

RE: Application for Development Approval for Home Business and commercial parking – Lot 204 on deposited plan 45869

Dear Sir/Madam,

I am writing to formally submit an application for Development Approval for a home-based business at my property located at 30 Springfield Drive Springfield, Lot 204 on deposited plan 45869 within the Shire of Irwin.

The proposed development involves the day-to-day operation of a towing business from our 40-acre property. This includes the use of one room within the dwelling as a home office (approximately 3.0 m x 3.8 m), the parking of two tilt-tray tow trucks within the existing shed and external yard area, and the short-term storage of towed vehicles within the property when required.

The towing vehicles to be operated from the site are as follows:

- **2015 Hino 500**, with a Gross Vehicle Mass (GVM) of 14,000 kg
- **2019 Hino 300**, with a GVM of 8,500 kg

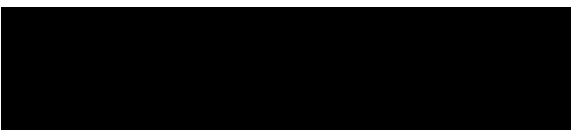
All business-related vehicles and any temporarily stored vehicles will be largely obscured from Springfield Drive by established trees already present on the property. There isn't any requirement for customer visits, as all client communication is conducted via phone or email. No mechanical repairs or servicing will be undertaken on-site.

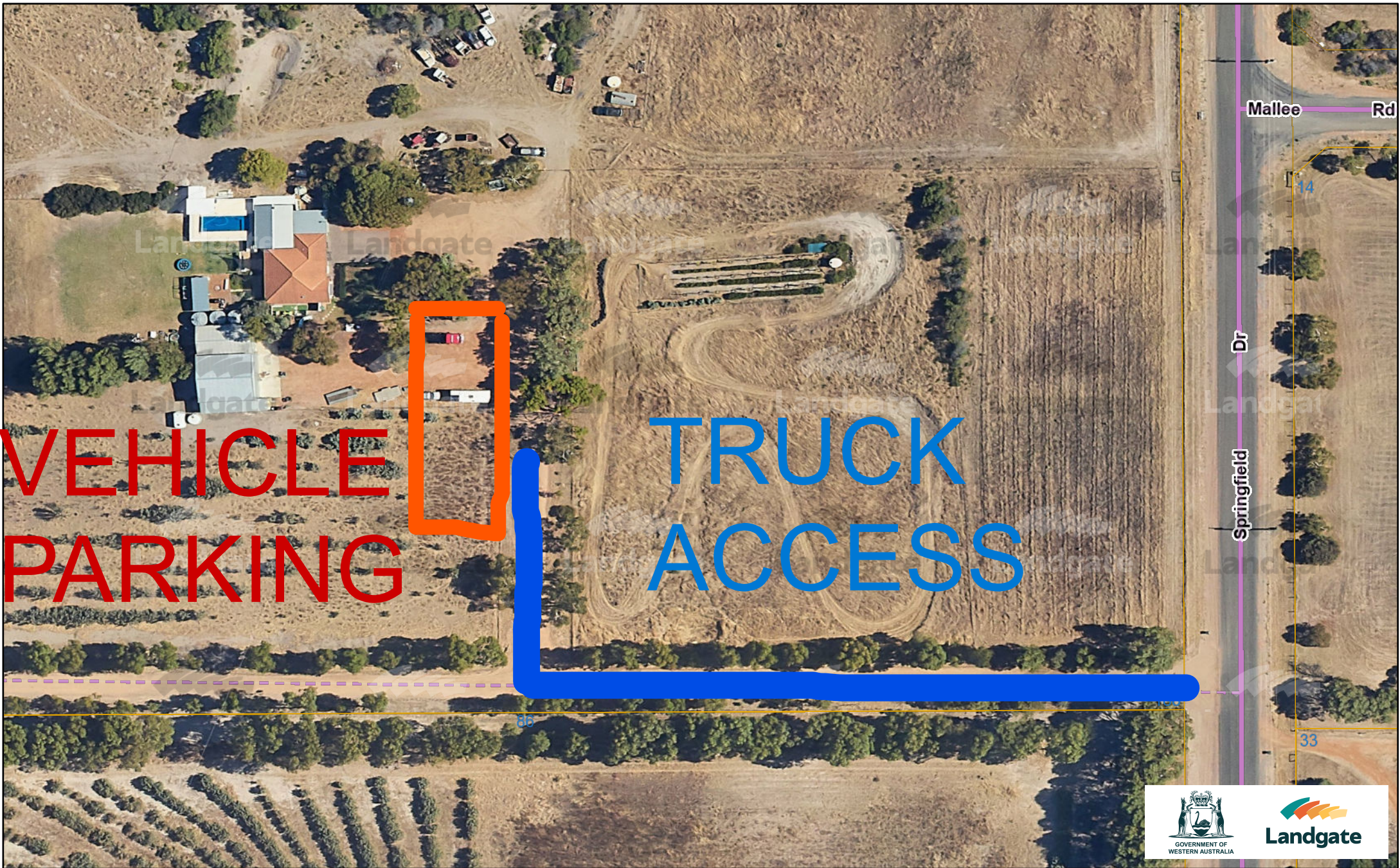
All documentation required to support this application has been enclosed for the Shire's assessment, including a site plan, house plan, Certificate of Title, and signed consent letters from our nearest neighbours. The proposed use is considered compatible with surrounding land uses and is not anticipated to adversely impact neighbouring properties or the broader locality.

Should the Shire require any further information or clarification during the assessment process, we would welcome the opportunity to provide additional details or respond to any queries.

Thank you for your time and consideration of this application. We look forward to the Shire's assessment and determination in due course

Yours faithfully,





Author:

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