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Planning Assessment Report

107 Abrahams Road South Ripley Qld 4306

Development Permit – Material Change of Use

Outdoor Sport and Recreation – Paintball Adventure Course

Prepared By: AJS Surveys Pty Ltd

For: Delta Force Properties Pty Ltd

Date: May 2012

Project Ref: i0031

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1.0 Executive Summary

1.1 Site Details

Address	- 107 Abrahams Road South Ripley
Lot Description	- Lots 57 on SP200927
Area of Site	- 16.3369 ha
Current Use of Site	- Vacant Rural Land
Local Authority	- Ipswich City Council
UDA Interim Use Plan	- Ripley Valley – Precinct 6
UDA Development Scheme	- Urban Living Zone
Owner	- Ripley Ventures Pty Ltd A.C.N 110494098

1.2 Application Details

Development Application	- Development Permit - Material Change of Use
Description of Proposal	- Outdoor Sport & Recreation – Paintball Adventure Course
Level of Assessment	- UDA Assessable Development (Permissible)
Applicant	- Delta Force Properties Pty Ltd C/- AJS Surveys Pty Ltd
Contact Person	- Anthony Schmidt – AJS Surveys Pty Ltd Po Box 4201 Gumdale Qld 4154 Telephone: 3823 2144 Email: Anthony@ajs.net.au
Project Reference	- I0031

1.3 Proposal Executive Summary

Delta Force Properties Pty Ltd is seeking a Development Permit for a Material Change of Use over the land at 107 Abrahams Road South Ripley for the purpose of an Outdoor Sport and Recreation – Paintball Adventure Course Facility.

The subject land is included in the Ripley Valley Urban Development Area and accordingly this development application is to be determined by the Urban Land Development Authority.

The development site is included in the Urban Living Zone and more particularly in the Secondary Urban Centre East under the provisions of the Ripley Valley Urban Development Area Development Scheme which is intended for urban residential development. Accordingly, it is acknowledged that this Outdoor Sport and Recreation Use is, in real terms, an interim land use only for this site and it is on this basis that the applicant (Delta Force Properties Pty Ltd) has sought a 12 year lease over the land.

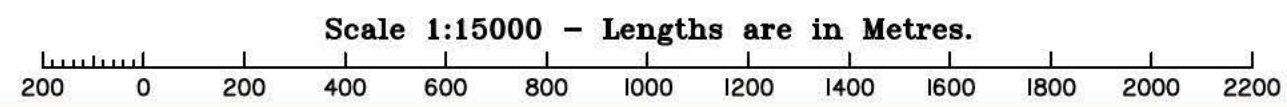
The applicant is aware that several development applications are currently being assessed by the ULDA for various stages of the Secondary Urban Centre East, parts of which adjoin the south west corner of this site. Based on the current market circumstances, it is considered likely that the development and 'take up' of these residential stages of the Secondary Urban Centre East will only occur slowly over the course of the next 5 - 10 year time frame. On this basis it is considered that the proposed Paintball Adventure Course on the subject land will have limited/ minimal impact on any future residential development in close proximity to the site during this next 12 year period.

The development application is considered to be Permissible Development under the provisions of the level of assessment table, Table 2 for the Urban Living Zone contained in the Ripley Valley Urban Development Area Development Scheme.

We seek confirmation from the ULDA as to whether this development application is required to undergo public notification.

2.0 Site Plans

2.1 Location Plan/ Aerial Photograph



 Land Development, Planning & Surveying Consultants 17 Judd Street, Gumdale, Qld 4154 EMAIL: mail@ajs.net.au PH: 3823 2144 FAX: 3823 2155	SCALE :	1:15000	LOCAL AUTHORITY	Ipswich C.C.	SITE PLAN Corner Abrahams Road and Centenary Highway South Ripley Lot 57 on SP 200927	
	HORIZ DATUM	SP 200927	PARISH	Bundamba		
	VERTICAL DATUM		COUNTY	Stanley		
	DRAWN BY:	PDR	MAP REFERENCE	9442-13244		
	SURVEYED BY		REVISION No :		JOB REF : I0031	PLAN No : I0031-Site
	DATE OF SURVEY :		DATE :	09/05/2012		

2.2 Title Plan – SP200927

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

SURVEY PLAN

Peg placed at all new corners
unless otherwise stated.

TRAVERSES ETC		
LINE	BEARING	DISTANCE
1-2	98°52'40"	20.117
3-4	188°35'	20.117
8-9	278°32'30"	20.117
13-1	8°49'20"	20.117
21-2	8°49'20"	20.117

LOTS 15 & 57 ARE RESTRICTED TO
A DEPTH OF 30.48m FROM THE
SURFACE AS DEFINED BY S151855

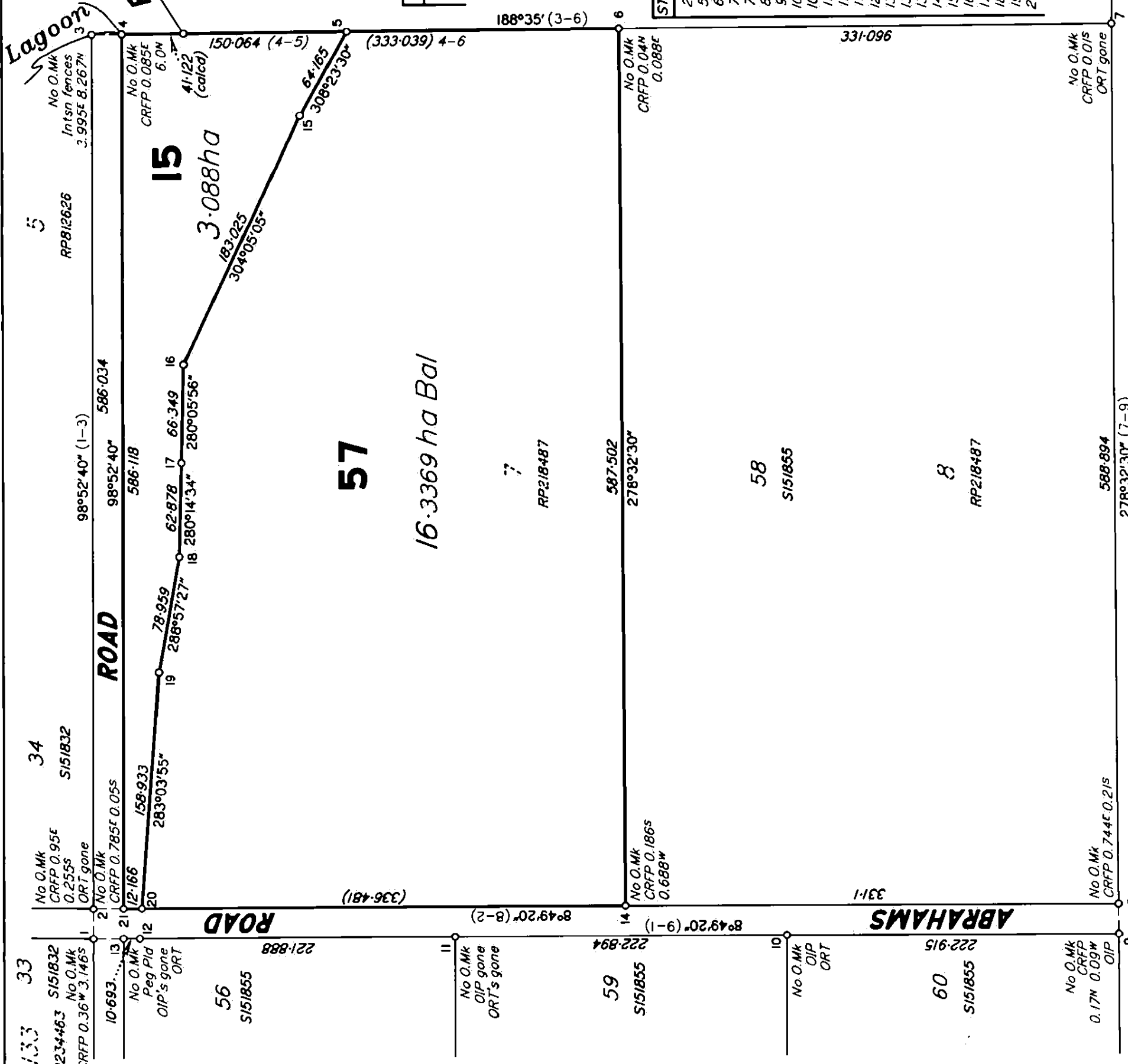
PERMANENT MARKS			
PM	ORIGIN	BEARING	DIST NO
3-PM 13-PM		317°25'15" 17°30'	101.232 7.6 161445 161446

