

eLVAS Client Interaction Report

For Interaction id: 1152047

Contact Details

Business unit: State Land Asset Management
Business context: Written (Outwards) Case
Interaction method: Email
Interaction date: 4-Jul-2014 1:16 PM
Entered by: Palmer, Ray
Reference:

Contact with: Saunders Havill Group, Brisbane

Documents

Document Type	Title	Received/Sent
Outgoing email	Signed Owners Consent emailed & posted to Saunders	4-Jul-2014

Interaction Record History

Service Centre: Brisbane
Associated to Case: 2014/004475
Revision No.: 0
Updated by: Palmer, Ray
Date: 4-Jul-2014
Details:

Assignment History

DAWE Jennifer

From: PALMER Ray
Sent: Friday, 4 July 2014 1:10 PM
To: sch4p4(6) Personal information@saundershavill.com'
Subject: Application for Owner's Consent - MCU
Attachments: SKMBT_C452 14070405560.pdf

Our Reference : 2014/004475

sch4p4(6) Personal information

Please find enclosed Owner's Consent required to accompany the development application for a material change of use to expand the existing resort within Perpetual Lease PPL 0/216131 over Lot 19 on SP106585. The original letter has been posted out to your attention to Saunders Havill Group at 9 Thompson Street Bowen Hills in today's mail. This finalises your application and Case 2014/004475 has been closed.

Regards

Ray Palmer
Administration Officer
Land Management Brisbane
Department of Natural Resources and Mines

Phone: (07) 3406 2534
SLAM-Brisbane@dnrm.qld.gov.au

Web: www.dnrm.qld.gov.au

Level 3 Landcentre

GPO Box 2771, Brisbane QLD 4001

Author Kylie Northey
File / Ref number 2014/004475
Directorate / Unit State Land Asset Management
Phone 3406 2569

27 June 2014

Saunders Havill Group
9 Thompson Street
Bowen Hills QLD 4006

Attention: [redacted] 4(6) Personal information

Dear: [redacted] 4(6) Personal information

Request for land owners consent - material change of use for resort complex – Perpetual Lease 0/216131 over Lot 19 on SP106585

Reference is made to the request for owners consent required to accompany the development application for a material change of use to expand the existing resort on the land, specifically construction of a 5 storey hotel for short term accommodation purposes and ancillary resort buildings.

The department hereby gives owner's consent to the making of the above development application.

Although owners consent for the development application has been provided, your client is always required to comply with the purpose, terms and conditions of Lease No. PPL 0/216131 over Lot 19 on SP106585 and undertake works only if and when the development application has been approved by the assessment manager, and in accordance with the conditions of that approval.

A copy of this letter is to be attached to your IDAS Form 1 as the required evidence of owners consent.

Your client will also need to comply with all other legislative and regulatory requirements which may also include approvals that are not part of the assessment of the development application under the *Sustainable Planning Act 2009* (SPA) e.g. a marine park permit if in a marine park.

Further, please note that the above consent will expire on **2 January 2015**. Should the development application not be lodged with the assessment manager prior to this date, your client will be required again to lodge the IDAS Form 1 and any attachments with this Department

with a further request for owners consent - any further request will need to be reconsidered by the Department.

It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.

Finally, owner's consent is required under SPA to enable the application to be considered properly made for lodging with the assessment manager and is a completely separate process to assessment of the application under SPA.

Accordingly, the Department may act at a later date as assessment manager, concurrence/referral agency, or advice agency in the assessment of the development application - providing owners consent will not influence any statutory role the Department may have in this assessment.

If you wish to discuss this matter please contact Kylie Northey on 3406 2569.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to SLAM-brisbane@dnrm.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2014/004475 in any future correspondence.

Yours sincerely

sch4p4(6) Personal information

Rhonda Geitz

Senior Land Officer

A duly authorised delegate of the Minister
under the current Land Act (Ministerial) Delegation

eLVAS Submission Report

For Case id: 2014/004475

Submission Details

Type: Submission

Title: Submission for owners consent

Created: 27-Jun-2014

Submitted: 27-Jun-2014

Submitted By: Northey, Kylie

Actioning Officer's Recommendation:

Hi Rhonda

An application for owners consent has been submitted for a material change of use on behalf of Tangalooma Island Resort for construction of a 5 storey resort style accommodation on Lot 19 pm SP106585.

Please see attached submission.

Kylie

Optional Recommendation Document:

None

Documents

No Documents

Case issues

No case issues

Case notes

No case notes

Applications

Application Id	Application Type	Status	Primary
1	Owner's Consent	Approved by MD	Y
Decision: Approved by MD		Decision Date: 4-Jul-2014	

Basis for Decision:

Public Business of the State

Additional Comments:

Decide whether the development is consistent with an allocation of, or an entitlement to, the resource or whether the development application may proceed in the absence of an allocation of, or entitlement to, the resource for the purpose of sections 246(1) (b) and (c) of the Sustainable Planning Act 2009 and Schedule 14 of the Sustainable Planning Regulation 2009.

Declaration:

I have considered the relevant legislation, policies and work instructions and have made my decision

Geitz, Rhonda
Senior Land Officer
Department of Environment and Resource Management
In accordance with Land Act (1994)

No Actions

Additional comments

None

Author Kylie Northey
File / Ref number 2014/004475
Directorate / Unit State Land Asset Management
Phone 3406 2569

27 June 2014

Saunders Havill Group
23 Walker Avenue
Bowen Hills QLD 4006

Attention: [redacted] 4p4(6) Personal information

Dear [redacted] 4p4(6) Personal information

Request for land owners consent - material change of use for resort complex – Perpetual Lease 0/216131 over Lot 19 on SP106585

Reference is made to the request for owners consent required to accompany the development application for a material change of use to expand the existing resort on the land, specifically construction of a 5 storey hotel for short term accommodation purposes and ancillary resort buildings.

The department hereby gives owner's consent to the making of the above development application.

Although owners consent for the development application has been provided, your client is always required to comply with the purpose, terms and conditions of Lease No. PPL 0/216131 over Lot 19 on SP106585 and undertake works only if and when the development application has been approved by the assessment manager, and in accordance with the conditions of that approval.

A copy of this letter is to be attached to your IDAS Form 1 as the required evidence of owners consent.

Your client will also need to comply with all other legislative and regulatory requirements which may also include approvals that are not part of the assessment of the development application under the *Sustainable Planning Act 2009* (SPA) e.g. a marine park permit if in a marine park.

Further, please note that the above consent will expire on **2 January 2015**. Should the development application not be lodged with the assessment manager prior to this date, your client will be required again to lodge the IDAS Form 1 and any attachments with this Department

with a further request for owners consent - any further request will need to be reconsidered by the Department.

It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.

Finally, owner's consent is required under SPA to enable the application to be considered properly made for lodging with the assessment manager and is a completely separate process to assessment of the application under SPA.

Accordingly, the Department may act at a later date as assessment manager, concurrence/referral agency, or advice agency in the assessment of the development application - providing owners consent will not influence any statutory role the Department may have in this assessment.

If you wish to discuss this matter please contact Kylie Northey on 3406 2569.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to SLAM-brisbane@dnrm.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2014/004475 in any future correspondence.
Yours sincerely

Rhonda Geitz
Senior Land Officer
A duly authorised delegate of the Minister
under the current Land Act (Ministerial) Delegation

eLVAS case ID:	2014/004475	Lodgement Date:	25/06/2014
File Reference:	40029929		
Application details			
Lodger's Name:	Saunders Havill Group		
Applicants Name:	Tangalooma Island Resort Pty Ltd ACN 010 170 902		
Application Land:	Lot 19 on SP106585		
	<i>(from application form Part A)</i>		
Property Information – ATS Search details			
<i>NOTE - this section does not need to be completed if application over unallocated State land that is tidal land/land below HWM</i>			
Tenure Details:	PPL0/216131	Lot/Plan 19/SP106585	Title Ref: 17658225
County:	Stanley	Parish: Tiffin	Area: 4.083ha
Holders name:	Tangalooma Island Resort Pty Ltd ACN 010 170 902		Purpose: Tourism
Encumbrances:	Various sub-leases		
	<i>(namely secondary interests, caveats, writs)</i>		
Adjoining property Information (If required)			
<i>NOTE - this section may not need to be completed if application is NOT over a road or tidal land/land below HWM</i>			
Lease No:	Lot/Plan	Title Ref:	
County:	Parish:	Area:	
Holders name:			Purpose:
Encumbrances:			
	<i>(namely secondary interests, caveats, writs)</i>		

Existing Cases and Previous Consent

Check eLVAS, case files, and tenure files for previous consents
Has an application for (the previously required) evidence of resource entitlement/owners consent been previously made?

Was the application refused? No

If yes, has circumstances changed?

Has previous consent been given for (the previously required) evidence of resource entitlement/owners consent?

Provide Details here:

A resource entitlement was provided for this parcel for a Development Application for tidal works

Has the 6 months since the (the previously required) evidence of resource entitlement/owners consent was provided lapsed? N/A

Are there any previous or current case/s over the area, including that may affect an application for owners consent e.g. an application for transfer?

Provide Details here:

Is tenure required?

If no tenure is required, will the applicant be the person to occupy the land.

Yes No

Does the current application fall over an area already subject to a tenure or secondary interest e.g. trustee lease, sublease, easement under the *Land Act 1994* and the purpose and conditions and terms of that tenure or secondary interest support the proposed use of the development application?

Provide Details here:

Is the applicant the holder of an appropriate tenure or a secondary interest that would support the proposed development in the state land e.g. lessee or sublessee of a *Land Act 1994* lease, trustee of a reserve or deed of grant in trust, grantee of an easement?

Yes No

Provide Details here:

These works are consistent with the perpetual lease held by Tangalooma Island Resort Pty Ltd

Has an application for appropriate tenure been made?

Has an offer been made and accepted?

Yes No

Provide Details here:

N/A

Owners consent where tenure is required for the development may not be given unless the department has made an offer and you have accepted that offer.

Make sure this application does not conflict with any current or previous applications. If previous consent given to similar proposal that hasn't past the expiration date of the consent, upload any previous consents to the case file.

Additional Comments:

Interested parties views

Including to refer to Memorandum of Agreement with EHP and DAFF(Fisheries) for tidal works – note that for some tidal works, EHP provides owners consent e.g. for a private residential jetty adjoining private residential land

Do you need to seek interested parties views? Yes No

Provide Details here:

Interested party Views

Comments:

Department of Agriculture, Fisheries and Forestry Views

Comments:

EHP

Comments:

Other allocations or authorities

Are there any other allocations or authorities required under other Acts e.g. a water allocation under the Water Act, sales permit for quarry material under the Forestry Act, a marine park permit that the applicant needs to be advised of?

Provide Details here:

Preliminary Checks

Development Application

Have we received the whole development application (all parts – IDAS Form 1 + the other IDAS forms relevant to the application)? Refer to [IDAS Forms Webpage](#) Yes No

Provide Details here:

IDAS Form 5 Material change of use assessable against a planning scheme

IDAS Form 6 Building or operational work assessable against a planning scheme

IDAS Form 23 Tidal works and development within coastal management districts

IDAS Form 24 Contaminated land

IDAS Form 5 Material change in use

Schedule 3 Assessable Development Checklist 1, 2 And 5

If **YES** - What were the other forms lodged?

Eg Form 8 Environmentally relevant Activity

If **NO** – contact lodger/applicant to obtain other forms.

Forms lodged after contact client

Provide Details here:

If the applicant is acting on behalf of a person, has a letter from that person advising the lodger is acting for and on behalf of? Yes No

Provide Details here:

A signed company lessee consent dated 18 June 2014 accompanied the application.

(Such letter is required)

If the development application relates to a secondary interest eg. sublease, trustee lease etc, have we received a letter from the lessee, trustee etc that they support the application? Yes No

Provide Details here:

N/A

Native Title

Native title will need to have been addressed as part of any issue or offer of tenure. Accordingly SLAM are not required to assess native title when providing owners consent. The assessment managers are responsible for addressing native title for any development assessment. In the limited circumstances when tenure is not needed, SLAM also does not need to address native title - as mentioned, the assessment manager is required to address native title for any development assessment.

Any other comments regarding the development application

(i.e. to support providing consent or to refuse the application)

Provide Details here:

Yes No

A note is required if the applicant is occupying the land – if the necessary tenure or authority is not obtained by the applicant, you will need to ensure the applicant vacates the land and is not occupying the land without authority.

Is this a request for S383 – request to extend period of an existing approval? Yes No

Is this a request to change development approval – S369 and S371? Yes No

If so, owners consent is required. You would have proceeded in eLVAS as an addition to the original resource entitlement/owners consent case and have requested that case to be reopened.

Depending on the proposed extension or change, the request is to proceed similar to an application for owners consent.

The request to extend or change needs to be consistent with the tenure or secondary interest, or if no tenure is required, consistent with the initial use.

A change must be only minor and may not include additional land i.e. the change to the development approval must only apply to the land subject to the original development application to which evidence of resource entitlement/owners consent was initially provided.

Provide a description of the proposed development

Tangalooma Island Resort propose to expand the existing Tangalooma Island Resort on the Land, specifically, construct a 5 storey hotel for short term accommodation purposes and ancillary Resort buildings including temporary events/activities marquee, ticketing kiosk and storage shed.

Note: reconfiguration of a lot subject to the Land Act (apart from in some circumstances for a development application involving a deed of grant in trust e.g. for a trust lease over 10 years) is not assessed under the *Sustainable Planning Act 2009* i.e. a development application is not required, and the dealing must proceed under the Land Act.

<input type="checkbox"/>	lease (including a freeholding lease) reserve or deed of grant in trust under the <i>Land Act 1994</i> where the department acts on behalf of the state as the lessee or trustee of the land
<input type="checkbox"/>	Deed of Grant in trust (including trustee lease, easement)
<input type="checkbox"/>	Lease (including sub lease, easement)
<input type="checkbox"/>	Reserve (including trustee lease, easement)
<input checked="" type="checkbox"/>	a lease under the <i>Land Act 1994</i> (including a freeholding lease) reserve or deed of grant in trust if the lessee or trustee is not or does not represent the state
<input type="checkbox"/>	Deed of Grant in trust (including trustee lease, easement)
<input checked="" type="checkbox"/>	Lease (including sub lease, easement)
<input type="checkbox"/>	Reserve (including trustee lease, easement)
<input type="checkbox"/>	strategic port land under the <i>Transport Infrastructure Act 1994</i> , other than freehold land
<input type="checkbox"/>	a permit to occupy or licence under the <i>Land Act 1994</i>
<input type="checkbox"/>	Permit to occupy
<input type="checkbox"/>	Licence eg Road Licence or Occupational Licence Note: a development application would not normally be appropriate for a permit to occupy or a licence as these tenures are for low impact activities, and not activities associated with a development application.
<input type="checkbox"/>	land held in fee simple by the state where the department administers the freehold on behalf of the state
<input type="checkbox"/>	unallocated state land under the <i>Land Act 1994</i> including land below high water mark but excludes some Items including a non tidal boundary watercourse as defined under section 13A of the Land Act
<input type="checkbox"/>	a road (other than a state-controlled road) or stock route)
<input type="checkbox"/>	Other - the application will need to be referred to the relevant Department.

Endorsement

Please select ONE option and delete the rest (see Land Act (Ministerial) Delegations Schedule 2):

For owners consent

In accordance with Schedule 2 (Powers Delegated – public business of the state) of the Land Act (Ministerial) delegations, it is recommended to advise **KHA Development Managers** that owner's consent is given for the purposes of *Section 263 of the Sustainable Planning Act 2009* advising that the consent expires at a date six months from the date of Ministerial delegate approval as set out in the attached draft approval letter.

In accordance with Schedule 2 (Powers Delegated – public business of the state) of the Land Act (Ministerial) delegations, it is recommended to advise _____ that the owner's consent is not to be given (include reasons) as set out in the attached draft letter.

To provide written agreement

For a request for S383 – request to extend period of an existing approval

In accordance with Schedule 2 (Powers Delegated – public business of the state) of the Land Act (Ministerial) delegations, it is recommended to provide owner's consent to _____ to extend period of an existing development approval as proposed under section 383 of the *Sustainable Planning Act 2009* as set out in the attached draft letter

For a request to change development approval – S369 & S371

In accordance with Schedule 2 (Powers Delegated – public business of the state) of the Land Act (Ministerial) delegations, it is recommended to provide owner's consent to _____ to change an existing development approval as proposed under sections 369 & 371 of the *Sustainable Planning Act 2009* as set out in the attached draft letter

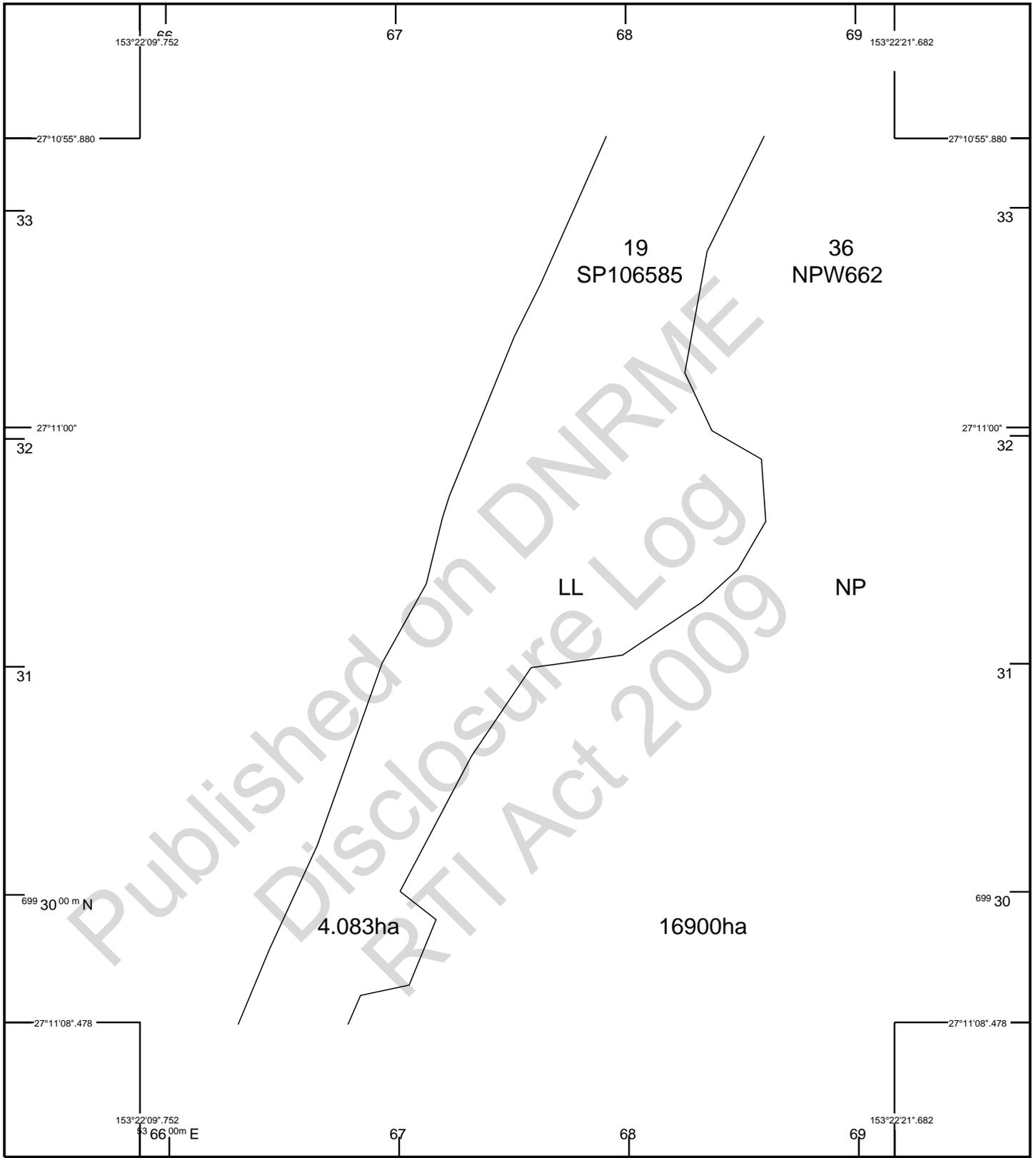
In accordance with Schedule 2 (Powers Delegated – public business of the state) of the Land Act (Ministerial) delegations, it is recommended to advise _____ that the extension/change as proposed is not approved as set out in the attached draft letter.

Kylie Northey
Senior Land Officer
Brisbane

27/06/2014

Note - Any additional information/comments will need to be attached to this submission on a separate document.

