

Full Site Go/No-Go Brief

44 Aquarium Avenue, Hemmant QLD 4174

RECOMMENDATION

CONDITIONAL GO

Decision

Continue only to close flood, approval and heavy-vehicle access gates. Do not make an unconditional commitment on the public desktop record.



Contextual 3D view with source attribution. Boundary and overlays are illustrative and require current survey and authority confirmation.

Assumed decision: whether to continue controlled diligence for an industrial/logistics occupation or acquisition at 44 Aquarium Avenue, Hemmant, Queensland.

Boundary: This is not client work, planning advice, a valuation, engineering advice or a recommendation to transact. Public sources must be refreshed for a live decision.

THE COMMERCIAL ANSWER

The location merits further investigation because of its industrial context and freight relationships. The site is not ready for unconditional commitment because the available desktop record does not close flood exposure, current approval conditions or nominated heavy-vehicle access.

Recommendation

CONDITIONAL GO. Preserve the opportunity only while three gates are closed: current planning/approval fit, flood consequences and nominated heavy-vehicle access.

Condition	Decision rule
Planning	Proceed only if the intended use is confirmed permissible or an acceptable approval pathway, timing and cost are established.
Flood	Proceed only if current flood evidence is compatible with safe access, operations, insurability and the commercial case.
Access	Proceed only after the nominated design vehicle and operating pattern are tested.

Why the site remains worth testing

Public commercial material places the address in Hemmant and the Australia Trade Coast context. That is supportive location evidence for industrial and logistics activity, but marketing proximity statements are not route, travel-time or operational guarantees.

What the desktop record can support

Supported direction	Not yet supported
Industrial/logistics context merits continued review	A legal conclusion on permissible use
Freight-network relationship is relevant	Unrestricted access for any vehicle class
Flood is a material diligence topic	A quantified site-specific flood consequence
An approval record exists	That its conditions fit the proposed operation

Public record

Brisbane City Council Development.i identifies a material-change-of-use record for the address involving 3RG Recycling Pty Ltd. The record is a strong signal that the approval history matters; it is not proof that a new buyer may conduct any nominated use.

Required close-out

Obtain the current City Plan property report, the full decision notice and approved plans, all conditions and any subsequent amendments. A town planner should compare these with the precise proposed use, hours, throughput, storage, vehicle movements and environmental characteristics.

Decision consequence

If the intended use is not clearly covered, the buyer needs a realistic approval pathway, programme and cost before treating the site as operable.

Why this is material

Public property information flags Brisbane River flood planning area 4. That is sufficient to make flood a gating issue, but not sufficient to quantify hazard at buildings, access points or operating areas.

Required evidence

Evidence	Commercial question
Current Council FloodWise property report	What adopted flood levels and planning controls apply?
Feature and level survey	Where are vulnerable levels, access points and operating areas?
Flood engineer interpretation	What happens to access, floor levels, storage, recovery time and mitigation cost?
Insurer/broker response	Is the proposed use insurable on commercially acceptable terms?

No false precision

This demonstration intentionally does not estimate flood depth or recurrence without the current authoritative report and levels.

Network evidence

Commonwealth road-manager material includes Aquarium Avenue within the Port of Brisbane road network context. This supports further freight-access investigation; it does not establish that every vehicle or movement is approved.

Test the actual operation

Input needed	Test
Nominated design vehicle	Legal route, restrictions, turning geometry and pavement/access suitability
Peak movements and hours	Intersection delay, neighbour interface and operating-condition implications
Gate and yard layout	Queuing, swept path, loading, reversing and emergency access
Flood scenario	Whether the final approach and site remain safely accessible during relevant events

Desktop screen

The broader industrial setting may reduce some sensitive-use conflicts, but it increases the importance of contamination history, hazardous materials, stormwater, trade waste, noise, emissions and heavy-industry interfaces.

Ordered checks

After planning, flood and access pass: commission title/easement review; preliminary contamination and environmental assessment; service-capacity confirmation; fire and dangerous-goods review where relevant; and a survey of boundaries and improvements.

Stop rule

Do not commission every specialist at once. If a primary gate fails, stop and reprice or abandon before secondary diligence expands.

Decision register

Risk	Likelihood	Impact	Current control	Owner
Use/approval mismatch	Unknown	High	Planner and full approval record	Acquisitions
Flood affects access/operations	Unknown	High	FloodWise + engineer + insurer	Technical
Vehicle cannot operate as assumed	Possible	High	Route and swept-path study	Operations
Title/easement constraint	Unknown	Medium–high	Current searches and legal review	Legal
Environmental legacy	Unknown	Medium–high	Desktop history then targeted assessment	Technical

Control time and cost

Stage	Action	Proceed when
0	Keep offer/lease conditions protective	The counterparty accepts adequate diligence and exit conditions
1	Planning record + flood report + vehicle definition	The exact questions and current evidence are assembled
2	Planner, flood engineer and traffic engineer	All three gates are acceptable or commercially manageable
3	Title, environment, services, building and commercial diligence	Primary gates pass and price still supports the opportunity
4	Investment/approval pack	Residual risks, conditions and economics are explicit

Recommended immediate action

Request the current approval pack and Council reports while defining the proposed operation and nominated vehicle. These can run in parallel without committing to the full secondary diligence programme.

Traceable evidence

ID	Source	Purpose	Retrieved
S1	Brisbane City Council Development.i	Property record and MCU listing for 44 Aquarium Avenue	Retrieved 22 Jul 2026
S2	Brisbane City Council City Plan Online	Authoritative planning scheme lookup tool; live property check required	Retrieved 22 Jul 2026
S3	Brisbane City Council FloodWise	Current flood-planning report pathway; engineering interpretation required	Retrieved 22 Jul 2026
S4	Commonwealth Gazette C2023G01127	Port of Brisbane road-manager network includes Aquarium Avenue	9 Oct 2023
S5	JLL property listing	Trade Coast and industrial context; marketing evidence only	Retrieved 22 Jul 2026
S6	Colliers property listing	Industrial/logistics market context; marketing evidence only	Retrieved 22 Jul 2026

Limitations

Public web sources can be incomplete, delayed or superseded. Marketing sources are context only. No title, survey, approval conditions, FloodWise report, traffic model, engineering assessment, environmental report, valuation or legal opinion was commissioned for this demonstration.

Refresh rule

Every material source and conclusion must be refreshed against the buyer's exact proposed use and decision date before reliance.