25
RP 218512
250
M3174

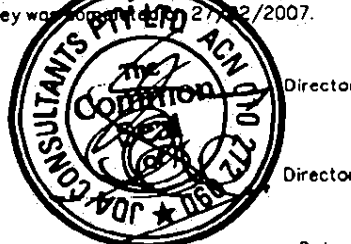
REFERENCE MARKS			
STN	TO	ORIGIN	BEARING DIST
2	ORT (Gum) gone	S15832	9°42'50" 1.66
5	Pin		183°08'30" 3.076
6	Pin		99°46'10" 1.096
7	Pin		187°03' 2.771
7	ORT gone	M3174	302°14' 16.093
8	Pin		255°47'40" 0.611
9	OIP		278°57'20" 1.005
10	OIP		198°49'20" 1.006
11	ORT (not connected)	SL 6048	286°08'20" 8.308
11	OIP gone	SL 6048	198°49'20" 1.006
11	ORT (stump) gone	SL 6048	4°13'20" 10.803
11	ORT gone	SL 6048	109°37'20" 10.863
12	Pin		199°44'50" 1.861
13	OIP gone	SL 6048	300°03'20" 0.563
13	OIP gone	SL 6048	164°19'20" 1.11
13	ORT		164°19'20" 30.054
14	Pin		270°41'45" 1.822
15	Pin		120°08'50" 3.343
16	Pin		145°41'30" 3.598
17	Pin		112°59'15" 6.915
18	Pin		79°49'15" 4.221
19	Pin		110°53'05" 4.971
20	Pin		188°53'45" 0.962

RP 218512

DERIVED M.G.A. CO-ORDINATES (GDA-94)				
STATION	EASTING	NORTHING	ZONE	ORDER CLASS
13 (PM/61446)	481 796.844	6 937 452.246	56	
3 (PM/61445)	482 327.789	6 937 446.304	56	



JDA CONSULTANTS PTY LTD (ACN 010 272 090) hereby certify that the land comprised in this plan was surveyed by the corporation, by John DEE, cadastral surveyor, for whose work the corporation accepts responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 27/02/2007.



Date 19-3-07

Plan of Lots 15 & 57
(Restricted)
Cancelling Lot 57 on S151855 (Restricted)

PARISH: **BUNDAMBA** COUNTY: *Stanley*

Meridian: *Subtract 0°02'45" for GDA Zone 56*

F/N's: *No*

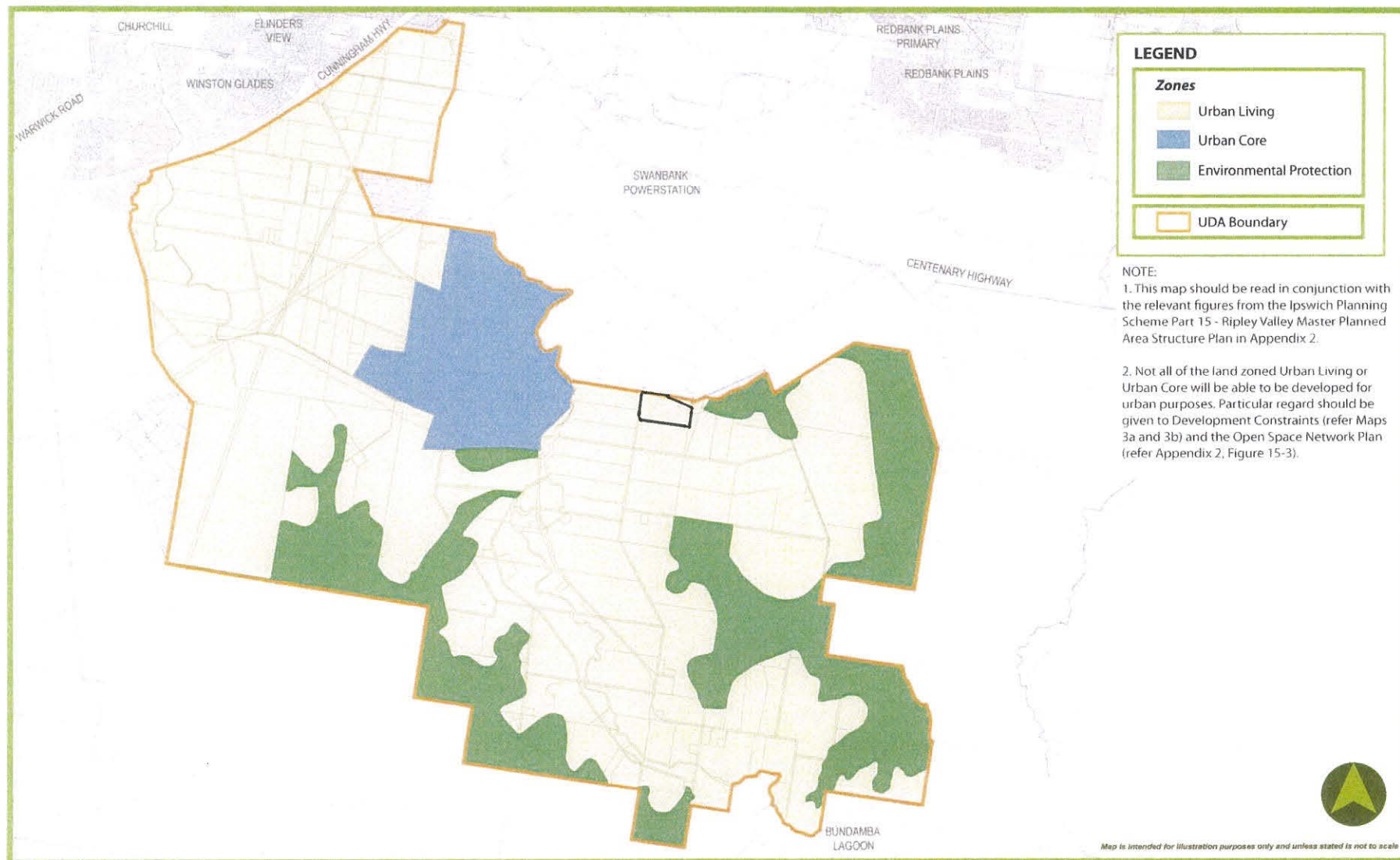
Scale: 1:3000

Format: STANDARD

Plan Status:

