



Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

BNE6272 Vol 2

COASTS & WATERWAYS MANAGEMENT

APPROVALS

STENCRAFT DOCKSIDE KANGAROO POINT

STENCRAFT PTY LTD

DOCKSIDE DEVELOPMENT

ROTHERHAM STREET & CAIRNS STREET KANGAROO POINT

SECTION 86 SANCTIONS

F420614



Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

COASTS & WATERWAYS MANAGEMENT

APPROVALS

STENCRAFT PTY LTD

DOCKSIDE DEVELOPMENT

ROTHERHAM STREET & CAIRNS STREET KANGAROO POINT

SECTION 86 SANCTIONS

BNE6272 Vol 2

R

Offsite Storage File

Iron Mountain

Return to Records Management
Services

BoAx 37

F420614



FILE PART CLOSED

**NO FURTHER DOCUMENTS TO
BE ADDED**

**If this file remains active, please
request a new eDocs file by emailing:**

records@daff.qld.gov.au

- ☐ **Documents scanned and added to
eDocs files**

.....

- ☐ **Records Management Services
advised**

R

	B. Brooks	
	[REDACTED]	
	[REDACTED]	
	J. Harold 7/11/06	CTPI 41
	J. Laundry	CTPI 49-S

SEQ RCMP Coastal Management District (polygon)

No.	
1	No Attributes Recorded

Cadastre

No.	Lot Number	Plan Number	Lot and Plan Number	Street No.	Street Suffix	Street No. 2	Street Suffix 2	Street Name	Street Type	Street Part	Loc Name	Area in sq metres	Tenure	Parish	County	LGA	Feature Name	Locality
1	310	SL813356	310SL813356									11270.096	LL	SOUTH BRISBANE	STANLEY	BRISBANE CITY		KANGAROO POINT
2	309	SL813356	309SL813356									8238.391	LL	SOUTH BRISBANE	STANLEY	BRISBANE CITY		KANGAROO POINT

Local Government Areas

No.	LGA Name
1	BRISBANE CITY

Coastal Permits ecotrack post October 2003

No.	Project Ref	Project Name	Permit Ref	Permit Type	Permit Status	Site Name	Tenure Type	Tenure No.	Lot	Plan	Latitude	Longitude	Principal Holder	Complaint Ref	Compliance Ref	Permit Group
1	206574	Material Change of Use within a CMD/Dockside - Rotherham Str	IPDC00071204C11	Development Approval for Operational Work	Current	63 B & 63 C Rotherham Street Kangaroo Point			310	SL813356			Stencraft Pty Ltd			IPA
2	206574	Material Change of Use within a CMD/Dockside - Rotherham Str	ENCA00021104	Concurrence Agency Response	Superseded	63 B & 63 C Rotherham Street Kangaroo Point			310	SL813356			Stencraft Pty Ltd			Environmental Operation
3	206574	Material Change of Use within a CMD/Dockside - Rotherham Str	ENCA00102204	Concurrence Agency Response	Current	63 B & 63 C Rotherham Street Kangaroo Point			310	SL813356			Stencraft Pty Ltd			Environmental Operation

Coastal Permits ecotrack pre October 2003

No.	Project Ref	Project Name	Permit Ref	Permit Type	Permit Status	Site Name	Tenure Type	Tenure No.	Lot	Plan	Latitude	Longitude	Principal Holder	Complaint Ref	Compliance Ref	Permit Group
		Marina/Dockside -		Construct Works on		Rotherham										

R

No.	
Type	No Attributes Recorded

enure No.

No.	Lot Number	Plan Number	Lot and Plan Number	Street No.	Street Suffix	Street No. 2	Street Suffix 2	Street Name	Street Type	Street Part	Loc Name	Area in sq metres	Tenure	Parish	County	LGA	Feature Name	Locality
1	310	SL813356	310SL813356									11270.096	LL	SOUTH BRISBANE	STANLEY	BRISBANE CITY		KANGAROO POINT
2	309	SL813356	309SL813356									8238.391	LL	SOUTH BRISBANE	STANLEY	BRISBANE CITY		KANGAROO POINT

than private use

han private use

No.	LGA Name
-----	----------

1 BRISBANE CITY
Rotherham Street Kangaroo Point
L813356
813356

No.	Project Ref	Project Name	Permit Ref	Permit Type	Permit Status	Site Name	Tenure Type	Tenure No.	Lot	Plan	Latitude	Longitude	Principal Holder	Complaint Ref	Compliance Ref	Permit Group
1	206574	Material Change of Use within a CMD/Dockside - Rotherham Str	IPDC00071204C11	Development Approval for Operational Work	Current	63 B & 63 C Rotherham Street Kangaroo Point			310	SL813356			Stencraft Pty Ltd			IPA
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3	206574	Material Change of Use within a CMD/Dockside - Rotherham Str	ENCA00102204	Concurrence Agency Response	Current	63 B & 63 C Rotherham Street Kangaroo Point			310	SL813356			Stencraft Pty Ltd			Environmental Operation

Rotherham Street Kangaroo Point

otherham Street Kangaroo Point

No.	Project Ref	Project Name	Permit Ref	Permit Type	Permit Status	Site Name	Tenure Type	Tenure No.	Lot	Plan	Latitude	Longitude	Principal Holder	Complaint Ref	Compliance Ref	Permit Group
8356		Rotherham Street		Tidal Lands s or Waters -		Street										

R

1	SE951AP339	Rotherham Street Kangaroo Point/Stencraft	SE951AP339- 10	Tidal Lands or Waters - other than private use	Current	Street Kangaroo Point		310	SL813356		Stencraft Pty Ltd		Coastal
2	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339- 11	Construct Works on Tidal Lands or Waters - other than private use	Pending	Rotherham Street Kangaroo Point		310	SL813356		Stencraft Pty Ltd		Coastal
3	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339- 5	Construct Works on Tidal Lands or Waters - other than private use	Current	Rotherham Street Kangaroo Point		310	SL813356		Stencraft Pty Ltd		Coastal
4	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339- 8	Construct Works on Tidal Lands or Waters - other than private use	Current	Rotherham Street Kangaroo Point		310	SL813356		Stencraft Pty Ltd		Coastal
5	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339- 2	Construct Works on Tidal Lands or Waters - other than private use	Current	Rotherham Street Kangaroo Point		310	SL813356		Stencraft Pty Ltd		Coastal
6	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339- 9	Construct Works on Tidal Lands or Waters - other than private use	Current	Rotherham Street Kangaroo Point		310	SL813356		Stencraft Pty Ltd		Coastal
7	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339- 14	Construct Works on Tidal Lands or Waters - other than private use	Current	Rotherham Street Kangaroo Point		310	SL813356		Stencraft Pty Ltd		Coastal
8	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339- 13	Construct Works on Tidal Lands or Waters - other than private use	Current	Rotherham Street Kangaroo Point		310	SL813356		Stencraft Pty Ltd		Coastal
9	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339- 6	Construct Works on Tidal Lands or Waters - other than private use	Current	Rotherham Street Kangaroo Point		310	SL813356		Stencraft Pty Ltd		Coastal

R

10	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339-7	Construct Works on Tidal Lands or Waters - other than private use	Current	Rotherham Street Kangaroo Point			310	SL813356			Stencraft Pty Ltd		Coastal
11	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339-12	Construct Works on Tidal Lands or Waters - other than private use	Current	Rotherham Street Kangaroo Point			310	SL813356			Stencraft Pty Ltd		Coastal
12	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339-1	Construct Works on Tidal Lands or Waters - other than private use	Current	Rotherham Street Kangaroo Point			310	SL813356			Stencraft Pty Ltd		Coastal
13	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339-3	Construct Works on Tidal Lands or Waters - other than private use	Current	Rotherham Street Kangaroo Point			310	SL813356			Stencraft Pty Ltd		Coastal
14	SE951AP339	Marina/Dockside - Rotherham Street Kangaroo Point/Stencraft	SE951AP339-4	Construct Works on Tidal Lands or Waters - other than private use	Current	Rotherham Street Kangaroo Point			310	SL813356			Stencraft Pty Ltd		Coastal

S86 Point Permits

No.	Structure	Lot Number	Plan Number	File Number	Project Reference	Approval Date
1	Mooring Pile	0	0	TR1914		
2	Mooring Pile	0	0	TR1914		
3	Excavation Dredging	3	SL807310	EH951AP339		
4	Excavation Dredging	0	0	EH951AP339		
5	Vesting	0	0	HM11.2.1.443		
6	Vesting	0	0	HM11.2.1.443		
7	Marina	307	SL813356	BNE6272	206574	01/02/2005
8	Marina	307	SL813356	BNE6272	206574	01/02/2005
9	Marina	307	SL813356	BNE6272	206574	01/02/2005
10	Quay Line	0	0	EH951AP339		
11	Quay Line	0	0	EH951AP339		

EPA Districts

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R

No.	EPA District Name
1	Brisbane

Cadastre shaded by Base Parcel tenure

No.	Lot Number	Plan Number	Lot and Plan Number	Street No.	Street Suffix	Street No. 2	Street Suffix 2	Street Name	Street Type	Street Part	Loc Name	Area in sq metres	Tenure	Parish	County	LGA	Feature Name	Locality
1	310	SL813356	310SL813356									11270.096	LL	SOUTH BRISBANE	STANLEY	BRISBANE CITY		KANGAROO POINT
2	309	SL813356	309SL813356									8238.391	LL	SOUTH BRISBANE	STANLEY	BRISBANE CITY		KANGAROO POINT

Aboriginal Representative Bodies

No.	Representative Body Name
1	QUEENSLAND SOUTH REPRESENTATIVE BODY ABORIGINAL CORPORATION PO BOX 2562 TOOWOOMBA QLD

Native Title Claim Boundaries

No.	Claim Number	Name and Number	Federal Court Number
1	QC03/015	JAGER #2 QC03/015	QUD6014/03

Queensland Fire and Rescue Service regional office boundaries

No.	QFRS Region	Office	Street Address	Postal Address	Phone No.	Fax No.	Mobile No.
1	Brisbane Region	BRISBANE NORTH COMMUNITY SAFETY OFFICE	Level 3 Kedron Brook Building, cnr Gympie and Kedron Park Roads, Kedron, 4031	PO Box 000, Kedron, Qld, 4031	(07) 3247 8045	(07) 3247 8070	CTPI 49-Sc

Regional Harbour Master Areas

No.	Region Name
1	BRISBANE REGION

Queensland

No.	Feature
1	Queensland Mainland

No Features Found in the following layer(s):

- Koala Plan 2006 2016
- Updates to Remnant Regional Ecosystems Biodiversity Status
- Endangered Remnant Regional Ecosystems Biodiversity Status
- SEQ RCMP Coastal Management District (line)

- S86 Line Permits
- Canal Estate Developments
- Streets
- EPA Estate
- Draft Pre clearing Endangered Regional Ecosystems Cape York Peninsula Biodiversity Status
- Draft Pre clearing Endangered Regional Ecosystems Central Western Queensland Biodiversity Status
- Draft Pre clearing Endangered Regional Ecosystems South Western Queensland Biodiversity Status
- Directory of Important Wetlands
- State Marine Parks
- Great Barrier Reef Marine Park Zones
- Coastal Aerial Photos
- Marine Park Permits
- SEQ RCMP Developed and Undeveloped Waterways ✕
- Areas under Coastal Management Plans
- Erosion Prone Area Plans
- Coastal Management Control Districts
- Ramsar Sites
- Port Limits
- Wet Tropical Coast Coastal Management District
- Cardwell Hinchinbrook Coastal Management District
- Curtis Coast Coastal Management District
- Coastal Building Line
- Marine Plants
- Queensland Heritage Register Boundaries
- Fish Habitat Areas
- Major Towns
- Other States



Norris Clarke & O'Brien Pty Ltd

Licensed Surveyors
Town Planners
Development Consultants

BNE 6272 VOL 2

CTPI 49-Sch4

L.S., B.APP.SC.(SURV.), M.I.S. AUST

CTPI 49-Sch4

L.S., B.SURV, M.I.S. AUST

CTPI 49-Sch4

M.URB.REG.PLNG, DIP.ENG.SURV, B.A, GRAD.CERT.MNGMT, M.P.I.A.

252

1st Floor, Unit 2/107 Quay Street Brisbane Q 4000
ph 3221 9649 fax 3221 3391
email ncosurv@powerup.com.au
ACN 056 870 770 ABN 15 056 870 770

YOUR REF

BNE6272

OUR REF

DATE

1 December 2005

**ENVIRONMENTAL PROTECTION AGENCY
Coastal Licensing Section**

160 Ann Street,
Brisbane,
Qld 4000

Attention: John Harden



Dear John,

**RE: APPROVED WORKS APPLICATION (EPA APPROVAL NUMBER
IPDC00071204C11) OVER TIDAL LANDS OR WATERS – ON AND
ADJACENT TO LAND AT 63B & 63C ROTHERHAM STREET,
KANGAROO POINT AND DESCRIBED AS LOTS 307 & 310 ON SL
813356**

In reference to the above, included are 2 copies of "As Constructed" plans for the approved marina fingers E & F.

Condition 5 of the *Development Permit - Operational Works (that is Tidal Works)* requires the submission of a letter from a Registered Professional Engineer to the Environmental Protection Agency within 3 months of practical completion of the works certifying that:

- ***The works (including any other associated works) have been constructed in accordance with the approved drawings and these conditions***
- ***The works:-***
 - ***Are structurally adequate for the anticipated usage; and***
 - ***Comply with all relevant Codes – including the EPA's Operational Policy, Building and Engineering Standards for Tidal Works***
- ***The bed and banks of the waterway for a distance of 15m around the site of the works is clear of all debris***

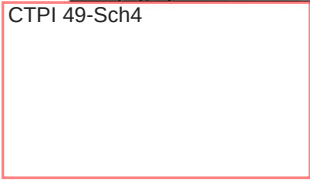
The requested confirmation letter is attached.

Please contact the writer on 3221 9649 if there is any matter pertaining to the above that you would like to discuss.

Yours faithfully

NORRIS CLARKE & O'BRIEN

CTPI 49-Sch4

A red rectangular box, likely a placeholder for a signature or stamp, located below the name of the law firm.

Published on DES Disclosure Log
RTI Act 2009

International Marina Consultants - Consultants to the Marina Industry

International Marina Consultants Pty Ltd
Australian Company Number 079 905 481
GST Registration/Australian Business Number 85 679 905 481

"The skill of an engineer is to harness the
forces of nature for the benefit of mankind"

473 Annerley Road
ANNERLEY QLD 4103
AUSTRALIA
Phone : (07) 3892 5711
Fax : (07) 3892 5611
International Access (617)
Email: CTPI@imc-marinas.com

9 November 2005

Bellingham Marine Australia Pty Ltd
115 Prince Edward Park Road
Woronora NSW 2232

Attention: Mr [CTPI 49-Sch4](#)

Dear [CTPI 49](#)

Re: **DOCKSIDE MARINA PIERS E AND F – COMPLETION CERTIFICATION**

From inspection of piling records and the completed works on site, we certify that the works have been completed in accordance with the sanctioned design with additions as follows:

- Access gates installed on gangways
- Lighting installed on outer finger ends

The works are structurally adequate for anticipated usage and comply with all relevant codes including EPA's Operational Policy, Building and Engineering Standards for Tidal Works.

The Construction Contractor has confirmed that the bed and banks at the waterway are clear of all debris that may have resulted from construction of these works.

Yours sincerely

INTERNATIONAL MARINA CONSULTANTS PTY LTD

[CTPI 49-Sch4](#)

[CTPI 49-Sch4](#)

Director

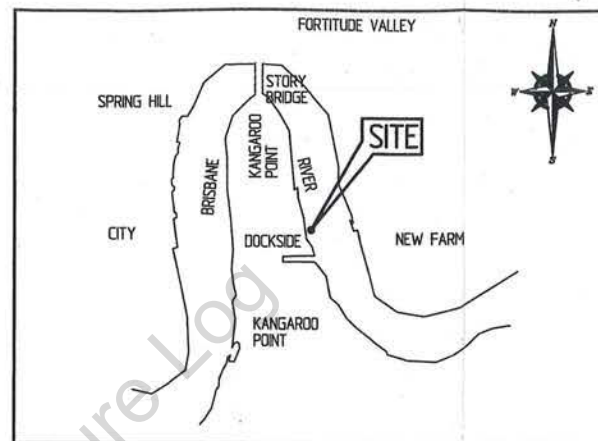


GENERAL NOTES :

- 1.0 ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE.
- 2.0 WHEN IN DOUBT 'ASK' DO NOT SCALE.
- 3.0 ALL DIMENSIONS ARE SHOWN IN MILLIMETRES.
- 4.0 ALL LEVELS ARE SHOWN IN METRES AND REDUCED TO AUSTRALIAN HEIGHT DATUM (A.H.D.)
- 5.0 PILES
 - TOLERANCE FOR DRIVING IN PLAN ± 50 mm, MEASURED AS THE WORST COMBINATION OF PLAN DEVIATION AND OUT OF PLUMB OVER FULL TIDAL RANGE. VERTICAL = 1 IN 200 MAX OUT OF PLUMB
 - CONTRACTOR TO ADVISE ENGINEER IF BED LEVEL DIFFERS FROM DESIGN LEVEL BY MORE THAN 300mm.
 - ALL STEEL PILES TO BE COATED WITH INTERZONE 954 TO ACHIEVE A MINIMUM DRY FILM THICKNESS OF 500 MICRONS. COATING SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FROM TOP OF PILE TO 1m BELOW BED LEVEL.
- 6.0 PONTOON DIMENSIONS ARE NOMINAL
 - DIMENSIONS ARE MEASURED CONCRETE TO CONCRETE
- 7.0 PONTOONS ARE TO BE CONNECTED TOGETHER WITH TIMBER WALERS.
- 8.0 ALL THRU-RODS ARE TO BE M16 NOMINAL ROLL THREADED ROD (GALV.) EX 14.7mm DIA. AT 300 CENTRES EVERY HOLE.
- 9.0 ALL KNEE BRACKETS TO BE 1800mm x 1200mm UNO.
- 10.0 ALL TIMBER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1720.1 - 1997.
 - WALER SIZES
 - 50 x 125 + 50 x 200 GRADE F17 TIMBER EACH SIDE OF FLOAT
 - ALL TIMBER TO BE HARDWOOD, JOINT GROUP J1
 - ALL TIMBER TO BE TREATED IN ACCORDANCE WITH AS 1604.
 - STRUCTURAL TIMBER MUST NOT BE CUT OR DRILLED FOR ANY REASON OTHER THAN SHOWN ON THESE DRAWINGS.
- 11.0 ALL STEEL TO BE GRADE 300 PLUS MINIMUM UNO. ALL STEEL PLATE TO BE GRADE 250 MINIMUM UNO.
- 12.0 ALL WELDS TO BE COMPLETE PENETRATION BUTT WELD OR 6mm FILLET WELD AS REQUIRED UNO.
- 13.0 PROTECTIVE COATINGS TO STEEL COMPONENTS :
 - a. ACID DIP AND HOT DIP GALVANIZE IN ACCORDANCE WITH AS4680.
 - b. - AVERAGE COATING $750g/m^2$
 - EQUIVALENT THICKNESS 100 MICRONS.
- 14.0 ALL ALUMINIUM WORK TO BE IN ACCORDANCE WITH AS 1664.
 - ALL EXTRUSIONS TO BE TYPE 6061-T6 OR 6062-T5 UNO.
 - PLATES TO BE TYPE 5083 H321 UNO.
 - ALL WELDS SHALL BE INERT GAS WELD USING T.J.G. WELDING PROCESS.
- 15.0 ALL STEEL AND ALUMINIUM WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.
- 16.0 PILE GUIDE BLOCKS ARE TO BE ADJUSTED AS REQUIRED TO SUIT PILE SIZE AND POSITION ON SITE.
 - CLEARANCE MUST BE PROVIDED BETWEEN PILE AND GUIDE TO PREVENT "HANGING" OF PONTOON UNDER FULL TIDAL RANGE.
- 17.0 CONCRETE
 - ALL CONCRETE WORKS SHALL COMPLY WITH AS 3600
 - MINIMUM CONCRETE STRENGTH $f'c = 40MPa$
 - ALL REINFORCEMENT TO BE HOT DIP GALVANIZED
- 18.0 KNEE BRACKET INFILL PANELS TO BE FIXED IN COMPLIANCE WITH MANUFACTURERS SPECIFICATION.
- 19.0 INSULATION

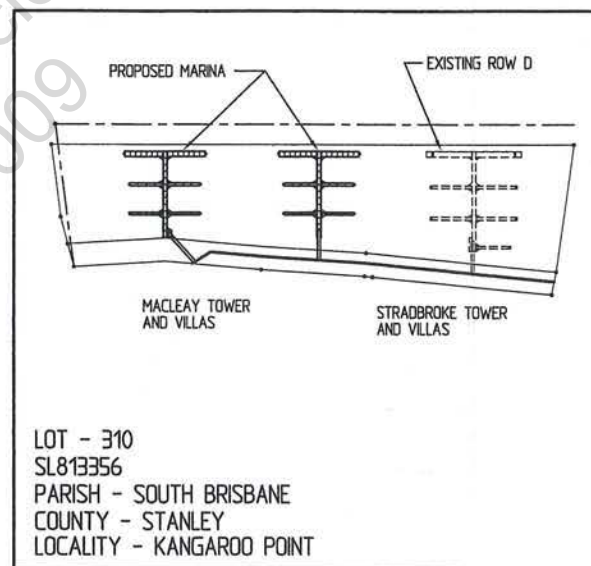
BOLTED MATERIAL	INSULATING MATERIAL
ALUMINIUM / GALV. STEEL	BARIUM CHROMATE JOINING COMPOUND OR EQUIVALENT
ALUMINIUM / CONCRETE	3mm NEOPRENE
STEEL / CONCRETE	3mm NEOPRENE
- 20.0 DESIGN PARAMETERS
 - WIND
 - BASIC WIND SPEED $V_p = 49$ m/s
 - TERRAIN CATEGORY $TC = 2$
 - GUST DURATION = 30sec
 - WAVE
 - BOAT WAKE $H_s = 0.6m$
 - $T = 25$ sec
 - BERTHING IMPACT
 - APPROACHING VELOCITY $v = 0.3m/s$
 - FLOOD CURRENT $v = 2m/s$
 - LIVE LOAD ON PONTOONS
 - MAX. UNIFORMLY DISTRIBUTED LOAD $3 kPa$
 - FREEBOARD UNDER DEAD LOAD $400 \pm 25mm$
- DESIGN VESSELS

VESSEL LENGTH (m)	WIND PROFILE AREA (m^2)		DISPLACEMENT (t)
	BEAM	HEAD	
18	64.0	22.0	225
20	76.0	24.0	30.0
- 21.0 THE MARINA (THE WIDTHS OF ALL FAIRWAYS/VESSEL MANOEUVRING AREAS, ETC) COMPLIES WITH THE GUIDELINES IN AS3962-2001 "GUIDELINES FOR DESIGN OF MARINAS".
- 22.0 THE WORKS WILL BE STRUCTURALLY ADEQUATE FOR ANTICIPATED USAGE.
- 23.0 THE WORKS WILL COMPLY WITH ALL RELEVANT CODES - INCLUDING THE EPA'S OPERATIONAL POLICY, BUILDING AND ENGINEERING STANDARDS FOR TIDAL WORKS.



LOCALITY MAP

N.T.S.



LOT - 310
SL813356
PARISH - SOUTH BRISBANE
COUNTY - STANLEY
LOCALITY - KANGAROO POINT

SITE PLAN

SCALE 1 : 2500

AS BUILT

Bellingham
MARINE
Innovative harbour and waterfront solutions
22 Sherrin Road
Seventeen Mile Rocks Qld 4073
Australia
Phone (07) 3976 6955
Fax (07) 3976 7995
International (617)
Email: sales@bellingham-marine.com.au

PACIFIC
Marina Flotation System

B 19/07/05 AS BUILT
A 2/11/04 PIER F GANGWAY ACCESS RELOCATED

Revisions

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International Marina Consultants
Consultants to the Marina Industry.
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473 Annerley Road, Annerley, Q.L.D.
Australia
Phone (07)3892 5711 Fax (07)3892 5611
International Access (+617)
Email: imc@imc-marinas.com

CLIENT:
BELLINGHAM MARINE AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA - PIERS E & F

TITLE:
GENERAL NOTES, LOCALITY MAP AND SITE PLAN

Date: 8/12/2003

Drawing No.: 2502-100/B

Scale: NIL

Drawn By: CTP Designed By:

Approved By: CTP



NOTES :

- FOR GENERAL NOTES REFER TO DRAWING No. 2502-100.
- BOARDWALK LAYOUT ARE BASED ON NORRIS CLARKE & O'BRIEN PTY. LTD. SURVEYORS DRAWING Ref. 5212LOC ISSUE B.

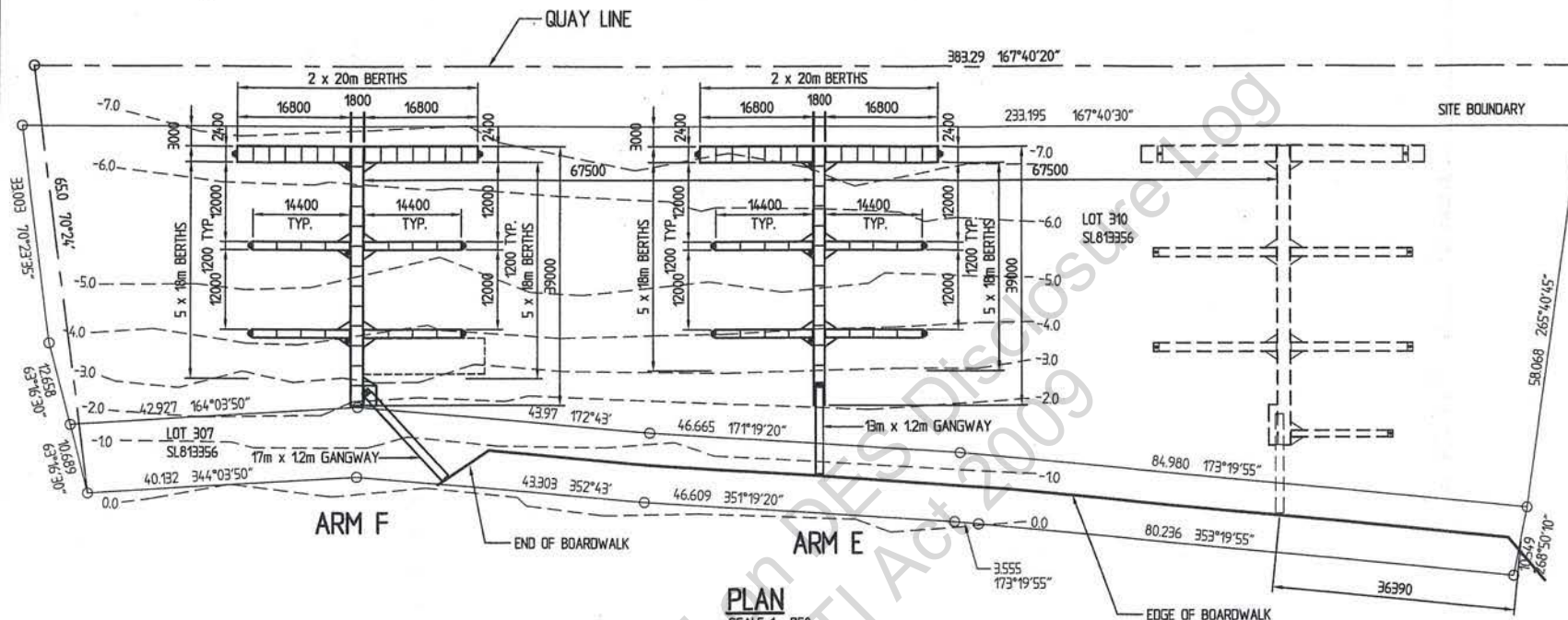
Bellingham
MARINE
Australia Pty. Ltd.
ACN 074 864 887

Innovative harbour
and waterfront solutions

22 Stramon Road
Seventeen Mile Rocks Qld 4079
Australia

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International (+61) 7
Email: sales@bellingham-marine.com.au

PACIFIC
Marina Flotation System



PLAN
SCALE 1 : 750



C 19/07/05 AS BUILT
B 14/02/05 BOARDWALK LAYOUT UPDATED,
NOTE 2 ADDED
A 1/11/04 ISSUED FOR CONSTRUCTION

Revisions

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**International
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Consultants to the Marina Industry.
**International Marina
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473 Annerley Road, Annerley, QLD.
Australia
Phone (07)3892 5711 Fax (07)3892 5611
International Access (+617)
Email : imc@imc-marinas.com

CLIENT:
**BELLINGHAM MARINE
AUSTRALIA PTY. LTD**

PROJECT:
**DOCKSIDE MARINA -
PIERS E & F**

TITLE:
GENERAL ARRANGEMENT

Date: 8/12/2003

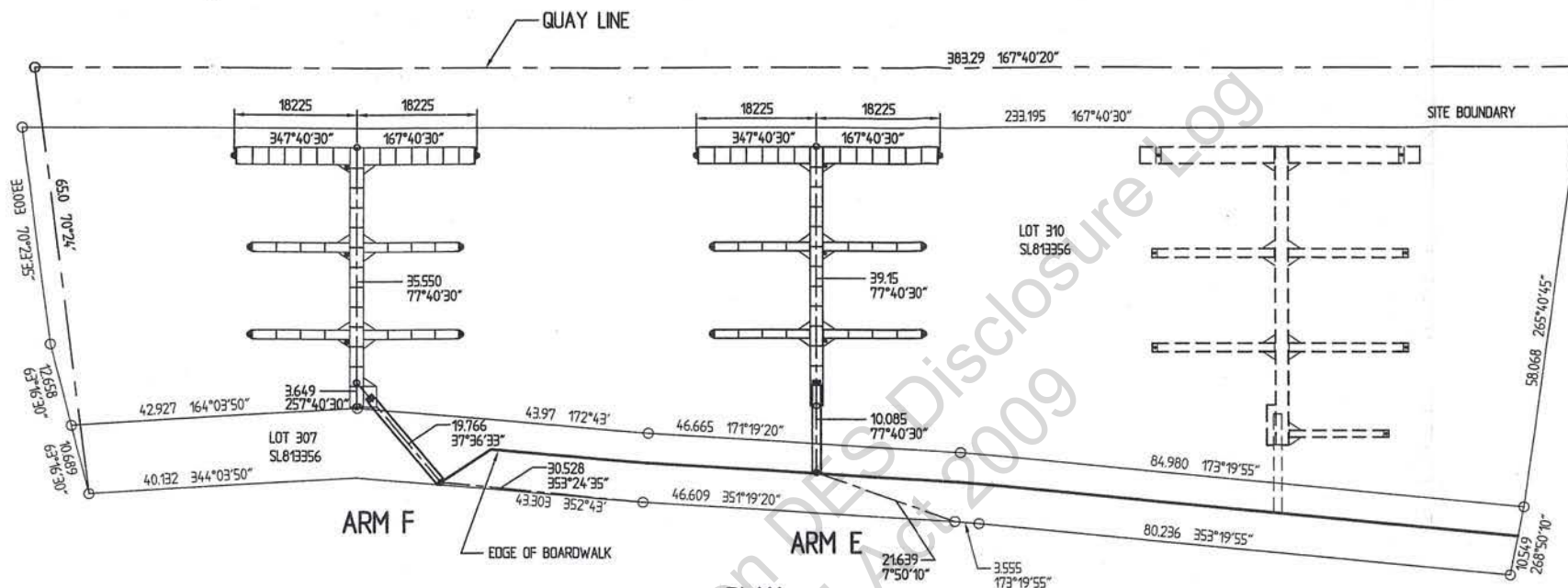
Drawing No.: 2502-101/C

Scale: 1 : 750

Drawn By: CT Designed By:

Approved By: CTP

AS BUILT



NOTES :

- FOR GENERAL NOTES REFER TO DRAWING No. 2502-100.

