flood hazards on the site or surrounding land. There are no changes to the existing road network.
All-natural hazard areas:	
(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.	The proposal will not have any adverse impacts on the response to disaster management or recovery capacity.
(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.	The proposal will not increase the severity of natural disasters; the material change of use will not increase the potential for damage on the site or on the surrounding land uses.
(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.	No risks to public safety will arise as a result of this proposal; there will be no release of hazardous materials as a result of a natural disaster.
(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.	Natural processes and protective functions of landforms and any vegetation that can mitigate risks will be maintained as a result of this proposal.

Part 3 Strategic Framework

Settlement Pattern

This proposal allows for the settlement pattern in the Goondiwindi Region to be limited to the towns of Goondiwindi, Inglewood and Texas. The proposal is for development within the General Residential zone in close proximity to the CBD precinct of the Centre zone and is a suitable use for the zone, the proposal will not have an adverse impact on existing or future urban development in urban areas. It will not create any land use conflicts and will allow residents of Goondiwindi to continue to have the option of affordable housing and creates community uses within the General Residential zone and provide the town of Goondiwindi with potential for growth whilst promoting the local tourism industry.

Natural Environment

This proposal occurs in the General Residential zone, the site is currently vacant and has a number of trees that would be removed as a result of this proposal. The proposal includes areas of landscaping of site and will maintain a connection to the natural environment of the Goondiwindi region. The proposal will not impact any waterways or wetlands in the region. This proposal will not have an adverse impact on water quality or the biodiversity networks that are enjoyed in the Goondiwindi Region. The proposed stormwater disposal will remain to the legal point of discharge.

Natural Resources

This proposal will not have an adverse impact on the natural resources of the region; the proposal will not change the existing use of important agricultural area or Class A and Class B Good Quality Agricultural Land. The proposal will not stop extractive and mineral resources or forestry plantations.

Community Identity and Regional Landscape Character

The proposal will fit in with the unique identity of Goondiwindi; it will not have an adverse impact on the character of the town centre or on heritage places. The use of the land will continue to be designed and operate as per the General Residential zone and it will allow for the continuation of sport, recreation and cultural celebrations in the region. This proposal will not have an adverse impact on the community activities.

Economic Development

The material change of use will allow for strong economic development in the region, it will not have an adverse impact on the retail or commercial services; it is located in close proximity to the CBD of Goondiwindi and will not have an adverse impact on future economic development of the regions towns whilst allowing for potential economic development of the site in the future.

Access, Mobility and Transport

This proposal includes two (2) new access points to Bowen Street and Macintyre Street. the proposed new accesses will allow for the site to continue to be connected to the road network. There will be no changes to the existing road transport network, there will be no adverse impacts on the existing access points in the surrounding area and the transport network will continue to operate in an efficient manner.

Infrastructure and Services

The proposal will include new connections to the reticulated water, reticulated sewerage system, reticulated electricity & an adequate telecommunications supply. The proposal will dispose of stormwater to the legal point of discharge in Herbert Street. The proposal will not have any adverse impacts on the existing connections to the infrastructure networks in the adjoining and surrounding areas.

Part 4 Local Government Infrastructure Plan

The proposed material change of use occurs in the Goondiwindi area, as shown by Zone Map – ZM002a and will be designed in accordance with Part 4 – Local Government Infrastructure Plan of the Goondiwindi Regional Council Planning Scheme, in particular 4.12 Priority Infrastructure Area.

Part 5 Levels of Assessment

This proposal is for the material change of use development. As per Part 5 – Tables of Assessment of the Goondiwindi Regional Council Planning Scheme the proposal is listed under Part 5.5.3 – General Residential Zone and will require assessment against the Assessment Benchmarks and Codes that are listed in ‘Table 5.5.4 – General Residential Zone’ as shown below;

Table 5.5.4 – General Residential Zone

Use	Category of Development and Assessment	Assessment Benchmarks for Assessable Development
Business Activities		
Food and Drink Outlet	Code Assessment	<ul style="list-style-type: none"> General Residential Zone Code Transport and Infrastructure Code
Shop	Code assessment if not identified as Accepted development	<ul style="list-style-type: none"> General Residential Zone Code Transport and Infrastructure Code
Impact Assessment		
Warehouse	Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the category of development and assessment column.	<ul style="list-style-type: none"> The Planning Scheme
Office		

The proposed material change of use occurs in the General Residential Zone, the proposal includes a number of uses as indicated above. The proposal will require Impact Assessment as per the table above for the proposed Warehouse and Office use.

Part 6 Zones

The proposed material change of use occurs in the General Residential Zone, the proposed motel will require assessment against Part 6 of the Goondiwindi Regional Council Planning Scheme and in particular 6.2.1 Centre Zone Code. The proposal has been assessed against the General Residential Zone Code below.

6.2.3 General Residential Zone Code

6.2.3.1 Application

This code applies to development involving a material change of use in the General residential zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5 (Tables of assessment).

6.2.3.2 Purpose

(1) The purpose of the General residential zone code is to provide for residential activities supported by a range of community uses and small-scale services, facilities and infrastructure that cater for local residents. The local government purpose of the code is to provide for general residential development, predominantly dwelling houses on a range of lot sizes, in the towns of Goondiwindi, Inglewood and Texas. A mix of other residential and non-residential activities may also be established consistent with the predominant low density residential character, scale and amenity of the zone.

(2) The overall outcomes sought for the zone code are as follows:

- (a) dwelling houses and, to a lesser extent, dual occupancies are the predominant accommodation activities provided in the General Residential Zone;
- (b) a minimum net residential density of 10 dwellings per hectare is achieved;
- (c) development provides a high level of amenity and is complementary to the built form typology and landscape character of the General Residential Zone;
- (d) multiple dwelling and dual occupancy accommodation activities may occur where complementary to the surrounding low density residential character and where in walking distance of a town centre;

- (e) business activities and community activities may occur where they meet the daily needs of the immediate residential catchment, do not negatively impact the residential amenity of the area, and do not compromise the viability of the Goondiwindi Region town centres network;
- (f) home based business is supported where the scale and intensity of the activity is consistent with the residential amenity expectations of the zone;
- (g) low intensity rural activities such as animal husbandry that can manage off-site amenity impacts on adjacent sensitive land uses represent appropriate transitional uses of land in the General Residential Zone until it is required for urban purposes;
- (h) development conserves and sensitively integrates with historic places or items of cultural heritage significance;
- (i) safe, walkable neighbourhoods are promoted through well connected street networks and development that overlooks public spaces;
- (j) development is supported by open space to meet the recreation needs of residential communities;
- (k) development is located and designed to achieve ecological sustainability through maximising energy efficiency, water conservation and the promotion of active transport;
- (l) development is connected to necessary urban infrastructure networks;
- (m) development is supported by necessary community facilities, open space and recreational areas that supports the needs of the local community;
- (n) development proceeds in a logical and orderly sequence that makes efficient use of existing and planned extensions to urban infrastructure networks;
- (o) development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
- (p) areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development;
- (q) development is located and designed to avoid natural hazard areas or mitigate the risks of the natural hazard to an acceptable or tolerable level; and
- (r) development undertaken near a levee bank is appropriately sited and designed in a manner that does not affect the structural integrity of the levee bank.

Table 6.2.3.1 – Accepted Development and Assessable Development

Performance Criteria	Acceptable Solution	Proposal																				
For Accepted Development and Assessable Development																						
Building Height																						
PO1 Building height: (a) exhibits a low-rise character consistent with the predominant built form of the zone; and (b) does not detract from the amenity enjoyed by adjoining premises.	AO1 Building height does not exceed two storeys and 8.5 metres above ground level.	The height of the proposed headquarters will not exceed 8.5 metres as per the attached VHD Studios Elevation Plans.																				
Building Scale																						
PO2 Building scale: (a) complements the predominant low scale and intensity character of development in the zone; (b) does not dominate the premises; and (c) provides for generous landscaping and private open space opportunities.	AO2.1 Site cover does not exceed 50%. Where in Goondiwindi: AO2.2 Domestic outbuildings do not exceed the following dimensions: <table><tr><th>Land Size (m2)</th><th>GFA</th><th>Max Ht.</th><th>Door Ht.</th></tr><tr><td>600-800</td><td>91</td><td>4m</td><td>3m</td></tr><tr><td>801-1,000</td><td>120</td><td>4m</td><td>3m</td></tr><tr><td>1,001-1,200</td><td>150</td><td>4m</td><td>3m</td></tr><tr><td>1,201 - greater</td><td>200</td><td>6m</td><td>4m</td></tr></table>	Land Size (m2)	GFA	Max Ht.	Door Ht.	600-800	91	4m	3m	801-1,000	120	4m	3m	1,001-1,200	150	4m	3m	1,201 - greater	200	6m	4m	The proposed site coverage would be 49.18% as per the attached Site Plan. The proposal does not include any domestic outbuildings.
Land Size (m2)	GFA	Max Ht.	Door Ht.																			
600-800	91	4m	3m																			
801-1,000	120	4m	3m																			
1,001-1,200	150	4m	3m																			
1,201 - greater	200	6m	4m																			
Building Setbacks																						
PO3 Building setbacks: (a) maintain a coherent streetscape character in the General residential zone; and (b) do not detract from the amenity of adjoining premises.	AO3.1 Buildings & structures, other than garden structures, are setback a minimum of: (a) 6 metres from the primary road frontage; and (b) 4.5 metres from a secondary road frontage. AO3.2 Buildings & structures, other than garden structures, are setback a minimum of 1.5 metres from each side boundary & rear boundary. AO3.3 Extensions to existing buildings and structures already located within the boundary setback: (a) the existing building line is maintained AO3.4 Replacement of an existing building & structure, where the existing building and structure was located within the boundary setback: (a) the new building boundary setback is no closer to any property boundary than the existing building being replaced.	The proposed building would be built to the boundary line, it would be built similar to the surrounding uses in the CBD Precinct of the Centre zone. The proposal would require a setback relaxation for the front and side boundaries. The proposed setbacks will avoid creating adverse impacts on the surrounding and adjoining land uses.																				

Performance Criteria	Acceptable Solution	Proposal
Amenity		
PO4 Development does not detract from the amenity of the local area through unacceptable impacts relating to: (j) noise; (k) hours of operation; (l) traffic; (m) advertising devices (n) lighting; (o) visual amenity; (p) privacy; (q) odour; or (r) emissions.	AO4 No acceptable outcome provided.	The proposed development will not detract from the amenity of the surrounding land uses. The proposal will avoid creating adverse impacts on the General Residential zone and the surrounding CBD Precinct of the Centre zone.
Area of Floodplain Protected up to a 0.5% AEP Flood event by Council Town Levee and Council Verified Natural Topographic Features		
PO5 Development protects the structural integrity of the levee bank.	AO5.1 Development, including vegetation clearing, does not occur within 10 metres of the base of a levee bank. OR AO5.2 Development within 10m of the base of a levee bank is certified by A registered Professional Engineer of Queensland (RPEQ) that the development does not impact on the structural integrity of the levee bank.	The proposed development would not occur within 10 metres of the base of a levee bank and will not have an adverse impact on the structural integrity of the levee bank.

Part 7 Local Plans

There are no local plans in the planning scheme. This is not applicable to this proposal.

Part 8 Overlays

The proposed material change of use triggers the following overlay codes listed in Part 8 of the Goondiwindi Regional Council Planning Scheme as per the relevant overlay maps contained in Schedule 2 (Mapping) or the relevant overlays of the SPP Interactive Mapping System. The proposal has been assessed against the following relevant overlay codes.

8.2.1 Biodiversity Areas Overlay Code

The proposal is for a material change of use proposal, the site of the proposal does not include any matters of environmental significance that have been identified in the SPP interactive mapping system (plan making) or on premises otherwise determined to contain matters of environmental significance. The proposed material change of use has not been assessed against the three (3) Performance Outcomes.

8.2.2 Bushfire Hazard Overlay Code

The proposal is for a material change of use proposal; the site of the proposal does not include any areas that have been identified in the SPP interactive mapping system (plan making) as areas of bushfire hazard. The proposed material change of use has not been assessed against the eight (8) Performance Outcomes.

8.2.3 Flood Hazard Overlay Code

8.2.3.1 Application

This code applies to a material change of use, reconfiguring a lot or operational work on premises subject to the flood hazard overlay as identified on the overlay maps contained in Schedule 2 (Mapping) or on premises otherwise determined to be subject flooding. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5 (Tables of assessment).

