

Our Ref: 26033
Your Ref: 26/09
21 May 2026

Attention: Ronnie McMahon

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

Dear Ronnie,

Re: Response to Goondiwindi Regional Council – Information Request – Material Change of Use – Industry Activities – “Transport Depot”

Details	Address	Area	Zoning	Owners	Applicant
Lot 10/ RP209431	13 Gurners Lane, Goondiwindi QLD 4390	4.536 ha	Rural Residential 'B' Precinct	Sherri Narelle Smith	SMK QLD Pty Ltd for Sherri Smith

We refer to your Information Request dated the 12th of May 2026 and confirm that we act on behalf of Sherri Smith, the applicant and owner of the above-described application. This document is in response to the Goondiwindi Regional Council's Information Request for the above-mentioned application and this document will be referred to as 'Response to Information Request.'

Use

- 1) The proposed development is for the establishment of a Transport Depot in the Rural Residential Zone.

The proposed development is considered to be an inconsistent use within the Rural Residential Zone and is not considered to comply with the purpose of the Rural Residential Zone Code. Please provide valid planning justification as to why the proposed use cannot be reasonably established in a more appropriate zone.

Response

Whilst the proposed use is best defined as 'Transport Depot' the purpose of this proposal is for the storage of the land owners' trucks when they are not being used. The use of the trucks are for the families seasonal local work in particular the trucks are used for harvest periods for the distribution of grain.

The proposed shed has been included in this proposal to allow for future storage of the trucks when not being used, this would also provide additional screening from the adjoining land uses and would allow for the site to maintain a clean and low scale appearance.

The purpose of the Rural Residential zone is to promote a diverse range of living opportunities with a predominately low rise and low intensity scale that is consistent with the semi-rural landscape character of the zone and dominance of natural features and vegetation over built form. The purpose of the 'B' Precinct of the Rural Residential Zone is to accommodate for the low density residential development that takes into consideration the water supply, ecological significant features, hazards such as flooding and bushfire, natural resources and maintaining a maximum net residential density of 0.5 dwellings per hectare.

The site of the proposed Transport Depot has an existing connection to the reticulated water supply, the location of the proposed use would avoid adverse impacts on any ecologically significant features or natural resources and any flooding or bushfire hazards and the proposal will allow for the continued maximum net residential density of 0.5 dwellings per hectare.

The scale of the proposed transport depot would be minimal, the size of the shed meets PO1 and AO1 of the Rural Residential and the nature of the proposed use would allow for the Rural Residential zone to maintain a low rise built that is consistent with the semi-rural character of the 'B' Precinct. The proposal is only for the storage of trucks on site and the nature of the business will be in keeping with the amenity of the zone.

The movements of trucks will be limited and kept to a minimum, vehicle movements would be more frequent during harvest periods as the use of the trucks are for seasonal local work, the proposal would avoid adverse impacts from odour and emissions, noise and visual amenity through the use of landscaping and screening and the construction of the road to an all weather dust suppressant standard.

The proposed 'Transport Depot' use is similar to previous approvals including approval number GRC 24/06 and existing uses in the surrounding area and in particular in the Rural Residential Zone and the 'B' Precinct.

The location of the proposed shed and vehicle storage area has been selected to avoid creating adverse impacts on any residential uses. Lot 5 on SP124618 to the south of the proposed development is currently used as a veterinary clinic and has a number of existing sheds and heavy vehicle movements on the site.

The closest residential use on an adjoining lot is approximately 170 metres away from the proposed 'Transport Depot' but would be screened by the existing dwelling on the site of this proposal. The proposed Transport Depot would not include significant traffic movements and would only be for the storage of vehicles and trailers on the site; there would be no operational activities undertaken on the site.

The proposal can be appropriately conditioned to avoid creating adverse impacts on the adjoining and surrounding areas and to protect the amenity of the Rural Residential zone. Landscaping can be included for screening and to promote the dominance of natural features and vegetation of the zone as per the Outcomes of the Rural Residential zone and the vehicle parking and manouvering area's will be constructed to a dust suppressant standard.

Vehicle Access

- 2) Please provide information detailing the largest Heavy Vehicle combination type expected to enter and leave the site.

Response

The largest Heavy Vehicle combination type that would enter and leave the site would be an A-B triple truck.

Conclusion

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

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

Yours faithfully

Tom J Jobling

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

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