PLAN
SCALE 1 : 750



AS BUILT

Bellingham
MARINE
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ACN 074 864 887
Innovative harbour
and waterfront solutions
22 Stramon Road
Seventeen Mile Rocks QLD 4073
Australia
Phone (07) 3516 6955
Fax (07) 3516 7995
International (607)
Email: sales@bellingham-marine.com.au

PACIFIC
Marina Flotation System

B 19/07/05 AS BUILT
A 12/01/05 PIER F GANGWAY SETOUT CHANGED

Revisions

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**International
Marina
Consultants**
Consultants to the Marina Industry.
International Marina
Consultants Pty. Ltd.
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473 Annerley Road, Annerley, QLD.
Australia
Phone (07)3892 5711 Fax (07)3892 5611
International Access (+617)
Email : imc@imc-marinas.com

CLIENT:
**BELLINGHAM MARINE
AUSTRALIA PTY. LTD**

PROJECT:
**DOCKSIDE MARINA -
PIERS E & F**

TITLE:
MARINA SETOUT

Date: 11/12/2003

Drawing No.: 2502-102/B

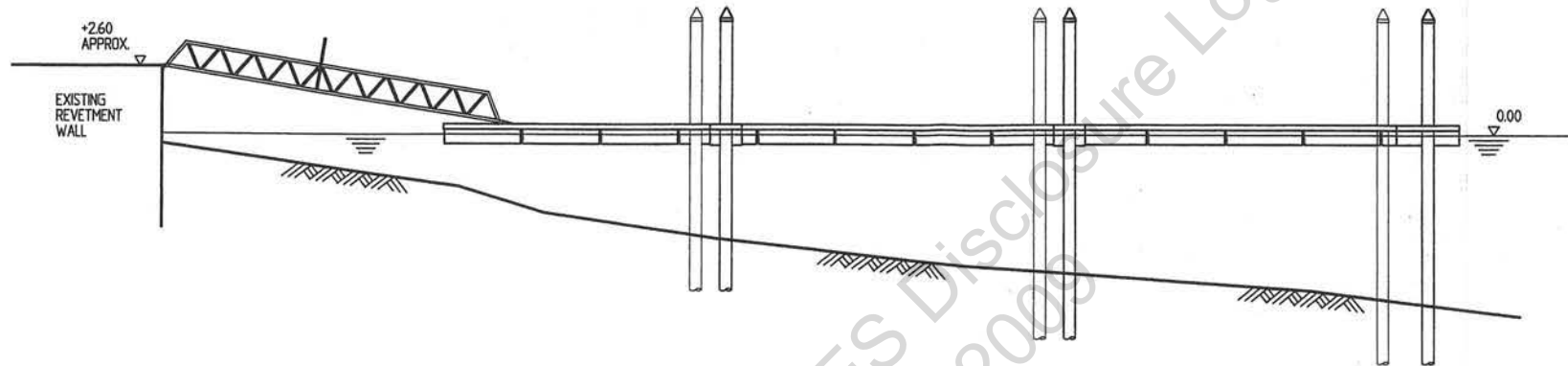
Scale: 1 : 750

Drawn By: CTE Designed By:

Approved By: CTPI

NOTES :

1. FOR GENERAL NOTES REFER TO DRAWING No. 2502-100.
2. ALL LEVELS ARE SHOWN IN METRES AND REDUCED TO AUSTRALIAN HEIGHT DATUM (AHD).



ELEVATION - ARM F SHOWN
SCALE 1 : 200

Bellingham
MARINE
Innovative harbour
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PACIFIC
Marina Flotation System

A 19/07/05 AS BUILT

Revisions

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Email : inc@inc-marinas.com

CLIENT:

**BELLINGHAM MARINE
AUSTRALIA PTY. LTD**

PROJECT:

**DOCKSIDE MARINA -
PIERS E & F**

TITLE:

ELEVATION

Date: 15/12/2003

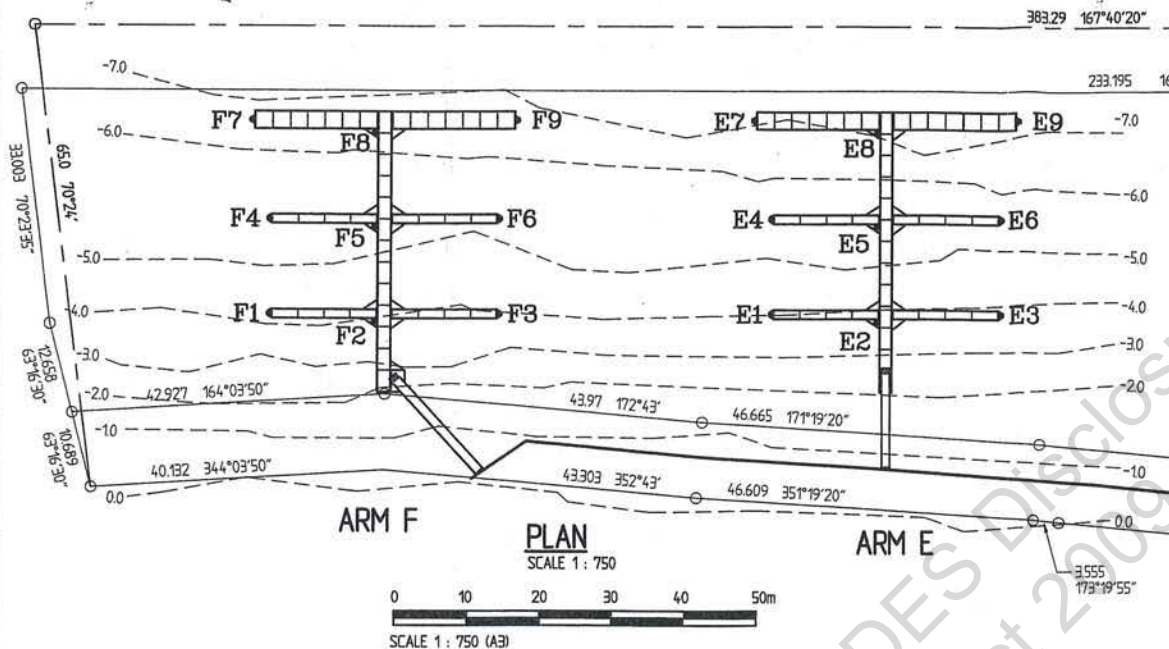
Drawing No.: 2502-103/A

Scale: 1 : 200

Drawn By: CTF Designed By:

Approved By: CTP

AS BUILT

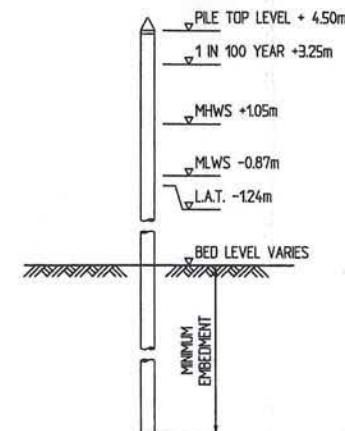


PILE SCHEDULE			
PILE No.	BED LEVEL (m A.H.D.)	PILE SIZE	AS BUILT EMBEDMENT (m)
F1	-3.80	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.20
F2	-4.60	610φ x 12.7 WALL GRADE 350 STEEL PILE	8.90
F3	-3.40	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.60
F4	-5.50	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.00
F5	-5.50	610φ x 12.7 WALL GRADE 350 STEEL PILE	9.00
F6	-5.20	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.30
F7	-6.25	508φ x 12.7 WALL GRADE 350 STEEL PILE	8.25
F8	-5.60	610φ x 12.7 WALL GRADE 350 STEEL PILE	8.90
F9	-8.40	508φ x 12.7 WALL GRADE 350 STEEL PILE	6.10

PILE SCHEDULE			
PILE No.	BED LEVEL (m A.H.D.)	PILE SIZE	AS BUILT EMBEDMENT (m)
E1	-3.10	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.90
E2	-3.30	610φ x 12.7 WALL GRADE 350 STEEL PILE	10.20
E3	-4.70	457φ x 12.7 WALL GRADE 350 STEEL PILE	7.30
E4	-3.25	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.75
E5	-5.00	610φ x 12.7 WALL GRADE 350 STEEL PILE	9.50
E6	-5.70	457φ x 12.7 WALL GRADE 350 STEEL PILE	7.80
E7	-7.30	508φ x 12.7 WALL GRADE 350 STEEL PILE	8.30
E8	-7.10	610φ x 12.7 WALL GRADE 350 STEEL PILE	9.00
E9	-7.10	508φ x 12.7 WALL GRADE 350 STEEL PILE	8.40

NOTES :

- FOR GENERAL NOTES REFER TO DRAWING No. 2502-100.
- ALL LEVELS ARE SHOWN IN METRES AND REDUCED TO AUSTRALIAN HEIGHT DATUM (A.H.D.)
- PILES
 - TOLERANCE FOR DRIVING IN PLAN +/- 50 mm, MEASURED AS THE WORST COMBINATION OF PLAN DEVIATION AND OUT OF PLUMB OVER FULL TIDAL RANGE. VERTICAL = 1 IN 200 MAX OUT OF PLUMB
 - CONTRACTOR TO ADVISE ENGINEER IF BED LEVEL DIFFERS FROM DESIGN LEVEL BY MORE THAN 300mm.
- ALL STEEL PILES TO BE COATED WITH INTERZONE 954 TO ACHIEVE A MINIMUM DRY FILM THICKNESS OF 500 MICRONS. COATING SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FROM TOP OF PILE TO 1m BELOW BED LEVEL. FOLLOWING INSTALLATION A 200mm LAYER OF OIL SHALL BE PLACED OVER THE PILE INTERNAL WATER SURFACE.



PILE PROFILE
SCALE 1: 200

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PACIFIC
Marina Flotation System

C 19/07/05 AS BUILT
B 14/02/05 BOARDWALK LAYOUT UPDATED
A 1/11/04 ISSUED FOR CONSTRUCTION

Revisions

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CLIENT:
BELLINGHAM MARINE
AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA -
PIERS E & F

TITLE:
PILE LAYOUT AND PROFILE

Date: 15/12/2003

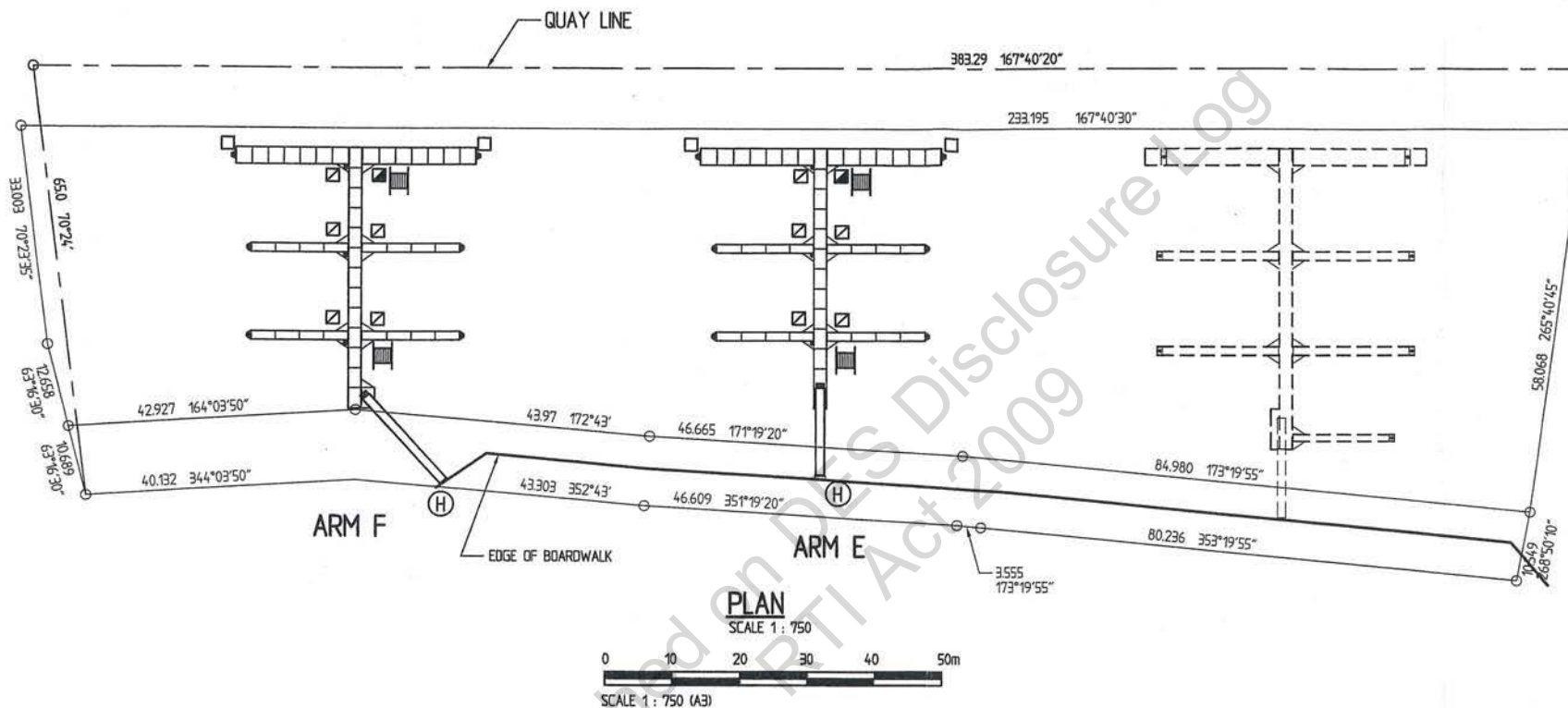
Drawing No.: 2502-104/C

Scale: AS SHOWN

Drawn By: CTP Designed By:

Approved By: CTP

AS BUILT



LEGEND :



SERVICE MODULE FITTED WITH :
2 x 15 AMP OUTLETS
2 x RCD/MCB
1 x LIGHT
1 x 20mm HOSE COCK



SERVICE MODULE FITTED WITH :
2 x 15 AMP OUTLETS
1 x 125 AMP 3 PHASE LEG AND OUTLET
2 x RCD/MCB
1 x LIGHT
1 x 20mm HOSE COCK



SERVICE MODULE FITTED WITH :
1 x LIGHT



FIRE HOSE REEL
C/W 9 KG DRY CHEMICAL EXTINGUISHER
FIRE ALARM CALL POINT



FIRE HYDRANT

AS BUILT

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PACIFIC
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C 19/07/05 AS BUILT
B 14/02/05 BOARDWALK LAYOUT UPDATED
A 1/11/04 ISSUED FOR CONSTRUCTION

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CLIENT:
**BELLINGHAM MARINE
AUSTRALIA PTY. LTD**

PROJECT:
**DOCKSIDE MARINA -
PIERS E & F**

TITLE:
SERVICES LAYOUT

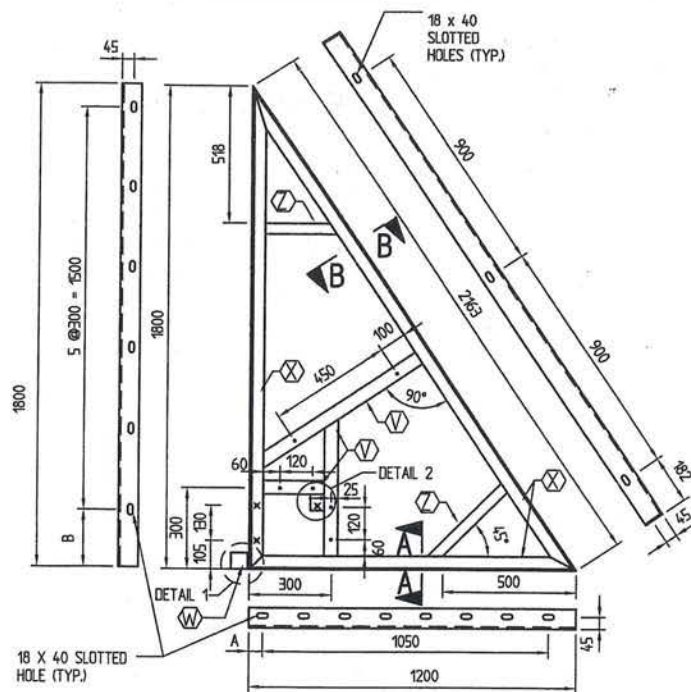
Date: 16/12/2003

Drawing No.: 2502-105/C

Scale: 1 : 750

Drawn By: CTF Designed By:

Approved By: CTPI



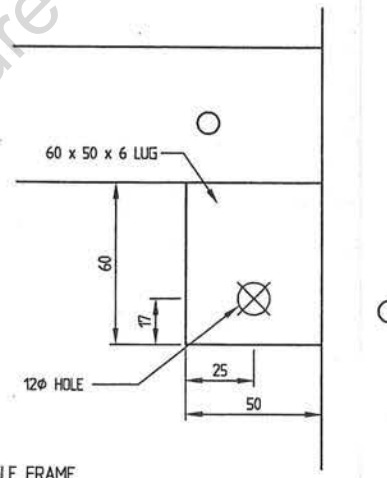
PS18T1 RIGHT HAND KNEE BRACKET
SCALE 1/20

LEGEND:

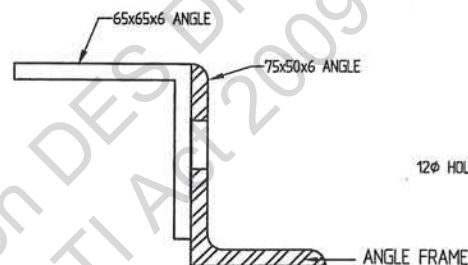
V	50x6 FLAT
W	65x65x6 ANGLE
X	75x50x6 ANGLE
Z	40x6 FLAT
○	8φ HOLE
⊗	12φ HOLE

NOTES :

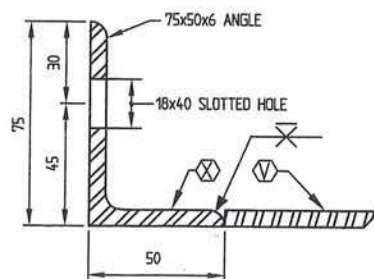
- ALL MATERIALS TO BE HOT DIP GALVANIZED IN ACCORDANCE WITH AS 4680.
- PROTECTIVE COATINGS TO STEEL COMPONENTS :
 - ACID DIP AND HOT DIP GALVANIZE IN ACCORDANCE WITH AS4680.
 - AVERAGE COATING 750g/m²
EQUIVALENT THICKNESS 100 MICRONS.
- ALL WELDS TO BE FULL PENETRATION BUTT WELDS OR 6mm FILLET WELD AS REQUIRED.
- ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.



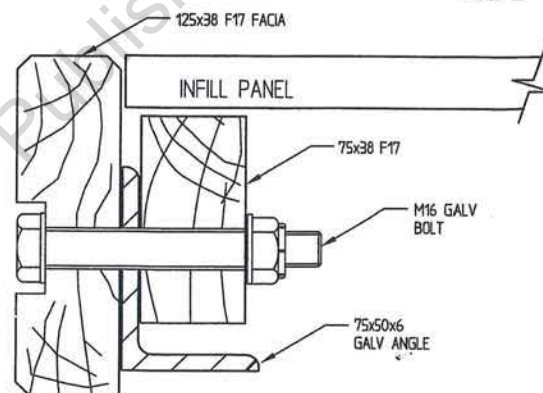
DETAIL 2
SCALE 1/2



DETAIL 1
SCALE 1/2



SECTION A-A
SCALE 1/2



SECTION B-B
SCALE 1/2

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PACIFIC
Marina Flotation System

A 19/07/05 AS BUILT

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BELLINGHAM MARINE
AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA -
PIERS E & F

TITLE:
STANDARD KNEE BRACKET
DRAWING

Date: 16/12/2003

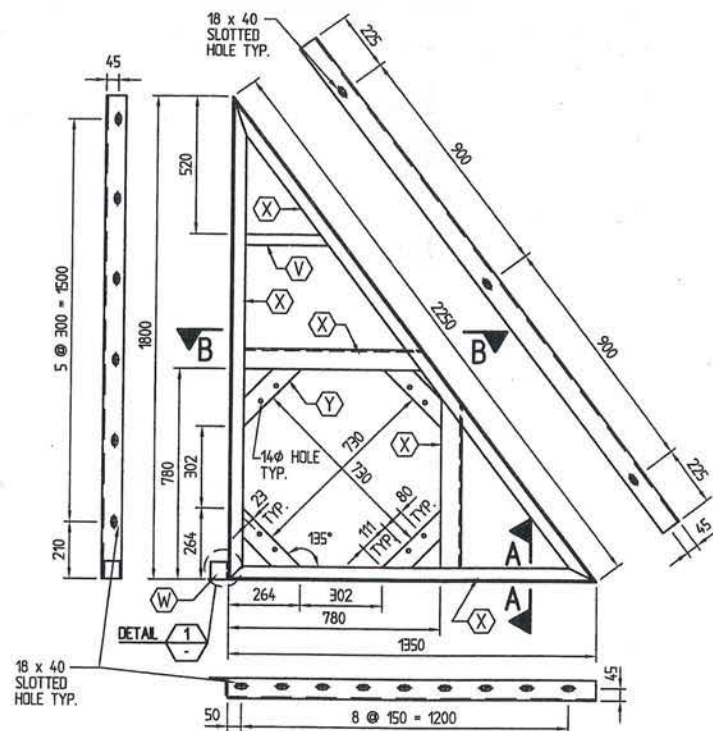
Drawing No.: 2502-107/A

Scale:

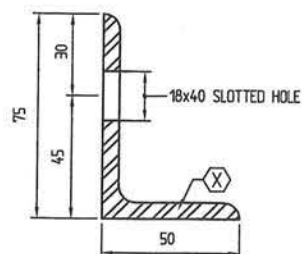
Drawn By: CTP **Designed By:**

Approved By: CTP

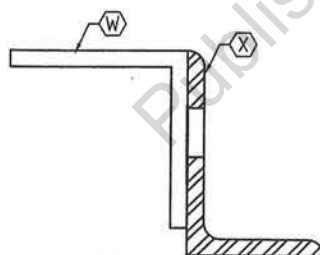
AS BUILT



GENERAL ARRANGEMENT
SCALE 1: 20



SECTION A - A
SCALE 1: 2



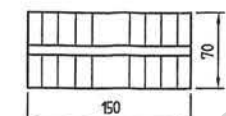
DETAIL 1
SCALE 1: 2

LEGEND :

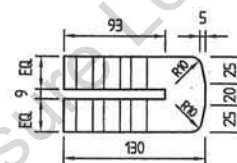
- (V) 40 x 8 FLAT
- (W) 65 x 65 x 6 ANGLE
- (X) 75 x 50 x 8 ANGLE
- (Y) 75 x 8 FLAT

NOTES :

1. ALL MATERIALS TO BE HOT DIP GALVANIZED IN ACCORDANCE WITH AS 4680.
2. PROTECTIVE COATINGS TO STEEL COMPONENTS :
 - a. ACID DIP AND HOT DIP GALVANIZE IN ACCORDANCE WITH AS4680.
 - b. - AVERAGE COATING 750g/m²
 - EQUIVALENT THICKNESS 100 MICRONS.
3. ALL WELDS TO BE FULL PENETRATION BUTT WELDS OR 6mm FILLET WELD AS REQUIRED.
4. ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.



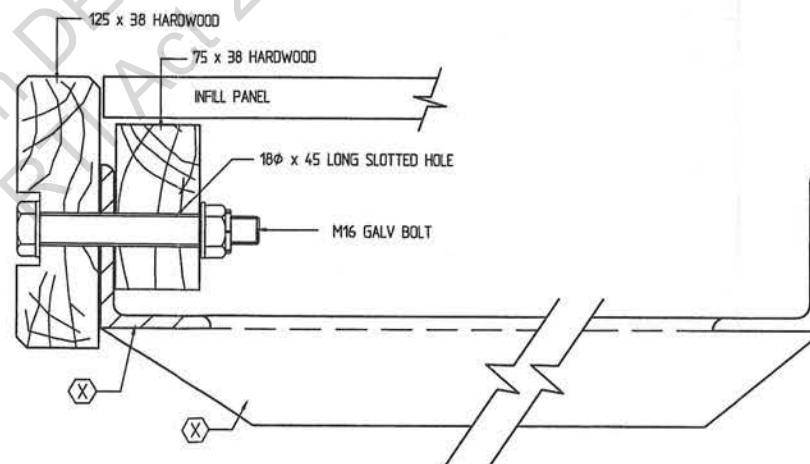
FRONT ELEVATION



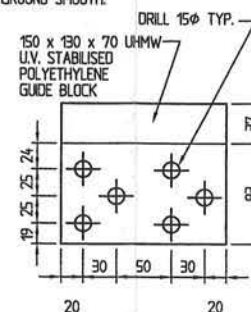
SIDE ELEVATION

PILE GUIDE BLOCK
SCALE 1: 5

NOTES: FIX PILE GUIDE WITH 2 NUMBER M12 GALV. BOLTS.



SECTION B - B
SCALE 1: 25



PLAN

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PACIFIC
Marina Flotation System

A 19/07/05 AS BUILT

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CLIENT:
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AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA -
PIERS E & F

TITLE:
1800 x 1350 KNEE
BRACKET PILE GUIDE
(610 DIA. PILE)

Date: 16/12/2003

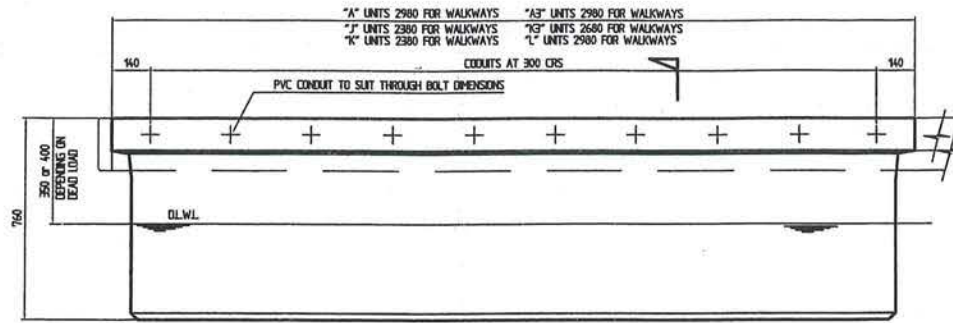
Drawing No.: 2502-108/A

Scale: AS SHOWN

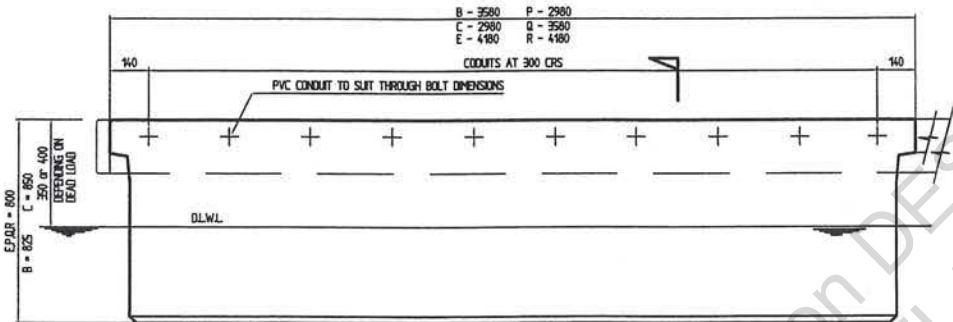
Drawn By: CTR **Designed By:**

Approved By: CTPI

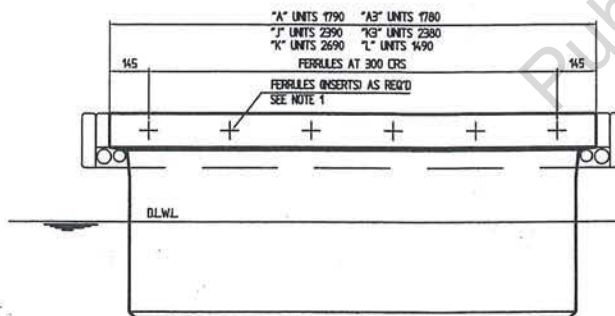
AS BUILT



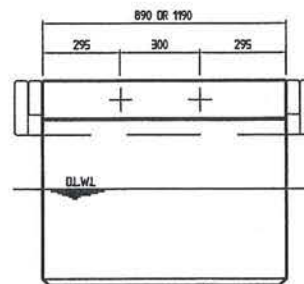
ELEVATION



ELEVATION



END ELEVATION



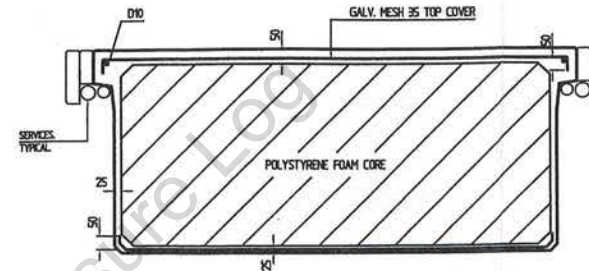
END ELEVATION

FINGER UNITS SCHEDULE

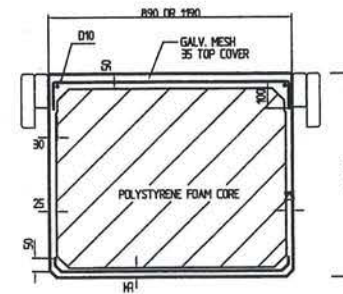
UNIT MARK	LENGTH	WIDTH
P/P1	3000 x 1200	NOMINAL
Q/Q1	3600 x 1200	
R/R1	4200 x 1200	
C/C1	3000 x 900	
B/B1	3600 x 900	
E/E1	4200 x 900	

NOTES

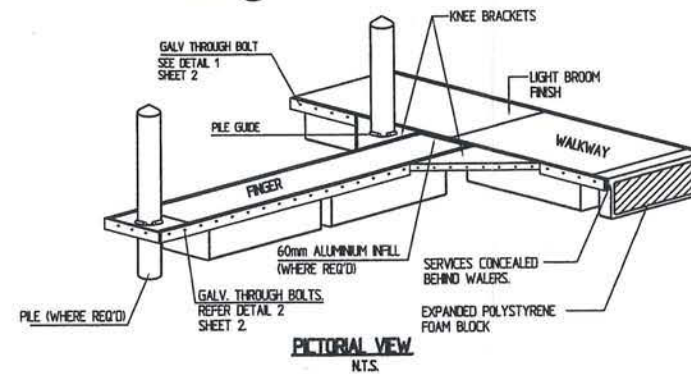
1. PROVIDE FERRULES (INSERTS) OR S/S STUDS AS REQUIRED TO END OF LAST PONTOON ONLY TO WALKWAYS AND TO FINGERS.
2. CLEAR COVER TO MESH - 35 TOP.
3. CONCRETE STRENGTH F_{ck} = 40 MPa.
4. FIBER MESH ADDITIVE TO CONCRETE 900g/m³.



SECTION A



SECTION B



Rev.	Date	Description	By	OK
1		AS BUILT		

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 AUSTRALIA
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Bellingham Marine
 Australia Pty. Ltd.