8.2.3.2 Purpose

- (1) The purpose of the Flood hazard overlay code is to:
 - (a) manage development outcomes in flood hazard areas to ensure that risk to life, property, community, economic activity and the environment during flood events is minimised;
 - (b) ensure that development does not materially increase the potential for flood damage onsite or to other property; and
 - (c) ensure that development undertaken near a levee bank does not affect the structural integrity of the levee bank.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the siting and layout of development and the provision of access responds to the risk of flooding and minimises risk to personal safety;
 - (b) the proposed development is resilient to flood events by ensuring that siting and design accounts for the potential risks of flood hazard to property;
 - (c) the proposed development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
 - (d) essential community infrastructure required to support the safety and wellbeing of the community is, wherever practical, located and designed to function effectively during and immediately after a flood event;
 - (e) the proposed development avoids an unacceptable increase in severity of flood hazards and does not significantly increase the potential for damage on the site or to other properties;

- (f) the proposed development will avoid the release of hazardous materials during a flood event;
- (g) natural processes and the protective function of landforms and/or vegetation are maintained in flood hazard areas;

Table 8.2.6.1 – Accepted Development and Assessable Development

Performance Criteria	Acceptable Solution	Proposal
For Accepted Development and Assessable Development		
Development Siting and Design		
PO1 Development is resilient to flood events by ensuring design and built form appropriately responds to the potential risks of flooding.	AO1.1 Development is located on the highest part of the site practicable. AO1.2 Finished surface levels for reconfiguring a lot and finished floor levels for habitable rooms are a minimum of 300mm above the defined flood event (DFE). OR where involving an extension to an existing dwelling house that is situated below the DFE: (a) the extension has a gross floor area not exceeding 50m ² ; and (b) the finished floor level of all habitable rooms is not less than the floor level of existing habitable rooms. AO1.3 non-habitable floor areas are designed and constructed to be resilient to the effects of flood, up to and including the DFE. AO1.4 A safe evacuation route that remains passable with sufficient flood warning time to enable people to progressively evacuate to a gathering point above the DFE in the face of advancing flood waters is available.	The proposed development occurs in an area protected by the Goondiwindi Town Levee, the proposal will allow for the site to remain resilient to flood events.
Flood Impacts		
PO2 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential for flood damage either on-site or on other properties.	AO2.1 Development in an urban area does not involve works that: (a) physically alter a watercourse or floodway, including vegetation clearing; (b) result in a reduction in flood storage capacity; or (c) change stormwater flows, velocities or levels external to the development site. AO2.2 Development (including buildings and earthworks) in non-urban areas provides for: (a) any changes to the depth, duration, or velocity of flood waters to be contained to the development site; OR (b) does not change flood characteristics outside the development site in ways that result in: (i) loss of flood storage; (ii) loss of or changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the floodplain.	The proposed development is located on a site that is protected by the Goondiwindi Town Levee and the proposal will avoid the increase in water flow and the stormwater will be disposed of to the legal point of discharge.

Performance Criteria	Acceptable Solution	Proposal
Community Infrastructure or Uses		
PO3 Development involving community infrastructure or uses essential to the health, safety or wellbeing of the community: (a) remains functional to serve community need during & immediately after a flood event; (b) is designed, sited & operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	AO3.1 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above the DFE or the highest known flood level for the premises; or (b) designed and constructed to exclude floodwater intrusion/infiltration. AO3.2 Community infrastructure is located in accordance with the recommended flood level (RFL) for that infrastructure specified in Table 8.2.3.2 (Recommended flood levels for community infrastructure).	The proposal will not have an adverse impact on any existing or planned community infrastructure, nor does the proposal include any vegetation clearing. The proposal will not worsen the impacts of flooding.
Hazardous Materials		
PO4 Development avoids the release of hazardous materials into floodwaters.	AO4 Buildings or structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE or highest known flood level; or (b) designed to prevent the intrusion of floodwaters.	The proposal will avoid the release of hazardous materials into floodwaters.
Additional Criteria for Development in Goondiwindi		
High Flood Hazard Area		
PO5 Development within the High flood hazard area is appropriate for the level of risk having regard to: (a) the likelihood & frequency of flooding; (b) the vulnerability of persons associated with the use; (c) associated consequences of flooding in regard to impacts on proposed buildings, structures & supporting infrastructure.	AO5.1 Uses within the following activity groups are not located within a high flood hazard area: (a) Accommodation activities; (b) Business activities; (c) Community activities; (d) Entertainment activities; (e) Industry activities; (f) Rural activities, except where involving animal husbandry, cropping, or permanent plantation. AO5.2 Recreation activities are not located within a high flood hazard area except where for: (a) Environment facility; (b) Park; (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).	The proposal does not occur in a high flood hazard area, this is not applicable.

Performance Criteria	Acceptable Solution	Proposal
PO6 Development does not increase the number of people or properties at risk from flooding.	AO6.1 Development doesn't increase the number of lots in an area identified as a high flood hazard area except for the purposes of public open space. AO6.2 There is no intensification of residential uses on premises within the High flood hazard area including the development of dual occupancy and multiple residential uses.	The proposal does not occur in a high flood hazard area, this is not applicable.
Medium Flood Hazard Area		
PO7 Development within a Medium flood hazard area is appropriate for the level of risk having regard to: (a) the likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures & supporting infrastructure.	AO7 No acceptable outcome provided.	This is not applicable to this proposal.

PO8 to 12 are not applicable to this proposal.

8.2.4 Heritage Overlay Code

The proposed material change of use development does not contain a local heritage place identified on the overlay maps in Schedule 2 (Mapping) of the Goondiwindi Regional Council Planning Scheme as described in SC6.3 Planning Scheme Policy 2 – Local Heritage Register. The proposal will not have an adverse impact on any sites of local heritage, any sites of heritage significance will be conserved and retained as result of this proposal.

8.2.5 Infrastructure Overlay Code

The proposed material change of use proposal does not occur on premises subject to the infrastructure overlay identified on the overlay maps contained in Schedule 2 (Mapping) or infrastructure identified in the SPP interactive mapping system (plan making) nor does it include a material change of use on premises subject to the aviation facilities identified in the SPP interactive mapping system (plan making).

8.2.6 Natural Resources Overlay Code

8.2.6.1 Application

This code applies to a material change of use or reconfiguring a lot on premises subject to:

- (a) a key resource area identified in the SPP interactive mapping system (plan making);
- (b) agricultural land classification (ALC) Class A and Class B land identified in the SPP interactive mapping system (plan making);
- (c) a water resource catchment area identified on the Natural resources overlay map (OM004) in Schedule 2 (Mapping).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5 (Tables of assessment).

8.2.6.2 Purpose

- (1) The purpose of the Natural resources overlay code is to ensure that the natural resources in Goondiwindi Region are protected from inappropriate development that may adversely impact on the productive use of natural resources by present and future generations.
- (2) The purpose of the code will be achieved through the following overall outcomes:

Agricultural Land

- (d) the proposal allows for the ongoing productive use of agricultural land classification (ALC) Class A and Class B land for agricultural purposes is maintained and protected by ensuring that:
 - (i) ALC Class A and Class B land will continue to only be used for appropriate rural uses and complementary uses;
 - (ii) conflict between farming activities and sensitive land uses will be avoided;
 - (iii) further fragmentation of ALC Class A and Class B land as a result of reconfiguring a lot is avoided as a result of this proposal;
 - (iv) The proposed development will avoid adverse impacts on ALC Class A and Class B land from land degradation and stormwater run-off;

Table 8.2.6.1 – Accepted Development and Assessable Development

Performance Criteria	Acceptable Solution	Proposal
For Accepted Development and Assessable Development		
Key Resource Areas		
PO1 Development within a resource/processing area does not prevent or constrain the current or future viability and efficient winning and/or processing of extractive resources.	AO1 Development within a resource/processing area is for an extractive industry or activities directly associated with an extractive industry.	This proposal does not occur in a key resource area, the proposal will not adversely impact extractive industries nor does it include an extractive industry.

Performance Criteria	Acceptable Solution	Proposal
<p>PO2 Development for an extractive industry within the separation area for a resource/processing area does not compromise the function of the separation area in providing a buffer between extractive and processing operations and any incompatible uses or sensitive land uses located outside of the separation area.</p> <p>PO3 Sensitive land uses are sited so as not to prevent or constrain the efficient winning or processing of mineral or extractive resources from the Resource processing area, and are designed to manage the impacts of Extractive industry operations having regard to: (a) the acoustic amenity of sensitive land uses, in particular noise emissions associated with blasting, crushing, screening, and haulage operations; (b) air quality, and in particular particulate emissions associated with extractive industry and mining operations; (c) wellbeing, health and safety of the occupants of sensitive land uses; (d) lighting impacts associated with night operations; and (e) vibration impacts associated with blasting operations.</p> <p>PO4 Vehicular accesses on identified transport routes do not adversely affect the safe and efficient operation of vehicles using the transport route for the conveyance of extractive materials to market.</p>	<p>AO2 Development for an extractive industry is not located within the separation area for a resource/processing area unless it is demonstrated that extractive industry operations within the separation area will not adversely impact on people or on the use of premises outside of the separation area.</p> <p>AO3.1 Sensitive land uses are not established or materially intensified within resource/processing areas, separation areas for a resource/processing area or a transport route separation area as identified in the SPP interactive mapping system (plan making). <i>Where for reconfiguring a lot</i></p> <p>AO3.2 Reconfiguring a lot does not result in the creation of a new lot wholly within a separation area for a resource/processing area. AO3.3 Were reconfiguring a lot of results in the creation of a lot partly within a separation area for a resource/processing area, sensitive land uses are excluded from that part of the lot within the separation area.</p> <p>AO4 No new vehicular accesses are created on identified transport routes.</p>	<p>This proposal does not include use for an extractive industry, the proposal will not have an adverse impact on any extractive industries.</p> <p>The existing lot 11 is not located wholly within a separation area for a resource/ processing area, the proposed material change of use will not create any sensitive land uses within resource/ processing areas.</p> <p>As a result of this proposal new access points would be created to Bowen and Macintyre Streets as per the attached Site Plan.</p>
Agricultural Land		
<p>PO5 Development on ALC Class A and Class B land is limited to: (a) rural activities that make use of and rely upon the quality of the agricultural land resource; and (b) complementary uses that are essential to on-site farming practice.</p>	<p>AO5 No acceptable outcome provided.</p>	<p>The proposal will not have an adverse impact on ALC Class A & Class B land, the proposal will allow for the continued use of any ALC Class A & Class B land for farming purposes.</p>

Performance Criteria	Acceptable Solution	Proposal
PO6 Where realigning the boundaries of a lot on, or adjacent to, ALC Class A or Class B land, the realignment: (a) results in a more productive use and management of ALC Class A or Class B land and water for agricultural uses, and (b) does not lead to increased fragmentation of ALC Class A or Class B land and does not increase the potential conflict between agricultural and non-agricultural land uses.	AO6 No acceptable outcome provided	The proposed material change of use does not allow for the fragmentation of agricultural land. The proposal will allow for the continued use of the ALC Class A or Class B land for agricultural purposes.
PO7 Development for accommodation activities and other sensitive land uses in proximity to ALC Class A and Class B land is located and designed in a manner that: (a) avoids land use conflicts; (b) avoids the alienation of the resource; (c) mitigates adverse impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; and (d) does not adversely affect public health, safety and amenity.	AO7 No acceptable outcome provided.	The proposed material change of use will avoid land use conflicts and avoid the alienation of resources. There will be no adverse impacts on agricultural activities as a result of this proposal.
PO8 Development for non-agricultural purposes is located, designed and constructed to minimise adverse impacts of sediment and stormwater run-off on ALC Class A and Class B land.	AO8 No acceptable outcome provided.	The proposal will allow for the continued use of ALC Class A and Class B land and will create any adverse impacts.
Water Resource Catchment Area		
PO9 Development in the Lake Coolmunda water resource catchment area protects and enhances the water quality values of the waterbody.	AO9.1 The following activities are not located within a water resource catchment area: (a) Animal keeping; (b) Aquaculture; (c) Cemetery; (d) Intensive animal industry; (e) Intensive horticulture; (f) Rural industry; (g) Industry activities. AO9.2 Buildings, structures and effluent treatment and disposal areas have a minimum separation distance of 50 metres from the full supply level of Lake Coolmunda.	This proposal does not occur in the Lake Coolmunda water resource catchment area. The proposal will not change the existing use of the land or create any incompatible land uses.

