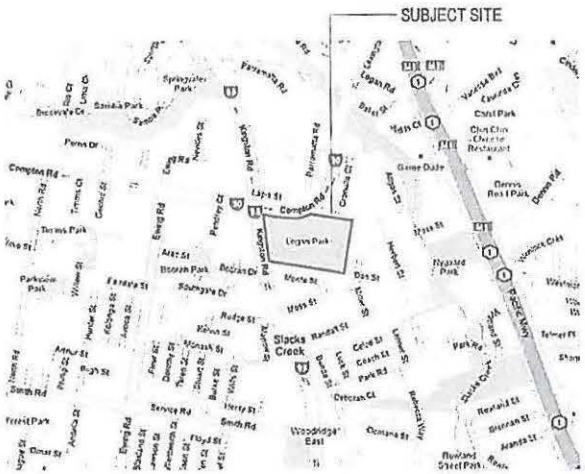
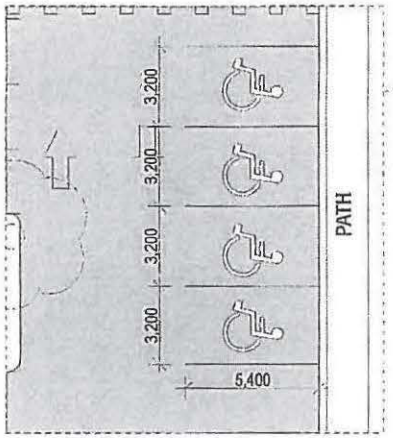
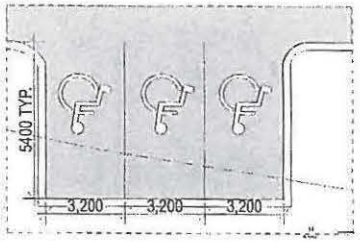
LOGAN



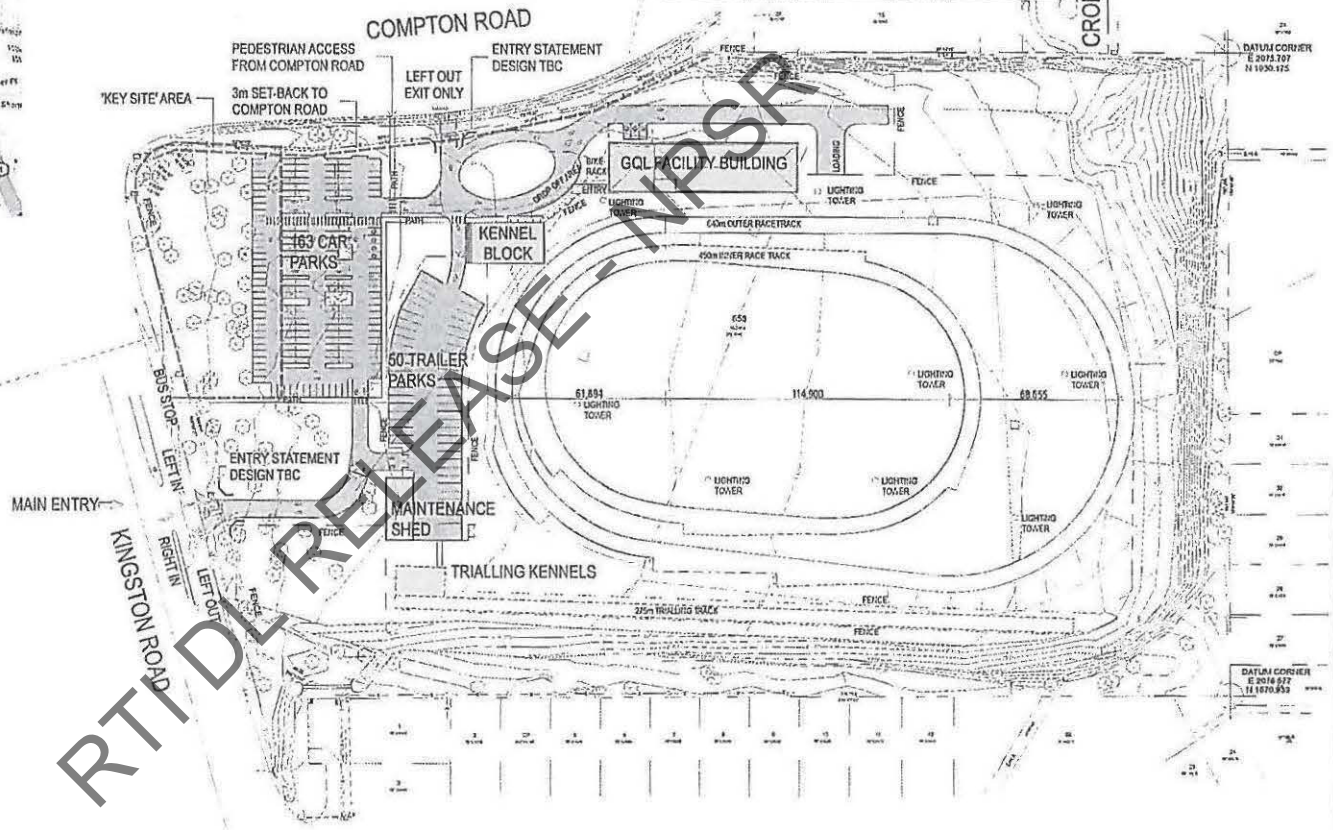
1 Location Plan



Disabled Parking Area 1:200



Disabled Parking Area 1:200



2 Site Plan 1:2000

FACILITY BUILDING GFA: 2400m²
KENNEL BLOCK GFA: 363m²
TRIALING KENNELS GFA: 170m²
MAINTENENCE SHED GFA: 270m²
TOTAL SITE GFA: 3203m²