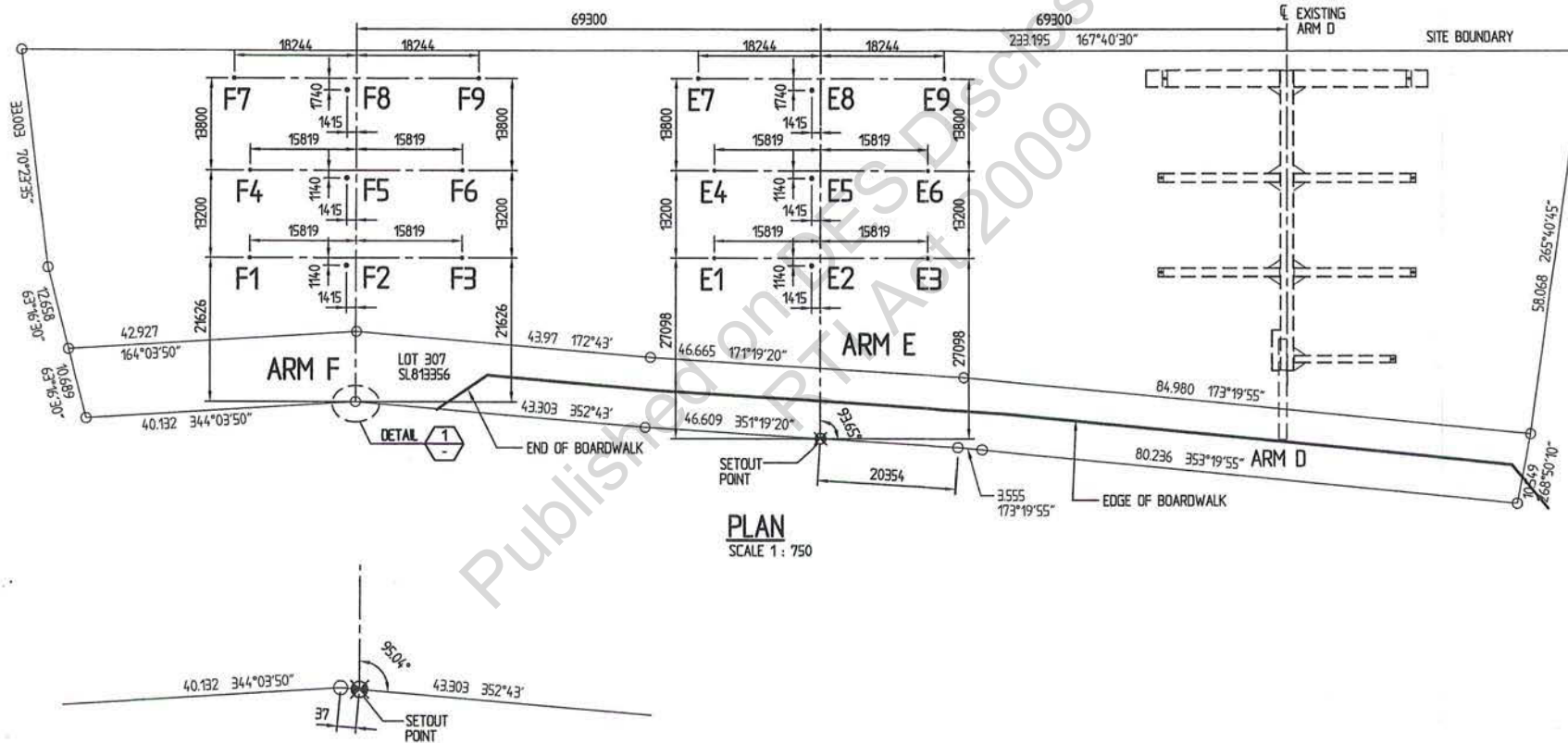
PROJECT:
 DOCKSIDE MARINA -
 PERS E & F

Title
 STANDARD FLOAT
 DETAILS

Drawn By	Designed By
Checking Clerk	Engineering Clerk
Approved	Scale
AS SHOWN	
Drawing No.	Sheet
2502-110	A

AS BUILT

- 3.0 ALL STEEL PILES TO BE COATED WITH INTERZONE 954 TO ACHIEVE A MINIMUM DRY FILM THICKNESS OF 500 MICRONS. COATING SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FROM TOP OF PILE TO 1m BELOW BED LEVEL.
- FOLLOWING INSTALLATION A 200mm LAYER OF OIL SHALL BE PLACED OVER THE PILE INTERNAL WATER SURFACE.



DETAIL 1
SCALE 1 : 10

AS BUILT

PACIFIC

Marina Flotation System

B 19/07/05 AS BUILT
A 14/02/05 BOARDWAY LAYOUT UPDATED

Revisions

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AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA -
PIERS E & F

TITLE:

PILE SETOUT

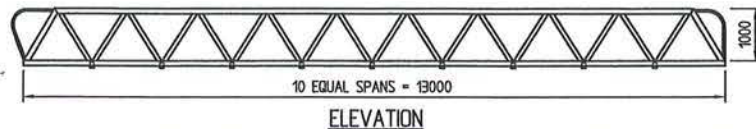
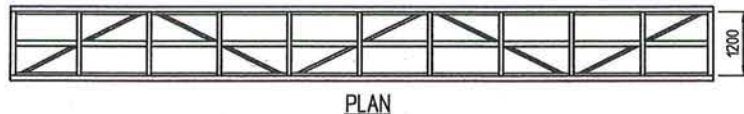
Date: 9/02/2005

Drawing No.: 2502-112/B

Scale: 1 : 750

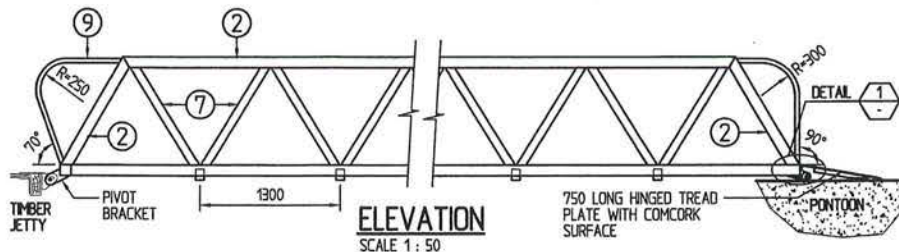
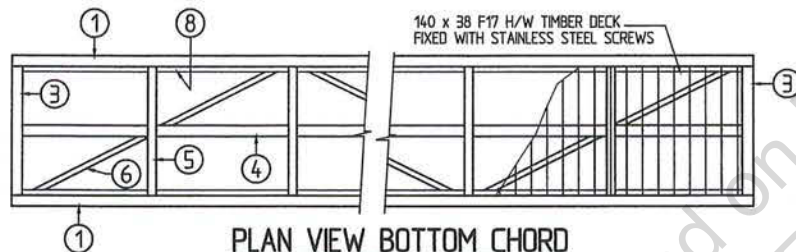
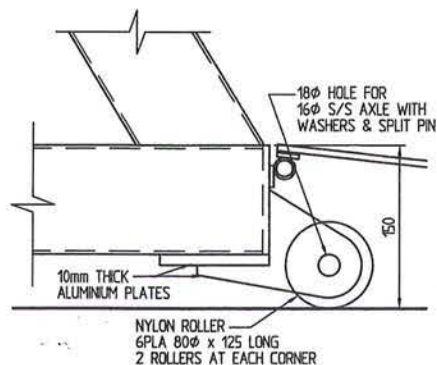
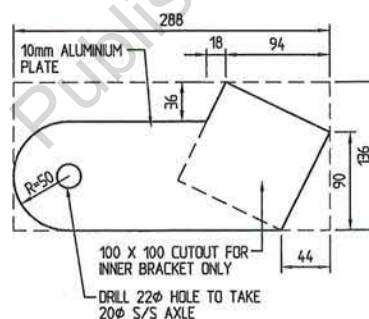
Drawn By: CTP Designed By:

Approved By: CTPI



GENERAL ARRANGEMENT

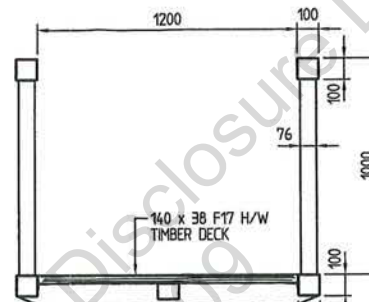
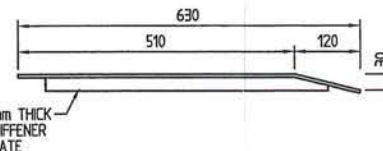
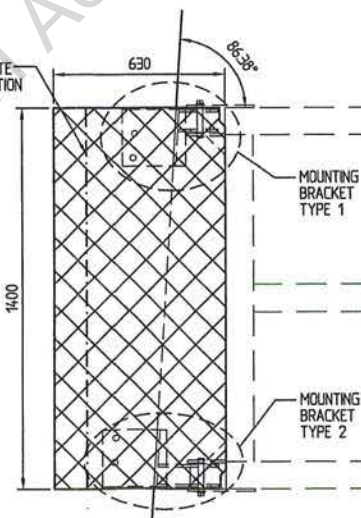
SCALE 1 : 100



ITEM	DESCRIPTION
1	SHS 100 x 100 x 3
2	SHS 100 x 100 x 3
3	SHS 100 x 100 x 3
4	RHS 101.6 x 76.2 x 2.35
5	RHS 101.6 x 76.2 x 2.35
6	SHS 50.8 x 50.8 x 2
7	SHS 76 x 76 x 3
8	ANGLE 50 x 25 x 3
9	CHS 40 x 3

NOTES :

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS1664.
- ALUMINIUM EXTRUSIONS SHALL BE 6061-T6, 6082-T5 OR 6005A-T5 UNO.
- ALUMINIUM PLATES SHALL BE TYPE 5083 TEMPER H321.
- ALL WELDS SHALL BE INERT GAS WELD USING TIG FUSION WELDING PROCESS.
- ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.
- ALL WELDS TO BE COMPLETE PENETRATION BUTT WELD.
- DESIGN LIVE LOADS
UDL 4.0kPa
CONCENTRATED LOAD 4.5kN
HANDRAIL 0.75kN/m
- SPLICE JOINT IN TOP CHORD TO BE LOCATED OUTSIDE THE CENTRAL 6m.



THIS DRAWING TO BE
READ IN CONJUNCTION WITH
DRAWING No. 2502-303

AS BUILT

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CLIENT:
BELLINGHAM MARINE AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA PIERS E & F

TITLE:
**PIER E
12m (W) x 13m (L)
ALUMINIUM GANGWAY
SHEET 1**

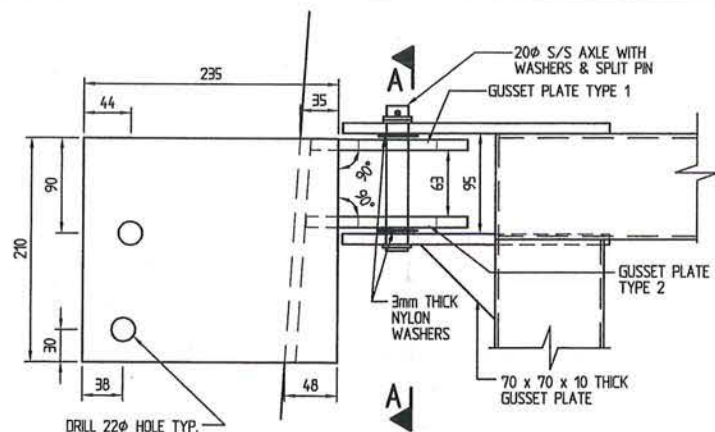
Date: 16/02/2005

Drawing No.: 2502-302/A

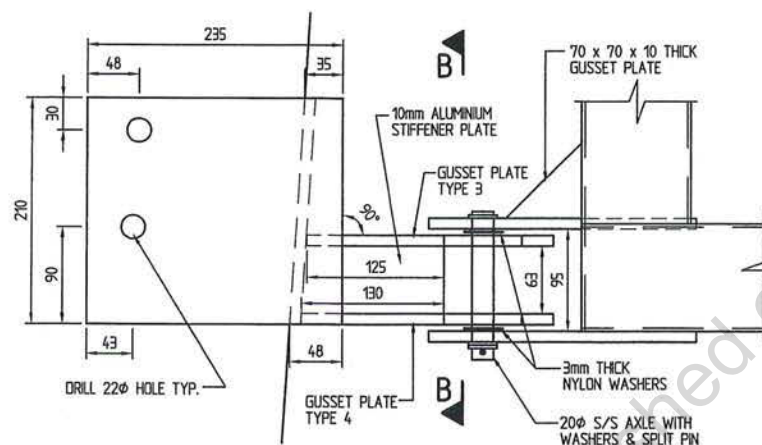
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Drawn By: CTP1 Designed By:

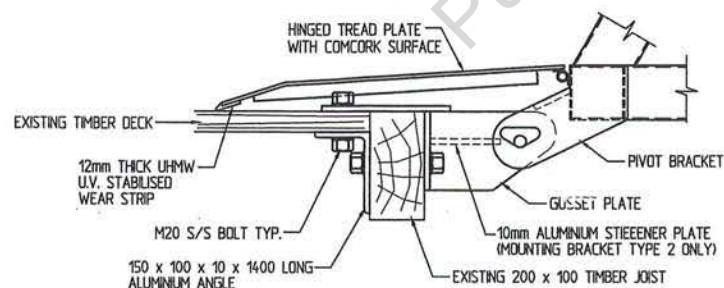
Approved By: CTP1



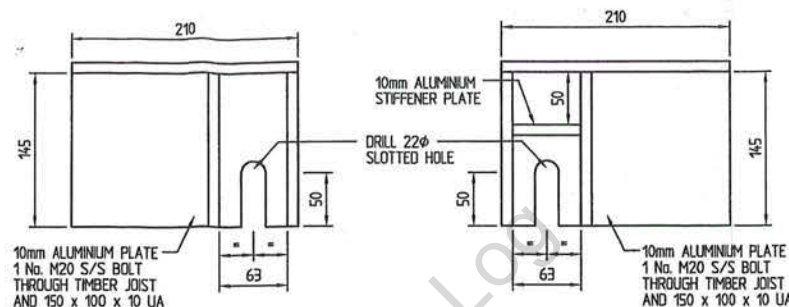
MOUNTING BRACKET TYPE 1
SCALE 1 : 5



MOUNTING BRACKET TYPE 2
SCALE 1 : 5

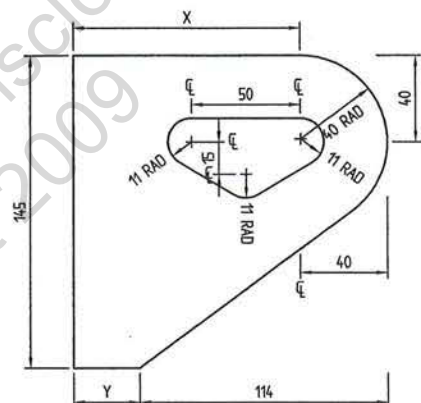


ELEVATION - MOUNTING BRACKET TYPE 2
SCALE 1 : 10



SECTION A - A
SCALE 1 : 5

SECTION B - B
SCALE 1 : 5



DIMENSIONS SCHEDULE		
GUSSET PLATE TYPE	X	Y
1	104	30
2	108	34
3	186	112
4	191	117

GUSSET PLATE DETAILS
SCALE 1 : 25

THIS DRAWING TO BE
READ IN CONJUNCTION WITH
DRAWING No. 2502-302

AS BUILT

A 19/07/05 AS BUILT

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Phone (07) 3892 5711 Fax (07) 3892 5611
Email : inc@inc-marinas.com

CLIENT:
**BELLINGHAM MARINE
AUSTRALIA PTY. LTD**

PROJECT:
**DOCKSIDE MARINA
PIERS E & F**

TITLE:
**PIER E
1.2m (W) x 13m (L)
ALUMINIUM GANGWAY
SHEET 2**

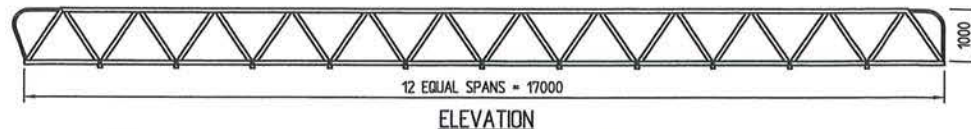
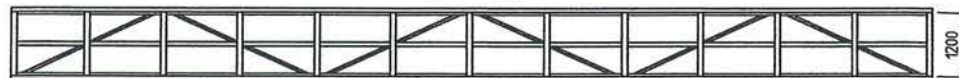
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Drawing No.: 2502-303/A

Scale: AS SHOWN

Drawn By: CT **Designed By:**

Approved By: CTB



GENERAL ARRANGEMENT

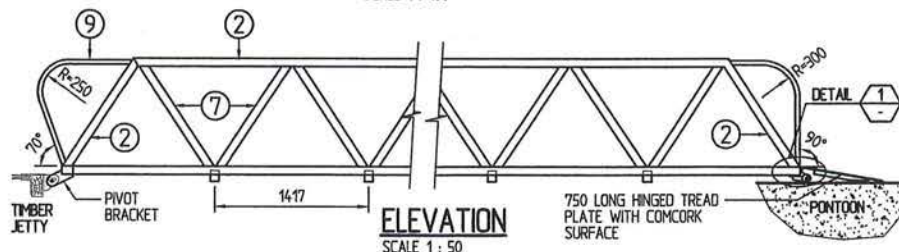
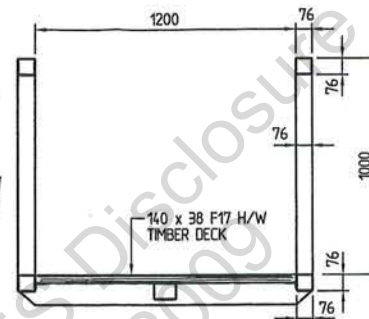
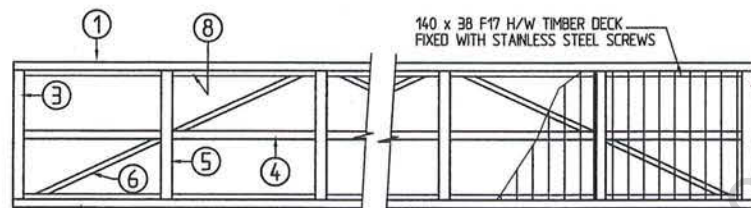
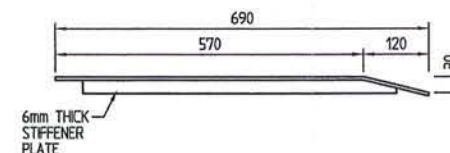
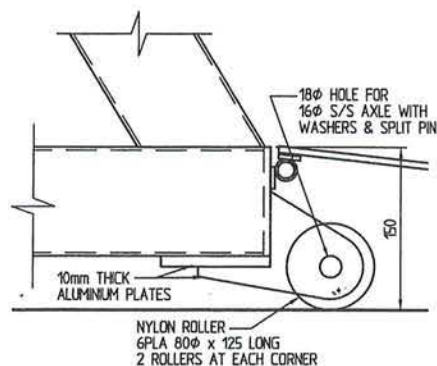
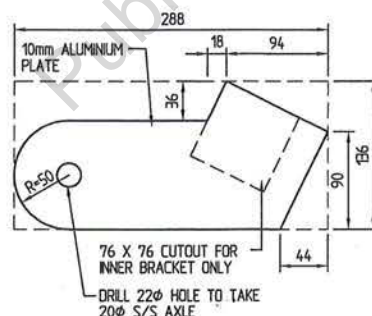
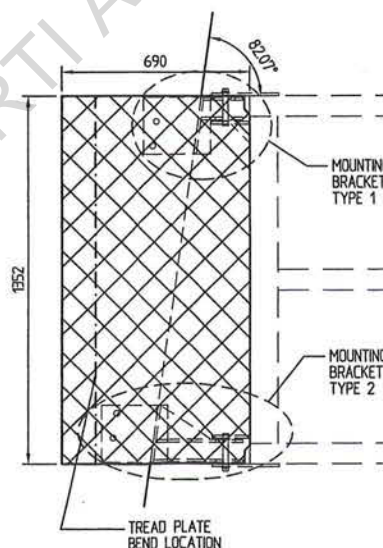
SCALE 1 : 100

ITEM	DESCRIPTION
1	SHS 76 x 76 x 6.35
2	SHS 76 x 76 x 6.35
3	SHS 76 x 76 x 6.35
4	RHS 101.6 x 76.2 x 2.35
5	RHS 101.6 x 76.2 x 2.35
6	SHS 50.8 x 50.8 x 2
7	SHS 76 x 76 x 3
8	ANGLE 50 x 25 x 3
9	CHS 40 x 3

NOTES :

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS1664.
- ALUMINIUM EXTRUSIONS SHALL BE 6061-T6, 6082-T5 OR 6005A-T5 UNO.
- ALUMINIUM PLATES SHALL BE TYPE 5083 TEMPER H321.
- ALL WELDS SHALL BE INERT GAS WELD USING TIG FUSION WELDING PROCESS.
- ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GRIND SMOOTH.
- ALL WELDS TO BE COMPLETE PENETRATION BUTT WELD.
- DESIGN LIVE LOADS

UDL	4.0kPa
CONCENTRATED LOAD	4.5kN
HANDRAIL	0.75kN/m
- SPLICE JOINT IN TOP CHORD TO BE LOCATED OUTSIDE THE CENTRAL 6m.



THIS DRAWING TO BE
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DRAWING No. 2502-305

AS BUILT

A 19/07/05 AS BUILT

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Email : imc@imc-marinas.com

CLIENT:

BELLINGHAM MARINE AUSTRALIA PTY. LTD

PROJECT:

DOCKSIDE MARINA PIERS E & F

TITLE:

**PIER F
1.2m (W) x 17m (L)
ALUMINIUM GANGWAY
SHEET 1**

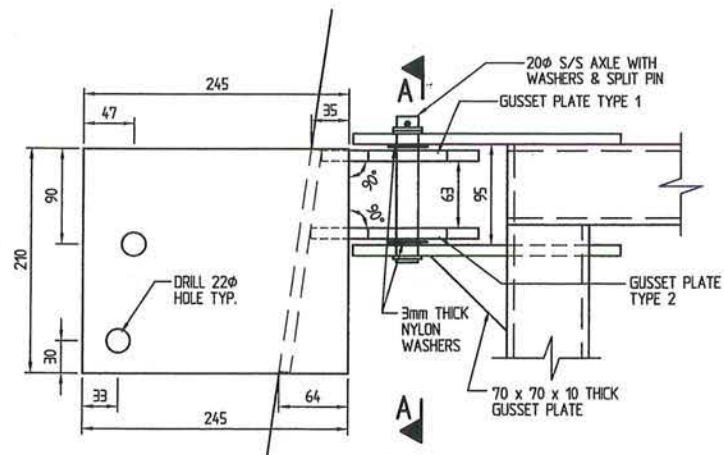
Date: 16/02/2005

Drawing No.: 2502-304/A

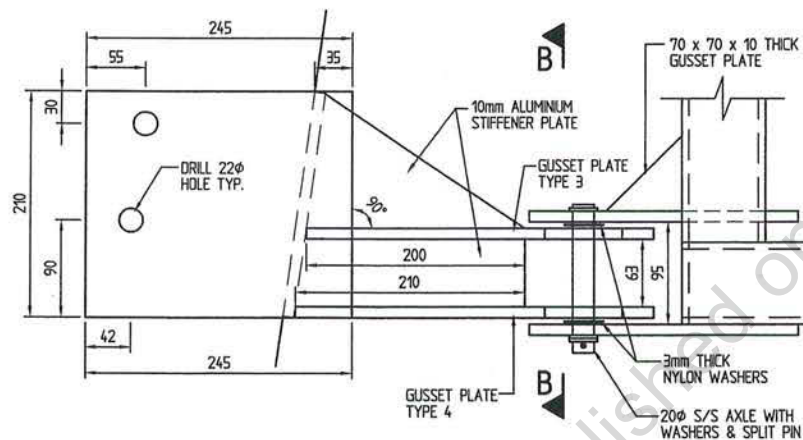
Scale: AS SHOWN

Drawn By: CTF Designed By:

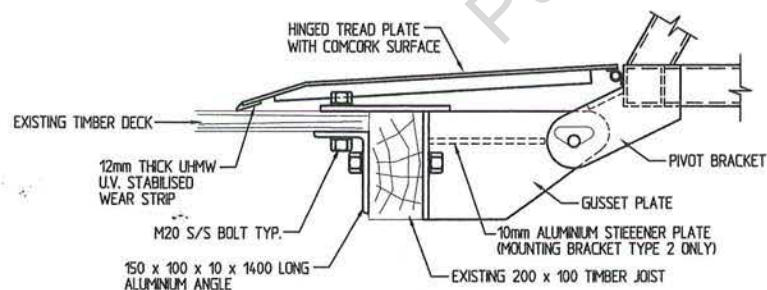
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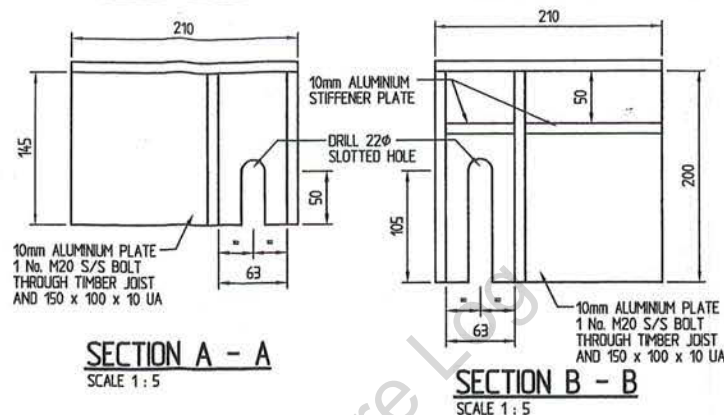
MOUNTING BRACKET TYPE 1
SCALE 1 : 5



MOUNTING BRACKET TYPE 2
SCALE 1 : 5

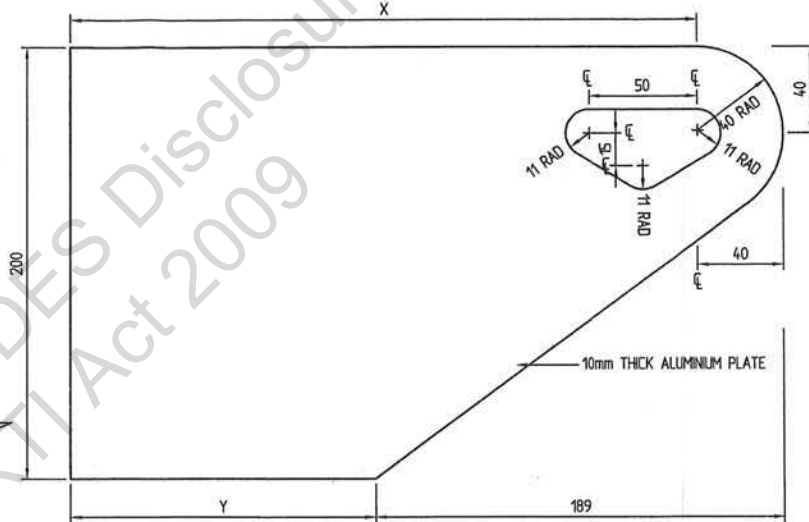


ELEVATION - MOUNTING BRACKET TYPE 2
SCALE 1 : 10

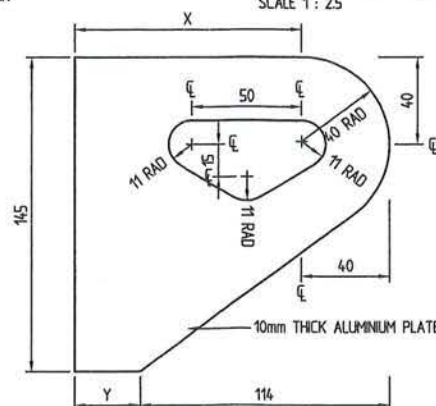


SECTION A - A
SCALE 1 : 5

SECTION B - B
SCALE 1 : 5



GUSSET PLATE TYPE 3 & TYPE 4
SCALE 1 : 25



GUSSET PLATE TYPE 1 & TYPE 2
SCALE 1 : 25

DIMENSIONS SCHEDULE		
GUSSET PLATE TYPE	X	Y
1	104	30
2	114	40
3	279	130
4	289	140

**THIS DRAWING TO BE
READ IN CONJUNCTION WITH
DRAWING No. 2502-304**

AS BUILT

A 19/07/05 AS BUILT

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Email : inc@inc-marinas.com

CLIENT:

**BELLINGHAM MARINE
AUSTRALIA PTY. LTD**

PROJECT:

**DOCKSIDE MARINA
PIERS E & F**

TITLE:

**PIER F
1.2m (W) x 17m (L)
ALUMINIUM GANGWAY
SHEET 2**

Date: 23/02/2005

Drawing No.: 2502-305/A

Scale: AS SHOWN

Drawn By: CT Designed By:

Approved By: CT

GENERAL NOTES :

- 1.0 ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE.
- 2.0 WHEN IN DOUBT 'ASK' DO NOT SCALE.
- 3.0 ALL DIMENSIONS ARE SHOWN IN MILLIMETRES.
- 4.0 ALL LEVELS ARE SHOWN IN METRES AND REDUCED TO AUSTRALIAN HEIGHT DATUM (A.H.D.)
- 5.0 PILES
 - TOLERANCE FOR DRIVING IN PLAN +/- 50 mm, MEASURED AS THE WORST COMBINATION OF PLAN DEVIATION AND OUT OF PLUMB OVER FULL TIDAL RANGE. VERTICAL = 1 IN 200 MAX OUT OF PLUMB
 - CONTRACTOR TO ADVISE ENGINEER IF BED LEVEL DIFFERS FROM DESIGN LEVEL BY MORE THAN 300mm.
 - ALL STEEL PILES TO BE COATED WITH INTERZONE 954 TO ACHIEVE A MINIMUM DRY FILM THICKNESS OF 500 MICRONS. COATING SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FROM TOP OF PILE TO 1m BELOW BED LEVEL.
- 6.0 PONTOON DIMENSIONS ARE NOMINAL
 - DIMENSIONS ARE MEASURED CONCRETE TO CONCRETE
- 7.0 PONTOONS ARE TO BE CONNECTED TOGETHER WITH TIMBER WALERS.
- 8.0 ALL THRU-RODS ARE TO BE M16 NOMINAL ROLL THREADED ROD (GALV.) EX 14.7mm DIA., AT 300 CENTRES EVERY HOLE.
- 9.0 ALL KNEE BRACKETS TO BE 1800mm x 1200mm UNO.
- 10.0 ALL TIMBER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1720.1 - 1997.
 - WALER SIZES
 - 50 x 125 + 50 x 200 GRADE F17 TIMBER EACH SIDE OF FLOAT
 - ALL TIMBER TO BE HARDWOOD, JOINT GROUP J1.
 - ALL TIMBER TO BE TREATED IN ACCORDANCE WITH AS 1604.
 - STRUCTURAL TIMBER MUST NOT BE CUT OR DRILLED FOR ANY REASON OTHER THAN SHOWN ON THESE DRAWINGS.
- 11.0 ALL STEEL TO BE GRADE 300 PLUS MINIMUM UNO. ALL STEEL PLATE TO BE GRADE 250 MINIMUM UNO.
- 12.0 ALL WELDS TO BE COMPLETE PENETRATION BUTT WELD OR 6mm FILLET WELD AS REQUIRED UNO.
- 13.0 PROTECTIVE COATINGS TO STEEL COMPONENTS :
 - a. ACID DIP AND HOT DIP GALVANIZE IN ACCORDANCE WITH AS4680.
 - b. - AVERAGE COATING 750g/m²
 - EQUIVALENT THICKNESS 100 MICRONS.
- 14.0 ALL ALUMINIUM WORK TO BE IN ACCORDANCE WITH AS 1664.
 - ALL EXTRUSIONS TO BE TYPE 6061-T6 OR 6082-T5 UNO.
 - PLATES TO BE TYPE 5083 H321 UNO.
 - ALL WELDS SHALL BE INERT GAS WELD USING T.J.G. WELDING PROCESS.
- 15.0 ALL STEEL AND ALUMINIUM WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.
- 16.0 PILE GUIDE BLOCKS ARE TO BE ADJUSTED AS REQUIRED TO SUIT PILE SIZE AND POSITION ON SITE.
 - CLEARANCE MUST BE PROVIDED BETWEEN PILE AND GUIDE TO PREVENT "HANGING" OF PONTOON UNDER FULL TIDAL RANGE.

- 17.0 CONCRETE
 - ALL CONCRETE WORKS SHALL COMPLY WITH AS 3600
 - MINIMUM CONCRETE STRENGTH f'c = 40MPa
 - ALL REINFORCEMENT TO BE HOT DIP GALVANIZED

- 18.0 KNEE BRACKET INFILL PANELS TO BE FIXED IN COMPLIANCE WITH MANUFACTURERS SPECIFICATION.