END DOCUMENT



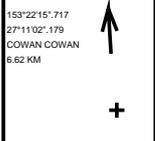
STANDARD MAP NUMBER
9543-13122



SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	19/SP106585
Area/Volume	4.083ha
Tenure	LANDS LEASE
Local Government	BRISBANE CITY
Locality	MORETON ISLAND
Parish	TIFFIN
County	STANLEY
Segment/Parcel	32670/27

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 26/06/2014

DCDB 25/06/2014

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18-171

SLAM LARIE - Intersection Report

LAYER INTERSECTION SUMMARY

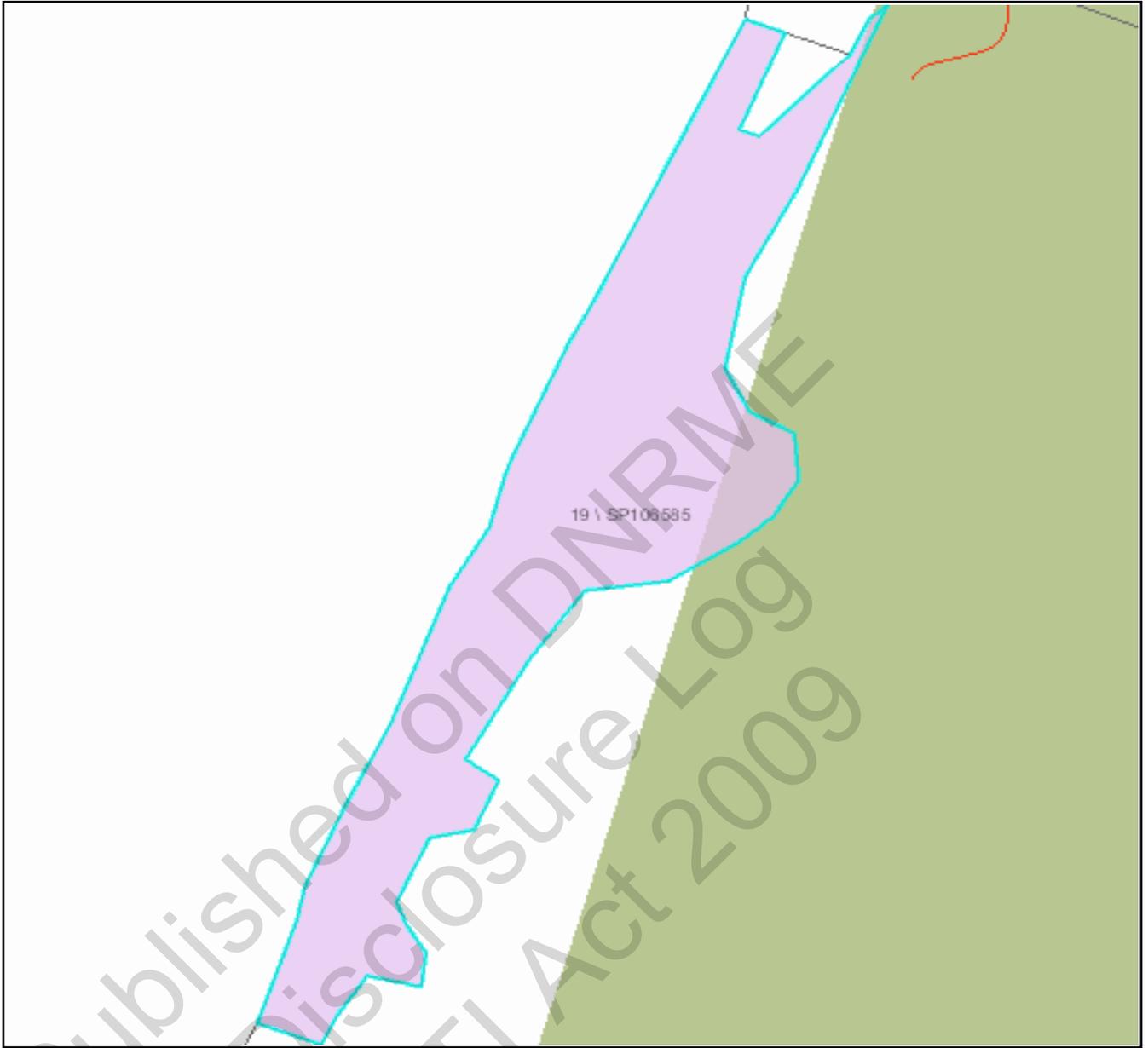
LotPlans found

19SP106585

LotPlans not found

Group	Layer Name	Intersected?	Details
Built Environment	QLD Railways	No	
	Roads (All)	Yes	
Environmental Areas	World Heritage Areas	No	
	Nature Refuge Areas	No	
	QLD Protected Area Estate Type	Yes	
Fish Habitat Areas	Fish Habitat Areas	No	
Forest Products	Forest entitlement area	No	
	Forest Products MUIDs	No	
	Forest Management Areas	Yes	SOUTH EAST
	Forest Products SUIDs	No	
	Plantation Licence Area	No	
Heritage Register	Heritage Places	No	
Koala	SPP Koala Habitat Value	Yes	
	SPRP Koala Habitat Value	No	
Mining	Qld coal seam gas wells	No	
	Exploration permits for coal	No	
	Exploration permits for petroleum	No	
	Exploration permits for minerals	No	
	Qld Mine locations	No	
	Qld mine workings	No	
	Qld Mining leases	No	
	Qld petroleum leases	No	
	Qld petroleum wells	No	
National trail	National trail	No	

Planning Scheme Zoning	State-Wide Planning Scheme (Zoning)	Yes	Conservation, Environmental Protection, Low Density Residential
	State-Wide Planning Scheme (SPA)	Yes	
Regional Planning	DLGP Regional Planning Areas	Yes	South East Queensland Regional Plan
Stock Routes	Stockroute	No	
ULDA	Declared Urban Land Development Areas (ULDA)	No	
Vegetation	Essential Habitat	No	
	High Value Regrowth	Yes	
Water	Drainage 100K	No	
	Drainage 25K	No	
	EPP Water 2009 (SEQ)	No	
	Springs	No	
	Dams and Lakes 100k	No	
	Waterbodies 10M	No	
	Groundwater bores	No	
	Groundwater monitoring network	No	
	Declared Catchment Areas	No	
	Water Resource Planning Area	No	
	Dams and weirs	Yes	
	Wetlands	Wetlands - Directory of Important Wetlands	Yes



SLAM LARIE INTERSECTION REPORT – INTERNAL MAP

Map Printed:

Author:

- QLD Railways
- Drainage 100k
- Cadastre Roads (Major)
- Dual Carriageway
- Principal Road Roads (Minor)
- Secondary Road
- Minor Road
- Track



NON STANDARD MAP

All datasets are updated as they become available to provide the most current information as of the date shown on this map.

Disclaimer:

While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines, makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability (including indirect or consequential damage) costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Produced by: The Department of Natural Resources and Mines

Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)

Cadastral data provided with the permission of the Department of Natural Resources and Mines

Property boundaries shown on this map are provided as a locational aid only. DCDB boundaries do not represent legal cadastral boundaries

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INTERNAL CURRENT STATE TENURE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 26/06/2014 14:07

Title Reference: 40029929
Date Created: 24/08/2001

DESCRIPTION OF LAND

Tenure Reference: PPL 0/216131

LOT 19 SURVEY PLAN 106585
County of STANLEY Parish of TIFFIN
Local Government: BRISBANE CITY

Area: 4.083000 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

No Future Conservation Area

Purpose for which granted:
TOURISM

TERM OF LEASE

Day of beginning of lease

Lease in perpetuity commencing on 01/07/2001

REGISTERED LESSEE

Dealing No: 712356621 21/04/2009

TANGALOOMA ISLAND RESORT PTY LTD A.C.N. 010 170 902

CONDITIONS

For Internal Use Only - Not to be used for External Viewing

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INTERNAL CURRENT STATE TENURE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 26/06/2014 14:07

Title Reference: 40029929
Date Created: 24/08/2001

CONDITIONS

- A78
- (1) The lessee must use the leased land for tourism purposes ancillary tourism and tourism supportive purposes in conjunction with tourism activities on the adjoining Lot 8 on SL8209.
 - (2) This lease may be forfeited if not used for the purpose stated above.
 - (3) The annual rent must be paid in accordance with the Land Act 1994.
 - (4) The Parties acknowledge that GST may be payable in respect of a supply made under this lease. Where GST becomes payable in respect of a supply made under this lease, the State (lessor) may recover the GST from the lessee by increasing the consideration payable by the lessee to the State by an amount equal to that which the State is obliged to remit to the Commonwealth as GST on the supply and that amount may be recovered from the lessee as part of the money payable to the State under this lease. The State will upon request by the lessee, issue to the lessee a valid GST tax invoice in respect of any taxable supply made under this lease. (NOTE: For the purposes of this condition "GST" means the goods and services tax which results from the enactment of A New Tax System (Goods and Services Tax) Act 1999 and the related Acts which constitute the Commonwealth taxation reform (as amended from time to time)).
 - (5) The lessee must pay the cost of any required survey or re-survey of the leased land.
 - (6) The lessee must control pest plants and animals, on the leased land, in accordance with the Land Protection (Pest and Stock Route Management) Act 2002 and the Local Laws and requirements of the Brisbane City Council.
 - (7) The lessee has the responsibility for a duty of care, to take all reasonable and practicable measures to sustainably manage the leased land by conserving the physical, biological, productive and cultural values, either on the leased land or in areas affected by the management of the leased land.
 - (8) The lessee must ensure that the use and development of the leased land conforms to the Planning Scheme, Local Laws and requirements of the Brisbane City Council, binding on the lessee.
 - (9) The lessee must give the Minister administering the Land Act 1994, information about the lease, when requested.
 - (10) The lessee must not clear any vegetation on the leased land, unless in accordance with the Integrated Planning Act 1997.
 - (11) No compensation for improvements or developmental work is payable by the State at the forfeiture, surrender or expiry of the lease, but the lessee has the right to remove the lessees moveable improvements within a period of six (6) months from the forfeiture, surrender or expiry of the lease, provided all money due by the lessee to the State on any account whatsoever has been paid, or be required to remove those improvements as specified in any further condition of lease.
 - (12) This lease is subject to the Land Act 1994 and all other relevant State and Commonwealth Acts.

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INTERNAL CURRENT STATE TENURE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 26/06/2014 14:07

Title Reference: 40029929
Date Created: 24/08/2001

CONDITIONS

- C342 The lessee must comply with any lawful requirements of the Environmental Protection Agency and the Queensland Parks and Wildlife Service.
- E17 The lessee must manage the leased land in a manner that will protect the natural vegetation, as far as is consistent with the purpose of this lease..
- E19 The lessee must abide by the requirements of the Queensland Parks and Wildlife Service and the Environmental Protection Agency and the Nature Conservation Act 1992 in protecting the habitat of the flora and fauna and the natural environment of the leased land outside the areas to be developed.
- E21 The lessee must not introduce nor permit the introduction of any exotic flora or fauna onto the leased land without the permission of the Minister administering the Nature Conservation Act 1992 and must exercise all due care and take every reasonable precaution to protect all flora and fauna on the leased land and must take all practical steps to remove any unauthorised exotic flora and fauna introduced onto the leased land.
- G61 The lessee of this lease is not allowed to make an application for conversion in terms of the Land Act 1994.
- H122 The lessee must, at all times during the currency of the lease, allow the public free and unrestricted access along the Tangalooma by-pass road crossing the leased land to and from the high water mark (the seaward boundary of the leased land).
- H122 The lessee must, at all times during the currency of the lease, allow the occupier of lot 41 on SL5141 free and unrestricted access across the leased land for the purpose of gaining access to and from lot 41 on SL5141 between the beach and the Tangalooma by-pass road.
- I61 The lessee hereby covenants and agrees with the Minister administering the Land Act 1994, that by virtue of the execution of this lease, no liability is stated or implied or will attach to the said Minister in respect of any loss or damage to the leased land or to any improvements thereon caused by the effects of erosion or inundation by seawater or other result or consequence caused by global climatic change.

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INTERNAL CURRENT STATE TENURE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 26/06/2014 14:07

Title Reference: 40029929
Date Created: 24/08/2001

CONDITIONS

I66 The lessee indemnifies and agrees to keep indemnified the Minister administering the Land Act 1994, and the State of Queensland, (the "Indemnified parties") against all actions, suits, proceedings, claims, demands, costs, losses, damages and expenses ("Claim") arising out of or in any way connected to or resulting from the granting of this lease to the lessee or which is connected to or resulting from the lessees' use and occupation of the leased land (all of which are referred to as "the indemnified acts or omissions") save to the extent that the Claim arises as a result of any negligent act or omission of the Indemnified parties, however, any negligent act or omission of one of the Indemnified parties does not negate the indemnity to any of the other Indemnified party/ies. The lessee hereby releases and discharges the Indemnified parties from any Claim relating to the indemnified acts or omissions which may be made against the Indemnified parties.

U44 The leased land must only be used in conjunction with the adjoining Perpetual Country Lease No. 06/2593 (Non-Competitive Lease).

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Lease No. 40029929
2. SUB LEASE No 711905501 05/09/2008 at 16:54
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 711905501
LEASE D ON SP212421
TERM: 04/07/2008 TO 03/07/2148 OPTION NIL
Lodged at 16:54 on 05/09/2008 Recorded at 11:51 on 09/09/2008
3. SUB LEASE No 712326319 06/04/2009 at 12:05
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326319
LEASE AA ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
Lodged at 12:05 on 06/04/2009 Recorded at 09:38 on 16/04/2009
4. SUB LEASE No 712326320 06/04/2009 at 12:06
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326320
LEASE AB ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
Lodged at 12:06 on 06/04/2009 Recorded at 09:38 on 16/04/2009
5. SUB LEASE No 712326328 06/04/2009 at 12:10
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326328
LEASE AC ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
Lodged at 12:10 on 06/04/2009 Recorded at 09:38 on 16/04/2009

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ENCUMBRANCES AND INTERESTS

6. SUB LEASE No 712326331 06/04/2009 at 12:12
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326331
LEASE AD ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
Lodged at 12:12 on 06/04/2009 Recorded at 09:38 on 16/04/2009
7. SUB LEASE No 712326334 06/04/2009 at 12:13
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326334
LEASE AE ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
Lodged at 12:13 on 06/04/2009 Recorded at 09:38 on 16/04/2009
8. SUB LEASE No 712326338 06/04/2009 at 12:14
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326338
LEASE AF ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
Lodged at 12:14 on 06/04/2009 Recorded at 09:38 on 16/04/2009
9. SUB LEASE No 712326342 06/04/2009 at 12:16
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326342
LEASE AG ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
Lodged at 12:16 on 06/04/2009 Recorded at 09:38 on 16/04/2009
10. SUB LEASE No 712326343 06/04/2009 at 12:17
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326343
LEASE AH ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
Lodged at 12:17 on 06/04/2009 Recorded at 09:38 on 16/04/2009
11. SUB LEASE No 712801303 16/10/2009 at 15:30
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801303
LEASE AI ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
Lodged at 15:30 on 16/10/2009 Recorded at 11:11 on 21/10/2009
12. SUB LEASE No 712801312 16/10/2009 at 15:31
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801312
LEASE AJ ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
Lodged at 15:31 on 16/10/2009 Recorded at 11:11 on 21/10/2009

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13. SUB LEASE No 712801319 16/10/2009 at 15:31
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801319
LEASE AK ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
Lodged at 15:31 on 16/10/2009 Recorded at 11:11 on 21/10/2009
14. SUB LEASE No 712801322 16/10/2009 at 15:32
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801322
LEASE AL ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
Lodged at 15:32 on 16/10/2009 Recorded at 11:11 on 21/10/2009
15. SUB LEASE No 712801323 16/10/2009 at 15:33
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801323
LEASE AM ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
Lodged at 15:33 on 16/10/2009 Recorded at 11:11 on 21/10/2009
16. SUB LEASE No 712801337 16/10/2009 at 15:34
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801337
LEASE AN ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
Lodged at 15:34 on 16/10/2009 Recorded at 11:11 on 21/10/2009
17. SUB LEASE No 712801345 16/10/2009 at 15:34
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801345
LEASE AO ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
Lodged at 15:34 on 16/10/2009 Recorded at 11:11 on 21/10/2009
18. SUB LEASE No 712801346 16/10/2009 at 15:35
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801346
LEASE AP ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
Lodged at 15:35 on 16/10/2009 Recorded at 11:11 on 21/10/2009
19. SUB LEASE No 712801355 16/10/2009 at 15:35
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801355
LEASE AQ ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
Lodged at 15:35 on 16/10/2009 Recorded at 11:11 on 21/10/2009

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ENCUMBRANCES AND INTERESTS

20. SUB LEASE No 712801371 16/10/2009 at 15:36
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801371
LEASE AR ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
Lodged at 15:36 on 16/10/2009 Recorded at 11:11 on 21/10/2009
21. SUB LEASE No 712801374 16/10/2009 at 15:36
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801374
LEASE AS ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
Lodged at 15:36 on 16/10/2009 Recorded at 11:11 on 21/10/2009
22. SUB LEASE No 712801378 16/10/2009 at 15:37
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801378
LEASE AT ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
Lodged at 15:37 on 16/10/2009 Recorded at 11:11 on 21/10/2009
23. SUB LEASE No 713080739 25/02/2010 at 11:34
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BA ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:34 on 25/02/2010 Recorded at 15:18 on 01/03/2010
24. SUB LEASE No 713080743 25/02/2010 at 11:36
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BB ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:36 on 25/02/2010 Recorded at 15:18 on 01/03/2010
25. SUB LEASE No 713080747 25/02/2010 at 11:37
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BC ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:37 on 25/02/2010 Recorded at 15:18 on 01/03/2010
26. SUB LEASE No 713080748 25/02/2010 at 11:38
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BD ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:38 on 25/02/2010 Recorded at 15:18 on 01/03/2010
27. SUB LEASE No 713080752 25/02/2010 at 11:39
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BE ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:39 on 25/02/2010 Recorded at 15:18 on 01/03/2010

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28. SUB LEASE No 713080754 25/02/2010 at 11:39
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BF ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:39 on 25/02/2010 Recorded at 15:18 on 01/03/2010
29. SUB LEASE No 713080766 25/02/2010 at 11:40
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BG ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:40 on 25/02/2010 Recorded at 15:18 on 01/03/2010
30. SUB LEASE No 713080771 25/02/2010 at 11:42
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BH ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:42 on 25/02/2010 Recorded at 15:18 on 01/03/2010
31. SUB LEASE No 713080773 25/02/2010 at 11:42
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BI ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:42 on 25/02/2010 Recorded at 15:18 on 01/03/2010
32. SUB LEASE No 713080775 25/02/2010 at 11:43
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BJ ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:43 on 25/02/2010 Recorded at 15:18 on 01/03/2010
33. SUB LEASE No 713080776 25/02/2010 at 11:43
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BK ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:43 on 25/02/2010 Recorded at 15:18 on 01/03/2010
34. SUB LEASE No 713080779 25/02/2010 at 11:43
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BL ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:43 on 25/02/2010 Recorded at 15:18 on 01/03/2010
35. SUB LEASE No 713080782 25/02/2010 at 11:44
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BM ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:44 on 25/02/2010 Recorded at 15:18 on 01/03/2010
36. SUB LEASE No 713080784 25/02/2010 at 11:44
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BN ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:44 on 25/02/2010 Recorded at 15:18 on 01/03/2010

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37. SUB LEASE No 713080785 25/02/2010 at 11:44
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BO ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:44 on 25/02/2010 Recorded at 15:18 on 01/03/2010
38. SUB LEASE No 713080786 25/02/2010 at 11:45
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BP ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:45 on 25/02/2010 Recorded at 15:18 on 01/03/2010
39. SUB LEASE No 713080787 25/02/2010 at 11:45
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BQ ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:45 on 25/02/2010 Recorded at 15:18 on 01/03/2010
40. SUB LEASE No 713080788 25/02/2010 at 11:45
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BR ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:45 on 25/02/2010 Recorded at 15:18 on 01/03/2010
41. SUB LEASE No 713080790 25/02/2010 at 11:45
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BS ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:45 on 25/02/2010 Recorded at 15:18 on 01/03/2010
42. SUB LEASE No 713080791 25/02/2010 at 11:46
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BT ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:46 on 25/02/2010 Recorded at 15:20 on 01/03/2010
43. SUB LEASE No 713080792 25/02/2010 at 11:46
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BU ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:46 on 25/02/2010 Recorded at 15:20 on 01/03/2010
44. SUB LEASE No 713080796 25/02/2010 at 11:47
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BV ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:47 on 25/02/2010 Recorded at 15:20 on 01/03/2010

