

Director/s:
Anthony John Schmidt
B. App.Sc. (Surveying)



AJS Surveys Pty Ltd ABN 35 067 875 147

Member of:
Institution of Surveyors Qld
Consulting Surveyors Qld

17 Judd Street, GUMDALE Q 4154
PO Box 4201 GUMDALE Q 4154
Ph 07 3823 2144

**Land Development, Planning
& Surveying Consultants**

Email: mail@ajssurveys.com.au
Webb: www.ajssurveys.com.au
Fax 07 3823 2155

Ref: 10031
Date: 5 May 2012

The Manager
Urban Land Development Authority
PO Box 3643
South Brisbane BC 4101

Dear Sir/ Madam,

**Re: Development Application for Material Change of Use over land at 107 Abrahams Road South Ripley
Lot 57 on SP200927 – Proposed Outdoor Sport and Recreation – Paintball Adventure Course**

We refer to the above matter and advise that we act for Delta Force Paintball (the applicant) who is proposing to establish a paintball adventure course on this land. The applicant has obtained the consent of the land owner, Ripley Ventures Pty Ltd and is preparing to enter into a 6 year lease agreement over the whole of the land, subject to receiving the relevant ULDA approvals for the use of the land.

The subject land is located on the southern side of the Centenary Highway, to the east of Abrahams Road at its northern termination. The site has an area of 16.34ha and a frontage of 324.3m to Abrahams Road. Whilst the site has a frontage to the Centenary Highway it is not accessible from the highway. The land is a vacant parcel of land and has no existing or approved uses. There are no buildings on the land

The land is located in the Ripley Valley Urban Development Area and more specifically is located in the Urban Living Zone and forms part of the Secondary Urban Centre East under the provisions of the Ripley Valley UDA Development Scheme.

The proposed use is defined in Schedule 2 of the Ripley Valley UDA Development Scheme as being Outdoor Sport & Recreation.

In accordance with the level of assessment table for development, Table 2, in the Ripley Valley UDA Development Scheme as it relates to the Urban Living Zone, the proposed Material Change of Use for the purpose of Outdoor Sport & Recreation (Paintball Adventure Course) is considered to be a **Permissible Development**.

In accordance with the requirements of the ULDA we submit herewith the following documentation in support of this development application:

- Completed Application Form
- Planning Assessment Report
- Site Plans/ Plans of Development
- Application Fees - \$5000.00

We trust that this development application meets the requirements of the ULDA and ask that if any aspect of this matter is required to be discussed or clarified, please do not hesitate to contact **Anthony Schmidt** on **3823 2144** or at Anthony@ajs.net.au.

Yours Faithfully


Anthony Schmidt
Consulting Surveyor

Development Application Form



1. Before lodging your application

- Please check that you have read and completed all sections of this form. The Development Application *Supplementary Guide* should be read in conjunction with this form as it aims to clarify and explain the information that should accompany your application.
- Consider whether it would be appropriate to contact the Urban Land Development Authority (ULDA) to arrange a pre-lodgement consultation before lodging your application.
- Further information about the ULDA development assessment process is available at www.ulda.qld.gov.au
- To lodge, either:
 - ◊ **Hand deliver** to the ULDA office located at Level 4, 229 Elizabeth Street, Brisbane or
 - ◊ **Post** to the Urban Land Development Authority at GPO Box 2202, Brisbane Qld 4001

2. Property description

Identify all lots, including any part of a lot, on which the development is proposed.

Street address (i.e. unit / street no., street name, suburb/town and post code)

107 Abrahams Road South Ripley

Lot on plan description (e.g. lot 3 on RP 123456)

Lot 57 on SP200927

3. Proposal details (i.e. uses and/or works proposed by the application)

Outdoor Sport & Recreation: Paintball Adventure Course

4. Applicant details

The applicant is responsible for ensuring the accuracy of the information provided. The ULDA will rely on this information when assessing and deciding the application.

Company / organisation / agency (if applicable)

Delta Force Paintball c/- AJS Surveys Pty Ltd

Contact name

Mr Anthony Schmidt

Postal address

PO Box 4201 Gumdale Qld 4154

Daytime telephone no.

07 38232144

Facsimile no.

07 38232155

Mobile telephone no.

Email address

Anthony@ajs.net.au

5. Owners consent

By signing here the owner/s are consenting to the lodgement of the application under the *Urban Land Development Authority Act 2007*.

Name (place each new name on a new line)	Signature	Date
1. Ripley Ventures Pty Ltd	See attached consent	
2.		
3.		

6. Approval history

Is there a preliminary approval, granted under the *Integrated Planning Act 1997*, still in effect for the premises?

☒ No ☐ Yes

Is this application to be assessed under the current valid preliminary approval?

☒ No ☐ Yes – lodge a copy of the approval with this UDA development application

7. Attachments

Provide details of plans, drawings and/or reports accompanying the application.

Name	Reference No.	Date
1. Planning Assessment Report		
2. Appendix 1 - Site Plan	10031 - Site	9/5/2012
3. Appendix 2 - Plan of Development		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		

8. Privacy statement

The information collected on this form will be used by the Urban Land Development Authority (ULDA) in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of the planning process, except where required by legislation (including the Freedom of Information Act 1992) or required by Parliament. This information may be stored in an Urban Land Development Authority database. The information collected will be retained as required by the Public Records Act 2002.

OFFICE USE ONLY	Date received by ULDA:	
	Fee receipt no.	
	Application no.	
	ULDA receiving officer (name and signature)	

RIPLEY VENTURES PTY LTD

6/58 Metroplex Avenue
Murarie
QLD 4172
Ph: 3129 6500
Fax: 3399 5511
ABN: 61 969 761 373

Date: 14 May 2012

Ref: I0031

The Manager
Urban Land Development Authority
PO Box 3643
South Brisbane BC 4101

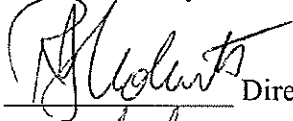
Dear Sir/ Madam,

Re: Owners Consent for Development Application over land at 107 Abrahams Road South Ripley

We, **Ripley Ventures Pty Ltd** A.C.N 110494098 as Trustee under Instrument 709036883 confirm that it is the registered owner of the land at **107 Abrahams Road South Ripley** which is formally described as **Lot 57 on SP200927**.

We confirm that Ripley Ventures Pty Ltd provides its consent to **Delta Force Paintball & AJS Surveys Pty Ltd** to prepare and submit the relevant development application to the Urban Land Development Authority for the purpose of obtaining the necessary development permit for the **Material Change of Use – Outdoor Sport and Recreation –Paintball Adventure Course** over the subject land.

Yours faithfully



Director/ Ripley Ventures Pty Ltd



Director/ Ripley Ventures Pty Ltd

Dated: 14 May 2012

CURRENT TITLE SEARCH

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Request No: 13799710

Search Date: 04/05/2012 16:27

Title Reference: 50696625

Date Created: 07/12/2007

Previous Title: 15281118

REGISTERED OWNER

Dealing No: 711230285 30/11/2007

RIPLEY VENTURES PTY LTD A.C.N. 110 494 098

TRUSTEE

UNDER INSTRUMENT 709036883

ESTATE AND LAND

Estate in Fee Simple

LOT 57 SURVEY PLAN 200927

County of STANLEY

Parish of BUNDAMBA

Local Government: IPSWICH

For depth restrictions refer to Plan SP 200927

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10024084 (POR 57)
2. MORTGAGE No 709036884 07/10/2005 at 10:16
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

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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Requested By: D APPLICATIONS ABR