19.0 INSULATION

BOLTED MATERIAL	INSULATING MATERIAL
ALUMINIUM / GALV. STEEL	BARIUM CHROMATE JOINING COMPOUND OR EQUIVALENT
ALUMINIUM / CONCRETE	3mm NEOPRENE
STEEL / CONCRETE	3mm NEOPRENE

20.0 DESIGN PARAMETERS

- WIND
- BASIC WIND SPEED
V_p = 49 m/s
 - TERRAIN CATEGORY TC = 2
 - GUST DURATION = 30sec

WAVE

- BOAT WAKE
H₁ = 0.6m
T = 25 sec

BERTHING IMPACT

- APPROACHING VELOCITY
v = 0.3m/s
- FLOOD CURRENT
v = 2m/s

LIVE LOAD ON PONTOONS

- MAX. UNIFORMLY DISTRIBUTED LOAD 3 kPa
- FREEBOARD UNDER DEAD LOAD 400 ± 25mm

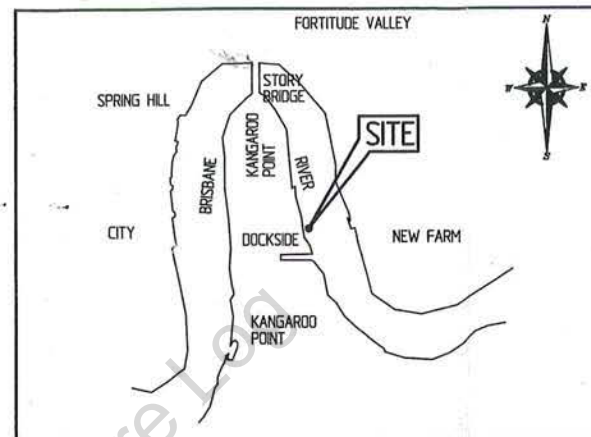
DESIGN VESSELS

VESSEL LENGTH (m)	WIND PROFILE AREA (m ²)		DISPLACEMENT (t)
	BEAM	HEAD	
18	64.0	22.0	22.5
20	76.0	24.0	30.0

- 21.0 THE MARINA (THE WIDTHS OF ALL FAIRWAYS/VESSEL MANOEUVRING AREAS, ETC) COMPLIES WITH THE GUIDELINES IN AS3962-2001 "GUIDELINES FOR DESIGN OF MARINAS".

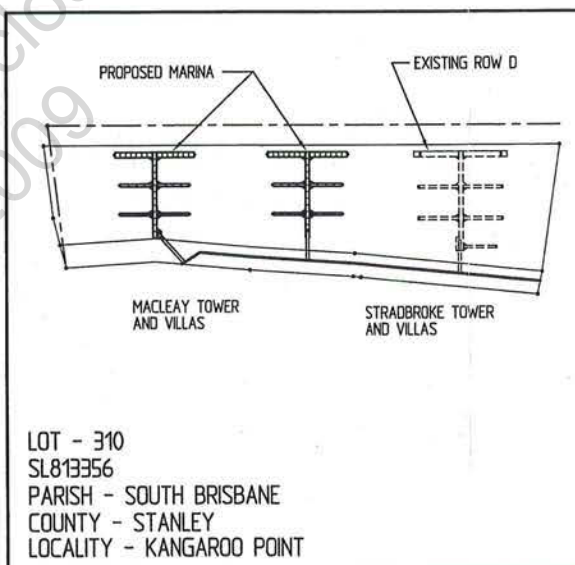
- 22.0 THE WORKS WILL BE STRUCTURALLY ADEQUATE FOR ANTICIPATED USAGE.

- 23.0 THE WORKS WILL COMPLY WITH ALL RELEVANT CODES - INCLUDING THE EPA'S OPERATIONAL POLICY, BUILDING AND ENGINEERING STANDARDS FOR TIDAL WORKS.



LOCALITY MAP

N.T.S.



SITE PLAN

SCALE 1 : 2500

AS BUILT

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International 6771
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PACIFIC
Marina Flotation System

B 19/07/05 AS BUILT
A 2/11/04 PIER F GANGWAY ACCESS RELOCATED

Revisions

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Email : imc@imc-marinas.com

CLIENT:
BELLINGHAM MARINE AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA - PIERS E & F

TITLE:
GENERAL NOTES, LOCALITY MAP AND SITE PLAN

Date: 8/12/2003

Drawing No.: 2502-100/B

Scale: NIL

Drawn By: CTF **Designed By:**

Approved By: CTF



NOTES :

1. FOR GENERAL NOTES REFER TO DRAWING No. 2502-100.
2. BOARDWALK LAYOUT ARE BASED ON NORRIS CLARKE & O'BRIEN PTY. LTD. SURVEYORS DRAWING Ref. 5212LOC ISSUE B.

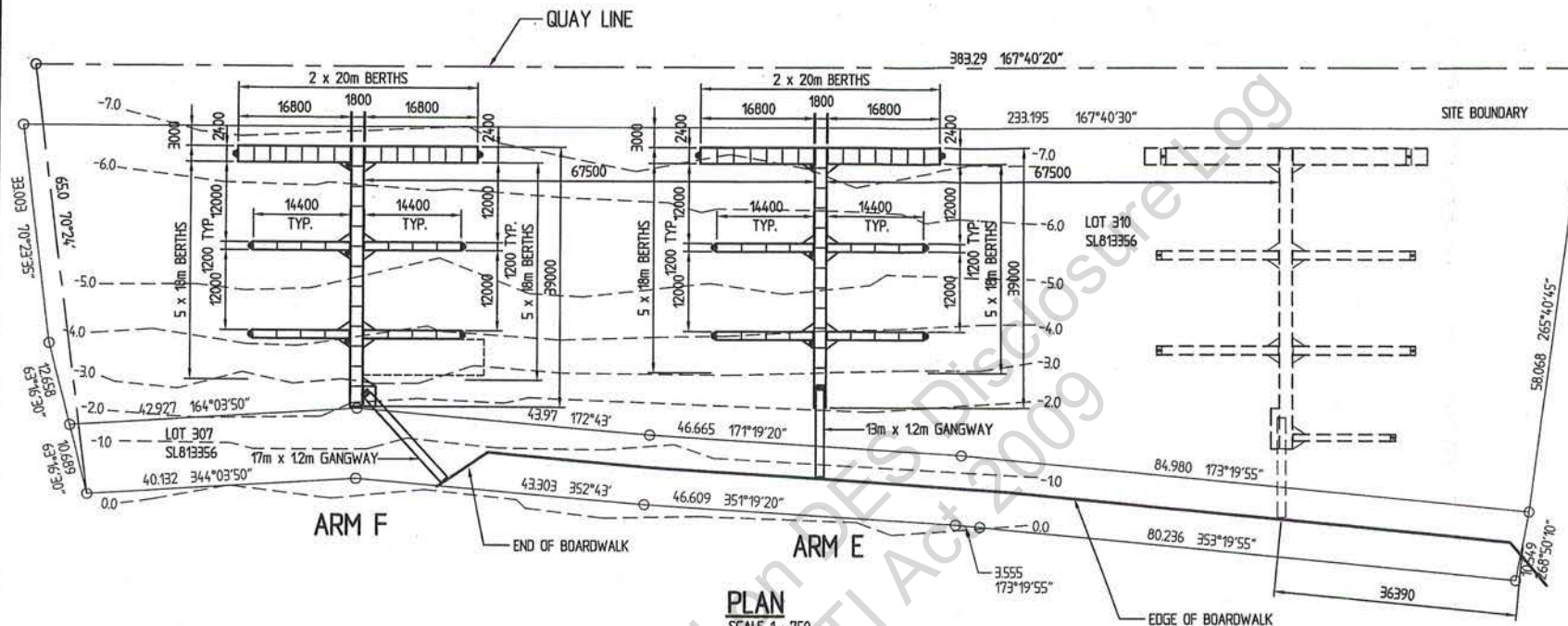
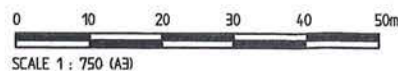
Bellingham
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Australia Pty. Ltd.
ACN 074 864 887

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C 19/07/05 AS BUILT
B 14/02/05 BOARDWALK LAYOUT UPDATED,
NOTE 2 ADDED
A 1/11/04 ISSUED FOR CONSTRUCTION

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CLIENT:
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AUSTRALIA PTY. LTD**

PROJECT:
**DOCKSIDE MARINA -
PIERS E & F**

TITLE:
GENERAL ARRANGEMENT

Date: 8/12/2003

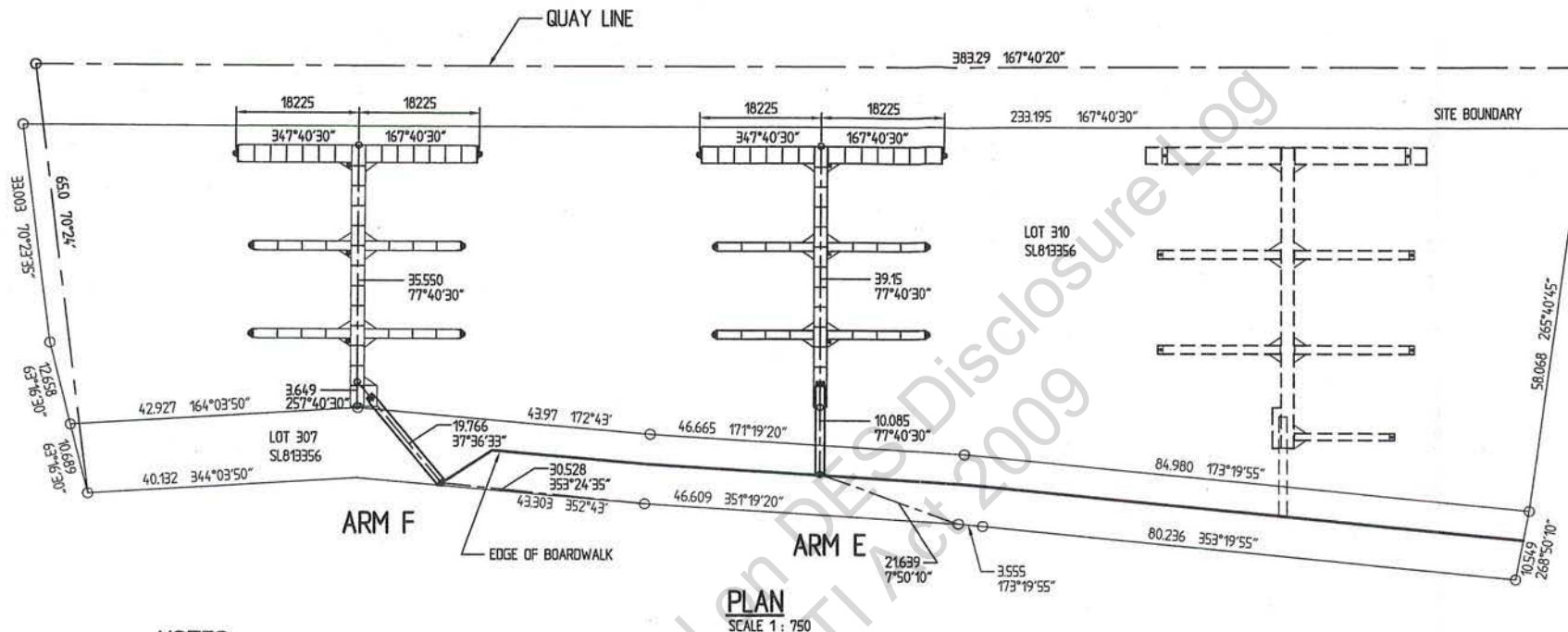
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Scale: 1 : 750

Drawn By: CTF **Designed By:**

Approved By: CTPI

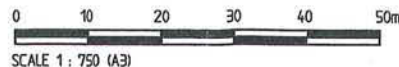
AS BUILT



NOTES :

1. FOR GENERAL NOTES REFER TO DRAWING No. 2502-100.

PLAN
SCALE 1 : 750



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B 19/07/05 AS BUILT
A 12/01/05 PER F GANGWAY SETOUT CHANGED
Revisions

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CLIENT:
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AUSTRALIA PTY. LTD**

PROJECT:
**DOCKSIDE MARINA -
PIERS E & F**

TITLE:
MARINA SETOUT

Date: 11/12/2003

Drawing No.: 2502-102/B

Scale: 1 : 750

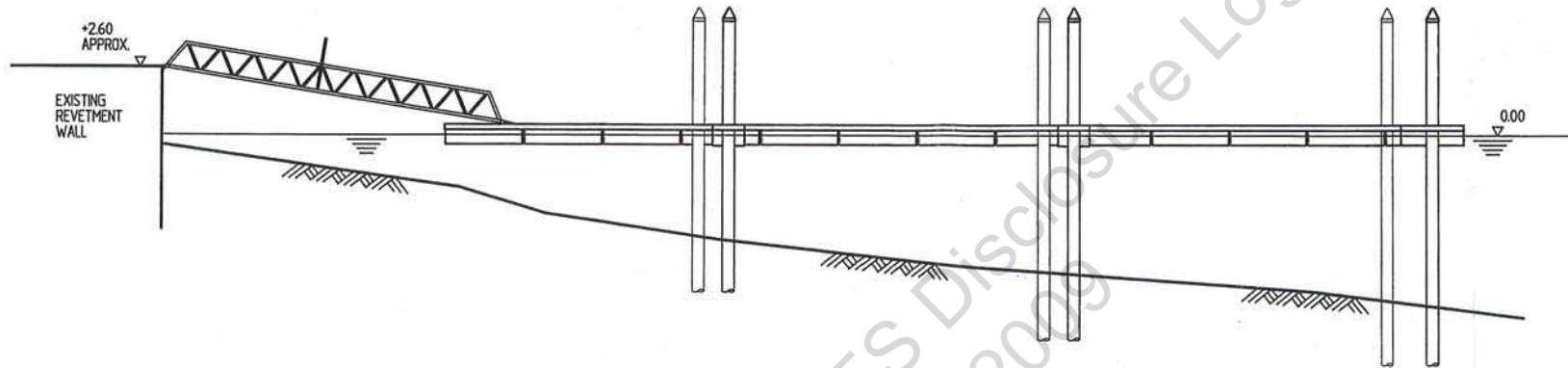
Drawn By: CTF Designed By:

Approved By: CTF

AS BUILT

NOTES :

1. FOR GENERAL NOTES REFER TO DRAWING No. 2502-100.
2. ALL LEVELS ARE SHOWN IN METRES AND REDUCED TO AUSTRALIAN HEIGHT DATUM (A.H.D.)



ELEVATION - ARM F SHOWN
SCALE 1:200

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PACIFIC
Marina Flotation System

A 19/07/05 AS BUILT

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CLIENT:

**BELLINGHAM MARINE
AUSTRALIA PTY. LTD**

PROJECT:

**DOCKSIDE MARINA -
PIERS E & F**

TITLE:

ELEVATION

Date: 15/12/2003

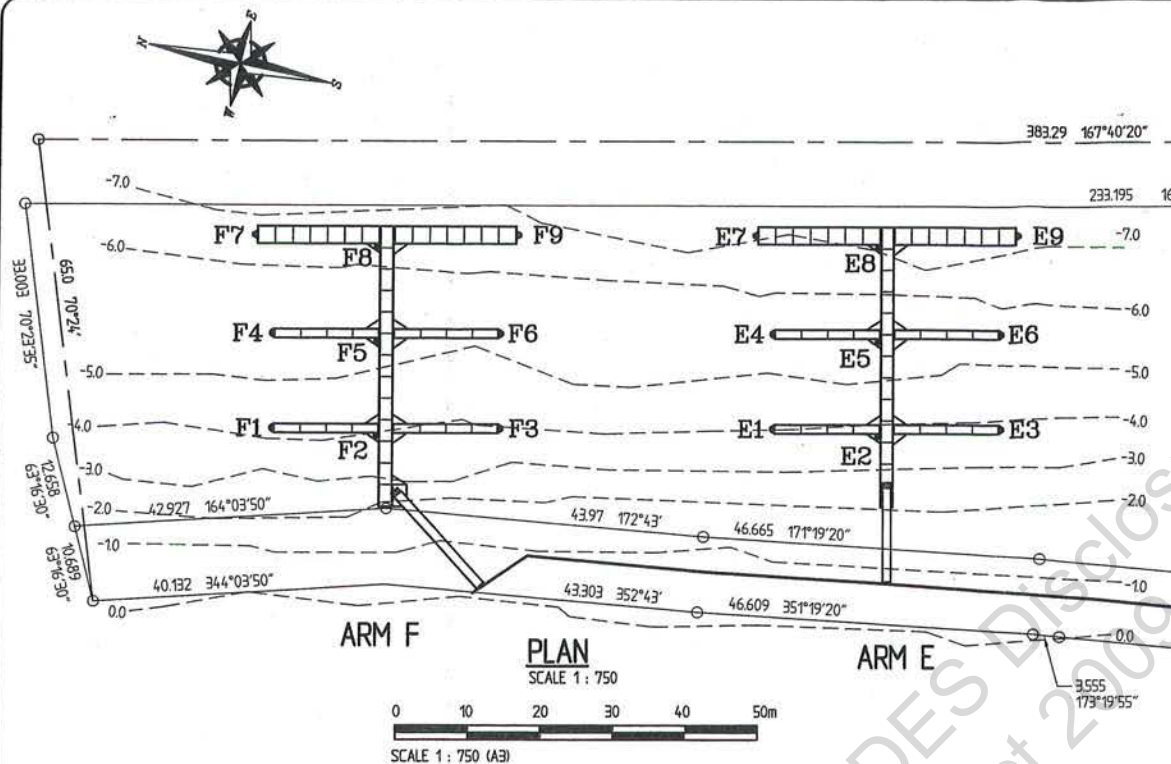
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Scale: 1:200

Drawn By: CTF Designed By:

Approved By: CTF

AS BUILT

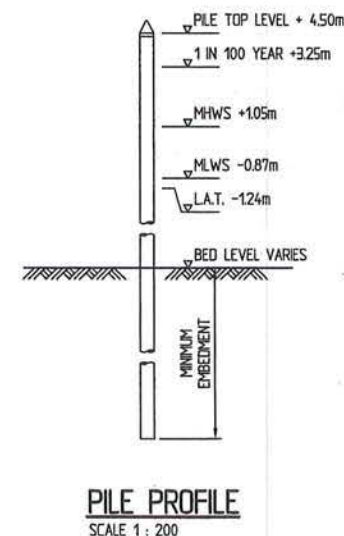


PILE SCHEDULE			
PILE No.	BED LEVEL (m A.H.D.)	PILE SIZE	AS BUILT EMBEDMENT (m)
F1	-3.80	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.20
F2	-4.60	610φ x 12.7 WALL GRADE 350 STEEL PILE	8.90
F3	-3.40	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.60
F4	-5.50	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.00
F5	-5.50	610φ x 12.7 WALL GRADE 350 STEEL PILE	9.00
F6	-5.20	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.30
F7	-6.25	508φ x 12.7 WALL GRADE 350 STEEL PILE	8.25
F8	-5.60	610φ x 12.7 WALL GRADE 350 STEEL PILE	8.90
F9	-8.40	508φ x 12.7 WALL GRADE 350 STEEL PILE	6.10

PILE SCHEDULE			
PILE No.	BED LEVEL (m A.H.D.)	PILE SIZE	AS BUILT EMBEDMENT (m)
E1	-3.10	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.90
E2	-3.30	610φ x 12.7 WALL GRADE 350 STEEL PILE	10.20
E3	-4.70	457φ x 12.7 WALL GRADE 350 STEEL PILE	7.30
E4	-3.25	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.75
E5	-5.00	610φ x 12.7 WALL GRADE 350 STEEL PILE	9.50
E6	-5.70	457φ x 12.7 WALL GRADE 350 STEEL PILE	7.80
E7	-7.30	508φ x 12.7 WALL GRADE 350 STEEL PILE	8.30
E8	-7.10	610φ x 12.7 WALL GRADE 350 STEEL PILE	9.00
E9	-7.10	508φ x 12.7 WALL GRADE 350 STEEL PILE	8.40

NOTES :

- FOR GENERAL NOTES REFER TO DRAWING No. 2502-100.
- ALL LEVELS ARE SHOWN IN METRES AND REDUCED TO AUSTRALIAN HEIGHT DATUM (A.H.D.)
- PILES
 - TOLERANCE FOR DRIVING IN PLAN +/- 50 mm, MEASURED AS THE WORST COMBINATION OF PLAN DEVIATION AND OUT OF PLUMB OVER FULL TIDAL RANGE. VERTICAL = 1 IN 200 MAX OUT OF PLUMB
 - CONTRACTOR TO ADVISE ENGINEER IF BED LEVEL DIFFERS FROM DESIGN LEVEL BY MORE THAN 300mm.
- ALL STEEL PILES TO BE COATED WITH INTERZONE 954 TO ACHIEVE A MINIMUM DRY FILM THICKNESS OF 500 MICRONS. COATING SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FROM TOP OF PILE TO 1m BELOW BED LEVEL. FOLLOWING INSTALLATION A 200mm LAYER OF OIL SHALL BE PLACED OVER THE PILE INTERNAL WATER SURFACE.



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Seventeen Mile Rocks Qld 4073
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Phone (07) 3376 6955
Fax (07) 3376 7955
Email: sales@bellingham-marine.com.au

PACIFIC
Marina Flotation System

C 19/07/05 AS BUILT
B 14/02/05 BOARDWALK LAYOUT UPDATED
A 1/11/04 ISSUED FOR CONSTRUCTION

Revisions

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International Access (+617)
Email : inc@imc-marinas.com

CLIENT:

BELLINGHAM MARINE AUSTRALIA PTY. LTD

PROJECT:

DOCKSIDE MARINA - PIERS E & F

TITLE:

PILE LAYOUT AND PROFILE

Date: 15/12/2003

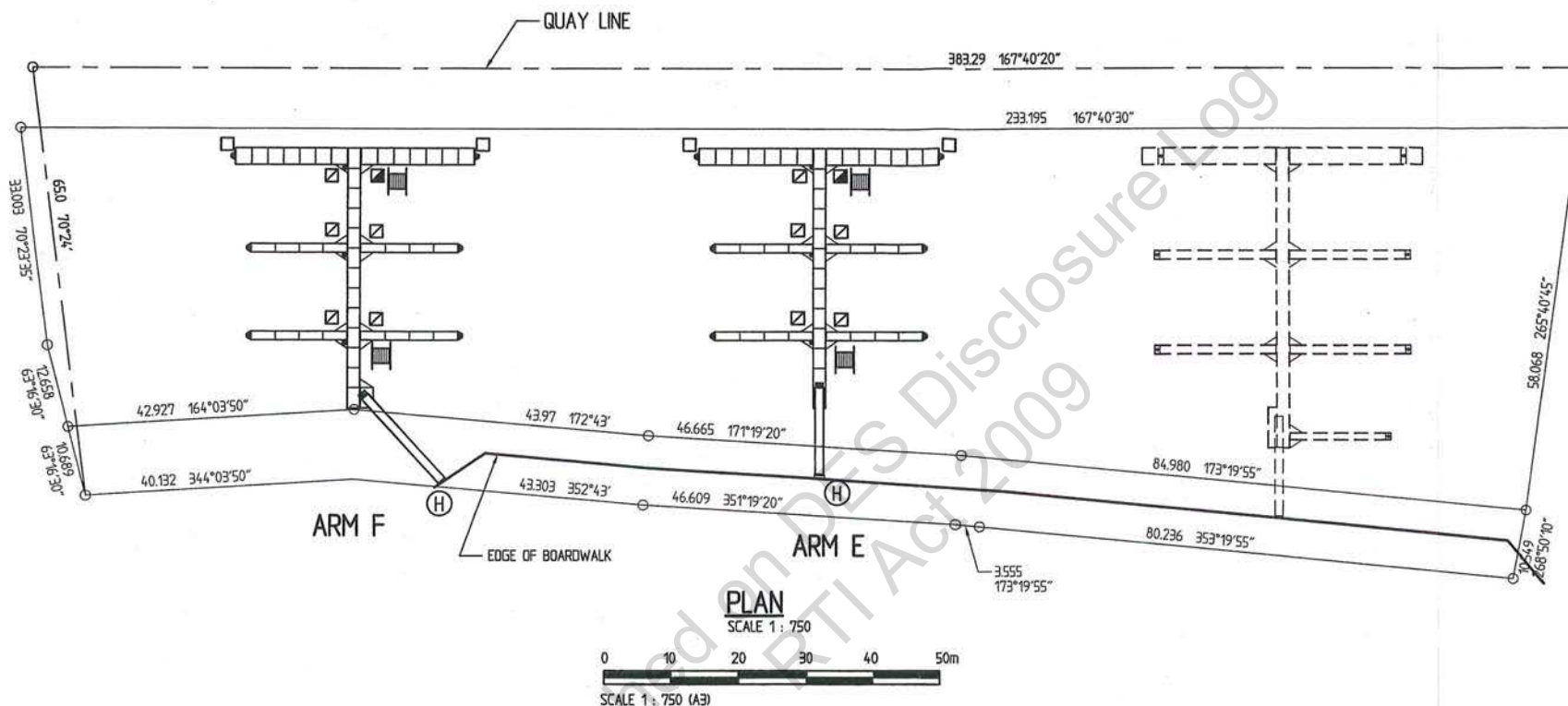
Drawing No.: 2502-104/C

Scale: AS SHOWN

Drawn By: CTF Designed By:

Approved By: CTPI

AS BUILT



LEGEND :



SERVICE MODULE FITTED WITH :

- 2 x 15 AMP OUTLETS
- 2 x RCD/MCB
- 1 x LIGHT
- 1 x 20mm HOSE COCK



SERVICE MODULE FITTED WITH :

- 2 x 15 AMP OUTLETS
- 1 x 125 AMP 3 PHASE LEG AND OUTLET
- 2 x RCD/MCB
- 1 x LIGHT
- 1 x 20mm HOSE COCK



SERVICE MODULE FITTED WITH :

- 1 x LIGHT



FIRE HOSE REEL
C/W 9 KG DRY CHEMICAL EXTINGUISHER
FIRE ALARM CALL POINT



FIRE HYDRANT

AS BUILT

Bellingham
MARINE
Innovative harbour
and waterfront solutions

22 Stramon Road
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PACIFIC
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C 19/07/05 AS BUILT
B 14/02/05 BOARDWALK LAYOUT UPDATED
A 1/11/04 ISSUED FOR CONSTRUCTION

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CLIENT:

**BELLINGHAM MARINE
AUSTRALIA PTY. LTD**

PROJECT:

**DOCKSIDE MARINA -
PIERS E & F**

TITLE:

SERVICES LAYOUT

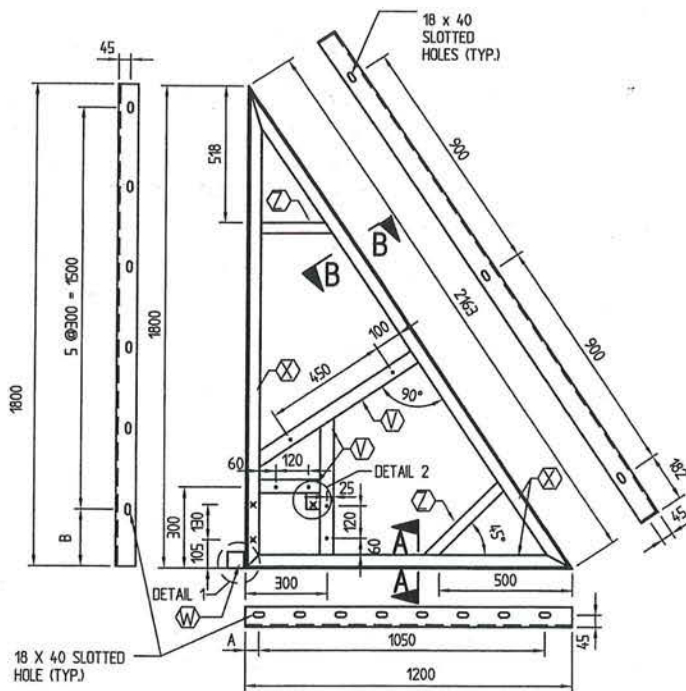
Date: 16/12/2003

Drawing No.: 2502-105/C

Scale: 1 : 750

Drawn By: CTP Designed By:

Approved By: CTP



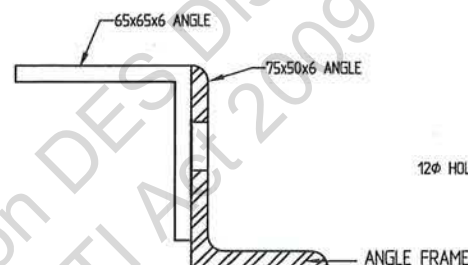
PS18T1 RIGHT HAND KNEE BRACKET
SCALE 120

LEGEND:

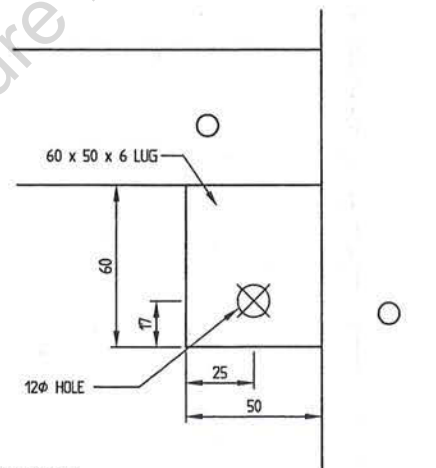
	50x6 FLAT
	65x65x6 ANGLE
	75x50x6 ANGLE
	40x6 FLAT
	8Ø HOLE
	12Ø HOLE

NOTES :

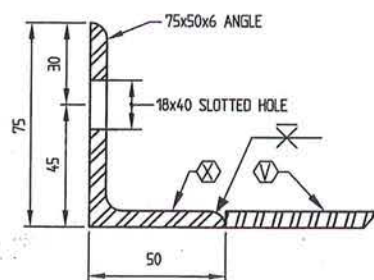
- ALL MATERIALS TO BE HOT DIP GALVANIZED IN ACCORDANCE WITH AS 4680.
- PROTECTIVE COATINGS TO STEEL COMPONENTS :
 - ACID DIP AND HOT DIP GALVANIZE IN ACCORDANCE WITH AS4680.
 - AVERAGE COATING 750g/m²
 - EQUIVALENT THICKNESS 100 MICRONS.
- ALL WELDS TO BE FULL PENETRATION BUTT WELDS OR 6mm FILLET WELD AS REQUIRED.
- ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.