2.3 Ripley Valley UDA Land Use Plan – Zones

MAP 4 - Zones

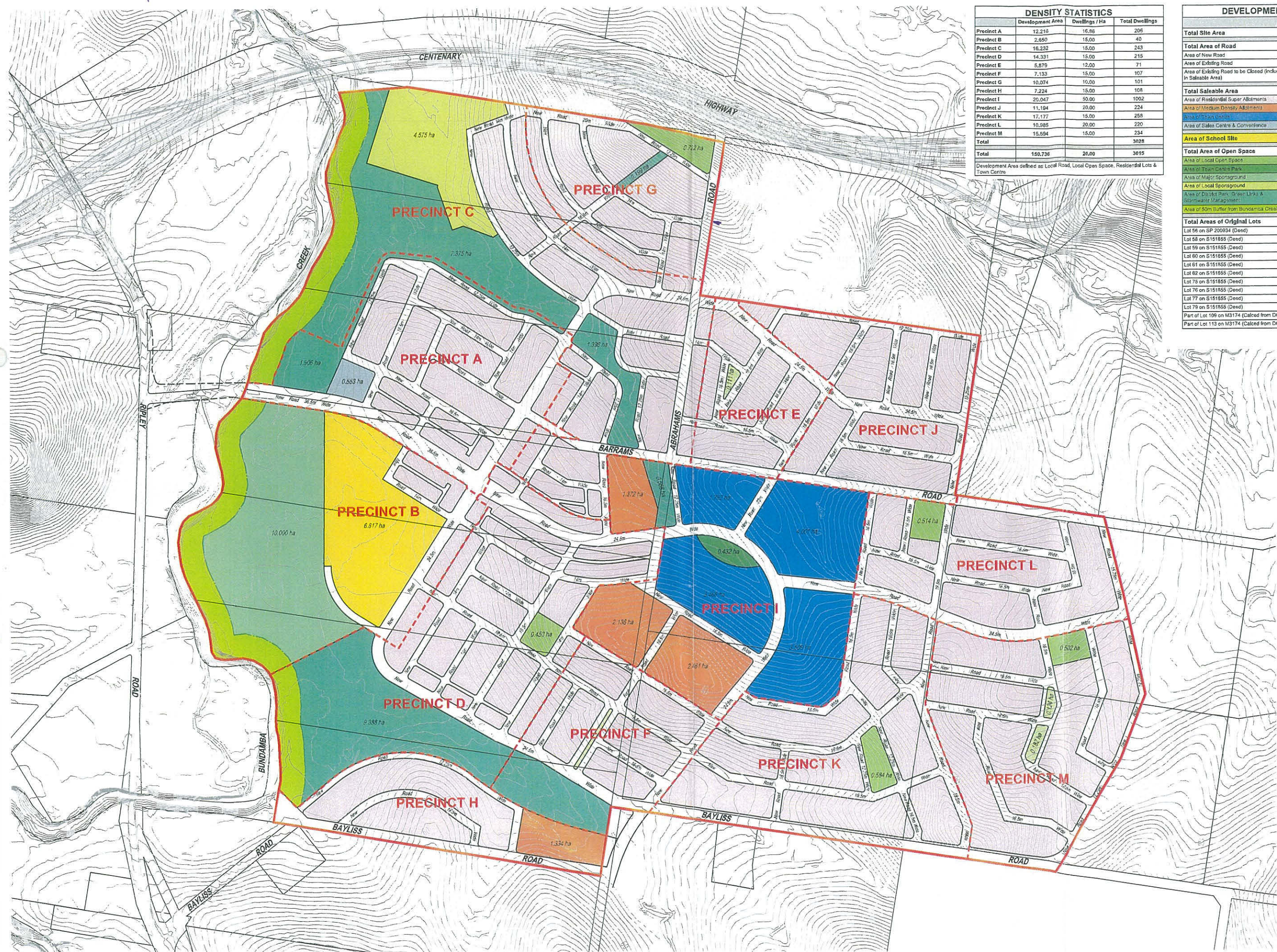


2.4 Proposed Land Use & Density Plan – Secondary Urban Centre East

DEV2010/092.

1st 2013

- 5 yrs.



DENSITY STATISTICS		
Precinct	Development Area	Dwellings / Ha
Precinct A	12,216	16.86
Precinct B	2,650	15.00
Precinct C	16,232	15.00
Precinct D	14,331	15.00
Precinct E	5,879	12.00
Precinct F	7,133	15.00
Precinct G	10,074	10.00
Precinct H	7,224	15.00
Precinct I	20,047	50.00
Precinct J	11,194	20.00
Precinct K	17,177	15.00
Precinct L	10,985	20.00
Precinct M	15,594	15.00
Total		3028
Total	150,736	20.00

DEVELOPMENT STATISTICS		
Total Site Area	Area in Ha	Percentage
Total Site Area	220,947	100.0%
Total Area of Road	52,660	23.8%
Area of New Road	48,816	21.2%
Area of Existing Road	5,844	2.6%
Area of Existing Road to be Closed (included in Saleable Area)	1,254	
Total Saleable Area	113,966	51.6%
Area of Residential Super Allotments	93,380	42.3%
Area of Medium Density Allotments	7,303	3.3%
Area of Town Centre	11,700	5.3%
Area of Sales Centre & Convenience	0,553	0.3%
Area of School Site	6,817	3.1%
Total Area of Open Space	47,449	21.5%
Area of Local Open Space	3,300	1.5%
Area of Town Centre Park	2,432	1.1%
Area of Major Sportsground	10,000	4.5%
Area of Local Sportsground	4,575	2.1%
Area of District Park, Green Links & Stormwater Management	20,834	9.4%
Area of 50m Buffer from Bundamba Creek	8,707	3.9%
Total Areas of Original Lots	209,1743	
Lot 56 on SP 200934 (Deed)	16,6713	
Lot 58 on S151855 (Deed)	19,425	
Lot 59 on S151855 (Deed)	16,997	
Lot 60 on S151855 (Deed)	18,211	
Lot 61 on S151855 (Deed)	17,896	
Lot 62 on S151855 (Deed)	20,234	
Lot 75 on S151855 (Deed)	20,538	
Lot 76 on S151855 (Deed)	20,234	
Lot 77 on S151855 (Deed)	19,020	
Lot 79 on S151855 (Deed)	12,495	
Part of Lot 109 on M3174 (Calced from DCOB)	13,751	
Part of Lot 113 on M3174 (Calced from DCOB)	13,792	

REVISION
A: 18/10/10 Add Indicative stage boundaries
B: 18/10/10 Add Indicative stage boundaries
C: 11/11/10 Add Density Data
D: 15/11/10 Add Density Data

Note
All dimensions and areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.

The boundaries shown on this plan should not be used for final detailed engineering design.

Boundaries taken from DCOB.
Contours supplied by Cardno & Swinch City Council.