PRELIMINARY
NOT FOR CONSTRUCTION

LOGAN GREYHOUND FACILITY

SITE PLAN - GREYHOUNDS QUEENSLAND

SCALE- 1:2000 @ A3

APPROVED FOR ISSUE:

28/06/2010 © DA-001 - E JOB NO: GREY0001

ML Design
architecture | master planning | urban design | interior design

10-01

RTI DL RELEASE - NPSR

UN-02

Hon Andrew Fraser MP
Member for Mount Coot-tha

Queensland Government

Treasurer of Queensland

RAC-00076

Sorry,
p/s update
with advice for
GQL about drawing down
on initial funds required to
undertake site tests (soil, etc)
as per discussions at
today's meeting (3/12).
Many thanks,

Mr D Beavis
General Manager
Greyhounds Queensland Limited
PO Box 250
ALBION QLD 4010

49-Sch4 - Signature

I refer to your correspondence dated 14 July 2008 requesting the freehold interest in a site identified as 146 Kingston Road, Slacks Creek, described as Lot 658 on Crown Plan SL12298, be transferred to Greyhounds Queensland Limited (GQL) at nil cost.

As I previously advised the Chair of GQL, Ms Kerry Watson, and confirmed in my earlier statement to Parliament, the issue of the $10 million compensation for the greyhound code vacating the Parklands venue is conditional upon the industry applying the funds towards the development of new facilities. I received advice from Ms Watson on 1 December 2008 of GQL's longer term strategy in relation the development of a new facility at Logan, and I have requested Treasury Department officers to evaluate the information provided by GQL.

Once the proposal has been evaluated, I will be in a position to further consider transferring the freehold title of the identified site at Logan at nil cost to GQL.

(Preferably for Treasurer's signature before he goes on leave next week)

Yours sincerely

ANDREW FRASER

Level 9 Executive Building
100 George Street Brisbane 4000
GPO Box 611 Brisbane
Queensland 4001 Australia
Telephone +61 7 3224 6900
Facsimile +61 7 3229 0642
Email treasurer@ministerial.qld.gov.au
ABN 65 959 415 158

RTI DL RELEASE - NPSR

UN-03

Invoices attached to First Return

Organisation	Invoice Date	Amount exl GST	Comments
ML Design	30/06/2010		not listed on first return
			not listed on first return -
			49-Sch4 - Business affairs
ML Design	30/06/2010		
ML Design	25/11/2010		not listed on first return
SKM	9/10/2010	49-Sch4 - Business affairs	not listed on first return
SKM	16/07/2011		not listed on first return
MACH1 Environmental	30/07/2010		not listed on first return
The Manix Group	2/07/2010		copy of invoice not provided - not listed on first return
The Manix Group	30/07/10		1/4 payment of not listed on first return
The Manix Group	31/08/2010		1/3 payment of amount, not listed on first return
RPS	14/09/2010		not listed on first return
Total Invoices		**$ 42,129.05**	
Total 1st return		566,360.32	
		$ 608,489.37	Total appearing on 2nd return

RTI DL RELEASE - NPSR

SUMMARY OF RETURNS

Appendix A – Expenditure to Date

Racing Queensland Limited
Proposed Logan Greyhound Racing Facility
Financial Year Ended 30 June 2010