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45. SUB LEASE No 713080797 25/02/2010 at 11:47
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BW ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:47 on 25/02/2010 Recorded at 15:20 on 01/03/2010
46. SUB LEASE No 713080798 25/02/2010 at 11:48
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BX ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:48 on 25/02/2010 Recorded at 15:20 on 01/03/2010
47. SUB LEASE No 713080800 25/02/2010 at 11:48
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BY ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:48 on 25/02/2010 Recorded at 15:20 on 01/03/2010
48. SUB LEASE No 713080803 25/02/2010 at 11:49
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BZ ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
Lodged at 11:49 on 25/02/2010 Recorded at 15:20 on 01/03/2010
49. SUB LEASE No 714020892 22/08/2011 at 14:52
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 714020892
OF LEASE CA ON SP242826
TERM: 01/08/2011 TO 31/07/2151 OPTION NIL
Lodged at 14:52 on 22/08/2011 Recorded at 09:38 on 30/08/2011
50. SUB LEASE No 714020896 22/08/2011 at 14:53
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 714020896
OF LEASE CB ON SP242826
TERM: 01/08/2011 TO 31/07/2151 OPTION NIL
Lodged at 14:53 on 22/08/2011 Recorded at 09:38 on 30/08/2011
51. AMENDMENT OF LEASE CONDITIONS No 715681713 28/03/2014 at 05:00
THE CONDITIONS OF THE WITHIN TENURE ARE HEREBY AMENDED.
Lodged at 05:00 on 28/03/2014 Recorded at 05:00 on 28/03/2014

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
712729399	VEG NOTICE	15/09/2009 11:21	CUR	IH-GEN -00

VEGETATION MANAGEMENT ACT 1999
UNREGISTERED DEALINGS - NIL

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Caution - Charges do not necessarily appear in order of priority

** End of Current State Tenure Search **

Information provided under section 34 Land Title Act(1994) or
section 281 Land Act(1994)

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eLVAS Client Interaction Report

For Interaction id: 1149599

Contact Details

Business unit: State Land Asset Management
Business context: Written (Inwards) Case
Interaction method: Email
Interaction date: 26-Jun-2014 1:48 PM
Entered by: Major, Tracy Lee
Reference:

Contact with: Saunders Havill Group, Brisbane

Documents

Document Type	Title	Received/Sent
Application	Application form - Part A	25-Jun-2014
Application	Application - Part B (amended signature)	25-Jun-2014
Incoming email	Attach A - Company Lessee Consent	25-Jun-2014
Incoming email	Attach B - IDAS forms	25-Jun-2014
Incoming email	Attach C - Property description	25-Jun-2014
Incoming email	Attach E - Draft planning report	25-Jun-2014
Incoming email	Ltr to DNRM - Owners consent for application	25-Jun-2014

Interaction Record History

Service Centre: Townsville
Associated to Case: 2014/004475
Revision No.: 0
Updated by: Major, Tracy Lee
Date: 26-Jun-2014
Details:

Assignment History

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Disclosure Log
RTI Act 2009

Our ref: 7015

25 June 2014

Rebecca Robson
Senior Land Officer
State Land Asset Management – Brisbane
Department of Natural Resources & Mines
Via email: SLAMlodgement@dnrm.qld.gov.au

Dear Rebecca,

Re: Proposed Material Change of Use (Development Permit) for Resort Complex on land at Tangalooma Island Resort, 0 Tangalooma, Moreton Island (Lot 19 on SP106585) – application for the Department of Natural Resources & Mines owner’s consent for a development application

We act on behalf of Tangalooma Island Resort Pty Ltd, the applicant in relation to the above development application matter. The application is for an expansion to the existing Tangalooma Island Resort on land described as Lot 19 on SP106585 (the ‘Tangalooma Island Resort South Marine Precinct and Hotel Development’). The site is state owned land known as the ‘South Lease’ and is subject to a Lease in Perpetuity for the purposes of ‘Tourism’ granted to Tangalooma Island Resort Pty Ltd by the Department of Natural Resources and Mines (DNRM) (Title Ref: 40029929). In particular, the proposal is for a 5 storey hotel (for short-term accommodation purposes) and ancillary Resort buildings including temporary events/activities marquee, ticketing kiosk and storage shed.

We wish to seek DNRM owner’s consent to lodge a development application over this land as required by section 263 of the *Sustainable Planning Act 2009*. In support of this application, please find attached –

- a) Signed company lessee consent – advising that we are acting on behalf of Tangalooma Island Resort Pty Ltd in the making of a development application; and
- b) Application material – including IDAS Forms, Property Description, Draft Proposal Plans & Planning Report.

The Proposal Plans and Town Planning Report are draft versions and along, with other consultant inputs, will be finalised prior to lodgement of an application with Brisbane City Council under the new City Plan 2014. Note – the future resort marine facility shown on the Proposal Plans does not form part of this application and will be subject to a separate application process.

We look forward to the Department’s earliest favourable response to this application. Should you wish to discuss, or require any other particulars, please contact either me on (07) 3251 9430 or rebecca.robson@saundershavill.com

sch4p4(6) Personal information (07) 3251 9430 or rebecca.robson@saundershavill.com

Yours faithfully

Saunders Havill Group

sch4p4(6) Personal information

Town Planner

Attachments

Attachment A

Signed Company Lessee Consent

Attachment B

IDAS Forms

Attachment C

Property Description

Attachment D

Draft Proposal Plans – MEI Design

Attachment E

Draft Town Planning Report (without attachments) –Saunders Havill Group

town planning report



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Disclosure Log
RTI Act 2009

Proposed Resort Complex – 'Tangalooma Island Resort South Marine Precinct & Hotel Development'

0 Tangalooma, Moreton Island (South Lease)
Tangalooma Island Resort Pty Ltd
7015
25 June 2014



Document Control

Title	Proposed Resort Complex – ‘Tangalooma Island Resort South Marine Precinct & Hotel Development’
Address	0 Tangalooma, Moreton Island QLD 4025 (South Lease)
Job Number	7015
Client	Tangalooma Island Resort Pty Ltd

Document Issue

Issue	Date	Prepared By	Checked By
Draft	25 June 2014	sch4p4(6) Personal information	sch4p4(6) Personal information
DA Lodgement			

Contact

For any queries about this report, please contact sch4p4(6) Personal information or email sch4p4(6) Personal information @saundershavill.com.

Disclaimer

This report has been prepared for Tangalooma Island Resort Pty Ltd. Saunders Havill Group cannot accept responsibility for any use of or reliance upon the contents of this report by any third party.

Reports and/or Plans by Others

Reports and/or plans by others may be included within this Town Planning Report to support the document.



Project Details

Applicant Details

Applicant	Tangalooma Island Resort Pty Ltd C/- Saunders Havill Group
Contact	<p>sch4p4(6) Personal information</p> <p>Saunders Havill Group 9 Thompson Street BOWEN HILLS Q 4006</p> <p>Telephone: sch4p4(6) Personal information</p> <p>Facsimile: (07) 3251 9455</p> <p>Email: sch4p4(6) Personal information @saundershavill.com</p>

Project Team

Project Manager	Emissarius
Town Planner	Saunders Havill Group
Surveyor	Saunders Havill Group
Architect	MEI Design
Landscape Architect	Saunders Havill Group
Environmental Management	Saunders Havill Group
Visual Assessment	Greg O'Brien Architecture & Visual Assessment
Engineer	Cardno



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I. Executive Summary

We act on behalf of Tangalooma Island Resort Pty Ltd who propose to expand the existing Tangalooma Island Resort ('the Resort') situated on Moreton Island.

It is proposed to develop part of the Resort's south lease to establish the Tangalooma Island Resort South Marine Precinct and Hotel Development. The south lease is a parcel of state-owned land (Lot 19 on SP106585) adjoining the existing Resort and is currently used for ancillary Resort functions. The Resort was granted a Lease in Perpetuity over this site in 2001 for the purposes of 'Tourism'.

The site, along with the existing Resort, is included in the Tourist Accommodation Zone and Moreton Island Settlements Neighbourhood Plan (Tangalooma Precinct) under the *Brisbane City Plan 2014*. The site is affected by acid sulfate soils, coastal management district, coastal hazard, tidal waterways, regulated vegetation and bushfire hazard overlays and adjoins Moreton Island National Park, a local heritage place. The site is on the Environmental Management Register as Notifiable Activity (petroleum product and oil storage) is being carried out on the site.

The proposal necessitates an application for Material Change of Use (Development Permit) and Carrying out Building Work (Preliminary Approval) for the purposes of a Resort Complex, requiring impact assessment. The Department of State Development, Infrastructure and Planning (DSDIP) have been identified as a referral agency for contaminated land and coastal management district matters.

In particular, the proposal involves a 5 storey hotel (for short-term accommodation) and ancillary Resort complex buildings including temporary events marquee, ticketing kiosk and storage shed. The proposal will provide an opportunity for the Resort to meet the needs of tourists by providing a variety of accommodation types and improving services and facilities, which is consistent with the purpose of the Lease in Perpetuity. The future expansion will also facilitate rehabilitation of and improve public access to the south lease.

The proposal will facilitate the orderly and appropriate expansion of Tangalooma into the south lease and will consolidate the role of Tangalooma as a major tourism generator providing income streams to support and expand the range of government and community services provided by the Resort.

The proposal is consistent with the intent for the Tourist Accommodation Zone and the Tangalooma Precinct under the Neighbourhood Plan and appropriately responds to State interests.

Having considered the history of the site; the current circumstances; and the State, regional and local planning provisions applicable to the development, we are of the view that the proposed Resort Complex complies with the relevant provisions of City Plan 2014 and state interests we therefore recommend that the application be approved, subject to reasonable and relevant conditions.



2. Site Details

2.1. Key Site Details

Address	0 Tangalooma, Moreton Island QLD 4025
RPD	Lot 19 on SP106585
Registered Leases	Lease in Perpetuity for the purposes of 'Tourism' granted to Tangalooma Island Resort Pty Ltd (South Lease)
Registered Easements	Nil
Owner	The State Of Queensland represented by the Department of Natural Resources & Mines
Area/Frontage	4.083ha/Tangalooma Bypass Road
SEQ Regional Plan	Regional Landscape and Rural Production Area
Zone	Tourist Accommodation Zone
Strategic Designation	Greenspace System – Conservation and Environmental Management and Biodiversity
Local Plan	Moreton Island Settlements Neighbourhood Plan (Tangalooma Precinct)
Overlays/Constraints	Acid Sulfate Soils Airport Environs Bushfire Hazard Coastal Management District & Hazards Heritage Adjoining Landslide Regulated Vegetation Tidal Waterways

2.2. Nature of Development Application

Description	Resort Complex
Type of Approval Sought	Material Change of Use (Development Permit) & Carrying out Building Work (Preliminary Approval)
Level of Assessment	Impact Assessment
Referral Agencies	Department of State Development, Infrastructure & Planning (State Assessment & Referral Agency) – coastal management district and contaminated land matters



3. Site Analysis

Tangalooma is situated on Moreton Island and comprises Tangalooma Island Resort and other undeveloped lease areas granted to the Resort, including the site which is currently used for ancillary Resort functions.

The following aerial photo extract shows the location of Tangalooma and the site –

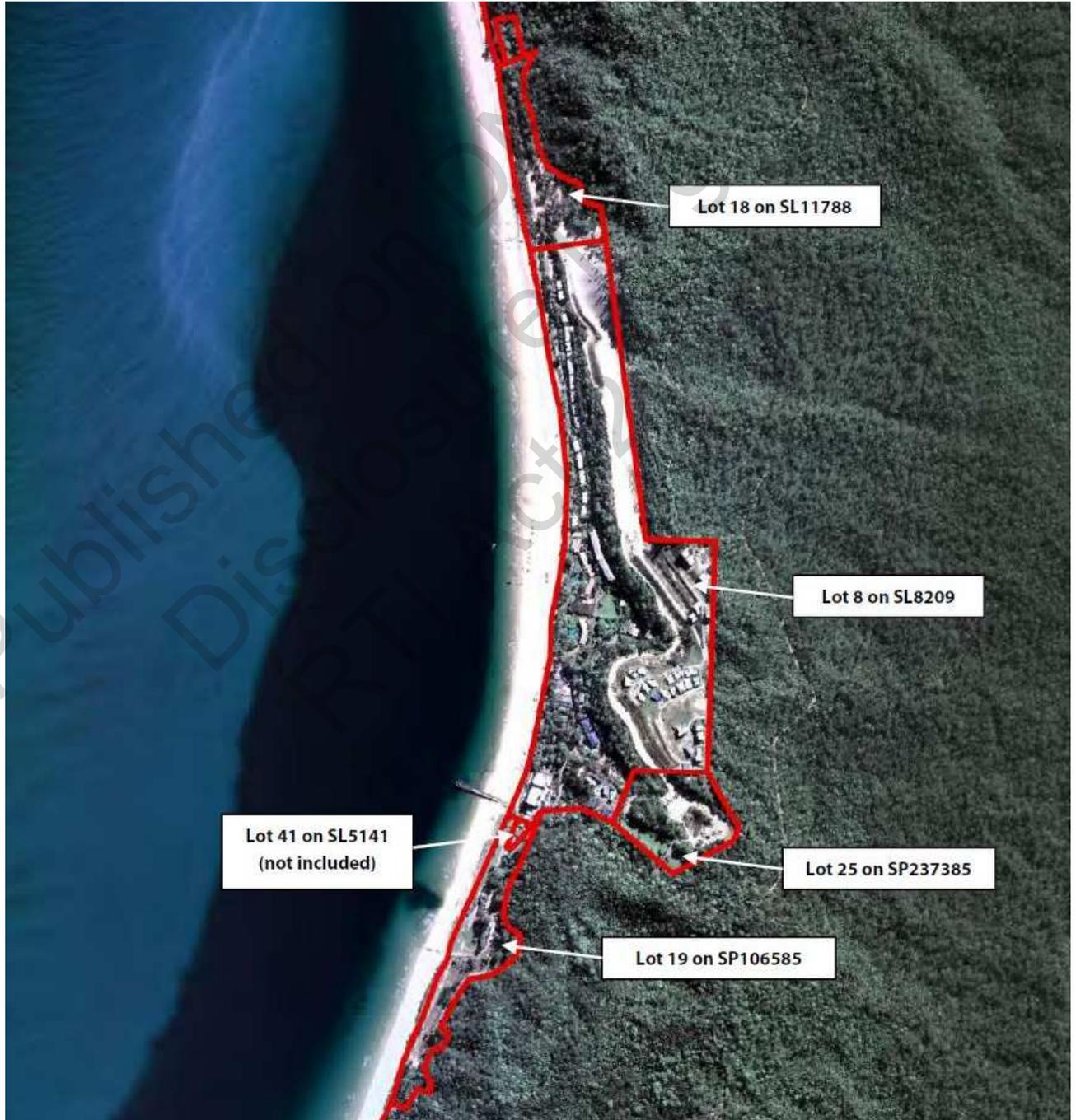


Figure 1 - Location of Tangalooma & the subject site (Source: Google 2010)



The site is state-owned land known as the 'south lease' and described as Lot 19 on SP106585. The site has an area of 4.083ha, with a frontage to the Tangalooma Bypass Road. There are no existing easements encumbering the site. A perpetual lease has been granted to the Resort over the site.

The site is situated to the south of Tangalooma and adjoins Moreton Island National Park. The site is well situated to access the Tangalooma by-pass road, jetty and airstrip. Directly to the north of the site are existing Resort buildings and the southern jetty including dolphin viewing platform.

The following aerial photo extract shows the site –

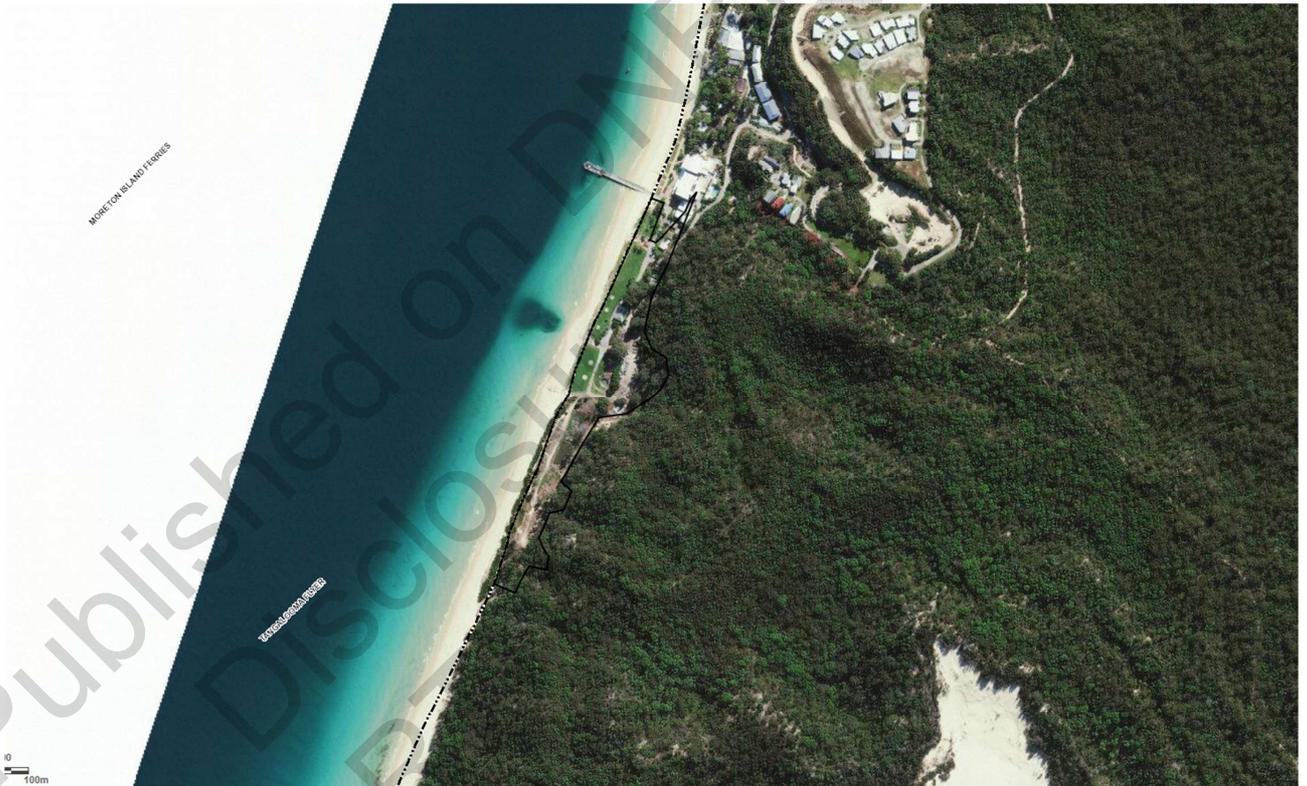


Figure 2 - Subject site (Source: Brisbane City Council 2013)

The site is currently used for functions ancillary to the Resort including the Manager's residence, sewerage treatment plant, storage of LPG gas tanks, maintenance sheds, storage yards and helipads.

The site has access to both internal Resort roads and the Tangalooma by-pass road. All essential services have been or can cost effectively be provided to the site, including reticulated water and sewerage, stormwater, electricity and telecommunications.

A Locality Plan is included at **Attachment A**; Property Description, including Smart Map, Registered Plan, Lease Plan and Title is included at **Attachment B**; and a Detail Survey, prepared by Saunders Havill Group is included at **Attachment C**.



4. Background

4.1. Tangalooma Land Use History

In the 1950s and early 1960s Tangalooma was used as a military base, commercial operations in sand mining and a whale station. In 1962, local entrepreneurs converted the site to a holiday and leisure resort. The Osborne family purchased the resort in the early 1980s and since then the resort has developed into an established feature of the Brisbane tourism industry.

Prior to the occupation of the subject lease in the 1980s by the current owners, the area was known colloquially as “bottle valley”. This term arose as a result of the land condition, in that there were countless tens of thousands of bottles buried and protruding meters from the grounds. It is understood from historical records that the land served as a refuse tip for the Australian Army during the time of the Second World War and later by the Whaling Station.

The owners conducted significant works in extracting the military and whaling refuse from the area. Nonetheless, Lot 25 remains on the Environmental Management Register (note however that the Lease DES Area itself is not contaminated).