CLIENT
AMEX

PROJECT
SECONDARY URBAN
CENTRE EAST

PROPOSED
LAND USE &
DENSITY PLAN

Level Datum

Origin

Date: 18 NOV 2010

Scale: 1:2500

Drawn: 6837 LAND USE & DENSITY

Local Authority: IPSWICH CITY COUNCIL

Locality: IPSWICH

Job Reference: 5837-40

Scale: 1:2500

Plan Ref: 6837 - 114

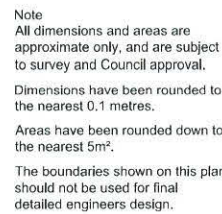
Rev: D

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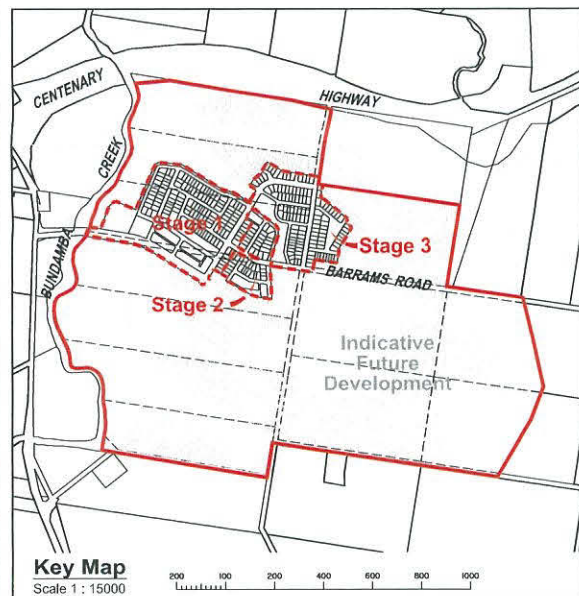
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 District Park, Green Links
Stormwater Management



DEVELOPMENT STATISTICS					
		STAGE 2		STAGE 3	
Allotment Type	Typical Lot Dimensions	No. of Lots.	Percentage	No. of Lots.	Percentage
Standard Allotment					
Villa Allotment	10.5m x 32m	4	6.25%	9	7.38%
Premium Villa Allotment	12.5m x 32m	3	4.69%	19	15.57%
Courtyard Allotment	15m x 32m	26	40.63%	68	55.74%
Premium Traditional Allotment	18m x 32m	13	20.31%	26	21.31%
Sub Total		46	71.88%	122	100.00%
Superlot					
Laneway Villa Allotment	10.5m x 32m	8	12.50%	0	0.00%
Laneway Premium Villa Allotment	12.5m x 32m	10	15.63%	0	0.00%
Sub Total		18	28.13%	0	0.00%
Total		64	100.00%	122	100.00%
Density Calculation					
Net Residential Density - no. of dwellings (including residential lots, superlots & multi family dwellings (duplex) and lots) / total area ha (area of local roads and residential lots) STAGE 2- 75 dw / 4,639 ha, STAGE 3- 128 dw / 8,762 ha,		16.17 dw/ha		14.61 dw/ha	

LAND USE BUDGET				
	STAGE 2		STAGE 3	
Land Use Budget	Area	Percentage	Area	Percentage
Area of Stage	4.639 ha	100.00%	10.957 ha	100.00%
Saleable Area				
Area of Residential Lots	3.061 ha	66.42%	5.977 ha	54.55%
Roads				
Trunk Collector Road	—	0.00%	0.788 ha	16.99%
Local Roads	1.558 ha	33.58%	2.814 ha	60.66%
Total Area of New Road	1.558 ha	33.58%	3.602 ha	32.87%
Open Space				
Area of District Park, Green Links & Stormwater Management	—	0.00%	1.378 ha	29.70%
Total Open Space	—	0.00%	1.378 ha	12.58%



REVISION A: 11/03/11 Amend Lot Layout B: 18/03/11 Amend Lot Layout and Stats C: 21/03/11 Amend Staging and Stats D: 30/03/11 Amend BLs, contours, pathways E: 02/11/11 Increase road width	Level Datum		Date	02-11-11	CLIENT AMEX PROPOSED LAYOUT STAGE 2 & 3 ALLOTMENT LAYOUT	PROJECT SECONDARY URBAN CENTRE EAST		 RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 743 Ann Street PO Box 1559 Fortitude Valley QLD 4006 ©COPYRIGHT PROTECTS THIS PLAN Unauthorized reproduction or amendment not permitted. Please contact the author. W rpsgroup.com.au
	Origin		Comp By.	JLS \ WNW				
			DWG Name.	6837-134E Stage 2 & 3				
			Local Authority	IPSWICH CITY COUNCIL				
	Scale	Sheet	Locality	RIPLEY				
1:1000	A1	Job Reference	6837					

RPS

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3.0 Site Analysis/ Constraints

3.1 Site Description/ Analysis/ Constraints

General: The development site is located at 107 Abrahams Road South Ripley. The land has an area of 16.3369ha with a frontage to Abrahams Road of 336m and an approximately 600m frontage to the Centenary Highway. We note there is no physical access onto the site off the highway.

The land is vacant and is not used for any purpose at the time of preparing this development application. The land is maintained in its natural/ rural state.

Location: The site is located in an established rural area that is to the south of the Centenary Highway. More particularly the site is located 1.7km from the Centenary Highway/ Ripley Road interchange and accessed via Ripley Road, Barrams Road and Abrahams Road. The site is located 8.2km to the west of the suburb of Springfield and is approximately 9.0km from the Ipswich City CBD.

Site Topography: The development site is an undulating parcel of land that is naturally divided into 2 areas by a ridgeline that traverses the site in a north south direction. The eastern portion of the site drains to Little Bundamba Creek while the western portion of the site drains to the west towards Bundamba Creek. The site has natural ground levels at the Abraham Road frontage of the site ranging between 61.0m AHD (South) and 85.0m AHD (North) and on the eastern boundary the natural ground levels range between 57.0m AHD (South) and 45.0m AHD (North).

The natural drainage patterns of the site are clearly evident on the site plan for the development.

Vegetation: The site is maintained in its natural bushland state with a light cover of native trees including eucalypt and wattle trees. Parts of the site have some undergrowth which is predominantly made up of lantana. There is no evidence of vegetation clearing on the site.

Site Access: The site is directly accessible off Abrahams Road which is a partially constructed single lane dirt track. The access to the site is located approximately 50.0m north of the southern boundary on Abrahams Road. Abrahams Road is accessed off Barrams Road which is a constructed gravel road with a pavement that is 3.5 – 4.0 in width. Barrams Road is accessed off Ripley Road which is a fully constructed 2 lane bitumen road.

We note that there are currently minimal access tracks constructed within the property.

Public Utilities: The site is considered to be unserviced, however we note that overhead electricity is located in Abrahams Road for the full length of the site. There are no other public utility services in close proximity to the site.

Flooding: We are unaware of any flooding impacts on this site from either the internal minor watercourses or from Little Blunder Creek to the east of the site.

Easements: The Certificate of Title for the land does not indicate the presence of any easements burdening or benefiting the site.

Surrounding Development: The subject land is located in an established rural setting with evidence of general grazing activities being conducted on some of the properties in proximity to the site.

Anticipated Future Development: The subject land is included in the Urban Living Zone and more particularly in the Secondary Urban Centre East under the provisions of the Ripley Valley Urban Development Area Development Scheme which is intended for urban residential development.

Several development applications are currently being considered by the ULDA that propose the further development of land to the west and south of this site. At some time in the future it is anticipated that this land will be developed to form further stages of this Secondary Urban Centre East residential development.