	Organisation	Invoice Date	Net Amount	GST	Gross Amount	Reimbursed	Particulars
1	ML Design Pty Ltd	28-Aug-09					Schematic Design
	"	30-Sep-09					Schematic Design
	"	30-Sep-09					Town Planning Services.
	"	29-Oct-09					Town Planning Services.
	"	30-Oct-09					Schematic Design & Development Application Lodgement.
	"	30-Nov-09					Schematic Design & Development Application Lodgement.
	"	30-Nov-09					Town Planning Services.
	"	15-Dec-09					Town Planning Services.
	"	22-Dec-09					Schematic Design & Development Application Lodgement.
	"	29-Jan-10					Design to DA - Level 2 Restaurant & Function Room.
	"	25-Feb-10					Design to DA - Level 2 Restaurant & Function Room.
	"	23-Mar-10					Design to DA - Level 2 Restaurant & Function Room.
	"	31-Mar-10					Town Planning Services.
	"	31-May-10					DA Processing
	"	30-Jun-10					
	"	30-Jun-10					REFER INVOICE
	"	25-Nov-10					
2	MJ Richardson & Asscintes Pty Ltd	27-Oct-09					Surveying Services
3	Rider Levett Bucknall (Qld) Pty Ltd	26-Nov-09					Cost estimate for the main building works, Cost estimate for the civil works & attendance at meetings and cost estimate advice on alternative structural design. Indicative cost estimate for the main building works.
4	Webb Australia Group (Qld) Pty Ltd	30-Nov-09					Greyhound race track feasibility study and DA submission. Electrical and Mechanical Consultancy Services.
	"	29-Mar-10					Greyhound race track feasibility study and DA submission. Electrical and Mechanical Consultancy Services.
5	WSP Environmental Pty Ltd	31-Jul-09					Landfill site study
		31-Aug-09					Review of interim summary report
6	Sinclair Knight Merz	20-Aug-09					Contaminated Land Consultancy
	"	21-Aug-09					Groundwater Monitoring Rounds 1 & 2, Landfill Cap Integrity Review, Interim Report, Remediation Strategy, Costs Estimates, GQL & TPR Meeting, SKM Expenses & Contracting Charges.
	"	21-Aug-09					Completion of Stage 1 Site Investigation, Preliminary Water Quality Monitoring & attendance at meetings with GQL & QLD Treasury.
	"	29-Oct-09					Supplementary Site Investigation & Geotechnical Investigation.
	"	18-Oct-09					Feasibility, Masterplanning and Development Application Civil & Traffic Consultancy.
	"	9-Nov-09					Feasibility, Masterplanning and Development Application Civil & Traffic Consultancy.
	"	11-Dec-09					Feasibility, Masterplanning and Development Application Civil & Traffic Consultancy.
	"	14-Dec-09					Supplementary Site Investigation & Geotechnical Investigation.
	"	15-Dec-09					Feasibility, Masterplanning and Development Application Civil & Traffic Consultancy.
	"	18-Mar-10					Supplementary Site Investigation & Geotechnical Investigation.
	"	22-Mar-10					Feasibility, Masterplanning and Development Application Civil & Traffic Consultancy.
	"	16-Jul-10					
	"	9-Aug-10					
7	Logan City Council	19-Mar-10					Outdoor entertainment & restaurant,operational works (vegetation clearing) and building works (preliminary approval)
8	Cardno (QLD) Pty Ltd	9-Mar-10					Conduct field survey, preparation of a property vegetation management plan and other costs.
9	Mach 1 Environmental Pty Ltd	28-Jan-10					Review LCC Data and SKM Stage 1 & Stage 2 Report.
	"	30-Jul-10					
10	Department of Environment & Resource Management	10-Dec-09					Application fee to purchase/ transfer land to GQL.
	"	31-Mar-10					Material change of use for outdoor entertainment (Greyhound racing facility) & restaurant, operational works (vegetation clearing) and preliminary approval for building works.
11	RPS	14-Sep-10					
12	Mannix Group Pty Ltd SPLIT X 3	31-Aug-10					
13	Mannix Group Pty Ltd SPLIT X 4	30-Jul-10					
14	Mannix Group Pty Ltd	2-Jul-10					
	Total		$608,489.37	$59,424.55	$667,913.92	$120,967.00	

Amount paid by GQL for the Logan Site facility during the year ended 30 June 2010	$667,913.92
Amount recovered from the State Government as per funding deed	$120,967.00
Variance	$546,946.92

1. There are no further costs to be reimbursed by the State Government for Phase 2. A budget of $200,000 was allowed for in the completion of Phase 2. As per SKM proposal dated 31 March 2009 the costs for phase 2 did not amount to $200,000. The Government were only at this stage prepared to release funds for geotechnical studies in allowing GQL to determine if the site was suitable for construction. Once these studies were completed SKM advised that the site was suitable to construct a greyhound racing facility. Costs incurred subsequent to Phase 1 and 2 have been paid for by GQL and recorded in the budget of $10mill. It was expected that these costs would be reimbursed to GQL by the state government from the $10mill compensation.

2. Costs incurred to 30 June and subsequent costs post 1 July are expected to be reimbursed by the State Government from the $10mill compensation.

RTI DL RELEASE - MPSR

49-Sch4 - Business affairs

NO INVOICE PROVIDED, NOT LISTED ON PREVIOUS RETURN.
ADDITIONAL INVOICES NOT LISTED ON PREVIOUS RETURN

Sinclair Knight Merz
32 Cordelia Street
PO Box 3848
SOUTH BRISBANE QLD 4101

Telephone: +61 7 3026 7100
Facsimile: +61 7 3026 7300
Web: www.skmconsulting.com

CLIENT PROGRESS REPORT

Greyhound Queensland Limited
PO Box 250
Albion Qld 4010

Attention: Darren Beavis

Invoice No. QB013202
Claim No. 1
Date: 18 October 2009
Our Ref: QB10035
Project Manager: Marcus Holford
Your Ref:

SLACKS CREEK GREYHOUND FACILITY - FEASIBILITY, MASTERPLANNING & DA - CIVIL & TRAFFIC CONSULTANCY

Please find below an update of progress of this project -

CIVIL / (General)