[Source: Tangalooma Island Resort]

4.2. Tangalooma Land Tenure

Tangalooma Island Resort has been granted the following leases that make up Tangalooma –

- **Lot 8 on SL8209** has a surveyed area of 26.25ha and is the main resort land. It is held by Tangalooma Island Resort Pty Ltd as a Lease in Perpetuity (Title Reference is 17660163). The purpose for which the lease is granted is stated as ‘Industrial (Tourism)’;
- **Lot 25 on SP237385** has an unsurveyed area of 3.547ha. It is held by Tangalooma Island Resort as a Lease in Perpetuity (Title Reference is 17640163). The purpose for which the lease is granted is stated as ‘Industrial (Tourism)’;
- **Lot 18 on SL11788** has a surveyed area of 3.022ha. It is a Permit to Occupy held by Tangalooma Island Resort (Title Reference 40015579). The purpose for which the permit is granted is stated as ‘Tourism’; and
- **Lot 19 on SL106585** has a surveyed area of 4.083ha. It is held by Tangalooma Island Resort as a Lease in Perpetuity (Title Reference is 40029929). The land must be used for Tourism and Tourism supportive purposes.



4.3. Development History

The following development application history is relevant to the Resort–

- **Tangalooma Island Resort, Moreton Island** – the Resort and associated holiday village area associated with the settlement are linked to an approved plan of development. This plan of development has been critical in the establishment and ongoing maintenance of the resort area and is a major factor in the gradual expansion of the Tangalooma Island Resort into one of the leading tourism products in Brisbane. The plan of development assists in subsidising the investment in and maintenance of infrastructure associated with the operation of the resort.

4.4. Tangalooma Profile

Tangalooma has become an established feature of the Brisbane tourism industry. It is the largest contributor to the local economy and the largest employer in the Moreton Bay and Island region with regards to any tourist related company.

Tangalooma's now famous Dolphin Interaction Program has allowed the Brisbane region to enjoy significant visitation from major international markets such as Japan, Korea, China, USA and Europe. In addition, the location and ease of access to the island, makes it a perfect, close-to-home outing or holiday for domestic visitors. In addition to the Dolphin Interaction Program, the resort offers a range of experiences, including fully escorted 4 wheel drive tours, quad bike adventures, island tours to Blue Lagoon and the Lighthouse, coastal plant walk etc.

Tangalooma has established the Tangalooma Marine Education and Conservation Centre. It is the key to the Resort's marine programmes and employs a team of qualified Marine Biologists. The team provides education programmes to schools and visitors to the island and on call rescue service for injured or sick animals in Moreton Bay and on the island. Tangalooma Island resort is the only facility on Moreton Island that also has a marine aquarium large enough to temporarily keep large marine animals alive whilst rescue and evacuation details are organised.

Tangalooma has provided financial and or in-kind assistance to a range of organisations including the Queensland Police Service, Queensland Ambulance Service, Queensland Fire & Rescue, State Emergency Services, Queensland Rural Fire Services, Department of Environment & Resource Management, Australian Army, Australian Volunteer Coast Guard, Queensland Conservation Council, Queensland Wildlife Preservation Society, Sea Grass Watch, Australian Marine Conservation Society.

Tangalooma offers a range of accommodation including modern style units, 2 storey family villas, hotel rooms and luxury beachfront apartments and offers the full range of associated resort facilities expected to meet Australian and international markets. There are 500,000 visitors to Tangalooma each year.

[Source: Tangalooma Island Resort]



4.5. Tangalooma Government/Community Services

Tangalooma is the main point of access to Moreton Island with Tangalooma Island Resort running regular passenger ferry services to the island.

The development of Tangalooma has required the establishment of coastal infrastructure and a number of essential services that are important to the function of the resort over time.

Examples of building and infrastructure investment include –

- **Marine** – Tangalooma has invested heavily in establishing the only all-weather Jetty on Moreton Island. The Jetty is designed for a 100 year life and fabricated from the latest precast concrete products.
- **Marine Transport** – Tangalooma has established a fleet of modern passenger vehicles for convenient and comfortable access to and from Brisbane and Tangalooma. Tangalooma operates 27 return transfers per week, day and night, with over 700 guests able to be transferred. Tangalooma also operates a large vehicle and goods ferry service.
- **Aviation** – Tangalooma has established a 24 hour Emergency Helicopter Landing Site on the Island. Tangalooma also owns and operates the only airport on Moreton Island.
- **Government and Community Services** – the Tangalooma Resort and adjoining settlement provides essential infrastructure, space and resources to support a number of government and community based services essential to the Island.

The establishment of these services has become important to the ongoing management of the island with government and emergency services having informal agreements with Tangalooma Island Resort regarding the use of this infrastructure, such as –

- **Queensland Police Service** – Tangalooma has a long working relationship with the Redcliffe and Brisbane Water police in providing services to the community.
- **Queensland Ambulance Service** – Tangalooma Island Resort has recently obtained a Ministerial Designation over part of the resort for a new ambulance service on Moreton Island. Construction of the facility has been completed.
- **Surf Lifesaving Queensland (SLSQ)** – Tangalooma runs a unique program with SLSQ where a full time Jet Ski Patrol Team (5-6) is based at the resort for the duration of school holidays. The Jet Ski Patrol Team conducts daily patrols along the northern camp grounds to the surf beaches of Moreton Island. Tangalooma absorbs the majority of costs associated with providing this service to the island community.



- **State Emergency Service** (Emergency Management Queensland and Brisbane City Council) – Tangalooma works with EMQ for the provision of a range of services to the community including, aviation infrastructure.
- **Queensland Rural Fire Service** – Tangalooma staff are trained Rural Fire Officers for the community. Tangalooma provides personnel, services and responds to all island fire emergencies in conjunction with Queensland Parks and Wildlife Service (QPWS).
- **Volunteer Coast Guard** – Tangalooma works closely with the Volunteer Coast Guard in the provision and use of the Jetty on a 24 hour emergency basis.
- **Disaster Management** – During the 2009 Oil Spill, Tangalooma dedicated the Resort for the majority use of the disaster response team. Tangalooma Marine and Wildlife Biologists effected and coordinated numerous wildlife rescues. Tangalooma provided accommodation, services, equipment, vehicles and staff for the 3 month operation. Tangalooma was the only infrastructure on the island capable of delivering this type of operation and supporting this many personnel. Tangalooma accommodated 200-250 State, Local and Federal Government personnel a night over the 3 month clean-up operation. Tangalooma provided the conference centre as the command centre for the clean-up operation.



5. Development Proposal

5.1. Proposal

The proposal involves an expansion to the existing Tangalooma Island Resort situated on Moreton Island to establish the Tangalooma Island Resort South Marine Precinct and Hotel Development.

In particular, the proposal involves –

- 5 storey hotel (for short-term accommodation purposes);
- temporary marquee for events/activities
- kiosk & ticketing building;
- storage shed;
- buggy parking; and
- public footpath/boardwalk along the foreshore.

New internal road and car parking is also proposed. This new internal road will be separated from the resort by-pass road. The existing Manager's residence, LPG gas tanks, maintenance sheds, storage yards and helipads will be re-located further south. Whilst it is not proposed to re-locate the sewerage treatment plants, the proposed hotel is located over 30m from same.

The Proposal Plans, prepared by MEI Design are included at **Attachment D**.

5.2. Details of Development

The following table provides a brief synopsis of the development –

Gross Floor Area	Hotel – 5,056m ² Marquee – 766m ² Storage shed – 274m ² Kiosk – 81m ² Total – 6,177m ²
Building Height	Hotel – 5 storeys Marquee /storage shed / kiosk – 1 storey
Building Setbacks	Front setback – 1m to public boardwalk / 31m to high water mark Northern side setback – 5m to marquee Southern side setback – 1m to internal resort road increasing to 17m Rear setback - 1m to internal resort road / 25m to resort by-pass road
Car Parking	Car parking spaces – 43 Buggy parking spaces – 26 Total – 69 spaces



5.3. Other Supporting Documents/Reports

The proposal is also supported by the following technical reports/documents:

- Landscape Concept Plan, prepared by Saunders Havill Group (**Attachment E**);
- Visual Assessment, prepared by Greg O'Brien Architecture & Visual Assessment (**Attachment F**);
- Ecological Assessment, prepared by Saunders Havill Group (**Attachment G**); and
- Environmental Management Plan for Sewerage Treatment Plan, prepared by Cardno (**Attachment H**).

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6. Opportunities and Constraints

Opportunities

- state-owned land
- adjoins the existing Resort
- located within the Tangalooma Settlement
- well situated to access Tangalooma by-pass road, jetty & airstrip
- facilitate the orderly and appropriate expansion of Tangalooma into the south lease;
- provide an opportunity for the Resort to meet the needs of tourists and staff including provide a variety of accommodation types and improve services and facilities;
- facilitate rehabilitation of and improve public access to the south lease; and
- consolidate the role of Tangalooma as a major tourism generator providing income streams to support and expand the range of government and community services provided by the Resort;

Constraints

- Coastal Management District & Hazards;
- Sewerage Treatment Plant; and
- LPG Gas Tanks.



7. Application Details

7.1. Type of Application

In respect to the nature of the development proposed on the subject site, the proposal necessitates an application for Material Change of Use (Development Permit) and Carrying out Building Work (Preliminary Approval).

7.2. Level of Assessment

This application is subject to impact assessment.

7.3. Referral Agencies

The following referral agencies have been identified for this application –

Agency	Trigger	Type
Department of State Development, Infrastructure & Planning (State Assessment & Referral Agency)	Contaminated land – under s7.2.23 of the <i>Sustainable Planning Regulation 2009</i> (proposal is made assessable under s3.1.2.6 as the site is on the Environmental Management Register for notifiable activities)	Concurrence
	Coastal management district – under s7.3.5(a) of the <i>Sustainable Planning Regulation 2009</i> (proposal is for a material change of use in a coastal management district)	Concurrence

7.4. Public Notification

The proposed development is Impact Assessable and therefore Public Notification will be carried out in accordance with Chapter 6, Part 4, Division 2 of the *Sustainable Planning Act 2009*.

7.5. Prelodgement

There has not been a prelodgement meeting in relation to this proposal. Nonetheless, Tangalooma is the subject of significant historical planning, including detailed environmental studies and consultation with Brisbane City Council and various State agencies.



8. Town Planning Framework

8.1. Sustainable Planning Act 2009

Section 314(1)–(3) of the *Sustainable Planning Act 2009* applies to any part of the application requiring impact assessment –

- (2) The assessment manager must assess the part of the application against each of the following matters or things to the extent the matter or thing is relevant to the development—
- (a) the State planning regulatory provisions;
 - (b) the regional plan for a designated region, to the extent it is not identified in the planning scheme as being appropriately reflected in the planning scheme;
 - (c) if the assessment manager is not a local government—the laws that are administered by, and the policies that are reasonably identifiable as policies applied by, the assessment manager and that are relevant to the application;
 - (d) State planning policies, to the extent the policies are not identified in—
 - (i) any relevant regional plan as being appropriately reflected in the regional plan; or
 - (ii) the planning scheme as being appropriately reflected in the planning scheme;
 - (e) a structure plan;
 - (f) for development in a declared master planned area—all master plans for the area;
 - (g) a temporary local planning instrument;
 - (h) a preliminary approval to which section 242 applies;
 - (i) a planning scheme;
 - (j) for development not in a planning scheme area—any planning scheme or temporary local planning instrument for a planning scheme area that may be materially affected by the development;
 - (k) if the assessment manager is an infrastructure provider—the priority infrastructure plan.
- (3) In addition to the matters or things against which the assessment manager must assess the application under subsection (2), the assessment manager must assess the part of the application having regard to the following—
- (a) the common material;
 - (b) any development approval for, and any lawful use of, premises the subject of the application or adjacent premises;
 - (c) any referral agency's response for the application

These matters have been given consideration and are addressed in this report as relevant to the circumstances of the application.

8.2. State Planning Regulatory Provisions

Below are the current state planning regulatory provisions (SPRP). State planning regulatory provisions developed under the *Integrated Planning Act 1997* remain current under the *Sustainable Planning Act 2009*.



- Draft amendment to the South East Queensland Regional Plan 2009-2031 SPRP;
- Guragunbah SPRP;
- SPRP (Adopted Charges);
- Yeerongpilly Transit Orientated Development SPRP;
- Off-road Motorcycling Facility on State-Owned Land at Wyaralong SPRP;
- SPRP (Adult Stores); and
- SEQ Koala Conservation SPRP.

The SPRP do not apply to the site and/or proposed development. Note the *SEQ Regional Plan 2009 – 2013* does not apply to the proposed development as the site is within an Urban Area under City Plan 2000 as per section 1.5(1)(a) of the SEQ Regional Plan 2009-2013 SPRP.

8.3. State Planning Policy 12/13

Interim development assessment requirements have been prepared for the following state interests in the State Planning Policy (SPP) 12/13:

- mining and extractive resources;
- biodiversity;
- coastal environment;
- water quality;
- natural hazards;
- emissions and hazardous activities;
- state transport infrastructure; and
- strategic airports and aviation facilities.

The State Planning Policy Mapping has been completed and is included at **Attachment I**.

These state interests are explicitly recognised by City Plan 2014 or are not relevant to the subject site and/or proposal and therefore need not be considered separately, save for the coastal environment state interest. The interim development assessment requirements prepared for this coastal environment state interest under the SPP are addressed below:

Interim Development Assessment Requirement	Proposal	Compliance
Development:		
(1) avoids or minimises adverse impacts on: (a) coastal processes and coastal resources, and (b) scenic amenity of important natural coastal landscapes, views and vistas, and	The proposed buildings are located over 30m from high water mark and are situated outside mapped areas of coastal hazards. The proposed buildings are consistent with	Yes



	the bulk and scale of existing Resort buildings and as demonstrated by the attached Photomontage will maintain scenic amenity. Given the topography of the surrounding area, the proposal will not impact upon views the foreshore.	
(2) maintains or enhances general public access to, or along, the foreshore unless this is contrary to the protection of coastal resources or public safety, and	The proposal involves a public boardwalk along the foreshore which links with the existing public boardwalk along the front of the Resort. As such, the proposal will significantly improve public access to the foreshore.	Yes
(3) avoids private marine development attaching to, or extending across, non-tidal state coastal land abutting tidal waters, and	Not applicable – the proposal is not for private marine development.	N/A
(4) that is private marine development, occurs only where the development: (a) is located on private land abutting state tidal land and is used for property access purposes, and (b) occupies the minimum area reasonably required for its designed purpose, and (c) does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access, and	Not applicable – the proposal is not for private marine development.	N/A
(5) of canals, dry land marinas and artificial waterways: (a) avoids adverse impacts on coastal resources, and (b) will not contribute to: i. degradation of water quality, or ii. an increase in the risk of flooding, or iii. degradation or loss of matters of state environmental significance, or iv. an adverse change to the tidal prism of the natural waterway to which the development is connected, and	Not applicable – the proposal is not for a canals, dry land marinas or artificial waterways.	N/A
(6) does not involve reclamation of tidal land other than for the purposes of: (a) coastal-dependent development, public marine development or community infrastructure, where there is no feasible	Not applicable – the proposal does not involve the reclamation of tidal land.	N/A



<p>alternative, or (b) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan, or (c) coastal protection works or work necessary to protect coastal resources or coastal processes, and</p>		
<p>(7) provides facilities for the handling and disposal of ship-sourced pollutants in accordance with the SPP code: Ship-sourced pollutants reception facilities in marinas (Appendix 1) if the development: (a) is for a marina, with six or more berths, located outside of strategic port land, core port land or a state development area, or (b) involves individual dwellings with a structure that contains six or more berths emanating from common property, such as in a body corporate arrangement.</p>	<p>Not applicable – the proposal will not result in ship-sourced pollutants.</p>	<p>N/A</p>

The proposal does not compromise the coastal environment State interest.

8.4. State Development Assessment Provisions

Below are the current state development assessment provisions (SDAP) prescribed under the *Sustainable Planning Regulation 2009*:

- community amenity;
- regional plans;
- aquaculture;
- environmentally relevant activities;
- fisheries resources;
- strategic cropping land;
- water resources;
- native vegetation clearing;
- Queensland heritage;
- coastal protection;
- wetland protection and wild river areas;
- contaminated land;
- major hazard facilities;
- maritime safety;
- airports;



- particular dams;
- public and active transport;
- state transport infrastructure protection; and
- state transport network functionality.

The State Assessment and Referral Agency (SARA) mapping has been completed and is included at **Attachment I**.

SARA has been identified as a referral agency for contaminated land and coastal management district matters and the following SDAP codes are relevant to the proposed development and the subject site:

- Module 10 – Code 10.1; and
- Module 12 – Code 12.1.

Code Compliance Tables for the relevant State Development Assessment Provisions (SDAP) Codes for these matters are addressed in section 12 of this report.

8.5. SEQ Regional Plan 2009-2031

The site, along the whole of Moreton Island, is located within the Regional Landscape and Rural Production Area under the SEQ Regional Plan 2009-2031.

The proposal is consistent with the intent of the Regional Plan to the extent that the proposal is for an Urban Activity within an Urban Area and does not compromise the intent for the Regional Landscape and Rural Production Area.

8.6. Declared Masterplan Area

The site is not within a declared masterplan area.

8.7. Priority Development Area

The site is not within a declared priority development area.

8.8. Other State Planning Considerations

There are no other state planning considerations relevant to the site and/or proposed development that need to be considered separately.



8.9. Planning Scheme Considerations

8.9.1 Definition

The proposal is consistent with the definition of 'Resort Complex' as follows:

Resort Complex: Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including:

- restaurants and bars;
- meeting and function facilities;
- sporting and fitness facilities;
- staff accommodation;
- transport facilities directly associated with the tourist facility such as a ferry terminal and air services.

Example – Island Resort.

This definition appears to be a new definition specifically created for Tangalooma Island Resort.

8.9.2 Zone

The subject site is included in the Tourist Accommodation Zone, which appears to be a new zone specifically created for Tangalooma Island Resort.

The purpose of the Tourist Accommodation Zone is as follows –

To provide for short-term accommodation in locations where there is a strong focus on tourist attractions supported by community uses and small-scale services and facilities.

The purpose of the Tourist Accommodation Zone Code is includes the following –

- (2) (b) Provide for the continuation of Tangalooma Resort as a tourist resort on Moreton Island, used by day-trippers and overnight visitors, with a wide range of services and infrastructure, as well as a variety of accommodation types for guests and staff.
- (2) (c) Reinforce the role of the resort, based on the resort's amenities as well as the natural attractions of Moreton Island and Moreton Bay.
- (2) (d) Ensure that the nature and extent of tourist accommodation, activities and services does not exceed the capacity of the resort's environment to absorb its impact without detriment to the values of Moreton Island and the resort.

The proposal is consistent with the intent of this Zone and does not compromise the Overall Outcomes for same. These Overall Outcomes provide sufficient guidance for assessment of the proposal and therefore, in our opinion, it is not necessary to test the proposal against the Citywide Desired Environmental Outcomes.



8.9.3 Strategic Plan Designation

The site, along with Moreton Island, is included in the Greenspace System – Conservation and Environmental Management and Biodiversity designation under the Strategic Plan.

The proposal does not compromise the intent of this designation.

8.9.4 Neighbourhood Plan

The site, along with the existing Resort and other undeveloped lease areas, is included within the Moreton Island Settlements Neighbourhood Plan Area (Precinct 3 – Tangalooma).

The specific intents for the Tangalooma Precinct under the Moreton Island Settlements Neighbourhood Plan are as follows –

Tangalooma Precinct

- (a) The tourist resort of Tangalooma is the centre for tourism on Moreton Island.*
- (b) Tourist-related development is comprised of a wide range of services and infrastructure, as well as a variety of accommodation types for visitors and staff.*
- (c) Access to this precinct is by ferry, or by aircraft using the airstrip at Cowan Cowan.*

The proposal is consistent with the intent for this Precinct.

8.9.5 Overlays

The site is affected by the following overlays under City Plan 2014 –

- Acid Sulfate Soils;
- Airport Environs;
- Bushfire Hazard;
- Coastal Hazards;
- Heritage Adjoining; and
- Landslide.

Overlay Codes have been addressed in section 11 of this report where relevant.

8.9.6 Codes

The following Codes are relevant to the proposed development and the subject site:

Primary Codes:

- Tourist Accommodation Zone Code;
- Moreton Island settlements Neighbourhood Plan Code;
- Short-term Accommodation Code;

Overlay Codes:

- Airport Environs Overlay Code;
- Bushfire Overlay Code;
- Coastal Hazard Overlay Code;



- Heritage Overlay Code;
- Landslide Overlay Code;
- Potential & Actual Acid Sulphate Soils Overlay Code;

Other Development Codes:

- Infrastructure design code;
- Landscape work code;
- Stormwater code; and
- Transport, access, parking and servicing code.

Compliance Tables have been prepared for these Codes in section 11 of this report.