3.2 Site Photographs

Photograph 1 – Abrahams Road (North looking south) across the frontage of the site



Photograph 2 – Abrahams Road (South looking north) across the frontage of the site



Photograph 3 – Abrahams Road looking south to Barrams Road



Photograph 4 – Site Entrance



Photograph 5 – Site entrance and view of vegetation



Photograph 6 – Barrams Road looking west to Ripley Road



Photograph 7 – Intersection – Barrams Road and Abraham Road



4.0 Site History

To the best of our knowledge the site has not been subject to any previous development applications nor have there ever been any buildings on the site.

A pre lodgement meeting was held with the ULDA on 29 August 2011 with Mark Clayton to discuss this development proposal. We note that no confirmation minutes of that meeting were received by AJS Surveys Pty Ltd, however we consider that there was general support for the interim land use proposal.

5.0 Statutory & Planning Provisions

5.1 Urban Land Development Authority Act 2007

The proposed development (Material Change of Use) is to be assessed as part of a development application pursuant to Section 51 of the Urban Land Development Authority Act 2007

5.2 Public Notification

The proposed Material Change of Use for Outdoor Sport and Recreation – Paintball Adventure Course is considered to be a Permissible Development under the provisions of the level of assessment table, Table 2 for the Urban Living Zone contained in the Ripley Valley Urban Development Area Development Scheme.

We seek confirmation from the ULDA as to whether this development application is required to undergo public notification.

5.3 State Planning Policies

After enquiry we understand that there are no State Planning Policies applicable to the proposed use of the site.

6.0 Development Proposal

6.1 Description of the Proposal

The Application: This development application seeks a Development Permit for a **Material Change of Use** over the subject land for the purpose of an **Outdoor Sport and Recreation Activity**. The proposed activity is a **Paintball Adventure Course**.

The Applicant: Delta Force Properties Pty Ltd is the world's largest operator of paintball games with facilities in the UK, Ireland, New Zealand, South Africa and Australia. Delta Force has been established 23 years and is actively looking for opportunities to expand their business in South East Queensland. Delta Force has identified this site as being in a suitable location and having the appropriate attributes for a new Paintball Adventure Course. The site is located within reasonable proximity to population centres, is remote enough so as not to impact on nearby developed areas and has the appropriate mix of topography and vegetation to create a challenging and interesting paintball facility.

The Use: Paintball involves the use of air powered 'markers' which shoot coloured biodegradable balls of paint. Battle scenarios are developed to simulate military and other similar situations which allow participants to experience something akin to a battlefield situation.

All Delta Force Australia Paintball fields are (currently the only) 5 Star accredited members of the Australian Paintball Association. 5 Star accreditation is awarded based on adherence to the AUPBA code of conduct which encompasses safety record/procedure, company transparency and quality of game zones/customer service amongst other things.

General Description: The proposal will involve the establishment of an onsite carpark, a basecamp area comprising of a kiosk, picnic facilities, an amenities building and an equipment storage building. The site will be divided into 7 game zones that will each be transformed into a themed game scenario. Please refer to the plan of development that shows the proposed layout of the facility.

The facility will operate 7 days a week between the hours of 9.00am and 4.00pm.

The facility will have an anticipated operating capacity for 50 patrons and an anticipated peak of 5 staff will be on-site at any one time. Based on experience at established facilities peak activity will occur at weekends and the majority of patrons will be on site for a full day. Patrons are required to book before attending the centre which enables the operator to control the number of patrons who are able to attend the site on any one day.

The proposed buildings and structures on the site will be of temporary nature comprising mainly modular buildings and modified shipping containers. A portable amenities building will be installed to comply with the relevant local authority regulations.

6.2 Planning Considerations

Whilst we are not aware of any specific planning codes that relate to this proposed Outdoor Sport and Recreation activity it is considered prudent to conduct an assessment of the proposed use against fundamental planning considerations as follows:

- Suitability of the Use in the context of the existing landscape
- Scenic Values
- Noise Impacts of the Use
- Waterway Impacts of the Use
- Vegetation Impacts of the Use

Suitability of the Use: Notwithstanding the inclusion of the land in the Ripley Valley Urban Development Area, the site is currently in a rural/ bushland setting. The site currently has no specific use and is not likely to have any formal use until such time that it is further developed in accordance with the provisions of the Ripley Valley UDA Development Scheme. We note in particular that the nearest established houses are 650m to the west of the SW corner of the site and 260m to the south of the SE corner of the site respectively. The house on the property to the south of the subject land has recently been abandoned and has had the power line servicing the property removed. The northern boundary of the site is adjoined for the full length by the Centenary Highway.

We note further that the land that adjoins the development site to the west and south of the site are both subject to a current ROL development applications before the ULDA which, if approved will result in an approval for residential lots of varying sizes/ densities and which form part of the Secondary Urban Centre East. The ULDA reference for this application is DEV 2011/139.

Notwithstanding the pending approval of the residential development of this adjoining land, it is considered that it may be a period of time before the development of the land is undertaken and presented for occupation based on the current market conditions. The owner of the subject land has advised that they are not contemplating the development of this site within the next 12 years at the earliest.

During the early stages of the development of the Secondary Urban Centre East it is considered that the interim use of this land for an Outdoor Sport and Recreation purpose is entirely appropriate. It is acknowledged that as development of the residential stages that will directly adjoin this land the use of the land for a Paintball Adventure Course may not be as appropriate. We note in such cases that the ULDA has the authority to incorporate a condition of approval that may determine/ limit the duration of the proposed use.

Scenic Values: The subject land is located adjacent to the Centenary Highway and well removed from established houses. The site is located in a rural/ bushland setting and adjacent to open grazing land. The proposal will incorporate a 50m wide buffer around the perimeter of the site where no works will be undertaken to ensure that the established visual amenity of the site will be maintained. We note further that the eastern portion of the site (east of game zones 6 and 7) is not intended to be used for the activity and this will enhance the amenity of the site. We do not consider that the paintball proposal will prejudice the use of adjoining lands for agriculture/ grazing purposes in the short term.

Noise Impacts: On the basis that the closest houses to the site are 260m and 650m respectively the applicant has not undertaken a noise impact assessment specific to the proposed use on this site but has reviewed noise impact reports that were prepared for similar Paintball Adventure Course applications. We have included a sample noise report for a development at the Rural City of Murray Bridge in South Australia. Please refer to this report in Appendix 1, Section 9 of this report.

In relation to noise impacts it is considered reasonable that any development that is established on this site should be designed/ constructed to minimise negative impacts of noise and to avoid unreasonable interference.

The assessment of the potential noise impacts of the proposed paintball activity in the Murray Bridge application was conducted by Marshall Day Acoustics and that report was based on the noise characteristics of the 'Inferno' type paintball marker manufactured by Arrow Precision Limited which are the same paintball markers that will be used at the Delta Force paintball facility on this site. We note that the nearest noise sensitive receiver in the Murray Bridge application was 250m from the site boundary which is similar to the circumstances associated with this current proposal at Abrahams Road. We note further that the Murray Bridge application involved a facility with a maximum capacity of 200 players where this Abrahams Road application will have an anticipated capacity of 50 players.

The Marshall Day Report concluded that the *'predicted noise levels associated with the development are similar to existing ambient noise levels and readily comply with the SA EPA day time noise limits'*. On the basis that the Abrahams Road proposal is marginally smaller than the Murray Bridge application and the closest noise sensitive receiver is 250m from the SE corner of the site then the applicant has drawn the conclusion that the noise impacts would be similar to the Murray Bridge application and therefore provide an acceptable outcome in terms of the noise impacts on the adjoining properties.

We acknowledge that the ULDA may require a site specific Noise Impact Report for the proposal and accept that this may be the subject of a request for further information.