- Ongoing design meetings with architects/planners to coordinate tasks/resolve master plan.
- Liaise with Greyhound racing Limited, Council and DTMR via (pre) pre-lodgement meeting.
- Ongoing liaison with Council and DTMR (in progress).
- One design meetings with architects/planners to coordinate tasks/resolve master plan.
- Compilation of development layouts and confirmation of functional requirements.
- Management and appointment (on behalf of GQ) of surveyor
- RAFTS & MUSIC Modelling (in progress)
- Preparation Site Based Storm Water Management Plan document (in progress)
- Dial B4U dig exercise completed and Infrastructure Servicing report (in progress)
- Demand estimation for Sewer & Potable Water (in progress)

PAID
2 NOV 2009

TRAFFIC

- Compile and review traffic count data (In progress – awaiting for signal timing data).
- Collation of land use information
- Site visit to the study area to observe pedestrian, cyclist, and vehicular (including public transport) movements.
- Determination of additional data requirements and estimation of traffic demand, composition and distribution.
- Review of proposed transport (car parking, service vehicle, cycle parking/storage and pedestrian) provisions with respect to development, Council, QT and DTMR requirements (in progress)
- Compilation of Council Code compliance of development traffic and transport provisions (in progress)
- Preparation of supporting traffic impact assessment (TIA) document (in progress)

PT DL RELEASE - NPSR

49-Sch4 - Signature

49-Sch4 - Signature

Signed:

49-Sch4
Project Manager

Signed:

49-Sch4
Project Director

Sinclair Knight Merz
32 Cordelia Street
PO Box 3848
SOUTH BRISBANE QLD 4101

Telephone: +61 7 3026 7100
Facsimile: +61 7 3026 7300
Web: www.skmconsulting.com

CLIENT PROGRESS REPORT

Greyhound Queensland Limited
PO Box 250
Albion Qld 4010

Attention: Darren Beavis

Invoice No. QB013240
Claim No. 2
Date: 09 November 2009
Our Ref: QB10035
Project Manager: Marcus Holford
Your Ref:

SLACKS CREEK GREYHOUND FACILITY - FEASIBILITY, MASTERPLANNING & DA - CIVIL & TRAFFIC CONSULTANCY

Please find below an update of progress of this project -

CIVIL / (General)
- Ongoing design meetings with architects/planners to coordinate tasks/develop plan.
- Ongoing liaison with Greyhound racing Limited, Council and DTMR.
- Development of layouts and confirmation of functional requirements.
- Management (on behalf of GQ) and completion of survey works
- Completion of RAFTS & MUSIC Modelling
- Preparation Site Based Storm Water Management Plan document & figures – Draft completion
- Infrastructure Servicing report & figures – Draft completion
- Demand estimation for Sewer & Potable Water completed
- Inputs to cost estimation exercise and liaison with RLB (in progress)
- Facilitation of Structural Appointment
- Preparation of Code Compliance template for ML Design

TRAFFIC
- Compile and review traffic count data (in progress – waiting signal timing data).
- Determination of additional data requirements and estimation of traffic demand, composition and distribution.
- Ongoing liaison with Council, QT and DTMR re external accessing provision.
- Ongoing review of proposed transport (car parking, service vehicle, cycle parking/storage and pedestrian) provisions
- Compilation of Council Code compliance of development traffic and transport provisions (in progress)
- Preparation of supporting traffic impact assessment (TIA) – Draft completion awaiting additional inputs

RTI DL RELEASE - NPSR

PAID
17 NOV 2009

49-Sch4 - Signature

Signed

49-Sch4
Project Manager

49-Sch4 - Signature

Signed:

49-Sch4
Project Director

Sinclair Knight Merz
32 Cordelia Street
PO Box 3848
SOUTH BRISBANE QLD 4101

Telephone: +61 7 3026 7100
Facsimile: +61 7 3026 7300
Web: www.skmconsulting.com

SKM

CLIENT PROGRESS REPORT

Greyhound Queensland Limited
PO Box 250
Albion Qld 4010

Attention: Darren Beavis

Invoice No. QB013365
Claim No. 3
Date: 11 December 2009
Our Ref: QB10035
Project Manager: Marcus Holford
Your Ref:

SLACKS CREEK GREYHOUND FACILITY - FEASIBILITY, MASTERPLANNING & DA - CIVIL & TRAFFIC CONSULTANCY

Please find below an update of progress of this project -

CIVIL / (General)

- Ongoing design meetings with ML Design to coordinate tasks/develop revised M/P & submission.
- Ongoing liaison with Greyhound racing Limited, Council and DTMR.
- Attendance at pre-lodgement meeting
- Liaison with surveyor
- RAFTS & MUSIC Models – revised/completed to suit M/P changes
- Site Based Storm Water Management Plan docs/figures – revised/completed to suit M/P changes
- Infrastructure Servicing report & figures completed
- Cost estimation inputs with RLB completed
- Structural advice completed
- Code Compliance Report completed for Storm Management and Infrastructure Servicing

TRAFFIC

- Traffic count data completed.
- Traffic demand, composition and distribution for revised M/P completed.
- Further liaison with DTMR re external accessing provision.
- Transport (car parking, service vehicle, cycle parking/storage and pedestrian) provisions completed.
- Code Compliance Report completed for Traffic and Transport.

