

Director/s:
Anthony John Schmidt
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19th December 2012
Our ref: i0031
Your ref: DEV2012/295

Attn: Brianna FYFFE
ULDA
Level 4
229 Elizabeth St Q 4000

RE: FULL RESPONSE – 107 ABRAHAMS ROAD, SOUTH RIPLEY
S53(i) ULDA Act 2007

In a full response to the request for further information dated 28 June 2012, we include reports for the following.

- Acoustic – by Palmer Acoustics
- Building Plans – supplied by client
- Stormwater and Erosion and Road Access – Report by Hunt Michel & Partners
- Onsite Septic – Taylor Environmental

A further briefing of each dot point is as follows.

Palmer acoustics have communicated with ULDA's preferred consultant for noise and have prepared a report within the standards required. Their findings show that the main noise will be from 'players'. It would be expected that when the surrounding land is fully developed that if the noise exceeds the standard than our clients are happy to install amelioration of this noise to suitable standards within a nominated reasonable time frame, (eg. 6 months). As previously mentioned this activity cannot survive a high cost of infrastructure burden without a long term approval to recoup such expenditure. The client is aware of the potential of the surrounding land to be developed for residential purposes. They also can show evidence from their other sites around the world that this use can co-locate with residential living.

The supplied building plans are nothing more than shipping containers and /or purpose built modular buildings. The included plans and photos we believe provide adequate evidence of the size shape and appearance of the buildings to be constructed upon the site.

Hunt Michel have provided a report to demonstrate how the carpark and access will work with a written explanation of the intended erosion and stormwater management. As previously mentioned this use will not be viable nor would it be practical to condition this use with a costly upgrade to the current road access. However, this request does not discount the need to make good the access road to a safe and reasonable all weather road.

The site will be surrounded with high chainwire fences with a 50metre buffer zone defined by a shade clothe mesh fence. It is also our understanding that the new highway has been constructed with the typical MRD chainwire fence along the frontage to the highway.

An AES system as reported by Taylor Environmental will be used for the effluent control on this site. As per the report it will be most suitable and only requires minimal servicing. This system is EPA approved.

We trust he above provides a brief explanation of each point of interest and the full reports for each should be read.

We await your advice and commencement of the public notification in due course.

Regards

A handwritten signature in black ink, appearing to read 'Anthony Schmidt', is positioned above the printed name.

Anthony Schmidt
Director