Part 9 Development Codes

The proposed material change of use has been assessed against all of the codes in Part 9 of the Goondiwindi Regional Council Planning Scheme as per Part 5 – Levels of Assessment. The proposed material change of use triggers Part 9.4.4 Transport and Infrastructure Code as per the relevant overlay maps contained in Schedule 2 (Mapping) or the relevant overlays of the SPP Interactive Mapping System. The proposal has been assessed against the one (1) relevant overlay codes.

9.4 Other Development Codes

9.4.4 Transport and Infrastructure Code

9.4.4.1 Application

This code applies to assessing development involving a material change of use in all zones. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5 (Tables of assessment).

9.4.4.2 Purpose

(1) The purpose of the Transport and infrastructure code is to ensure that:

- (a) transport infrastructure (including pathways, roads, parking and service areas) is provided in a manner which meets the needs of the development, whilst maintaining a safe road network, promoting active transport use and preserving the character of the Goondiwindi Region;
- (b) development is appropriately serviced by physical infrastructure and the provision of public utilities and services including sewerage reticulation, water supply reticulation, stormwater drainage, electricity and ancillary works that are provided in accordance with best management land development practices;
- (c) landscaping is provided in a manner which is consistent with the desired character and amenity of the Goondiwindi region.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) The proposed development will be integrated with the transport network to maximize the accessibility and efficiency of traffic and transport movement;
- (b) the hierarchy of the transport network will be maintained by the proposed development;
- (c) The proposed development will provide safe, efficient and convenient access to and from the road network for vehicles, cyclists and pedestrians;
- (d) on-site car parking is provided that is adequate to meet the requirements of the development;

- (e) on-site car parking and manoeuvring areas will be provided that are safe, convenient and legible for vehicle and pedestrian movements;
- (f) adequate access and manoeuvring areas for service vehicles will be provided to meet the expected servicing needs of the development;
- (g) parking will not adversely impact adjoining development in terms of nuisance or amenity;
- (h) The proposed development will limit the impacts on the safety of transport corridors;
- (i) The proposed development will be provided with water supply, sewerage, stormwater, electricity and telecommunications infrastructure sufficient to meet the needs of end users;
- (j) infrastructure is cost effective over its life cycle;
- (k) The proposed material change of use application will provide landscaping that is resilient and enhances the landscape character and amenity of the area.

Table 9.4.4.1 Accepted Development and Assessable Development

Performance Criteria	Acceptable Solution	Proposal
For Accepted Development and Assessable Development		
Vehicular Access and Car Parking		
PO1 Vehicle access is designed and constructed to ensure safe, all weather, functional operation for motorists and pedestrians.	AO1 Vehicle access is designed and constructed in accordance with Australian Standard AS2890 or Standard Drawing 1 in SC6.2 – Planning Scheme Policy 1 – Land Development Standards.	The proposal includes two (2) new vehicle access points that will be constructed and designed in accordance with Australian Standard AS2890.
PO2 Car parking: (a) is adequate for the expected demand; (b) is designed to ensure safe and functional operation for motorists and pedestrians; (c) allows for the safe and efficient servicing of the site; (d) is provided to enhance the amenity and function of the surrounding road network; and (e) is attractively landscaped to improve the visual amenity of the surrounding area.	AO2 Parking is provided on the site in accordance with the requirements identified in Table 9.4.4.2 - Car parking generation rates and service vehicle requirements. OR Where development is for a material change of use involving no building work or minor building work, the existing number of car parking spaces on the premises is maintained.	As per Table 9.4.4.2 – car parking generation rates the proposed use would require 31.5 car parking spaces. As a result of the proposal a total of 11 car parks would be provided on site with the remaining total of car parks to be made up from on street parking.
Water Supply		
PO3 Premises have an adequate volume and supply of water that: (a) meets the needs of users; (b) ensures the health, safety and convenience of the community; and (c) is adequate for firefighting purposes.	<i>Where within a water supply service area</i> AO3.1 Development is connected to a reticulated water supply system in accordance with SC6.2 Planning Scheme Policy 1. <i>Where outside a water supply service area</i> AO3.2 Development is connected to a safe and efficient on-site water supply in accordance with SC6.2 Planning Scheme Policy 1.	The proposed building would be connected to the reticulated water supply as a result of this proposal.

Performance Criteria	Acceptable Solution	Proposal
Wastewater Disposal		
PO4 Premises provide for the treatment and disposal of effluent and other wastewater that: (a) meets the needs of users; (b) ensures the health, safety and convenience of the community; and (c) minimises adverse impacts on the receiving environment.	<i>Where within a sewerage service area</i> AO4.1 Development is connected to a reticulated sewerage system in accordance with SC6.2 Planning Scheme Policy 1 – Land Development Standards. <i>Where outside a sewerage service area</i> AO4.2 Development is connected to an on-site wastewater disposal system in accordance with SC6.2 Planning Scheme Policy 1.	The proposed building would be connected to the reticulated sewerage service system as a result of this proposal.
PO5 Development does not discharge wastewater to a waterway or off site unless demonstrated to be best practice environmental management for that site.	AO5.1 For development with equivalent persons greater than 20, approval from the Department of Environment and Science is required for wastewater disposal. AO5.2 For development with equivalent persons less than 20, all effluent is to be disposed of on the premises where it is generated.	The proposed development will not discharge wastewater to a waterway, the proposal will not have any adverse impacts on the discharge of wastewater.
PO6 Any treatment and disposal of wastewater to a waterway account for: (a) the applicable water quality objectives for the receiving waters; and (b) adverse impacts on ecosystem health or receiving waters; and (c) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.	AO6 The WWMP prepared in accordance with AO5.1 is implemented.	This is not applicable to this proposal.
PO7 Wastewater discharge to a waterway is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.	AO7 Wastewater discharge to waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms.	Wastewater discharge to waterways will be avoided as a result of this proposal.
Stormwater Infrastructure		
PO8 Development for non-agricultural purposes is located, designed and constructed to minimise adverse impacts of sediment and stormwater run-off on ALC Class A & Class B land.	AO8 No acceptable outcome provided.	The proposal is for a non-agricultural purpose, the runoff from the proposed motel will be directed to the legal point of discharge in Herbert Street.

Performance Criteria	Acceptable Solution	Proposal
PO9 Operational activities for the development avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO9.1 The Stormwater Management Plan prepared in accordance with AO8 is implemented.	This is not applicable to this proposal.
Electricity Supply and Telecommunications Infrastructure		
PO10 Premises are provided with an adequate supply of electricity and tele-communications infrastructure to meet the needs of the development	AO10 Development is connected to the electricity supply network and telecommunications services network in accordance with the requirements of the relevant service provider.	The site will be connected to the reticulated electricity supply network and an adequate telecommunications supply as a result of this proposal.
For Accepted Development and Assessable Development		
Active Transport		
PO11 A safe pedestrian/cycle network is provided that connects into the broader network of proposed and existing pathways.	AO11.1 Where required, bicycle parking is provided in accordance with the requirements identified in Australian Standard AS2890.3 and AUSTROADS Guide to Traffic Management Part 11: Parking. AO11.2 Pedestrian and cycle infrastructure is designed and constructed in accordance with: (a) AUSTROADS Guide to Road Design – Part 3: Geometric Design and Part 6A: Pedestrians and Cyclists Paths; (b) AUSTROADS Guide to Traffic Management: Part 6 – Intersections, Interchanges and Crossings (2007); and (c) Parts 4, 4A, 4B and 4C of the Guide to Road Design (AUSTROADS 2009c, 2009d, 2009e and 2009f respectively).	The proposed material change of use will not have an adverse impact on the pedestrian or cycle networks. The proposal will allow for the existing pedestrian/ cycle network to remain safe and connected to the broader network.
On-site Manoeuvring		
PO12 Development provides adequate on-site car and service vehicle manoeuvrability to ensure safe and functional vehicle movements within the site and to the road network.	AO12.1 All on-site vehicle parking, manoeuvring, loading and unloading areas are designed and constructed in accordance with Australian Standard AS2890 and SC6.2 – Planning Scheme Policy 1 – Land Development Standards. AO12.2 Development provides for all vehicles to enter and exit the site in forward gear.	The proposal will allow for on-site vehicle manoeuvring, parking, loading and unloading to be done in accordance with Australian Standard AS2890 and SC6.2 – Planning Scheme Policy 1 – Land Development Standards.

Performance Criteria	Acceptable Solution	Proposal
Service Vehicles		
PO13 Service vehicle provision is adequate to service the needs of the development and ensures safe and functional operation for motorists and pedestrians.	AO13 Service vehicle spaces are provided on the site in accordance with the requirements identified in Table 9.4.4.2— Minimum car parking rates and service vehicle requirements.	Service vehicle spaces will be provided on the site in accordance with the requirements of Table 9.4.4.2 of the Goondiwindi Regional Council Planning Scheme as shown on the attached VHD Studios – Site Plan.
Street Lighting		
PO14 Adequate Street lighting is provided that avoids abrupt changes in lighting levels during both day and night operation.	AO14 Street lightning is designed in accordance with Australian Standard AS1158.	There will be no changes made to the existing street lighting as a result of this proposal.
Landscaping		
PO15 Development provides appropriate landscaping to: (a) contribute to a pleasant and functional built form; (b) contribute to the positive visual qualities and ensure an attractive streetscape; (c) screen and reduce the visual mass and impact of buildings, structures, external use areas and infrastructure; (d) respond positively to climatic conditions, including sun and breeze control; (e) ensure the amenity and privacy of adjoining premises are protected and maintained; (f) prevent soil erosion and protect and maintain habitat values; and (g) make provision for recreation areas.	AO15.1 Landscaping complies with the standards specified in SC6.4 Planning Scheme Policy 1 – Landscaping Standards. AO15.2 Street frontage landscaping has a minimum width of 2 metres for the full length of the site frontage (excluding driveways). AO15.3 Landscape screening to external use areas has a minimum width of 3 metres for the full length of all boundaries adjoining external use areas on the site. AO15.4 For industrial activities adjoining premises not included in an industry zone and used for non-industrial activities, a solid screen fence with a minimum height of 1.8 metres is provided on the common boundary.	The proposed development will incorporate landscaping as per SC6.4 Planning Scheme Policy 1 – Landscaping Standards. Landscaping will be included on the site as per the attached VHD Studios Plans.

Part 10 Other Plans

There are no other plans for the planning scheme. This is not applicable to this proposal.

Conclusion

We submit that the proposal complies with the material change of use provisions of the zone and that there are sound planning grounds for the proposal to be approved with conditions. The proposal will utilise suitable land on the site and provides a service that will not impede the surrounding land. Any adverse impacts on the amenity of adjoining area can be mitigated by appropriate development conditions.

We hereby request Council's 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

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Appendices

Appendix 1 – DA Form 1

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	SMK QLD Pty Ltd for Coulton Investments Pty Ltd
Contact name (only applicable for companies)	Tom Jobling
Postal address (P.O. Box or street address)	PO Box 422
Suburb	Goondiwindi
State	Queensland
Postcode	4390
Country	Australia
Contact number	07 4671 2445
Email address (non-mandatory)	tom@smkqld.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		32	Bowen Street	Goondiwindi
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4390	11	G472	Goondiwindi Regional
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Material Change of Use – Business Activities (Office, Food & Drink Outlet & Shop) & Industry Activities (Warehouse)

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Business Activities	Office	N/A	704.5
Business Activities	Food & Drink Outlet (Café)	N/A	
Business Activities	Shop	N/A	
Industry Activities	Warehouse	N/A	647.9
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Goondiwindi Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<p>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</p> <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. <p>Further advice about information requests is contained in the DA Forms Guide.</p>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☒ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☐ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?**

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmp.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmp.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Appendix 2 – DA Applicant Template – Owners Consent

I, *SAMUEL ALFRED COULTON*

[Insert name in full.]

Director of the company mentioned below.

and I,

[Insert name in full.]

Director of the company mentioned below.

Of *27 HERBERT STREET
GOONDIWINDI Q 4390*

Coulton Investments Pty Ltd

ACN: 000 532 258

the company being the owner of the premises identified as follows:

COULTON INVESTMENTS P.L.