RTI DL RELEASE - NPSR

PAID
21 DEC 2009

Signed: 49-Sch4 - Signature
49-Sch4
Project Manager

Signed: 49-Sch4 - Signature
49-Sch4
Project Director

G. Q. L.
16 DEC 2009

Sinclair Knight Merz
32 Cordelia Street
PO Box 3848
SOUTH BRISBANE QLD 4101

Telephone: +61 7 3026 7100
Facsimile: +61 7 3026 7300
Web: www.skmconsulting.com

SKM

CLIENT PROGRESS REPORT

Greyhound Queensland Limited
PO Box 250
Albion Qld 4010

Attention: Darren Beavis

Invoice No. QB013514
Claim No. 4
Date: 15 February 2010
Our Ref: QB10035
Project Manager: Marcus Holford
Your Ref:

SLACKS CREEK GREYHOUND FACILITY - FEASIBILITY, MASTERPLANNING & DA - CIVIL & TRAFFIC CONSULTANCY

Please find below an update of progress of this project -

CIVIL / (General)

- Ongoing design discussions with ML Design to coordinate tasks/develop revised M/P & submission.
- RAFTS Model – revised/completed to suit M/P changes
- MUSIC Model – 50% revised/completed to suit M/P changes
- Site Based Storm Water Management Plan docs/figures – 50% revised/completed to suit M/P changes
- Infrastructure Servicing report & figures 50% completed
- Code Compliance Report completed for Storm Water Management and Infrastructure Servicing

TRAFFIC

- Liasons and discussions with ML Design
- Traffic count data completed.
- Traffic demand, composition and distribution for revised M/P 50% completed.
- Transport (car parking, service vehicle, cycle parking/storage and pedestrian) provisions 50% completed.
- Code Compliance Report 50% completed for Traffic and Transport.
- Impact assessment and intersection performance analysis 50% completed.

RTI DL RELEASE - NPSR

49-Sch4 - Signature
Signed:
49-Sch4
Project Manager

49-Sch4 - Signature
Signed:
49-Sch4
Project Director

Sinclair Knight Merz
32 Cordelia Street
PO Box 3848
SOUTH BRISBANE QLD 4101

Telephone: +61 7 3026 7100
Facsimile: +61 7 3026 7300
Web: www.skmconsulting.com

SKM

CLIENT PROGRESS REPORT

Greyhound Queensland Limited
PO Box 250
Albion Qld 4010

Attention: Darren Beavis

Invoice No. QB013619
Claim No. 5
Date: 22 March 2010
Our Ref: QB10035
Project Manager: Marcus Holford
Your Ref:

SLACKS CREEK GREYHOUND FACILITY - FEASIBILITY, MASTERPLANNING & DA - CIVIL & TRAFFIC CONSULTANCY

Please find below an update of progress of this project -

CIVIL / (General)
- Completion of design discussions with ML Design to coordinate tasks/develop revised M/P & submission.
- RAFTS Model – completed to suit M/P changes
- MUSIC Model – completed to suit M/P changes
- Site Based Storm Water Management Plan docs/figures –completed to suit M/P changes
- Infrastructure Servicing report & figures completed to suit M/P changes
- Code Compliance Report completed for Storm Water Management and Infrastructure Servicing
- Inputs to costing
- Provision of 8 hard copies of revised DA submission

TRAFFIC
- Completion of liasons and discussions with ML Design
- Traffic count data completed.
- Traffic demand, composition and distribution for revised M/P completed.
- Transport (car parking, service vehicle, cycle parking/storage and pedestrian) provisions completed.
- Code Compliance Report completed for Traffic and Transport.
- Impact assessment and intersection performance analysis completed.
- Provision of 8 hard copies of revised DA submission

NB full budget allowanance has not been used for Civil Element. Therefore $4,450 will not be charged.

RTI DL RELEASE - NPSR

PAID
20 APR 2010

Signed: 49-Sch4 - Signature
49-Sch4
Project Manager

Signed: 49-Sch4 - Signature
49-Sch4
Project Director

LOGAN CITY COUNCIL
PO BOX 3226
LOGAN CENTRAL DC QLD 4114

LOGAN CITY COUNCIL

TAX INVOICE

ABN 21 627 796 435

Telephone Enquiries: 07 3412 3412

INVOICE CHECKED: 49-Sch4 - Signature
ACCOUNT No: 6122 / 00494M
DATE: 16/3/10
AMOUNT: $9030.90
PASSED FOR PAYMENT: 49-Sch4 - Signature

19 March 2010
IDAS/345/2010

GREYHOUNDS QUEENSLAND LTY
C/O ML DESIGN
GPO Box 714
BRISBANE QLD 4001

Proposal: Outdoor Entertainment & Restaurant, Operational Works (Vegetation clearing), and Building Works (preliminary approval)
Site Address: CRONULLA PARK, 146-178 Kingston Road, SLACKS CREEK QLD 4127

Fee Type	Fee Payable	GST Inc.	Total Payable
Material Change of Use Code Restaurant	9,030.90	0.00	9,030.90

Total Balance: $9,030.90

CASHIERS USE

RADAS/IDAS/345/2010
CRONULLA PARK, 146-178 Kingston Road, SLACKS CREEK QLD 4127

Fee Type	Fee Payable	GST Inc.	Total Payable
Material Change of Use Code Restaurant	9,030.90	0.00	9,030.90

PAID
16 MAR 2010
49-Sch4 - Signature

Total Balance: $9,030.90

This document is an Invoice only, not a receipt for payment.

