New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

THE INFORMATION CONTAINED IN THIS REPORT INCORPORATES DATA OBTAINED FROM EXTERNAL & INTERNAL SOURCES OF THIS DEPARTMENT. WHILST SOME VERIFICATION OCCURS AT THE TIME OF PROCESSING, THE DEPARTMENT IS UNABLE TO GUARANTEE THE ACCURACY OF SUCH INFORMATION. THEREFORE, ANY PERSON PURCHASING THIS REPORT SHOULD CONDUCT THEIR OWN INVESTIGATION & ANALYSIS OF THE INFORMATION AND DETERMINE ITS SUITABILITY FOR THEIR PURPOSE. INFORMATION DERIVED FROM THIS REPORT IS NOT TO BE USED FOR DIRECT MARKETING PURPOSES.

Property Status: Active
District: BRISBANE
Office: BNE:BRISBANE
LG/Div: 1000/13 BCC-TOOMBUL **Property ID:** 1208184 **WTR:** 2777/3 **Previous Ref:** NA

Property Name:
Property Addr: 915 NUDGEE RD, BANYO QLD 4014

Owner (VOLA): ROEBIG INVESTMENTS PTY LTD AS TTE
Service Addr: 3 / 723 SANDGATE RD, CLAYFIELD QLD 4011
Others: N

RPD: L3 RP137072:PAR TOOMBUL
Area/Vol: 1.49 HA

Indicative Planning: 30 GENERAL INDUSTRY (OLD)
Primary Land Use: 28 WAREHOUSE & BULK STORES **Secondary Land Use:** 25 PROFESSIONAL OFFICES
Property Type: ISSUING **Property Tenure:** FREEHOLD **Property Valuation Method:** NON-RURAL

VALUATION INFORMATION

ISSUING	SV	**D/Effect:** 30/06/2014	**D/Valn:** 01/10/2013	**Value:** $2,650,000	**S/C:** 17	**D/Issue:** 08/10/2014
ISSUING	SV	**D/Effect:** 30/06/2015	**D/Valn:** 01/10/2014	**Value:** $2,650,000	**S/C:** 17	**D/Issue:** 20/05/2015

GENERAL PROPERTY INFORMATION

Contamination: N **Business:** Y **No Water:** N
Heritage Listed: N **Benchmark Property:** N **No Sewerage:** N
Easement Effect: Y **Manual Adj at Reval:** N **Time Share:** N

As Valued Land Use: 450 INDUSTRIAL
SMA: 406 NORTHGATE BANYO
Sale Date: 01/08/2006 **Sale Price:** $6,300,000 **Sale Type:** NORMAL SALE
Subleased: N

General Notes: EASEMENT "N" - 1693M2
Valuer Notes: EMT. N TO THE EXTREME REAR OF THE PROPERTY. NCV

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Number of Records Printed: 1

End of Report

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Property Details

Property details and development history listed below are those that are currently available from Council's property and application management system.

915 NUDGEE RD, BANYO

Details
Property Number: 509603
Lot/DP: 3RP137072
Land Number(s): 10761809
Description: L.3 RP.137072 PAR TOOMBUL
Ward: NORTHGATE

Status
CURRENT

Area
Area: 14900 sq.m

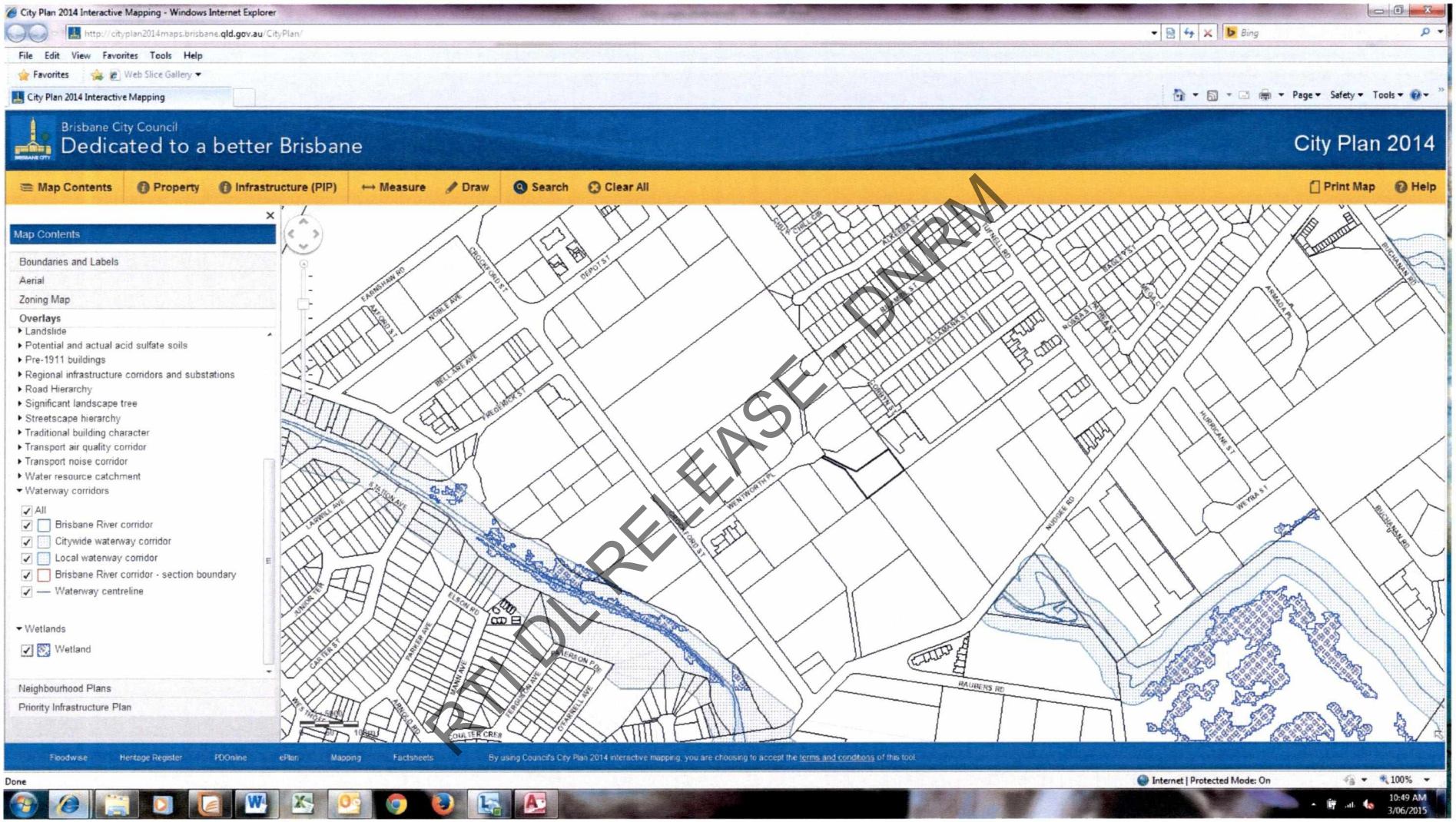
Applications
There are no Development Assessment applications against this property

Zoning
QPP-IN2 - INDUSTRY (GENERAL INDUSTRY B) ZONE

Neighbourhood Plans and Overlays
QPP-SHO - STREETSCAPE HIERARCHY OVERLAY
QPP-TNO - TRANSPORT NOISE CORRIDOR OVERLAY
QPP-CHO - COASTAL HAZARD OVERLAY
QPP-CIO - CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY
QPP-WAO-LC - WATERWAY CORRIDORS OVERLAY - LOCAL WATERWAY CORRIDOR SUB-CATEGORY
QPP-BNP - BANYO-NUDGEE NEIGHBOURHOOD PLAN
QPP-AEO-PANS - AIRPORT ENVIRONS OVERLAY - PROCEDURES AIR NAV SERVICES-AIRCRAFT OPS SURFACES SUB-CATEGORIES
QPP-CIO-CIM - CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY - CIMN PLANNING AREA SUB-CATEGORY
QPP-AEO-LI - AIRPORT ENVIRONS OVERLAY - LIGHT INTENSITY SUB-CATEGORIES
QPP-AEO-S3 - AIRPORT ENVIRONS OVERLAY - BBS SUB-CATEGORIES - DISTANCE FROM AIRPORT 0-3KM SUB-CATEGORY
QPP-FO-CW4 - FLOOD OVERLAY - CREEK/WATERWAY FLOOD PLANNING AREA 4 SUB-CATEGORY
QPP-RO-HVP - REG. INFRAS. CORRIDORS SUBSTATNS OVERLAY - MJR ELECTRIC INFRAS HI VOLT POWERLINE SUB-CATEGORY
QPP-AEO-OLS - AIRPORT ENVIRONS OVERLAY - OBSTACLE LIMITATION SURFACES (OLS) SUB-CATEGORIES
QPP-WAO - WATERWAY CORRIDORS OVERLAY
QPP-ASSO-P - POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY-POTENTIAL AND ACTUAL ACID SULFATE SOILS SUB-CATEGORY
QPP-FO-CW3 - FLOOD OVERLAY - CREEK/WATERWAY FLOOD PLANNING AREA 3 SUB-CATEGORY
QPP-FO-OF - FLOOD OVERLAY - OVERLAND FLOW FLOOD PLANNING AREA SUB-CATEGORY
QPP-AEO - AIRPORT ENVIRONS OVERLAY
QPP-RHO - ROAD HIERARCHY OVERLAY
QPP-BNO - BICYCLE NETWORK OVERLAY
QPP-FO - FLOOD OVERLAY
QPP-IAO - INDUSTRIAL AMENITY OVERLAY
QPP-AEO-BBS - AIRPORT ENVIRONS OVERLAY - BIRD AND BAT STRIKE ZONE SUB-CATEGORIES
QPP-AEO-L6 - AIRPORT ENVIRONS OVERLAY - WITHIN 6KM MAX INTENSITY OF LIGHT SOURCES 3 DEGREES ABOVE HORIZON SUB-CAT
QPP-CHO-MT - COASTAL HAZARD OVERLAY - MEDIUM STORM-TIDE INUNDATION AREA SUB-CATEGORY
QPP-FO-CW1 - FLOOD OVERLAY - CREEK/WATERWAY FLOOD PLANNING AREA 1 SUB-CATEGORY
QPP-IAO-A - INDUSTRIAL AMENITY OVERLAY - INDUSTRIAL AMENITY INVESTIGATION AREA SUB -CATEGORY
QPP-TNO-QD1 - TRANSPORT NOISE CORRIDOR OVERLAY - QUEENSLAND DEVELOPMENT CODE MP4.4 NOISE CATEGORY 1 SUB-CATEGORY
QPP-AEO-OHL - AIRPORT ENVIRONS OVERLAY - HORIZONTAL LIMITATION SURFACE BOUNDARY SUB-CATEGORY
QPP-TNO-QD2 - TRANSPORT NOISE CORRIDOR OVERLAY - QUEENSLAND DEVELOPMENT CODE MP4.4 NOISE CATEGORY 2 SUB-CATEGORY
QPP-ASSO - POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY
QPP-ASSO-L1 - POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY - LAND AT OR BELOW 5M AHD SUB-CATEGORY
QPP-RO-HVE - REG. INFRAS CORRIDORS SUBSTATN OVERLAY - MJR ELECTRIC INFRAS HI VOLT POWERLINE EASEMENT SUB-CATEGORY

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Banyo/Nudgee Local Plan

1 Introduction

This Local Plan contains specific additional local planning requirements. Where it conflicts with the requirements of the City Plan, this Local Plan prevails.

In using this Local Plan, reference should also be made to Section 1.1—Using a Local Plan at the front of this chapter.

2. Development principles

2.1 The residential areas of Banyo and Nudgee are predominantly low–density detached housing. Alternative housing choices for the area's ageing population and students attending the Australian Catholic University are limited. As such, townhouses and units are encouraged to cater for the changing needs of existing and future residents. Appropriate locations include large parcels of underutilised industrial land close to the Banyo shopping centre, the Banyo and Nudgee Railway Stations and key community facilities.

2.2 Industry is to continue to play an important role in the local economy of the Banyo/Nudgee area. New industrial activity will be encouraged where impacts can be successfully buffered from residential areas. Isolated industrial pockets in predominantly residential areas will be encouraged to redevelop for residential purposes.

2.3 Nundah Creek, Nudgee Waterhole and the corridor linking the waterhole to the Boondall Wetlands are major natural features of the area which are retained and enhanced. These natural features have a range of environmental values including habitat, ecological, cultural and waterway values. For the purposes of this Local Plan, Habitat Areas and Ecological Corridors apply as defined in Section 4.2 of the City Plan—Elements in Local Plans for Outer Suburbs.

3 Precinct intents

Map A—Banyo/Nudgee indicates the precincts of this Local Plan.

3.1 Precinct 1—Nudgee North

Development should protect the two important Habitat and Ecological Corridors that pass through this precinct being Nundah Creek and the Nudgee Waterhole to Boondall Wetlands corridor.

Expansion of the aged–care and complementary facilities would be supported on the Mercy Centre site and in Sub–precinct 1(a).

3.2 Precinct 2—Elliott Road North

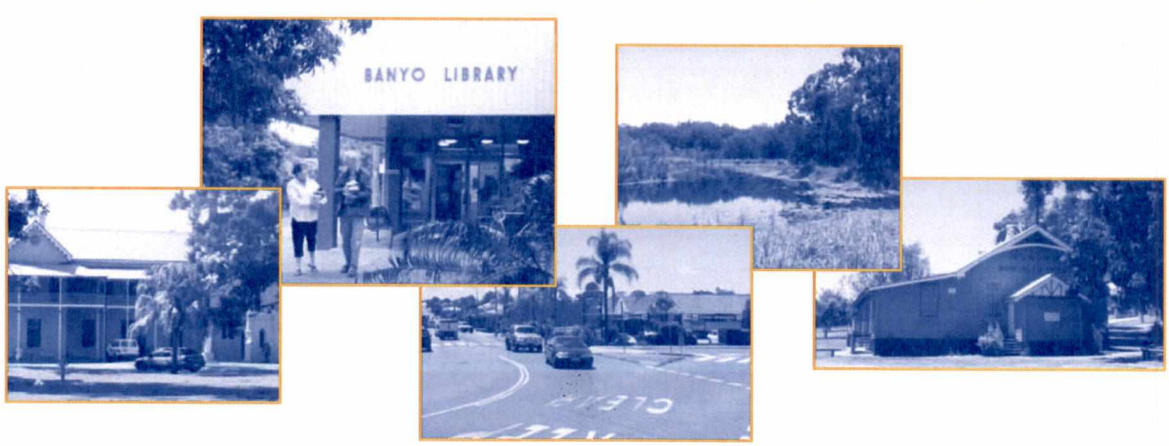
This is an isolated pocket of industry surrounded by residential and open space. The lack of adequate buffers between the houses and industry and the presence of heavy vehicles which service the industry detrimentally impact on the residential amenity. Medium density residential development in this precinct would be supported given its proximity to the Nudgee Railway Station and the nearby open space. However, any development of residential uses would have to demonstrate how they can be adequately buffered from the existing industry.

Due to the condition and usefulness of the existing buildings in the precinct, the transition to residential may not occur for some time, until it is more economically feasible. Therefore these existing buildings can continue to be used for industrial and warehouse purposes until the transition to residential occurs. For Sub–precinct 2(b), low–impacting light industries will be most appropriate as a transition use from General Industry to residential.

3.3 Precinct 3—Blinzinger Road

If this site is no longer required for Energex purposes, and the site is available for redevelopment, it should be used for low–density residential purposes.

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3.4 Precinct 4—Banyo Centre

The Banyo Centre will continue to be the main focus for the area's retail, commercial and service provision. Land within the precinct is sufficient to cater for the growing needs of the Centre. As such, expansion of any centre activities outside of the defined Banyo Centre is inappropriate.

3.5 Precinct 6—Tufnell Road South

This precinct has historically been used for railway, defence and industrial purposes. Redevelopment seeks to provide opportunities for low impacting uses such as offices, warehousing and light industry, as well as a significant component of residential. Retail uses will not be supported in this precinct. Low–medium density residential development is supported, given the proximity to the Banyo Centre, railway station, Earnshaw College and other community facilities. A small area of Medium Density residential development may be supported at the northern end of the Queensland Rail site, on the lots adjoining Precinct 5, subject to adequate buffering to existing and future industrial activities being provided.

3.5.1 Sub–precinct 6(a)

This sub–precinct acts as a buffer between the industrial and residential areas, providing a physical separation between these two incompatible uses to reduce the risk of industrial impacts affecting future residents and existing residents nearby. The buffer accommodates only low impact uses such as park, community and recreational facilities. Very low impact components of the industrial use, such as small scale car parking areas and landscaping where there is no building work, may also be located within the buffer. Roads may be included within the buffer to separate the land uses and provide opportunities for surveillance of the buffer to ensure it is a useable and safe space. Some acoustic and drainage devices may be acceptable within the buffer. The preferred location for park is within this precinct. However, the use of the buffer for park will depend on the useability and quality of the space, and the extent of acoustic and drainage facilities proposed.

3.6 Precinct 7—Former Nudgee Primary School

As there is a demand for child–care in the area, the re–use of the former pre–school site for a child–care centre would be supported.

3.7 Precinct 8—St Vincents Road South

This Light Industry precinct will act as a buffer between the General Industry area to the east and the nearby Low–Density Residential area. It is currently unsuitable for residential development because of the impacts of nearby industries, particularly odour and noise. To assist in the facilitation of future residential development in this area, subdivision of these sites for non–residential purposes would not be appropriate. If the impacts of industry are reduced in the future to acceptable levels, Council's preferred use for this precinct is low–medium density residential, given the site's location near Bindha Railway Station.

4 Level of assessment

The following tables contain exceptions to the level of assessment, overriding the levels of assessment in Chapter 3.

A preliminary approval may change the level of assessment identified in these tables.

The trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.

4.1 Sub–precinct 1(a)

Code Assessment	Applicable Codes
1. **Multi–unit dwelling** (where aged–care accommodation)	Banyo/Nudgee Local Plan Code Residential Design—Low Density, Character and Low–medium Density Code Residential Design—Special Needs Code

4.2 Precinct 2—Elliott Road North

Impact Assessment	Relevant Codes
Generally inappropriate	
1. **Reconfiguring a lot** where not for residential purposes	

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4.3 Precinct 2(c)

Self Assessment	Applicable Codes
1. **Industry** where: • not involving building work • complying with the self assessable Acceptable Solutions in the Industrial Amenity and Performance Code • not identified in Schedule 1 or Schedule 2	Industrial Amenity and Performance Code
2. **Warehouse** where: • not involving building work • complying with the self assessable Acceptable Solutions in the Industrial Amenity and Performance Code • not involving the storage of dangerous goods above the volumes identified in Schedule 2	Industrial Amenity and Performance Code
Impact Assessment	**Relevant Codes**
Generally appropriate	
1. **Industry** where not involving building work and identified in Schedule 1	Industrial Amenity and Performance Code and Industrial Design Code
2. **Warehouse** where: • not involving building work • not involving the storage of dangerous goods above the volumes identified in Schedule 2	Industrial Amenity and Performance Code and Industrial Design Code

4.4 Precincts 4 and 6 where Queensland Rail land (as shown on Maps C and D)

Self Assessment	Applicable Codes
1. **Railway activities** where: • complying with the Acceptable Solutions in the Community Use Code • not involving building work	Community Use Code
Code Assessment	**Applicable Codes**
1. **Railway activities** where: • not complying with the Acceptable Solutions in the Community Use Code • not involving building work	Community Use Code
2. **Railway activities** where involving building work	Community Use Code

4.5 Precinct 6—Tufnell Road South

Impact Assessment	Relevant Codes
Generally appropriate	
1. **Office** where in accordance with a structure plan that has been adopted in accordance with the Structure Planning Code	Centre Design Code Centre Amenity and Performance Code Structure Planning Code

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4.6 Sub-precinct 6(a)

Impact Assessment	Relevant Codes
Generally appropriate	
1. **Community facilities**	Banyo/Nudgee Local Plan Code and Outdoor Sport and Recreation Code
2. **Outdoor sport and recreation**	Banyo/Nudgee Local Plan Code

4.7 Precinct 8—St Vincents Road South

Impact Assessment	Relevant Codes
Generally inappropriate	
1. **Reconfiguring a lot** where not for residential purposes	

5. Banyo/Nudgee Local Plan Code

This Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5. Where an Acceptable Solution or the corresponding Performance Criterion in this Local Plan Code directly varies from an Acceptable Solution or Performance Criterion in a generic Code in Chapter 5, the Acceptable Solution and Performance Criterion in this Local Plan Code takes precedence. All remaining Acceptable Solutions and Performance Criteria from applicable or relevant generic Codes in Chapter 5 will continue to apply.

The purpose of this Code is to ensure that development in the Local Plan area is consistent with the Development principles and Precinct intents of this Local Plan.