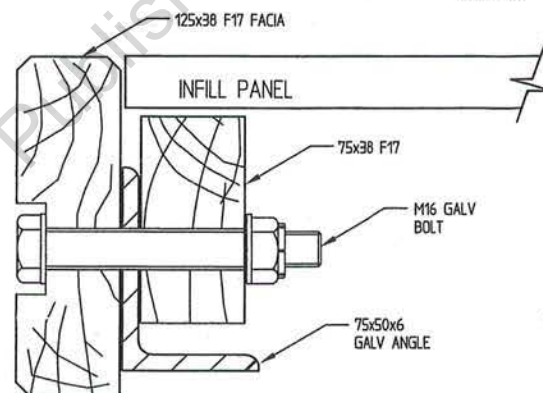
DETAIL 1
SCALE 12



DETAIL 2
SCALE 12



SECTION A-A
SCALE 12



SECTION B-B
SCALE 12

AS BUILT

PACIFIC
Marina Flotation System

A 19/07/05 AS BUILT

Revisions

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Email : imc@imc-marinas.com

CLIENT:
BELLINGHAM MARINE AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA - PIERS E & F

TITLE:
STANDARD KNEE BRACKET DRAWING

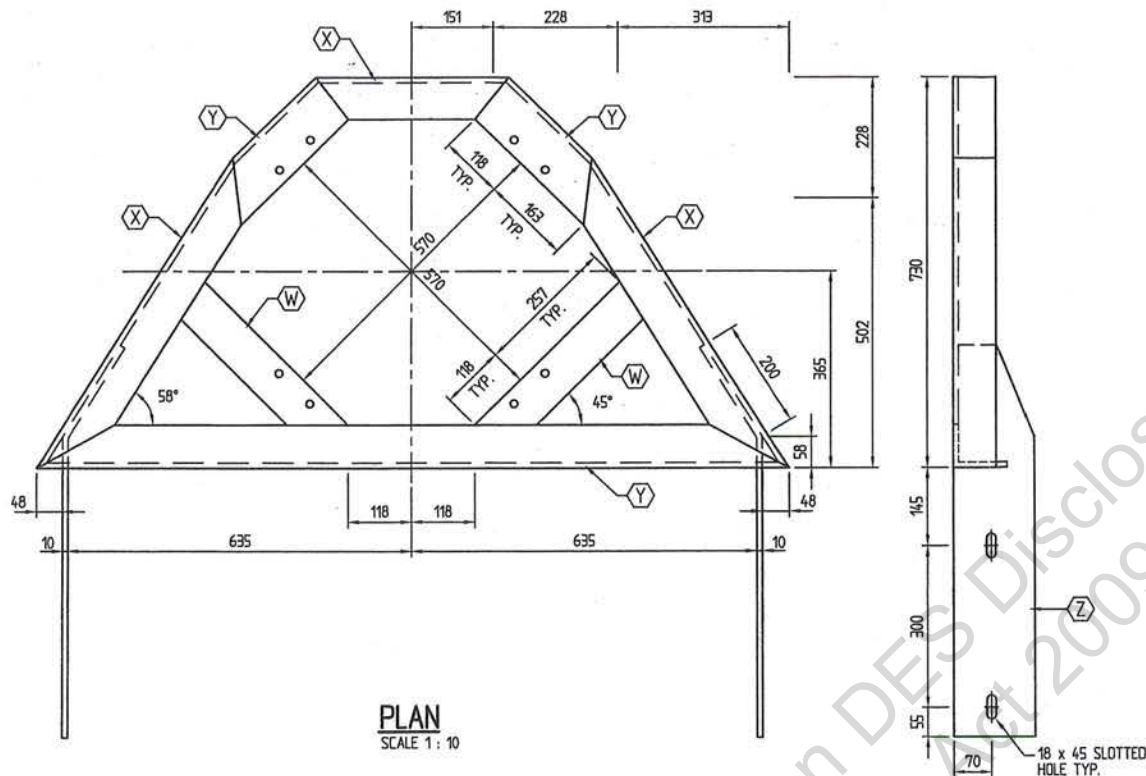
Date: 16/12/2003

Drawing No.: 2502-107/A

Scale:

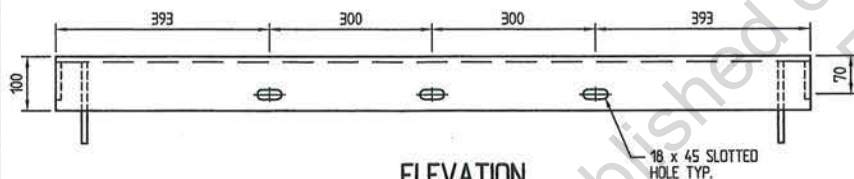
Drawn By: CTF Designed By:

Approved By: CTF

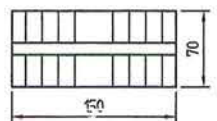


PLAN
SCALE 1 : 10

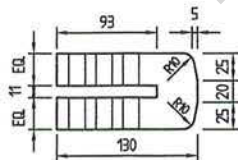
SIDE ELEVATION
SCALE 1 : 10



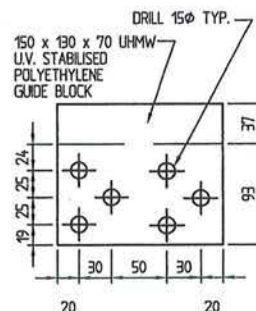
ELEVATION
SCALE 1 : 10



FRONT ELEVATION



SIDE ELEVATION



PLAN

PILE GUIDE BLOCK
SCALE 1 : 5

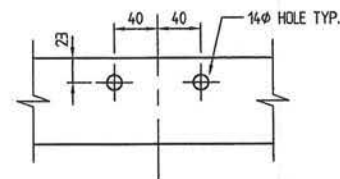
NOTES: FIX PILE GUIDE WITH 2 NUMBER M12 S/S BOLTS.

NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS1664.
2. ALUMINIUM EXTRUSIONS SHALL BE 6061-T6 OR 6082-T5 UNO.
3. ALUMINIUM PLATES SHALL BE TYPE 5083 TEMPER H321.
4. ALL WELDS SHALL BE INERT GAS WELD USING T.I.G. FUSION WELDING PROCESS.
5. ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.
6. ALL WELDS TO BE COMPLETE PENETRATION BUTT WELD

LEGEND :

- 80 x 10 ALUMINIUM FLAT
- 80 x 80 x 10 ALUMINIUM ANGLE
- 100 x 80 x 10 ALUMINIUM ANGLE
- 150 x 10 ALUMINIUM FLAT



**TYPICAL HOLE SET-OUT
FOR PILE GUIDE**
SCALE 1 : 5

AS BUILT

Bellingham Bellingham
Marine
Australia Pty. Ltd.
ACN 074 864 887

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and waterfront solutions

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PACIFIC
Marina Flotation System

A 19/07/05 AS BUILT

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AUSTRALIA PTY. LTD**

PROJECT:
**DOCKSIDE MARINA -
PIERS E & F**

TITLE:
**1200 FINGER END
ALUMINIUM PILE GUIDE
(457 DIA. PILE)**

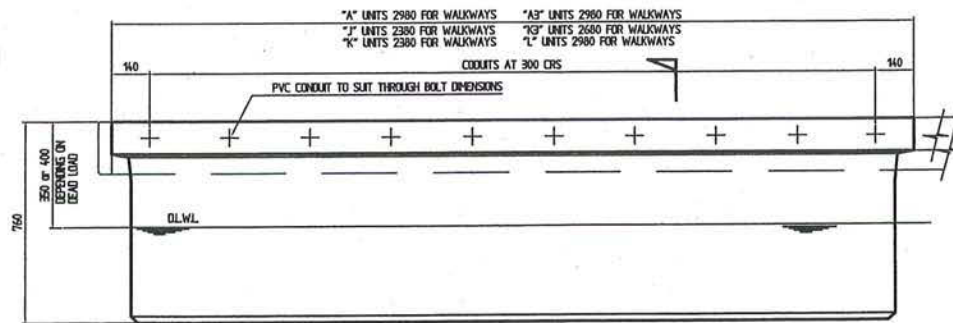
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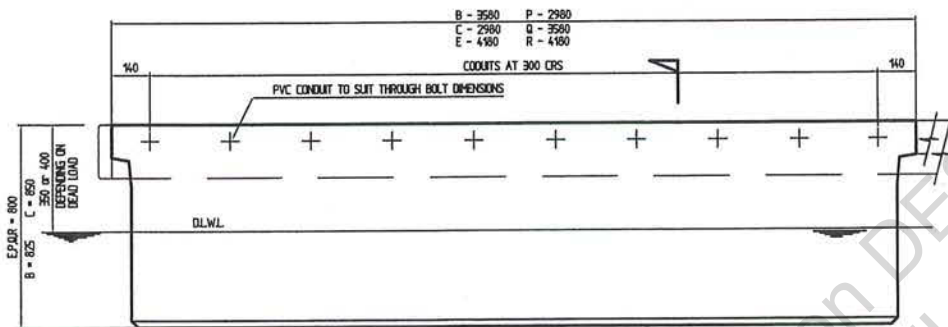
Scale: AS SHOWN

Drawn By: CTI **Designed By:**

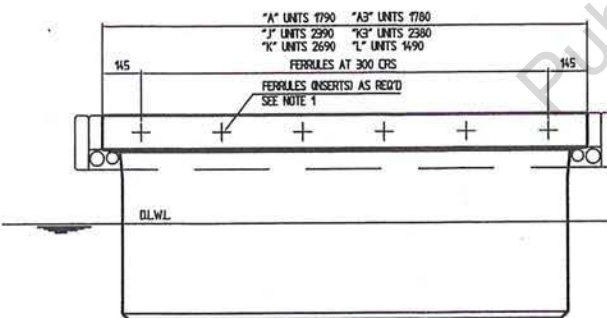
Approved By: CTPI



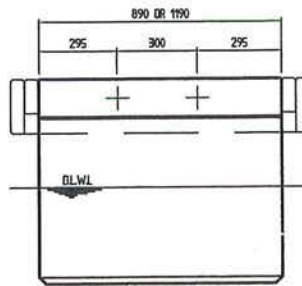
ELEVATION



ELEVATION



END ELEVATION



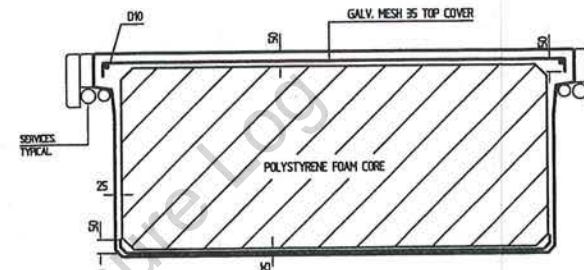
END ELEVATION

FINGER UNITS SCHEDULE

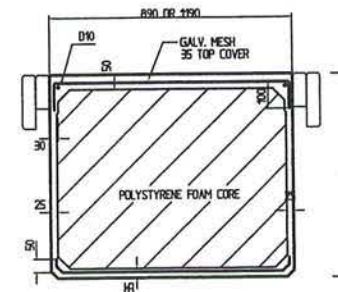
UNIT MARK	LENGTH	WIDTH
P/P1	3000	x 1200
Q/Q1	3600	x 1200
R/R1	4200	x 1200
C/C1	3000	x 900
B/B1	3600	x 900
E/E1	4200	x 900

NOTES

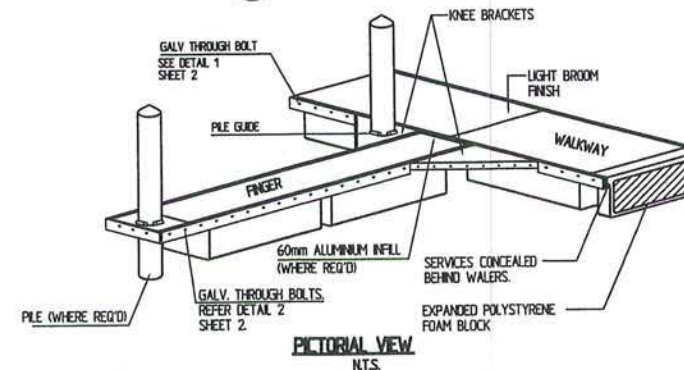
1. PROVIDE FERRULES (INSERTS) OR S/S STUDS AS REQUIRED TO END OF LAST PONTOON ONLY TO WALKWAYS AND TO FINGERS.
2. CLEAR COVER TO MESH - 35 TOP.
3. CONCRETE STRENGTH F'c = 40 MPa
4. FIBER MESH ADDITIVE TO CONCRETE 900g/m²



SECTION A-A



SECTION B-B



PICTORIAL VIEW
N.T.S.

FILE NAME : 2502-110
 PLOT SCALE : 1 : 2000
 PLOT DATE : 10/10/2009
 PATH : G:\PROJECTS\2502\DRAWINGS

Bellingham
 Marina
 Australia Pty Ltd
 22 Sharn Road
 Southport QLD 4215
 Australia
 Phone 07 3892 5711
 Fax 07 3892 5611
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PACIFIC
 Marina Flotation System

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Chief
BELLINGHAM MARINE AUSTRALIA PTY. LTD.

PROJECT:
DOCKSIDE MARINA - PERS E & F

Title
STANDARD FLOAT DETAILS

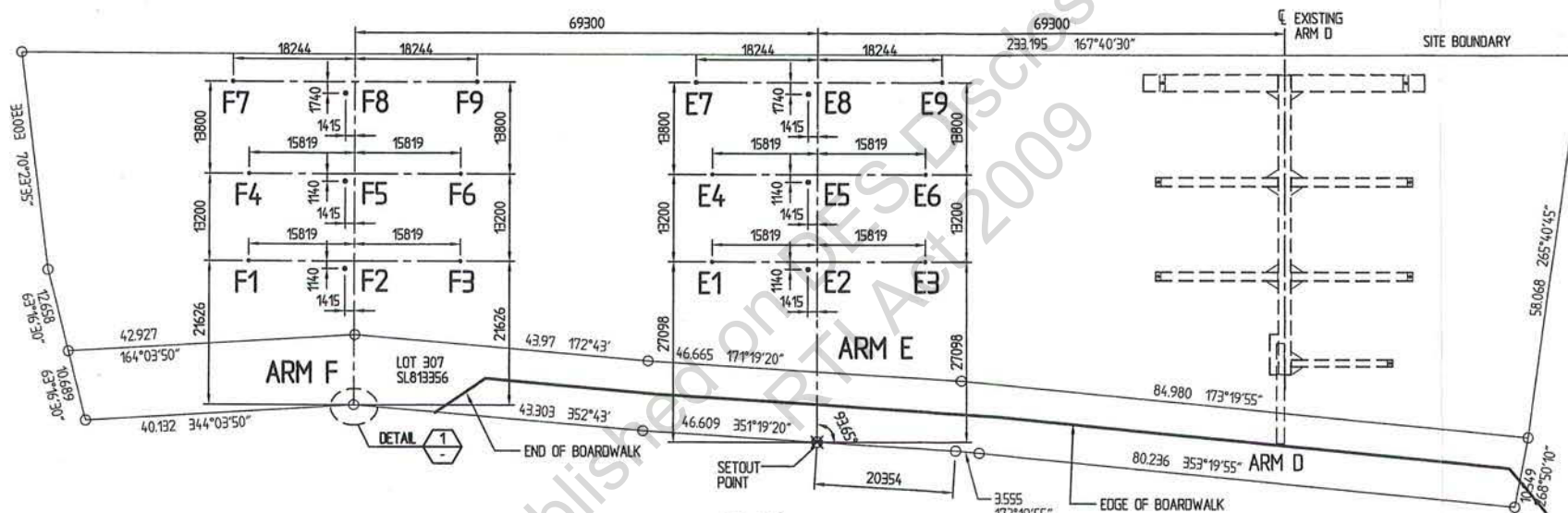
Drawn By: [] Designed By: []
 Drawing Check: [] Engineering Check: []
 Approved: [] Scale: AS SHOWN
 Drawing No: 2502-110

AS BUILT

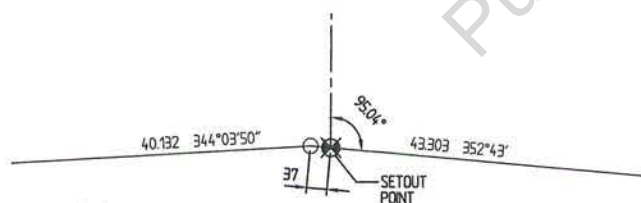


NOTES :

- 1.0 ALL DIMENSIONS ARE IN MILLIMETRES.
- 2.0 PILES
 - TOLERANCE FOR DRIVING IN PLAN +/- 50 mm, MEASURED AS THE WORST COMBINATION OF PLAN DEVIATION AND OUT OF PLUMB OVER FULL TIDAL RANGE.
 - VERTICAL = 1 IN 200 MAX OUT OF PLUMB
 - CONTRACTOR TO ADVISE ENGINEER IF BED LEVEL DIFFERS FROM DESIGN LEVEL BY MORE THAN 300mm.
- 3.0 ALL STEEL PILES TO BE COATED WITH INTERZONE 954 TO ACHIEVE A MINIMUM DRY FILM THICKNESS OF 500 MICRONS. COATING SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FROM TOP OF PILE TO 1m BELOW BED LEVEL. FOLLOWING INSTALLATION A 200mm LAYER OF OIL SHALL BE PLACED OVER THE PILE INTERNAL WATER SURFACE.



PLAN
SCALE 1 : 750



DETAIL 1
SCALE 1 : 10

AS BUILT

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Innovative harbour
and waterfront solutions
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Seventeen Mile Rocks Qld 4073 Fax 07 3376 7955
Australia International 6071 Email: sales@bellingham-marine.com.au

PACIFIC
Marina Flotation System

B 19/07/05 AS BUILT
A 14/02/05 BOARDWAY LAYOUT UPDATED

Revisions

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Email : inc@imc-marinas.com

CLIENT:
BELLINGHAM MARINE AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA - PIERS E & F

TITLE:
PILE SETOUT

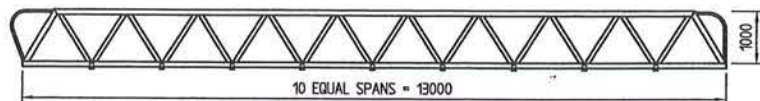
Date: 9/02/2005

Drawing No.: 2502-112/B

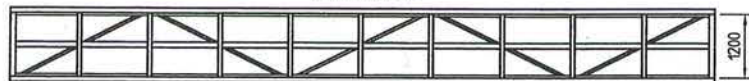
Scale: 1 : 750

Drawn By: CTP Designed By:

Approved By: CTP



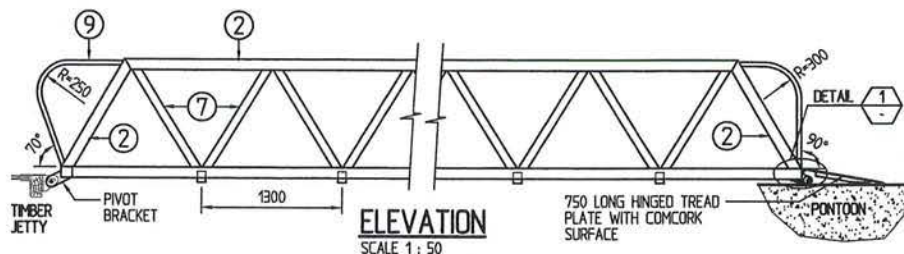
ELEVATION



PLAN

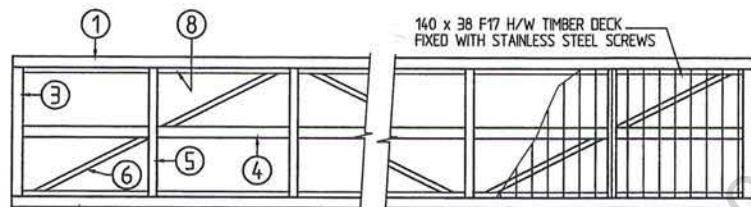
GENERAL ARRANGEMENT

SCALE 1 : 100



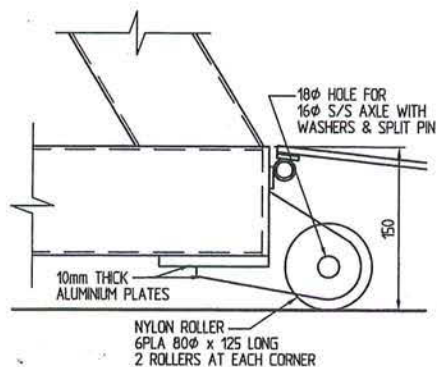
ELEVATION

SCALE 1 : 50



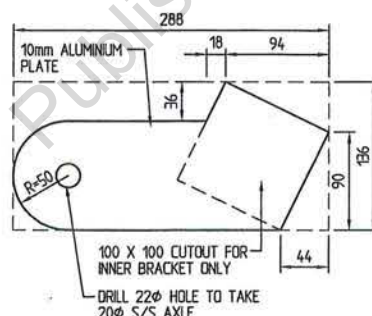
PLAN VIEW BOTTOM CHORD

SCALE 1 : 50



DETAIL 1

SCALE 1 : 5



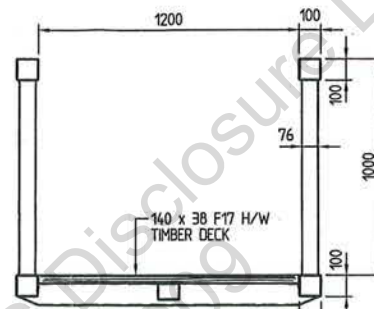
PIVOT BRACKET DETAILS

SCALE 1 : 5

ITEM	DESCRIPTION
1	SHS 100 x 100 x 3
2	SHS 100 x 100 x 3
3	SHS 100 x 100 x 3
4	RHS 101.6 x 76.2 x 2.35
5	RHS 101.6 x 76.2 x 2.35
6	SHS 50.8 x 50.8 x 2
7	SHS 76 x 76 x 3
8	ANGLE 50 x 25 x 3
9	CHS 40 x 3

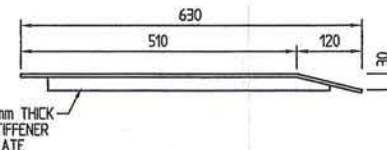
NOTES :

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS1664.
- ALUMINIUM EXTRUSIONS SHALL BE 6061-T6, 6082-T5 OR 6005A-T5 U.N.O.
- ALUMINIUM PLATES SHALL BE TYPE 5083 TEMPER H321.
- ALL WELDS SHALL BE INERT GAS WELD USING T.I.G. FUSION WELDING PROCESS.
- ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.
- ALL WELDS TO BE COMPLETE PENETRATION BUTT WELD.
- DESIGN LIVE LOADS
UDL 4.0kPa
CONCENTRATED LOAD 4.5kN
HANDRAIL 0.75kN/m
- SPLICE JOINT IN TOP CHORD TO BE LOCATED OUTSIDE THE CENTRAL 6m.



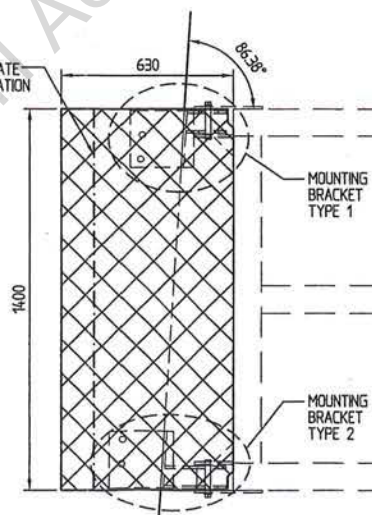
TYPICAL SECTION

SCALE 1 : 25



TREAD PLATE BEND DETAILS

SCALE 1 : 10



HINGED TREAD PLATE
AT TIMBER JETTY END

SCALE 1 : 20

THIS DRAWING TO BE
READ IN CONJUNCTION WITH
DRAWING No. 2502-303

AS BUILT

A 19/07/05 AS BUILT

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Email : inc@inc-marinas.com

CLIENT:

BELLINGHAM MARINE
AUSTRALIA PTY. LTD

PROJECT:

DOCKSIDE MARINA
PIERS E & F

TITLE:

PIER E
1.2m (W) x 13m (L)
ALUMINIUM GANGWAY
SHEET 1

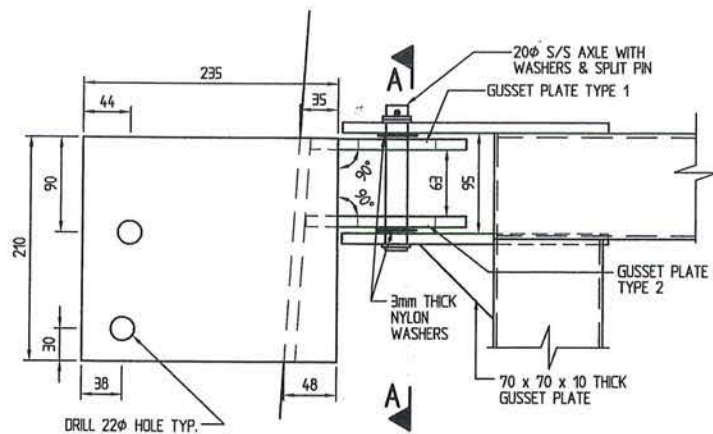
Date: 16/02/2005

Drawing No.: 2502-302/A

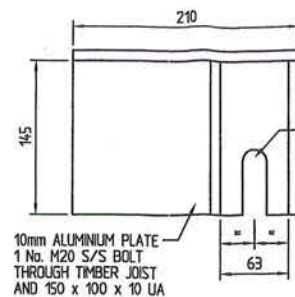
Scale: AS SHOWN

Drawn By: CT Designed By:

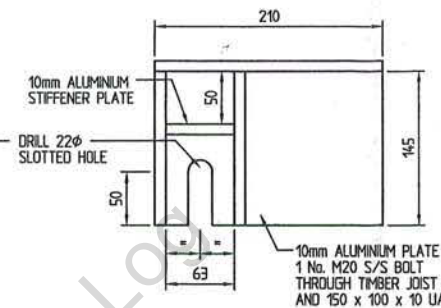
Approved By: CTPI



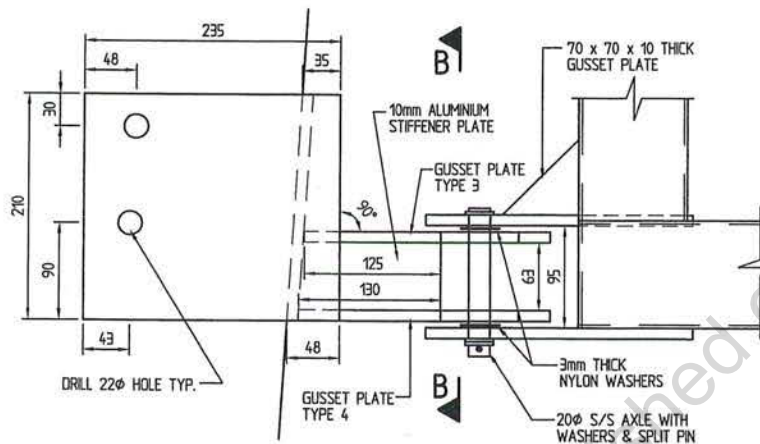
MOUNTING BRACKET TYPE 1
SCALE 1:5



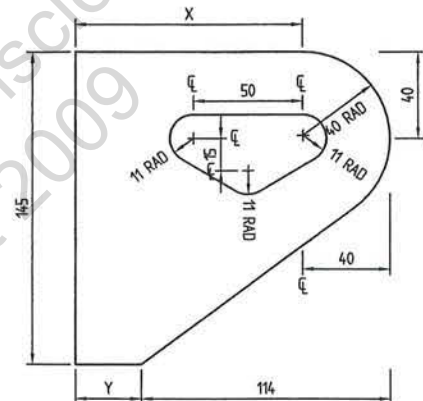
SECTION A - A
SCALE 1:5



SECTION B - B
SCALE 1:5

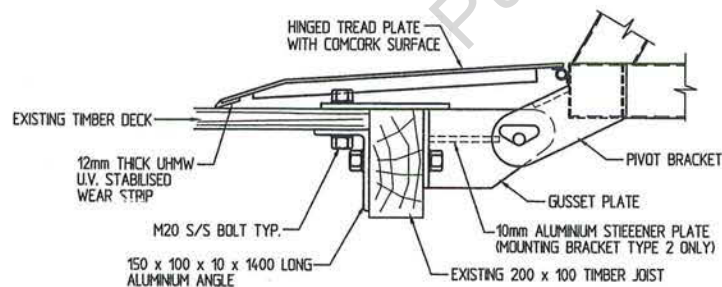


MOUNTING BRACKET TYPE 2
SCALE 1:5



DIMENSIONS SCHEDULE		
GUSSET PLATE TYPE	X	Y
1	104	30
2	108	34
3	186	112
4	191	117

GUSSET PLATE DETAILS
SCALE 1:25



ELEVATION - MOUNTING BRACKET TYPE 2
SCALE 1:10

THIS DRAWING TO BE
READ IN CONJUNCTION WITH
DRAWING No. 2502-302

AS BUILT

A 19/07/05 AS BUILT

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CLIENT:

BELLINGHAM MARINE AUSTRALIA PTY. LTD

PROJECT:

DOCKSIDE MARINA PIERS E & F

TITLE:

**PIER E
1.2m (W) x 13m (L)
ALUMINIUM GANGWAY
SHEET 2**

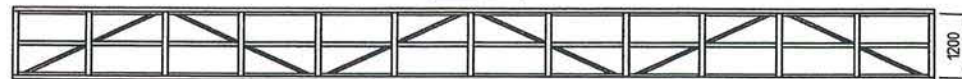
Date: 18/02/2005

Drawing No.: 2502-303/A

Scale: AS SHOWN

Drawn By: CTP Designed By:

Approved By: CTP



SCALE 1 : 100



SCALE 1 : 50



SCALE 1 : 50



SCALE 1 : 5



SCALE 1 : 5



SCALE 1 : 25



SCALE 1 : 20

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS1664.
3. ALUMINIUM EXTRUSIONS SHALL BE 6061-T6, 6062-T5 OR 6005A-T5 UNO.
4. ALUMINIUM PLATES SHALL BE TYPE 5083 TEMPER H321
5. ALL WELDS SHALL BE INERT GAS WELD USING TIG FUSION WELDING PROCESS.
6. ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.
7. ALL WELDS TO BE COMPLETE PENETRATION BUTT WELD.
8. DESIGN LIVE LOADS

UDL	4.0kPa
CONCENTRATED LOAD	4.5kN
HANDRAIL	0.75kN/m
9. SPICE JOINT IN TOP CHORD TO BE LOCATED OUTSIDE THE CENTRAL 6m.



SCALE 1 : 10

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READ IN CONJUNCTION WITH
DRAWING No. 2502-305

AS BUILT

A 19/07/05 AS BUILT

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Consultants to the Marina Industry.