RTI DL RELEASE - NPSR

LOGAN CITY COUNCIL

LOGAN CITY COUNCIL
PO BOX 3226 LOGAN CITY DC QLD 4114
ABN 21 627 796 435
TAX INVOICE/RECEIPT NO. 4023296

19-MAR-2010

GREYHOUNDS QUEENSLAND LTY
C/O ML DESIGN
GPO Box 714
BRISBANE QLD 4001

Application Receipt	9,030.90
AP IDAS/345/2010///IDAS	
Cheque	-9,030.90
GREYHOUNDS QUEENSLAND LTY	
C-AK TOTAL RECEIPT	9,030.90
AMOUNT TENDERED	9,030.90
CHANGE	
# TAXABLE ITEMS	

PAID
16 MAR 2010

RTI DL RELEASE - NPSR

Release

Greyhounds Queensland

INVOICE AUTHORISATION
GST NET INVOICE

JOURNAL TYPE	3API
	53064
TRANSACTION REFERENCE	DEC-09
TRANSACTION DATE	10 12 09
PERIOD	06 10
DESCRIPTION	PAYMENT OF APPLICATION FEES TO PURCHASE/ TRANSFER LAND AT LOGAN TO GQL AS PER ATTACHED
DUE DATE	10 12 09

		DR/CR	COST CENTRE
CREDITOR NAME	DEPT OF ENVIRONMENT AND RESOURCE MANAGEMENT		
CREDITOR ADDRESS			
CREDITOR CODE	CZENVIR		
AMOUNT	$213-00	DR	01

ACCOUNT CODE	AMOUNT	DR/CR	CC	FUNC	GST
61231	2130 0	DR	01		P
11201		DR	01		S
Invoice Total	$2130 0				

PAID 4226
10 DEC 2009

Purchase Order	
	DD MM YY
Goods Received	
	DD MM YY
Prepared By	10 12 09
	DD MM YY
Accounts Checked	10 12 09
	DD MM YY
Payment Authorised	10 12 09

49-Sch4 - Signature

RTI DL RELEASE - NPSR

Abhendra Kumar

From: Darren/Ordet | 49-Sch4
Sent: Thursday, 10 December 2009 1:17 PM
To: akumar@greyhoundsqueensland.com.au
Subject: Re: Cheque Required

Hi Abhehn,

How things going there?

I need another cheque to be organised in the amount of $213.00 and made out to Dept of Environment and Resource Management.

The cheque will submitted with an application to purchase/transfer the land at Logan to GQL.

I will be in tomorrow morning say 8.30 - 9am to sign and sign the application to be lodged with the DERM Beenleigh office.

Can you email me back when you get this email and i'll see you in the morning.

Darren

49-Sch4 - Signature

INVOICE CHECKED:
ACCOUNT No: 8124 / 82 ENVI
DATE: 10/12/09
AMOUNT: $213.00
PASSED FOR PAYMENT: 49-Sch4 - Signature

RTI DL RELEASE - NPSR

PAID
10 DEC 2009
4226

ORIGINAL L-A-I-S

Queensland Government
Dept of Environment & Resource Management ABN: 46 640 294 485

RECEIPT

Received from: Greyhounds Qld Ltd No.: 3868135
ABN/Address:

Description	Qty	Unit Val	Extended	Discount	Nxt Value	GST	Total Price
VEG CLEARING APP-DECLARED SIGH PROJECT	1	5000.00	5000.00	0.00	5000.00		5000.00

RECEIVED
13 APR 2010
BY: 49-Sch4 - Signature

4300
PAID
31 MAR 2010

INVOICE CHECKED: 49-Sch4 - Signature
ACCOUNT No: 61231 | C2 ENVI
DATE: 31/3/10
AMOUNT: $5000.00
PASSED ✓
FOR PAYMENT: 49-Sch4 - Signature

Date: 09/04/10	Time: 11:53	CHEQUE	5000.00	Tot Value:	5000.00
				GST:	0.00
Brch: dnrbris	SPer: hxz			Tot Price:	5000.00
				Tendered:	5000.00
CYC: 145062	Reg: 92	Tendered	5000.00	Change:	0.00

Cheques or other negotiable instruments accepted subject to clearance.