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9. Assessment

The proposal involves an expansion to the existing Tangalooma Island Resort situated on Moreton Island to establish the Tangalooma Island Resort South Marine Precinct and Hotel Development.

The site, along with the existing Resort, is included in the Tourist Accommodation Zone and Moreton Island Settlements Neighbourhood Plan (Tangalooma Precinct) under the *Brisbane City Plan 2014*. The site is affected by acid sulfate soils, coastal management district, coastal hazard, tidal waterways, regulated vegetation and bushfire hazard overlays and adjoins Moreton Island National Park, a local heritage place. The site is on the Environmental Management Register as Notifiable Activity (petroleum product and oil storage) is being carried out on the site.

The proposal necessitates an application for Material Change of Use (Development Permit) and Carrying out Building Work (Preliminary Approval) for the purposes of a Resort Complex, requiring impact assessment. The Department of State Development, Infrastructure and Planning (DSDIP) have been identified as a referral agency for contaminated land and coastal management district matters.

The proposal responds appropriately to the Tourist Accommodation Zone Code, Moreton Island Settlements Neighbourhood Plan Code and other relevant Overlay Codes and Works Codes.

The proposal will provide an opportunity for the Resort to meet the needs of tourists and staff including provide a variety of accommodation types and improve services and facilities, which is consistent with the purpose of the Lease in Perpetuity. The future expansion will also facilitate rehabilitation of and improve public access to the south lease.

The proposal will facilitate the orderly and appropriate expansion of Tangalooma into the south lease and will consolidate the role of Tangalooma as a major tourism generator providing income streams to support and expand the range of government and community services provided by the Resort.

The proposal is consistent with the intent for the Tourist Accommodation Zone and the Tangalooma Precinct under the Neighbourhood Plan and appropriately responds to State interests and we therefore recommend that we therefore recommend that the application be approved, subject to reasonable and relevant conditions.



10. Conclusion

Having considered the history of the site; the current circumstances; and the State, regional and local planning provisions applicable to the development, we are of the view that the proposed Resort Complex complies with the relevant provisions of City Plan 2014 and state interests we therefore recommend that the application be approved, subject to reasonable and relevant conditions.

Published on DNRME
Disclosure Log
RTI Act 2009



II.Planning Scheme Code Compliance Tables

The following planning scheme code compliance tables have been prepared by Saunders Havill Group in support of this application.

Published on DIVRME
Disclosure Log
RTI Act 2009



12. SDAP Code Compliance Tables

The following SDAP code compliance tables have been prepared by Saunders Havill Group in support of this application.

Published on DIVRME
Disclosure Log
RTI Act 2009



13. Attachments

Attachment A

Locality Plan

Attachment B

Property Description

Attachment C

Detail Survey

Attachment D

Proposal Plans

Attachment E

Landscape Concept Plan

Attachment F

Visual Amenity Report

Attachment G

Preliminary Ecological Assessment

Attachment H

Environmental Management Plan

Attachment I

SARA & SPP Mapping



Attachment A

Locality Plan

Published on DNRME
Disclosure Log
RTI Act 2009



Attachment B

Property Description

Published on DNRME
Disclosure Log
RTI Act 2009



Attachment C

Detail Survey

Published on DNRME
Disclosure Log
RTI Act 2009



Attachment D

Proposal Plans

Published on DNRME
Disclosure Log
RTI Act 2009



Attachment E

Landscape Concept Plan

Published on DNRME
Disclosure Log
RTI Act 2009



Attachment F

Visual Amenity Report

Published on DNRME
Disclosure Log
RTI Act 2009



Attachment G

Preliminary Ecological Assessment

Published on DNRME
Disclosure Log
RTI Act 2009



Attachment H

Locality Plan

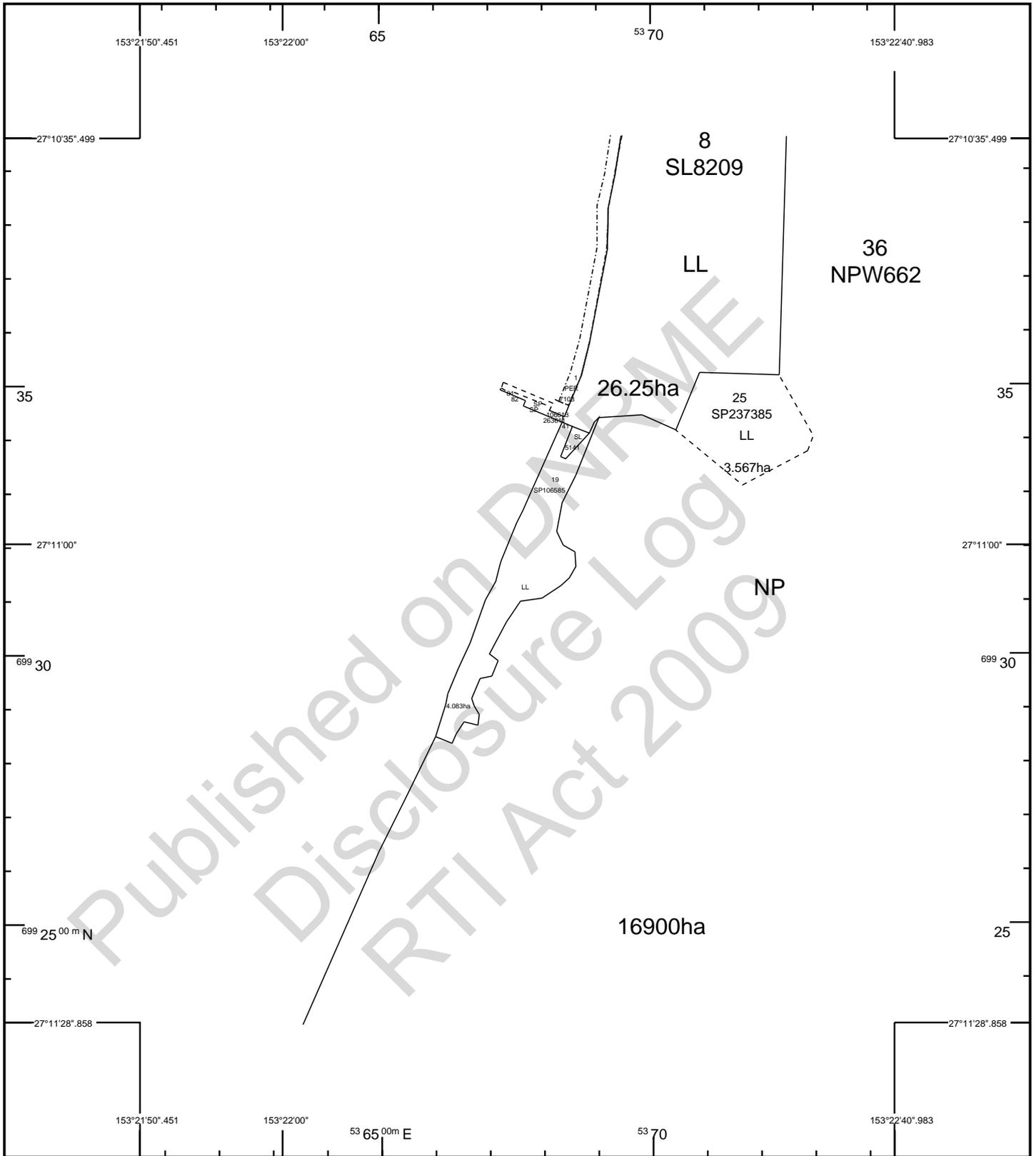
Published on DNRME
Disclosure Log
RTI Act 2009



Attachment I

State Government Mapping

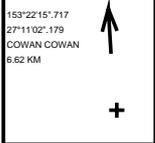
Published on DNRME
Disclosure Log
RTI Act 2009



STANDARD MAP NUMBER
9543-13122



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	19/SP106585
Lot/Plan	4.083ha
Area/Volume	LANDS LEASE
Tenure	BRISBANE CITY
Local Government	MORETON ISLAND
Locality	TIFFIN
Parish	STANLEY
County	32670/27
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 03/04/2014

DCDB 02/04/2014

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

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For further information on SmartMap products visit <http://nrw.qld.gov.au/property/mapping/blinmap>

SmartMap

An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



(c) The State of Queensland, (Department of Natural Resources and Mines) 2014.



18-171

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18327192

Search Date: 08/04/2014 12:01

Title Reference: 40029929

Date Created: 24/08/2001

DESCRIPTION OF LAND

Tenure Reference: PPL 0/216131

LOT 19 SURVEY PLAN 106585
County of STANLEY Parish of TIFFIN
Local Government: BRISBANE CITY

Area: 4.083000 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

No Future Conservation Area

Purpose for which granted:
TOURISM

TERM OF LEASE

Day of beginning of lease

Lease in perpetuity commencing on 01/07/2001

REGISTERED LESSEE

Dealing No: 712356621 21/04/2009

TANGALOOMA ISLAND RESORT PTY LTD A.C.N. 010 170 902

CONDITIONS

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18327192

Search Date: 08/04/2014 12:01

Title Reference: 40029929

Date Created: 24/08/2001

CONDITIONS

- A78
- (1) The lessee must use the leased land for tourism purposes ancillary tourism and tourism supportive purposes in conjunction with tourism activities on the adjoining Lot 8 on SL8209.
 - (2) This lease may be forfeited if not used for the purpose stated above.
 - (3) The annual rent must be paid in accordance with the Land Act 1994.
 - (4) The Parties acknowledge that GST may be payable in respect of a supply made under this lease. Where GST becomes payable in respect of a supply made under this lease, the State (lessor) may recover the GST from the lessee by increasing the consideration payable by the lessee to the State by an amount equal to that which the State is obliged to remit to the Commonwealth as GST on the supply and that amount may be recovered from the lessee as part of the money payable to the State under this lease. The State will upon request by the lessee, issue to the lessee a valid GST tax invoice in respect of any taxable supply made under this lease. (NOTE: For the purposes of this condition "GST" means the goods and services tax which results from the enactment of A New Tax System (Goods and Services Tax) Act 1999 and the related Acts which constitute the Commonwealth taxation reform (as amended from time to time)).
 - (5) The lessee must pay the cost of any required survey or re-survey of the leased land.
 - (6) The lessee must control pest plants and animals, on the leased land, in accordance with the Land Protection (Pest and Stock Route Management) Act 2002 and the Local Laws and requirements of the Brisbane City Council.
 - (7) The lessee has the responsibility for a duty of care, to take all reasonable and practicable measures to sustainably manage the leased land by conserving the physical, biological, productive and cultural values, either on the leased land or in areas affected by the management of the leased land.
 - (8) The lessee must ensure that the use and development of the leased land conforms to the Planning Scheme, Local Laws and requirements of the Brisbane City Council, binding on the lessee.
 - (9) The lessee must give the Minister administering the Land Act 1994, information about the lease, when requested.
 - (10) The lessee must not clear any vegetation on the leased land, unless in accordance with the Integrated Planning Act 1997.
 - (11) No compensation for improvements or developmental work is payable by the State at the forfeiture, surrender or expiry of the lease, but the lessee has the right to remove the lessees moveable improvements within a period of six (6) months from the forfeiture, surrender or expiry of the lease, provided all money due by the lessee to the State on any account whatsoever

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18327192

Search Date: 08/04/2014 12:01

Title Reference: 40029929

Date Created: 24/08/2001

CONDITIONS

has been paid, or be required to remove those improvements as specified in any further condition of lease.

(12) This lease is subject to the Land Act 1994 and all other relevant State and Commonwealth Acts.

C342 The lessee must comply with any lawful requirements of the Environmental Protection Agency and the Queensland Parks and Wildlife Service.

E17 The lessee must manage the leased land in a manner that will protect the natural vegetation, as far as is consistent with the purpose of this lease..

E19 The lessee must abide by the requirements of the Queensland Parks and Wildlife Service and the Environmental Protection Agency and the Nature Conservation Act 1992 in protecting the habitat of the flora and fauna and the natural environment of the leased land outside the areas to be developed.

E21 The lessee must not introduce nor permit the introduction of any exotic flora or fauna onto the leased land without the permission of the Minister administering the Nature Conservation Act 1992 and must exercise all due care and take every reasonable precaution to protect all flora and fauna on the leased land and must take all practical steps to remove any unauthorised exotic flora and fauna introduced onto the leased land.

G61 The lessee of this lease is not allowed to make an application for conversion in terms of the Land Act 1994.

H122 The lessee must, at all times during the currency of the lease, allow the public free and unrestricted access along the Tangalooma by-pass road crossing the leased land to and from the high water mark (the seaward boundary of the leased land).

H122 The lessee must, at all times during the currency of the lease, allow the occupier of lot 41 on SL5141 free and unrestricted access across the leased land for the purpose of gaining access to and from lot 41 on SL5141 between the beach and the Tangalooma by-pass road.

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18327192

Search Date: 08/04/2014 12:01

Title Reference: 40029929

Date Created: 24/08/2001

CONDITIONS

- I61 The lessee hereby covenants and agrees with the Minister administering the Land Act 1994, that by virtue of the execution of this lease, no liability is stated or implied or will attach to the said Minister in respect of any loss or damage to the leased land or to any improvements thereon caused by the effects of erosion or inundation by seawater or other result or consequence caused by global climatic change.
- I66 The lessee indemnifies and agrees to keep indemnified the Minister administering the Land Act 1994, and the State of Queensland, (the "Indemnified parties") against all actions, suits, proceedings, claims, demands, costs, losses, damages and expenses ("Claim") arising out of or in any way connected to or resulting from the granting of this lease to the lessee or which is connected to or resulting from the lessees' use and occupation of the leased land (all of which are referred to as "the indemnified acts or omissions") save to the extent that the Claim arises as a result of any negligent act or omission of the Indemnified parties, however, any negligent act or omission of one of the Indemnified parties does not negate the indemnity to any of the other Indemnified party/ies. The lessee hereby releases and discharges the Indemnified parties from any Claim relating to the indemnified acts or omissions which may be made against the Indemnified parties.
- U44 The leased land must only be used in conjunction with the adjoining Perpetual Country Lease No. 06/2593 (Non-Competitive Lease).

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Lease No. 40029929
2. SUB LEASE No 711905501 05/09/2008 at 16:54
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 711905501
LEASE D ON SP212421
TERM: 04/07/2008 TO 03/07/2148 OPTION NIL
3. SUB LEASE No 712326319 06/04/2009 at 12:05
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326319
LEASE AA ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18327192

Search Date: 08/04/2014 12:01

Title Reference: 40029929

Date Created: 24/08/2001

ENCUMBRANCES AND INTERESTS

4. SUB LEASE No 712326320 06/04/2009 at 12:06
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326320
LEASE AB ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
5. SUB LEASE No 712326328 06/04/2009 at 12:10
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326328
LEASE AC ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
6. SUB LEASE No 712326331 06/04/2009 at 12:12
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326331
LEASE AD ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
7. SUB LEASE No 712326334 06/04/2009 at 12:13
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326334
LEASE AE ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
8. SUB LEASE No 712326338 06/04/2009 at 12:14
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326338
LEASE AF ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
9. SUB LEASE No 712326342 06/04/2009 at 12:16
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326342
LEASE AG ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
10. SUB LEASE No 712326343 06/04/2009 at 12:17
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712326343
LEASE AH ON SP222164
TERM: 27/03/2009 TO 26/03/2149 OPTION NIL
11. SUB LEASE No 712801303 16/10/2009 at 15:30
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801303
LEASE AI ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18327192

Search Date: 08/04/2014 12:01

Title Reference: 40029929

Date Created: 24/08/2001

ENCUMBRANCES AND INTERESTS

12. SUB LEASE No 712801312 16/10/2009 at 15:31
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801312
LEASE AJ ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
13. SUB LEASE No 712801319 16/10/2009 at 15:31
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801319
LEASE AK ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
14. SUB LEASE No 712801322 16/10/2009 at 15:32
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801322
LEASE AL ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
15. SUB LEASE No 712801323 16/10/2009 at 15:33
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801323
LEASE AM ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
16. SUB LEASE No 712801337 16/10/2009 at 15:34
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801337
LEASE AN ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
17. SUB LEASE No 712801345 16/10/2009 at 15:34
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801345
LEASE AO ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
18. SUB LEASE No 712801346 16/10/2009 at 15:35
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801346
LEASE AP ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
19. SUB LEASE No 712801355 16/10/2009 at 15:35
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801355
LEASE AQ ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18327192

Search Date: 08/04/2014 12:01

Title Reference: 40029929

Date Created: 24/08/2001

ENCUMBRANCES AND INTERESTS

20. SUB LEASE No 712801371 16/10/2009 at 15:36
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801371
LEASE AR ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
21. SUB LEASE No 712801374 16/10/2009 at 15:36
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801374
LEASE AS ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
22. SUB LEASE No 712801378 16/10/2009 at 15:37
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 712801378
LEASE AT ON SP227381
TERM: 28/10/2009 TO 27/10/2149 OPTION NIL
23. SUB LEASE No 713080739 25/02/2010 at 11:34
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BA ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
24. SUB LEASE No 713080743 25/02/2010 at 11:36
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BB ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
25. SUB LEASE No 713080747 25/02/2010 at 11:37
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BC ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
26. SUB LEASE No 713080748 25/02/2010 at 11:38
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BD ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
27. SUB LEASE No 713080752 25/02/2010 at 11:39
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BE ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
28. SUB LEASE No 713080754 25/02/2010 at 11:39
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BF ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18327192

Search Date: 08/04/2014 12:01

Title Reference: 40029929

Date Created: 24/08/2001

ENCUMBRANCES AND INTERESTS

29. SUB LEASE No 713080766 25/02/2010 at 11:40
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BG ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
30. SUB LEASE No 713080771 25/02/2010 at 11:42
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BH ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
31. SUB LEASE No 713080773 25/02/2010 at 11:42
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BI ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
32. SUB LEASE No 713080775 25/02/2010 at 11:43
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BJ ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
33. SUB LEASE No 713080776 25/02/2010 at 11:43
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BK ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
34. SUB LEASE No 713080779 25/02/2010 at 11:43
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BL ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
35. SUB LEASE No 713080782 25/02/2010 at 11:44
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BM ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
36. SUB LEASE No 713080784 25/02/2010 at 11:44
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BN ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
37. SUB LEASE No 713080785 25/02/2010 at 11:44
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BO ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18327192

Search Date: 08/04/2014 12:01

Title Reference: 40029929

Date Created: 24/08/2001

ENCUMBRANCES AND INTERESTS

38. SUB LEASE No 713080786 25/02/2010 at 11:45
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BP ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
39. SUB LEASE No 713080787 25/02/2010 at 11:45
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BQ ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
40. SUB LEASE No 713080788 25/02/2010 at 11:45
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BR ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
41. SUB LEASE No 713080790 25/02/2010 at 11:45
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BS ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
42. SUB LEASE No 713080791 25/02/2010 at 11:46
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BT ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
43. SUB LEASE No 713080792 25/02/2010 at 11:46
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BU ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
44. SUB LEASE No 713080796 25/02/2010 at 11:47
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BV ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
45. SUB LEASE No 713080797 25/02/2010 at 11:47
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BW ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
46. SUB LEASE No 713080798 25/02/2010 at 11:48
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BX ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18327192

Search Date: 08/04/2014 12:01

Title Reference: 40029929

Date Created: 24/08/2001

ENCUMBRANCES AND INTERESTS

47. SUB LEASE No 713080800 25/02/2010 at 11:48
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BY ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
48. SUB LEASE No 713080803 25/02/2010 at 11:49
TANGALOOMA FINANCE PTY LTD A.C.N. 010 464 052
OF LEASE BZ ON SP232266
TERM: 26/02/2010 TO 25/02/2150 OPTION NIL
49. SUB LEASE No 714020892 22/08/2011 at 14:52
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 714020892
OF LEASE CA ON SP242826
TERM: 01/08/2011 TO 31/07/2151 OPTION NIL
50. SUB LEASE No 714020896 22/08/2011 at 14:53
DRANSBROOK PTY LTD A.C.N. 108 119 795 TRUSTEE
UNDER INSTRUMENT 714020896
OF LEASE CB ON SP242826
TERM: 01/08/2011 TO 31/07/2151 OPTION NIL
51. AMENDMENT OF LEASE CONDITIONS No 715681713 28/03/2014 at 05:00
THE CONDITIONS OF THE WITHIN TENURE ARE HEREBY AMENDED.