Waterway Impacts: An assessment of the site reveals that Little Bundamba Creek adjoins the site at the north east corner of the property and further we note that there are no permanent watercourses within the site. A ridgeline that traverses the site north/ south divides the site into two separate catchments where the eastern portion of the site drains to the east and discharging to Little Bundamba Creek while the western portion of the site drains towards the south west corner of the site and across Abrahams Road, through the adjoining properties and ultimately into Bundamba Creek.

The proposal that is submitted to Council does not involve any use of the land within 150m of the eastern boundary of the site which provides a significant buffer to Little Bundamba Creek. We note that the paintballs that are fired from the paintball marker are totally inert being made of biodegradable food dye and gelatin. On this basis it is considered that the 'paintballs' will have no impact on the water runoff quality from the land.

The base camp and carparking areas that are proposed to be located off Abrahams Road will incorporate appropriate stormwater and erosion control management measures to ensure a 'no worsening' of stormwater runoff is maintained at the sites western boundary.

Vegetation Impacts: The proposal will involve minimal disturbance to the established vegetation on the land. It is acknowledged that some disturbance to the vegetation may occur in the area where it is proposed to establish a car park to accommodate 30 parking spaces. The base camp area can be readily established amongst the established vegetation. There will be a 50m wide buffer around the perimeter of the site that will remain in its natural state and serve to preserve the amenity of the site. The preparation of the 'game zone' areas will involve the removal of ground cover weed species while the native trees on the site will be retained to form an integral element of the course design.

It is considered that the use of the land for paintball activities will impose a very light environmental load on the land, much lighter than any potential grazing use which would lead to some degradation of the site. The pressure extended by people walking and running on the land only in limited numbers and during daylight hours will not cause appreciable environmental damage.

In the context that this land is zoned for residential development it is not considered that this interim use is a cause for concern.

6.3 Engineering Aspects of the Development Proposal

Carparking: The carpark for the centre will be located directly off Abrahams Road and approximately 50m from the southern corner of the property. The car parking area will have a capacity to accommodate 30 cars on site. We note that the anticipated capacity of the paintball course will be 50 persons which are able to be controlled by the requirement to pre book the use of the facility. It is our client's experience that as this is a group activity; participants generally arrive at the centre in groups. Based on other paintball facilities of a similar size it is considered that the proposed carpark with a capacity for 30 parking spaces will be appropriate for this paintball facility.

The carpark will be designed to minimise the impact on established vegetation where possible and will be constructed in an 'all weather' pavement. It is proposed at this stage to use a highly compacted road base for the parking areas and site access. Appropriate stormwater drainage and erosion control management will be implemented to ensure that the stormwater runoff from the site maintains a 'no worsening' status and that the water quality of the runoff from the site is maintained at pre development levels.

Site Access: Access to the site for the majority of patrons will be off the Centenary Highway at the Ripley Road intersection and via Barrams Road and Abrahams Road. We note that Barrams Road is a rural gravel road with a carriageway width of 4.0m. Abrahams Road is a less developed road with only a single lane dry weather track leading to the proposed access point for the development site. It is considered that the traffic flow to and from the site is a 'tidal flow'. That is, the traffic flow to the site is generally in a one way direction into the site in the morning and conversely the traffic flow is generally one way direction away from the site in the afternoon. On this basis it is proposed to upgrade Abrahams Road to a 3.0m wide all weather carriageway. The access from Abrahams Road will be a 6.0m wide vehicle access constructed using compacted road base. Any drainage works required in the table drain will be undertaken to adequately manage the water flows anticipated in the table drain.

Public Utility Services: With the exception of an overhead electrical supply which exists along the western side of Abrahams Road, the site is not serviced by any other essential public utility services.

We note that the existing electrical supply serviced the house on the adjoining land before it was abandoned and the power supply to the house was disconnected. On this basis it is reasonable to assume that the electricity supply will adequately supply this property upon request.

There is no reticulated town water supply servicing the site and as an alternative it is proposed to maintain a 20,000 litre water tank on site for utility services and washroom purposes. It is not envisaged that this water will be available for drinking purposes. Water will be available from the facility canteen/ kiosk.

There is currently no telecommunications service in the vicinity of the site however we can confirm that there is good mobile phone coverage across the site. The applicant has indicated that they will be able to operate the business with the use of mobile phones and broadband.

The site is not serviced by a reticulated sewer and as such will be required to install an approved toilet block. It is envisaged that the toilets will discharge into an approved sewerage treatment plant system, (septic/biosystem).

Stormwater Management: With the exception of the carparking area and the base camp area there will be minimal impact on the stormwater runoff characteristics of the site. In the areas where the carpark and base camp are proposed appropriate stormwater management will be incorporated into the construction for the purpose of maintaining a 'no worsening' in the stormwater runoff from the site onto Abrahams Road. Appropriate erosion and silt control measures will also form part of the works.

7.0 Ripley Valley Urban Development Area Development Scheme

7.1 Planning Intent for the Site

The land at 107 Abrahams Road is located within the Urban Living Zone under the provisions of the Development Scheme. More particularly the land is within the Secondary Urban Centre East which is intended for urban development of varying forms and densities.

Section 3.2.11 of the Development Scheme document states that 'an interim use is a land use that, because of its nature, scale and form or intensity, is not an appropriate long term use of the land'. Interim land uses may occur if

appropriately developed and operated and where located in areas which will not compromise the zone intent in the longer term.

The applicant is proposing to enter into a 12 year lease with the property owner subject to the approval of this development application. On this basis the proposed use is a reasonably short term use of the land and will not impact on the pending residential development of the adjoining lands over the coming years. The application acknowledges that the ULDA may impose conditions that could limit the duration of the use.

The land will be readily accessible, unobtrusive environmentally appropriate and will not preclude or unreasonably delay the planned long term development of the land. We note that the ULDA can impose a condition on the development that limits the duration of an interim use.

8.0 Summary/ Conclusions

- The subject site is located at 107 Abrahams Road South Ripley
- The site is accessed off the Centenary Highway via Ripley Rd, Barrams Rd and Abrahams Rd
- The site has an area of 16.3369ha and is located adjacent to the Centenary Highway.
- The site is located in a natural bushland setting and is currently unoccupied and unused.
- The land is located within the Urban Living Zone under the provisions of the Ripley Valley Urban Development Area Development Scheme.
- The site is located in the Secondary Urban Centre East within the Urban Living Zone
- The land adjoining the site is subject to a current ROL development application with the ULDA – Ref: DEV 2011/139
- The proposal is for a Material Change of Use over the land for the purpose of and interim use involving the establishment of Outdoor Sport and Recreation – Paintball Adventure Centre
- The applicant, Delta Force Properties Pty Ltd, is proposing to enter into a 12 year lease with the property owners subject to the approval of this development application
- The applicant acknowledges that the ULDA may impose conditions that could limit the duration of the use.
- The proposed use is considered to be a Permissible Development within the Urban Living Zone
- It is considered that the use of the site for this purpose will not impact on the general amenity of the site and maintain the rural scenic value of the site until residential development is due to occur on the site.
- The proposal will not impact on the water quality of the adjoining watercourses
- The proposal will minimise the impacts on the established vegetation on the site
- The proposal will ensure that the stormwater runoff from the site is maintained at current levels.
- The proposal will have no noise impacts on any of the adjoining properties
- It is acknowledged by the applicant that access to the site is to be upgraded and that the carpark proposed for the site will need to meet fundamental engineering standards.
- The establishment of the paintball adventure course on this site will provide an exciting and accessible outdoor sport and recreation facility for the nearby communities.
- Should the proposal be approved it will provide the land owner with a source of income over the coming years to assist with the holding costs associated with the property.