RTI DL RELEASE - NPSR

Your Reference:	AG:KD
Enquiry Phone:	Customer Service (07) 3412 5269
Please Quote:	MCUC/130/2010
Document Reference:	6525478/OSIPOWM:OSIPOWM
Property Key:	186941
File Number:	653425-2

RECEIVED
31 MAR 2010
BY: s49-Sch4 - Signature

30 March 2010

GREYHOUNDS QUEENSLAND LTY
C/- Mr Andrew Gaffney
ML DESIGN
GPO Box 714
BRISBANE QLD 4001

Dear Mr Gaffney

ACKNOWLEDGEMENT NOTICE

DEVELOPMENT APPLICATION:	MCUC/130/2010
PROPERTY ADDRESS:	146-178 KINGSTON ROAD, SLACKS CREEK CRONULLA PARK
PROPERTY DESCRIPTION:	LOT 658 ON SL 12298
APPLICATION DESCRIPTION	MATERIAL CHANGE OF USE FOR - OUTDOOR ENTERTAINMENT (GREYHOUND RACING FACILITY) & RESTAURANT, OPERATIONAL WORKS (VEGETATION CLEARING), AND PRELIMINARY APPROVAL FOR BUILDING WORKS

PTI DL RELEASE - NPSR

RECEIPT OF DEVELOPMENT APPLICATION

The properly made application under the *Sustainable Planning Act 2009* was received on 19 March 2010 by the Assessment Manager. The following details are confirmed.

DETAILS OF THE APPLICATION

PAID
31 MAR 2010
4100

The application seeks:

- a Development Permit for a:
  1. Material Change of Use for Outdoor Entertainment (Greyhound Racing Facility) & Restaurant; and
  2. Operational Works for vegetation clearing
- a Preliminary Approval for Building Works

STATUS OF INFORMATION REQUEST

The Assessment Manager intends to make an Information Request in accordance with the timeframes prescribed in the *Sustainable Planning Act 2009*.

LOGAN CITY COUNCIL

CITY ADMINISTRATION CENTRE
150 WEMBLEY ROAD
LOGAN CENTRAL QLD 4114
PO BOX 3226 LOGAN CITY DC QLD 4114

COUNCIL ENQUIRIES
Ph: (07) 3412 3412
Fax: (07) 3412 3444
Email: council@logan.qld.gov.au

LOGAN:
FOR FAMILIES, LIFESTYLE & BUSINESS
www.logan.qld.gov.au
ABN 21 627 798 435

REFERRAL AGENCIES

Referral Trigger	Name of Agency	Status	Address
Contaminated land - registered land (Sch 7 - Table 2 - Item 23)	DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT	Concurrence Agency	DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT Development Application Lodgement PO Box 15155 CITY EAST QLD 4002
Contaminated land - notifiable activity (Sch 7 - Table 2 - Item 23)	DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT	Concurrence Agency	DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT Development Application Lodgement PO Box 15155 CITY EAST QLD 4002
Operational Work for clearing of vegetation made assessable (Sch 7 - Table 3 - Item 10)	DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT	Concurrence Agency	DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT Development Application Lodgement PO Box 15155 CITY EAST QLD 4002
Land relating to a State Controlled Road (Sch 7 - Table 3 - Item 1)	DEPARTMENT OF TRANSPORT AND MAIN ROADS	Concurrence Agency	DEPARTMENT OF TRANSPORT AND MAIN ROADS Floor 4 477 Boundary St SPRING HILL QLD 4000
Public passenger transport (Sch 7 - Table 3 - Item 14)	DEPARTMENT OF TRANSPORT AND MAIN ROADS	Concurrence Agency	DEPARTMENT OF TRANSPORT AND MAIN ROADS Floor 4 477 Boundary St SPRING HILL QLD 4000

Pursuant to sections 272 and 273 of *the Sustainable Planning Act 2009*, the application will lapse within 20 business days of receipt of this Acknowledgement Notice, or such further period as agreed with the assessment manager, unless the applicant gives each referral agency the following:-

- A copy of the application (including application form and supporting material);
- A copy of this Acknowledgment Notice; and
- Any applicable concurrence agency application fee.

Please Note: After complying with the above requirements the applicant must give the Assessment Manager written notice of the day the applicant gave each referral agency the referral agency material.

LEVEL OF ASSESSMENT

This development application is Code Assessable and the following planning scheme codes are considered to be applicable codes for the development:

- Non urban and conservation locality and zone code,
  - Including PO5 sub-area of the Public open Space zone;
- Works Codes,
  - Parking Code
  - Landscaping Code
  - Earthworks Code
  - Infrastructure Code;
- Overlay Codes.

PAID
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Please Note: The applicable codes referenced above have been identified on the basis of a preliminary review of the application only. Council reserves the right to assess this application against other codes if they are identified as applicable to the development.

RTI DL RELEASE - TIDCP

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Background

- In July 2007, the Government identified the northern part of Parklands Drive, Gold Coast, as the preferred location for the Gold Coast University Hospital. The identified land included a portion of State owned land, occupied by the Parklands Gold Coast Trust (the Trust). The Gold Coast Harness Racing Club and the Gold Coast Greyhound Racing Club were both tenants of the Trust.
- The first stage of the development of the Gold Coast University Hospital required the acquisition of a portion of land controlled by the Trust, occupied by greyhound racing facilities and used for car parking, by 1 September 2008.
- On 16 July 2008, the former government announced that $10 million would be provided to the then greyhound control body as compensation for vacating the Gold Coast Parklands venue, to be used for establishing another greyhound racing venue.
- The then greyhound control body identified the Cronulla Park site, at Logan, as an opportunity to rationalise industry infrastructure by moving both the Gold Coast Greyhound Racing Club and the Brisbane Greyhound Racing Club (Albion Park) to a newly-developed facility.
- The Cronulla Park site was administered by the Logan City Council as trustee under the *Land Act 1994*. It was subsequently transferred to the Department of National Parks, Recreation, Sport and Racing pending transfer to the greyhound control body.