**International Marina
Consultants Pty. Ltd.**
A.C.N. 079 905 481

473 Annerley Road
ANNERLEY QLD 4103
Australia
Phone (07)3892 5711 Fax (07)3892 5611
Email : lmc@lmc-marinas.com

CLIENT:

BELLINGHAM MARINE
AUSTRALIA PTY. LTD

PROJECT:

DOCKSIDE MARINA
PIERS E & F

TITLE:

PIER F
1.2m (W) x 17m (L)
ALUMINIUM GANGWAY
SHEET 1

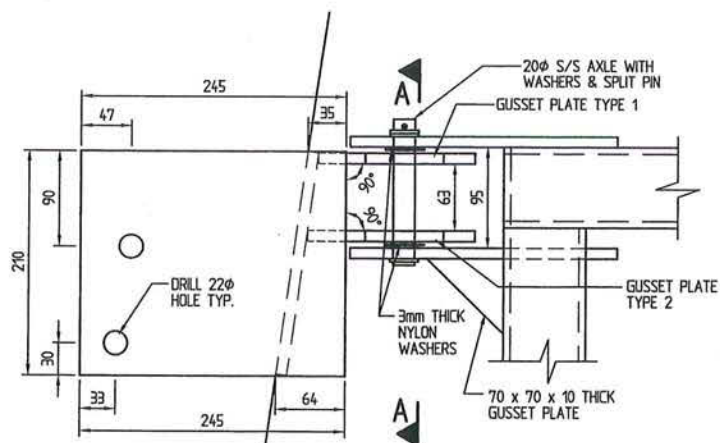
Date: 16/02/2005

Drawing No.: 2502-304/A

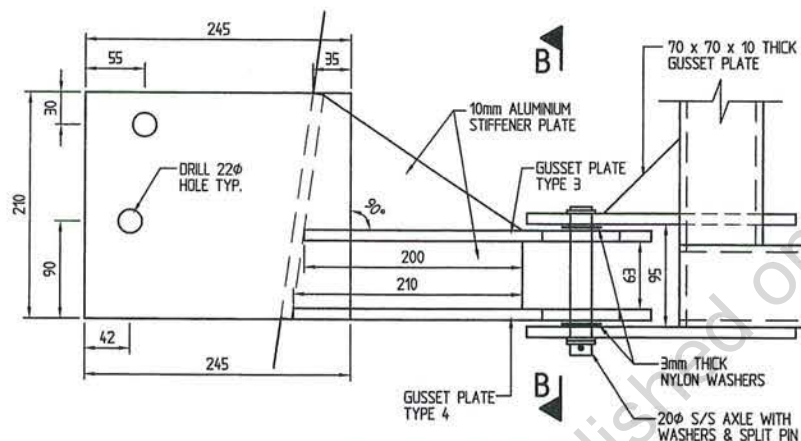
Scale: AS SHOWN

Drawn By: CTF Designed By:

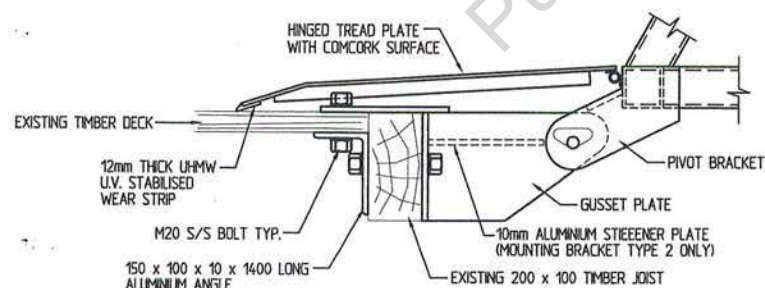
Approved By: CTF



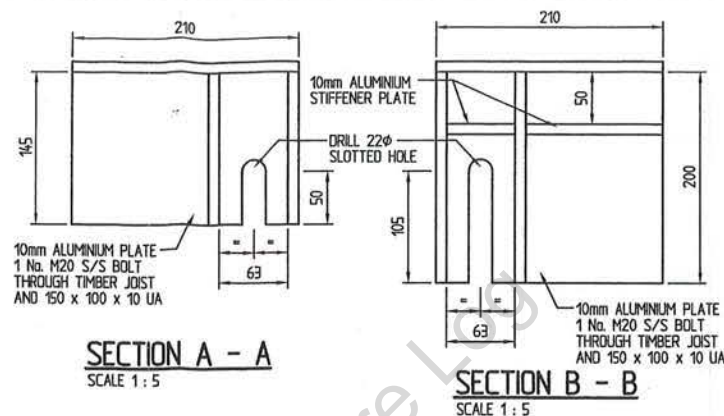
MOUNTING BRACKET TYPE 1
SCALE 1:5



MOUNTING BRACKET TYPE 2
SCALE 1:5

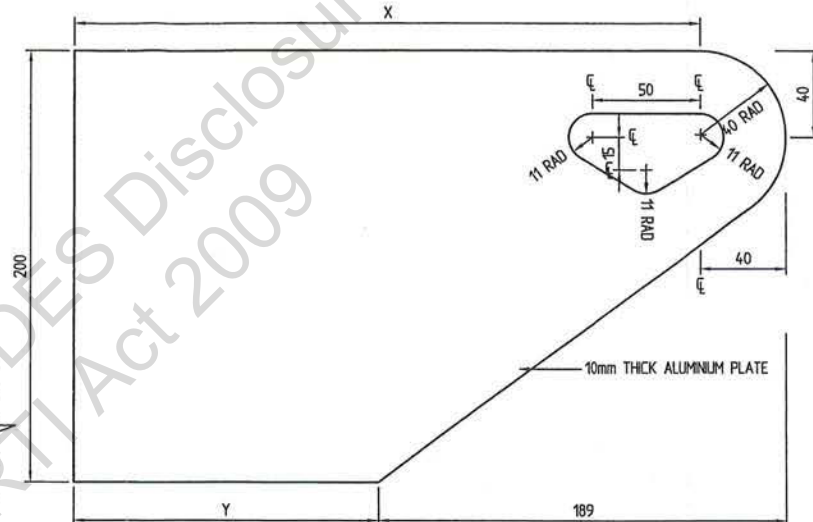


ELEVATION - MOUNTING BRACKET TYPE 2
SCALE 1:10

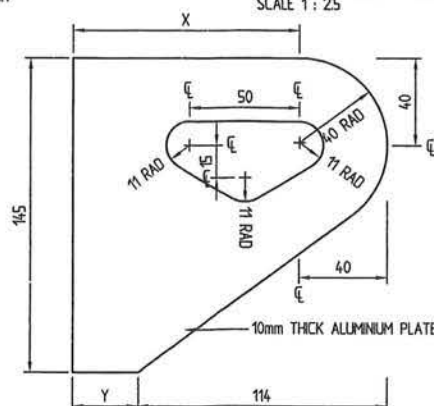


SECTION A - A
SCALE 1:5

SECTION B - B
SCALE 1:5



GUSSET PLATE TYPE 3 & TYPE 4
SCALE 1:25



GUSSET PLATE TYPE 1 & TYPE 2
SCALE 1:25

DIMENSIONS SCHEDULE		
GUSSET PLATE TYPE	X	Y
1	104	30
2	114	40
3	279	130
4	289	140

**THIS DRAWING TO BE
READ IN CONJUNCTION WITH
DRAWING No. 2502-304**

AS BUILT

A 19/07/05 AS BUILT

Revisions

This plan is copyright and cannot be used or reproduced without the written permission of International Marina Consultants

**International
Marina
Consultants**
Consultants to the Marina Industry.
International Marina
Consultants Pty. Ltd.
A.C.N. 079 905 481
473 Annerley Road
ANNERLEY QLD 4103
Australia
Phone (07)3892 5711 Fax (07)3892 5611
Email: imc@imc-marinas.com

CLIENT:
**BELLINGHAM MARINE
AUSTRALIA PTY. LTD**

PROJECT:
**DOCKSIDE MARINA
PIERS E & F**

TITLE:
**PIER F
1.2m (W) x 17m (L)
ALUMINIUM GANGWAY
SHEET 2**

Date: 23/02/2005

Drawing No.: 2502-305/A

Scale: AS SHOWN

Drawn By: CT **Designed By:**

Approved By: CTPI

251

Notice

Coastal development

Notice of Decision – Development approval

This notice is issued by the Environmental Protection Agency pursuant to section 3.5.15 of the *Integrated Planning Act 1997* to advise of a decision or action.

Stencraft Pty Ltd
C/- Norris Clark & O'Brien Pty Ltd
2/107 Quay Street
BRISBANE QLD 4000

Cc:
Brisbane City Council
Customer & Community Services Division
GPO Box 1434
BRISBANE QLD 4001
Your Ref: DRS/PRO/P04/99346.

Cc:
Maritime Safety Queensland
Brisbane Region
MacArthur Avenue East
PINKENBA QLD 4008
Attention: Regional Harbour Master

Your reference: n/a

Our reference: BNE6272 Project Ref: 206574

Attention: CTPI 49-Sch4

Re: Application for a development permit for operational works for the construction of two marina fingers, comprising pontoons, walkways and restraint piles in the Brisbane River at 63B and 63C Rotherham Street, Kangaroo Point within Lots 307 and 310 on SL 813356.

The Environmental Protection Agency, acting as assessment manager, has assessed the application received on 17 November 2004 and wishes to advise you of the following decision(s):

Activity	Approval type	Decision	EPA Approval Number
Operational Works that is - Tidal works	Development Permit	Granted with conditions	IPDC00071204C11

Activity (Referral trigger)	IPA Request type	Decision	Approval Number
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Mailed 8/2/05



Notice of Decision – Development Approval

Operational Works that is - Tidal works	Concurrence Agency - Regional Harbour Master (Maritime Safety)	Granted with conditions	710/86(3)P23631F18
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For each activity applied for, a corresponding decision is attached that includes any stated conditions applying to the approval or the basis for refusing an application. Please retain this document for your records.

Review and appeal processes may be available to the applicant in regard to this decision. An extract from the *Integrated Planning Act 1997* (IPAct) is attached. This attachment details the applicant's rights regarding this decision. The applicant should seek independent advice to confirm the procedures available.

If you require more information, please contact B H Brooks, the Project Manager, on the telephone number listed below.

Yours sincerely

CTPI 49-Sch4	1/2/05
--------------	--------

Rod Kent
Acting Operations Manager – Coastal
Environmental Operations (Southern Region)
Environmental Protection Agency

Enquiries:
Coastal Unit (Southern Region)
Environmental Protection Agency
PO Box 15155
CITY EAST QLD 4002
Telephone: 3225 1242
Facsimile: 3221 0768

Permit¹

Coastal Development

Integrated Planning Act 1997, Schedule 8, Part 1, Table 4, Item 5

Permit number: IPDC00071204C11

Decision Date: 1 February 2005

Date Received by EPA: 17 November 2005

Details

Permit Holder(s)	Name	Address
Principal Holder	Stencraft Pty Ltd	C/- Norris Clark & O'Brien Pty Ltd 2/107 Quay Street BRISBANE QLD 4000
Relevant Laws and Policies	Coastal Protection and Management Act 1995 and subordinate legislation.	
Jurisdiction	Schedule 1, Part 3, Table 4, Item 5 of the <i>Integrated Planning Regulation</i> 1998.	
Activity	Operational works that is tidal works	

Location(s)	Lot and Plan	Activity(s)
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¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

63B and 63C Rotherham Street Kangaroo Point QLD 4169	Lot 307 and 310 on SL 813356	Operational works for the construction of two marina fingers comprising pontoons, restraint piles and gangways in accordance with Drawing Numbers: 2502-100/A dated 02/11/2004 2502-101/A dated 01/11/2004 2502-102/A dated 12/01/2004 2502-103 dated 15/12/2003 2502-104/A dated 01/11/2004 2502-105/A dated 01/11/2004 2502-106 dated 15/12/2003 2502-107 dated 16/12/2003 2502-108 dated 16/12/2003 2502-109 dated 17/12/2003 2502-110 dated 17/12/2003 2502-111 dated 14/01/2005
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Decision to application

The Environmental Protection Agency's response is that the application is approved with a development permit subject to the conditions as contained in this document.

Reasons for inclusion of development conditions

The Environmental Protection Agency is recognised as the assessment manager under the Integrated Planning Amendment Regulation 1998 for coastal management.

The Activity for which this development approval is issued is simply a restatement of the activity as prescribed in the legislation at the time of issuing this development approval. Where there is any conflict between the above description of the Activity for which this development approval is issued and the conditions as specified in this development approval as to the scale, intensity or manner of carrying out of the Activity, then such conditions prevail to the extent of the inconsistency.

This development approval authorises the Activity. It does not authorise environmental harm unless a concurrence agency condition within this development approval explicitly authorises that harm. Where there is no condition, or the development approval is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.

Referral agencies

Concurrence Agencies: Harbour Master, Brisbane Region, Maritime Safety Queensland

Advice Agencies: Brisbane City Council

Referral Agencies: N/A

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

Additional comments or advice about the application

This approval does not remove the need to obtain any further approval for this development, which may be required pursuant to this or other legislation, both State and Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

It is a requirement of the *Environmental Protection Act 1994* that if the owner or occupier of this site becomes aware a Notifiable Activity (as defined under Schedule 2 of the *Environmental Protection Act 1994*) is being carried out on this land or that the land has been affected by a hazardous contaminant, they must, within thirty (30) days after becoming aware the activity is being carried out, give notice to the Environmental Protection Agency. A list of Notifiable Activities is provided within Schedule 2 of the *Environmental Protection Act 1994*.

Appeal rights

Section 4.1.27. of the *Integrated Planning Act 1997* details your appeal rights regarding this decision.

Conditions of Approval

Agency Interest : Coastal

1. If tenure over the site of the works is required by the relevant Harbour Board (Port Authority) or the Department of Natural Resources and Mines, the constructing authority shall, before using the works for any purpose, obtain a lease, license or permit to occupy over the site of the works from the relevant Harbour Board (Port Authority) or the Department of Natural Resources and Mines.
2. You must remove any material that is deposited outside of the alignment of the works shown on the approved plans or any debris that falls or is deposited on tidal lands or into tidal waters during the construction of the works.
3. No CCA treated timber is to be used until external surfaces are dry from the CCA treatment process. All treated timber is to be sawn or drilled over a catchment sheet and all offcuts are to be disposed of to an approved landfill site.
4. You must ensure that all appropriate measures are taken to prevent the pollution of tidal waters as a result of silt runoff, oil and grease spills from machinery, concrete truck washout and alike. Concrete agitator wash out must only be conducted in a specified area to facilitate the removal of waste concrete from the area to landfill. Wastewater from cleaning equipment shall not discharge directly or in-directly to any watercourse or stormwater system.
5. You must, within three (3) months of the date of practical completion of the works, submit to the Environmental Protection Agency a letter from a Registered Professional Engineer of Queensland certifying that:-
 - (a) The works (including any other associated works) has been constructed in accordance with the approved drawings and these conditions.
 - (b) The works:-
 - (i) are structurally adequate for anticipated usage; and
 - (ii) comply with all relevant codes – including the EPA's operational policy, *Building and engineering standards for tidal works*.
 - (c) The bed and banks of the waterway for a distance of 15 metres around the site of the works is clear of all debris.

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service



Concurrence Agency Requirements (Refer Appendix 1):

Refer to Harbour Master, Brisbane Region, Maritime Safety Queensland's letter dated 25 January 2005.

Advice Agency Information (Refer Appendix 1):

Refer to Brisbane City Council letter dated 24 March 2004.

CTPI 49-Sch4

Signature

1/2/05

Date

Rod Kent
Acting Operations Manager – Coastal
Environmental Operations (Southern Region)
Environmental Protection Agency

Enquiries:

B H Brooks – Coastal Unit
Environmental Protection Agency (Southern)
PO Box 15155
CITY EAST QLD 4002
Telephone: 3225 1242
Facsimile: 3221 0768

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service



Appendix 1

Referral Agency advice/response

- Harbour Master, Brisbane Region, Maritime Safety Queensland letter dated 25 January 2005.
- Brisbane City Council letter dated 24 March 2004.



Queensland
Government

25 January 2005

Maritime Safety
Queensland

Norris Clark & O'Brien Pty Ltd
Floor 1
Unit 2/107 Quay Street
Brisbane Qld 4000

Queensland Transport

Attention: CTPI 49-Sch4

Dear CTPI

Tidal Works Application

Amendment to correspondence dated 22 September 2004

Proposed marina construction - Dockside Marina, 63B and 63C Rotherham Street, Kangaroo Point (Lots 307, 309 and 310 on SL813356 and Lot 305 on SL809090)

Thank you for your letter of 18 January 2005 about your proposal under the Coastal Protection and Management Act 1995 and Integrated Planning Act 1997 to construct a marina at the location mentioned above.

As a concurrence agency, Maritime Safety Queensland has no objection to the proposal provided the following navigation and marine safety conditions are addressed.

1. The contractor must build the marina according to International Marina Consultants, Drawing Nos 2501-100 to 110 inc, attached to your letter dated 22 September 2004. and revised drawings No. 2502-100 to 102 inc, 104-105 all Revision A, and 2502-111 attached to your letter dated 18 January 2005.
2. As our original comments were based on the modified drawings of the relocated gangway we have no more comments to add. This being so our comments and conditions as mentioned in our letter of 27 September 2004 still stand and are thus relevant to this application.
3. The contractor will be liable for the cost of, removal and relocation of the port lateral buoy at present located in close proximity to the existing Marina Arm D.
4. The contractor must construct the marina within two years from the date of approval. If construction is not completed, you will need additional or amended comments from the Regional Harbour Master.

Maritime Safety Queensland
Brisbane Region
MacArthur Avenue East
Pinkenba Queensland 4008
ABN 13 200 330 520

Our ref 710/86 (3) P23631 F18
Your ref
Enquiries Peter Marchbank
Telephone +61 7 3360 3556
Facsimile +61 7 3360 3571
Website www.transport.qld.gov.au/maritime

Fax sent by : 07 38603571

MARITIME SAFETY QLD

27/01/05

09:57

Pg: 2/2

Maritime Safety Queensland does not need to be further consulted if all of the above conditions are met.

The above conditions must be included in your application to the assessment manager.

A copy of this letter has been forwarded to the Environmental Protection Agency.

Yours sincerely

CTPI 49-Sch4

Captain

on

Region

er (Brisbane)

Published on DES Disclosure Log
RTI Act 2009



CEIVED
31-3-04

Brisbane City Council
ABN 72 002 765 795

Application No: DRS/USE/H04-884951
Project No: DRS/PRO/P04-99346
Contact: Benson Au-Yeung
Telephone: (07) 3403 7238

CTPI 49-Sch4

34037238

Tuesday

Development & Regulatory Services
Customer & Community Services Division
69 Ann Street
Brisbane Qld 4000
GPO Box 1434
Brisbane Qld 4001

24 March 2004

Stencraft Pty Ltd
C/ Norris Clarke & O' Brien
2/107 North Quay
BRISBANE QLD 4000

COUNCIL DELEGATE
DECISION MADE ON

26 MAR 2004

Att:- CTPI 49-Sch4

Dear CTPI 4

**Decision Notice under section 3.5.15 of the *Integrated Planning Act 1997*:
Development Application for Landing (Extension To Marina) on land at 63b &
63c Rotherham Street, Kangaroo Point and described as Lots 307,310 on
SL813356, Parish of Sth Brisbane.**

I am pleased to inform you that your application has been *approved* in accordance with the drawings detailed in the attached approval package and subject to attached conditions.

This notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

This approval is for:

**Material Change of Use - Development Permit
Carrying out Building Work - Preliminary Approval
Material Change of Use - Development Permit for premises within a Coastal
Management District**

Should you want to discuss the approval, please do not hesitate to contact me on (07) 3403 7238.

Yours faithfully,

CTPI 49-Sch4

Assessment Manager
Development Assessment Team 6
Development and Regulatory Services
Customer and Community Services

Decision Notice Details
(Section 3.5.15 of the Integrated Planning Act 1997)

INTRODUCTION:

The decision to approve the application subject to conditions was made by the Senior Town Planner as the delegate appointed by the Council to determine the application.

APPLICANT DETAILS:

Stencraft Pty Ltd

Att: CTPI 49-Sch4

C/ Norris Clarke & O' Brien

2/107 North Quay

BRISBANE QLD 4000

SITE:

Address of Site:

63b & 63c Rotherham Street, Kangaroo Point

Real Property Description:

Lots 307,310 on SL813356, Parish of Sth Brisbane

Area Classification:

Special Purpose Centre 15 - Marina

Name of Owner:

Port Of Brisbane Corporation

Name of Ward:

East Brisbane

APPLICATION:

Aspects of development and development approvals sought:

Material Change of Use - Development Permit

Carrying out Building Work - Preliminary Approval

Material Change of Use - Development Permit for premises within a Coastal Management District

Description of Proposal:

Landing (Extension To Marina)

Council File Reference:

DRS/USE/H04-884951

Lodgement Date:

23 January 2004

TYPE OF APPROVAL:

Material Change of Use - Development Permit

Carrying out Building Work - Preliminary Approval

Material Change of Use - Development Permit for premises within a Coastal Management District

FURTHER DEVELOPMENT PERMITS:

Development permits(s) for the following are required before the development can be carried out:

- Carrying out Building Work

REFERRAL AGENCIES:

There were no Advice Agencies for this application.

The following were Concurrence Agencies for this application:

Environmental Protection Agency

Licensing

www.qld.gov.au/departments

www.epa.qld.gov.au

The Council did not refer this application to any other State Agency.

CONDITIONS:

This approval is subject to conditions included in the attached approval package.

SUBMISSIONS

There were no submitters for this application. (Please note that this Preliminary Approval for Carrying out Building Work does not include assessment against the Building code of Australia.)

Published on DES Disposal Log
RTI Act 2009



BRISBANE CITY COUNCIL'S DEVELOPMENT APPROVAL PACKAGE

DEVELOPMENT APPLICATION DETAILS (APPROVED)

This Development Approval package relates to the development application detailed below:

Address of site:	63B & 63C ROTHERHAM STREET, KANGAROO POINT
Real property description of site:	SL813356/L307 STH BRISBANE SL813356/L310 STH BRISBANE
Aspects of development and type of approval:	1. Material Change of Use and Carrying Out Building Work (Development Permit and Preliminary Approval) - Extension to Existing Marina Landing
Description of proposal:	Construction of 24 additional berths for existing marina
Purpose under the Town Plan:	Landing (Extension to Marina)
Council File Reference:	DRS/USE/H04-884951
Printed on:	26th of March, 2004

PROJECT TEAM

The assessment of this application has been undertaken by:

BENSON AU-YEUNG
ASSESSMENT MANAGER
Development Assessment Team BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory Services
Phone: (07) 3403 7238

GUNA GUNARAJAH
Development Officer
Development Assessment Team BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory Services
Phone: (07) 3403 7232

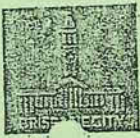
APPROVED DRAWINGS AND DOCUMENTS

The term 'approved drawings and documents', or similar expressions, means:

Drawing or Document	Number	Plan Date
Site Plan	2502-100	27-JAN-2004 (Received)
General Arrangement	2502-101	27-JAN-2004 (Received)
Marina Setout	2502-102	27-JAN-2004 (Received)
Elevation	2502-103	27-JAN-2004 (Received)

ADVICE

Please see the attached document for any advices.



**1. Material Change of Use and Carrying Out Building Work
(Development Permit and Preliminary Approval)
Extension to Existing Marina Landing**

ion of Approval to Which These
ditions Relate:

ion Name:

GENERAL/PLANNING REQUIREMENTS

CONDITIONS	CONDITION TIMING
<p>Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).</p> <p>GUIDELINE This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.</p>	<p>While development is occurring on site and then to be maintained</p>
<p>Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s); and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p> <p>GUIDELINE This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</p>	<p>Prior to the commencement of the use</p>
<p>3) Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p>GUIDELINE This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.</p>	<p>To be maintained</p>
<p>4) Provide and maintain unimpeded and safe 24-hour public access through the subject site, including pedestrian boardwalks and public plaza areas, and ensuring that access ways are designed to cater for disabled persons in accordance with "Australian Standard AS1428.1".</p> <p>GUIDELINE This condition is imposed to ensure on-going safe public access to designated public pedestrian spaces within the development.</p>	<p>To be maintained</p>

Address of Property: 63B & 63C ROTHERHAM STREET, KANGAROO POINT
Council File Reference: DRS/USE/H04-884951

Page 2

Development and Regulatory Services
Brisbane City Council

Construct and maintain the proposed landing in accordance with the following requirements.

- a. The landing/pontoon shall be constructed using subdued natural colours. Bright or vivid colours and materials high in reflectivity, such as uncoated aluminium, are not to be used.

Prior to the commencement of the use & then to be maintained

The Landing and associated structures are to be located on the site so as to not prejudice any Council assets (such as drain outlets etc.).

Prior to the commencement of the use & then to be maintained

GUIDELINE

This condition is imposed to ensure that Council's assets are protected from the proposed development.

The owner is to be responsible for:

- (a) the future maintenance of the Landing, walkway and associated structures; and
- (b) the restoration of any bank erosion, upstream or downstream of the Landing, walkway and associated structures, which may be attributed to turbulence caused by vessels using these structures.

To be maintained

GUIDELINE

This condition is imposed to ensure that the owner is responsible for ongoing maintenance of the pontoon and river bank.

POLLUTION

CONDITIONS

CONDITION TIMING

- b) With the exception of piling necessary to install the catwalk anchor, no further earthworks are permitted on the river bank without the relevant approvals.
 - (a) Any unstable areas adjacent to the proposed landing, or disturbed as a result of installation of the landing shall be stabilised and reinstated with appropriate landscape treatment so as to reduce erosion and maintain the landscape character of the riparian zone.
 - (b) All rubbish material is to be removed from the site and disposed of appropriately.

While site works are occurring and then to be maintained
To be maintained

minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.

- (a) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with Council's *Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites* and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version);
- (b) Implement and maintain on-site The ESC Management Plan for the duration of the operational or building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted). The documented ESC Management Plan must be available on-site for inspection by Council Officers during these works.

Prior to site works commencing (ie. any land-disturbing development)

While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)

GUIDELINE

This condition is utilised where the potential for soil erosion, sediment loss from the site, and environmental impact on waterways is considered to be medium to low. Whilst not requiring submission of detailed information as defined in Council's "Erosion and Sediment Control Standard (Version 8 or later)", the ESC Management Plan must still satisfy the general requirements of this Standard (ie. minimise soil erosion and sediment loss from the site at all times during the works). No formal ESC Program is to be submitted for Council assessment however a copy of the ESC Management Plan is required on-site. Non-compliance may result in prosecution under Environmental Legislation. For any enquiries regarding this condition please contact the Erosion and Sediment Control Officer, Development and Regulatory Services on 3403 4735.

ENGINEERING

CONDITIONS	CONDITION TIMING
0) Submit engineering plans from a Registered Professional Engineer Queensland for the connections of the Ramp to the Boardwalk and to the Revetment wall. Obtain the approval of the Engineering Delegate, Development assessment.	Prior to lodging a development permit for building works
1) Submit "As Constructed" plans, approved by a Registered Professional Engineer Queensland (RPEQ) certifying that the works have been completed in accordance with the approved design and any approved modifications.	Prior to site works commencing

**** End of Conditions ****

Address of Property: 63B & 63C ROTHERHAM STREET, KANGAROO POINT
Council File Reference: DRS/USE/H04-884951

Page 4

Development and Regulatory Services
Brisbane City Council

R

GENERAL NOTES :

- 1.0 ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE.
- 2.0 WHEN IN DOUBT 'ASK' DO NOT SCALE.
- 3.0 ALL DIMENSIONS ARE SHOWN IN MILLIMETRES.
- 4.0 ALL LEVELS ARE SHOWN IN METRES AND REDUCED TO AUSTRALIAN HEIGHT DATUM (AHD).
- 5.0 PILES
 - TOLERANCE FOR DRIVING IN PLAN +/- 50 mm, MEASURED AS THE WORST COMBINATION OF PLAN DEVIATION AND OUT OF PLUMB OVER FULL TIDAL RANGE. VERTICAL = 1 IN 200 MAX OUT OF PLUMB
 - CONTRACTOR TO ADVISE ENGINEER IF BED LEVEL DIFFERS FROM DESIGN LEVEL BY MORE THAN 300mm.
 - ALL STEEL PILES TO BE COATED WITH INTERZONE 954 TO ACHIEVE A MINIMUM DRY FILM THICKNESS OF 500 MICRONS. COATING SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FROM TOP OF PILE TO 1m BELOW BED LEVEL.
- 6.0 PONTOON DIMENSIONS ARE NOMINAL
 - DIMENSIONS ARE MEASURED CONCRETE TO CONCRETE
- 7.0 PONTOONS ARE TO BE CONNECTED TOGETHER WITH TIMBER WALERS.
- 8.0 ALL THRU-RODS ARE TO BE M16 NOMINAL ROLL THREADED ROD (GALV) EX 14.7mm DIA, AT 300 CENTRES EVERY HOLE.
- 9.0 ALL KNEE BRACKETS TO BE 1800mm x 1200mm UNO.
- 10.0 ALL TIMBER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1720.1 - 1997.
 - WALER SIZES
 - 50 x 125 + 50 x 200 GRADE F17 TIMBER EACH SIDE OF FLOAT
 - ALL TIMBER TO BE HARDWOOD, JOINT GROUP J1.
 - ALL TIMBER TO BE TREATED IN ACCORDANCE WITH AS 1604.
 - STRUCTURAL TIMBER MUST NOT BE CUT OR DRILLED FOR ANY REASON OTHER THAN SHOWN ON THESE DRAWINGS.
- 11.0 ALL STEEL TO BE GRADE 300 PLUS MINIMUM UNO. ALL STEEL PLATE TO BE GRADE 250 MINIMUM UNO.
- 12.0 ALL WELDS TO BE COMPLETE PENETRATION BUTT WELD OR 6mm FILLET WELD AS REQUIRED UNO.
- 13.0 PROTECTIVE COATINGS TO STEEL COMPONENTS :
 - a. ACID DIP AND HOT DIP GALVANIZE IN ACCORDANCE WITH AS4680.
 - b. - AVERAGE COATING 750g/m²
 - EQUIVALENT THICKNESS 100 MICRONS.
- 14.0 ALL ALUMINIUM WORK TO BE IN ACCORDANCE WITH AS 1664.
 - ALL EXTRUSIONS TO BE TYPE 6061-T6 OR 6082-T5 UNO.
 - PLATES TO BE TYPE 5083 H321 UNO.
 - ALL WELDS SHALL BE INERT GAS WELD USING TIG WELDING PROCESS.
- 15.0 ALL STEEL AND ALUMINIUM WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.
- 16.0 PILE GUIDE BLOCKS ARE TO BE ADJUSTED AS REQUIRED TO SUIT PILE SIZE AND POSITION ON SITE.
 - CLEARANCE MUST BE PROVIDED BETWEEN PILE AND GUIDE TO PREVENT "HANGING" OF PONTOON UNDER FULL TIDAL RANGE.

- 17.0 CONCRETE
 - ALL CONCRETE WORKS SHALL COMPLY WITH AS 3600
 - MINIMUM CONCRETE STRENGTH f_c = 40MPa
 - ALL REINFORCEMENT TO BE HOT DIP GALVANIZED

- 18.0 KNEE BRACKET INFILL PANELS TO BE FIXED IN COMPLIANCE WITH MANUFACTURERS SPECIFICATION.

19.0 INSULATION

BOLTED MATERIAL	INSULATING MATERIAL
ALUMINIUM / GALV. STEEL	BARIUM CHROMATE JOINING COMPOUND OR EQUIVALENT
ALUMINIUM / CONCRETE	3mm NEOPRENE
STEEL / CONCRETE	3mm NEOPRENE

20.0 DESIGN PARAMETERS

- WIND
- BASIC WIND SPEED
V_p = 49 m/s
 - TERRAIN CATEGORY TC = 2
 - GUST DURATION = 30sec

WAVE

- BOAT WAKE
H₁ = 0.6m
T = 25 sec

BERTHING IMPACT

- APPROACHING VELOCITY
v = 0.3m/s
- FLOOD CURRENT
v = 2m/s

LIVE LOAD ON PONTOONS

- MAX. UNIFORMLY DISTRIBUTED LOAD 3 kPa
- FREEBOARD UNDER DEAD LOAD 400 ± 25mm

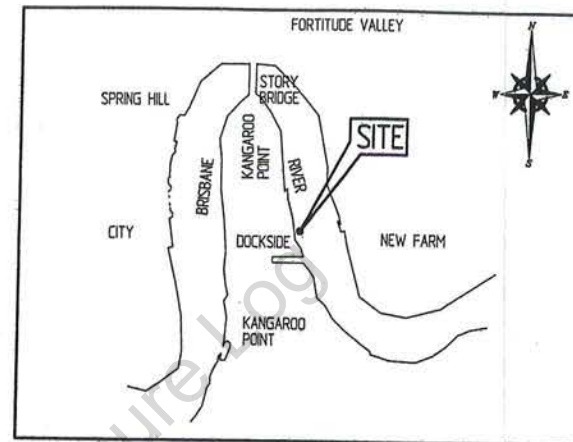
DESIGN VESSELS

VESSEL LENGTH (m)	WIND PROFILE AREA (m ²)		DISPLACEMENT (t)
	BEAM	HEAD	
18	64.0	22.0	225
20	76.0	24.0	30.0

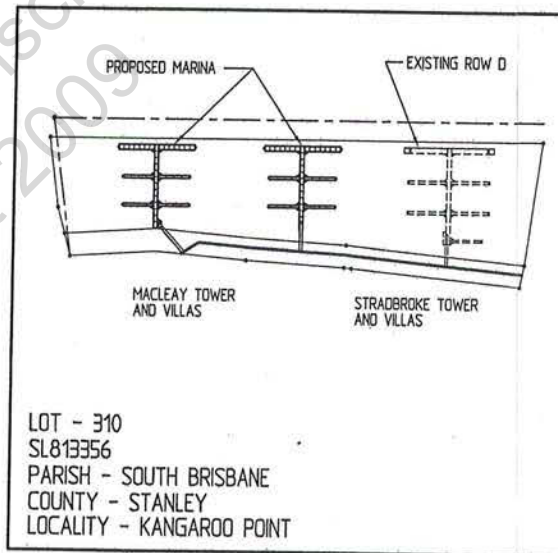
- 21.0 THE MARINA (THE WIDTHS OF ALL FAIRWAYS/VESSEL MANOEUVRING AREAS, ETC) COMPLIES WITH THE GUIDELINES IN AS3962-2001 "GUIDELINES FOR DESIGN OF MARINAS".

- 22.0 THE WORKS WILL BE STRUCTURALLY ADEQUATE FOR ANTICIPATED USAGE.