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712729399	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	15/09/2009 11:21	CURRENT

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current State Tenure Search **

Information provided under section 34 Land Title Act(1994) or
section 281 Land Act(1994)

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Requested By: D APPLICATIONS GLOBAL X

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)	Tangalooma Island Resort Pty Ltd C/- Saunders Havill Group		
For companies, contact name	sch4p4(6) Personal information		
Postal address	9 Thompson Street		
	Suburb	Bowen Hills	
	State	QLD	Postcode 4006
	Country	Australia	
Contact phone number	sch4p4(6) Personal information		
Mobile number (non-mandatory requirement)	sch4p4(6) Personal information		
Fax number (non-mandatory requirement)	07 3251 9455		

Email address (non-mandatory requirement) sch4p4(6) Personal information

Applicant's reference number (non-mandatory requirement)

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)
 Material change of use Reconfiguring a lot Building work Operational work

b) What is the approval type? (Please only tick one box.)
 Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment? (Please only tick one box.)
 Impact assessment Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)
 Material change of use Reconfiguring a lot Building work Operational work

b) What is the approval type? (Please only tick one box.)
 Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?
 Impact assessment Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

Refer attached schedule Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- Street address **and** lot on plan (All lots must be listed.)
- Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		0	Tangalooma, Moreton Island	4025	19	SP106585	Brisbane City Council
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Tourist Accommodation Zone	Moreton Island Settlements Neighbourhood Plan (Tangalooma Precinct)	Refer Town Planning Report
ii)			
iii)			

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of the premises on which the development is proposed (indicate square metres)

40 830m2

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

Resort Complex (Tangalooma Island Resort)

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

No
 Yes—complete either Table F, Table G or Table H as applicable

Table F	
Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table G	
Name of owner/s of the land	The State Of Queensland represented by the Department of Natural Resources & Mines
<input checked="" type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H	
Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- In a tidal water area—complete Table K
- On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

Table I
Name of water body, watercourse or aquifer
Moreton Bay

Table J	
Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)
Brisbane City Council	Port of Brisbane

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

No Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

No Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

No—go to question 12 Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

No
 Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?

No
 Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

13. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager
Landowner Consent & Company Lessee Consent	Email
IDAS Forms	Email
Brisbane City Council Forms	Email
Town Planning Report (with attachments incorporating plans/reports by others)	Email

14. Applicant's declaration

By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the Sustainable Planning Act 2009 (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. Describe the proposed use. (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Tangalooma Island Resort South Marine Precinct & Hotel Development	Resort Complex	6,177m2 GFA	24 hours / 7 days a week	Unknown at this point in time

2. Are there any current approvals associated with the proposed material change of use? (e.g. a preliminary approval.)

No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

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3. Does the proposed use involve the following? (Tick all applicable boxes.)

- | | | |
|--|-----------------------------|---|
| The reuse of existing buildings on the premises | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| New building work on the premises | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| The reuse of existing operational work on the premises | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| New operational work on the premises | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> • the location and site area of the land to which the application relates (<i>relevant land</i>) • the north point • the boundaries of the relevant land • any road frontages of the relevant land, including the name of the road • the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) • any existing or proposed easements on the relevant land and their function • the location and use of buildings on land adjoining the relevant land • all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked • for any new building on the relevant land, the location of refuse storage • the location of any proposed retaining walls on the relevant land and their height • the location of any proposed landscaping on the relevant land • the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	Email
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	Email
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	Email
<p>Information that states:</p> <ul style="list-style-type: none"> • the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) • the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email

arrangement (for non-residential uses).		
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input checked="" type="checkbox"/> Confirmed	Email
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed	Email
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
When the application involves new operational work		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

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Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 6—Building or operational work assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for building work or operational work assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009 (SPA)* or the Sustainable Planning Regulation 2009.

This form must be used for building work or operational work relating on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. **What is the nature of the work that requires assessment against a planning scheme?** (Tick all applicable boxes.)

- Building work—complete Table A Operational work—complete Table B

Table A

a) What is the nature of the building work (e.g. building, repairing, altering, underpinning, moving or demolishing a building)?

Building

b) Are there any current approvals associated with this application? (e.g. material change of use.)

- No Yes— provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

Table B

a) What is the nature of the operational work? (Tick all applicable boxes.)

- Road works Stormwater Water infrastructure
 Drainage works Earthworks Sewerage infrastructure
 Landscaping Signage Clearing vegetation under the planning scheme
 Other—provide details

b) Is the operational work necessary to facilitate the creation of new lots? (E.g. subdivision.)

- No Yes—specify the number of lots being created

c) Are there any current approvals associated with this application? (E.g. material change of use.)

- No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

2. What is the dollar value of the proposed building work? (Inc GST, materials and labour.)	\$ Unknown
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3. What is the dollar value of the proposed operational work? (Inc GST, materials and labour.)	\$ Not applicable
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Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications involving building work or operational work		
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following: <ul style="list-style-type: none"> • the location and site area of the land to which the application relates (<i>relevant land</i>) • the north point • the boundaries of the relevant land • the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) • any existing or proposed easements on the relevant land and their function • any access limitation strips • all existing and proposed roads and access points on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	Email

A statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	Email
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
Applications for building work (including extensions and demolition that is assessable development)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
Plans showing the extent of any demolition that is assessable development.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving earthworks (filling and excavating)		
Drawings showing: <ul style="list-style-type: none"> existing and proposed contours areas to be cut and filled the location and level of any permanent survey marks or reference stations used as datum for the works the location of any proposed retaining walls on the relevant land and their height the defined flood level (if applicable) the fill level (if applicable). 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving roadworks		
Drawings showing: <ul style="list-style-type: none"> existing and proposed contours the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable) kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline) edge of pavement where kerb is not constructed position and extent of channelisation location and details of all traffic signs, guideposts, guardrail and other street furniture pavement markings including details on raised pavement markers 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> • catchpit, manhole and pipeline locations • drainage details (if applicable) • cross road drainage culverts (if applicable) • concrete footpaths and cycle paths • location and details for access points, ramps and invert crossings • changes in surfacing material. 		
Applications for operational work involving stormwater drainage		
<p>Drawings showing:</p> <ul style="list-style-type: none"> • existing and proposed contours • drainage locations, diameters and class of pipe, open drains and easements • manhole location, chainage and offset or coordinates and inlet and outlet invert levels • inlet pit locations, chainage and offset or coordinates and invert and kerb levels. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving water reticulation		
<p>Drawings showing:</p> <ul style="list-style-type: none"> • kerb lines or edge of pavement where kerb is not constructed • location and levels of other utility services where affected by water reticulation works • pipe diameter, type of pipe and pipe alignment • water main alignments • water supply pump station details (if applicable) • minor reservoir details (if applicable) • conduits • location of valves and fire hydrants • location of house connections (if applicable) • location of bench marks and reference pegs. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving sewerage reticulation		
<p>Drawings showing:</p> <ul style="list-style-type: none"> • location of all existing and proposed services • location of all existing and proposed sewer lines and manhole locations • location of all house connection branches • kerb lines or edge of pavement where kerb is not constructed • chainages • design sewer invert levels • design top of manhole levels • type of manhole and manhole cover • pipe diameter, type of pipe and pipe alignment • location of house connections (if applicable) • sewer pump station details (if applicable). 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving street lighting		
<p>Drawings showing:</p> <ul style="list-style-type: none"> • location of all light poles and service conduits • location of all other cross road conduits • type of wattage and lighting • any traffic calming devices • additional plans for roundabouts and major roads (if applicable) • details of any variations to normal alignment 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> • details of lighting levels. 		
Applications for operational work involving public utility services		
Drawings showing: <ul style="list-style-type: none"> • any existing light poles and power poles • any existing underground services • details of proposed services • alteration to existing services. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving landscaping works		
Drawings showing: <ul style="list-style-type: none"> • the location of proposed plant species • a plant schedule indicating common and botanical names, pot sizes and numbers of plants • planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge • the location and type of any existing trees to be retained • construction details of planter boxes, retaining walls and fences • the proposed maintenance period • irrigation system details. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

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Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 23—Tidal works and development within coastal management districts

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for:

- operational work that is tidal works (including prescribed tidal works) or operational work within a coastal management district (mentioned in the Sustainable Planning Regulation 2009, schedule 7, table 2, item 13)
- material change of use that requires referral under the Sustainable Planning Regulation 2009, schedule 7, table 3, item 5 because it involves:
 - operational work carried out completely or partly in a coastal management district; or
 - building work carried out completely or partly in a coastal management district that is the construction of a new premises with a gross floor area (GFA) of at least 1000m² or the enlargement of the GFA of an existing premises by more than 1000m²
- reconfiguring a lot that requires referral under the Sustainable Planning Regulation 2009, schedule 7, table 2, item 14 because the land is situated completely or partly in a coastal management district or the reconfiguration is in connection with the construction of a canal
- building work that requires referral under the Sustainable Planning Regulation 2009, schedule 7, table 1, item 11 because it is on land completely or partly seaward of a coastal building line.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

Notes for completing this form

For all development applications you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Coastal Management and Protection Act 1995*, the *Coastal Protection and Management Regulation 2003*, the *Sustainable Planning Act 2009* (SPA) or the *Sustainable Planning Regulation 2009*.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. Confirm the following mandatory requirements accompany this application	Confirmation of lodgement	Method of lodgement
Written description of the proposal, including a report that addresses any relevant policies.	<input checked="" type="checkbox"/> Confirmed	Email

2. What is the nature of the work or development proposed by the application? (Tick all applicable boxes.)

- Operational work—complete table A
 Material Change of Use—complete table B
- Reconfiguring a Lot—complete table C
 Building Work—complete table D

Table A—Operational Work

Does the operational work involve the following? (Tick all applicable boxes.)

a) Tidal works as defined under the *Coastal Protection and Management Act 1995* (e.g. basins, breakwater, bridges, boat ramps, decks and boardwalks, docks, dockyards, groynes, jetties, marinas, pipelines, pontoons, powerlines, seawalls, slips, training walls, wharves and the reclamation of land under tidal water)?

No Yes

If yes, what is the purpose?

Private purpose (e.g. private pontoon)

Another purpose (e.g. commercial marina)

Does the tidal works also require resource allocation under the *Coastal Protection and Management Act 1995*?

No Yes

If applicable what is the estimated value of the proposed works?

b) Interfering with quarry material as defined under the *Coastal Protection and Management Act 1995* (e.g. excavating or moving sand, gravel or any other earth material on state coastal land such as roads, esplanades, parks or unallocated state land) on state coastal land above high-water mark.

No Yes

If yes, which of the following?

Works for coastal management purpose involving beach nourishment, dune fencing, revegetation of dunal areas with endemic native plants, or stinger net enclosures.

For purposes directly related to the provision of lifesaving or rescue services by a volunteer community organisation.

For other purposes (please state below).

If applicable what is the estimated value of the proposed works?

c) Disposing of dredge spoil or other solid waste material in tidal water?

No Yes

If applicable what is the estimated value of the proposed works?

d) Constructing an artificial waterway?

No Yes

If applicable what is the length of the waterway?

e) Removing or interfering with coastal dunes on land, other than state coastal land, that is in an erosion prone area as defined in the *Coastal Protection and Management Act 1995* and above high water mark (e.g. lowering dune vegetation on freehold and leasehold land)?

No Yes

If applicable what is the estimated value of the proposed works?

Table B—Material change of use
a) Does the material change of use involve the following? (Tick all applicable boxes.)
<input checked="" type="checkbox"/> Operational work carried out completely or partly in a coastal management district
b) Does the material change of use involve building work carried out completely or partly in a coastal management district that is:
<input checked="" type="checkbox"/> the construction of new premises with a gross floor area of at least 1000 m ²
<input type="checkbox"/> the enlargement of the gross floor area of existing premises by more than 1000 m ²

Table C—Reconfiguring a lot
a) Does the reconfiguring a lot involve the following? (Tick all applicable boxes.)
<input type="checkbox"/> Land situated completely or partly in a coastal management district
<input type="checkbox"/> The construction of a canal
b) How many lots will be created?
<input type="text"/>

Table D—Building work
a) Is the building work on land completely or partly seaward of the coastal building line under the <i>Coastal Protection and Management Act 1995</i> ?
<input type="checkbox"/> No <input type="checkbox"/> Yes

3. Is the tidal works located within a local government tidal area? (Tick all applicable boxes)
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes—provide details below

Local government: Not applicable – no tidal works proposed.

Mandatory supporting information

4. Please provide the following information	Confirmation of lodgement	Method of lodgement
For all applications		
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
For applications involving operational work that is tidal works		
A copy of the certificate of title for the land (including tidal land) that would abut or adjoin the proposed works.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Plans showing: <ul style="list-style-type: none"> the real property description and boundaries of the land (including tidal land) that would abut or adjoin the proposed works the proposed works (including existing works to be removed) in relation to relevant tidal planes (e.g. mean high water springs) the slope angles of the beds and banks of the tidal area and the finished levels of the proposed works. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
For tidal work that will occupy a navigable waterway provide a water allocation area plan providing evidence that the proposed work will not prejudice the access rights of adjoining property owners.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Details of the largest vessel, if any, to be moored at the structure.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
For prescribed tidal works, details of how the proposed work addresses the IDAS code for prescribed tidal work in the Coastal Protection and Management Regulation 2003, schedule 4A.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
If applicable, certification that the design of tidal works is suitable for intended use, signed by a Registered Professional Engineer of Queensland (or equivalent).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
For applications involving material change of use		
Plans certified by a registered professional engineer of Queensland (RPEQ) or a registered surveyor showing: <ul style="list-style-type: none"> the real property description and boundaries of the land the proposed works in relation to the location of the coastal management district and coastal hazards. 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
For applications involving reconfiguring a lot		
Plans certified by a registered surveyor showing: <ul style="list-style-type: none"> the real property description and boundaries of the land The location of the coastal management district and coastal hazards in relation to the land being reconfigured Any land being surrendered as a separate lot on the plan of subdivision. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
For applications involving building works seaward of a coastal building line		
Plans certified by a registered professional engineer of Queensland (RPEQ): <ul style="list-style-type: none"> the real property description and boundaries of the land the proposed works in relation to the location of the coastal building line. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Notes for completing this form

- Please ensure all applicable fees are paid, noting that referral agency fees are to be paid to the Department of Environment and Heritage Protection.
- For an application requiring referral to the Department of Transport and Main Roads (DTMR), it is recommended that the applicant contact DTMR to ensure that required information for assessment of the application is provided.

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

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The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 24—Contaminated land

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for:

- a material change of use that is assessable development relating to contaminated land matters under the Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, items 6 to 7
- reconfiguring a lot relating to contaminated land or residual unexploded ordnance (UXO) risks that requires referral under the Sustainable Planning Regulation 2009, schedule 7, table 2, item 22
- a material change of use that is assessable development relating to residual UXO risks under the Sustainable Planning Regulation 2009, schedule 7, table 3, item 11.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form can also be completed online using MyDAS at www.dsdiq.qld.gov.au/MyDAS

Mandatory requirements

1. What is the nature of the application? (Tick all applicable boxes.)

- Material change of use Reconfiguring a lot

2. What is the nature of the contamination or potential contamination? (Tick all applicable boxes.)

All or part of the premises:

- (i) is on the Environmental Management Register (EMR)
- (ii) is on the Contaminated Land Register (CLR)
- (iii) has a notifiable activity which is currently taking place or has previously taken place
- (iv) is currently used for, or has previously been used for, an industrial activity and the proposed use is for a potentially sensitive material change of use
- (v) in an area where an area management advice (AMA) has been given for natural mineralisation or industrial activity and the proposed use is for a potentially sensitive material change of use
- (vi) is in an area for which an AMA has been given for unexploded ordnance (UXO).

3. Confirm the following mandatory requirements accompany this application		
Mandatory requirements	Confirmation of lodgement	Method of lodgement
In regard to 2(i) to 2(v)		
If the application involves a material change of use from an industrial use to a potentially sensitive material change of use		
A detailed site history outlining previous potentially contaminating uses on the premises	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
In regard to 2(vi)		
Where applicable, any existing report on prior investigation or remediation of the premises by a UXO contractor or consultant accredited by the Department of Defence	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application		
Mandatory supporting information	Confirmation of lodgement	Method of lodgement
For all applications		
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
In regard to 2(i) to 2(v)		
Plans showing where any notifiable activities, hazardous contaminant or potentially contaminating activity has occurred on the premises	<input checked="" type="checkbox"/> Confirmed	Email
In regard to 2(vi)		
Plans showing where excavation, earthworks or other disturbance of land associated with this development will occur relative to any part of the premises categorised by the Department of Defence as having a 'substantial' UXO potential	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

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Schedule 3 Assessable Development

Checklist 1—Various aspects of development

(Sustainable Planning Act 2009 version 3.1 effective 20 December 2013)

This checklist applies to the carrying out of various aspects of development, as specified in the Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 5.

You may complete this checklist as part of your development application. The checklist will:

- help you identify whether you need to make a development application for the proposed development
- help you identify the relevant Integrated Development Assessment System (IDAS) form you need to complete as part of your application
- assist in identifying the assessment manager or referral agency for development that is assessable development under schedule 3 of the Sustainable Planning Regulation 2009.

If your development involves a material change of use, reconfiguring a lot, operational work or building work, it is recommended you complete the relevant checklists: *Checklist 2—Material change of use*, *Checklist 3—Reconfiguring a lot*, *Checklist 4—Operational work*, or *Checklist 5—Building work*.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of State Development, Infrastructure and Planning's (DSDIP) website at www.dsdip.qld.gov.au.

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the Sustainable Planning Regulation 2009.

Part 1—General questions

1.1 Does the proposal involve removing quarry material from a watercourse or lake for which an allocation notice is required under the *Water Act 2000*, other than within a priority development area or on a premises to which structure plan arrangements apply?

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.2 |
| <input type="checkbox"/> Yes | • Complete part 2 of this checklist |

1.2 Is any part of the proposed development intended to be carried out on a Queensland heritage place under the *Queensland Heritage Act 1992*?

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.3 |
| <input type="checkbox"/> Yes | • Complete part 3 of this checklist |

1.3 Does the proposal involve development on a local heritage place?

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.4 |
| <input type="checkbox"/> Yes | • Complete part 4 of this checklist |

1.4 Is any part of the development on strategic port land or airport land (other than development for a material change of use that is inconsistent with the land use plan for the strategic port land or airport land mentioned in the Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 2, item 3 or 4)?

- | | |
|--|--|
| <input checked="" type="checkbox"/> No | • End of checklist – A development permit is not required for this aspect of development under Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 5 |
|--|--|

<input type="checkbox"/> Yes	<ul style="list-style-type: none"> Complete part 5 of this checklist
------------------------------	---

Part 2—Removing quarry material

2.1 Is any part of the quarry material which is intended to be removed, located within a wild river area under the *Wild Rivers Act 2005*?

<input type="checkbox"/> No	<ul style="list-style-type: none"> A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the <i>Sustainable Management of Water Resources State Code</i> in the State Development Assessment Provisions (SDAP). Your application must include <i>IDAS form 18—Removal of quarry material from a watercourse or lake</i>.
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> Continue to question 2.2

2.2 Will the development be carried out on land to which a property development plan under the *Wild Rivers Act 2005* applies?

<input type="checkbox"/> No	<p>A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the <i>Sustainable Management of Water Resources State Code</i> in the SDAP.</p> <p>Your application must include <i>IDAS form 18—Removal of quarry material from a watercourse or lake</i>.</p>
<input type="checkbox"/> Yes	Continue to question 2.3

2.3 Is the development consistent with the property development plan?

<input type="checkbox"/> Yes	<p>A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the <i>Sustainable Management of Water Resources State Code</i> in the SDAP.</p> <p>Your application must include <i>IDAS form 18—Removal of quarry material from a watercourse or lake</i>.</p>
<input type="checkbox"/> No	This aspect of development is prohibited development. A development application for this development cannot be made.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, item 1
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 12
- Sustainable Planning Act 2009*, schedule 1, item 2

Part 3—Queensland heritage place

3.1 Do any of the following apply to the proposal?

The proposed development is only ongoing maintenance or minor work permitted by a general exemption certificate issued under section 75 of the <i>Queensland Heritage Act 1992</i> .	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An exemption certificate has been issued under the <i>Queensland Heritage Act 1992</i> .	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The proposed development is liturgical development under section 78 of the <i>Queensland Heritage Act 1992</i> .	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The work is being carried out by the state.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The work is being carried out in a priority development area.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The development is mentioned in schedule 4 of the Sustainable Planning Regulation 2009.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- If you answered **no** to all of the above, a development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the *Queensland Heritage Place State Code* in the SDAP.
- Your application must include *IDAS form 3—Queensland heritage place*.
- If you answered **yes** to any of the above, a development permit is not required. End of part 3 of this checklist.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, item 2
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 19

Part 4—Local heritage place

4.1 Do any of the following apply to the proposal?

The development is building works to be carried out by or on behalf of the state, a public sector entity or a local government	<input type="checkbox"/> Yes <input type="checkbox"/> No
The development is for public housing	<input type="checkbox"/> Yes <input type="checkbox"/> No
The development is to be carried out by the state on land designated for community infrastructure under the <i>Sustainable Planning Act 2009</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
The development is mentioned in schedule 4 of the Sustainable Planning Regulation 2009.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The local heritage place is on an airport lessee's airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If you answered **no** to all of the above, a development permit is required and your application to the local government, as assessment manager, must include *IDAS form 4—Local heritage place*.
- If you answered **yes** to any of the above, a development permit is not required.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, item 3
- Sustainable Planning Regulation 2009, schedule 3, part 2, table 1, item 1
- *Airports Assets (Restructuring and Disposal) Act 2008*, section 54

Part 5—Strategic port land or airport land

5.1 Does the land use plan for the strategic port land or airport land state that the development is assessable development?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • A development permit is not required for this aspect of development; end of this checklist.
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • A development permit is required and your application may include, where applicable: <ul style="list-style-type: none"> • for a material change of use—<i>IDAS form 5—Material change of use assessable against a planning scheme</i> • for building or operational work—<i>IDAS form 6—Building or operational work assessable against a planning scheme</i> • for reconfiguring a lot—<i>IDAS form 7—Reconfiguring a lot</i> • The assessment manager will either be the local government or the port authority or DSDIP.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, items 6 and 7

Privacy—Please refer to your assessment manager for further details on the use of information recorded in this checklist.