Performance Criteria		Acceptable Solutions	
P1	Safe public access must be provided for pedestrians along Nundah Creek	**A1**	A path is provided as indicated on *Map A—Banyo/Nudgee*
P2	The 'leafy' feel of the treed avenues must be retained	**A2**	A continuous canopy of well-matured trees is maintained as shown on *Map A—Banyo/Nudgee*
P3	The benefits provided by the landmark and shade trees must be preserved	**A3**	The groupings of trees shown on *Map A—Banyo/Nudgee* are retained
Where in Precinct 1(a)			
P4	Building size and bulk must be consistent with the low density nature of the locality	**A4.1** **A4.2**	Gross floor area is no more than 0.3 times the site area, or no more than 0.5 for aged-care accommodation Building height at any point is no more than 8.5m above ground level and 2 storeys
Where in Precinct 2—Elliott Road North			
P5	Residential development must provide safe and convenient pedestrian access to Nudgee Station and local parks	**A5**	Paths are provided through the precinct to link the Station and Nudgee Reserve with existing residential areas to the south
P6	Residential development must be low to medium density and complement the scale and design of the area	**A6**	Maximum number of storeys is 4, with a maximum gross floor area up to 0.8 times the site area
P7	Residential buildings provide high quality visual amenity for residents both internal and external to the site	**A7.1** **A7.2**	Maximum building length is 20m Maximum building height is 12m

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Performance Criteria		Acceptable Solutions	
		A7.3	Development provides for variation in colour and materials for roof and wall areas
P8	Residential development must be adequately buffered from the noise and lighting impacts of existing industry and the railway	**A8.1**	Buildings adjoining industrial uses and the railway incorporate: • internalised landscape and amenity areas in accordance with *Figure a*; or • acoustic measures such as sunrooms, sealed windows and landscaped buffers in accordance with *Figure b*; or • useable private outdoor space with a maximum of 70% enclosed walls in accordance with *Figure c* *Note: for the purpose of gross floor area calculations, enclosed balcony or courtyard areas, where exposed to a noise source with a minimum of 70% of the wall area provided as floor to ceiling openable glass windows, are not included*
		A8.2	Bedroom windows are located to ensure no lighting impacts from industry
P9	Where adjacent to green space areas, development must provide for: • high quality, visually interesting building facades; and • casual surveillance of the public domain	**A9**	Habitable rooms, balconies and patio areas overlook and address adjoining greenspace areas as shown on *Map B—Elliott Road North*
P10	Where a site has frontage to Elliott Road, landscaping and footpath treatments must provide a high quality and consistent visual outcome leading to the entrance to the Nudgee Reserve	**A10.1**	One street tree is provided for every 8m of street frontage
		A10.2	Development provides a concrete footpath, a minimum of 1.5m wide
		A10.3	Development provides a landscaped front boundary setback, a minimum of 6m to the outermost projection of the building, and does not incorporate visitor parking areas
Where in Sub-precinct 2(b)			
P11	Where a site has frontage to Ivedon Street, buildings must be compatible in scale and design with residential buildings on the other side of the street. They must contribute positively to the amenity and character of the local area, especially as seen from the street	**A11**	Development is a maximum of 2 storeys within 30m of Ivedon Street and is of a scale and bulk consistent with the detached houses in the locality, as shown in *Figure d*
P12	The transition of the precinct from industry to residential must occur in an orderly manner	**A12.1**	A structure plan is prepared in accordance with the Structure Planning Code
		A12.2	The first residential redevelopment proposal in the sub-precinct is a minimum of 3 hectares, developed in accordance with an approved structure plan. Subsequent residential development can occur where the site adjoins industry on no more than 2 sides
		A12.3	Any single residential redevelopment proposal ensures that no isolated area of less than 1200m^2 remains in the sub-precinct

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Performance Criteria		Acceptable Solutions	
Where in Sub–precinct 2(c)			
P13	Pedestrian/cycle access to the railway station must be improved for residents to the south of the sub–precinct	**A13**	A public path is provided from Railway Parade through the sub–precinct to link with existing pedestrian access to the railway station
P14	The park fronting St Achs Street must be safe and continuous	**A14**	Land fronting St Achs Street is dedicated as parkland
Where in Precinct 4—Banyo Centre			
P15	Development must make a positive contribution towards the legibility of the centre in terms of defining the centre, its network of public spaces, paths, roads and parking	**A15**	Development is generally consistent with *Map C—Banyo Centre Precinct Design Guidelines*
Where in Sub–precinct 4(a)			
P16	Residential development must be adequately buffered from railway or industrial uses in Precinct 6	**A16**	Residential development is limited to the lots fronting Tufnell Road
P17	Development fronting Tufnell Road must respect the residential area opposite	**A17**	Development is consistent with *Figure e*
P18	Development fronting Tufnell Road must provide an attractive environment for the development to its rear	**A18.1**	Rear building elevations provide visual interest through building articulation, materials, colour, windows, and awnings
		A18.2	Service and storage areas are screened from view of buildings to the rear through landscaping and fencing
Where in Precinct 5—Banyo Centre Residential			
P19	Building height must be consistent with the low density nature of the residential area opposite	**A19**	Building height at any point is no more than 9.5m above ground level to the underside of eaves and 3 storeys
P20	The ongoing operation of the Queensland Rail welding facility must be facilitated	**A20**	No new residential development is to occur within 100m of the welding facility until operation of the welding facility ceases permanently
Where in Precinct 6—Tufnell Road South			
P21	Development must be designed to minimise impacts such as noise, odour, particulate and other air emissions and visual pollution on existing and future nearby residents, and provide a convenient and safe network of links to nearby facilities and services	**A21.1**	Development is in accordance with *Map D—Tufnell Road South Precinct*, including the provision of a 100m buffer
		A21.2	Where the buffer is less than 100m, building bulk and height are reduced accordingly to achieve the same visual outcome and air quality levels appropriate to a residential area are achieved
		A21.3	Densely landscaped mounds are provided as the primary method of minimising industrial noise to residential areas
		A21.4	A new service road terminating at the rear of the Banyo Centre is provided, generally in accordance with *Map D—Tufnell Road South Precinct*. This road does not provide access to residential uses

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Performance Criteria		Acceptable Solutions	
P22	Non–residential traffic must not access Tufnell Road from this precinct	**A22.1**	All non–residential traffic accesses this precinct via Earnshaw Road and other industrial roads south of Tufnell Road
		A22.2	The Queensland Rail site is not developed for non–residential purposes until access can be provided from Earnshaw Road, generally in accordance with *Map D—Tufnell Road South Precinct*
P23	Non–residential traffic must be deterred from using residential streets	**A23.1**	All non–residential traffic is directed south along Earnshaw Road
		A23.2	Access roads to non–residential and residential areas from Earnshaw Road are physically separated
P24	Development must not exacerbate flooding of Cannery Creek	**A24**	There is no net increase in stormwater discharge from the precinct
P25	The history of the former army land must be acknowledged	**A25**	The site's history is reflected through: • street names • historical information plaques in public areas • retention of the former guard house shown on *Map D—Tufnell Road South Precinct*
P26	Parkland must be provided for the needs of workers and residents	**A26**	Parkland is provided in Sub–precinct (a) where: • the useability and quality of the space is not significantly impacted by acoustic and drainage facilities; and • not identified on *Map D—Tufnell Road South Precinct* as 'unsuitable as park'
Where in Precinct 7—Former Nudgee Primary School			
P27	Park land must be sufficient for the needs of the new residential development	**A27**	Park is provided as shown on *Map A—Banyo/Nudgee*
P28	Pedestrian access through the site must be retained	**A28**	Paths are provided linking the end of Davenant Street with: • Approach Road • the existing path at the end of Kagoola Street

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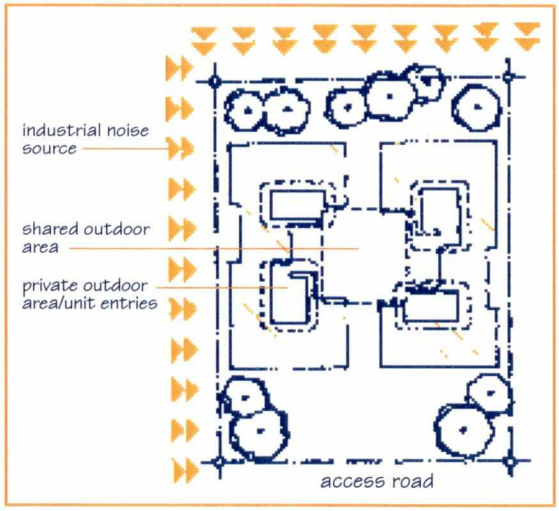


Figure a

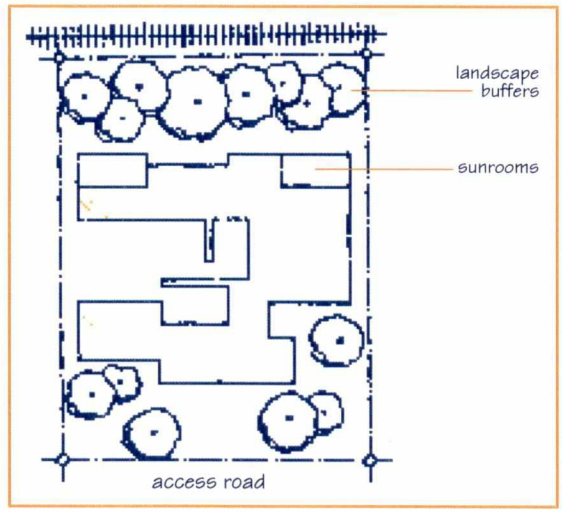


Figure b

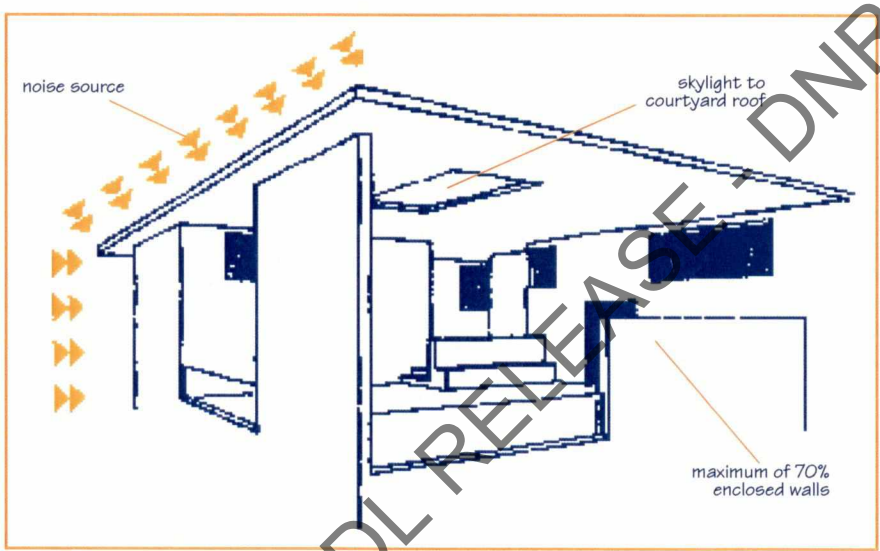


Figure c

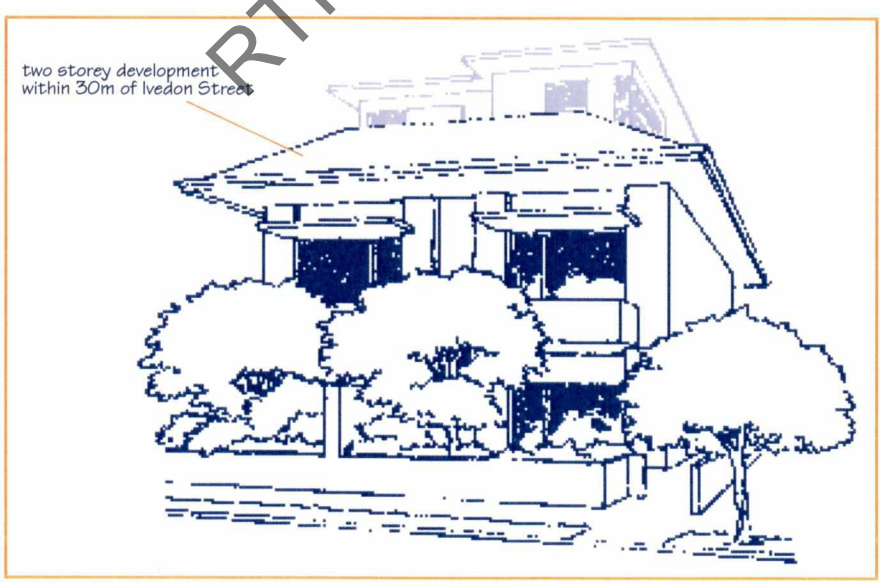


Figure d

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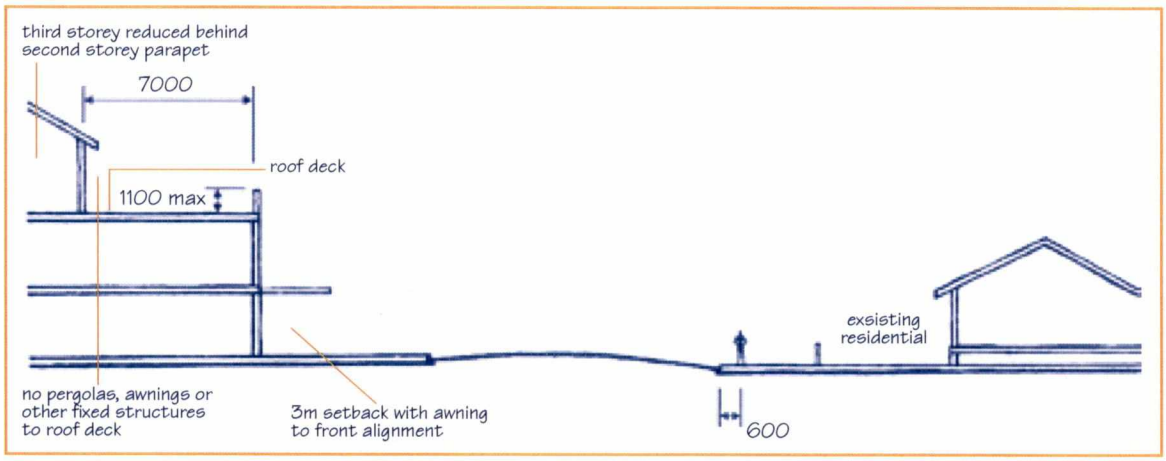


Figure e

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Map A: Banyo/Nudgee



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Local Plan boundary

Precinct boundary

(a) Sub-precinct boundary

Landmark and shade trees

Habitat areas and ecological corridors

Future path

Treed avenue

Future park

PRECINCTS

1 Nudgee North

2 Elliott Road North

3 Blinzinger Road

4 Banyo Centre

5 Banyo Centre Residential

6 Tufnell Road South

7 Former Nudgee Primary School

8 St Vincents Road South

N

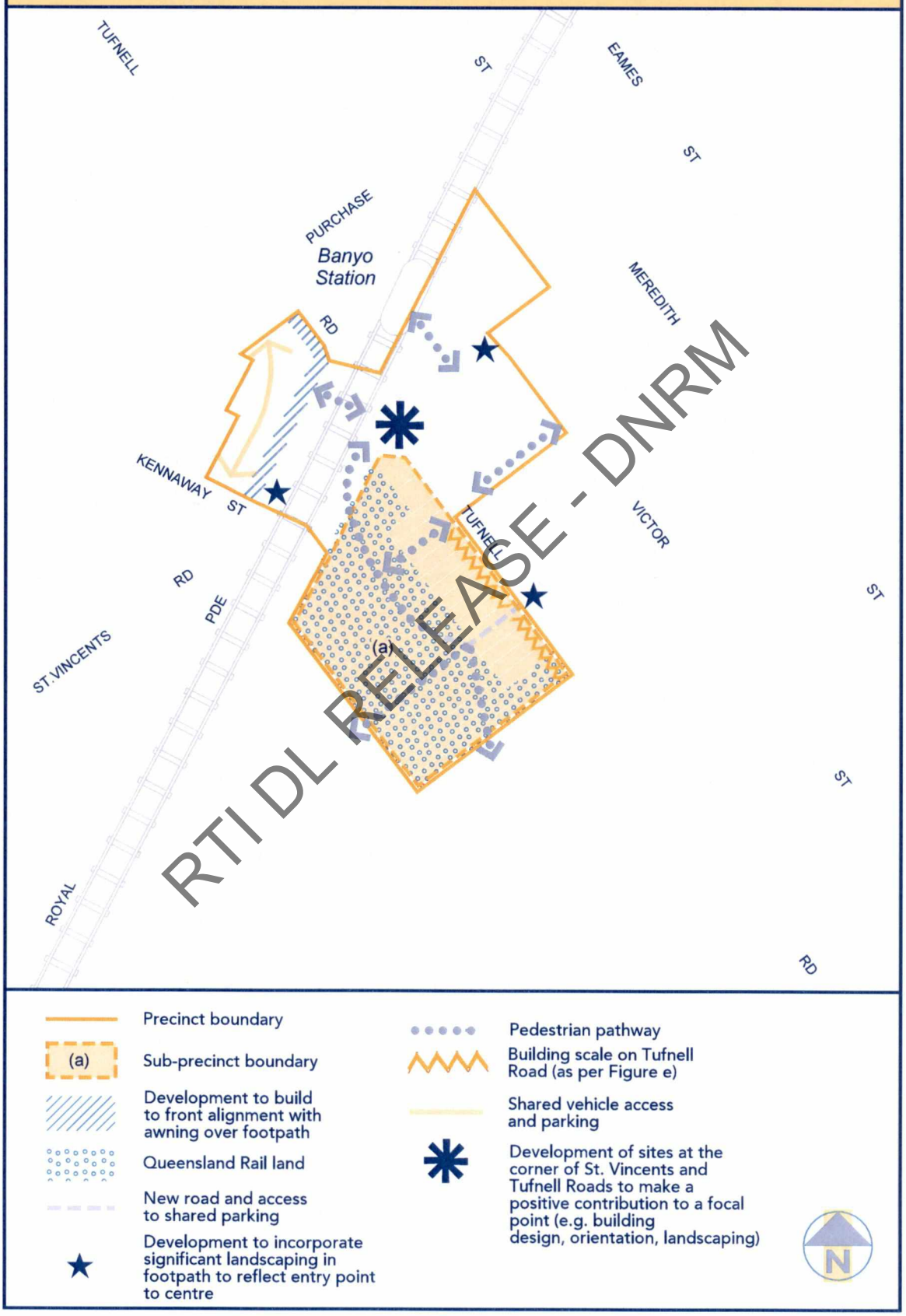
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Map B: Elliott Road North



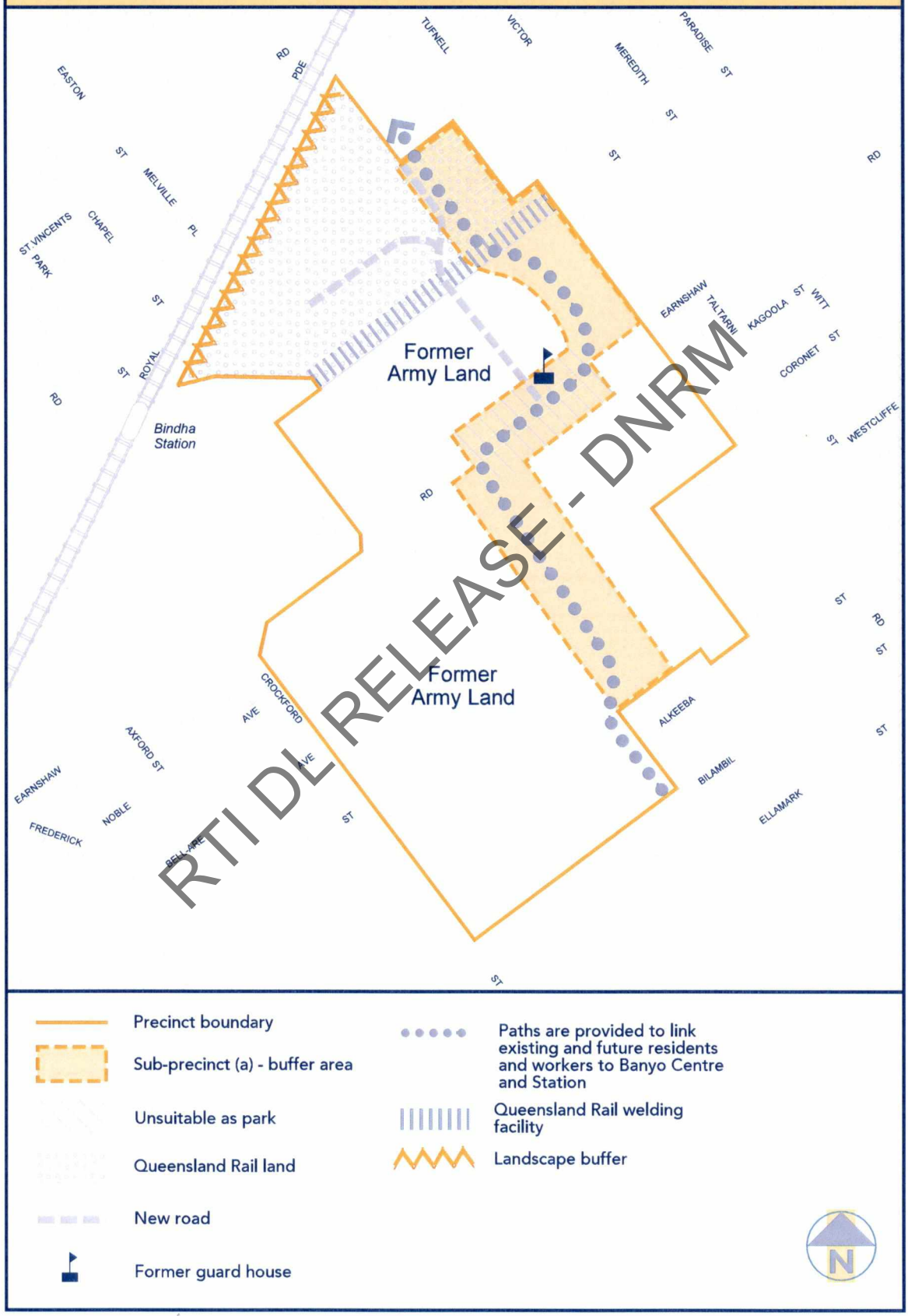
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Map C: Banyo Centre Precinct Design Guidelines



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Map D: Tufnell Road South Precinct



- Precinct boundary
- Sub-precinct (a) - buffer area
- Unsuitable as park
- Queensland Rail land
- New road
- Former guard house
- Paths are provided to link existing and future residents and workers to Banyo Centre and Station
- Queensland Rail welding facility
- Landscape buffer

7.2.2.1 Banyo—Nudgee neighbourhood plan code

7.2.2.1.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Banyo—Nudgee neighbourhood plan area if:

(a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for neighbourhood plan (section 5.9); or

(b) impact assessable development.

(2) Land in the Banyo—Nudgee neighbourhood plan area is identified in the NPM-002.1 Banyo—Nudgee neighbourhood plan map and includes the following precincts:

(a) Nudgee north precinct (Banyo—Nudgee neighbourhood plan/NPP-001):

(i) Nudgee north a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-001a).

(b) Elliott Road north precinct (Banyo—Nudgee neighbourhood plan/NPP-002):

(i) Elliott Road north a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-002a);

(ii) Elliott Road north b sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-002b);

(iii) Elliott Road north c sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-002c).

(c) Blinzinger Road precinct (Banyo—Nudgee neighbourhood plan/NPP-003);

(d) Banyo centre precinct (Banyo—Nudgee neighbourhood plan/NPP-004):

(i) Banyo centre a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-004a).

(e) Banyo centre residential precinct (Banyo—Nudgee neighbourhood plan/NPP-005);

(f) Tufnell Road south precinct (Banyo—Nudgee neighbourhood plan/NPP-006):

(i) Tufnell Road south a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-006a).

(g) St Vincents Road south precinct (Banyo—Nudgee neighbourhood plan/NPP-007).

(3) When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—This neighbourhood plan includes a table of assessment with level of assessment variations to those in sections 5.5, 5.6, 5.7, 5.8 and 5.10, that assist in achieving both these locally specific overall outcomes and the following precinct provisions. Refer to Table 5.9.7.A, Table 5.9.7.B, Table 5.9.7.C and Table 5.9.7.D.