32 Bowen Street, Goondiwindi QLD 4390

Lot 11 on G472

consent to the making of a development application under the *Planning Act 2016* by:

SMK QLD Pty Ltd for Coulton Investments Pty Ltd

on the premises described above for:

Material Change of Use – Business Activities (Office, Food & Drink Outlet & Shop) & Industry Activities (Warehouse)

Company Name: Coulton Investments Pty Ltd

ACN: 000 532 258

.....
Signature of Director

.....
Date

[Signature]

.....
Signature of Director/Secretary

5/7/23

.....
Date

Appendix 3 – DA Maps

State Assessment and Referral Agency

Date: 28/06/2023

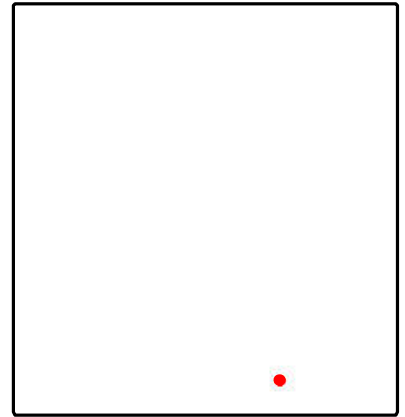


Queensland Government

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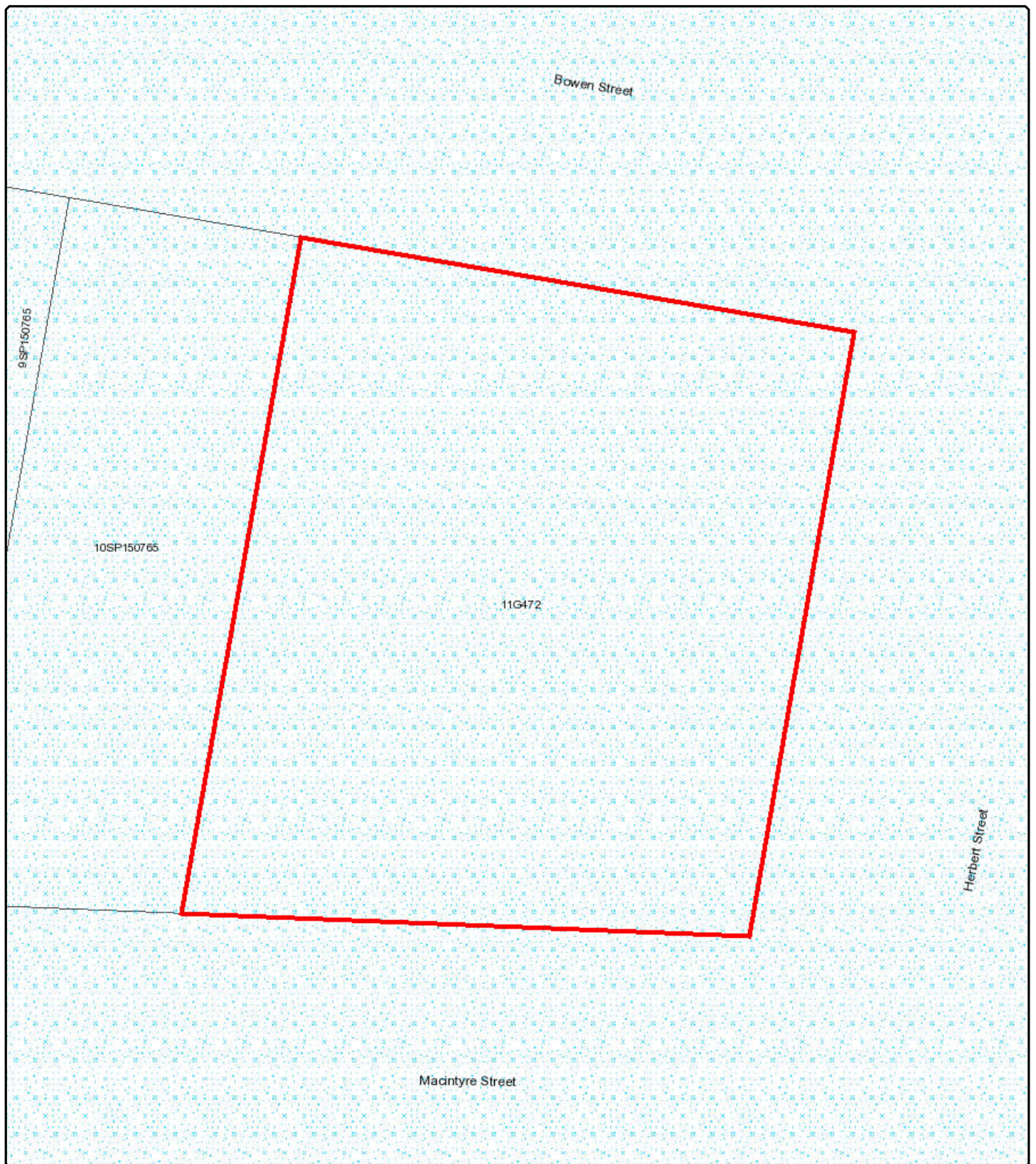


Matters of Interest for all selected Lot Plans

Water resource planning area boundaries
Great artesian water resource plan area

Matters of Interest by Lot Plan

Lot Plan: 11G472 (Area: 1884 m²)
Water resource planning area boundaries
Great artesian water resource plan area



State Assessment and Referral Agency

Date: 28/06/2023



Queensland Government

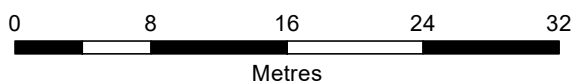
© The State of Queensland 2023.

Legend

Water resource planning area boundaries

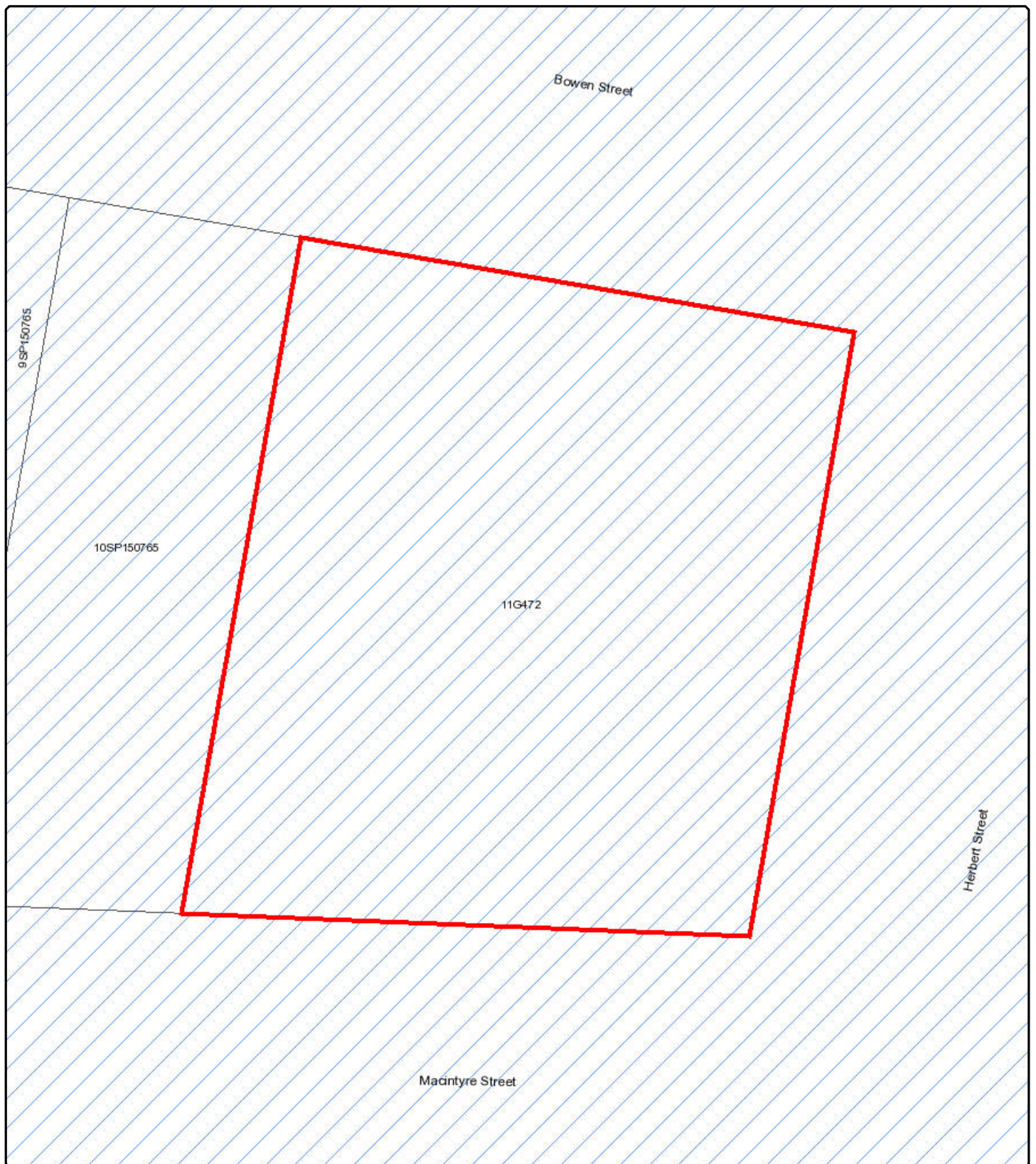


Water resource planning area boundaries



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State Assessment and Referral Agency

Date: 28/06/2023



Queensland Government

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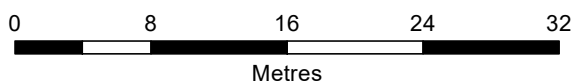


Legend

Great artesian water resource plan area



Great artesian water resource plan area



Disclaimer:

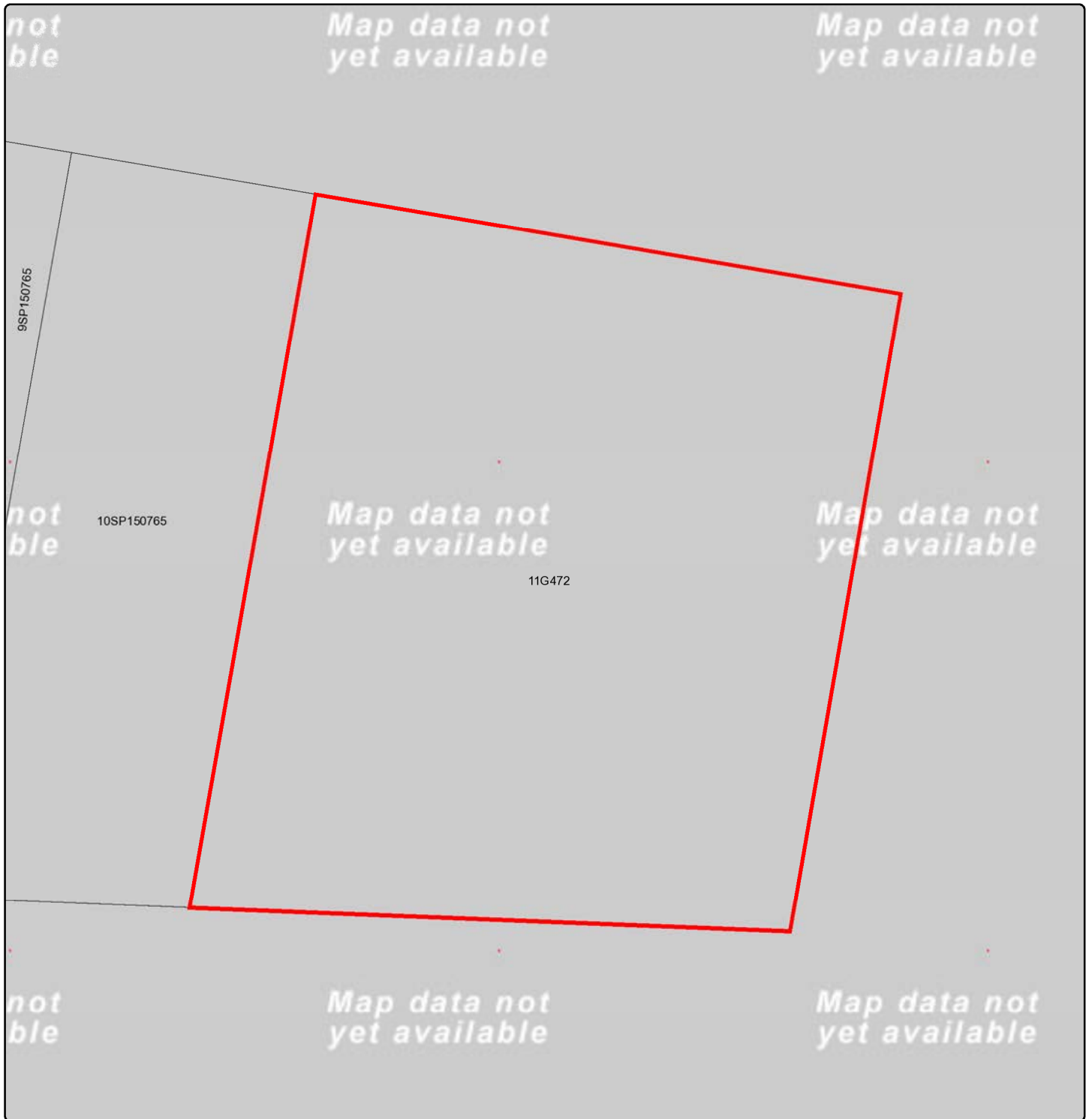
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Appendix 4 – SPP Maps