Disclaimer:

While DSDIP believes that the information contained on this checklist and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information. It is your responsibility to make your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law, DSDIP expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this checklist.

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Schedule 3 Assessable Development Checklist 2—Material change of use

(Sustainable Planning Act 2009 version 3.1 effective 20 December 2013)

This checklist only applies when the development application seeks approval for a material change of use of premises. Before completing this checklist, please complete *Checklist 1—Various aspects of development*.

You may complete this checklist as part of your development application. The checklist will:

- help you identify whether you need to make a development application for the proposed development
- help you identify the relevant Integrated Development Assessment System (IDAS) forms you need to complete as part of your application
- assist in identifying the assessment manager or referral agency for development that is assessable development under schedule 3 of the Sustainable Planning Regulation 2009.

If your development involves reconfiguring a lot, building work or operational work, it is recommended you complete the relevant checklists: *Checklist 3—Reconfiguring a lot*, *Checklist 4—Operational* or *Checklist 5—Building work*, where relevant.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of State Development, Infrastructure and Planning's (DSDIP) website at www.dsdip.qld.gov.au

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the Sustainable Planning Regulation 2009.

Part 1—General questions

1.1 Is the proposed material change of use of premises for a brothel?

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.2 |
| <input type="checkbox"/> Yes | • Complete part 2 of this checklist |

1.2 Is the proposed material change of use of premises on strategic port land?

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.3 |
| <input type="checkbox"/> Yes | • Complete part 3 of this checklist |

1.3 Is the proposed material change of use of premises on airport land?

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.4 |
| <input type="checkbox"/> Yes | • Complete part 4 of this checklist |

1.4 Is the proposed material change of use of premises for a major hazard facility or proposed major hazard facility?

- | | |
|--|----------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.5 |
|--|----------------------------|

<input type="checkbox"/> Yes	<ul style="list-style-type: none"> A development permit is required. The chief executive of DSDIP will be assessment manager or concurrence agency for the development application. You must complete <i>IDAS form 22—Major hazard facility</i>.
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Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 5
- Sustainable Planning Regulation 2009, schedule 6, table 3, item 4
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 8

1.5 Is the proposed material change of use of a potentially affected premises?

<input type="checkbox"/> No	<ul style="list-style-type: none"> Continue to question 1.6
<input checked="" type="checkbox"/> Yes	<ul style="list-style-type: none"> Complete part 5 of this checklist

1.6 Is the proposed development a potentially sensitive material change of use of premises?

<input type="checkbox"/> No	<ul style="list-style-type: none"> Continue to question 1.7
<input checked="" type="checkbox"/> Yes	<ul style="list-style-type: none"> Complete part 6 of this checklist

1.7 Is the proposed material change of use of premises for aquaculture?

<input checked="" type="checkbox"/> No	<ul style="list-style-type: none"> Continue to question 1.8
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> Complete part 7 of this checklist

1.8 Is the proposed material change of use of premises in a wild river area and is the proposed use for agricultural activities or animal husbandry activities (as defined under the *Wild Rivers Act 2005*)?

<input checked="" type="checkbox"/> No	<ul style="list-style-type: none"> Continue to question 1.9
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> Complete part 8 of this checklist

1.9 Is the proposed material change of use of premises for an environmentally relevant activity that, under the Environmental Protection Regulation 2008, section 16, is identified as a concurrence ERA (the relevant ERA)?

<input checked="" type="checkbox"/> No	<ul style="list-style-type: none"> End of part 1 of checklist
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> Complete part 9 of this checklist

Part 2—Brothel

2.1 Do any of the following apply?

More than five rooms in the proposed brothel are proposed to be used for providing prostitution.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any land, the subject of the development, is in, or within 200 metres of the closest point on any boundary of, a primarily residential area, or an area approved for residential development or intended to be residential in character (measured according to the shortest route a person may reasonably and lawfully take, by vehicle or on foot, between the land the subject of the development and the other land).	<input type="checkbox"/> Yes <input type="checkbox"/> No

Any land, the subject of the development, is within 200 metres of the closest point on any boundary of land on which there is a residential building, place of worship, hospital, school, kindergarten or any other facility or place regularly frequented by children for recreational or cultural activities (measured according to the shortest route a person may reasonably and lawfully take, by vehicle or on foot, between the land the subject of the development and the other land).	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any land, the subject of the development, is within 100 metres of the closest point on any boundary of land on which there is a residential building, place of worship, hospital, school, kindergarten or any other facility or place regularly frequented by children for recreational or cultural activities, measured in a straight line.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The land, the subject of the development, is in a town with a population of less than 25 000, the local government for the local government area has required that all material changes of use for such development within the area be prohibited, and the Minister has agreed that the development should be prohibited.	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to any of the above, this aspect of the development is prohibited development and a development application cannot be made.
- If **no** to all of the above, a development permit is required. You must complete *IDAS form 9—Brothel*, and submit your application to the local government if the development is completely in a single local government area.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 2
- Sustainable Planning Regulation 2009, schedule 6, table 1, item 1(a)(iv)
- *Sustainable Planning Act 2009*, schedule 1, item 5

Part 3—Strategic port land

3.1 Do any of the following apply?

The proposed material change of use of premises is inconsistent with the land use plan approved under the <i>Transport Infrastructure Act 1994</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
The proposed material change of use of premises is assessable development under the land use plan approved under the <i>Transport Infrastructure Act 1994</i> , but is not inconsistent with it.	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to either of the above, a development permit is required. The port authority may be the assessment manager for the development application (see schedule 6 of the Sustainable Planning Regulation 2009).
- If the proposed material change of use of premises is inconsistent with the land use plan, you are also required to refer the application to the Minister under the *Transport Infrastructure Act 1994* as concurrence agency.
- You must complete *IDAS Form 10—Inconsistent development on strategic port land or Brisbane core port land*.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 3
- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, item 6
- Sustainable Planning Regulation 2009, schedule 6
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 6

Part 4—Airport land

4.1 Do any of the following apply?

The proposed material change of use of premises is inconsistent with the land use plan approved under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
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The proposed material change of use of premises is assessable development under the land use plan approved under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> for the airport land, but is not inconsistent with it.	<input type="checkbox"/> Yes <input type="checkbox"/> No
---	--

- If **yes** to either of the above, a development permit is required for this aspect of development. The chief executive of DSDIP may be the assessment manager (see schedule 6 of the Sustainable Planning Regulation 2009).
- If the proposed material change of use of premises is inconsistent with the land use plan approved under the *Airport Assets (Restructuring and Disposal) Act 2008*, you are also required to refer the application to the chief executive of DSDIP as concurrence agency, if the chief executive of DSDIP is not the assessment manager.
- You must complete *IDAS Form 5—Material change of use assessable against a planning scheme*.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 4
- Sustainable Planning Regulation 2009, schedule 3, part 2, table 5, item 7
- Sustainable Planning Regulation 2009, schedule 6, table 2, item 2

Part 5—Potentially affected premises

5.1 Do any of the following apply?

A suitability statement has been given for the premises, a site management plan has been approved in relation to the proposed use and the material change of use only involves: <ul style="list-style-type: none"> • the fit-out of a building, or • minor site excavation (e.g. post holes for open-sided non-habitable structures). 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
The proposed use is industrial and only involves minor site excavation (e.g. post holes for open-sided non-habitable structures).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

- If **no** to both of the above:
 - A development permit is required for this aspect of development
 - The development application will require assessment by the chief executive of DSDIP, as assessment manager or concurrence agency
 - You must complete *IDAS form 24—Contaminated land*
- If **yes** to either of the above, this aspect of development is not assessable development but it is recommended that you provide a copy of any suitability statement or approved site management plan to the assessment manager to support your claim for exemption if any other aspects of your proposed use are assessable development.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 6
- Sustainable Planning Regulation 2009, schedule 6
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 23

Part 6—Potentially sensitive material change of use

6.1 Do either of the following apply?

All or part of the premises is used for, or if there is no existing use, was last used for, an industrial activity (other than a mining activity or chapter 5A activity).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
All or part of the premises is in an area for which an area management advice has been given for natural mineralisation or industrial activity (other than for a mining activity or a chapter 5A activity).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

- If **yes** to either of the above:
 - A development permit is required
 - The development application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency
 - You must complete *IDAS form 24—Contaminated land*
- If **no** to all of the above, this aspect of development does not require a development permit.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 7
- Sustainable Planning Regulation 2009, schedule 6
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 23

Part 7—Aquaculture

7.1 Will the proposed material change of use of premises for aquaculture cause discharge of waste into Queensland waters (as defined in section 36 of the *Acts Interpretation Act 1954*)?

No • Continue to question 7.2

Yes • Go to question 7.3

7.2 Do any of the following apply?

The aquaculture is:

- of indigenous freshwater fish species mentioned in the Fisheries Regulation 2008, schedule 10C
- in a catchment listed in that schedule for that species for aquarium display or human consumption only
- carried out in ponds, or using above-ground tanks, that have a total water surface area of no more than five hectares.

Yes No

The aquaculture is of indigenous freshwater fish for aquarium display or human consumption only, or non-indigenous freshwater fish for aquarium display only, and is carried out using only above-ground tanks that have:

- a floor area, excluding water storage area, of no more than 50m²
- a roof impervious to rainwater.

Yes No

The aquaculture is of indigenous marine fish for aquarium display only and is carried out using only above-ground tanks that have a total floor area, excluding water storage areas, of no more than 50m².

Yes No

- If **no** to all of the above, continue to question 7.3
- If **yes** to any of the above, a development permit is not required for this aspect of development, but the proposed material change of use will be self assessable development and must comply with applicable codes

7.3 Is any part of the proposed material change of use of premises for aquaculture intended to be located in a wild river area?

- No
- A development permit is required for this aspect of development and this aspect of development requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency
 - You must complete *IDAS form 25—Aquaculture*
 - End of part 7 of this checklist

<input type="checkbox"/> Yes	<ul style="list-style-type: none"> Continue to question 7.4
------------------------------	--

7.4 Is the proposed material change of use of premises for aquaculture in a wild river high preservation area or wild river special floodplain management area?

<input type="checkbox"/> No	<ul style="list-style-type: none"> Continue to question 7.5
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> To the extent the development is in a wild river high preservation area or wild river special floodplain management area, this aspect of development is prohibited development and a development application cannot be made. If this is the only aspect of development, then that is the end of part 7 of this checklist, otherwise continue to question 7.5

7.5 Is any part of the proposed material change of use of premises on land to which a property development plan under the *Wild Rivers Act 2005* applies?

<input type="checkbox"/> No	<ul style="list-style-type: none"> A development permit is required for this aspect of development and this aspect of development requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency You must complete <i>IDAS form 25—Aquaculture</i> End of part 7 of this checklist
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> Continue to question 7.6

7.6 Is the proposed material change of use inconsistent with the property development plan under the *Wild Rivers Act 2005*?

<input type="checkbox"/> No	<ul style="list-style-type: none"> A development permit is required for this aspect of development and this aspect of development requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency You must complete <i>IDAS form 25—Aquaculture</i> End of part 7 of this checklist
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> This aspect of development is prohibited development and a development application can not be made for this aspect of development End of part 7 of this checklist

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 10
- Sustainable Planning Regulation 2009, schedule 3, part 2, table 2, item 1
- Sustainable Planning Regulation 2009, schedule 6
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 28
- Sustainable Planning Act 2009*, schedule 1, items 2 and 6

Part 8—Agriculture and animal husbandry activities

8.1 Is the proposed material change of use of premises for animal husbandry activities in a wild river high preservation area or wild river special floodplain management area?

<input type="checkbox"/> No	<ul style="list-style-type: none"> Continue to question 8.2
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> To the extent the development is in a wild river high preservation area or wild river special floodplain management area, it is prohibited development and a development application cannot be made. If this is the only aspect of development, end of part 8 of this checklist, otherwise continue to question 8.2

8.2 Is the proposed material change of use of premises for agricultural activities in any of the following?

• A wild river high preservation area	<input type="checkbox"/> Yes <input type="checkbox"/> No
• A wild river preservation area or wild river special floodplain management area and the development involves the production of a high risk species	<input type="checkbox"/> Yes <input type="checkbox"/> No
• A wild river special floodplain management area and the development is for agricultural activities that involve irrigation	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to any of the above, this aspect of development is prohibited development and a development application cannot be made. If this is the only aspect of development, end of part 8 of checklist, otherwise continue to question 8.3
- If **no** to all of the above, continue to question 8.3

8.3 Will the development be carried out on land to which a property development plan under the *Wild Rivers Act 2005* applies?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency • Your application must include <i>IDAS form 29—Agricultural activities in a wild river area</i> or <i>IDAS form 30—Animal husbandry activities in a wild river area</i>
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Continue to question 8.4

8.4 Is the development inconsistent with any property development plan that applies to the land?

<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • This aspect of the development is prohibited development and a development application cannot be made. End of part 8 of checklist
<input type="checkbox"/> No	<ul style="list-style-type: none"> • A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or referral agency • Your application must include <i>IDAS form 29—Agricultural activities in a wild river area</i> or <i>IDAS form 30—Animal husbandry activities in a wild river area</i>

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 11
- Sustainable Planning Regulation 2009, schedule 6
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 41
- *Sustainable Planning Act 2009*, schedule 1, items 1 and 2

Part 9—Environmentally relevant activities (ERA)

9.1 Has an environmental authority to carry out a concurrence ERA been approved for the premises?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 9.4
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Continue to question 9.2

9.2 Is the relevant ERA and the concurrence ERA approved under the environmental authority to be carried out under the environmental authority?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 9.4
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Continue to question 9.3

9.3 Does the relevant ERA have a lower aggregate environmental score than the concurrence ERA approved under the environmental authority, under the Environmental Protection Regulation 2008, section 14(1)?

- | | |
|------------------------------|--|
| <input type="checkbox"/> No | <ul style="list-style-type: none"> Continue to question 9.4 |
| <input type="checkbox"/> Yes | <ul style="list-style-type: none"> This aspect of development does not require a development permit. End of checklist |

9.4 Do all of the following apply?

The environmentally relevant activity is to be carried out in the North Stradbroke Island Region.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The environmentally relevant activity is mentioned in the Environmental Protection Regulation 2008, schedule 2, part 4, section 16.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The environmentally relevant activity involves dredging or extracting more than 10 000 tonnes of material a year.	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to all of the above, this aspect of development is prohibited development (to the extent it involves dredging or extracting more than 10 000 tonnes of material a year) and a development application cannot be made. If this is the only aspect of development, end of checklist, otherwise continue to question 9.5
- If **no** to any of the above, continue to question 9.5

9.5 Is any part of the proposed material change of use of premises for an environmentally relevant activity intended to be located in a wild river area?

- | | |
|------------------------------|--|
| <input type="checkbox"/> No | <ul style="list-style-type: none"> Go to question 9.14 |
| <input type="checkbox"/> Yes | <ul style="list-style-type: none"> Continue to question 9.6 |

9.6 Does the proposed development involve development in waters in a wild river area that is for an extraction ERA?

- | | |
|------------------------------|--|
| <input type="checkbox"/> No | <ul style="list-style-type: none"> Go to question 9.8 |
| <input type="checkbox"/> Yes | <ul style="list-style-type: none"> Continue to question 9.7 |

9.7 Will the development application for the proposed development be accompanied by an allocation notice?

- | | |
|------------------------------|--|
| <input type="checkbox"/> No | <ul style="list-style-type: none"> This aspect of development is prohibited development and a development application cannot be made. If this is the only aspect of development, end of checklist, otherwise continue to question 9.8 |
| <input type="checkbox"/> Yes | <ul style="list-style-type: none"> Continue to question 9.8 |

9.8 Does the proposed development involve development in a wild river high preservation area or a wild river special floodplain management area?

- | | |
|------------------------------|--|
| <input type="checkbox"/> No | <ul style="list-style-type: none"> Go to question 9.10 |
| <input type="checkbox"/> Yes | <ul style="list-style-type: none"> Continue to question 9.9 |

9.9 Is the proposed development any of the following?

A sewage ERA under the <i>Environmental Protection Act 1994</i> , section 174(4)	<input type="checkbox"/> Yes <input type="checkbox"/> No
A water treatment ERA under the <i>Environmental Protection Act 1994</i> , section 174(4)	<input type="checkbox"/> Yes <input type="checkbox"/> No

A dredging ERA	<input type="checkbox"/> Yes <input type="checkbox"/> No
An extraction ERA, if the activity is a low impact activity carried out outside waters and is for specified works, residential complexes, or another commercial, industrial or residential purpose in a designated urban area, in the wild river high preservation area or a wild river special floodplain management area	<input type="checkbox"/> Yes <input type="checkbox"/> No
A screening ERA, if the activity is carried out outside waters and is for specified works, or residential complexes, in the wild river high preservation area or a wild river special floodplain management area	<input type="checkbox"/> Yes <input type="checkbox"/> No
A crude oil or petroleum product storage ERA, if the activity is for residential complexes in the wild river high preservation area or a wild river special floodplain management area, and is carried out outside a designated urban area	<input type="checkbox"/> Yes <input type="checkbox"/> No
An exempt prescribed ERA under the <i>Environmental Protection Act 1994</i> , section 174(4), in a designated urban area	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to any of the above, continue to question 9.10
- If **no** to all of the above, this aspect of development is prohibited development and a development application cannot be made. If this is the only aspect of development, end of checklist, otherwise continue to question 9.10

9.10 Does the proposed development involve an extraction ERA in a wild river floodplain management area?

<input type="checkbox"/> No	• Go to question 9.12
<input type="checkbox"/> Yes	• Continue to question 9.11

9.11 Is the proposed development either of the following?

A low impact activity carried out outside waters	<input type="checkbox"/> Yes <input type="checkbox"/> No
For specified works, residential complexes, or another commercial, industrial or residential purpose in a designated urban area, in the wild river floodplain management area	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to either of the above, continue to question 9.12
- If **no** to all of the above, this aspect of development is prohibited development and a development application cannot be made. If this is the only aspect of development, end of checklist, otherwise continue to question 9.12

9.12 Will the development be carried out on land to which a property development plan under the *Wild Rivers Act 2005* applies?

<input type="checkbox"/> No	• Go to question 9.14
<input type="checkbox"/> Yes	• Continue to question 9.13

9.13 Is the development inconsistent with any property development plan that applies to the land?

<input type="checkbox"/> Yes	• This aspect of the development is prohibited development and a development application cannot be made. End of checklist
<input type="checkbox"/> No	• Continue to question 9.14

9.14 Is the concurrence ERA devolved to local government under the Environmental Protection Regulation 2008?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency • Your application must include <i>IDAS form 8—Environmentally relevant activity</i> • End of checklist
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • A development permit is required and this application requires assessment by the local government as assessment manager or concurrence agency • End of checklist

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 2, item 1
- Sustainable Planning Regulation 2009, schedule 6
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 1
- *Sustainable Planning Act 2009*, schedule 1, items 2, 9, 10, 11 and 13

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

Disclaimer:

While DSDIP believes that the information contained on this checklist and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information. It is your responsibility to make your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law, DSDIP expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this checklist.

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Date received Reference numbers

The Sustainable Planning Act 2009 is administered by DSDIP. This checklist and all other required application materials should be sent to your assessment manager and any referral agency.