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7.2.2.1.2 Purpose

(1) The purpose of the Banyo—Nudgee neighbourhood plan code is to provide finer grained planning at a local level for the Banyo—Nudgee neighbourhood plan area.

(2) The purpose of the Banyo—Nudgee neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.

(3) The overall outcomes for the Banyo—Nudgee neighbourhood plan area are:

(a) The residential area of Banyo and Nudgee is currently predominantly low density detached dwelling houses and alternative housing choices for the area's ageing population and students attending the Australian Catholic University are limited. As such, townhouses and units are encouraged to cater for the changing needs of existing and future residents. Appropriate locations include large parcels of under-utilised industrial land close to the Banyo shopping centre and close to the Banyo and Nudgee railway stations.

(b) Industry continues to play an important role in the local economy of the Banyo—Nudgee area. New industrial activity is encouraged where impacts can be successfully buffered from residential areas. Residential redevelopment of isolated industrial pockets in predominantly residential areas is encouraged.

(c) Nundah Creek, Nudgee Waterhole and the corridor linking the waterhole to the Boondall Wetlands are major natural features of the area which are retained and enhanced. These natural features have a range of environmental values including habitat, ecological, cultural and waterway values.

(d) Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and economic need for the development.

(4) Nudgee north precinct (Banyo—Nudgee neighbourhood plan/NPP-001) overall outcomes are:

(a) Development protects the 2 important habitat and ecological corridors that pass through this precinct being Nundah Creek and the Nudgee Waterhole to Boondall Wetlands corridor.

(b) Expansion of the retirement facility and complementary facilities is supported on the Mercy Centre site and in the Nudgee north a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-001a)

(5) Elliott Road north precinct (Banyo—Nudgee neighbourhood plan/NPP-002) overall outcomes are:

(a) Medium density residential development is supported given proximity to the Nudgee railway station and nearby open space.

(b) Development of any residential uses is adequately buffered from existing industry.

(c) Existing buildings continue to be used for industrial and warehouse purposes until a transition to residential use occurs.

(d) Development in the Elliott Road north b sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-002b):

(i) ensures that Low impact industry uses provide a transition use from a medium impact industry use and high impact industry use to a residential use.

(6) Blinzinger Road precinct (Banyo—Nudgee neighbourhood plan/NPP-003) overall outcomes are:

(a) If this site is no longer required by Energex, it is redeveloped as low density residential.

(7) Banyo centre precinct (Banyo—Nudgee neighbourhood plan/NPP-004) overall outcomes are:

(a) The centre is developed to create an attractive environment for surrounding uses and contains a legible network of public spaces, paths, roads and parking.

(b) Development in the Banyo centre a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-004a):

(i) ensures that residential development is adequately buffered from surrounding industrial uses and the railway.

(8) Banyo centre residential precinct (Banyo—Nudgee neighbourhood plan/NPP-005) overall outcomes are:

(a) Residential development is consistent with the low density of surrounding development and is buffered from the Queensland Rail welding facility.

(9) Tufnell Road south precinct (Banyo—Nudgee neighbourhood plan/NPP-006) overall outcomes are:

(a) Redevelopment is for low impact uses such as offices, warehousing and low impact industry. A significant component of residential development occurs in the precinct.

(b) Retail uses are not consistent with the outcomes sought.

(c) Low–medium density residential development is consistent with the overall outcomes, given the proximity to the Banyo centre, railway station, Earnshaw College and other community facilities.

(d) A small area of high density residential development may be supported at the northern end of the Queensland Rail site, on the lots adjoining the Banyo centre residential precinct, subject to adequate buffering from existing and future industrial activities being provided.

(e) Development in the Tufnell Road south a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-006a):

(i) acts as a buffer between the industrial and residential areas, providing a physical separation between these 2 incompatible uses to reduce the risk of industrial impacts affecting future residents and existing residents nearby. The buffer accommodates only low impact uses such as parks, community and recreational facilities. Very low impact components of industrial uses, such as small-scale car park areas and landscaping where there is no building work are acceptable within the buffer. Roads may be included within the buffer to separate land uses and provide opportunities for surveillance of the buffer to ensure it is a useable and safe space. Some acoustic and drainage devices may be acceptable within the buffer. The preferred location for a park is within this precinct. However, using the buffer for a park will depend on the useability and quality of the space and the extent of acoustic and drainage facilities proposed.

(10) St Vincents Road south precinct (Banyo—Nudgee neighbourhood plan/NPP-007) overall outcomes are:

(a) This low impact industry precinct buffers between the medium impact industry and high impact industry area to the east and the nearby low density residential area and it is currently unsuitable for residential development because of the impacts of nearby industries, particularly odour and noise.

(b) To assist in the facilitation of future residential development, subdivision of these sites for non-residential development is not consistent with the outcomes sought.

(c) Low–medium density residential development may be located in the precinct in the future given the site's location near Bindha railway station, when the impacts of the industry are minimised to acceptable levels.

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7.2.2.1.3 Assessment criteria

The following table identifies the assessment criteria for assessable development.

Table 7.2.2.1.3.A—Criteria for assessable development

Performance outcomes	Acceptable outcomes
General	
PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built;	**AO1** Development complies with the number of storeys and building height in Table 7.2.2.1.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.

(c) proportionate to and commensurate with the utility of the site area and frontage width; (d) designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from each other and avoid affecting the potential development of an adjoining site. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.	
PO2 Development provides safe public access for pedestrians along Nundah Creek.	**AO2** Development provides a path as indicated in Figure a.
PO3 Development retains the 'leafy' feel of the treed avenues.	**AO3** Development maintains a continuous canopy of well-matured trees as shown in Figure a.
PO4 Development preserves the benefits provided by the landmark and shade trees.	**AO4** Development maintains the groupings of trees shown in Figure a.
If in the Nudgee north precinct (Banyo—Nudgee neighbourhood plan/NPP-001), where in the Nudgee north a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-001a)	
PO5 Development has a building size and bulk which is consistent with the low density of the locality.	**AO5** Development complies with the number of storeys, gross floor area and building height in Table 7.2.2.1.3.B.
If in the Elliott Road north precinct (Banyo—Nudgee neighbourhood plan/NPP-002)	
PO6 Development of a residential use provides safe and convenient pedestrian access to Nudgee station and local parks.	**AO6** Development provides paths through the precinct to link Nudgee station and Nudgee Reserve with existing residential areas to the south.
PO7 Development of residential uses is low to medium density and complements the scale and design of the area.	**AO7** Development complies with the number of storeys, gross floor area and building height in Table 7.2.2.1.3.B.
PO8 Development of a residential building provides high-quality visual amenity for residents both internal and external to the site.	**AO8.1** Development has a building length which is a maximum of 20m. **AO8.2** Development provides for variation in colour and materials for roof and wall areas.
PO9 Development of a residential use is adequately buffered from the noise and lighting impacts of existing industry and the railway.	**AO9.1** Development of a building adjoining industrial use and the railway incorporates: (a) internalised landscape and amenity areas in accordance with Figure b; (b) acoustic measures such as sunrooms, sealed windows and landscaped buffers in accordance with Figure c; (c) useable private outdoor space with a maximum of 70% enclosed walls in accordance with Figure d. Note—For gross floor area calculations, enclosed balcony or courtyard areas are not included if exposed to a noise source and have a minimum of 70% of the wall area provided as floor-to-ceiling openable glass windows. **AO9.2** Development ensures bedroom windows are located to avoid lighting impacts from industry.

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PO10 Development where adjacent to a green-space area provides: (a) high-quality, visually interesting building facades; (b) casual surveillance of the public domain.	**AO10** Development of habitable rooms, balconies and patio areas overlook and address adjoining green-space areas as shown in Figure e.
PO11 Development on a site that has frontage to Elliott Road, includes landscaping and footpath treatment that provides a high-quality and consistent visual outcome leading to the entrance to the Nudgee Reserve.	**AO11.1** Development provides 1 street tree for every 8m of street frontage.
	AO11.2 Development provides a concrete footpath a minimum of 1.5m wide.
	AO11.3 Development provides a landscaped front boundary setback which is a minimum of 6m to the outermost projection of the building and does not incorporate a visitor parking area.
If in the Elliott Road north precinct (Banyo—Nudgee neighbourhood plan/NPP-002), where in the Elliott Road north a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-002a)	
PO12 Development with a frontage to Ivedon Street ensures buildings are compatible in scale and design with a residential building on the other side of the street and contribute positively to the amenity and character of the local area, especially as seen from the street.	**AO12** Development of buildings within 30m of Ivedon Street are of a scale and bulk consistent with the detached houses in the locality, in accordance with Figure f.
PO13 Development ensures the transition of the precinct from industry to residential in an orderly manner.	**AO13.1** Development for the first residential redevelopment proposal in the sub-precinct is a minimum of 3ha, developed in accordance with an approved structure plan. Subsequent residential development can occur where the site adjoins industry on no more than 2 sides. Note—Compliance can be demonstrated by a structure plan prepared in accordance with Structure planning planning scheme policy.
	AO13.2 Development of any single residential redevelopment proposal ensures that no isolated area of less than 1,200m^2 remain in the sub-precinct.
If in the Elliot Road north precinct (Banyo—Nudgee neighbourhood plan/NPP-002), where in the Elliott Road north c sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-002c)	
PO14 Development improves pedestrian and cycle access to the railway station for residents to the south of the sub-precinct.	**AO14** Development provides a public path from Railway Parade through the sub-precinct to link with existing pedestrian access to the railway station.
PO15 Development ensures the park fronting St Achs Street is safe and continuous.	**AO15** Development ensures land fronting St Achs Street is dedicated as park.
If in the Banyo centre precinct (Banyo—Nudgee neighbourhood plan/NPP-004)	
PO16 Development makes a positive contribution towards the legibility of the centre by defining the centre, its network of public spaces, paths, roads, parking and is generally consistent with Figure g.	**AO16** No acceptable outcome is prescribed.
If in the Banyo centre precinct (Banyo—Nudgee neighbourhood plan/NPP-004), where in the Banyo centre a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-004a)	
PO17 Development of residential uses is adequately buffered from railway or industrial uses in Tufnell Road south a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-006a).	**AO17** Development of residential uses is limited to the lots fronting Tufnell Road.
PO18 Development fronting Tufnell Road respects the residential area opposite.	**AO18** Development is consistent with Figure h.
PO19	**AO19.1**

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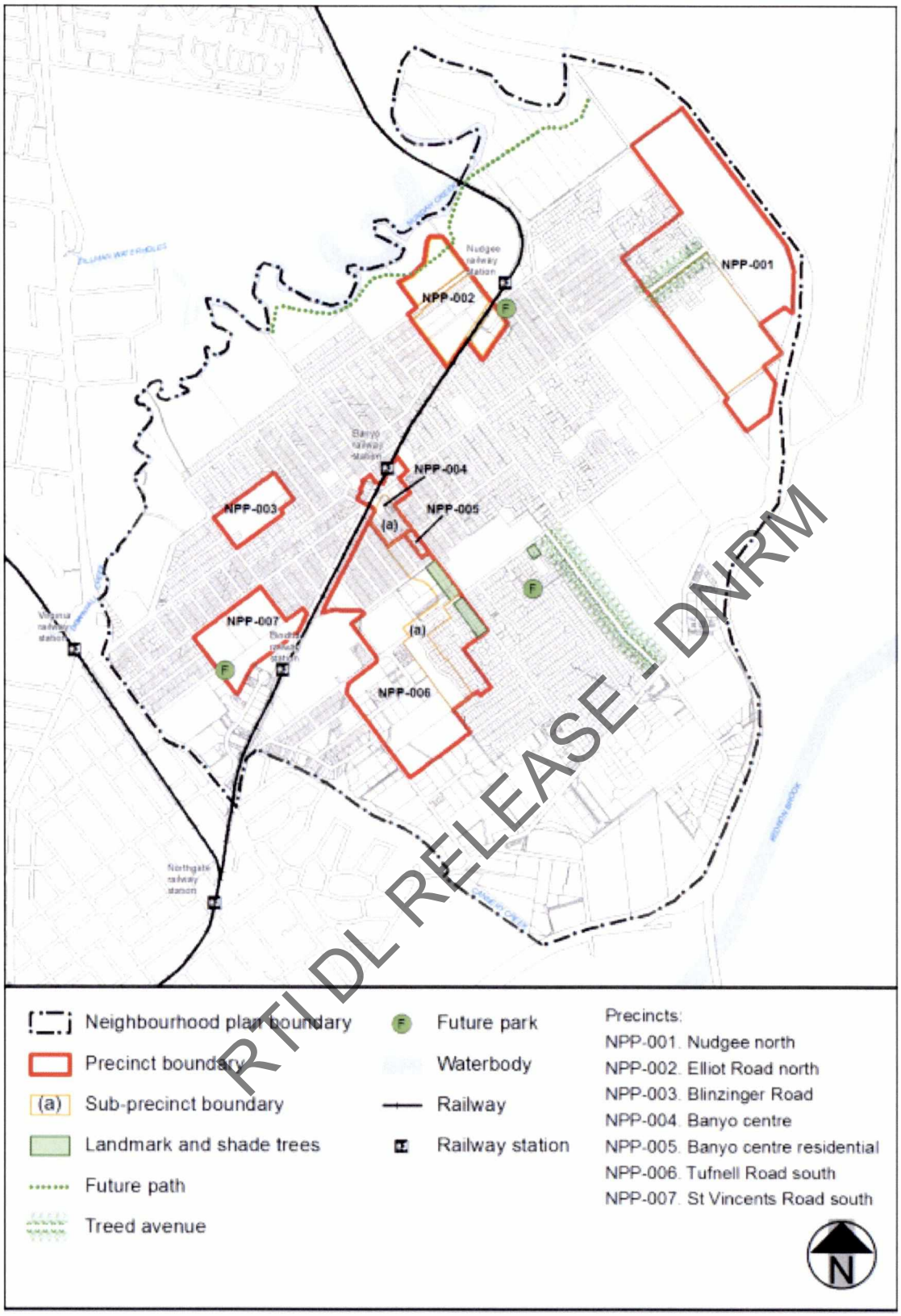
Development fronting Tufnell Road provides an attractive environment for the development to its rear.	Development ensures rear building elevations provide visual interest through building articulation, variations of materials and colours and placement of windows and awnings.
	AO19.2 Development of service and storage areas is screened from view to the rear through landscaping and fencing.
If in the Banyo centre residential precinct (Banyo—Nudgee neighbourhood plan/NPP-005)	
PO20 Development facilitates the ongoing operation of the Queensland Rail welding facility.	**AO20** Development of a new residential use does not occur within 100m of the Queensland Rail welding facility until operation of the welding facility ceases permanently.
If in the Tufnell Road south precinct (Banyo—Nudgee neighbourhood plan/NPP-006)	
PO21 Development is designed to minimise impacts such as noise, odour, particulate and other air emissions and visual pollution on existing and future nearby residents, and provides a convenient and safe network of links to nearby facilities and services.	**AO21.1** Development is in accordance with Figure i, including provision of a landscape buffer 100m wide.
	AO21.2 Development ensures that if the buffer is less than 100m wide, building bulk and height is reduced accordingly so the same visual outcome and air-quality levels appropriate to a residential area are achieved.
	AO21.3 Development provides densely landscaped mounds as the primary method of minimising noise from industrial area to residential areas.
	AO21.4 Development provides a new service road which: (a) terminates at the rear of the Banyo centre; (b) generally in accordance with Figure i; (c) does not provide access to residential uses.
PO22 Development ensures that non-residential traffic does not access Tufnell Road from this precinct.	**AO22.1** Development requires all non-residential traffic accesses this precinct via Earnshaw Road and other industrial roads south of Tufnell Road.
	AO22.2 Development of the Queensland Rail site is not for non-residential purposes until access can be provided from Earnshaw Road, generally in accordance with Figure i.
PO23 Development deters non-residential traffic from using residential streets.	**AO23.1** Development requires all non-residential traffic to be directed south along Earnshaw Road.
	AO23.2 Development of access roads to non-residential and residential areas from Earnshaw Road is physically separated.
PO24 Development does not exacerbate flooding of Cannery Creek.	**AO24** Development does not increase in stormwater discharge from the precinct.
PO25 Development acknowledges the history of the former army land.	AO25 Development reflects the site's history through: (a) street names; (b) historical information plaques in public areas; (c) retention of the former guardhouse shown in Figure i.
PO26 Development provides parkland for the needs of workers and residents.	**AO26** Development provides parkland in the Tufnell Road south a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-006a) which ensures: (a) the useability and quality of the space is not significantly impacted by acoustic and drainage facilities; (b) the site of the park is not located in the area identified as 'unsuitable as park' in Figure i.

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Table 7.2.2.1.3.B—Maximum building height and gross floor area

Development	Building height (number of storeys)	Building height (m)	Gross floor area (per cent of site area)
If in the Nudgee north precinct (Banyo—Nudgee neighbourhood plan/NPP-001)			
Development of a site in the Nudgee north a sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-001a)	2	Not specified	30% or 50% if a retirement village
If in the Elliott Road north precinct (Banyo—Nudgee neighbourhood plan/NPP-002)			
Development of a site other than in the Elliott Road north b sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-002b) within 30m of Ivedon Street	4	Not specified	80%
Development of a site in the Elliott Road north b sub-precinct (Banyo—Nudgee neighbourhood plan/NPP-002b) within 30m of Ivedon Street	2	Not specified	Not specified
If in the Banyo centre residential precinct (Banyo—Nudgee neighbourhood plan/NPP-005)			
Any development in this precinct	3	Not specified	Not specified

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Figure a—Paths, parks and treed avenues

View the high resolution of Figure a–Paths, parks and treed avenues (PDF file size is 364Kb)

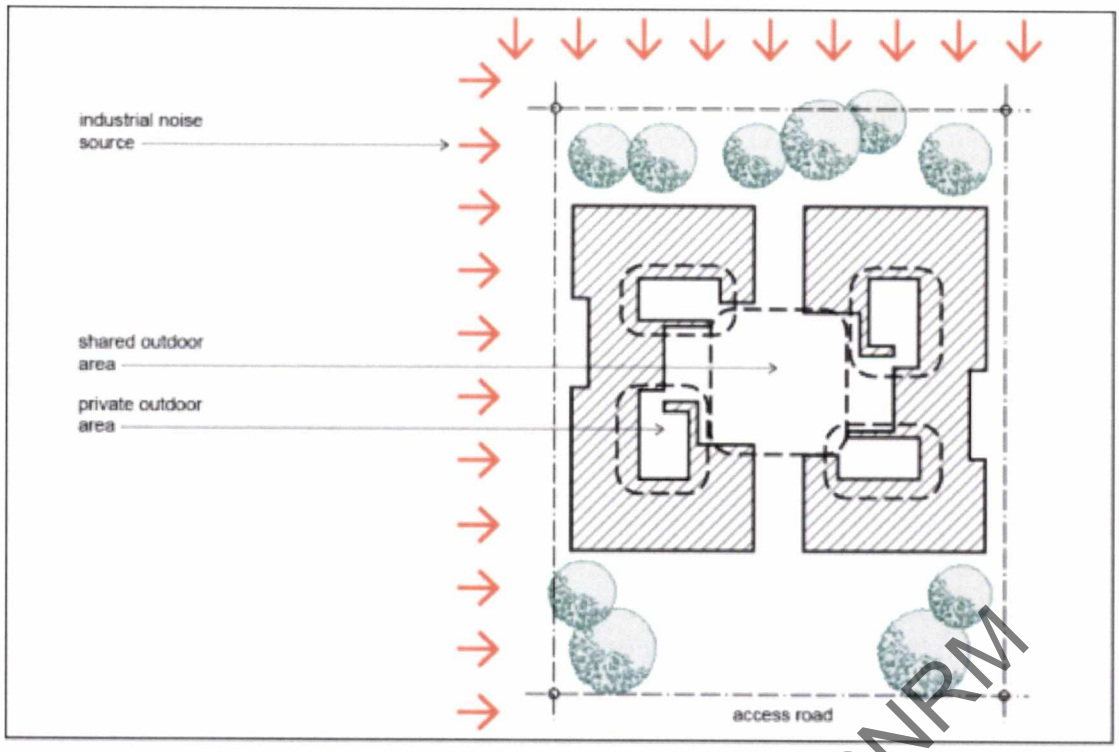


Figure b—Buildings adjoining industrial uses and the railway incorporate internalised landscape and amenity areas

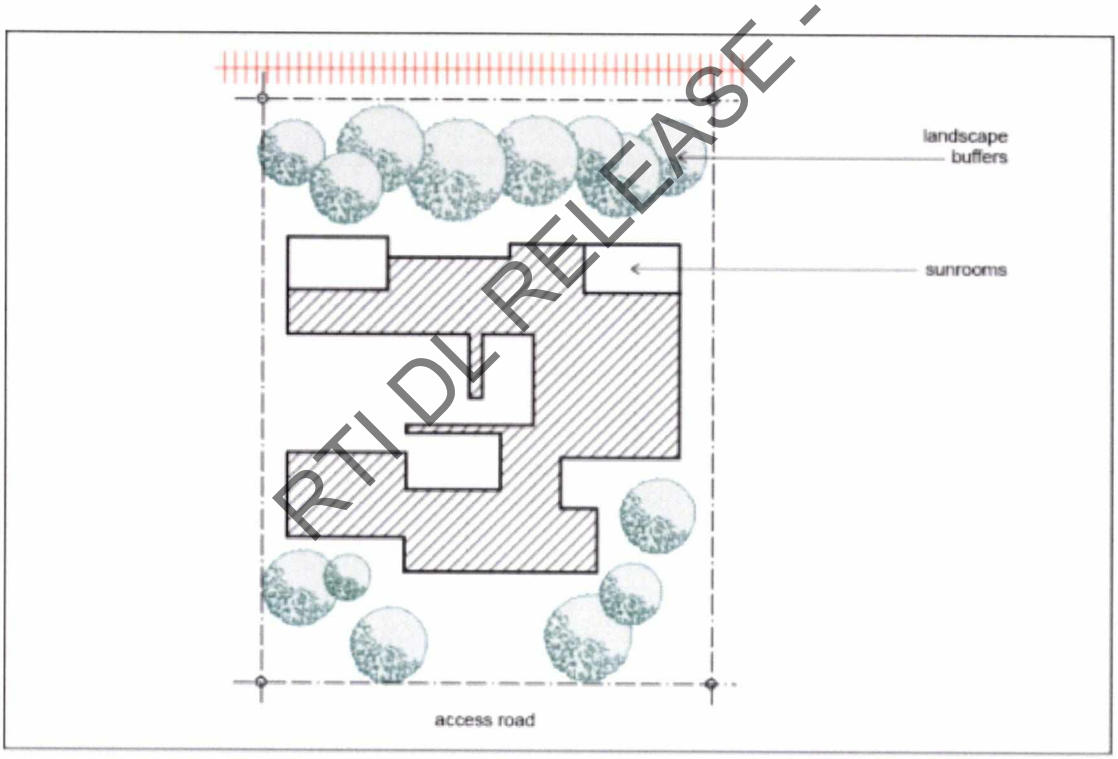


Figure c—Buildings adjoining industrial uses and the railway incorporate acoustic measures such as sunrooms, sealed windows and landscaped buffers