- 23.0 THE WORKS WILL COMPLY WITH ALL RELEVANT CODES - INCLUDING THE EPA'S OPERATIONAL POLICY, BUILDING AND ENGINEERING STANDARDS FOR TIDAL WORKS.



LOCALITY MAP
N.T.S.



LOT - 310
SL813356
PARISH - SOUTH BRISBANE
COUNTY - STANLEY
LOCALITY - KANGAROO POINT

SITE PLAN
SCALE 1 : 2500

Environmental Protection Agency

APPROVED

Permit No: 1PDC00071204C11

CTPI 49-Sch4

REGISTERED PROFESSIONAL ENGINEER
OF QUEENSLAND NUMBER CTPI 49

Bellingham Bellingham
MARINE Marine
Australia Pty. Ltd.
ACN 074 864 887
Innovative Harbour and waterfront solutions
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Seventeen Mile Rocks Qld 4073 Fax (07) 3376 7955
Australia International 6171 Email: sales@bellingham-marine.com.au

PACIFIC
Marina Flotation System

A 2/11/04 PIER F GANGWAY ACCESS RELOCATED

Revisions

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International Access (+617)
Email: imc@imc-marinas.com

CLIENT:
BELLINGHAM MARINE AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA - PIERS E & F

TITLE:
GENERAL NOTES, LOCALITY MAP AND SITE PLAN

Date: 8/12/2003

Drawing No.: 2502-100/A

Scale: NIL

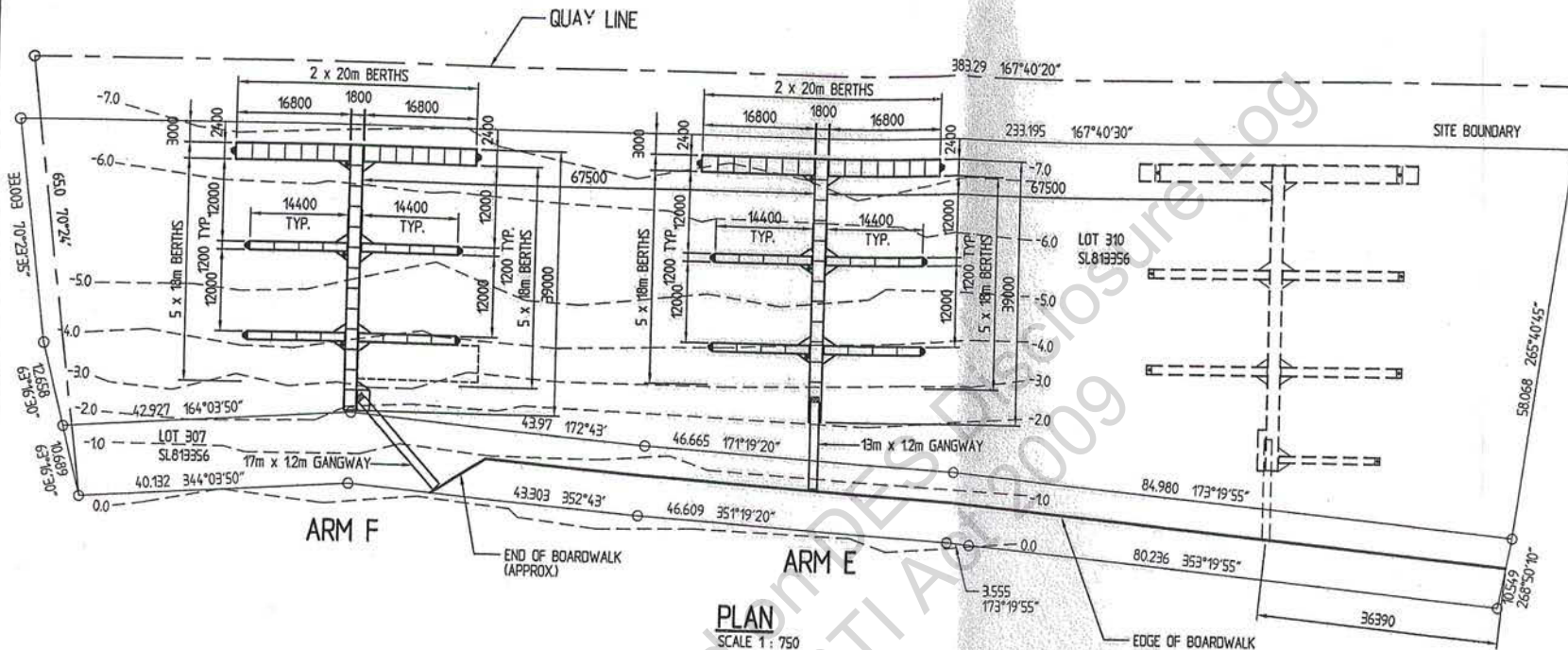
Drawn By: CTF Designed By:

Approved By:



NOTES :

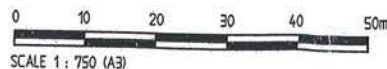
- FOR GENERAL NOTES REFER TO DRAWING No. 2502-100.



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APPROVED

Permit No: 1PDC00071204 CIL



SCALE 1: 750 (A3)

CTPI 49-Sch4

REGISTERED PROFESSIONAL ENGINEER
OF QUEENSLAND NUMBER **CTPI 4**

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CLIENT:
**BELLINGHAM MARINE
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PROJECT:
**DOCKSIDE MARINA -
PIERS E & F**

TITLE:
GENERAL ARRANGEMENT

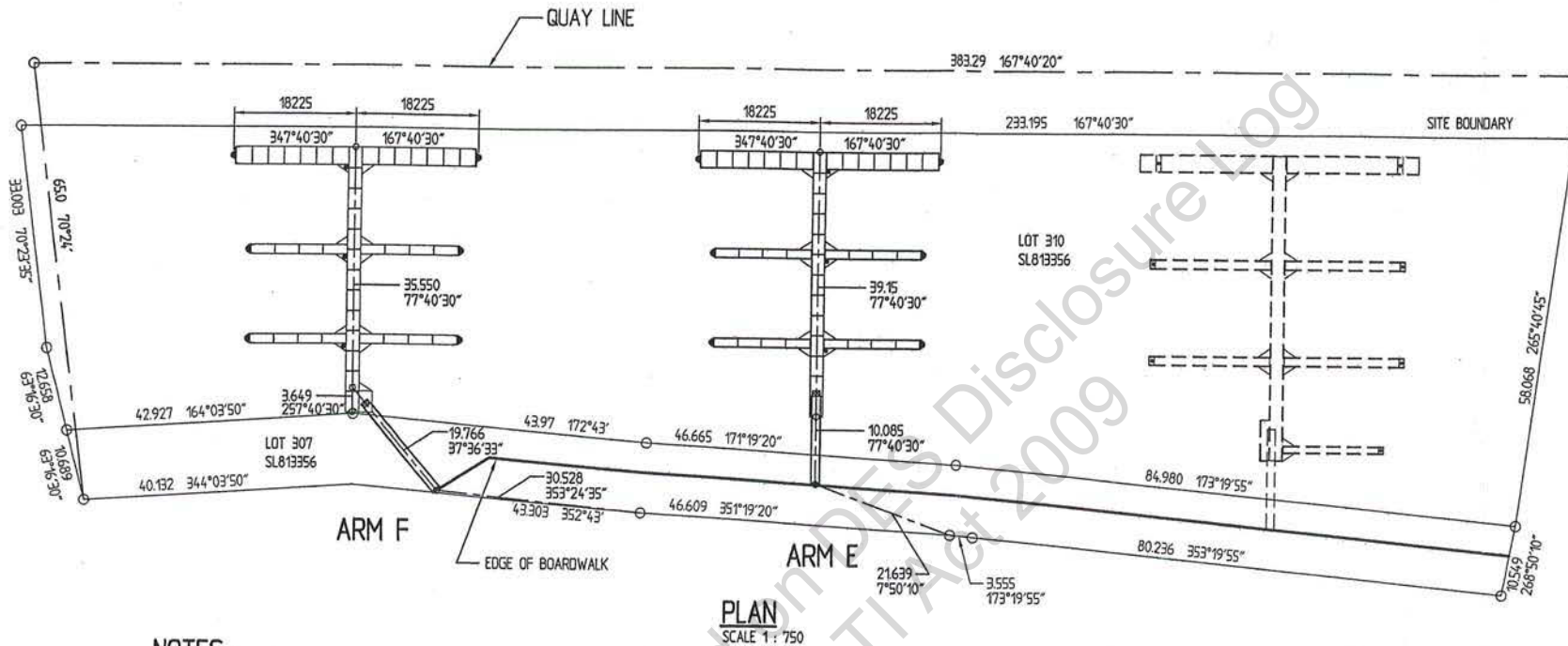
Date: 8/12/2003

Drawing No.: 2502-101/A

Scale: 1: 750

Drawn By: **CTI** Designed By:

Approved By:



NOTES :

- FOR GENERAL NOTES REFER TO DRAWING No. 2502-100.

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Permit No: 1PDC00071204CU

0 10 20 30 40 50m
SCALE 1 : 750 (A3)

CTPI 49-Sch4

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A 12/01/04 PIER F GANGWAY SETOUT CHANGED

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**BELLINGHAM MARINE
AUSTRALIA PTY. LTD**

PROJECT:

**DOCKSIDE MARINA -
PIERS E & F**

TITLE:

MARINA SETOUT

Date: 11/12/2003

Drawing No.: 2502-102/A

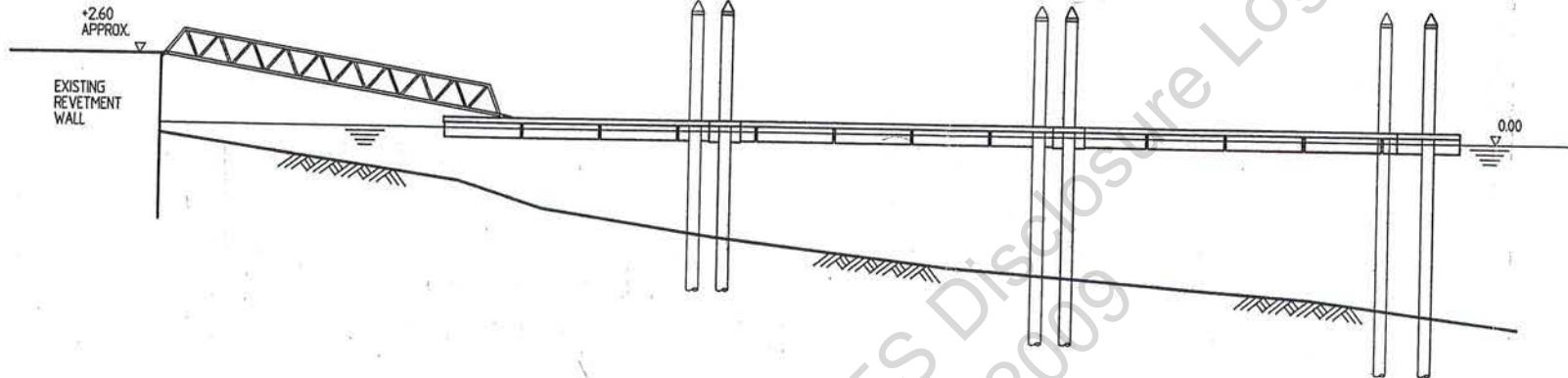
Scale: 1 : 750

Drawn By: CTI Designed By:

Approved By:

NOTES :

1. FOR GENERAL NOTES REFER TO DRAWING No. 2502-100.
2. ALL LEVELS ARE SHOWN IN METRES AND REDUCED TO AUSTRALIAN HEIGHT DATUM (A.H.D.)



ELEVATION - ARM F SHOWN
SCALE 1 : 200

Environmental Protection Agency

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Permit No: IPDC00071204C11

CTPI 49-Sch4

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OF QUEENSLAND NUMBER : CTPI 4

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CLIENT:
**BELLINGHAM MARINE
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PROJECT:
**DOCKSIDE MARINA -
PIERS E & F**

TITLE:
ELEVATION

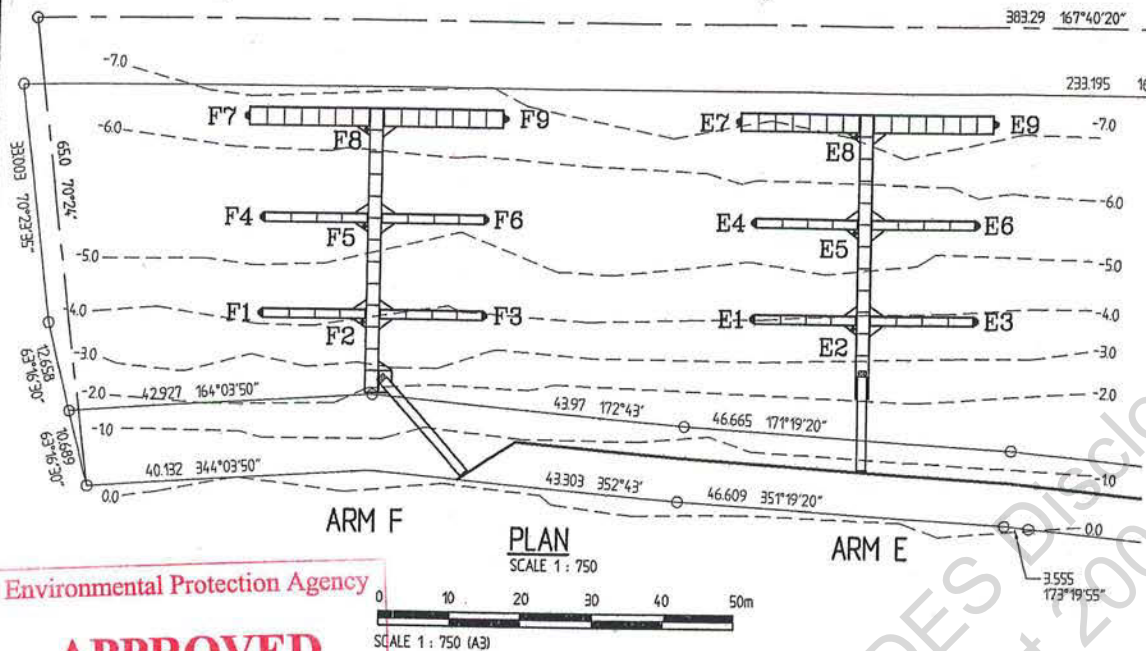
Date: 15/12/2003

Drawing No.: 2502-103

Scale: 1 : 200

Drawn By: **CTF** Designed By:

Approved By:



Environmental Protection Agency

APPROVED

Permit No: IPDC00071204C11

PILE SCHEDULE

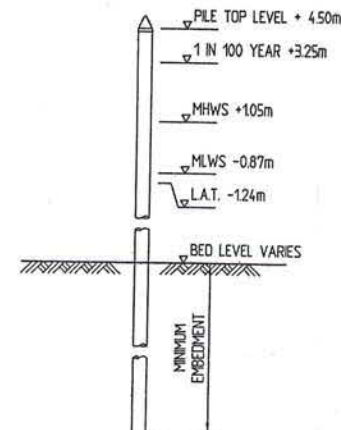
PILE No.	DESIGNED BED LEVEL (m A.H.D.)	PILE SIZE	MINIMUM EMBEDMENT (m)
F1	-4.2	457φ x 12.7 WALL GRADE 350 STEEL PILE	7.8
F2	-4.0	610φ x 12.7 WALL GRADE 350 STEEL PILE	8.7
F3	-4.0	457φ x 12.7 WALL GRADE 350 STEEL PILE	7.8
F4	-5.4	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.0
F5	-5.3	610φ x 12.7 WALL GRADE 350 STEEL PILE	8.6
F6	-5.3	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.0
F7	-6.7	508φ x 12.7 WALL GRADE 350 STEEL PILE	8.0
F8	-6.5	610φ x 12.7 WALL GRADE 350 STEEL PILE	8.5
F9	-6.8	508φ x 12.7 WALL GRADE 350 STEEL PILE	8.0

PILE SCHEDULE

PILE No.	DESIGNED BED LEVEL (m A.H.D.)	PILE SIZE	MINIMUM EMBEDMENT (m)
E1	-4.0	457φ x 12.7 WALL GRADE 350 STEEL PILE	7.8
E2	-4.0	610φ x 12.7 WALL GRADE 350 STEEL PILE	8.7
E3	-4.0	457φ x 12.7 WALL GRADE 350 STEEL PILE	7.8
E4	-5.5	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.0
E5	-5.5	610φ x 12.7 WALL GRADE 350 STEEL PILE	8.6
E6	-5.5	457φ x 12.7 WALL GRADE 350 STEEL PILE	8.0
E7	-7.0	508φ x 12.7 WALL GRADE 350 STEEL PILE	8.0
E8	-7.2	610φ x 12.7 WALL GRADE 350 STEEL PILE	8.5
E9	-7.2	508φ x 12.7 WALL GRADE 350 STEEL PILE	8.0

NOTES :

- FOR GENERAL NOTES REFER TO DRAWING No. 2502-100.
- ALL LEVELS ARE SHOWN IN METRES AND REDUCED TO AUSTRALIAN HEIGHT DATUM (A.H.D.)
- PILES
 - TOLERANCE FOR DRIVING IN PLAN +/- 50 mm, MEASURED AS THE WORST COMBINATION OF PLAN DEVIATION AND OUT OF PLUMB OVER FULL TIDAL RANGE. VERTICAL = 1 IN 200 MAX OUT OF PLUMB
 - CONTRACTOR TO ADVISE ENGINEER IF BED LEVEL DIFFERS FROM DESIGN LEVEL BY MORE THAN 300mm.
- ALL STEEL PILES TO BE COATED WITH INTERZONE 954 TO ACHIEVE A MINIMUM DRY FILM THICKNESS OF 500 MICRONS. COATING SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FROM TOP OF PILE TO 1m BELOW BED LEVEL. FOLLOWING INSTALLATION A 200mm LAYER OF OIL SHALL BE PLACED OVER THE PILE INTERNAL WATER SURFACE.



PILE PROFILE

SCALE 1 : 200

CTPI 49-Sch4

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PACIFIC
Marina Flotation System

A 1/11/04 PIER F GANGWAY ACCESS RELOCATED

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Email : imc@imc-marinas.com

CLIENT:
BELLINGHAM MARINE AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA - PIERS E & F

TITLE:
PILE LAYOUT AND PROFILE

Date: 15/12/2003
Drawing No.: 2502-104/A
Scale: AS SHOWN
Drawn By: CTF Designed By:
Approved By:



QUAY LINE

383.29 167°40'20"

233.195 167°40'30"

55.82.01 E001EE
65.0 70°24'
106.94.59 68°10'
106.94.59 68°10'

42.927 164°03'50"

43.97 172°43'

46.665 171°19'20"

40.132 344°03'50"

43.303 352°43'

46.609 351°19'20"

84.980 173°19'55"

80.236 353°19'55"

35.55 173°19'55"

58.068 265°40'45"

70.549 268°50'10"

Environmental Protection Agency

ARM F

EDGE OF BOARDWALK

ARM E

PLAN

SCALE 1 : 750

0 10 20 30 40 50m

SCALE 1 : 750 (A3)

LEGEND :



SERVICE MODULE FITTED WITH :
2 x 15 AMP OUTLETS
2 x RCD/MCB
1 x LIGHT
1 x 20mm HOSE COCK



FIRE HOSE REEL
C/W 9 KG DRY CHEMICAL EXTINGUISHER
FIRE ALARM CALL POINT



FIRE HYDRANT



SERVICE MODULE FITTED WITH :
2 x 15 AMP OUTLETS
1 x 125 AMP 3 PHASE LEG AND OUTLET
2 x RCD/MCB
1 x LIGHT
1 x 20mm HOSE COCK

CTPI 49-Sch4

REGISTERED PROFESSIONAL ENGINEER
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CLIENT:
**BELLINGHAM MARINE
AUSTRALIA PTY. LTD**

PROJECT:
**DOCKSIDE MARINA -
PIERS E & F**

TITLE:
SERVICES LAYOUT

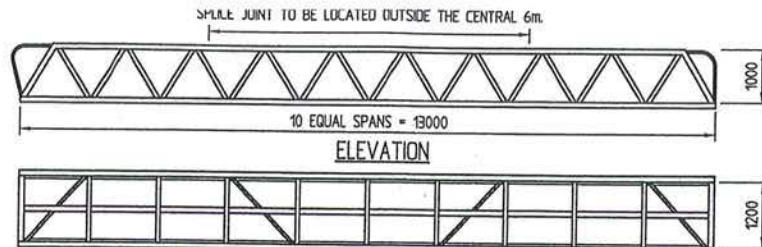
Date: 16/12/2003

Drawing No.: 2502-105/A

Scale: 1 : 750

Drawn By: CTF Designed By:

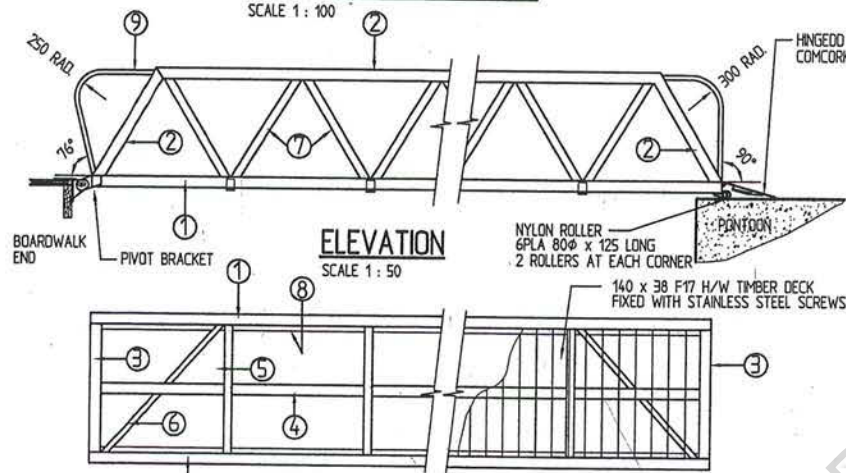
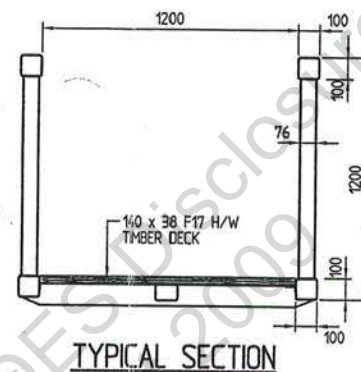
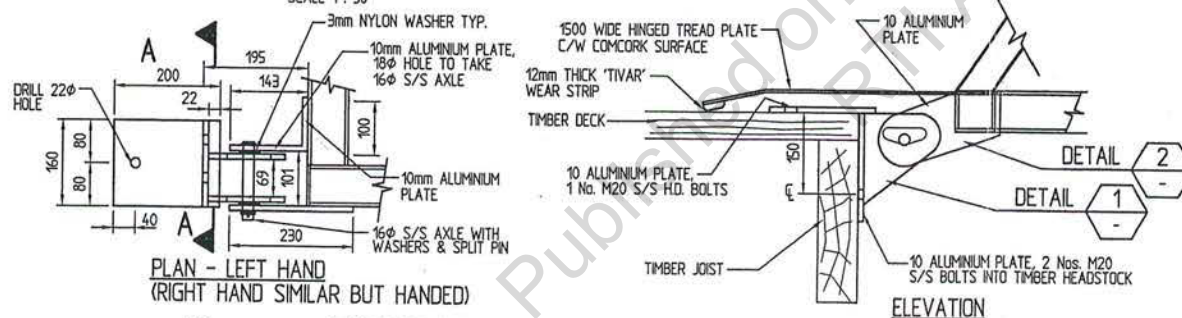
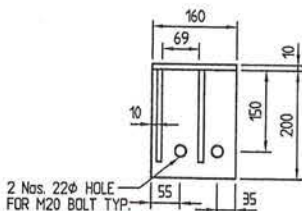
Approved By:



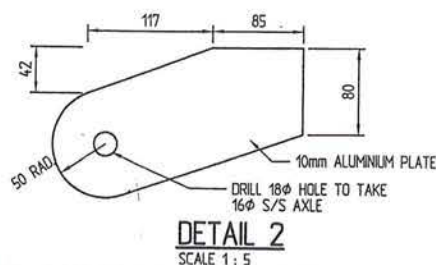
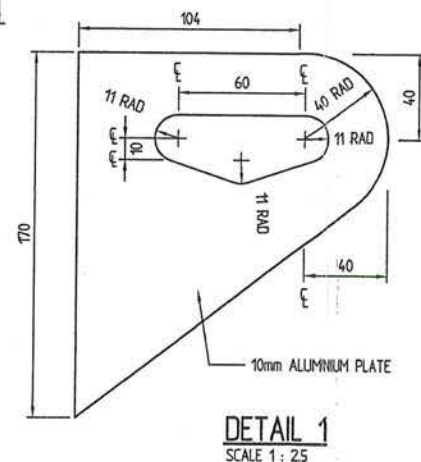
9	CHS 40 x 3	6060-T5
8	ANGLE 50 x 25 x 3	6060-T5
7	SHS 76 x 76 x 3	6060-T5
6	SHS 50.8 x 50.8 x 2	6082-T5
5	RHS 101.6 x 76.2 x 2.35	6082-T5
4	RHS 101.6 x 76.2 x 2.35	6082-T5
3	SHS 100 x 100 x 3	6082-T5
2	SHS 100 x 100 x 3	6082-T5
1	SHS 100 x 100 x 3	6082-T5
ITEM	DESCRIPTION	REMARKS

NOTES :

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS1664 ALUMINIUM STRUCTURES, AS1665 WELDING OF ALUMINIUM STRUCTURES
- ALL ALUMINIUM SHALL BE 6061-T6 OR 6082-T5 UNO.
- ALL WELDS SHALL BE INERT GAS WELD USING TIG. FUSION WELDING PROCESS.
- ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.
- ALL WELDS TO BE COMPLETE PENETRATION BUTT WELD
- DESIGN LIVE LOADS
UDL 4.0kPa
CONCENTRATED LOAD 4.5kN
HANDRAIL 0.75kN/m
- TIMBER PANELS TO BE TIED TOGETHER WITH TWO EQUALLY SPACED 25 X 25 X 3 ANGLES
- SPICE JOINT IN TOP CORD TO BE LOCATED OUTSIDE THE CENTRAL 6m.



TYPICAL VERTICAL HINGE BRACKET



CTPI 49-Sch4

REGISTERED PROFESSIONAL ENGINEER
OF QUEENSLAND NUMBER : 2938

Bellingham MARINE
Bellingham Marine Australia Pty. Ltd.
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CLIENT:
BELLINGHAM MARINE AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA - PIERS E & F

TITLE:
ALUMINIUM GANGWAY 1.2m WIDE x 13m LONG

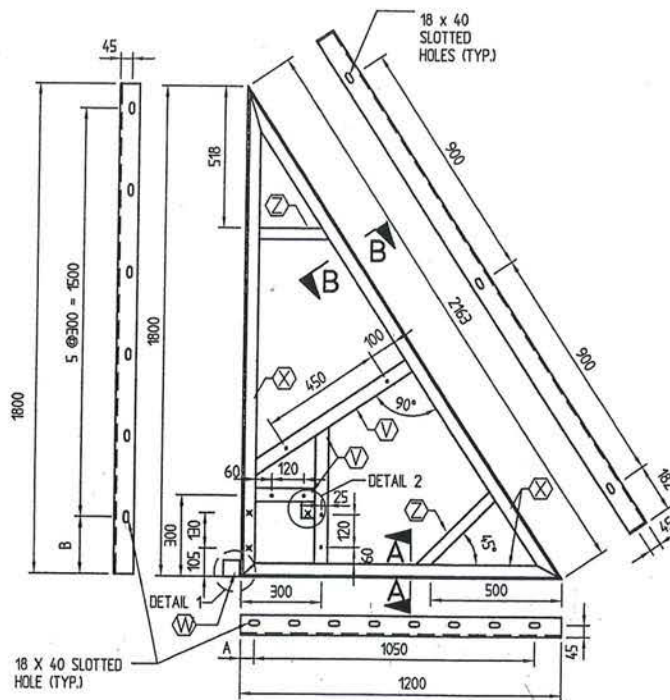
Date: 15/12/2003

Drawing No.: 2502-106

Scale: AS SHOWN

Drawn By: CTF **Designed By:**

Approved By:



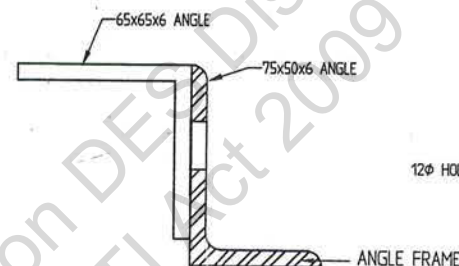
PS1.8T1 RIGHT HAND KNEE BRACKET
SCALE 120

LEGEND:

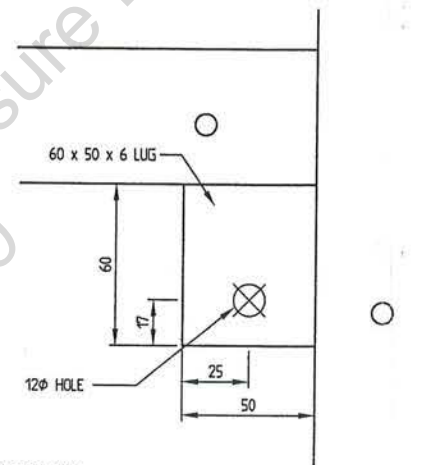
- 50x6 FLAT
- 65x65x6 ANGLE
- 75x50x6 ANGLE
- 40x6 FLAT
- 8mm HOLE
- 12mm HOLE

NOTES:

1. ALL MATERIALS TO BE HOT DIP GALVANIZED IN ACCORDANCE WITH AS 4680.
2. PROTECTIVE COATINGS TO STEEL COMPONENTS :
 - a. ACID DIP AND HOT DIP GALVANIZE IN ACCORDANCE WITH AS4680.
 - b. - AVERAGE COATING 750g/m²
 - EQUIVALENT THICKNESS 100 MICRONS.
3. ALL WELDS TO BE FULL PENETRATION BUTT WELDS OR 6mm FILLET WELD AS REQUIRED.
4. ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.