State Planning Policy - Lot Plan Search

Making or amending a local planning instrument
and designating land for community infrastructure

Date: 30/06/2023



Location Diagram

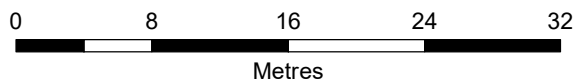
Queensland



Queensland
Government

Queensland Government

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State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Level 1 - Queensland floodplain assessment overlay*
- Flood hazard area - Local Government flood mapping area*



Queensland Government

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State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure
Date: 30/06/2023

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State Planning Policy mapping layers for each selected Lot Plan

Lot Plan: 11G472 (Area: 1884 m²)

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Level 1 - Queensland floodplain assessment overlay*
- Flood hazard area - Local Government flood mapping area*



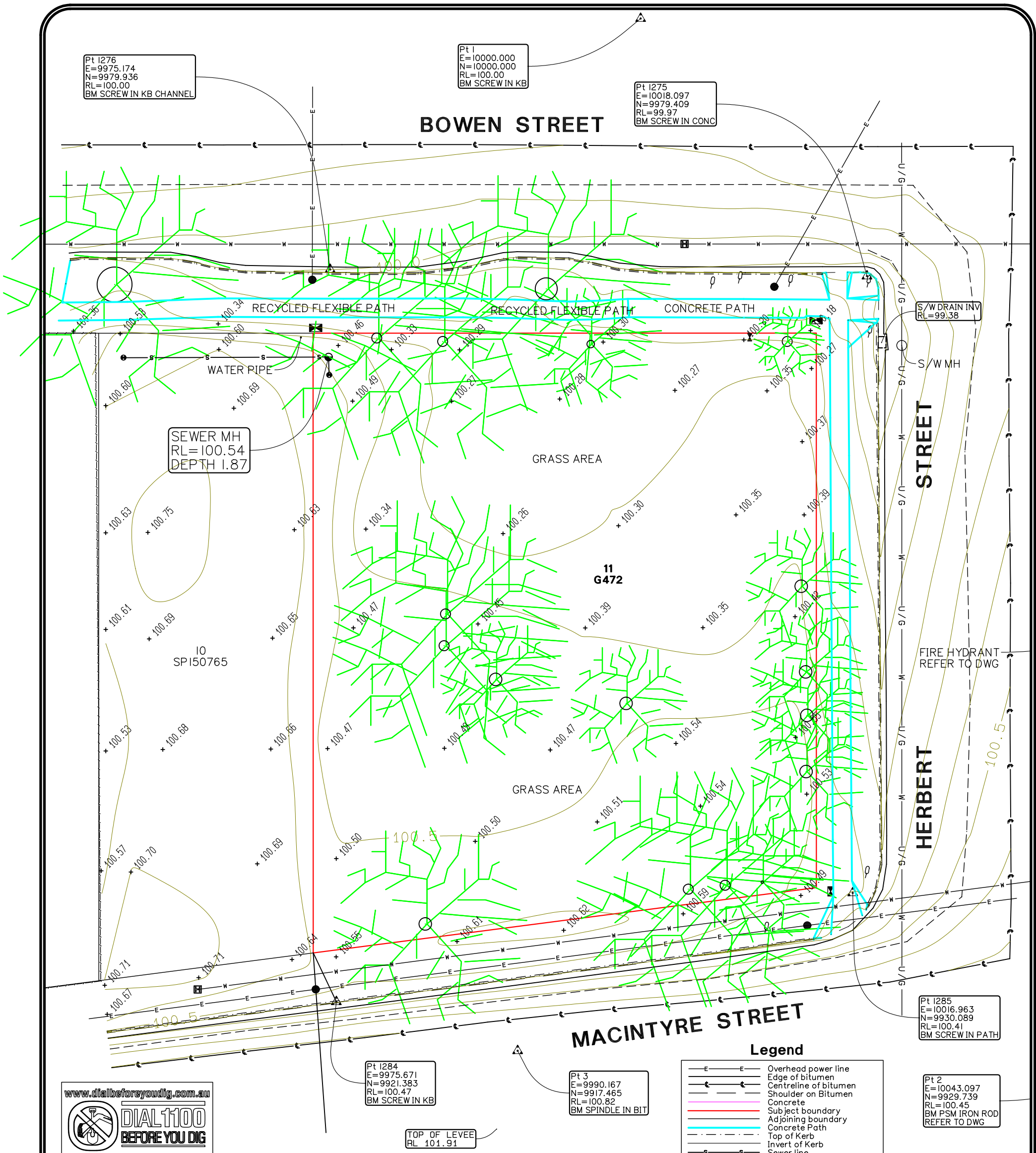
Queensland Government

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Appendix 5 – Detail Survey Plan 23096 – 1



Notes:
1) Orientation vide IS?????
2) Coordinates assumed.
3) Elevation datum assumed.
4) Underground services to be verified by relevant authorities.
5) Contours @ 0.10m intervals.
6) Cadastral boundaries have been marked and pegged IS???.
7) This survey has been completed with Total Station on a plane projection
No scale factor for ground distances.
8) Data contained herein is supplied to
COULTON INVESTMENTS PTY LTD
in accordance with the specifications and is not to be used for
any other purpose whatsoever.
9) This note is an integral part of this plan.

TOP OF LEVEE
RL 101.91

- Legend**
- Telstra Pit
 - Water Meter
 - Bench Mark
 - Fire Hydrant
 - Sewer MH/Septic Tank
 - Power Pole
 - Sewer IP
 - Sign

- Legend**
- Overhead power line
 - Edge of bitumen
 - Centreline of bitumen
 - Shoulder on Bitumen
 - Concrete
 - Subject boundary
 - Adjoining boundary
 - Concrete Path
 - Top of Kerb
 - Invert of Kerb
 - Sewer line
 - Water line
 - Telstra line

0m 6m 12m 18m 24m 30m

SCALE 1: 300

COULTON INVESTMENTS PTY LTD

SMK QLD

Goondiwindi · Brisbane · Gold Coast · Toowoomba · Gatton
Phone: (07) 4671 2445 Email: admin@smkqld.com.au

DETAIL SURVEY OVER
LOT II ON G472

H. Datum: G472
V. Datum: ASSUMED

SCALE Horiz 1:300

23096-1

A3

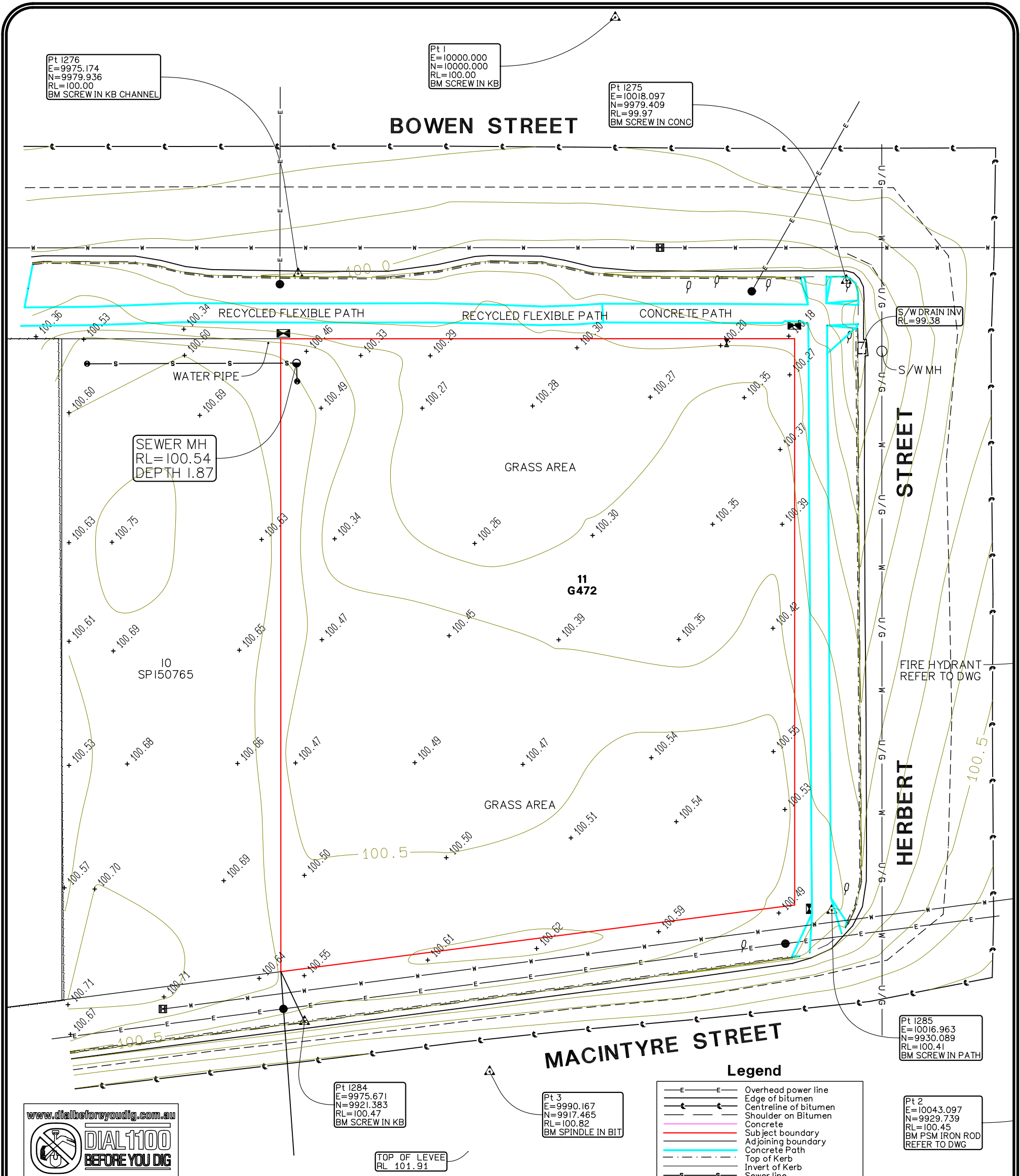
Surveyor

JFJ

19/6/2023
10:22AM

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23096



Notes:
1) Orientation vide IS?????
2) Coordinates assumed.
3) Elevation datum assumed.
4) Underground services to be verified by relevant authorities.
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SCALE 1: 300

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DETAIL SURVEY OVER
LOT II ON G472

H. Datum: G472
V. Datum: ASSUMED

SCALE Horiz 1:300

23096-1

A3

Surveyor JFJ 19/6/2023 10:22AM C:\Users\User\Dropbox\JOBS\2023\23096 GOONDIWINDI COTTON DETAIL & MCU\23096-Lpro

23096

Appendix 6 – VHD Studios – Proposed Headquarters Plans



SHEET LIST	
Sheet Number	Sheet Name
000	COVER SHEET
001	SITE PLAN
101	FLOOR PLAN
301	SECTIONS
401	ELEVATIONS
901	ILLUSTRATIVE VIEWS