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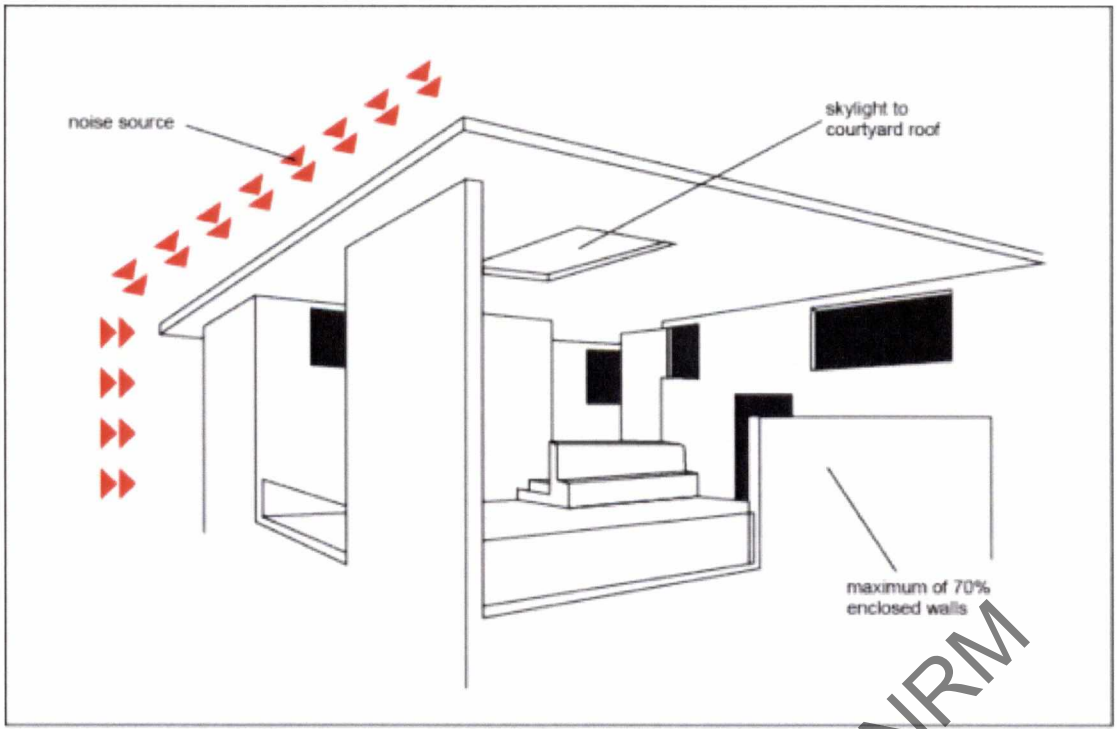
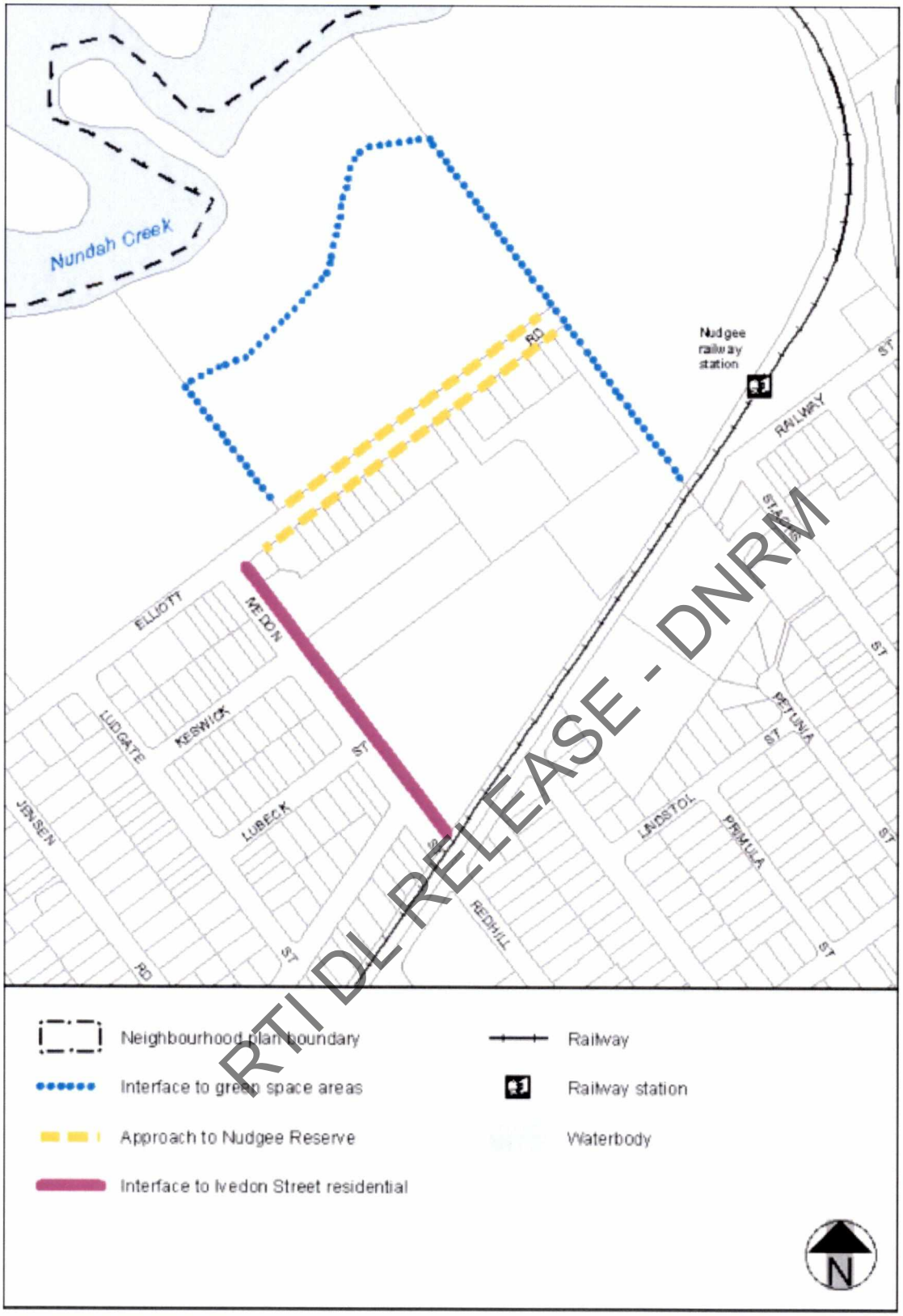


Figure d—Buildings adjoining industrial uses and the railway incorporate useable private outdoor space with a maximum of 70% enclosed walls

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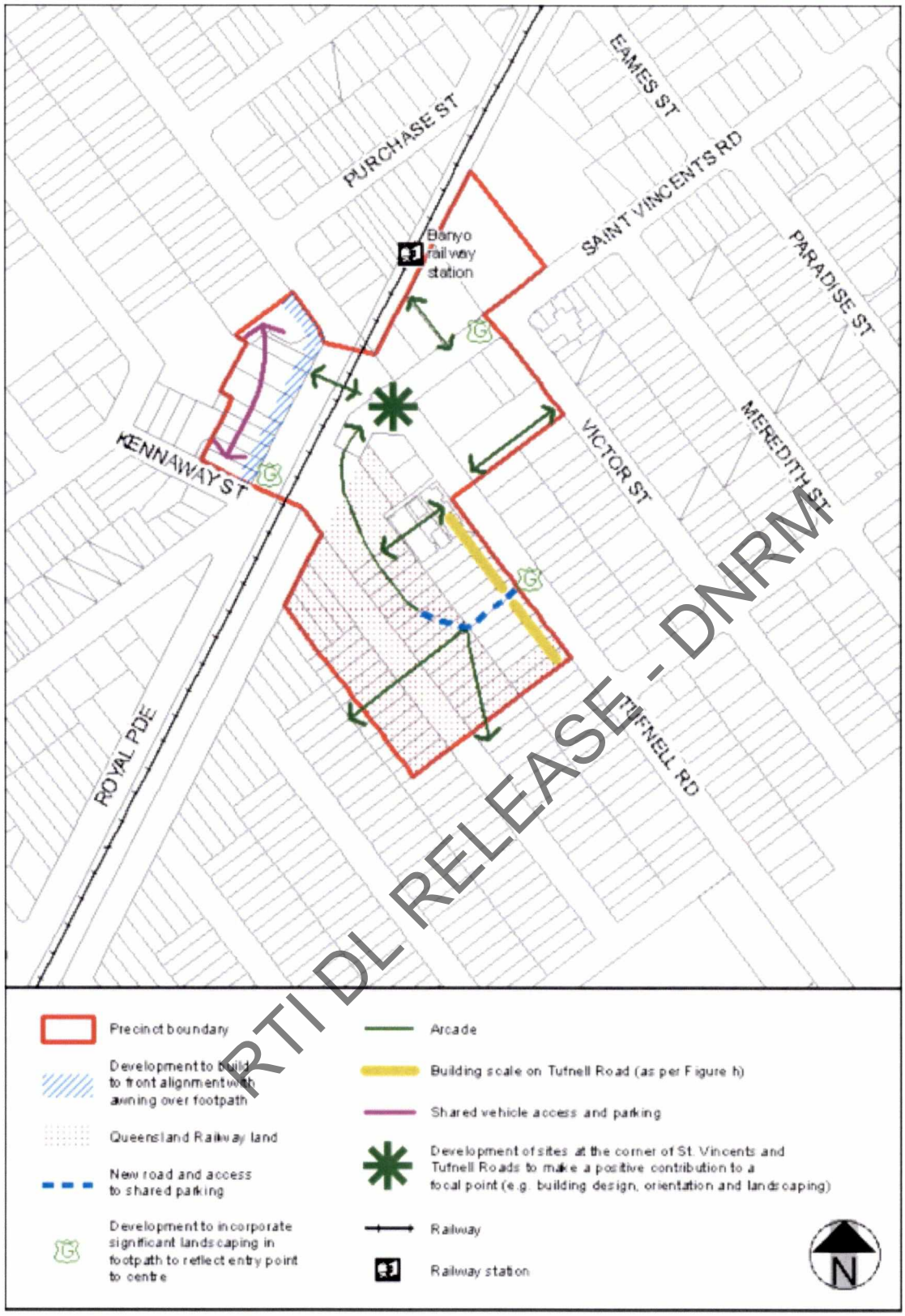
Figure e—Elliot Road north

View the high resolution of Figure e–Elliot Road north (PDF file size is 126Kb)



Figure f—Buildings within 30m of Ivedon Street are of a scale and bulk consistent with the detached houses in the locality

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Figure g—Banyo centre precinct design guidelines

View the high resolution of Figure g–Banyo centre precinct design guidelines (PDF file size is 181Kb)

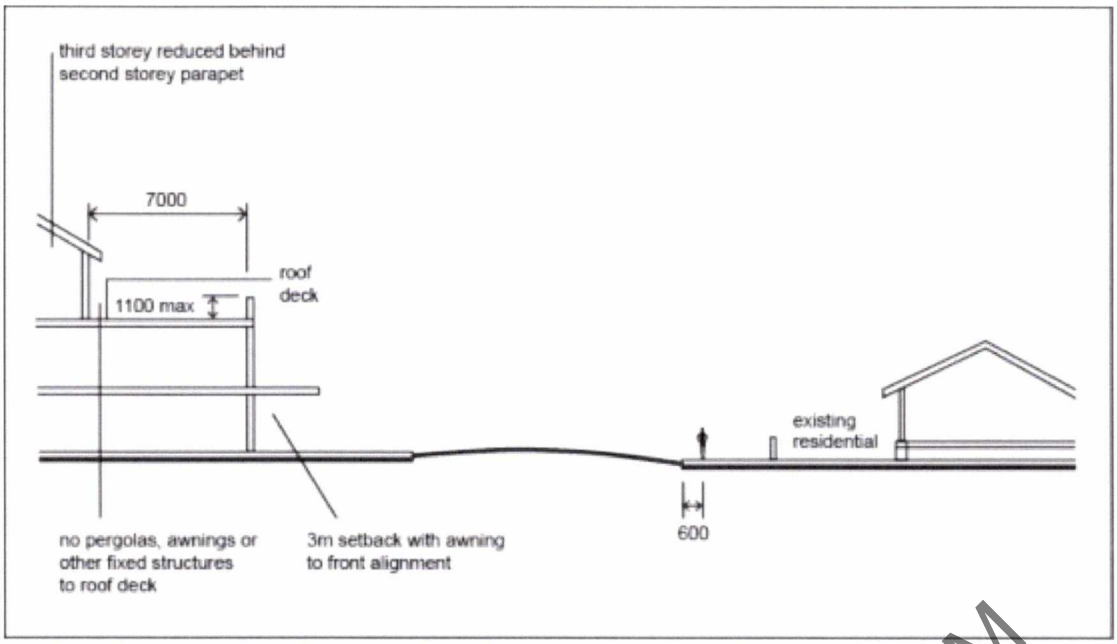
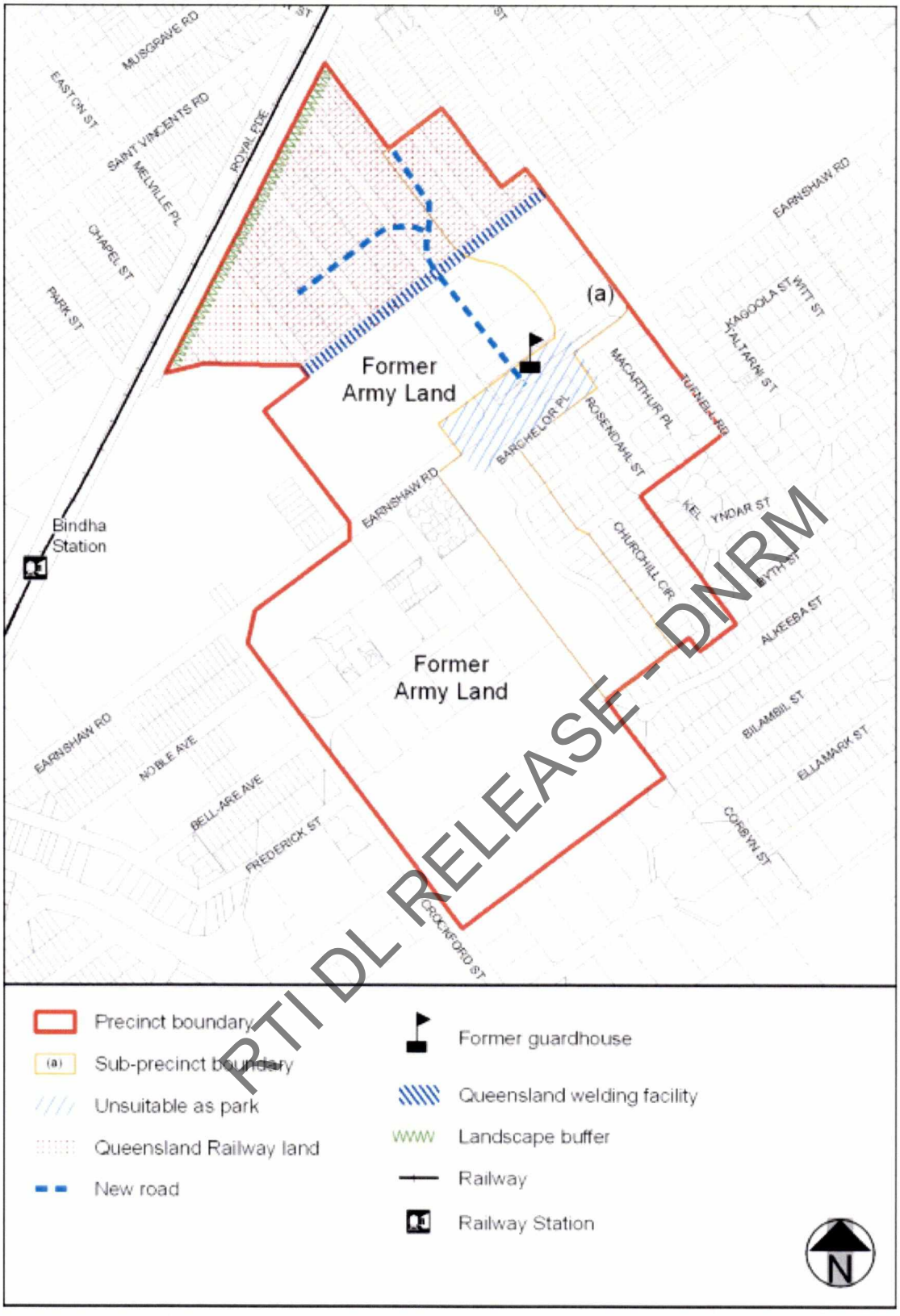


Figure h—Development fronting Tufnell Road respects the residential area opposite

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Figure i—Tufnell Road south precinct

View the high resolution of Figure i–Tufnell Road south precinct (PDF file size is 219Kb)

Objection Id: 20110141 Property Id: 1208184 Valuation Reference: 61840097254

Date Lodged: 02/05/2015

Section 1 - Property Details

Local Government: BCC-TOOMBUL
Property Address: 915 NUDGEE RD, BANYO QLD 4014
Lot on Plan: L3 RP137072:PAR TOOMBUL
Land Owner: ROEBIG INVESTMENTS PTY LTD AS TTE
Area: 1.49 HA **New Valuation:** $2,650,000 **Valuation Method:** SITE VALUE
Date of Valuation: 01/10/2014 **Issue Date:** 04/03/2015 **Date of Effect:** 30/06/2015

Section 2 - Contact Details

Name: JOHN GEORGE KALLINICOS
Address: C/- C/-JKA ACCOUNTING SOLUTIONS PTY LTD
PO BOX 222
CLAYFIELD QLD 4011
Email: john@jka.com.au
Phone: 0732560822 **Mobile:** sch 4 - mobile phone **Fax:** 0732560855
Prefer Contact By: EMAIL

Section 3 - Amount Sought for the Statutory Valuation of the Property

New Valuation (Unadjusted): $1,935,000
Adjusted New Site Valuation:

Section 4 - Grounds for Objection

Ground 1 - Not Supported by Sales

No.	Sale Address / Sale RPD / Sale Date / Details	Sale Amount
1.	160 CURTIN AVE WEST EAGLE FARM QLD 4009 772 SL4592 01/11/2013 16200 sm meter site it has 2 street access superior location 10 kilometers closer to cbd sale was gst inclusive therefore net of gst $ 4,000,000 site value $ 3,200,000 or $ 197.53 per meter. Improvements at time of sale arguably much greater than VG allowance.	$4,400,000
2.	907 NUDGEE ROAD BANYO 1 RP109792 20/11/2014 10970 square meter site sale price was gst inclusive therefore net selling price $ 1,100,000 or $ 100 per meter VG valuation on site $ 1,250,000. Previous valuations prior to objection were $ 1,750,000 clearly inflated. This sale is 2 doors away from the subject site and both sites have power easements traversing the sites.Both sites are also part of a flood causeway thus further restricting development.	$1,210,000

Ground 2 - Unreflected Land Use

the subject site has a power easement traversing the site as is evident from the attached copy of the title deed nothing can be constructed under this easement. The property is also part of a flood causeway which also has to be kept clear of development for flood mitigation purposes refer to attached council maps and reports. The site also has a energex sub station of the site which again impeeds access tot he site as well has reducing the area of the property. Finally 80% of the site is below the Q100 height which means that any future development would require substantial fill to satisfy redevelopment of the site.

Ground 3 - Others

SALE 1 IS THE MORE OR LESS THE SAME SIZE PROPERTY EXCEPT THAT IS CLEARLY FREE OF EASEMENTS AND OTHER RESTRICTIONS OUTLINED IN GROUND 2 YET THE DIFFERENCE IN VALUE ON A PER SQUARE METER BASIS IS $ 21 PER METER. THE EASEMENTS AND THE FOOD CAUSEWAYS RENDER 6000 SQUARES METERS OF THIS SITE USELESS AND BASED ON THE SALE 2 ARE NOT WORTH ANY MORE THAN $ 100 PER METER. THE BALANCE OF THE SITE CANNOT BE WORTH AS MUCH AS SALE ONE WHICH IS $ 197 PER METER BUT RATHER $ 150 PER METER PARTICULARLY GIVEN THAT 80% OF THE SITE IS BELOW THE Q100 LINE AND HAS FLOODED 3 TIMES IN THE PAST 12 MONTHS. BASED ON THESE FIGURES THE SITE

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S Lanchester

Objection Id: 20110141 Property Id: 1208184 Valuation Reference: 61840097254

CANNOT BE WORTH ANY MORE THAN 6000 x 100 PLUS 8900 X 150 = $ 1,935,000

Ground 4 - Application for Site Improvement Deduction

Not Applicable

Section 5 - Declaration and Land Owner Consent

Objection Filed By: JOHN GEORGE KALLINICOS
Land Owner/Body Corporate Consent Attached: Yes
Late Objection Declaration Attached: Not Applicable

Section 6 - File Attachments

No.	File Name	Category	Details
1.	MAP OF WATERWAY.pdf	Ground 2 - Unreflected Land Use	
2.	TITLE SEARCH.pdf	Ground 2 - Unreflected Land Use	
3.	FLOODING REPORT.pdf	Ground 2 - Unreflected Land Use	
4.	COUNCIL RESTRICTIONS.pdf	Ground 2 - Unreflected Land Use	
5.	FloodWisePropertyReport.pdf	Ground 2 - Unreflected Land Use	
6.	LANDOWNERS CONSENT 2015.pdf	Consent from Owner	

End of Objection Details

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End of Document

Landowner Consent

TO:

John George Kallinicos

Section 78B(2) RTI Act

Notice of Objection – Site of Valuations – Issued 4th March, 2015

Landowner:	Roebig Investments Pty Ltd
Property ID:	1208184
Property Address:	915 NUDGEE ROAD, BANYO 4014
RPD:	L 3 RP 137072 Parish Toombul

Roebig Investments Pty Ltd as trustee, as the landowner of the abovementioned property, hereby give my consent to John George Kallinicos of 3/723 Sandgate Road, Clayfield, Queensland, 4011 to act as agent for the purposes of lodging a Notice of Objection – Site Land Valuation on behalf of the landowner.