Current Issues/Response

- On 1 February 2012, the former government announced an Industry Infrastructure Plan had been approved with $24 million allocated for a new greyhound racing facility on the Cronulla Park site at Logan.
- The Government has asked Racing Queensland to review all commitments to capital works made by the previous Government, including the greyhound facility at Logan Park.
- Racing Queensland is investigating the viability of the Logan site together with other alternatives. It unlikely that there will be any decision made until the new code-specific greyhound control board is operational in April 2013 and has had the opportunity to review the needs of the greyhound code. It is envisaged that the new control board will have a role in making recommendations on the infrastructure needs of the greyhound code.

RTI DL RELEASE - NPSR

Site Environmental Issues

The site has previously been used as a general purpose refuse (dump) and has had a capping layer installed over the site to seal the site. There are no built form, or significant improvements, on the site other than the fencing of the property to Compton and Kingston Roads and the creation of internal sealed pathways across the site from Kingston Road.

The site includes a number of gas monitoring devices which are used to provide readings of the type and amount of gas being released by the decomposing landfill. Council has agreed to the proposal of either modifying or repositioning these vents to be more visually aesthetic having regard to the proposed overall site layout. Details of this proposal are included in the Remediation Action Plan **(RAP)**.

An investigation of Cronulla Park was undertaken to establish whether the site's current condition poses an unacceptable risk to human health and/or the receiving environment, and subsequently, whether remediation will be required for the redevelopment of the site as a greyhound racing facility. The investigation confirmed that a capping layer has been installed over most of the site, however an engineered liner was not found. While elevated concentrations of inorganic and organic contaminants have been found in groundwater these are unlikely to pose an unacceptable risk to off-site ground and surface water receptors.

Long term landfill gas monitoring undertaken by Logan City Council indicates that landfill gas is unlikely to pose an unacceptable risk to off-site receptors. However elevated concentrations of methane and vapours have been detected beneath the capping layer which poses a risk to future site users. The key remedial measures required to address and treat this risk include:

- building up the surface capping layer in the eastern embankment area of the site;
- the inclusion of gas escape protection measures in future buildings; and
- maintaining the integrity of the surface capping layer through the appropriate redevelopment methods.

The site is listed on the Environmental Management Register for the notifiable activity Landfill. The Department of Environmental and Resource Management **(DERM)** has advised that the site was not managed under a Site Management Plan **(SMP)**. The site is not listed on the Contaminated Land Register.

As part of the approval process for the development of a greyhound racing venue on the site, the necessary approvals have been obtained from the Logan City Council and relevant State government authorities such as the DERM. In order to achieve these approvals appropriate plans have been formulated, submitted and approved by the relevant authorities that address the environmental issues. A Site Management Plan and a Remediation Action Plan have been developed to deal with all relevant environmental issues so that the site may be developed as intended.

PTI DL RELEASE - IPSR

Release

Please confirm the Gold Coast Greyhound Club will after its final meeting this month hold future meetings at Ipswich and Albion Park until a new racing track is completed at Logan.

The Greyhound Racing Authority (now Greyhounds Queensland Limited, effective 1 July 2008), which is responsible for allocating race meetings, announced on 27 May 2008 the approval of a new TAB race date schedule effective 4 August 2008 - refer GQL's web site at: www.greyhoundsqueensland.com.au.

When is the estimated completion date for the Logan track?

The Greyhound Racing Authority's (now Greyhounds Queensland Limited) Logan master plan estimates a development timeframe of no less than two years.

What compensation arrangements are being considered for the greyhound club for its staff, facilities, equipment, storage of equipment until Logan opens etc?

Greyhounds Queensland Limited will be compensated for the loss of the greyhound racing venue that occupies State-owned land at Parklands.

Is there likely to be sufficient cash compensation to enable the dogs to be relocated at the Gold Coast Harness Club – using a track built inside the trotting track – should the club decide to follow this route?

The matter of compensation for the greyhound code remains the subject of discussions between the Government and Greyhounds Queensland Limited (GQL), the control body for the greyhound racing code in Queensland.

GQL has developed a proposal to rationalise industry venues and infrastructure and develop a 'stand alone' greyhound racing facility at Logan.

GQL has advised alternative arrangements for Gold Coast race meetings as a result of the Gold Coast Greyhound Racing Club having to cease racing at the end of July.

Subject to unforseen circumstances, harness racing will only be able to continue at Parklands until 30 June 2013. However, if the Gold Coast Greyhound Racing Club determines that it would like to establish a greyhound track within the harness track at Parklands, would need to provide details of its proposal, and seek approval from, its control body, GQL.

RTI DL RELEASE - NPSR

Release