

48-Hour Development Site Kill Screen

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.

What could make or break the site

RAG	Issue	Action	Why it matters	Confidence
GREEN	Strategic industrial context	Continue review	Trade Coast setting and surrounding industrial evidence support the proposed industrial/logistics screen.	Medium
AMBER	Flood exposure	Close before commitment	Public property data flags Brisbane River flood planning area 4. Obtain the current FloodWise report and engineering interpretation.	Medium
AMBER	Approval history	Close before use assumption	Council records identify an MCU involving recycling. Confirm current approval, conditions and fit with the intended operation.	High for record; low for present fit
AMBER	Heavy-vehicle access	Test nominated design vehicle	Aquarium Avenue is identified in port road-network material; final approach, turn paths, site circulation and route conditions remain untested.	Medium
RED	Unconditional commitment	Do not proceed yet	Desktop evidence is not enough to accept flood, approval and access risk without conditions.	High

Spend next—in this order

Order	Specialist / evidence	Question to close
1	Town planner + current Council records	What use is currently approved or permissible, and which conditions or overlays control it?
2	Flood engineer + current FloodWise report	What is the design flood exposure and what does it mean for access, floor levels, insurance and operations?
3	Traffic engineer / road authority	Can the nominated vehicle legally and physically complete the route, final approach, turns and on-site circulation?
4	Property lawyer	Do title, easements, tenure and commitment conditions protect the buyer while gates remain open?

Evidence used and evidence still missing

ID	Source	Use	URL / date
S1	Brisbane City Council Development.i	Property record and MCU listing for 44 Aquarium Avenue	https://developmenti.brisbane.qld.gov.au/ · Retrieved 22 Jul 2026
S2	Brisbane City Council City Plan Online	Authoritative planning scheme lookup tool; live property check required	https://www.brisbane.qld.gov.au/building-and-planning/supporting-documents-and-online-tools/city-plan-online · Retrieved 22 Jul 2026
S3	Brisbane City Council FloodWise	Current flood-planning report pathway; engineering interpretation required	https://www.brisbane.qld.gov.au/building-and-planning/supporting-documents-and-online-tools/floodwise-property-report · Retrieved 22 Jul 2026
S4	Commonwealth Gazette C2023G01127	Port of Brisbane road-manager network includes Aquarium Avenue	https://www.legislation.gov.au/C2023G01127/asmade · 9 Oct 2023
S5	JLL property listing	Trade Coast and industrial context; marketing evidence only	https://property.jll.com.au/industrial-lease/hemmant/44-aquarium-avenue-66797 · Retrieved 22 Jul 2026
S6	Colliers property listing	Industrial/logistics market context; marketing evidence only	https://www.colliers.com.au/p-aus66021678 · Retrieved 22 Jul 2026

Material evidence still required

Current City Plan property report; current FloodWise property report; development approval decision and conditions; title and easement search; survey; nominated vehicle and swept-path assessment; service-capacity evidence; contamination and environmental checks proportionate to the intended use.

What AUD 395 buys

One site, one proposed use, a 2–3 page human-reviewed screen, source links, likely deal-killers and ordered next checks. The fee is credited in full to a Full Site Go/No-Go Brief for the same site ordered within 30 days.

Important

This demonstration illustrates method and presentation. It must not be used as current due diligence. Oakhampton Location Intelligence does not replace a planner, engineer, lawyer, valuer or investment adviser.