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SIGNED BY LANDOWNER

Roebig Investments Pty Ltd

Section 78B(2) RTI Act

Signature of Director 2/5/2015

JOAN GEORGE KALLINICOS

Print Name

SIGNED BY AGENT

Section 78B(2) RTI Act

Signature
John George Kallinicos

BRISBANE CITY COUNCIL

FloodWise Property Report

ABN 72 002 765 795

Dedicated to a better Brisbane

Report Reference
1043713

21/06/2010 10:34:10

DISCLAIMER

1 This FloodWise Property Report provides defined flood levels from river, creek, waterway and storm tide flooding and ground levels and whether a property is mapped as being in an overland flow path.

2 Defined flood levels are determined from the information available to Council at the date of issue. The defined flood level for a particular property may change if more detailed information becomes available, or changes are made in the method of calculating flood levels.

3 For these reasons, Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property Report. Council disclaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.

EXPLANATIONS

1 The flood information supplied does not represent the highest possible flood level that could occur on this property. A flood level more severe than the defined flood level can occur, although, such events are rare.

2 A property may be affected by several sources of flooding (e.g. river, creek, waterway, storm tide, and or overland flow). Council provides flood information on the highest known source.

3 Council receives ground level information from a number of sources, including design plans, as-constructed drawings, ground surveys and airborne laser scanning. This report contains Council's most recent received ground levels but there is still a possibility that Council's records may show ground levels prior to recent development. A registered surveyor can confirm exact ground levels.

4 If your property is flagged as being in a waterway corridor, development is controlled to preserve the capacity of the land to meet the waterway objectives. For further information contact the Development Assessment Customer Liaison Officer on 3403 8888.

5 Any proposed filling of land must be undertaken in accordance with both legal responsibilities and the requirements specified in the *Brisbane City Plan 2000*. Habitable floor levels are to be in accordance with the *Brisbane City Plan 2000*.

6 This FloodWise Property Report is a guide only and should not be used or relied upon for development purposes. The information provided may not take into account recent building and development which may impact on overland flow paths. If you intend to build or develop it is recommended that a Registered Surveyor or Registered Professional Engineer in Queensland (RPEQ) be engaged to undertake the appropriate assessments.

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This FloodWise Property Report shows the type of flooding that may occur at the property address selected below. It shows the maximum height that flood water may reach in the table titled "Flood Level Information".

PROPERTY DETAILS

Street Address	**915 NUDGEE RD BANYO QLD 4014**
Lot on Plan	**L.3/RP.137072**

FLOOD LEVEL INFORMATION

Note: Please read the Disclaimer, Explanations and Terms and Definitions to help you understand and interpret the information contained in this report.

Minimum Ground Level based on most recent Council information	**2.0 m AHD**
Maximum Ground Level based on most recent Council information	**4.2 m AHD**
Highest defined flood level (DFL) (or 100 Year ARI Flood Level)	**3.1 m AHD**
Highest flooding source from	**CREEK/WATERWAY**
Flooding may also occur from *	**STORM TIDE, OVERLAND FLOW**
Approximate depth of flooding on this property defined flood level (DFL) less the minimum ground level	**1.1 m**
Minimum habitable floor level Highest defined flood level (DFL) in metres + 500 mm	**3.6 m AHD**

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**If flooding also occurs from an overland flow path, see the information below:*

Flood levels from overland flow path flooding are difficult to predict and may result in a higher overall flood level than that indicated from other sources. Please read the information about overland flow given in the Definitions section. Please note that the depth of a potential overland flow path cannot be determined in this report.

FURTHER FLOOD LEVEL INFORMATION

If you are planning a subdivision, building a new dwelling, extending an existing dwelling, and/or other similar development, the following information may also apply:

ARI Flood Level

Highest 100 Year or DFL	**3.1 m AHD**	Flooding from: **CREEK/WATERWAY**
Highest 50 Year	**2.7 m AHD**	Flooding from: **CREEK/WATERWAY**
Highest 20 Year	**2.4 m AHD**	Flooding from: **CREEK/WATERWAY**
Highest 5 Year	**1.9 m AHD**	Flooding from: **STORM TIDE**
		Flooding may also occur from: **STORM TIDE, OVERLAND FLOW**

Property Development Flags

The following may impact on development of your chosen site:

Large Allotment Flag	This property is flagged as a Large Allotment of over 1000 squares metres. Flood levels may vary significantly within this site. Further information and advice may be obtained by consulting a Registered Professional Engineer of Queensland.
Waterway Corridor	This property is flagged as being wholly or partially within a waterway corridor. The Waterway Corridor indicates where building work and development are controlled to preserve environmental values. Further information is available on Council's website under Brisbane City Plan 2000 or by contacting a Development Assessment Customer Liaison Officer on 3403 8888.

FURTHER INFORMATION ABOUT FLOODING

Council's *Be FloodWise* program has a range of publications available that provide information on flooding in Brisbane, how to prepare your home and yard to reduce the impact of flooding and flooding considerations when buying or renting, or building or renovating. This information is available by visiting www.brisbane.qld.gov.au/floodwise or from the Contact Centre by phoning Council on (07) 3403 8888.

RTI DL RELEASE - DNRM

TERMS AND DEFINITIONS

Australian Height Datum (AHD)

The Australian Height Datum is the reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Average Recurrence Interval (ARI)

The probability of experiencing a flood of a particular magnitude is expressed as an Average Recurrence Interval (ARI). ARI is a statistical estimate of the average period (in years) between the occurrences of a flood event of a given size or greater (based on long term averages). For example, a 5 Year ARI means that during a five-year period there is a chance that a flood event of this size or greater may occur at least once. The ARI gives no indication of when a flood of this size may occur next.

Defined flood level (DFL)

A water level derived through mathematical modelling of the defined flood event that is adopted by a local authority for management of development. The DFL does not indicate the full extent of flood-prone land. Generally the standard used is the 100 Year ARI. The DFL is used for determining the development levels for various types of development e.g. houses, subdivisions etc. For further information, refer to the House Code in *Brisbane City Plan 2000*, specifically Table 1: House Flood Immunity Levels for residential property. For all other development refer to Council's Subdivision and Development Guidelines.

Maximum Ground Level

The highest ground level on the property based on most recent ground level information. Check with a Registered Surveyor for further information.

Minimum Ground Level

The lowest ground level on the property based on most recent ground level information. Check with a Registered Surveyor for further information.

Minimum Habitable Floor

The minimum level at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

Overland flow paths

The stormwater runoff which exceeds the capacity of the underground drainage system (if present) and which concentrates in surface depressions, yards and gullies as it flows down a catchment. Such flooding may result from a severe thunderstorm or periods of prolonged rain.

Using the characteristics of areas for which detailed flood modelling and mapping has been collated, Council has developed computer generated mapping to indicate the potential for flooding in other areas. These are called overland flow paths. As this mapping is not derived from a study of individual geographical areas, it can only indicate the possibility of flooding rather than a depth.

Storm Tide

The water level which results from the rise above the normal tide level due to the combined effects of wind and atmospheric pressure caused by severe weather conditions such as tropical cyclones or storms. Such rises may lead to flooding in coastal and bayside areas of the city.

Waterway Corridor

The corridors are defined in *Brisbane City Plan 2000*, along waterways (being a river, creek or creek tributary) to protect water flow, water quality, biodiversity, and recreation values. The potential to build or extend a home situated within a waterway corridor is restricted.

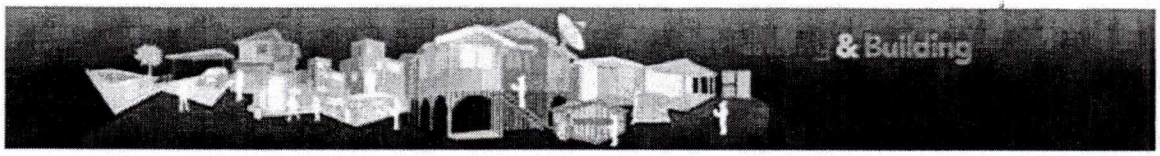
Brisbane City Plan 2000

The *Brisbane City Plan 2000* is a planning scheme which directs all building and development in Brisbane. Council assesses proposed new development against the City Plan.

The City Plan can be downloaded to your PC in an electronic version available from Council's website at http://www.brisbane.qld.gov.au

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Dedicated to a better Brisbane



Property details

915 NUDGEE RD, BANYO

Flooding, protected vegetation (Natural Asset Local Law) and ministerial designations are not included in these details. You will need to phone Council on (07) 3403 8888 or visit a **Council Business Centre** to obtain this information.

Details	Property Number: 509603 Lot/DP: 3RP137072 Land Number(s): 10761809 Description: L.3 RP.137072 PAR TOOMBUL Ward: NORTHGATE
Status	CURRENT
Area	Area: 14900 sq.m
Applications	There are no applications against this property
Zoning	CP-GI - GENERAL INDUSTRY AREA GI
Constraints	CP-BANNUD - BANYO NUDGEE LOCAL PLAN CP-WAT - WATERWAY CORRIDOR CP-WET - LAND SUBJECT TO WETLAND CODE

close all | open all

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RTI DL RELEASE - DNRM

Our Reference: 5005

18th August 2006

Kallinicos Bray Accountants
PO Box 222
CLAYFIELD QLD 4011

23 AUG 2006

Attention: Mr John Kallinicos

Dear Sir,

RE: PROPOSED INDUSTRIAL DEVELOPMENT AT 915 NUDGEE ROAD, BANYO DUE DILIGENCE - FLOODING

We appreciate the opportunity to assist with the Proposed Industrial Development at Nudgee Road, Banyo and provide the following preliminary advice from our earlier discussions with Brisbane City Council. We also enclose a copy of our company flyer and business cards and would be happy to meet and discuss this project or future projects

If we can discuss and be commissioned for the structural and civil design for this project, we would be agreeable to waive the enclosed tax invoice for the flooding advice.

Preliminary Flood Advice

Council have advised a flood level of RL3.10 for the subject property being Lot 3 on RP137072. A copy is attached for your records.

We have also held discussions with Council planning officers and reviewed Councils Subdivision and Development Guidelines, extracts attached. For a redevelopment / infill industrial development, Council's guidelines currently require that the building floor levels be at the Q100 flood level, assuming that all building areas are non-habitable. The guidelines also require that the carparking be at the Q100 flood level.

We have marked up the attached existing site plan to indicate the extent that a flood level of RL3.10 would affect the site. The existing floor levels appear to vary between RL3.19 to 3.05 for the main industrial buildings sloping from the front of the site to the rear. If the building were to be extended to the rear, the ground levels where new buildings would be located vary from RL3.07 to 2.70.

CONTOUR
CONSULTING ENGINEERS
P 07 5493 9777 F 07 5493 6888 E admin@ContourCE.com.au A PO Box 7338, Sippy Downs 4556, Qld | Suite 2 Level 1, 4 6 Innovation Parkway, Birtinya 4575, Sunshine Coast, Qld.
ABN 62 117 061 659

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Construction of the new buildings would require filling / construction within the flood conveyance area of the adjacent channel and therefore reduce the capacity of the channel, albeit a small amount. If the proposed development were to proceed, a hydraulic assessment would most likely be required to confirm that the affects of the filling / construction was not detrimental to flood levels upstream from the property. Council officer Bruce McCarthy has advised that the carparking should be maintained as close as possible to the required level of RL3.10 although being below RL3.10 would be considered by Council. Construction of carparking at the Q50 or Q20 levels of RL2.70 or 2.40 would be preferable to minimise the reduction of flood conveyance area.

Council could not confirm if the above proposal would be acceptable without full assessment of a development application. We trust this information is of assistance for your planning of the site and ask that any queries be directed to Tony Shelley at our Kawana office.

Yours faithfully

Section 78B(2) RTI Act

Tony Shelley – Director
BEng, MIEAust, RPEQ
for Contour Consulting Engineers

Encl.

RTI DL RELEASE - DNRM

FLOOD REPORT

ABN: 72002765795

Time & Date of Issue: 23/05/2006 1:25:35PM

Report Reference: 203531

1. General Information

1.1 The flood information supplied does not represent the highest probable flood level that could occur on this property. A flood more severe than a Defined Flood can / will occur, although, such events are rare.

1.2 Where a property may be affected by flooding from two or more sources (ie: Brisbane River, creek or local waterway flooding) the higher Defined Flood Level is given.

1.3 If a property may be affected by flooding, it may also be affected by a Waterway Corridor. The Waterway Corridor indicates where development is controlled to preserve the capacity of the land to meet the waterway objectives. For further information on this contact the Development Assessment Customer Liaison Officer on phone 3403 8888.

1.4 The property may also be affected by localised Overland Flow. For works in localised overland flow paths, the applicant must lodge an application for Building Over/Near Stormwater Facilities to Council for assessment. The location of stormwater pipes can be obtained from Council's Customer Service Centres. The applicant must engage a suitably qualified and experienced Registered Professional Engineer in Queensland (RPEQ) to undertake the appropriate assessments.

1.5 Any proposed filling of land must be undertaken in accordance with the requirements specified in the Brisbane City Plan 2000. Habitable Floor Levels are to be in accordance with the Brisbane City Plan 2000.

1.6 Defined Flood Levels shown on this form have been determined from the information available to Council at the date of issue. The Defined Flood Level for a particular property may change if more detailed information becomes available, or changes are made in the method of calculating flood levels. Changes in the condition of local creeks and waterways may further alter the effects of flooding.

1.7 The Flood Report is a guide only and should not be used or relied upon for development purposes. For development purposes, it is recommended that a registered surveyor or engineer be engaged to undertake the appropriate assessments.

1.8 For the reasons set out above, Council makes no warranty or representation regarding the accuracy or completeness of a Flood Report and Council disclaims any responsibility or liability in relation to the use or reliance by any person of a Flood Report.

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2. Property Information

Property Address (property address for which flood report is being provided):
915 NUDGEE RD BANYO QLD 4014
Real Property Description:
L.3/RP.137072

3. Flood Level Information

The following flood level data is based on available information.

1. Defined Flood Level*	3.1 m (AHD)*	**Highest Flooding From:** CREEK/WATERWAY
		Flooding also from: STORM SURGE
2. Minimum Ground Level*		2.0 m (AHD)*
3. Maximum Ground Level*		4.2 m (AHD)*

If you require further information specific to your property you should seek advice from a Registered Professional Engineer in Queensland (for example to determine if an overland flow path affects the property).

If you are building a new dwelling, extending an existing dwelling, planning a subdivision, and other similar such development, the following information **may** also apply:

1. 50 Year ARI* Flood Level	2.7 m (AHD)*	**Flooding from:** CREEK/WATERWAY
2. 20 Year ARI* Flood Level	2.4 m (AHD)*	**Flooding from:** CREEK/WATERWAY
3. 5 Year ARI* Flood Level	1.9 m (AHD)*	**Flooding from:** STORM SURGE

THE ABSENCE OF FLOOD RECORDS DOES NOT IMPLY THAT THE ABOVE PROPERTY IS NOT SUBJECT TO FLOODING. SIMPLY THAT COUNCIL HAS NO RECORDS.

*** Refer to Glossary of Terms for definitions**

RTI DL RELEASE - DNRM

5. Glossary of Terms

5.1 Defined Flood Level:

- is the level used for planning purposes for example the habitable floor level of a building is the Defined Flood Level + 500mm. For creeks it is generally based on the anticipated 100year ARI flood event. For more information, please refer to the Housing Code in City Plan 2000 and to Council's Subdivision and Development Guidelines.
- Generally, the Defined Flood Levels have been produced using historic information and computer modelling. Where no computer models are available, the Defined Flood Level is estimated on the basis of the highest recorded flood level. A Defined Flood Level does not take into account localised Overland Flow unless expressly stated in the Flood Report.

5.2 Highest Recorded Flood Level:

- the maximum level of flood waters from a historic event for which Council has records.

5.3 Waterway Corridor:

- the riparian corridor along a waterway (being a river, creek or tributary of a creek) which protects and enhances the water flow, water quality and biodiversity, and restricts development, especially where at risk of flooding.

5.4 Registered Professional Engineer in Queensland (RPEQ):

- is a Professional Engineer registered with the Board of Professional Engineers, Queensland. A list of these is available from the Yellow Pages under Engineers – Consulting.

5.5 Brisbane City Plan 2000:

- was produced in 2000 and is a comprehensive statement of Council's intentions for future development in Brisbane.

5.6 Habitable Floor Level:

- is the minimum level at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

5.7 AHD - Australian Height Datum:

- is the survey height datum adopted by the National Mapping Council of Australia as the reference point for defining reduced levels. The level 0.0 m AHD is approximately mean sea level.

5.8 Minimum Ground Level:

- is the lowest natural ground level on the applicant's property. Check with a registered Surveyor for further information on ground levels.

5.9 Maximum Ground Level:

- is the highest natural ground level on the applicant's property. Check with a registered Surveyor for further information on ground levels.

5.10 Overland Flow:

- run off which exceeds the capacity of the underground drainage system (if present) and which concentrates in surface depressions and gullies as it flows down a catchment.

5.11 ARI – Average Recurrence Interval:

- a statistical estimate of the average period in years between the occurrence of a flood of a given size or larger (eg. the 100-year ARI flood event will occur on <u>average</u> once every 100 years), however the ARI of a flood event **gives no indication** of when a flood of that size will occur next.

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Flooding Awareness and Stormwater Drainage

Brisbane enjoys a sub-tropical climate with a summer rainy season occurring mostly from November to March during which time rain generally falls as thunderstorms or heavy downpours. The intensity and frequency of these events can put a lot of pressure on Council's stormwater drainage system.

As our city grows and housing styles change, we are increasingly building hard surfaces which create more stormwater run-off. In a typical urban area, surface run off and roof water from properties are discharged onto roads, into gutters and conveyed via *underground* piped drainage systems to our waterways. Stormwater also flows *overland*, along roads and footpaths, and through properties and parklands into our waterways. The stormwater discharged into the local creeks in turn flows to the rivers and Moreton Bay.

Residents and local businesses should familiarise themselves with where their local waterway is, the location of the *overland flow paths* (depressions and gullies in which the surface run-off concentrates as it flows down the catchment) and the potential impact of flood events in the vicinity.

TYPES OF FLOODING

Brisbane experiences different types and frequencies of floods including:

River flooding occurs when run off from rain across the Brisbane River Catchment exceeds the river's channel capacity. For this to occur there must be widespread heavy rain (eg. cyclonic or low-pressure meteorological system) throughout the catchment area over many days. River flooding can take several days to peak depending on the amount of rain fallen and where it has occurred within the catchment. The Brisbane River Catchment runs from the peak of the Great Dividing Range, through the city centre and into Moreton Bay, the whole Brisbane River Catchment covers around 13,500km^2.

Creek or waterway flooding occurs when run off from within the creek catchment exceeds the creek/waterway channel capacity. When this occurs, water flows as part of the natural process over land. This could result from a severe thunderstorm or periods of prolonged rain.

Local Flooding occurs when the capacity of the underground stormwater drainage system, pipes and gully inlets, become overloaded with too much water, blocked with sediment, litter or debris and/or when a building or landscaping obstructs an *overland flow path* (the lowest path water can find). This can be the result of a severe thunderstorm.

Storm Surge impacts on the coastal areas and occurs when a cyclonic event causes extremely low air pressure and coincides with high tides. As a result sea levels rise increasing the height of flood events. During the cyclonic event, flood levels may also increase from the effect of wind on waves.

ADVICE TO RESIDENTS AND LOCAL BUSINESSES

Help reduce flooding by:

- ensuring the stormwater drainage system operates to its full capacity:
  - preventing sediment from entering the stormwater system
  - clearing soil and sand out of gutters and avoiding stockpiling of dirt, sand and mulch where it could be washed into a drain
  - ensuring builders and landscapers on you property install erosion and sediment control measures during construction to prevent sediment from entering the stormwater system
  - removing garden clippings, leaves and litter from gutters and drains near your property
  - not disposing of garden clippings, leaves or other litter into gutters, drains or creek banks. Garden waste should preferably be composted (phone Council on 3403 8888 for composting information or talk to your local nursery).
- regularly clearing leaves and other debris from roof gutters
- removing building materials and other objects from your yard which could block the flow of water through your property.

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Property owners can be liable for damages if the building and/or filling on your property increases flood levels or the frequency of flooding to your neighbour's property.

Because water flows downhill, structures built below the level of the adjoining land are prone to flooding from surface run off and overflow of stormwater drains. It is the responsibility of the residents and local businesses to ensure that the overland flow path is kept free from any obstructions including buildings and landscaping.

Flooding resulting from blockages of private drains carrying water from roof downpipes
Property owners should be aware of the location of roof and stormwater drains on their property, for example where the pipes start and end, where the pipes are laid and through which properties they run. To prevent blockages of private stormwater drains, avoid damaging drainage pipes, planting trees close to pipes, and ensure pipes are kept in good condition.

In the event of a blockage on a neighbouring property causing a problem, property owners are encouraged to negotiate with neighbours to have the blockage cleared.

It is not Council's policy or responsibility to repair private drainage systems nor will Council become involved in neighbourhood disputes of this nature. It is the responsibility of property owners to maintain pipes on privately owned land by ensuring the prevention of blockages.

Flooding resulting from upstream property owner(s) diverting or concentrating overland flow
A building approval is required for any building works planned in an overland flow path.

Council does not encourage the diversion or concentration of stormwater run off, and any dispute between neighbours is a civil matter in which Council has no jurisdiction.

Property owners can be liable for damages if the building and/or filling on their property causes an increase in flood levels or frequency of flooding to the neighbouring properties.

RTI/IPL RELEASE - DNRM

MAJOR FLOOD MITIGATION SCHEMES & FLOODPLAIN MANAGEMENT

Through flood mitigation schemes and works, Council has endeavoured to improve the function, quality, amenity and accessibility of Brisbane's waterways in partnership with the community through the planning and implementation of a program of works.

Since 1974 several major flood mitigation schemes have been implemented by Council to reduce flooding problems. While these schemes, and the construction of Wivenhoe Dam, have reduced river and creek flooding, flooding can never be eliminated.

Other floodplain management practices implemented by Council include:

- **Minimising the risk of flooding** by setting minimum habitable floor levels in areas prone to creek or river flooding during major storm events.
- **Minimising the impact of flooding on existing developments** by restricting development within the defined Waterway Corridor on critical areas of the floodplain.

Contact Council for flood level information when purchasing a property or moving into rental accommodation to establish the indicative type and levels of flooding that could occur on that property.