Schedule 3 Assessable Development checklist 5—Building work

(Sustainable Planning Act 2009 version 3.1 effective 20 December 2013)

This checklist only applies when the development application seeks approval for building work. Before completing this checklist, it is recommended you complete *Checklist—various aspects of development*.

You may complete this checklist as part of your development application. The checklist will:

- help you identify whether you need to make a development application for the proposed development
- help you identify the relevant Integrated Development Assessment System (IDAS) form you need to complete as part of your application
- assist in identifying the assessment manager or referral agency for development that is assessable development under schedule 3 of the Sustainable Planning Regulation 2009.

If your development involves a material change of use, reconfiguring a lot, or operational work, it is recommended you complete *Checklist 2—Material change of use*, *Checklist 3—Reconfiguring a lot*, or *Checklist 4—Operational work*, where relevant.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of State Development, Infrastructure and Planning’s (DSDIP) website at www.dsdip.qld.gov.au

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the Sustainable Planning Regulation 2009.

Part 1—General questions

1.1 Will the building work be carried out in a declared fish habitat area?

<input checked="" type="checkbox"/> No	<ul style="list-style-type: none"> • Continue to question 1.2
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Complete part 2 of this checklist • Continue to question 1.2

1.2 Is the building work prescribed under schedule 2 of the Building Regulation 2006 to be any of the following exempt development?

Work for class 10b structures or special structures, where the structure is no higher than 3 metres above its natural ground surface, and the structure is not a fence, retaining wall, free standing wall or swimming pool (Examples include playground and sporting equipment, garden furniture, temporary market stalls or minor plant and equipment covers).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Attaching a sun hood to an existing building if the sunhood’s area is less than 2 square metres.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Erecting a tent with a floor area no more than 100 square metres	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building work for a class 10 building or structure where: <ul style="list-style-type: none"> • the work is not building work to which any of the above items under question 1.2 apply, • the class 10 building or structure is on land used for agricultural, floricultural, horticultural or pastoral purposes, • no part of the class 10 building or structure is within 200 metres of a road or a boundary of the land on which the class 10 building or structure is situated, 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<ul style="list-style-type: none"> the class 10 building or structure is not a swimming pool (to which chapter 8 of the <i>Building Act 1975</i> applies) or its fence 	
---	--

- If **no** to all of the above, continue to question 1.3
- If **yes** to any of the above, this aspect of the development is exempt development and does not require a development permit. If this is the only building work proposed, that is the end of this checklist. If another aspect of building work is proposed, continue to question 1.3

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 1, item 1(b)

1.3 Is the building work self-assessable development under schedule 3, part 2 of the Sustainable Planning Regulation 2009 for either of the following?

Building work carried out by or on behalf of the state, a public sector entity or a local government (other than building work declared under the <i>Building Act 1975</i> to be exempt development)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building work declared under the <i>Building Act 1975</i> to be self-assessable development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

- If **no** to all of the above, a permit is required, and you must submit your application to the local government. End of checklist
- If **yes** to any of the above, this aspect of the development is not assessable development and does not require a development permit. You must comply with all relevant self-assessable codes. End of checklist

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 1, item 1(a)
- Sustainable Planning Regulation 2009, schedule 3, part 2, Table 1, items 1 and 2

Part 2—Building work in a declared fish habitat area

2.1 Is the proposed building work reasonably necessary for:

The maintenance of existing structures if the structures were constructed in compliance with all the requirements under any act relating to a structure of that type— <ul style="list-style-type: none"> boat ramps, boardwalks, drains, fences, jetties, roads, safety signs, swimming enclosures and weirs powerlines or associated powerlines infrastructure 	<input type="checkbox"/> Yes <input type="checkbox"/> No
Educational or research purposes relating to the declared fish habitat area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Monitoring the impact of development on the declared fish habitat area	<input type="checkbox"/> Yes <input type="checkbox"/> No
The construction of structures (e.g. safety signs, swimming enclosures and aids to navigation) if: <ul style="list-style-type: none"> the impact on the area is minor, the structures are constructed in compliance with all the requirements, under any act, relating to a structure of that type. 	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If **yes** to any of the above, a development permit for that aspect of the building work is not required. You must comply with all applicable self-assessable codes. If this is the only aspect of building work proposed, then that is the end of this checklist. If there is additional building work to that listed above, continue to question 2.2
- If you answered **no** to all of the above, continue to question 2.2

2.2 Is the proposed building work to be carried out in a wild river area under the *Wild Rivers Act 2005*?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • A development permit is required for the building work • You must complete <i>IDAS form 26—Marine plants and declared fish habitat areas</i> • A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the <i>Development in or adjacent to a declared fish habitat area state code</i> in the State Development Assessment Provisions (SDAP). • End of checklist
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Continue to question 2.3

2.3 Is any part of the proposed building work to be carried out in a wild river high preservation area?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • Go to question 2.5
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Continue to question 2.4

2.4 Is all of the building work for specified works under the *Wild Rivers Act 2005*?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • This aspect is prohibited development and a development application cannot be made for this aspect • Continue to question 2.5
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Continue to question 2.5

2.5 Will the development be carried out on land to which a property development plan under the *Wild Rivers Act 2005* applies?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • A development permit is required for the building work • You must complete <i>IDAS form 26—Marine plants and declared fish habitat areas</i> • A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the <i>Development in or adjacent to a declared fish habitat area state code</i> in the SDAP. • End of checklist
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • Continue to question 2.6

2.6 Is the development consistent with the property development plan?

<input type="checkbox"/> No	<ul style="list-style-type: none"> • This aspect is prohibited development and a development application for this development cannot be made • End of checklist
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> • A development permit is required for the building work • You must complete <i>IDAS form 26—Marine plants and declared fish habitat areas</i> • A development permit is required and this application requires assessment by the chief executive of DSDIP as assessment manager or concurrence agency against the <i>Development in or adjacent to a declared fish habitat area state code</i> in the SDAP. • End of checklist

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 1, item 2
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 25
- *Sustainable Planning Act 2009*, schedule 1, item 2 and 8

Privacy—please refer to your assessment manager for further details on the use of information recorded in this checklist.

Disclaimer:

While DSDIP believes that the information contained on this checklist and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information. It is your responsibility to make your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law, DSDIP expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this checklist.

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Reference numbers

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Company consent to the making of a development application under the Sustainable Planning Act 2009

I, sch4p4(6) Personal information [insert name in full]
Director of the below mentioned company and

I, sch4p4(6) Personal information [insert name in full]
Director / Company Secretary of the below mentioned company:

of Tangalooma Island Resort Pty Ltd

as registered lessee of premises identified as follows:

Lot 19 on SP106585 (Lease in Perpetuity for Tourism purposes granted by to Tangalooma Island Resort Pty Ltd by the Department of Natural Resources and Mines [Tenure Ref: PPL 0/216131])

consent to the making of a development application under the Sustainable Planning Act 2009 by:

Tangalooma Island Resort Pty Ltd C/- Saunders Havill Group

on the premises described above for the purposes of:

Material Change of Use (Development Permit) & Carrying out Building Work (Preliminary Approval) for Resort Complex (Tangalooma Island Resort South Marine Precinct & Hotel Development)

x sch4p4(6) Personal information [signature of Director]

signed on the EIGHTEENTH day of JUNE 20 14

x sch4p4(6) Personal information [signature of Director/Company Secretary]

signed on the EIGHTEENTH day of JUNE 20 14

Company seal [if used]

DAWE Jennifer

From: sch4p4(6) Personal information@saundershavill.com>
Sent: Thursday, 26 June 2014 1:19 PM
To: SLAM Lodgement
Subject: RE: 7015 - Proposed Resort Complex - Tangalooma Island Resort - 0 Tangalooma, Moreton Island - application for DNRM owner's consent - Email 1 of 2
Attachments: State Land Form - amended.pdf

Hi Tracey

Please find attached amended Form 8 with my name and position at the declaration item.

Kind regards

sch4p4(6) Personal information
Town Planner Saunders Havill Group
direct line sch4p4(6) Personal information
phone 1300 123 SHG web www.saundershavill.com head office 9 Thompson St Bowen Hills Q 4006



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From: SLAM Lodgement [mailto:SLAMLodgement@dnrm.qld.gov.au]

Sent: Thursday, 26 June 2014 1:14 PM

sch4p4(6) Personal information

Subject: RE: 7015 - Proposed Resort Complex - Tangalooma Island Resort - 0 Tangalooma, Moreton Island - application for DNRM owner's consent - Email 1 of 2

sch4p4(6) Personal information

Could you please advise your full name and position for the signing of the declaration (Part B application form).

Thank you.

Tracy Major
Land Administration Officer
Central Point of Lodgement
Service Delivery – North Region

Telephone: 07- 4447 9167 **Facsimile:** 07- 4447 9200

Email: Tracy.Major@dnrm.qld.gov.au

Department of Natural Resource & Mines

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DEPARTMENT OF NATURAL RESOURCES AND MINES

Application for owners consent to development applications

Part B

Application form requirements

1. This application is for owners consent to a development application.
2. Read the *Application for owners consent to a development application* fact sheet that includes application restrictions.
3. Payment of the prescribed application fee, if relevant.
(Details of fees are available on the Department of Natural Resources and Mines (DNRM) website or from a regional DNRM office)
4. Any additional information to support the application.
5. **Part A:** Contact and details of land will need to be completed and submitted with your application.
6. If all parts of the application form are not filled out correctly, it may be returned to you to complete.

Important information

Section 263 of the *Sustainable Planning Act 2009* (SPA) requires the Department of Natural Resources and Mines (DNRM) to provide owners consent to a development application relating to some state land.

Where owners consent is required for specific state land, the application is to be made only by, or on behalf of, the person who:

- holds or will hold the appropriate tenure or interest e.g. lessee, sublessee, trustee of trust land, trustee lessee, grantee of an easement; or
- if no tenure is required by DNRM, the person who will occupy the land.

Consideration to providing owners consent to a development application will only be given by DNRM where the:

- applicant holds a tenure or interest in state land that supports the proposed development
- applicant has accepted an offer for a tenure or interest in state land that supports the proposed development
- proposed development does not require tenure or interest in state land e.g. a tidal work for public purposes such as a power line, public boat ramp.

It is a mandatory requirement of the SPA that development applications be lodged on IDAS form 1: Application details, with all necessary other forms or attachments included.

Development under the SPA includes reconfiguration of a lot. Reconfiguration of a lot held under a *Land Act 1994* tenure is not assessed under the provisions of the SPA e.g. subdivision of a lease, including a freeholding lease, issue of a trustee lease of a reserve - you will need to make the relevant application to deal with the land under the Land Act. However, an exception is for a deed of grant in trust in some circumstances e.g. for a trustee lease with a term of more than 10 years, a development application under SPA may also be required.

Information on this form, and any attachments, is being collected to process and assess your application under the *Land Act 1994*. The consideration of your application may involve consultation and if so details of your application may be disclosed to third parties. They will not be otherwise disclosed outside the department unless required or authorised by law.

1. Is the development application for reconfiguration of a lot as outlined below held under *Land Act 1994* tenure?

Yes

No

go to 2

An application can not be considered

Reconfiguration of land administered under the *Land Act 1994* e.g. subdivision of a lease, including a freeholding lease, issue of a trustee lease of a reserve, is not assessed under the provisions of the SPA - you will need to make the relevant application to deal with the land under the Land Act. However, for a deed of grant in trust in some circumstances eg. for a trustee lease with a term of more than 10 years, a development application under SPA may also be required.

2. Is your development for tidal works for a structure e.g. a jetty, pontoon or boat ramp for residential use adjoining private land outside of a canal and not within a declared fish habitat area?

Yes

No

go to 3

Your application must be lodged with the Department of Environment and Heritage Protection

If the proposed development is for a structure such as a jetty, pontoon or boat ramp for residential use adjoining private land outside of a canal, the Environmental business unit of Department of Environment and Heritage Protection gives owners consent. No owners consent is required for development applications for tidal works within a canal, as defined under the *Coastal Protection and Management Act 1995*.

If your application is for tidal works partly or wholly within a declared fish habitat area under the *Fisheries Act 1994*, it is recommended that you contact the Department of Agriculture, Fisheries and Forestry in the first instance.

3. Is this application for a material change of use on State land for quarry material administered under the Forestry Act 1959?

Yes

No

go to 4

Your application must be lodged with the Department of Agriculture, Fisheries and Forestry

You will need to contact Forest Products in the Department of Agriculture, Fisheries and Forestry in the first instance.

4. Owners consent is required to be given by DNRM for land listed below. If you require owners consent for a development application for quarry materials or any state resources \ not listed below, you will need to contact the relevant Queensland Government department administering the resource.

Please select the following if applicable to your development application:

- a lease (including a freeholding lease) reserve or deed of grant in trust under the *Land Act 1994* where DNRM acts on behalf of the state as the lessee or trustee of the land **go to 5**
- a lease under the *Land Act 1994* (including a freeholding lease) reserve or deed of grant in trust if the lessee or trustee is not or does not represent the state **go to 5**
- strategic port land under the *Transport Infrastructure Act 1994*, other than freehold land **go to 5**
- a permit to occupy or licence under the *Land Act 1994* **go to 5**
- land held in fee simple by the state where DNRM administers the freehold on behalf of the state **go to 5**
- unallocated state land under the *Land Act 1994* including land below high water mark —other than as outlined in question two of this application form **go to 5**
- a road (other than a state-controlled road) or stock route **go to 5**

5. Is the applicant the holder of a tenure or a secondary interest in the state land e.g. lessee or sublessee of a *Land Act 1994* lease, trustee of a reserve or deed of grant in trust, grantee of an easement? Yes **go to 9** No **go to 6**

6. Has an application for appropriate tenure been made? Yes **go to 7** No **go to 6**
An application can not be considered—refer below

Owners consent where tenure is required for the development may not be given unless DNRM has made an offer and you have accepted that offer. If you have already applied for an appropriate tenure, you will need to wait until you have received an offer from DNRM. If you have not already applied for tenure, you will need to do so.

In limited situations, tenure may not be required particularly for public tidal works, and you may wish to discuss your application with DNRM before applying for tenure.

7. Provide details of the application for appropriate tenure, including DNRM reference. (If there is insufficient space, please lodge as an attachment) **go to 8**

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8. Has DNRM made an offer that has been accepted? Yes **go to 9** No **go to 6**
An application cannot be considered

If you have already applied but are awaiting an offer, or have been made an offer and have not yet accepted, consideration to providing owners consent will be made when the appropriate tenure requirements are in place.

9. Have you made a previous application for owners consent? Yes go to 10 No go to 12

10. Was this application refused? Yes go to 11 No go to 12

11. Has there been any change in circumstances from the previous application, which may lead to this application being accepted for further consideration? Yes go to 12 No go to 13

12. Provide details of any additional information to support the application. (optional)
(If there is insufficient space, please lodge as an attachment) go to 13

Letter to DNRM (including development application material as attachment)

Attachments

The following will need to be lodged with your application for it to be considered. If this information is not submitted, your application will be returned.

13. Tick the box to confirm the attachments for part of the application.

Application fee

Original Application details – the original IDAS Form 1 and all other necessary Forms, sketches/plans of existing and proposed improvements proposed to be lodged with the assessment manager. **Note** – the department does not generally require the full development application, such as engineer drawings, but will require as much of the development application clearly showing the proposed development .

Details of application for tenure or road closure (if relevant) e.g. department reference

If the applicant is acting on behalf of a person that holds or will hold the tenure, or if no tenure is required, the person who will be occupying the state land, a letter from that person advising you are acting for and on behalf of them is required.

If the development application relates to a secondary interest in the state land e.g. sublease, trustee lease etc., a letter from the lessee, trustee etc. as relevant that they support the application will also be required.

It is recommended that any attached plans, sketches or maps be of A4 or A3 size. Your application will not be considered, unless all parts of this application form are completed accurately. In this instance your application may be returned to you for completion.

Declaration

I certify that I have read the information which forms part of this application and the information I have provided is true and accurate.

Signature of applicant (or their legal representative)

sch4p4(6) Personal information sch4p4(6) Personal information - Town Planner - Saunders Halli Group

Date: 25 / 06 / 2014

If applicant, section 142 of the *Land Act 1994* states a person is eligible to apply for, buy or hold land under the *Land Act 1994* if the person is an adult, that is, 18 years of age or over.

If the legal representative of the applicant is signing as the applicant then the legal representative's full name must be printed immediately below the signature.

Application form

Contact and Land Details

Part A

Application form requirements

1. **Part A:** Contact and land details will need to be completed.
2. **Part B:** Application specific form will need to be completed.
3. Payment of the prescribed application fee, if relevant. A refund of application fees will not be given. (Details of fees are available on the Department of Natural Resources and Mines (DNRM) website or from a regional DNRM office)
4. All parts of this application form need to be completed accurately, otherwise your application may be returned to you to complete.

Important information

All applications will be processed having regard to the requirements of the *Land Act 1994* and related legislation, approved policies and procedures and the requirements of all other agencies with an interest in the land.

All completed applications can be lodged with DNRM by sending information to the following email or postal addresses or in person at your local DNRM business centre.

Email:

SLAMlodgement@dnrm.qld.gov.au

If lodging an application via email the application form must be signed and details of payment method included in the email along with all relevant supporting documentation.

Post:

Department of Natural Resources and Mines
PO Box 5318
TOWNSVILLE QLD 4810

In terms of the *Right to Information Act 2009* interested parties may seek access to DNRM records and view relevant documents.

Information on this form, and any attachments, is being collected to process and assess your application under the *Land Act 1994*. The consideration of your application may involve consultation and if so details of your application may be disclosed to third parties. They will not be otherwise disclosed outside the department unless required or authorised by law.

Contact details

Lodger Details and Mailing Address

A lodger is only required when a solicitor, bank, consultant etc lodges the application on behalf of the applicant.

Full Name(s)

Title	First name	Surname
sch4p4(6) Personal information	sch4p4(6) Personal information	sch4p4(6) Personal information

Company name(s)

Saunders Havill Group

Postal Address

9 Thompson Street

Bowen Hills

QLD 4006

Phone number

sch4p4(6) Personal information

Mobile phone

sch4p4(6) Personal information

Email

sch4p4(6) Personal information@saundershavill.com

Fax

sch4p4(6) Personal information

Applicant(s) Details and Mailing Address

If the applicant is a Corporation, either the Australian Company number, Australian Registered Body number or the Australian Business number must be shown.

Full Name(s)		
Title	First name	Surname
N/A		
Company name(s)		
Tangalooma Island Resort Pty Ltd		
If a Corporation then record <input checked="" type="checkbox"/> ACN <input type="checkbox"/> ARBN <input type="checkbox"/> ABN 010 170 902		
Postal Address	C/- Saunders Havill Group (Amy Russell) 9 Thompson Street Bowen Hills QLD 4006	
Phone number	sch4p4(6) Personal information	Mobile phone
		sch4p4(6) Personal information
Email	sch4p4(6) Personal information saundershavill.com	
Fax	sch4p4(6) Personal information	
Future correspondence should be sent to <input checked="" type="checkbox"/> Lodger <input type="checkbox"/> Applicant		

Details of land for which the application is being lodged

1. Select the type of land for which the application is being lodged.

<input type="checkbox"/> Permit	<input checked="" type="checkbox"/> Lease
<input type="checkbox"/> Licence	<input type="checkbox"/> Unallocated State Land (USL) go to 2
<input type="checkbox"/> Trust Land Reserve/Deed of Grant in Trust (DOGIT)	<input type="checkbox"/> Road
<input type="checkbox"/> Other 	

2. Enter the description of the land for which the application is being lodged. If this application concerns a road, enter the description of the land adjoining the road.

Schedule 1		
You must enter either the Lot on Plan or Title Reference of the land for which the application is being lodged.		
Lot	Plan	Title Reference
19	SP106585	40029929

go to 3

The details of the land can be found on a current copy of the Title or on your rates notice. If insufficient space, please add additional description as an attachment.

3. Enter additional details of the land

Dealing number

712356621

Tenure type

PPL (Lease in Perpetuity)

Tenure number

PPL 0/216131

Local Government

Brisbane City Council

Other details of land location (optional)

Address - 0 Tangalooma, Moreton Island QLD 4025
(Tangalooma Island Resort - South Lease)

go to 4

4. Have you participated in a pre-lodgement meeting with the department?

Yes

go to 5

No

5. Provide details of pre-lodgement meeting. (optional)
(If there is insufficient space, please lodge as an attachment)

Not applicable

Departmental Officers contact details and any reference number should be included if known.

THIS FORM MUST BE ACCOMPANIED BY THE RELEVANT PART B APPLICATION FORM.