PROJECT: **PROPOSED HEADQUATERS**

CLIENT: **GOONDIWINDI COTTON**

ADDRESS: **32 BOWEN STREET
GOONDIWINDI**



GENERAL NOTES:
- DO NOT SCALE DRAWINGS
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No.	Description	Date
A	CONCEPT DESIGN ISS	30/05/23

PROPOSED HEADQUATERS	
32 BOWEN STREET GOONDIWINDI	GOONDIWINDI COTTON

COVER SHEET			
Status	PRELIMINARY	1187.22045 SD-000	A
Print Date	30/05/2023 3:41:21 PM	Project No.	
Checked	CVH	Drawn	CVH
		Scale	@A1

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RP DESCRIPTION	
LOT DES:	LOT 11 G472 & LOT 10 SP150765
SITE AREA:	2,750m²
TOWN PLANNING REQ	
LOCAL AUTHORITY:	GOONDIWINDI REGIONAL COUNCIL
ZONE:	GENERAL RESIDENTIAL ZONE
DEFINED USE:	SHOP / FOOD AND DRINK OUTLET (ANCILLARY STORE)
SITE COVER:	TBA
TOTAL DEV GFA =	REFER TABLE
CAR PARKING	
SHOP:	1/20 = 7.5
FOOD AND DRINK:	1/15 = 11.4
OFFICE:	1/30 = 7.4
WAREHOUSE:	1/100 = 5.2
TOTAL REQUIRED	31.5 CAR PARKS
TOTAL PROVIDED	11 CAR PARKS

BUILDING CODE COMPLIANCE	
BUILDING CLASSIFICATION:	WAREHOUSE - 7b, SHOWROOM - 6, OFFICE - 5
CONSTRUCTION TYPE:	TYPE C
FLOOR AREA (TOTAL):	REFER TABLE
VOLUME (TOTAL):	(MAX TYPE C = 12,000m³)
FIRE COMPARTMENTS:	1
MAX COMP SIZE:	(MAX TYPE C = 2000m²)
STOREYS:	1
CLIMATE ZONE:	REFER ENGINEER
WIND CATEGORY:	REFER ENGINEER
EXTERNAL WALL -	
< 1500mm FROM BOUNDARY = FRL 90/90/90 REQ	
< 3000mm FROM BOUNDARY = FRL 60/60/60 REQ	
FIRE WALL -	
FRL 90/90/90 REQ	

AREA SCHEDULE - BUILDING AREA	
Name	Area
GROUND FLOOR OFFICE / RETAIL / CAFE	704.5 m²
GROUND FLOOR WAREHOUSE	647.9 m²
	1352.5 m²



1 SITE PLAN
301 1 : 200

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No.	Description	Date
A	PRELIM CONCEPT DESIGN	02/09/22
B	REV PRELIM CONCEPT	07/10/22
C	REV PRELIM CONCEPT	07/11/22
D	REV PRELIM CONCEPT	13/02/23
E	CONCEPT DESIGN ISS	30/05/23
F	REV CONCEPT DESIGN ISS	10/06/23

PROPOSED HEADQUATERS

32 BOWEN STREET
GOONDIWINDI

GOONDIWINDI
COTTON

SITE PLAN

Status	PRELIMINARY	1187.22045 SD-001	F
Print Date	10/06/2023 6:54:07 PM	Project No	Issue
Checked	CWH	Drawn	CWH
		Scale	As indicated
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LEGEND	
Key Value	Keynote Text
AMB WC	AS1428.1 AMBULANT COMPLAINT WC
COL_ST	STRUCTURAL STEEL COLUMN TO ENGINEERS DETAILS
COM_GL	ALUMINIUM FRAMED COMMERCIAL GLAZING
COM_SLD	ALUMINIUM FRAMED COMMERCIAL GRADE SLIDING DOOR
FHR	FIRE HOSE REEL
FR	FRIDGE
FRW_D	FIRE RATED DOOR IN FIRE WALL TO COMPLY WITH BCA REQUIREMENTS - SELF CLOSING - CONFIRM FRL REQ
PAD	PERSONAL ACCESS DOOR
PWD_SHR	AS1428.1 PWD COMPLAINT SHOWER
PWD_VAN	AS1428.1 PWD COMPLAINT VANITY
PWD_WC	AS1428.1 PWD COMPLAINT WC
SK	SINK
UR	URINAL
VB-1	VANITY BASIN 1
WC	WATER CLOSET

AREA SCHEDULE - BUILDING AREA	
Name	Area
GROUND FLOOR OFFICE / RETAIL / CAFE	704.5 m²
GROUND FLOOR WAREHOUSE	647.9 m²
	1352.5 m²

OCCUPANCY CALCULATIONS

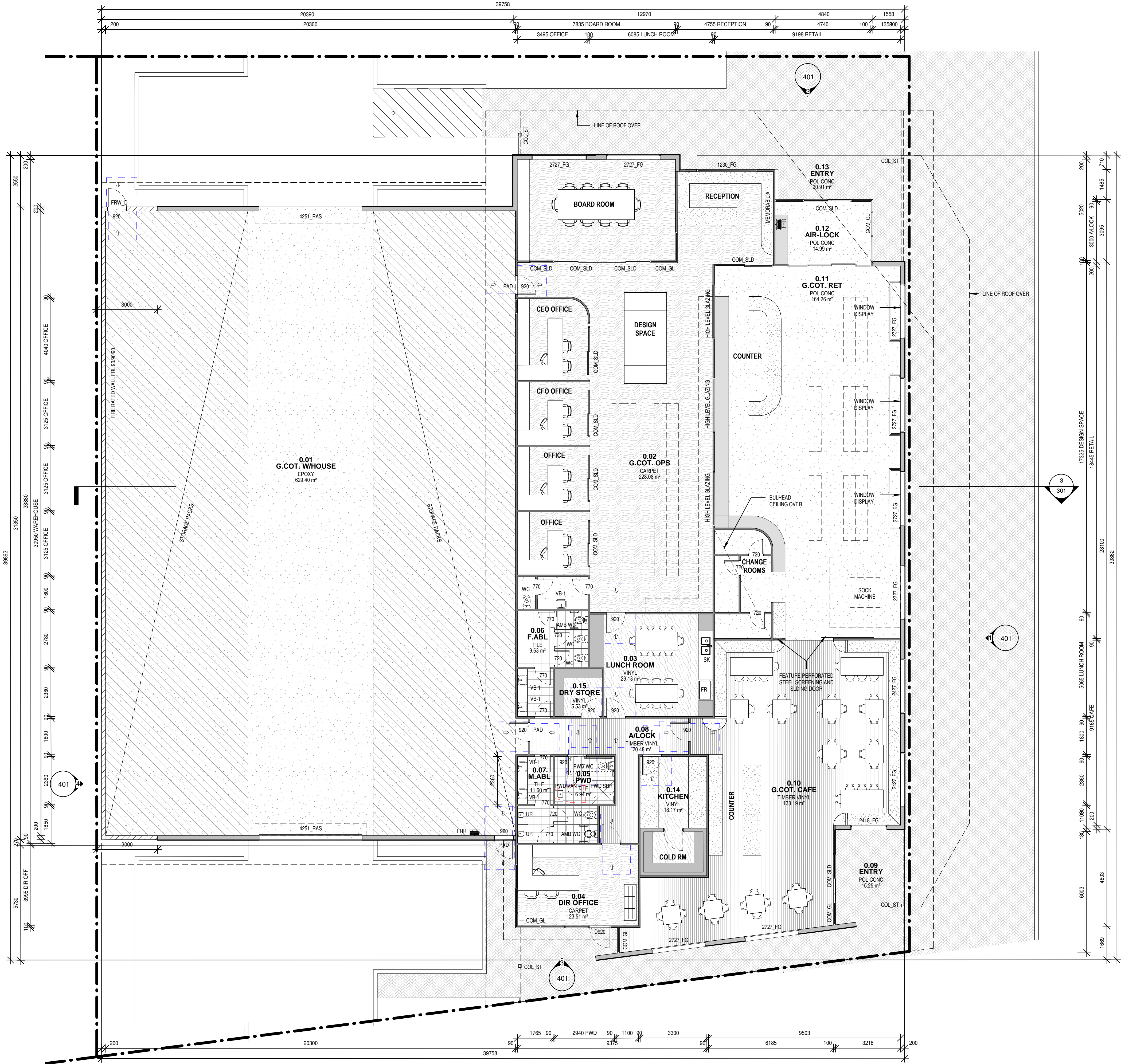
RETAIL SHOWROOM: 1/5m² = 23
CAFE: SEATING PLAN - 100 Max
WAREHOUSE (STORE): 1/30m² = 18
OPERATIONS (OFFICE): 1/10m² = 21
NOTE: SHARED STAFF BETWEEN OPS AND WAREHOUSE

ABLUTION REQUIREMENTS

STAFF & PATRONS		
CLOSET PANS	MALE - 29	FEMALE - 29
URINALS	2	-
WASH BASINS	1	1

CAFE PATRONS		
CLOSET PANS	MALE - 50	FEMALE - 50
URINALS	1	2
WASH BASINS	1	1

USING COMMON UNISEX PWD COUNTED ONCE FOR EACH SEX - REQUIRED EQUALS - UNISEX PWD, MALE AMB AND FEM AMBULANT FOR STAFF AND PATRONS



1 FLOOR PLAN
1 : 100

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No.	Description	Date
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B	REV CONCEPT DESIGN ISS	10/06/23

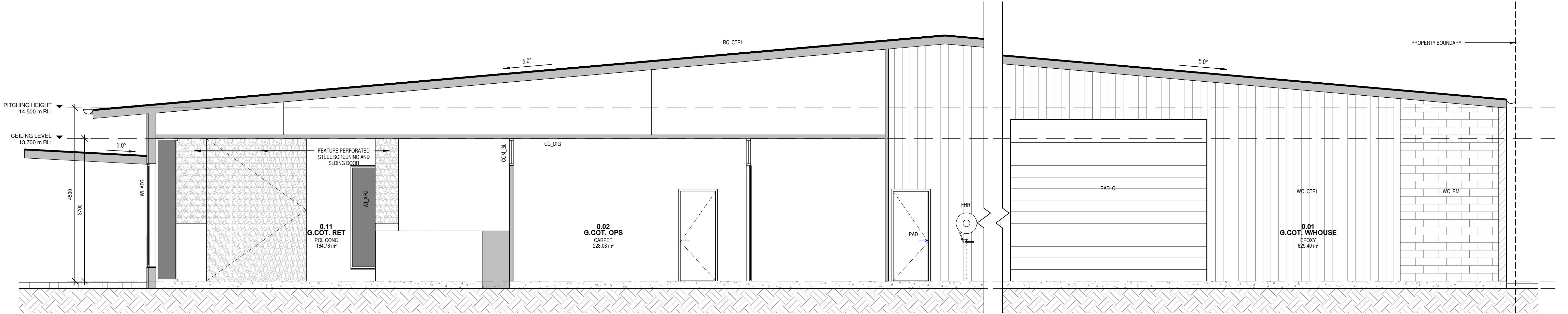
PROPOSED HEADQUARTERS

32 BOWEN STREET
GOONDIWINDI

GOONDIWINDI
COTTON

FLOOR PLAN

Status	PRELIMINARY	1187.22045 SD-101	B
Print Date	10/06/2023 6:55:02 PM	Project No	Issue
Checked	CWH	Drawn	CWH
		Scale	1 : 100 @A1



3 SECTION
101 1 : 50

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No.	Description	Date
A	CONCEPT DESIGN ISS	30/05/23
B	REV CONCEPT DESIGN ISS	10/06/23