Based on this assessment it is considered that the proposed interim land use is an appropriate outcome for this site and we ask the ULDA to support the proposal.

9.0 Appendices

Appendix 1: Noise Impact Assessment

MONARTO SOUTH PAINTBALL
Noise Impact Assessment
Rp 001 2011443AL

26 October 2011



Project: **MONARTO SOUTH PAINTBALL**

Prepared for: **Delta Force Properties
PO BOX 146
WICKHAM NSW 2293**

Attention: **Leon Bubenicek**

Report No.: **Rp 001 2011443AL**

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Document control

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1.0 INTRODUCTION

Deltaforce Paintball propose to develop a Paintball Range (DA: 415/208/11) at existing land on the eastern side of Ferries-McDonald Rd, Monarto South. The Rural City of Murray Bridge has requested an acoustic report for the proposed development.

Marshall Day Acoustics Pty Ltd (MDA) has been commissioned by Deltaforce Paintball to prepare a noise impact assessment for the proposed development.

This report outlines the proposed site operations, the relevant noise criteria applicable to the development, and a noise impact assessment to the nearest noise sensitive receivers.

A summary of acoustic terminology used throughout this report is provided in Appendix A.

2.0 SITE DESCRIPTION

2.1 Location

The proposed site is located at Lots 12, 19, 21 and 22 Ferries-McDonald Rd, Monarto South, shown in Figure 1. The site is bounded by the following:

- Ferries-McDonald Road to the west
- The South Eastern Freeway (Princes Highway) to the north
- Existing lots to the east and south site boundaries

The nearest noise-affected premise is located at Lot 18 Ferries-McDonald Rd, Monarto South, approximately 250m from the southern site boundary.



Figure 1: Aerial view of site

2.2 Operations

In discussions with Deltaforce Paintball (Monday 24 October 2011), the paintball range is proposed to operate 7 days a week between 0900-1600hrs, that is during daylight hours only. The site contains five paintball game zones on Lot 19, with up to two game zones being used during one time. Figure 2 highlights the proposed game zones. A typical paintball game in each zone can be between 10-20 minutes duration and consist of maximum of 30 players per game. Between 500-1000 paintball shots may be fired during one game.

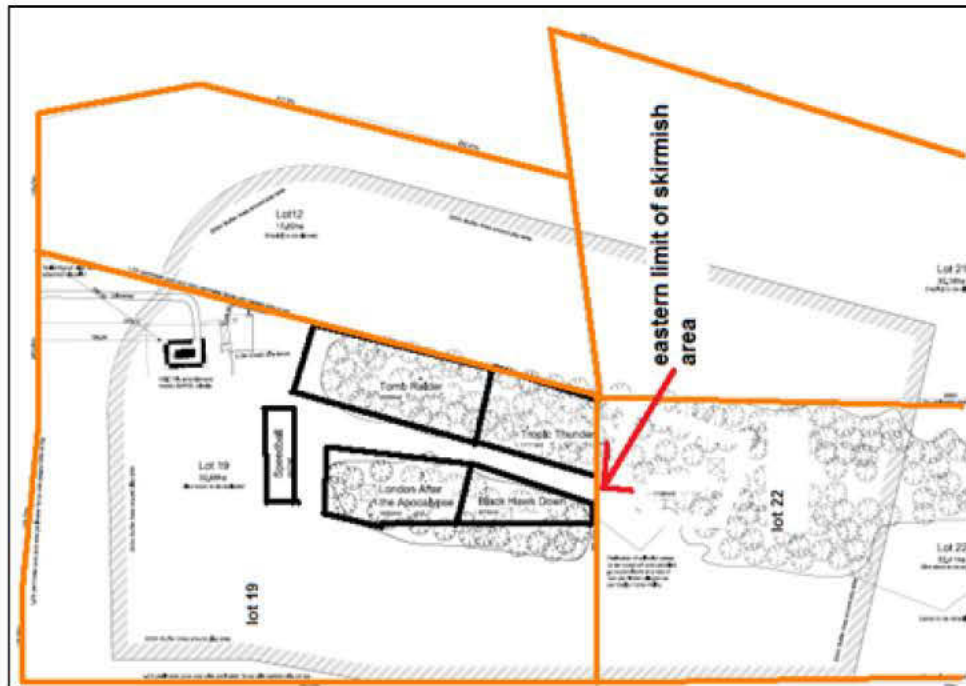


Figure 2: Proposed site and game zones

3.0 PLANNING CONSIDERATIONS

The site and adjacent premises are located in The Rural City of Murray Bridge Council. The zoning land use category is a mix of 'Light Industry' and 'Primary Production,' as shown in Figure 3. Specifically, Lot 12 is located within Monarto South Policy Area and the Freeway Precinct. Lots 19, 21 and 22 are within the South West Policy Area.



Figure 3: Extract from Zone Map MuBr/7 (Murray Bridge Council)

The objectives and principles of development control applicable to the land use zoning are provided in Appendix B. The zone is generally of a rural and light industry nature.

4.0 NOISE CRITERIA

4.1 Rural City of Murray Bridge Council

The general section of the council development plan provides the following principle of development control for development at interface between land uses:

Noise

6 Development should be sited, designed and constructed to minimise negative impacts of noise and to avoid unreasonable interference.

7 Development should be consistent with the relevant provisions in the current Environment Protection (Noise) Policy

4.2 SA EPA

The Environment Protection (Noise) Policy 2007 (EPP) is a broad policy designed to secure the noise objectives of the Environment Protection Act 1993. The following methodology is detailed in Section 5 of the Policy for assessing development authorisations, however strictly speaking this is only for matters of environmental significance for which the EPA is a referral authority (SAERD 32 2009).

The predicted effective noise level is compared to the noise limit to determine if noise controls are required to comply with EPP. The effective noise level (L_{eff}) is the L_{eq} of the noise source or sources measured over a 15 minute period, adjusted for any special audible characteristics.

The EPP separates the day into two different time periods - day and night. The noise limit determination for each period is shown in Table 1.

Table 1: EPP Noise limit determination - L_{Aeq} , 15 min

Description	Day (0700-2200hrs)	Night (2200-0700hrs)
Indicative noise level – rural industry	57dBA	50dBA
Indicative noise level – light industry	57dBA	50dBA
Average of indicative levels	57dBA	50dBA
Less 5 ⁽¹⁾	-5	-5
Indicative noise level	52dBA	45dBA

Notes (1) Clause 20.3 of the EPP states that the predicted noise level (continuous) of a new development should not exceed the relevant indicative noise level less 5dBA.

The proposed activities only occur during the day period; therefore the maximum permitted noise level is the indicative noise level 52dBA, with any noise character and source duration corrections applied.

Clause 20.4(c) of the EPP states predicted maximum source noise levels for the development, should not exceed the night time criterion L_{Amax} 60dB where the noise-affected premise is situated at a quiet locality. Based on the site operations (day time use) and zone land use, this clause is not relevant to the site.

5.0 EXISTING ACOUSTIC ENVIRONMENT

The site was visited on Sunday 24 October 2011, between hours of 1430-1530hrs. Existing ambient levels within the vicinity of the proposed site were measured. Measurements were obtained using a Rion NA-27 precision sound level meter. The sound level meter was calibrated prior to and after measurements, with no drift observed.