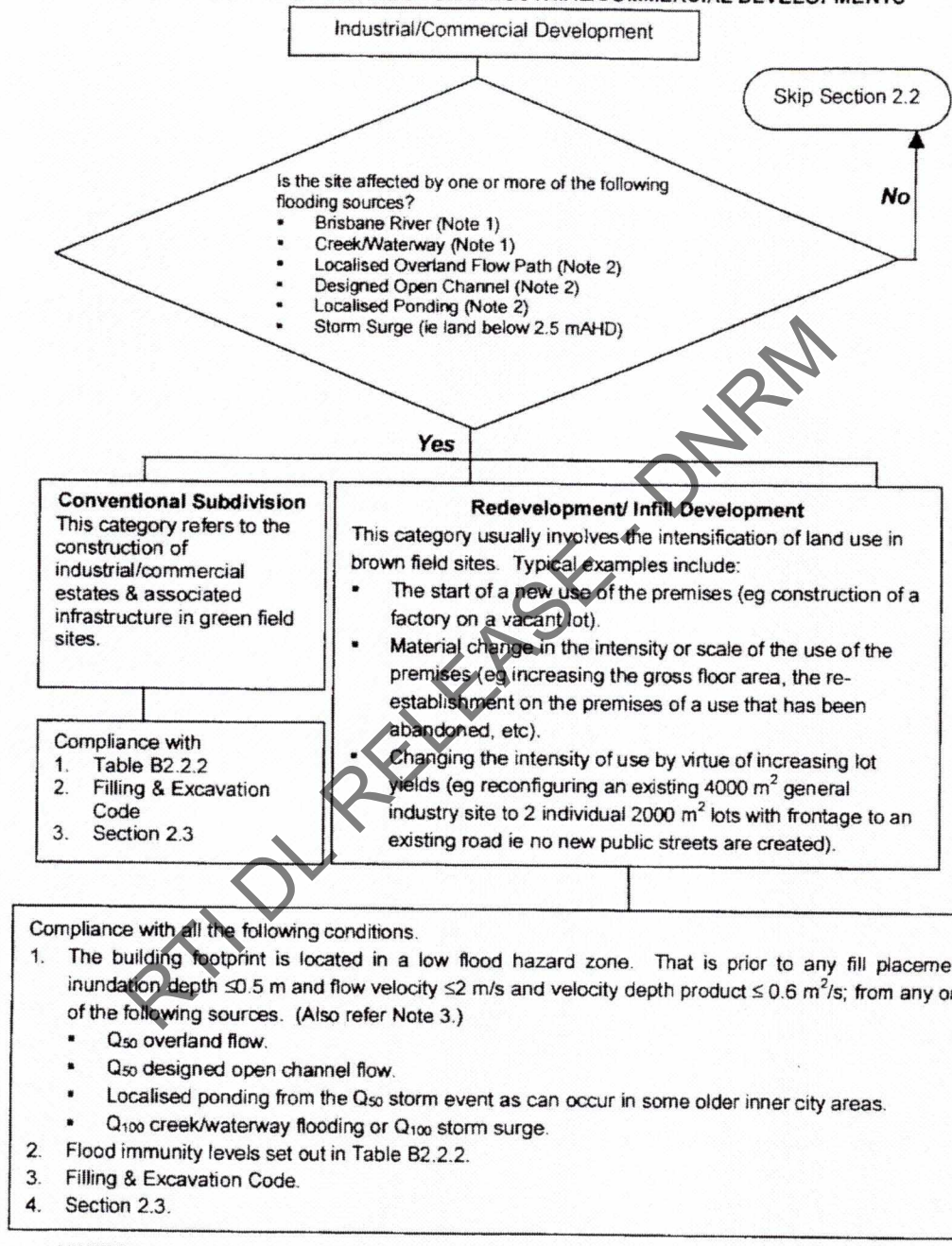
INFORMATION AND ADVICE DURING RIVER AND /OR CREEK FLOODING

The Bureau of Meteorology provides weather and flood warnings over the radio and television alerting the community to a flood emergency. When a flood emergency occurs, services you can access for further information include:

- *Brisbane City Council* on 3403 8888 for predicted flood levels during a major RIVER flood event.
- The *Brisbane City State Emergency Services* (SES) on 3403 8888 for emergency rescue, property protection and clean-up after a flood event
- The *Royal Automotive Club of Queensland* (RACQ) on 3219 0900 for information on road conditions and road closures

For more information on anything contained in this fact sheet please contact the Brisbane City Council Call Centre on 3403 8888.

FIGURE B2.2.2 ASSESSMENT FLOWCHART TO DETERMINE FLOOD IMMUNITY STANDARDS FOR INDUSTRIAL/COMMERCIAL DEVELOPMENTS



NOTES:
1. The 'Flood Search Flag' theme in Council's BIMAP database generally refers to areas with potential creek/river flooding problems based on historical flood records. For flood level information contact Council's Flood Enquiry Hotline. Where the flood level information is unavailable, refer Note 2.
2. The applicant must engage a suitably qualified Registered Professional Engineer in Queensland (RPEQ) to undertake this assessment.
3. Flooding from these sources can peak in a matter of a few hours whereas the Brisbane River flood can take days to peak, thus allowing adequate time to disseminate flood warnings.

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TABLE B2.2.1
MINIMUM FLOOD IMMUNITY LEVELS FOR
RESIDENTIAL DEVELOPMENTS

Flooding Type (Note 1)	Minimum Design Levels (mAHD)			
	Conventional Subdivision	Existing Lot & Redevelopment/ Infill Development		
	Allotment Fill	Habitable Floor	Non-Habitable Areas (Note 2)	Carparking (Note 3)
Brisbane River	100y ARI+0.3m	100y ARI+0.5m	100y ARI+0.3m	20y ARI
Creek or Waterway	100y ARI+0.3m	100y ARI+0.5m	100y ARI+0.3m	100y ARI
Localised Overland Flow Path	50y ARI + 0.3m	50y ARI + 0.5m	50y ARI + 0.3m	50y ARI
Designed Open Channel	50y ARI + 0.3m	50y ARI + 0.5m	50y ARI + 0.3m	50y ARI
Storm Surge (Note 4)	100y ARI+0.3m	100y ARI+0.5m	100y ARI+0.3m	100y ARI

NOTES:

1. Where the site is subject to more than one type of flooding (ie localised overland flow paths and/or designed open channels and/or creek flooding and/or river flooding and/or storm surge), the minimum flood immunity level is the highest level determined from these sources. It should be noted that the flood immunity level in some older inner city areas is often controlled by localised ponding.
2. Examples of non-habitable areas include utility area, garage, laundry room, and storage room.
3. Basement carparks can be constructed to below the specified levels provided that suitably waterproofed perimeter walls, air vents, and entry/exit ramps at the carpark entrance are above the 100 year ARI flood levels for all flooding sources including the Brisbane River.
4. The 100 year ARI storm surge is 2.5 mAHD. This value incorporates greenhouse effects.
5. If no hydraulic modelling data is available, assume the Q_{100} flood levels to be 700 mm above the highest recorded flood levels (where adequate historic flood levels are available to enable reliable interpretation and the Engineering Officer Development & Regulatory Services deem this assumption appropriate). Otherwise the applicant must engage a suitably qualified Registered Professional Engineer in Queensland (RPEQ) to undertake appropriate hydrologic and hydraulic assessment.
6. Child Care Centres, Nursing Homes, Hospitals, etc must satisfy the same requirements as residential properties with respect to flood immunity and trafficability.

TABLE B2.2.2
MINIMUM FLOOD IMMUNITY LEVELS FOR
INDUSTRIAL/COMMERCIAL DEVELOPMENTS

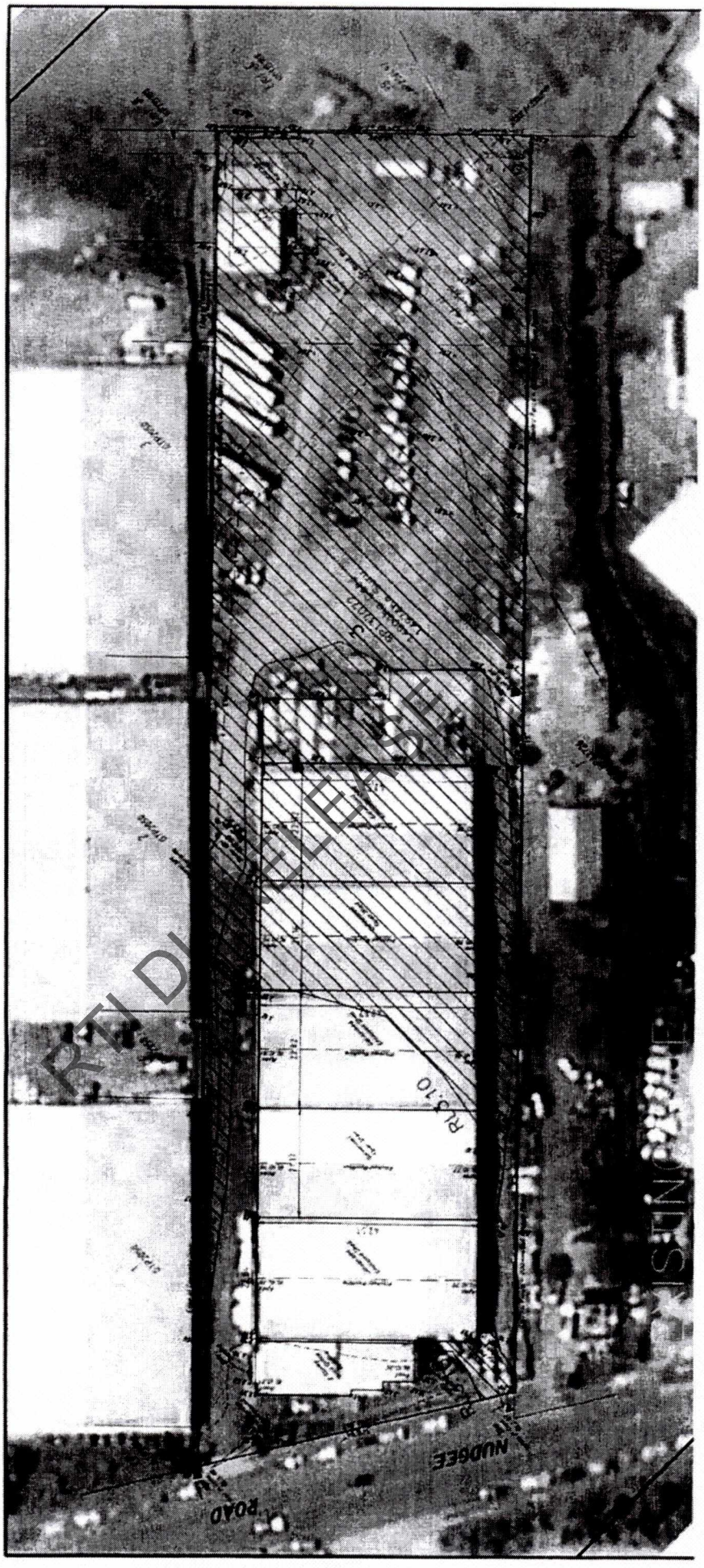
Flooding Type (Note 1)	Minimum Design Levels (mAHD)			
	Conventional Subdivision	Existing Lot & Redevelopment/ Infill Development		
	Allotment Fill	Habitable Floor (if applicable)	Non-Habitable Areas (Note 2)	Carparking (Note 3)
Brisbane River	100y ARI	100y ARI + 0.5m	100y ARI	20y ARI
Creek or Waterway	100y ARI	100y ARI + 0.5m	100y ARI	100y ARI
Localised Overland Flow Path	50y ARI	50y ARI + 0.5m	50y ARI	50y ARI
Designed Open Channel	50y ARI	50y ARI + 0.5m	50y ARI	50y ARI
Storm Surge (Note 4)	100y ARI	100y ARI + 0.5m	100y ARI	100y ARI

NOTES:

1. Where the site is subject to more than one type of flooding (ie localised overland flow paths and/or designed open channels and/or creek flooding and/or river flooding and/or storm surge), the minimum flood immunity level is the highest level determined from these sources. It should be noted that the flood immunity level in some older inner city areas is often controlled by localised ponding.
2. Examples of non-habitable areas include utility area, garage, laundry room, and storage room.

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2 FLOOD AFFECTED LAND



RTI DISCLOSURE

This plan MUST NOT BE FOLDED but may be rolled.

B.C.C. SUB PLAN 41387 71

137072

FOR OFFICE USE ONLY
R.P. 137072
CONVERSIONS 16.1.76

LINKS	METRES
0.000	0.000
3.000	0.604
5.000	1.006
10.000	2.012
25.010	5.031
37.240	7.491
103.050	20.730
195.000	39.228
200.000	40.234
269.000	54.114
273.850	55.090
279.000	56.126
280.000	56.327
281.000	56.528
297.000	59.747
310.110	62.384
1200.490	241.500
1274.950	256.479
1342.350	270.038
1409.750	283.597

Drawing of Plans must be restricted to the space inside the blue lines

RD.

NUDGEE

339

338

M. 31. 101

Lots 1 to 3.

Cancelling Lot 2 on R.P.135279

Orig. Portion 337

Orig. Grant 6780

~~Town~~ CITY of BRISBANE

Parish of Toombul

SCALE 2 chains to an inch.

2778 Surveyed by J. V. Lawson 16/2/1972

CROWN COPYRIGHT RESERVED
REGISTRAR OF TITLES, QUEENSLAND.

REGISTERED PLAN No. 137072

CISP

RTI DL RELEASE - DNRM

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

This plan MUST NOT BE FOLDED but may be rolled.

I James Venning Lawson of Brisbane
Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Act, 1867-1962".

Authorised Surveyor

Made and Signed at Brisbane this 19th day of December 1972 before me.

A Lawson (J.P.)
Signature of Registrar of Titles or of a Magistrate.

– FOR SURVEYOR'S USE ONLY –

SURVEY OF Lots 1 to 3.

County of Stanley Parish of Toombul.

CITY ~~Town~~ of BRISBANE To the Depth of

Cancelling Lot 2 on R.P. 135279.

Orig. Grant 6780 Orig. Portion 337

The Council of the ~~City of Brisbane~~ of Brisbane City Council certifies that the requirements of the Local Government Acts of 1936 to 1967 and all By-Laws have been complied with and approves this Plan of Subdivision subject to the Town Planning Acts 1964 to 1967 and all ordinances thereunder have been complied with and approves this plan of subdivision subject to

Dated this 20th day of February 1973

Chairman or Mayor

Deputy Town ~~or Shire~~ Clerk

– FOR OFFICE USE ONLY –

Previous Title C.T. 4807-207 P/C Sub 2 43726 (c)
Lots 1&2 See Ent Plan 188560 (c)
Lot 1 & 2 see 1S 28607 (P.M.M.)
Lots 1&2 see compiled plan 223876

I/We Hurricane Pty Ltd
(Names in full)
as proprietor/s of this land, agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s

The Common Seal of Hurricane Pty Ltd was hereunto affixed by Authority of a Resolution of the Directors in the presence of Hugh Charles Connell a Director and Neal Denis Connell a director in the presence of

COMMON SEAL

O/C 11171 A

For Additional Plan & Document Ratings Refer to CISP

FEES $20.00

RECEIVED 6 MAR 7 4 05 PM '73

E411651

Particulars entered in Register Book Vol. 4807 Folio 207

the 1 day of May 1973 at 1:18 pm

ACTING REGISTRAR OF TITLES

Lodged by: FORDE KNAPP & MARSHALL

REGISTERED PLAN 137072

No 24672

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DL Documents

New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

THE INFORMATION CONTAINED IN THIS REPORT INCORPORATES DATA OBTAINED FROM EXTERNAL & INTERNAL SOURCES OF THIS DEPARTMENT.
WHILST SOME VERIFICATION OCCURS AT THE TIME OF PROCESSING, THE DEPARTMENT IS UNABLE TO GUARANTEE THE ACCURACY OF SUCH INFORMATION.
THEREFORE, ANY PERSON PURCHASING THIS REPORT SHOULD CONDUCT THEIR OWN INVESTIGATION & ANALYSIS OF THE INFORMATION AND DETERMINE
ITS SUITABILITY FOR THEIR PURPOSE. INFORMATION DERIVED FROM THIS REPORT IS NOT TO BE USED FOR DIRECT MARKETING PURPOSES.

Property Status: Active
District: BRISBANE
Office: BNE:BRISBANE
LG/Div: 1000/13 BCC-TOOMBUL **Property ID:** 1208184 **WTR:** 27773 **Previous Ref:** NA

Property Name:
Property Addr: 915 NUDGEE RD, BANYO QLD 4014
Owner (VOLA): ROEBIG INVESTMENTS PTY LTD AS TTE
Service Addl
Others: N

Section 78B(2) RTI Act

RPD: L3 RP137072:PAR TOOMBUL
Area/Vol: 1.49 HA

Indicative Planning: 30 GENERAL INDUSTRY (OLD)
Primary Land Use: 28 WAREHOUSE & BULK STORES **Secondary Land Use:** 25 PROFESSIONAL OFFICES
Property Type: ISSUING **Property Tenure:** FREEHOLD **Property Valuation Method:** NON-RURAL

VALUATION INFORMATION

ISSUING	SV	**D/Effect:** 30/06/2014	**D/Valn:** 01/10/2013	**Value:** $2,650,000	**S/C:** 17	**D/Issue:** 08/10/2014
ISSUING	SV	**D/Effect:** 30/06/2015	**D/Valn:** 01/10/2014	**Value:** $2,650,000	**S/C:** 21	**D/Issue:** 04/03/2015

GENERAL PROPERTY INFORMATION

Contamination: N **Business:** Y **No Water:** N
Heritage Listed: N **Benchmark Property:** N **No Sewerage:** N
Easement Effect: Y **Manual Adj at Reval:** N **Time Share:** N

As Valued Land Use: 450 INDUSTRIAL
SMA: 406 NORTHGATE BANYO
Sale Date: 01/08/2006 **Sale Price:** $6,300,000 **Sale Type:** NORMAL SALE
Subleased: N

General Notes: EASEMENT "N" - 1693M2
Valuer Notes: EMT. N TO THE EXTREME REAR OF THE PROPERTY. NCV

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Number of Records Printed: 1

End of Report

Assessment of Objection for Defects Form (Version 14) *(Sections 114 to 116 Land Valuation Act 2010)*

Objection Received: 02/05/2015 | **Grievance ID: 20110141**

(a) Form 58U ☐ (b) Form 58S ☒ Site Improvement Deduction application ☐ Letter ☐ Online ☒

ANNUAL / MAINTENANCE

Property ID: 1208184 **Valuer: LANCHESTERS**

If the objector has indicated inclusion of attachments; are they attached? **YES / NO / NA**

Identify objection validity.				
Check the Valuation Amount, Property Details, Date of Valuation & the Date of Effect. Can the valuation being objected to be identified and can you confirm that it has not been superseded?			(YES)	NO
Received within applicable timeframe (i.e. 60 days from Date of Issue of Valuation)? S109 – 111 ▪ **If NO**, Late Objection conditions apply. S111(4)			(YES)	NO
Is this the first and only objection lodged for this particular valuation? S105(4) ▪ **If YES,** go straight to Section 2 ▪ **If NO**, go to next question			(YES)	NO
If a separate objection is lodged against the associated rental record - are the valuation amounts on both objections different? S105(3)			YES (N/A)	NO
Relevant section of the form	**Check the following**	**Initial Assessment compliance YES**	**NO**	**Final Assessment compliance YES**	**NO**
Section 1 S113(1)(b)	Property details completed sufficiently to identify the property?	✓			
Section 2 S113(1)(a) & S153(2)	Is the objector's address for service provided?	✓			
Section 3 S113(1)(c)	If the valuation amount is greater than $750,000, is the landowners estimated valuation amount completed?	✓			
Section 4 Grounds of objection S113(1)(d) & (e)					
Ground 1 S113(1) (f)	If this is identified as a ground of objection are the following provided: • details of at least 1 property sale **AND** • has objector provided a comparison between the sale and their property **OR** • A Statement that the market comprises no sales	✓			
Ground 2 S113(1)(d) & (e)	If this is identified as a ground of objection, has supporting information or details been provided to support this?	✓			
Ground 3 S113(1)(d) & (e)	If this is identified as a ground of objection, has supporting information or details been provided to support this? *Note: You will need to refer to requirements listed in the Landowner's guide to deductions for site improvements – statutory land valuations.*	✓			
Ground 4 (Application for a deduction application for site improvements) All Ground 4 – S113(2)	Has this has been identified as a ground of objection? If yes, please complete the ground compliance test below	YES		(N/A)	
	• was the objector the owner at the time the subject improvements were made? S40				
	• amount objector claims?				
	• full details of the site improvements including costs of the improvement works?				
	• who carried out the works?				
	• dates when the works were finished?				
	• evidence that the applicant paid for the improvements in the last 12 yrs and of when payment was made?				
	• all documents in their possession or control relating to the cost of the improvement works ?				
Ground Compliance	Is there at least one compliant ground of objection with supporting information? *Note: If there is not at least one compliant ground the objection is not Properly Made.*	✓			

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Relevant section of the form	Check the following	Initial Assessment compliance YES	Initial Assessment compliance NO	Final Assessment compliance YES	Final Assessment compliance NO
Section 5/6 S112(1)(b)	If using an agent, has the objection been signed by both owner and agent; or if not, has a separate signed letter of consent been attached?				
	If objection is lodged by an owner - is this section signed by one or more owners? (If lodged online, ownership validation has already occurred, please state N/A for this section)	✓			
	If owner is a body corporate – signed by an office holder in the body corporate or under the official seal of the body corporate?				