PROPOSED HEADQUATERS

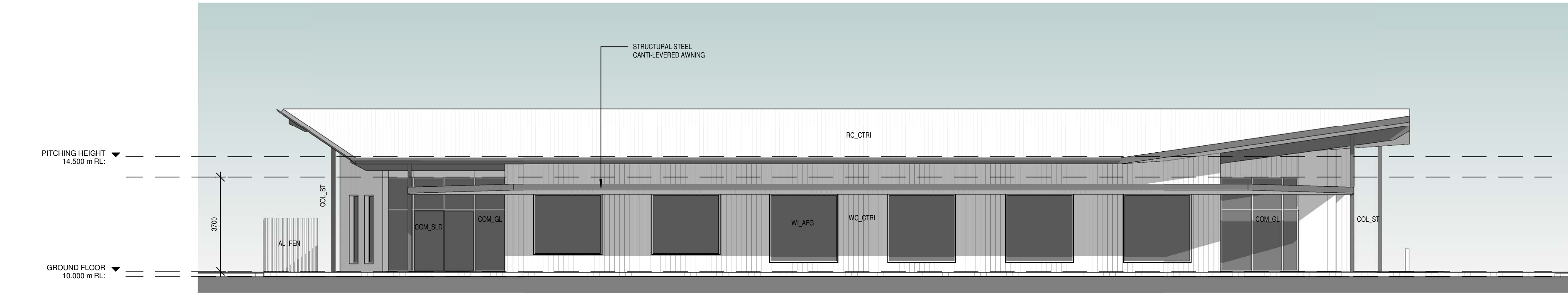
32 BOWEN STREET
GOONDIWINDI

GOONDIWINDI
COTTON

SECTIONS

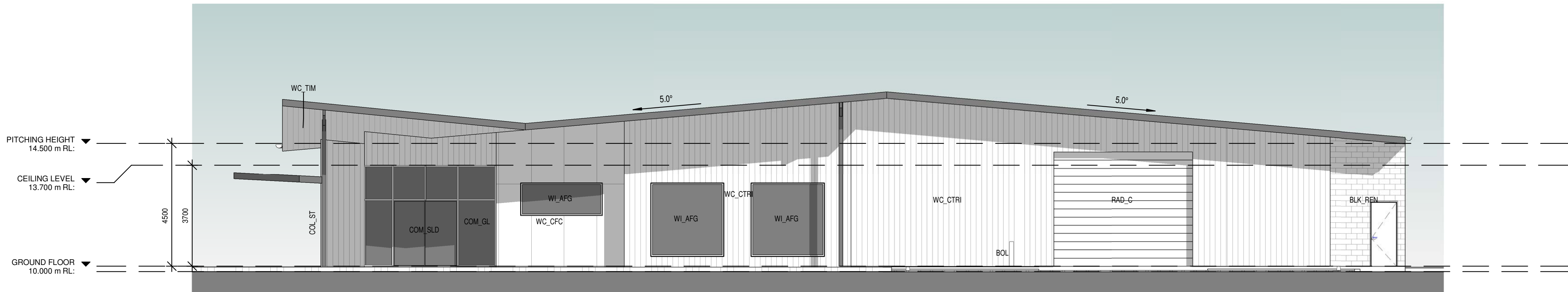
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Print Date	10/06/2023 6:56:10 PM	Project No	Issue
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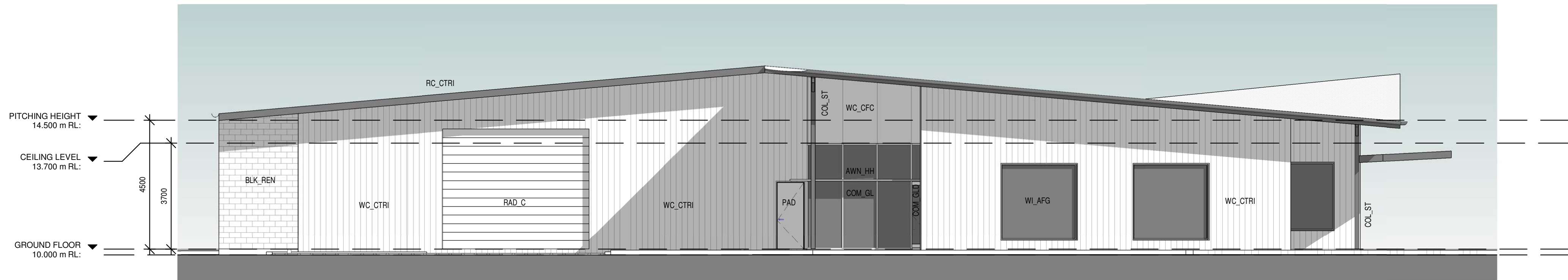


1 EASTERN ELEVATION
1 : 100

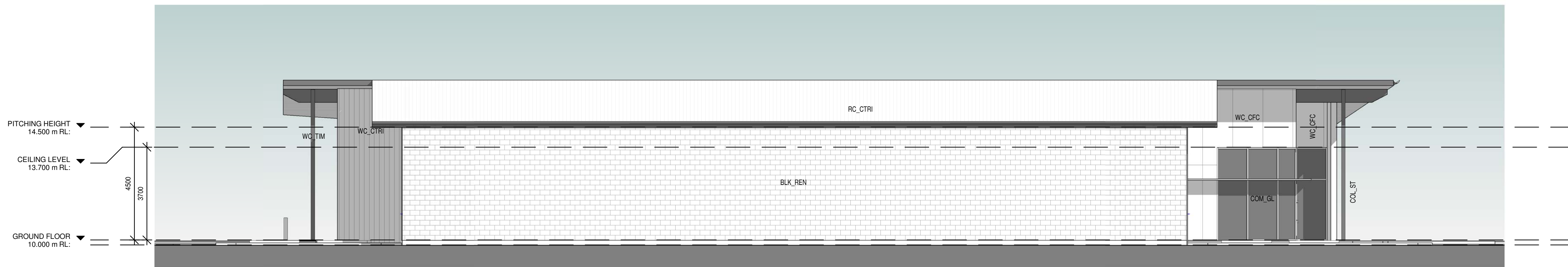
LEGEND	
Key Value	Keynote Text
AL_FEN	ALUMINIUM PDR COATED BATTEN SCREEN FENCE
AWN_HH	PROPRIETARY STEEL FRAMED AWNING - HEKA HOOD 600 OR APPROVED EQUAL
BLK_REN	CONCRETE BLOCK WALL - RENDER AND PAINT FINISH
BOL	STEEL ROLLARD
COL_ST	STRUCTURAL STEEL COLUMN TO ENGINEERS DETAILS
COM_GL	ALUMINIUM FRAMED COMMERCIAL GLAZING
COM_GLD	ALUMINIUM FRAMED COMMERCIAL GLASS ENTRY DOOR
COM_SLD	ALUMINIUM FRAMED COMMERCIAL GRADE SLIDING DOOR
PAD	PERSONAL ACCESS DOOR
RAD_C	COMMERCIAL HEAVY DUTY ROLLER DOOR
RC_CTRI	COLORBOND TRIMDEK ROOF SHEETING - INSTALLED TO MANUFACTURERS SPECIFICATIONS
WC_CFC	SELECT COMPRESSED FIBRE CEMENT CLADDING WITH EXPRESSED JOINTS AND SELECT PAINT FINISH
WC_CTRI	COLORBOND TRIMDEK WALL CLADDING
WC_TM	PROPRIETARY TIMBER EXTERNAL CLADDING INSTALLED TO MANUFACTURERS SPECIFICATIONS
WI_AFG	ALUMINIUM FRAMED FIXED GLASS WINDOWS



2 NORTHERN ELEVATION
1 : 100



3 SOUTHERN ELEVATION
1 : 100



4 WESTERN ELEVATION
1 : 100

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No.	Description	Date
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B	REV PRELIM CONCEPT	07/10/22
C	REV PRELIM CONCEPT	07/11/22
D	REV PRELIM CONCEPT	13/02/23
E	CONCEPT DESIGN ISS	30/05/23
F	REV CONCEPT DESIGN ISS	10/06/23

PROPOSED HEADQUATERS

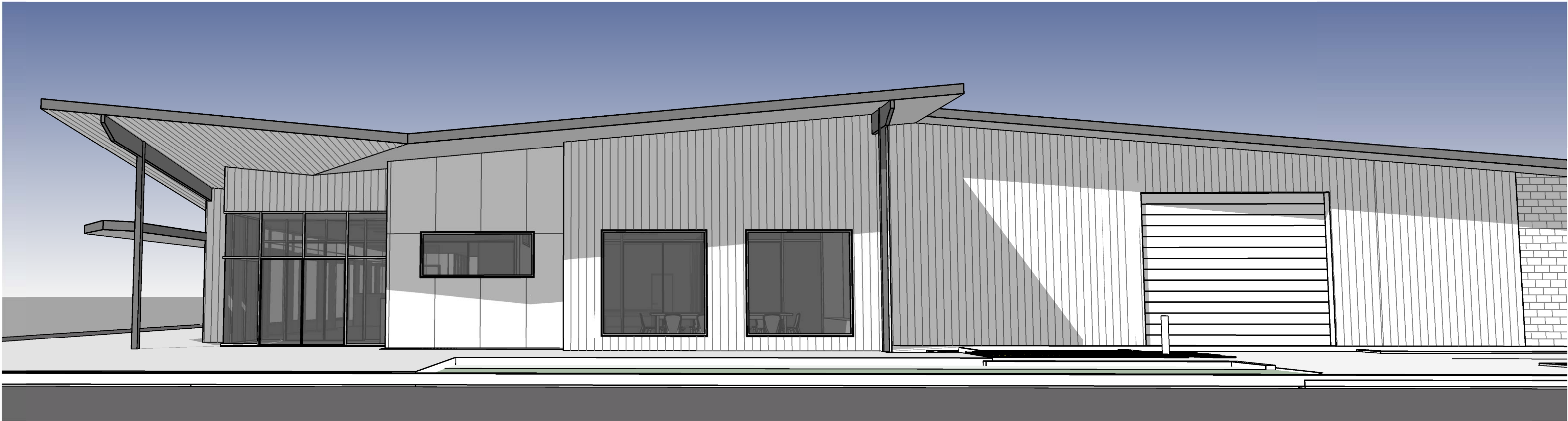
32 BOWEN STREET
GOONDIWINDI

GOONDIWINDI
COTTON

ELEVATIONS

Status	PRELIMINARY	1187.22045 SD-401	F
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Scale	1 : 100	@A1	