The measured ambient levels are provided in Table 2. The L_{A90} levels are representative of the background levels at the nearest noise-affected premises to the proposed site. The main sources of ambient noise include local traffic from Ferries McDonald Rd and birds chirping.

Table 2: Measured ambient noise levels

Location	L_{A90}
Entrance of Lot 18 Ferries McDonald Rd	32dB
Existing shed, Lot 12 Ferries McDonald Rd	32dB

6.0 NOISE LEVELS

6.1 Paintball marker

The proposed paintball markers to be used for the Deltaforce site are Inferno type manufactured by Arrow Precision Limited. The following data, summarised in Table 3, has been supplied by the manufacturer (letter, dated 19 October 2011). The results are for an Inferno Paintball Marker, firing a 0.68 cal paintball at an average velocity of 285 feet/second (87metres/second).

Table 3: Manufacturer data for Inferno Paintball Marker

Item	L_{Amax}
Firing 0.68 cal paintball at 5m	80dB
Firing 0.68 cal paintball at 10m	77dB

Different make and model paintball markers have been measured by Environmental Health Officers in England (email correspondence, dated 22 October 2011) and these showed an average L_{Amax} noise level of 87dB at 3m. The manufacturer data therefore appears reasonable.

6.2 Player activity

Noise from player activity during a paintball game mainly consists of running around the game zone and shouting at one another as well as periods of 'stealth' player activity where there is minimal noise from the players. Deltaforce Paintball do not have any existing paintball ranges within South Australia and therefore MDA has not had the opportunity to measure typical player activity noise levels from paintball activities.

MDA has previously measured typical noise levels from other sports including soccer and hockey matches, where we can expect similar activity levels to a paintball game scenario. Table 4 summarises our noise measurements.

Table 4: Measured sport activity noise levels

Item	Measured L_{Aeq}	Notes
Soccer game at 15m	59dB	Senior game, few spectators, main source was players shouting
Hockey game at 20m	58dB	Main source was player voices and ball impact
Hockey practice at 10m	67dB	Main source players shooting at goal

7.0 NOISE IMPACT ASSESSMENT

An assessment under EPP compares the effective noise level (L_{eff}) of a noise source at the nearest noise-affected premise to the noise limit. The L_{eff} is the L_{Aeq} of the noise source or sources measured over a 15 minute period, adjusted for duration and any special audible characteristics. The nearest noise-affected premise is the resident located to the south of the proposed site at Lot 18 Ferries-McDonald Road.

During a typical 15 minute , it can be expected that two game zones be in continuous use with a maximum of 30 players per game zone. The game zones are approximately 200m from the southern site boundary and the nearest residence is approximately 250m further south from this boundary.

Based on the information from Deltaforce Paintball, the following details a worst case 15 minute scenario:

- Two game zones in operation
- Maximum 30 players per game and zone, a total 60 players

- Up to 1000 paintball shots fired in each zone and game

Using worst case noise level information discussed in Section 6 and the above scenario, noise levels have been predicted to the southern site boundary and to the nearest noise-sensitive receiver located at Lot 18 Ferries-McDonald Road. Table 5 provides the predicted noise levels.

Table 5: Predicted noise levels, L_{Aeq} dB

Item	Duration	Southern site boundary	Residence, Lot 18 Ferries-McDonald Rd
Player activity	15 minutes	38	31
Paintball markers	Up to 1000 shots/15 minutes	42	35
Total L_{eff}		43dB	36dB

Based on the best available data and considering a worst case scenario, the predicted level at the nearest noise sensitive receiver complies with the SA EPA criterion L_{Aeq} 52dB for the day time period. Furthermore, the predicted levels are similar to the existing background levels at the residence.

The maximum predicted noise levels at the nearest sensitive receiver from a paintball shot is L_{Amax} 44dB. This level is significantly below the stringent night time L_{Amax} 60dB criterion for noise-affected premises situated at a quiet locality.

8.0 SUMMARY

Deltaforce Paintball propose to develop a Paintball Range at Lots 12, 19, 21 and 22 Ferries-McDonald Rd, Monarto South. Five paintball game zones are proposed on Lot 19, located approximately 200m from the southern site boundary. The nearest residence is located a further 250m south from this site boundary.

Marshall Day Acoustics has reviewed the proposed site operations and conducted a noise impact assessment under EPP, based on best available manufacturer noise data and previous noise level measurements from similar sporting and player activities.

The predicted noise levels associated with the development are similar to existing ambient noise levels and readily comply with the SA EPA day time noise limits.

APPENDIX A ACOUSTIC TERMINOLOGY

Ambient	The ambient noise level is the noise level measured in the absence of the intrusive noise or the noise requiring control. Ambient noise levels are frequently measured to determine the situation prior to the addition of a new noise source.
A-weighting	The process by which noise levels are corrected to account for the non-linear frequency response of the human ear.
dB	<u>Decibel</u> The unit of sound level. Expressed as a logarithmic ratio of sound pressure P relative to a reference pressure of $P_r=20 \mu\text{Pa}$ i.e. $\text{dB} = 20 \times \log(P/P_r)$
dBA	The unit of sound level which has its frequency characteristics modified by a filter (A-weighted) so as to more closely approximate the frequency bias of the human ear.
$L_{A90}(t)$	The A-weighted noise level equalled or exceeded for 90% of the measurement period. This is commonly referred to as the background noise level.
$L_{Aeq}(t)$	The equivalent continuous (time-averaged) A-weighted sound level. This is commonly referred to as the average noise level. The suffix "t" represents the time period to which the noise level relates, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am.
L_{eff}	The effective noise level is the L_{eq} of the noise source or sources measured over a 15-minute period, adjusted for any special audible characteristics
L_{Amax}	The A-weighted maximum noise level. The highest noise level which occurs during the measurement period.

APPENDIX B RURAL CITY OF MURRAY BRIDGE COUNCIL DEVELOPMENT PLAN

Council wide policy - Interface between land uses

OBJECTIVES

- 1 Development located and designed to prevent adverse impact and conflict between land uses.
- 2 Protect community health and amenity and support the operation of all desired land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:

(b) noise

Noise

- 6 Development should be sited, designed and constructed to minimise negative impacts of noise and to avoid unreasonable interference.
- 7 Development should be consistent with the relevant provisions in the current *Environment Protection (Noise) Policy*.

Light industry zone

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - light industry
 - service industry
 - store
 - warehouse.

OBJECTIVES

- 1 A zone accommodating a range of light industrial, storage and warehouse land uses.

Light industry zone - Monarto South Policy Area 2

OBJECTIVES

- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area provides opportunities for large, medium and small-scale enterprises without impairing amenity or affecting existing farming activities.

There is a desire to establish a mix of activities which will have minimal environmental impact, and management of those impacts that arise, whilst generating maximum employment opportunities and contributing to the district's economy.

Primary production zone

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulk handling and storage facility
 - commercial forestry
 - dairy farming
 - farming
 - horticulture
 - intensive animal keeping
 - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings).

10.0 Plans & Drawings

10.1 Plan of Development



KEY 3.0m Fence Location of Paintball Skirmish Props 50m Paintball Buffer Zone					DESCRIPTION PAINTBALL ADVENTURE COURSE
SHEET 1 OF 1	JOB NO DFAUS13	DATE 11/05/12	CHECKED AM		