Initial assessment – please tick the appropriate option from each column

Compliance	
Properly Made (all grounds compliant)	☑
Properly Made (with non-compliant ground/s)	☐
Not Properly Made	☐

Validity	
Valid	☑
Out of Time (Late)	☐
Improper	☐
Superseded S148	☐
Out of Time (Invalid)	☐
Multiple lodgement	☐
Rental – identical to Issuing record	☐
Body Corporate aka BUP/GTP S69(2)	☐

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Initial Assessment of Objection for Defects Decision Maker:

Name: Theresa Dunn Senior Land Officer Delegation Category 1-8 Signed sch 4 - signature Date: 5/5/15

☐ **Correction Notice Sent**

Name: ..... Delegation ..... Category 1-7 Signed ..... Date: / /

Objection Resubmission

☐ Objection resubmitted Date: / /

☐ Objection resubmitted outside of 28 day period S116(2)(a)(iv) Date: / /

☐ No reply to correction notice in 28 day period S117

Final Assessment of Objection

☐ Properly Made

☐ Properly Made with non-compliant grounds

☐ Not Properly Made

Final Properly Made Decision Maker: *(only applicable where a correction notice has been issued)*

Name: ..... Delegation ..... Category 1-7 Signed ..... Date: / /

☐ **Notice of Consequence Sent:** / / s119

Name: ..... Delegation ..... Category 1-7 Signed ..... Date: / /

$21.00

FORM 9 Version 2
Land Title Act 1994 and Land Act 1994

EASEMENT

QUEENSLAND LAND REGISTRY
Page 1 of 1

705037544

$88.00
12/09/2001 15:56

BE 601

Stamp Duty Imprint
QLD STAMP DUTY - BNE
1050202428-0
12/09/2001 12:06:37
$21.00CONV

1. Grantor	Lodger Name, address & phone number	Lodger Code
SHORNCLIFFE INVESTMENTS PTY LTD	Sciacca's Lawyers & Consultants GPO BOX 128, BRISBANE, 4001 PH: (07) 3867 8821 *Ref: P86*	282

2. Description of Easement/Lot	County	Parish	Title Reference
Servient Tenement (burdened land) Easement N in Lot 3 on RP 137072 on SP 140528	Stanley	Toombul	14929103
*Dominant Tenement (benefited land)			

* not applicable if easement in gross

3. Interest being burdened	*4. Interest being benefited
Fee Simple	Not applicable
	* not applicable if easement in gross

5. Grantee *Given names*	*Surname/Company name and number*	*(include tenancy if more than one)*
	ENERGEX LIMITED ACN 078 849 055	

6. Consideration	7. Purpose of easement
One thousand three hundred and twenty dollars ($1,320.00)	Electrical Works

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of document no.L967635R

Witnessing Officer

.....signature
.....full name
.....qualification
as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

Execution Date

25/06/01

Grantor's Signature

.....
MANAGING DIRECTOR

Witnessing Officer

JP(cdec) signature
JEFFERY KENNETH MILLER full name
JP (c.dec) qualification
as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

Execution Date

28/8/01

Grantee's Signature

Energex Limited ACN 078 849 055
by its Attorney MICHAEL BRIAN POWER
Under Power of Attorney No.704561007

.....

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INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 03/06/2015 13:17 Title Reference: 14929103
Date Created: 09/05/1973

Previous Title: 14807207

REGISTERED OWNER

Dealing No: 710111456 20/11/2006

ROEBIG INVESTMENTS PTY LTD A.C.N. 067 387 857
TRUSTEE
UNDER INSTRUMENT 710111456

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 137072
County of STANLEY Parish of TOOMBUL
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10024044 (POR 337)

2. EASEMENT IN GROSS No 601209422 (E225992) 02/06/1972
BURDENING THE LAND
TO BRISBANE CITY COUNCIL
OVER EASEMENT B ON RP129144
Lodged at 00:00 on 02/06/1972 Recorded at 00:00 on 14/07/1972

3. EASEMENT IN GROSS No 705037544 12/09/2001 at 15:56
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT N ON SP140528
Lodged at 15:56 on 12/09/2001 Recorded at 10:18 on 14/09/2001

4. MORTGAGE No 710111457 20/11/2006 at 10:33
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
Lodged at 10:33 on 20/11/2006 Recorded at 14:40 on 18/12/2006

5. LEASE No 710533489 26/04/2007 at 14:08
L&D EARTHMOVING LTD A.C.N. 010 241 513
OF PART OF THE GROUND FLOOR (SHED 5)
TERM: 01/12/2006 TO 30/11/2016 OPTION 5 YEARS
Lodged at 14:08 on 26/04/2007 Recorded at 10:14 on 03/05/2007

6. LEASE No 711215280 26/11/2007 at 16:08
LARSON-JUHL AUSTRALIA L.L.C. A.C.N. 064 023 105
OF PART OF THE GROUND FLOOR (SHED 1)
TERM: 27/07/2007 TO 26/07/2012 OPTION 3 YEARS
Lodged at 16:08 on 26/11/2007 Recorded at 15:00 on 28/11/2007

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INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 03/06/2015 13:17 Title Reference: 14929103
Date Created: 09/05/1973

EASEMENTS, ENCUMBRANCES AND INTERESTS

7. LEASE No 711386109 31/01/2008 at 12:33
FASTLANDS PTY LTD A.C.N. 010 468 649
OF PART OF THE GROUND FLOOR [SHED 4]
TERM: 01.08.2007 TO 31.07.2010 OPTION 3 YEARS
Lodged at 12:33 on 31/01/2008 Recorded at 13:00 on 01/02/2008

8. AMENDMENT OF LEASE No 713583782 22/11/2010 at 15:56
LEASE: 711386109
TERM: 01/08/2007 TO 31/07/2013 OPTION 3 YEARS
Lodged at 15:56 on 22/11/2010 Recorded at 11:36 on 23/11/2010

9. LEASE No 711612965 30/04/2008 at 10:46
TEAC AUSTRALIA PTY LTD A.C.N. 113 998 048
OF PART OF THE GROUND FLOOR (LEASE C1) AND PART OF THE FIRST FLOOR (OFFICE B)
TERM: 07/03/2008 TO 06/03/2011 OPTION 3 YEARS
Lodged at 10:46 on 30/04/2008 Recorded at 12:17 on 30/04/2008

10. LEASE No 712361821 23/04/2009 at 15:12
SUNSHINE FURNITURE PTY LTD A.C.N. 063 386 121
OF PART OF THE GROUND FLOOR (SHED 2)
TERM: 17/08/2007 TO 16/08/2010 OPTION 3 YEARS
Lodged at 15:12 on 23/04/2009 Recorded at 11:31 on 27/04/2009

11. TRANSFER No 712859282 12/11/2009 at 09:24
LEASE: 712361821
DALREX AUSTRALIA PTY LTD A.C.N. 131 048 809
Lodged at 09:24 on 12/11/2009 Recorded at 15:24 on 16/11/2009

12. AMENDMENT OF LEASE No 713471030 17/09/2010 at 15:16
LEASE: 712361821
TERM: 16/08/2007 TO 16/08/2013 OPTION 3 YEARS
Lodged at 15:16 on 17/09/2010 Recorded at 09:41 on 20/09/2010

13. LEASE No 712704824 03/09/2009 at 12:11
RESTORATIVE SOLUTIONS PTY LTD A.C.N. 118 229 280
OF PART OF THE GROUND FLOOR (SHED 3)
TERM: 01/08/2009 TO 31/07/2011 OPTION 2 YEARS
Lodged at 12:11 on 03/09/2009 Recorded at 08:39 on 15/09/2009

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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NO E225992

Memorandum of Encumbrances, Liens and Interests.

Easement D537096

TRANSFER OF EASEMENT
(Drainage Purposes)

STEEL IMPROVEMENT (N.S.W.) PTY. LIMITED

Grantor

BRISBANE CITY COUNCIL

Grantee

Particulars entered in the Register Book, Volume 2114 Folio 57 the 14 day of July 1972, at 6.55 pm

Registrar of Titles

601209422

E225992 EAS IN GROSS

$4.00

RECEIVED TITLES 2.59PM '72

deed

Walsh, FitzGerald & Hilton
SOLICITORS
QUEEN STREET. BRISBANE.

~~P.F. O'Brien,~~
~~City Solicitor,~~
~~I.A.C. Building,~~
~~249-223 George Street,~~
~~BRISBANE.~~

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JAN-17-72 113982 ... H S/D— 2$0 ***1.00

Queensland.

TRANSFER OF EASEMENT
(Drainage Purposes)

* in consideration of the sum of Ten cents (10¢) the receipt of which sum is hereby acknowledged

STEEL IMPROVEMENT (N.S.W.) PTY. LIMITED (hereinafter called "the Grantor") of Brisbane in the State of Queensland being the registered proprietor of an estate in fee simple subject however to such encumbrances, liens and interests as are notified by memorandum endorsed hereon, in all that piece of land situate in the County of Stanley, Parish of Toombul, City of Brisbane, containing 15 acres 39.3 perches, being Subdivision 2 of Portion 337, and being the whole of the land contained in Certificate of Title No 405317 Volume 2114 Folio 57 IN COMPLIANCE with the conditions imposed by BRISBANE CITY COUNCIL (hereinafter called "the Grantee") in respect of an application by the Grantor to rezone the land hereinbefore described and *DOTH HEREBY GRANT AND TRANSFER to the Grantee and its successors and assigns the full and free right and liberty at all times and from time to time to have, construct, lay and thereafter forever to use and maintain on, over, through or under that part of the aforesaid piece of land described as Easement B in Subdivision 2 of Portion 337 on Registered Plan No 129144, containing 2 acres 38 perches, more or less (which land is hereinafter referred to as "the said land") drains, pipes, conduits and channels including open cut drains and channels, rain water conduits and pipes and covered and uncovered drains for the passage or conveyance of rain water and waste or foul liquids and all manholes, manhole chambers, inlets, equipment and fittings in connection therewith or for the accommodation of any adjoining or neighbouring property or properties or otherwise in the execution of its and their drainage powers and for the purposes aforesaid and for the purposes of obtaining free and uninterrupted access to the said drains, pipes, conduits and channels, manholes, manhole chambers, inlets, equipment and fittings from the surface of the said land and for the purposes of changing the size and number of, operating, inspecting, patrolling, altering, removing, replacing, reconstructing and/or repairing all drains, pipes, conduits and channels, manholes, manhole chambers, inlets, equipment and fittings as aforesaid full, free and uninterrupted right and liberty at all times by day and by night and from time to time to enter upon and to go, pass and repass over, along and under the said land or any part or parts thereof with or without surveyors, engineers, servants, agents, licensees, contractors, sub-contractors, workmen and others authorised by the Grantee and with or without horses, carts, drays, motor cars, lorries, waggons, trucks, trollies, cranes, earthmoving equipment and other vehicles and things, laden or unladen and to dig into, sink shafts in, erect scaffolding upon and to open and break up the soil of the said land or any part or parts thereof as well the subsurface as the surface thereof and to bring and place in and upon the said land or any part or parts thereof and remove such materials, machinery, equipment, tools and other articles and to do such other incidental works and things in the premises as the Grantee and its successors shall in its and their discretion think fit, doing as little damage as may be but being responsible or held liable only for such damage or inconvenience to the owners or occupiers for the time being of any part or parts of the said land or any subdivisions or subdivision thereof as may be caused or suffered by reason only of the neglect or default of the Grantee and its successors and its and their contractors, agents, servants and employees AND IT IS HEREBY MUTUALLY COVENANTED AND AGREED by and between the Grantor and the Grantee that for all or any of the purposes aforesaid the Grantee, its surveyors, engineers, servants, agents, licensees, contractors, sub-contractors, workmen and others authorised by it with or without horses, carts, drays, motor cars, lorries, waggons, trucks, trollies, cranes, earthmoving equipment and other vehicles and things, laden or unladen, shall have the right:—

5923? * 17 JAN 1972

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(a) of ingress, egress and regress to and from the said land over the land of the Grantor adjoining or adjacent to the said land to permit access to the nearest surveyed road or to such other point on the land of the Grantor as the Grantee shall consider convenient or necessary to enable the Grantee, its surveyors, engineers, servants, agents, licensees, contractors, sub-contractors, workmen and others authorised by it with or without horses, carts, drays, motor cars, lorries, waggons, trucks, trollies, cranes, earth-moving equipment and other vehicles and things, laden or unladen, to obtain access to and from the said land,

(b) to use such lands of the Grantor immediately adjacent to either side of the said land as may reasonably be required by the Grantee in connection with all or any of the purposes aforesaid,

AND IT IS HEREBY FURTHER AGREED AND DECLARED that the expression "the Grantor" shall where the context so admits or requires include Steel Improvement (N.S.W.) Pty. Limited and the transferees and assigns of the Grantor and the registered proprietor or proprietors, owner or owners (and their respective successors, executors, administrators and assigns, as the case may be) and the occupier or occupiers for the time being of the said land and the expression "the Grantee" shall where the context so admits or requires include Brisbane City Council and the successors, transferees and assigns of the Grantee".

IN WITNESS WHEREOF the parties hereto have executed these presents as hereinafter set forth.

The Common Seal of STEEL IMPROVEMENT (N.S.W.) PTY. LIMITED was hereunto affixed this TENTH day of DECEMBER 197/, by authority of the Board of Directors thereof in the presence of MAXWELL HECTOR STEWART and HAZEL CLAUDIA RAWLING Directors thereof and countersigned by CHARLES JAMES. the Secretary thereof and in the presence of: ——

Common Seal

Director.

Director.

Countersigned

Secretary.

A Justice of the Peace 10/12/71

The Seal of BRISBANE CITY COUNCIL was hereunto affixed this tenth day of January 1972, by me, Ian Charles Hawes, I being the proper officer to affix such Seal, in the presence of: ——

Deputy Town Clerk.

A Justice of the Peace.

Correct for the purpose of registration.

City Solicitor,
Solicitor for Brisbane City Council.

RTI RELEASE - UNRM

This plan MUST NOT BE FOLDED but may be rolled.
B.C.C. SUB PLAN 41387 71

FOR OFFICE USE ONLY
R.P. 137072
CONVERSIONS 16.1.76

LINKS	METRES
0.000	0.000
3.000	0.604
5.000	1.006
10.000	2.012
25.010	5.031
37.240	7.491
103.050	20.730
195.000	39.228
200.000	40.234
269.000	54.114
273.850	55.090
279.000	56.126
280.000	56.327
281.000	56.528
297.000	59.747
310.110	62.384
1200.490	241.500
1274.950	256.479
1342.350	270.038
1409.750	283.597

Drawing of Plans must be restricted to the space inside the blue lines

137072

RD.

NUDGEE

R.P. 135484
145284
163855
135279
223876
GTR 2059
36.3
17.5
339
338
M. 31. 101
208497 (Comp)
SL11131.
109792
109782
115185
115188
Not Lodged
Amendments in red by J.V.Lawson 16.4.73.
No Mks. O.G.I. Nail in R.P.P. 1.3 N.W.
No Mks. O.I.P.Fd.
Datum 281
Ess. A RP 115187
Ess. B
Ess. 273 A
Ess. 265 A
Ess. 195 A
Ess. 297
Ess. C
Ess. D
Ess. E
Ess. F
Ess. G
Ess. H
Ess. I
Ess. J
Ess. K
Ess. L
Ess. M
Ess. N
Ess. O
Ess. P
Ess. Q
Ess. R
Ess. S
Ess. T
Ess. U
Ess. V
Ess. W
Ess. X
Ess. Y
Ess. Z

Lots 1 to 3.
Orig. Portion 337
Orig. Grant 6780
Cancelling Lot 2 on R.P. 135279
~~Town~~ City of BRISBANE
Parish of Toombul
SCALE 2 chains to an inch.
2778 Surveyed by J.V. Lawson 16/2/1972.
CROWN COPYRIGHT RESERVED
REGISTRAR OF TITLES, QUEENSLAND.
REGISTERED PLAN 137072 CISP

CC 39142

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Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

This plan MUST NOT BE FOLDED but may be rolled.

No 24672

I, James Venning Lawson of Brisbane
Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Act, 1867-1960".

Authorised Surveyor

Made and Signed at Brisbane this 19th day of December 1972 before me.

A. L. Lawson (J.P.)
Signature of Registrar of Titles or of a Magistrate.

– FOR SURVEYOR'S USE ONLY –

SURVEY OF Lots 1 to 3.

County of Stanley Parish of Toombul

CITY
~~Town~~ of BRISBANE To the Depth of

Cancelling Lot 2 on R.P. 135279.

Orig. Grant 6780 Orig. Portion 337

The Council of the ~~City of Brisbane~~ of Brisbane City Council certifies that ~~The City of Brisbane Acts 1924 to 1961~~ the Local Government Acts of 1936 to 1967 and all By-Laws have been complied with and approves this Plan of Subdivision subject to the Town Planning Acts 1964 to 1967 and all ordinances thereunder have been complied with and approves this plan of subdivision subject to

Dated this 20th day of February 1973

Chairman or Mayor

Town or ~~Shire~~ Clerk

– FOR OFFICE USE ONLY –

Previous Title CT 4807-207 P/C Sub 2 43726

Lots 1&2 See Emt Plan 182560

Lot 1 & 2 see IS 29607 (P.M.M.)

Lots 1&2 see compiled plan 223876

I/We Hurricane Pty. Ltd.
(Names in full) as proprietor/s

of this land, agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s

The Common Seal of Hurricane Pty Ltd was hereunto affixed by Authority of a Resolution of the Directors in the presence of Hugh Charles Carroll a Director and Alan Denis Cassell a Director in the presence of

C. N. O. T. A. COMMON SEAL

O/C 11171 A

For Additional Plan & Document Noting Refer to CISP

FEES SHOWN

£411651

RECEIVED 7 MAR 1973 4.05 PM REGISTRY TITLES

Particulars entered in Register Book Vol. 4807 Folio 207

the 1 day of May 1973 at 1.18 pm

REGISTRAR OF TITLES OVERSEALING

ACTING REGISTRAR OF TITLES

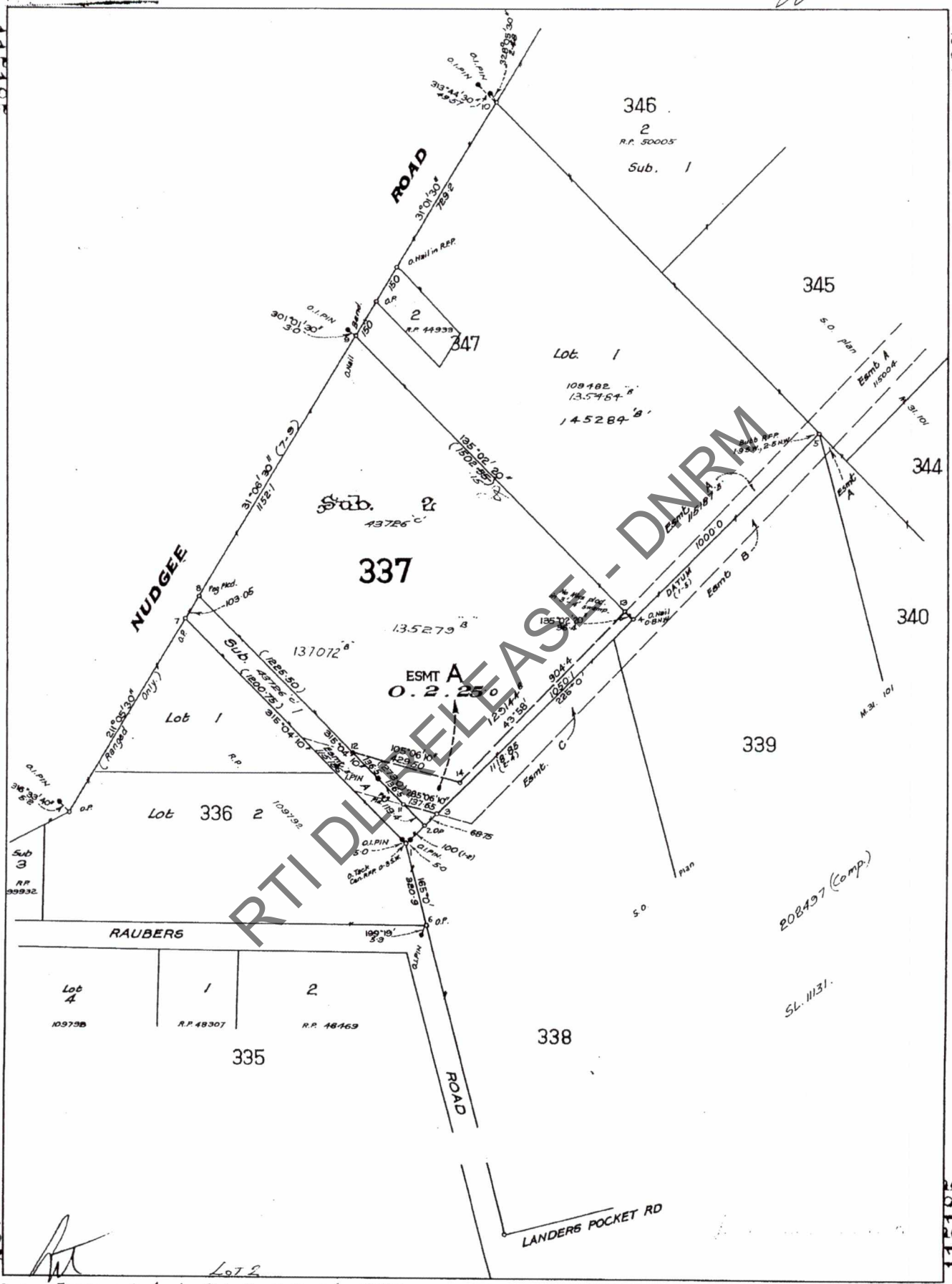
Calc. Bk. No. 27268
Examined 18/4/73
Passed 18/4/73
Charted 24/5/73
Located C.O. 33 48

Lodged by:
FORDE KNAPP & MARSHALL

REGISTERED PLAN 137072

RTI DL RELEASE - DNRM

This plan MUST NOT BE FOLDED but may be rolled.



RTI DL RELEASE - DNRM

Drawing of Plan must be restricted to the space inside the blue lines

Drawing of Plan must be restricted to the space inside the blue lines

115185

115185

115185

115185

~~Lots~~ Easement A in Sub. 2 of Portion 337 — Orig. Portion 337

Orig. Grant 6780

~~Cancelling~~ Covering Part of Sub. 2 on R.P. 43726 — ~~County~~ ~~Town~~ of Stanley (CISP) — SCALE 3 chains to an Inch

Parish of TOOMBUL

Surveyed by J. T. C. GLASSCOCK 16/6/1967 Auth. Surveyor

CROWN COPYRIGHT RESERVED
REGISTRAR OF TITLES, QUEENSLAND

REGISTERED PLAN 115185

SEAQ 337 N. 55

Copyright protects the plans being ordered by you. Unauthorised reproduction or amendments are not permitted.

This plan MUST NOT BE FOLDED but may be rolled.

I James Thomas Creed GLASSCOCK of Brisbane
Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Acts, 1867-1960"

J.T.C. Glasscock
Authorised Surveyor

Made and Signed at Brisbane this 30th day of August 1967 before me.

B. Simcocks J.P.
Signature of Registrar of Titles or of a Magistrate

The Council of the ..... of ..... certifies that all the requirements of this Council, the Local Government Acts of 1936 to 19 and all By-Laws have been complied with and approves this Plan of Subdivision subject to .....

Dated this ..... day of ..... 19....