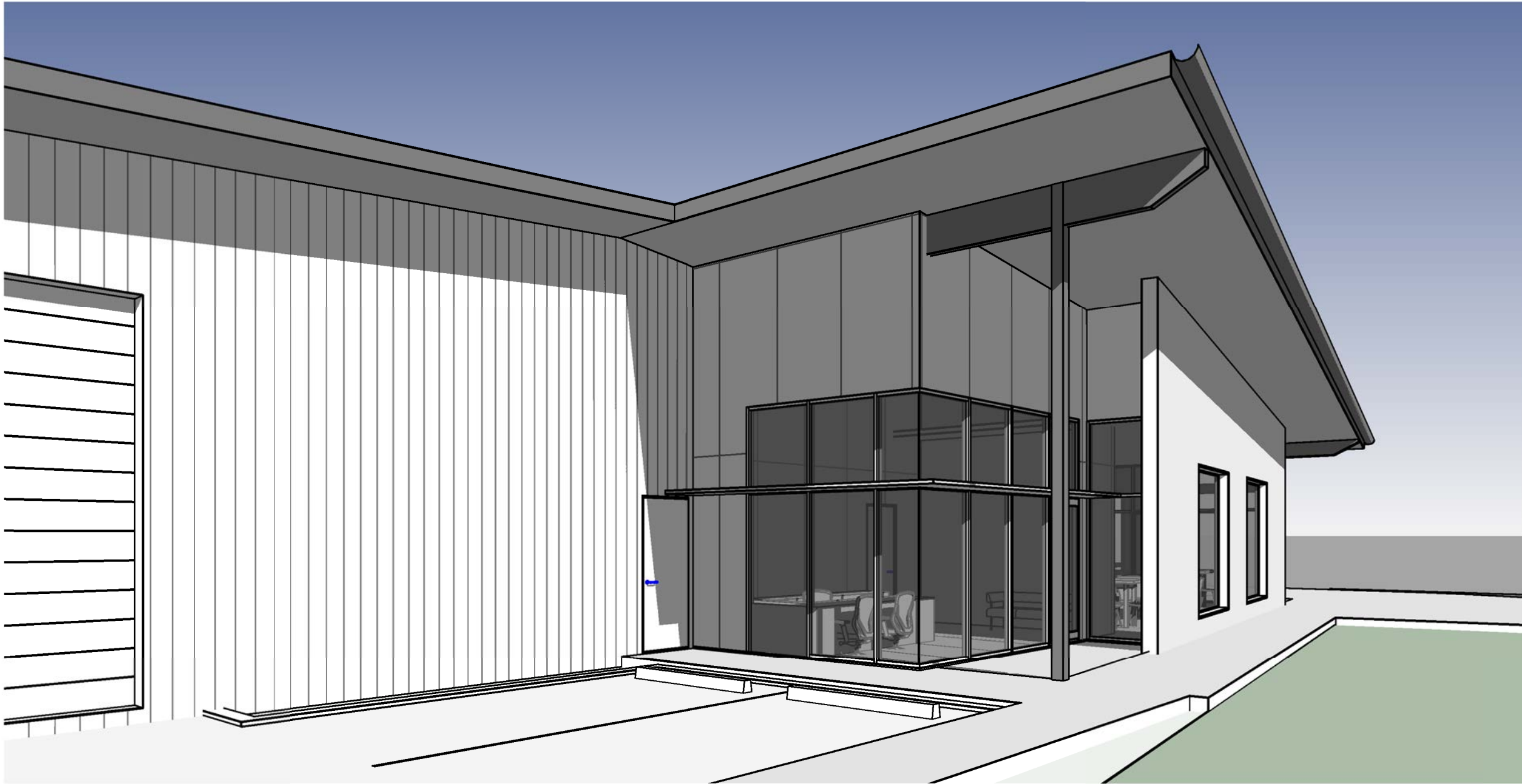
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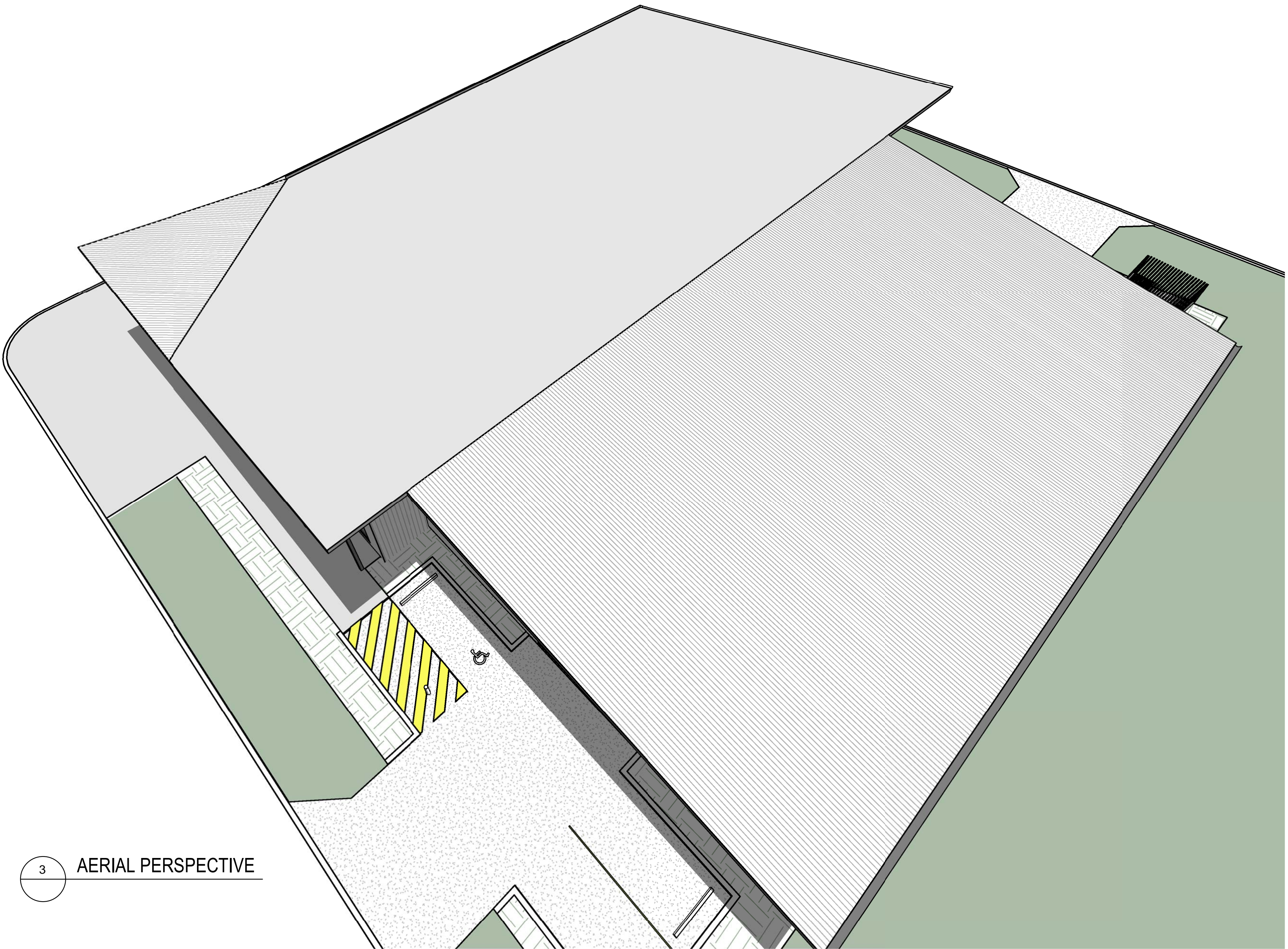
1 NORTH PERSPECTIVE



2 ENTRY PERSPECTIVE



4 SOUTHERN PERSPECTIVE



3 AERIAL PERSPECTIVE

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- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS, OF THE RELEVANT SAA STANDARDS. SAA CODES OF PRACTISE EXCEPT AS VARYED BY THE CONTRACT DOCUMENTS AND OF THE BY LAWS OF THE LOCAL REGIONAL COUNCIL.
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No.	Description	Date
A	PRELIM CONCEPT DESIGN	02/09/22
B	REV PRELIM CONCEPT	07/10/22
C	REV PRELIM CONCEPT	07/11/22
D	REV PRELIM CONCEPT	13/02/23
E	CONCEPT DESIGN ISS	30/05/23
F	REV CONCEPT DESIGN ISS	10/06/23

PROPOSED HEADQUARTERS

32 BOWEN STREET
GOONDIWINDI

GOONDIWINDI
COTTON

ILLUSTRATIVE VIEWS

Status	PRELIMINARY	1187.22045 SD-901	F
Print Date	10/06/2023 6:58:19 PM	Project No	Issue
Checked	CWH	Drawn	CWH
		Scale	@ A1

THIS DRAWING MAY ONLY BE ISSUED FOR APPROVALS OR CONSTRUCTION IF SIGNED BY APPROVED CHECKER - ALL DIMENSION TO BE USED OVER SCALED DIMENSIONS - CONTRACTOR TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK

Appendix 7 – Adjoining Land Uses Map

23096 - Goondiwindi Cotton

Adjoining Land Uses Map

28°32'44"S 150°18'8"E

28°32'44"S 150°18'27"E



28°33'1"S 150°18'8"E

28°33'1"S 150°18'27"E



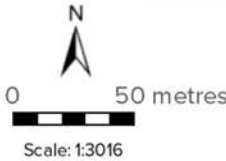
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Legend located on next page



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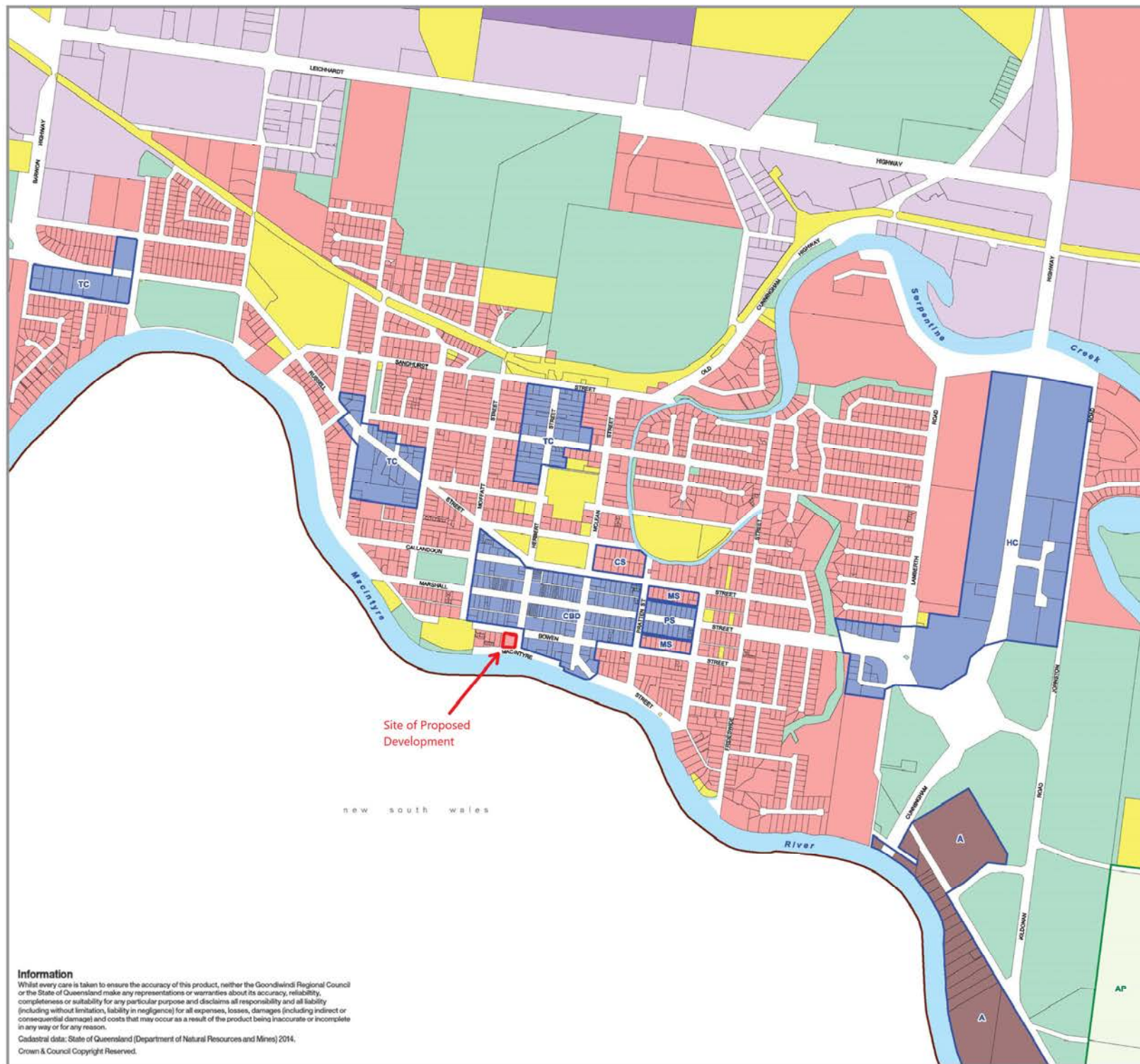
Printed at: A4
Print date: 30/6/2023

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

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Appendix 8 – Zoning Map ZM002a Goondiwindi



Information

Whilst every care is taken to ensure the accuracy of this product, neither the Goondiwindi Regional Council or the State of Queensland make any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

Cadastral data: State of Queensland (Department of Natural Resources and Mines) 2014.

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Goondiwindi
Region
Planning
Scheme

Legend

Zones

- Centre Zone
 - CBD Central Business District Precinct
 - PS Pratten Street Precinct
 - HC Highway Commercial Precinct
 - TC Town Commercial Precinct

Community Facilities Zone

General Residential Zone

- CS Callandoon Street Precinct
- MS Marshall Street Precinct

Low Impact Industry Zone

Medium Impact Industry Zone

Mixed Use Zone

Recreation and Open Space Zone

Rural Zone

Note: all land included in the Rural Zone is subject to a Rural Zone Precinct.

- H1 Horticulture 1 Precinct
- H2 Horticulture 2 Precinct
- H3 Horticulture 3 Precinct
- AP Alluvial Plains Precinct
- T Traprock Precinct
- KR Kumburilla Rises Precinct
- G Griman Precinct

Rural Residential Zone

- A Rural Residential A Precinct
- B Rural Residential B Precinct
- C1 Rural Residential C1 Precinct
- C2 Rural Residential C2 Precinct

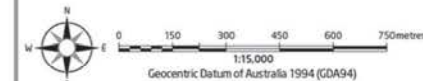
Special Industry Zone

Township Zone

- IN Industrial Precinct
- ST Stables Precinct

Other

- Cadastral
- Waterway or Waterbody
- Goondiwindi Regional Council Boundary



Map Index



Goondiwindi

ZONE MAP - ZM002a

Version 2