..... Chairman or Mayor

..... Town or Shire Clerk

As Proprietor of this land, I agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor

THE COMMON SEAL of STEEL IMPROVEMENT (N.S.W.) PTY. LIMITED was hereunto affixed by the authority of the Board in the presence of a Director and the Secretary being the proper officers to affix the Seal in the presence of:

DIRECTOR

Director

Secretary

A Justice of the Peace

(Steel Improvement (N.S.W.) Pty. Limited)

For Additional Plan & Document Numbers Refer to CISP

Cplgt Bk. No. 246-164
Examined 6/12/68
Passed 6/12/68
Charted 19/12/68
Located CC 42
CC 42 OCT 4/1968

Particulars entered in Register Book
Vol. 2114 Folio 57

the 8 day of Jan 1968 at 12.44 p.m.

REGISTRAR OF TITLES

REGISTRAR OF TITLES QUEENSLAND

- FOR SURVEYOR'S USE ONLY -

SURVEY OF Easement A in Sub. 2 of Portion 337

County of Stanley Parish of Toombul

Town of To the Depth of

~~Cancelling~~ Covering Part of Sub. 2 on RP 43726

Orig. Grant 6720 Orig. Portion 337

- FOR OFFICE USE ONLY -

Previous Title C.T. 2114-57 Sub 2 43726

Easts No. 0537006 over Easts A to S.E.A.

38184

FN. 4W. 30.8.67

2.00
6.00
2.00
1.00 Amdts 12/6/68
11.00

D537006

EI DEC 1967 15:57

Lodged by: Clyne & Macarthey

REGISTERED PLAN 115185

RTI DL RELEASE - DNRM

This plan MUST NOT BE FOLDED but may be rolled.

129144

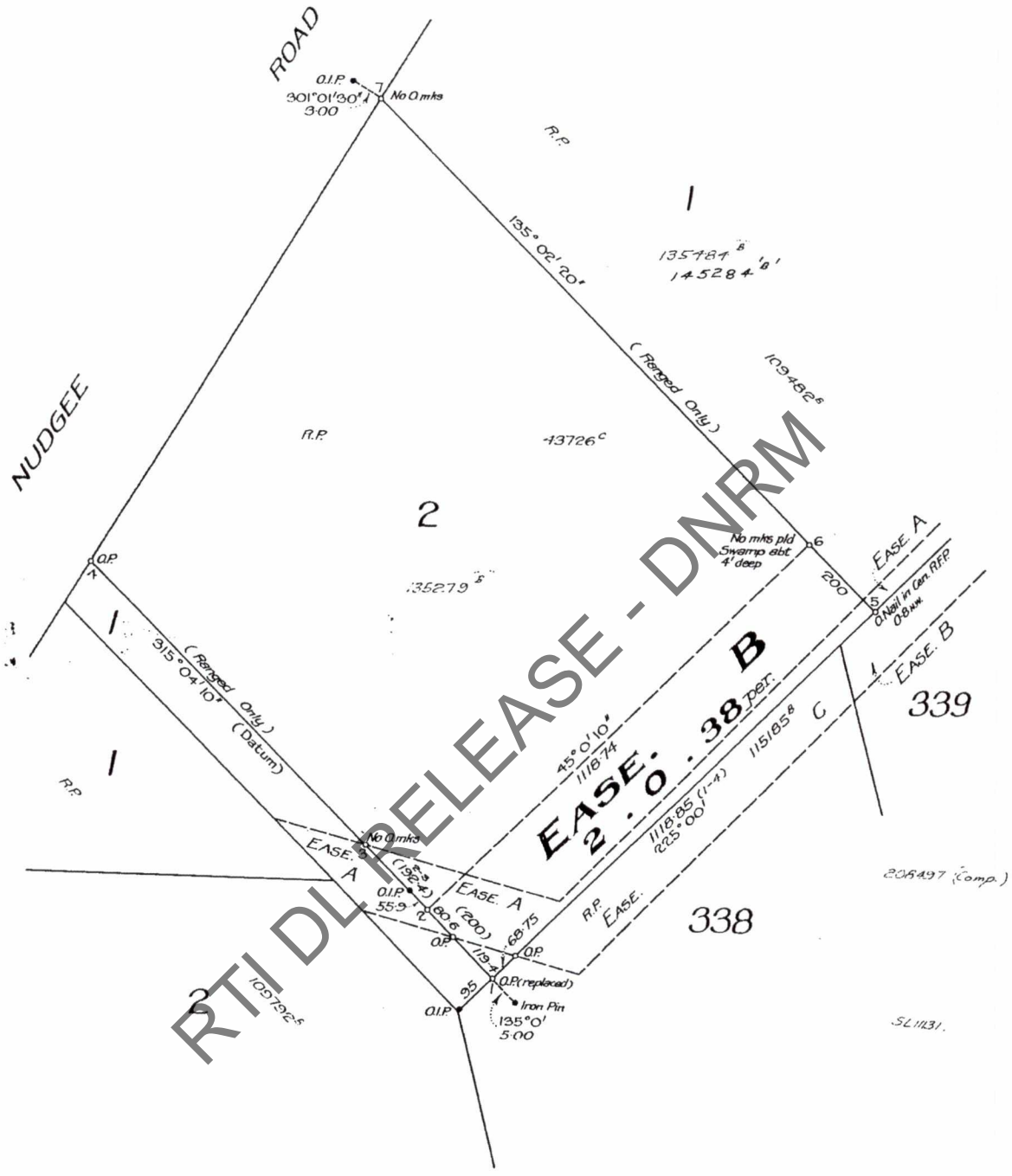
129144

129144

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Drawing of Plan must be restricted to the space inside the blue lines

Drawing of Plan must be restricted to the space inside the blue lines



RTI DL RELEASE - DNRM

~~Lots~~ Easement B in Sub 2 of Portion 337

~~Cancelling~~ Covering part of Sub 2 on R.P. 43726

Surveyed by D.B. Hillhouse 8/4/1971

Orig. Portion 337

Orig. Grant 6780

Town of

Parish of Toombul

SCALE 2 chains to an Inch

CROWN COPYRIGHT RESERVED
REGISTRAR OF TITLES, QUEENSLAND

REGISTERED PLAN No. 129144

Copyright protects the plans being ordered by you. Unauthorised reproduction or amendments are not permitted.

This plan MUST NOT BE FOLDED but may be rolled.

No 14844

I Donald Leslie Hillhouse of Brisbane
Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Acts, 1867-1960"

Authorised Surveyor

Made and Signed at BRISBANE this 19th day of APRIL 1971 before me.

Richard J. Rates J.P.
Signature of Registrar of Titles or of a Magistrate

The Council of the ..... of ..... certifies that all the requirements of this Council, the Local Government Acts of 1936 to 19 and all By-Laws have been complied with and approves this Plan of Subdivision subject to .....

Dated this ..... day of ..... 19....

..... Chairman or Mayor

..... Town or Shire Clerk

We STEEL IMPROVEMENT (NSW) PTY. LIMITED. as proprietor/s
(Names in full)
of this land, agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s

THE COMMON SEAL OF STEEL IMPROVEMENT (N.S.W.) PTY. LTD. WAS HERETO AFFIXED BY THE AUTHORITY OF THE BOARD IN THE PRESENCE OF: TWO DIRECTORS AND IN THE PRESENCE OF THE SECRETARY.

DIRECTOR:

DIRECTOR:

SECRETARY.

DATED AT SYDNEY:

This Twentysecond Day of JULY One thousand ninehundred and seventyone.

– FOR SURVEYOR'S USE ONLY –

SURVEY OF Easement B in Sub 2 of Portion 337

County of Stanley Parish of Toombul

Town of ..... To the Depth of .....

Cancelling Covering part of Sub 2 on R.P. 43726

Orig. Grant 6780 Orig. Portion 337

– FOR OFFICE USE ONLY –

Previous Title C.T. 2114-57 Sub 2 43726 [illegible]
E.225992 Easement B over 2:0:38

For Additional Plan & Document Notings Refer to CISP

E225992

18074

RECEIVED REGR. OF TITLES JUN 2 2 59 PM '72

Calc. Bk. No. 270/143
Examined 10/7/72
Passed 10/7/72
Charted 18/7/72
Located

Particulars entered in Register Book Vol. 2114 Folio 57
the 14 day of July 1972 at 6.57 p

REGISTRAR OF TITLES

Lodged by:
Walsh, FitzGerald & Hilton
SOLICITORS
QUEEN STREET BRISBANE.

PLAN 129144

RTI DL RELEASE - DNRM

SP140528 V0 REGISTERED Recorded Date 12/09/2001 15:53 Page 1 of 2 Not To Scale

01036

SOUTH AVE NUDGEE LOKV OH P86

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 1

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP115185	53°06'45"	1·006
3	OIP	DP102190	197°48'45"	1·094
4	OIP	DP140524	154°05'	1·0
4	O Screw in Wall (1.3 high)	DP140524	211°02'40"	24·324
5	Pin		103°48'	1·98
6	Tack in Bit		62°18'	1·08
6	OAS in Bit (not searched)	RP135279	323°10'55"	12·523

PERMANENT MARKS

PM	BEARING	DIST	NO
1–OPM	268°23'55"	374·34	37669
6–OPM	38°53'50"	225·931	124101

NUDGEE ROAD

N

No O.Mk
Cen Steel RFP
0·04SE, 0·13SW
OAS (not searched)
OPM

Not to Scale

No O.Mk
Peg pld

(54·919)
323°10'30"

Emt A
RP115186

5
OIP gone
at Stn
(RP115185)

3
RP137072

Emt B
RP129144

Emt B
RP129144

Common Property
GTP2050
DP140524

OP

323°21'30"
(10·626)

Emt A
RP115185

113°12'55"
86·419

EMT N
1693 m²

52°04'45"
16·607

4·327

4
O.Screw
in Conc at Stn
Cen GIFP
0·17NW, 0·15W
OIP
O.Screw

No O.Mk
Peg pld (flush)
0·03N

(24·525)
2 – 6
27·46

No O.Mk
Peg pld

27·709
113°12'55"

24·02

2 – 4
(59·747)
45·917
53°06'45"

Emt C
RP115185

No O.Mk
Peg pld

(13·83)

6·607

3
No O.Mk
OIP

1
RP43726

2
No O.Mk
Cen GIFP
0·36SW
0·19NW

20·117

2
RP109792

1
No O.Mk
Cen SFP
0·3NW
0·22SW
OIP
OPM

38
RP208497
DP102190

Peg placed at all new corners, unless otherwise stated.

Scale 1:500 – Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

0 50 mm 100 mm 150 mm

State copyright reserved.

GEORGE ENEVER PTY. LTD. ACN 009 864 715 hereby certify that the Company has surveyed the land comprised in this plan by Brian Anthony EAGERS, Licensed Surveyor, for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 25–05–2001.

GEORGE ENEVER PTY LTD ACN 009 864 715

Director and Licensed Surveyor

Director

Date 29-05-01

Plan of EASEMENT N

in Lot 3 on RP137072

PARISH: TOOMBUL COUNTY: Stanley

Meridian: AMG VIDE DP102190 F/N's: No

Scale: 1:500

Format: STANDARD

SP140528

Plan Status:

01036

RTI DL RELEASE - DNRM

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

705037523

$212.00
12/09/2001 15:53

BE 400

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

Registered

5. Lodged by

Sciacca's 282

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We SHORNCLIFFE INVESTMENTS PTY LTD

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6.

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
14929103	3	RP137072		N	

2. Local Government Approval.

*

hereby approves this plan in accordance with the :

%

Dated this day of

* Insert the name of the Local Government.
Insert designation of signatory or delegation
% Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : 01036

337	3
Orig	Lots

7. Portion Allocation :

8. Map Reference :
9543–33142

9. Locality :
NORTHGATE

10. Local Government :
BRISBANE C. C.

11. Passed & Endorsed :

By : GEORGE ENEVER PTY LTD
Date : 30-05-01
Signed : B A Eagleo
Designation : Licensed Surveyor

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Licensed Surveyor/Director * Date

*delete words not required

13. Lodgement Fees :

Survey Deposit	$ 116
Lodgement	$ 96
New Titles	$
Photocopy	$
Postage	$
TOTAL	$ 212

14. Insert Plan Number SP140528

RTI DL RELEASE - DNRM

Review

Form 58a-3v4

VALUER ACTION SHEET – OBJECTION TO UNADJUSTED VALUATION

Local Government: (1000/13) BCC-TOOMBUL	**Property ID:**1208184 **Address:** 915 NUDGEE RD, BANYO QLD 4014 **Area:** 1.49 HA	**Grievance ID:**20110141
PLU:(28) WAREHOUSE & BULK STORES	**AVLU:**(450) INDUSTRIAL	**Zoning:**30 GENERAL INDUSTRY (OLD)
PVM:NON-RURAL	**Valuation Date:**01/10/2014	**Value:**$2,650,000
Issue Date:04/03/2015	**Previous or Concurrent Objection/Appeal** [Y] / N	**Interim** / [**Annual**]

NOTES AND RECOMMENDATION BY VALUER

Claim: $1,935,000 (130 per [sqm] / ha) **DNRM Value:** $2,650,000 (178 per [sqm] / ha)[1]

Brief comment on Grounds: (relevant to Valuation):

This property was the subject of a 2010 appeal which was settled - personal information at $2750 000. The property was also the subject of an appeal for the 2011, 2012 and 2013 which has been settled at $2 650 000. This objection presents no new evidence that has not already been considered.

Ground 1: The property owner presents the sale of 160 Curtin Ave and states that "Improvements at ttime of sale arguably much greater than VG allowance". The VG analysis of this improved property was undertaken in consultation with the purchaser and his value. It should be noted that the owners previous agent has a similar view to the VG on this analysis of 160 Curtin Ave. This sale is also in the UDLA development area, and as the owner has argued, this area is subject to development restrictions above what are normal for industrial allotments.

Sale 2 being 907 Nudgee Rd ajoins the subject. It is of a far inferior shape, easement and is low lying.

Ground 2: All grounds presented in Ground 2 have been discussed and taken into consideration over the last 4 consectuive appeals.

Ground 3: The owner presents the opinion that the rear of the land should be valued around $100/m2. As a result of previous appeals this portion of the land currently is valued at $70/m2. I agree with the owner in this respect. This owner presents the argument that on the bsis of sale 2 the remainter of the site (the front portion) should be valued at $150/m2. Given the current sales evidence I cannot concur. The owner then presents information that 80% of the front portion floods. The supporting information provided does not concur and indicates 50% may be more correct. The information provided then stated that the portion that does flood should has a flood level of RL3.10. It then goes on to state that the existing floor levels vary between RL3.19 to 3.05. This has been taken into acount in the previous calculations.

Relativity Issues: (Map Attached):

Sales Basis:

Address	Area	Date	Price (Rate)
907 NUDGEE RD, BANYO QLD 4014	1.097 HA	20/11/2014	$1,210,000
Comment: Overall Inferior. Analysed Price(SV): $1,100,000, Rate$/ha: $1,002,734.73. Applied SV: $1,050,000, Rate$/ha: $957,155.88. Inferior to the rear portion of the allotment.			
66 HUGH ST, PINKENBA QLD 4008	5503 M2	15/08/2013	$1,998,315
Comment: Overall Superior. Analysed Price(SV): $1,816,650, Rate$/m2: $330.12. Applied SV: $1,700,000, Rate$/m2: $308.92. Smaller site with superior elevation.			
19 GUARDHOUSE RD, NORTHGATE QLD 4013	5423 M2	27/05/2014	$2,200,000
Comment: Overall Superior. Analysed Price(SV): $2,000,000, Rate$/m2: $368.80. Applied SV: $1,800,000, Rate$/m2: $331.92. Superior locaton in modern development.			

Associated Issues/Comments for Delegate:

The property has been settled for the 2011 and 2012 appeals on the basis that the figure be carried through to the 2013. This was undertaken and the figure was then carried forward to the 2014 revaluation. There has been no change to the industrial values during this time.

Valuation Recommendation:	Lapsed	[Disallow]	Disallow & amend	Allow
Valuation amendment:	Change from $2,650,000 to			

[1] CIMR props only

RTI DL RELEASE - DNRM

Name: L Creber	Signature:	Date: 11/05/2015
	sch 4 - signature	

RTI DL RELEASE - DNRM

PID:1208184 Grievance ID:20110141

DECISION BY DELEGATE

Delegate of Valuer-General:S Lanchester Signature... sch 4 - signature .....

Position: Pos. Date 11/5/2015

This objection is	LAPSED	~~DISALLOWED~~	DISALLOWED and AMENDED:	ALLOWED

Objection Allowed

A14	RELATIVITY NOT APPROPRIATE
A15	MARKET DOES NOT SUPPORT VALUE
A16	ERROR/OMISSION IN CALCULATION
A17	ALLOWANCE FOR ADVERSE CHARACTERISTICS
A18	UNRECORDED DISABILITY
A19	SINGLE DWELLING HOUSE
A20	BUSINESS OF FARMING
A21	ALLOWANCE FOR PLANNING/ORD/BY LAWS
A22	ALLOWANCE FOR COUNTRY CLASSIFICATION
A23	ALLOWANCE FOR CARRYING CLASSIFICATION
A24	ALLOWANCE FOR WATER ENTITLEMENT
A25	ALLOWANCE FOR UNIQUE CHARACTERISTICS
A26	ALLOWANCE FOR VEGETATION MANAGEMENT ISSUES
A35	**DECISION ONLY RELATED TO DSI GROUNDS ***

* Only select A35 when Ground 4 is the only ground for objection

Objection Disallowed

D13	GROUNDS NOT RELATED TO VALUE
D14	RELATIVITY APPROPRIATE
D15	MARKET SUPPORTS VALUE
D16	INCREASE IN RATES/RENT/TAXES NOT VALID
~~D17~~	ALLOWANCE ALREADY MADE FOR DISABILITIES
D18	FARMING CONCESSION DOES NOT APPLY
D19	SINGLE DWELLING HOUSE DOES NOT APPLY
D21	RELATIVITY CITED NOT COMPARABLE
D22	SALES PROPERTIES CITED NOT COMPARABLE
D23	SEPARATE VALUATIONS REQUIRED
D24	FURTHER ACTION APPLICABLE
D25	ALLOWANCE ALREADY MADE FOR PLANNING/ORD/BY LAWS
D26	ALLOWANCE FOR VEGETATION MGMT ISSUES ALREADY MADE
D27	ALLOWANCE FOR WATER ENTITLEMENTS ALREADY MADE
D28	OTHER LEGISLATION
D29	CONTAMINATED LAND
D30	HERITAGE ISSUES
D31	VALUATION CORRECT UNDER LVA
D35	**DECISION ONLY RELATED TO DSI GROUNDS***

* Only select D35 when Ground 4 is the only ground for objection

Objection Disallowed and amended

D100	RELATIVITY NOT APPROPRIATE
D101	MARKET DOES NOT SUPPORT VALUE
D102	ERROR/OMISSION IN CALCULATION
D103	ALLOWANCE FOR ADVERSE CHARACTERISTICS
D104	UNRECORDED DISABILITY
D105	SINGLE DWELLING HOUSE
D106	BUSINESS OF FARMING
D107	ALLOWANCE FOR PLANNING/ORD/BY LAWS
D108	ALLOWANCE FOR PLANNING/ORD/BY LAWS
D109	ALLOWANCE FOR CARRYING CAPACITY
D110	ALLOWANCE FOR WATER ENTITLEMENT
D111	ALLOWANCE FOR UNIQUE CHARACTERISTICS
D112	ALLOWANCE FOR VEGETATION MANAGEMENT ISSUES

DSI Deduction Decision Reason

G01	GRANTED SITE IMPROVEMENTS

DSI Deduction Decision Reason

D01	IMPROVEMENTS SPECIFIED ARE NOT SITE IMPROVEMENTS
D02	DEDUCTION ALREADY GRANTED
D03	OWNER DOES NOT HAVE RIGHT TO APPLY
D04	PAID DATE PRIOR TO STATUTORY TIMEFRAME
D05	OWNER CHOOSES OFFSET ALLOWANCE
D06	IMPROVEMENTS ARE ELIGIBLE BUT DO NOT ADD VALUE
D07	IMPROVEMENTS GRANTED NOT REFLECTED IN VALUATION

RTI DL RELEASED DNRM

If Amended, the unadjusted valuation is changed from $2,650,000 to

And if applicable the DSI amount (DatePaid) is Granted / changed to

And if applicable the DSI amount (DatePaid) is Granted / changed to

And if applicable the DSI amount (DatePaid) is Granted / changed to

Delegate Notes, to be updated in QVAS:

QVAS ACTION

Decision entered Y/N	**Reasons entered Y/N**	**Valuation(s) entered Y/N**
PLU updated Y/N	**AVLU updated Y/N**	**Zone updated Y/N**
Valuation superseded Y/N	**Further Action Request attached Y/N**	**QVAS Valuer notes entered Y / N**
Action Completed By:	**DATE:**	

LCrebel

LAND COURT OF QUEENSLAND

Valuer General
Department of Natural Resource & Mines
GPO Box 2454
BRISBANE QLD 4001

17 September 2014

Dear Sir,

File Number:	**LVA906-12 & LVA048-14**
Case Type:	**Appeal against land valuation, s.155**
Legislation:	**Land Valuation Act 2010**
Property ID:	**1208184**
Local Government:	**Brisbane City Council**

Roebig Investments Pty Ltd as TTE
v.
Valuer General

RTI DL RELEASE - DNRM

The Court acknowledges receipt today of the draft Consent Orders signed by both parties in the above matters. The formal Orders sealed by the Court are now enclosed.

Accordingly as these matters are now finalised they have been removed from the list of cases awaiting hearing and determination by the Land Court and the files will be closed.

Yours faithfully,

sch 4 - signature

Diane Blewett
Deputy Registrar

Level 8, 363 George St, Brisbane 4000
GPO Box 5266, Brisbane Qld 4001
Our Ref: LVA906-12 & LVA048-14
Phone: (07) 3247 5201
Your Ref: Mrs T Johnson
Fax: (07) 3247 4635
Email: Diane.Blewett@justice.qld.gov.au
Web: www.landcourt.qld.gov.au

IN THE LAND COURT
OF QUEENSLAND

FILE NUMBER: LVA906-12

BETWEEN:

Roebig Investments Pty Ltd as TTE

Applicant

AND

Valuer General

Respondent

Before: Mr W A Isdale

BRISBANE

The Sixteenth day of September 2014

The Court **ORDERED** by consent of the parties that:

1. The appeal is allowed.

2. The statutory valuation of the subject property **Property ID 1208184** (915 Nudgee Road, Banyo) be determined in the amount of **Two Million Six Hundred and Fifty Thousand Dollars ($2,650,000)** as at the date of valuation, 1 October 2011.

3. There is no order as to costs.

By the Court

THE LAND COURT OF QUEENSLAND
Registrar

RTI DL RELEASE - DNRM