DETAIL 1
SCALE 12

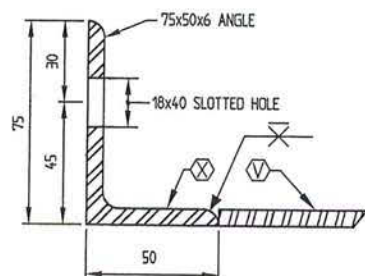


DETAIL 2
SCALE 12

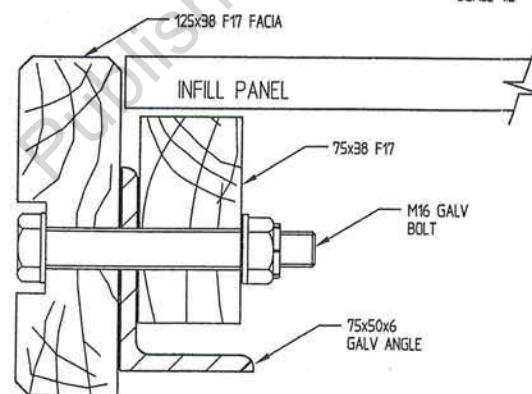
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APPROVED

Permit No: 1PDC00071204CU



SECTION A-A
SCALE 12



SECTION B-B
SCALE 12

CTPI 49-Sch4

REGISTERED PROFESSIONAL ENGINEER
OF QUEENSLAND NUMBER CTPI 41

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CLIENT:
BELLINGHAM MARINE AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA - PIERS E & F

TITLE:
STANDARD KNEE BRACKET DRAWING

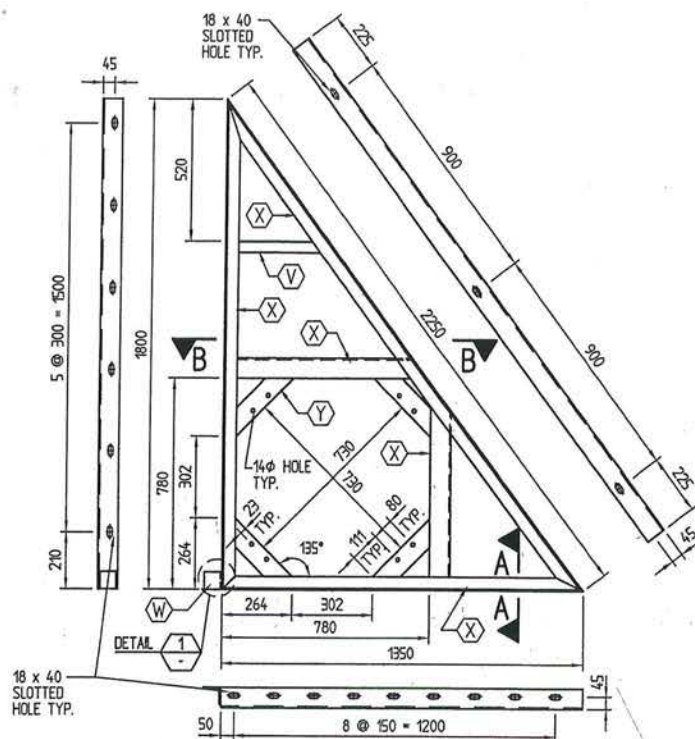
Date: 16/12/2003

Drawing No.: 2502-107

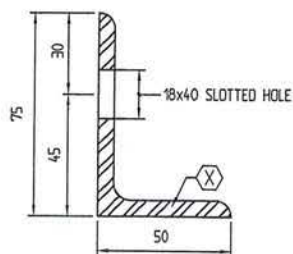
Scale: AS SHOWN

Drawn By: CTF Designed By:

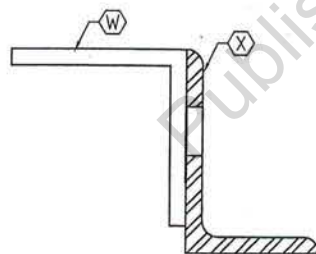
Approved By:



GENERAL ARRANGEMENT
SCALE 1: 20



SECTION A - A
SCALE 1: 2



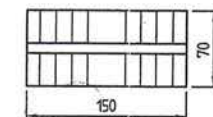
DETAIL 1
SCALE 1: 2

LEGEND :

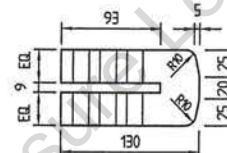
- (V) 40 x 8 FLAT
- (W) 65 x 65 x 6 ANGLE
- (X) 75 x 50 x 8 ANGLE
- (Y) 75 x 8 FLAT

NOTES :

1. ALL MATERIALS TO BE HOT DIP GALVANIZED IN ACCORDANCE WITH AS 4680.
2. PROTECTIVE COATINGS TO STEEL COMPONENTS :
 - a. ACID DIP AND HOT DIP GALVANIZE IN ACCORDANCE WITH AS4680.
 - b. - AVERAGE COATING 750g/m²
 - EQUIVALENT THICKNESS 100 MICRONS.
3. ALL WELDS TO BE FULL PENETRATION BUTT WELDS OR 6mm FILLET WELD AS REQUIRED.
4. ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.



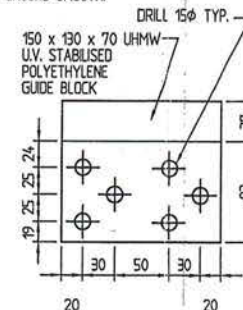
FRONT ELEVATION



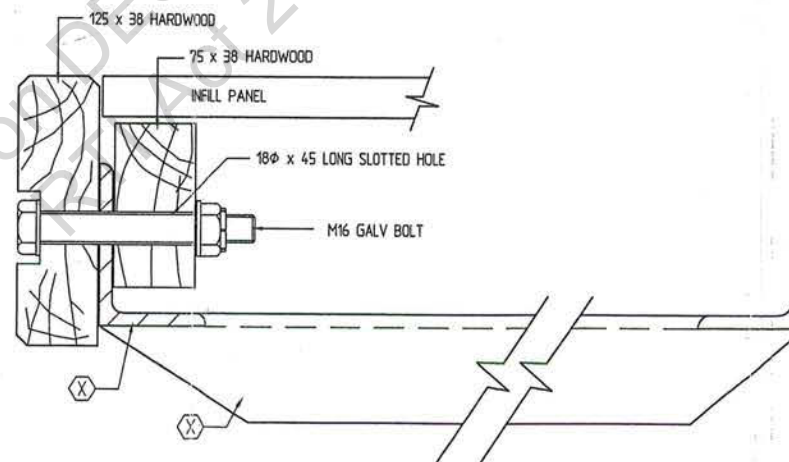
SIDE ELEVATION

PILE GUIDE BLOCK
SCALE 1: 5

NOTES: FIX PILE GUIDE WITH 2 NUMBER M12 GALV. BOLTS.



PLAN



SECTION B - B
SCALE 1: 25

Environmental Protection Agency

APPROVED

Permit No: 1PDC00071204 C11

CTPI 49-Sch4

REGISTERED PROFESSIONAL ENGINEER
OF QUEENSLAND NUMBER CTPI 49

Bellingham Bellingham
MARINE Marine
Australia Pty. Ltd.
ACN 074 864 887

Innovative harbour
and waterfront solutions

22 Shriman Road
Seventeen Mile Rocks Qld 4073
Australia

Phone 071 3376 6955
Fax 071 3376 7955
International 6171
Email: sales@bellingham-marine.com.au

PACIFIC
Marina Flotation System

Revisions

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**International
Marina
Consultants**

Consultants to the Marina Industry.

**International Marina
Consultants Pty. Ltd.**
A.C.N. 079 905 481

473 Annerley Road, Annerley, QLD.
Australia
Phone (07)3892 5711 Fax (07)3892 5611
International Access (+617)
Email: imc@imc-marinas.com

CLIENT:

**BELLINGHAM MARINE
AUSTRALIA PTY. LTD**

PROJECT:

**DOCKSIDE MARINA -
PIERS E & F**

TITLE:

**1800 x 1350 KNEE
BRACKET PILE GUIDE
(610 DIA. PILE)**

Date: 16/12/2003

Drawing No.: 2502-108

Scale: AS SHOWN

Drawn By: CTI Designed By:

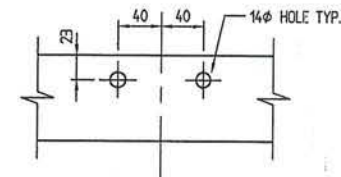
Approved By:

NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS1664.
2. ALUMINIUM EXTRUSIONS SHALL BE 6061-T6 OR 6082-T5 UNO.
3. ALUMINIUM PLATES SHALL BE TYPE 5083 TEMPER H321.
4. ALL WELDS SHALL BE INERT GAS WELD USING TIG FUSION WELDING PROCESS.
5. ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.
6. ALL WELDS TO BE COMPLETE PENETRATION BUTT WELD

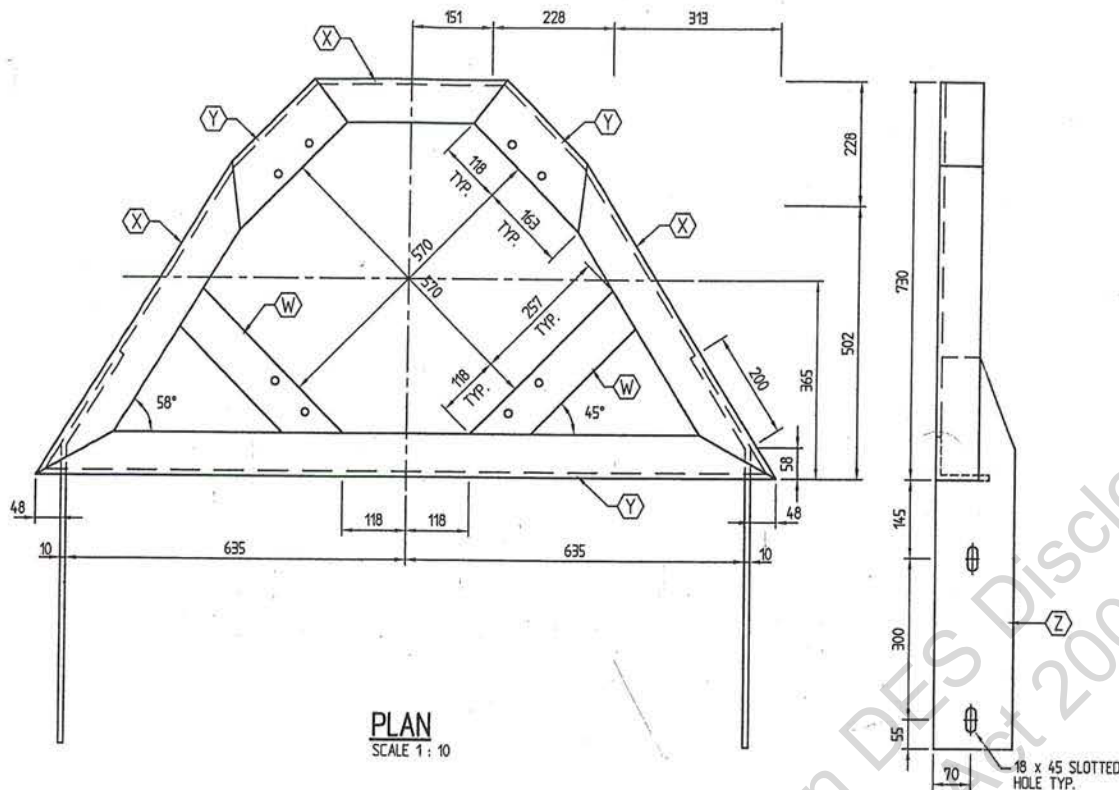
LEGEND :

-  80 x 10 ALUMINIUM FLAT
 80 x 80 x 10 ALUMINIUM ANGLE
 100 x 80 x 10 ALUMINIUM ANGLE
 150 x 10 ALUMINIUM FLAT



**TYPICAL HOLE SET-OUT
FOR PILE GUIDE**

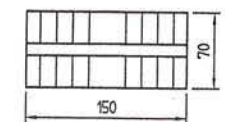
SCALE 1 : 5



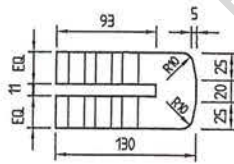
PLAN
SCALE 1 : 10

SIDE ELEVATION
SCALE 1 : 10

ELEVATION
SCALE 1 : 10

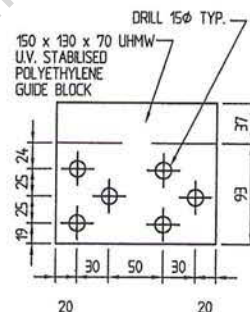


FRONT ELEVATION



SIDE ELEVATION

PILE GUIDE BLOCK
SCALE 1 : 5



PLAN

NOTES: FIX PILE GUIDE WITH 2 NUMBER M12 S/S BOLTS.

Environmental Protection Agency
APPROVED
 Permit No: 18000001130404

CTPI 49-Sch4

REGISTERED PROFESSIONAL ENGINEER
OF QUEENSLAND NUMBER : CTPI 41

Bellingham
MARINE
 Innovative harbour
 and waterfront solutions
 22 Simman Road
 Seventeen Mile Rocks Qld 4073
 Australia
 Phone (07) 3376 6955
 Fax (07) 3376 7955
 International 6177
 Email sales@bellingham-marine.com.au

PACIFIC
 Marina Flotation System

Revisions

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International
Marina
Consultants
 Consultants to the Marina Industry.
International Marina
Consultants Pty. Ltd.
 A.C.N. 079 905 481
 473 Annerley Road
 ANNERLEY QLD 4103
 AUSTRALIA
 Phone (07)3892 5711 Fax (07)3892 5611
 Email : imc@imc-marinas.com

CLIENT:
BELLINGHAM MARINE
AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA -
PIERS E & F

TITLE:
1200 FINGER END
ALUMINIUM PILE GUIDE
(457 DIA. PILE)

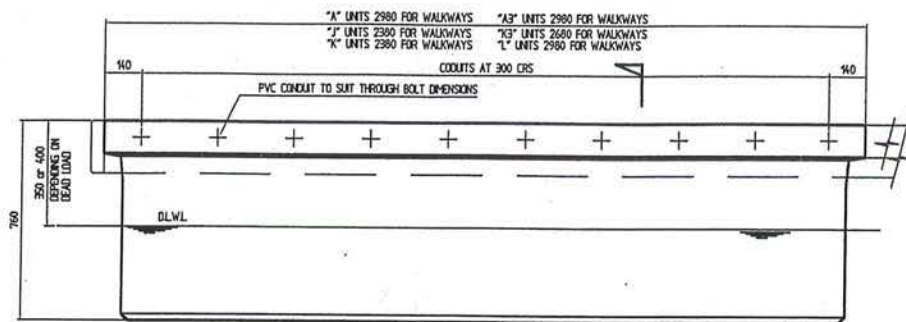
Date: 17/12/2003

Drawing No.: 2502-109

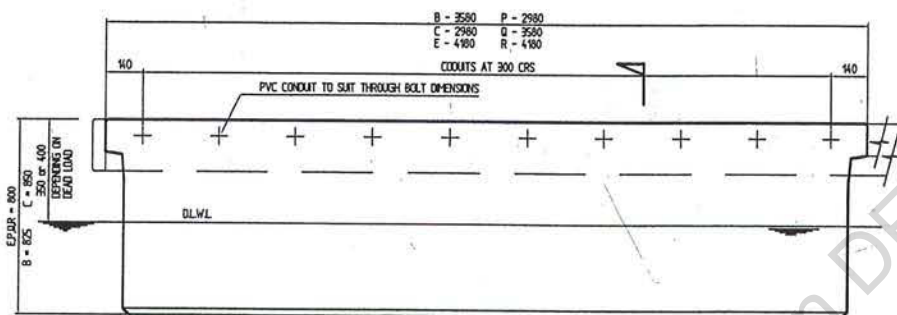
Scale: AS SHOWN

Drawn By: CT **Designed By:**

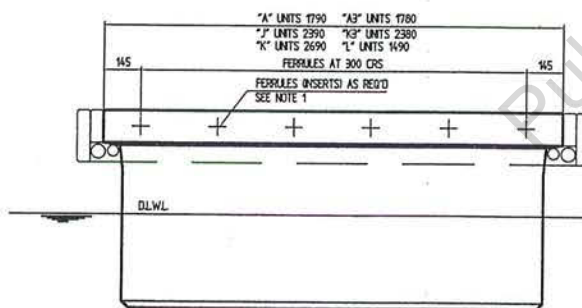
Approved By:



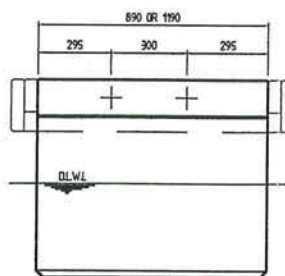
ELEVATION



ELEVATION



END ELEVATION



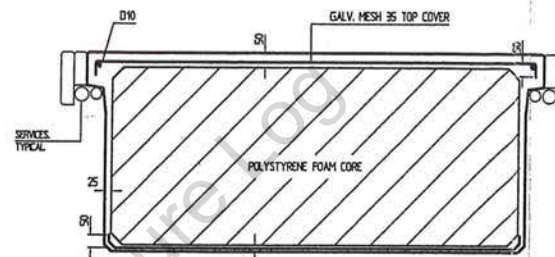
END ELEVATION

FINGER UNITS SCHEDULE

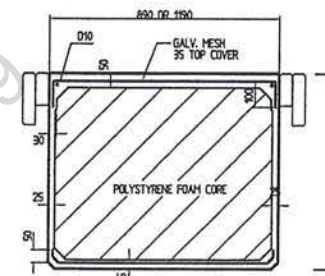
UNIT MARK	LENGTH	WIDTH
P/P1	3000 x 1200	NOMINAL
Q/Q1	3600 x 1200	
R/R1	4200 x 1200	
C/C1	3000 x 900	
B/B1	3600 x 900	
E/E1	4200 x 900	

NOTES

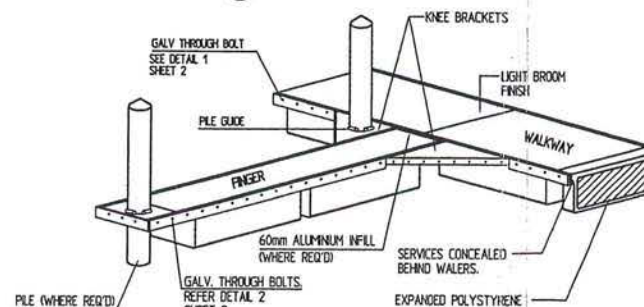
1. PROVIDE FERRULES (INSERTS) OR S/S STUDS AS REQUIRED TO END OF LAST PONTOON ONLY TO WALKWAYS AND TO FINGERS.
2. CLEAR COVER TO MESH - 35 TOP.
3. CONCRETE STRENGTH $F_c = 40 \text{ MPa}$
4. FIBER MESH ADDITIVE TO CONCRETE 900g/m^2



SECTION A-A



SECTION B-B



PICTORIAL VIEW
N.T.S.

Environmental Protection Agency

APPROVED

Permit No: 1PDC00071304C11

CTPI 49-Sch4

REGISTERED PROFESSIONAL ENGINEER
OF QUEENSLAND NUMBER: CTPI

Bellingham Bellingham
Marine
Australia Pty. Ltd.
ACN 074 864 867
22 Drumm Road
Sydney NSW 1585
Australia
Phone 071 891 4951
Fax 071 891 795
Email: info@bellingham-marine.com.au

PACIFIC
Marina Flotation System

No. Date Description Revisions
CTPI

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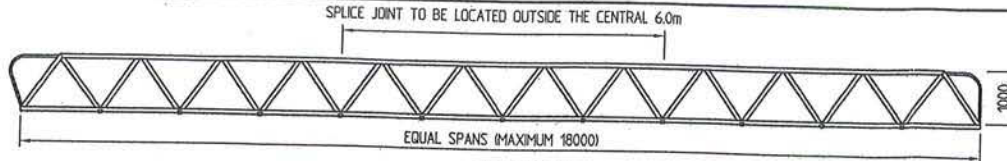
International Marina Consultants
Consultants to the Marina Industry.
International Marina Consultants Pty. Ltd.
A.C.N. 079 905 481
A.B.N. 85 079 905 481
473 Ararat Road
ANERLEY QLD 4103
AUSTRALIA
Phone 071 3692 5711 Fax 071 3692 5611
Email: admin@imc-marina.com

Client:
BELLINGHAM MARINE AUSTRALIA PTY. LTD.

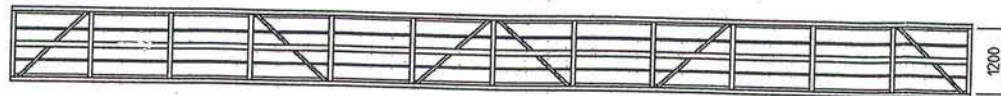
PROJECT:
DOCKSIDE MARINA - PIERS E & F

The
STANDARD FLOAT DETAILS

Drawn By: _____ Designed By: _____
Drawing Check: _____ Engineering Check: _____
Approved: _____ Scale: **AS SHOWN**
Drawing No: **2502-110** And: _____



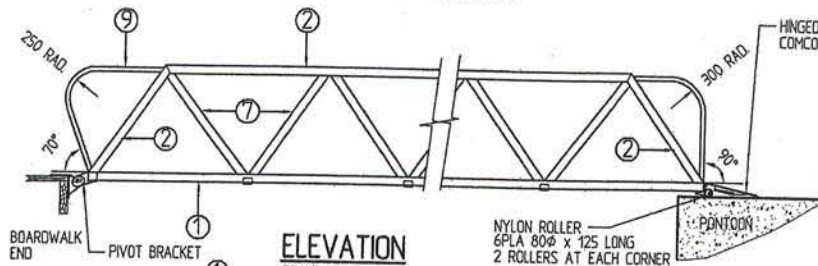
ELEVATION



PLAN

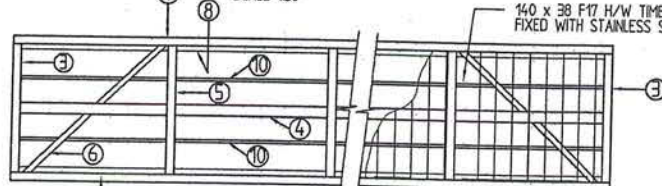
GENERAL ARRANGEMENT

SCALE 1:100



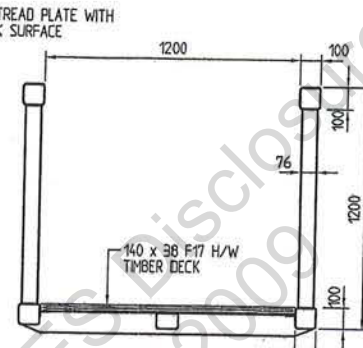
ELEVATION

SCALE 150



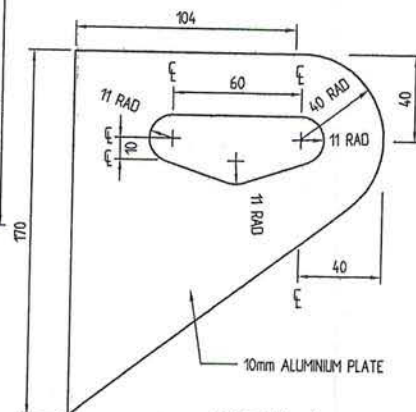
PLAN VIEW BOTTOM CHORD

SCALE 150



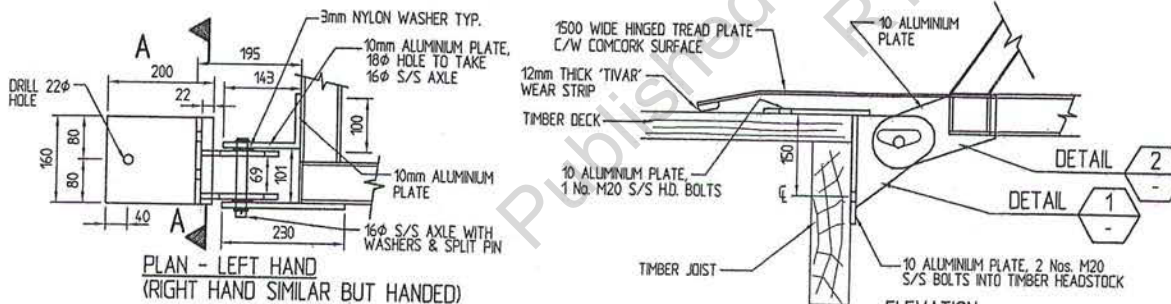
TYPICAL SECTION

SCALE 125



DETAIL 1

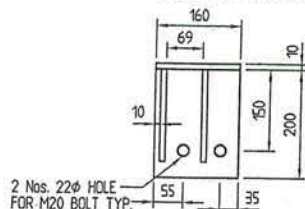
SCALE 1:25



PLAN - LEFT HAND
(RIGHT HAND SIMILAR BUT HANDED)

TYPICAL VERTICAL HINGE BRACKET

SCALE 1:10



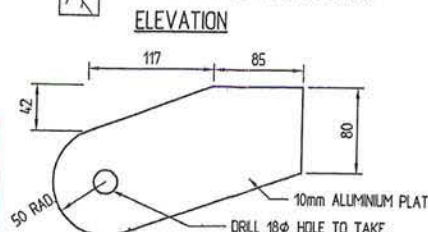
SECTION A - A

SCALE 1:10

Environmental Protection Agency

APPROVED

Permit No: 1PDC00071204611



DETAIL 2

SCALE 1:5

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS1664 ALUMINIUM STRUCTURES, AS1665 WELDING OF ALUMINIUM STRUCTURES.
3. ALL ALUMINIUM SHALL BE 6061-T6 OR 6082-T5 UNO.
4. ALL WELDS SHALL BE INERT GAS WELD USING TIG FUSION WELDING PROCESS.
5. ALL WORK SHALL BE NEATLY FINISHED WITH ALL SHARP EDGES GROUND SMOOTH.
6. ALL WELDS TO BE COMPLETE PENETRATION BUTT WELD
7. DESIGN LIVE LOADS
 - LIVE LOAD 4.0kPa
 - CONCENTRATED LOAD 4.5kN
 - HANDRAIL 0.75kN/m
8. TIMBER PANELS TO BE TIED TOGETHER WITH TWO EQUALLY SPACED 25 X 25 X 3 ANGLES
9. SPLICE JOINT IN TOP CHORD TO BE LOCATED OUTSIDE THE CENTRAL 6m.

Bellingham Bellingham
MARINE Marine
Australia Pty. Ltd.
ACN 074 864 887
Innovative harbour
and waterfront solutions
22 Simmon Road Phone (07) 3576 6955
Seventeen Mile Rocks Qld 4073 Fax (07) 3576 7955
Australia International 6177 Enrol sales@bellingham-marine.com.au

PACIFIC
Marina Flotation System

Revisions

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International Marina
Consultants Pty. Ltd.
A.C.N. 079 905 481
473 Annerley Road
ANNERLEY QLD 4103
AUSTRALIA
Phone (07)3892 5711 Fax (07)3892 5611
Email : inc@inc-marinas.com

CLIENT:
BELLINGHAM MARINE
AUSTRALIA PTY. LTD

PROJECT:
DOCKSIDE MARINA -
PIERS E & F

TITLE:
ALUMINIUM GANGWAY
12m WIDE x 15m to 17.9m LONG

ITEM	DESCRIPTION	REMARKS
1	SHS 76 x 76 x 6.35	6082-T5
2	SHS 76 x 76 x 6.35	6082-T5
3	SHS 76 x 76 x 6.35	6082-T5
4	RHS 101.6 x 76.2 x 2.35	6082-T5
5	RHS 101.6 x 76.2 x 2.35	6082-T5
6	SHS 50.8 x 50.8 x 2	6082-T5
7	SHS 76 x 76 x 3	6082-T5
8	ANGLE 50 x 25 x 3	6060-T5
9	CHS 40 x 3	6060-T5
10	ANGLE 25 X 25 X 3	6060-T5

CTPI 49-Sch4

REGISTERED PROFESSIONAL ENGINEER
OF QUEENSLAND NUMBER : CTPI

Date: 14/01/2005

Drawing No.: 2502-111

Scale: AS SHOWN

Drawn By: CTP Designed By:

Approved By:



CTPI 49-Sch4

L.S., B.APP.SC.(SURV.), M.I.S. AUST

CTPI 49-Sch4

L.S., B.SURV. M.I.S. AUST

CTPI 49-Sch4

M.URB.REG.PLNG, DIP.ENG.SURV, B.A, GRAD.CERT.MNGMT, M.P.I.A.

1st Floor, Unit 2/107 Quay Street Brisbane Q 4000

ph 3221 9649 fax 3221 3391

email ncosurv@powerup.com.au

ACN 056 870 770 ABN 15 056 870 770

YOUR REF

Ref: 206574

OUR REF

DATE

25 Jan 2005

ENVIRONMENTAL PROTECTION AGENCY

Coastal – Environmental Operations (Southern Region)

PO Box 15155

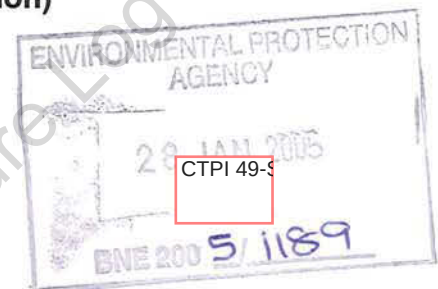
CITY EAST

QLD 4002

Via facsimile: 3221 0768

Attention: Mr Bruce Brooks

250



Dear Bruce,

**RE: INFORMATION RESPONSE: APPLICATION TO CONSTRUCT WORKS
ON TIDAL LANDS OR WATERS – ON AND ADJACENT TO LAND AT
63B & 63C ROTHERHAM STREET, KANGAROO POINT AND
DESCRIBED AS LOTS 307 & 310 ON SL 813356**

In reference to the above Tidal Works application and in response to an Information Request dated the 25th of January 2005 the following details are provided.

- Confirmation via letter on the authority of the signatories to sign the Form A on behalf of Bambari Pty Ltd. Please find attached a Form A with signatures under the common seal of Bambari Pty Ltd. These signatories are the same for Bambari Pty Ltd together with positions held. Full names together with positions held within the companies and signatures are provided as requested along with the ACN of the company. Authority has been provided by the Director and Company Secretary in this instance.

Concurrence Agency Response from Maritime Safety Queensland

Please find attached correspondence as received from *Maritime Safety Queensland* which makes reference to the correct plan numbers as discussed in a telephone conversation of the 25th of January 2005.

It is considered that the above and attached information constitutes a complete response to issues as raised in the Environmental Protection Agencies

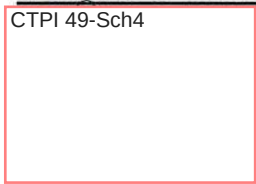
Information Request dated the 25th of January 2005. Accordingly we look forward to receiving a timely approval to construct works on tidal lands or waters.

Please contact the writer on 3221 9649 if there is any matter pertaining to the above that you would like to discuss.

Yours faithfully

NORRIS CLARKE & O'BRIEN

CTPI 49-Sch4



Published on DES Disclosure Log
RTI Act 2009

**Queensland
Government**

25 January 2005

**Maritime Safety
Queensland**

Norris Clark & O'Brien Pty Ltd
Floor 1
Unit 2/107 Quay Street
Brisbane Qld 4000

Queensland Transport

Attention: CTPI 49-Sch4

Dear CTPI

Tidal Works Application**Amendment to correspondence dated 22 September 2004****Proposed marina construction – Dockside Marina, 63B and 63C Rotherham Street, Kangaroo Point (Lots 307, 309 and 310 on SL813356 and Lot 305 on SL809090)**

Thank you for your letter of 18 January 2005 about your proposal under the Coastal Protection and Management Act 1995 and Integrated Planning Act 1997 to construct a marina at the location mentioned above.

As a concurrence agency, Maritime Safety Queensland has no objection to the proposal provided the following navigation and marine safety conditions are addressed.

1. The contractor must build the marina according to International Marina Consultants, Drawing Nos 2501-100 to 110 inc, attached to your letter dated 22 September 2004. and revised drawings No. 2502-100 to 102 inc, 104-105 all Revision A, and 2502-111 attached to your letter dated 18 January 2005.
2. As our original comments were based on the modified drawings of the relocated gangway we have no more comments to add. This being so our comments and conditions as mentioned in our letter of 27 September 2004 still stand and are thus relevant to this application.
3. The contractor will be liable for the cost of, removal and relocation of the port lateral buoy at present located in close proximity to the existing Marina Arm D.
4. The contractor must construct the marina within two years from the date of approval. If construction is not completed, you will need additional or amended comments from the Regional Harbour Master.

Maritime Safety Queensland
Brisbane Region
MacArthur Avenue East
Pinkenba Queensland 4008
ABN 13 200 330 520

Our ref 710/86 (3) P23631 F18
Your ref
Enquiries Peter Marchbank
Telephone +61 7 3860 3556
Facsimile +61 7 3860 3571
Website www.transport.qld.gov.au/maritime

Maritime Safety Queensland does not need to be further consulted if all of the above conditions are met.

The above conditions must be included in your application to the assessment manager.

A copy of this letter has been forwarded to the Environmental Protection Agency.

Yours sincerely

CTPI 49-Sch4

Captain
Regional Manager (Brisbane)

Published on DES Disclosure Log
RTI Act 2009



STENCRAFT PTY LTD

ABN: 80 336 290 967

A Pidgeon - Girdis Company

25/01/2004

CTPI 49-Sch4

Norris Clarke & O'Brien Pty Ltd
1st Floor, Unit 2/107 Quay Street
Brisbane Q 4000

Dear CTPI 49-

Re: Dockside Marina Extension

Bambari Consents and documentation as requested.
Please submit to EPA immediately and advise of expected response dates.

Many thanks,

CTPI 49-Sch4

CTPI 49-Sch4

Property and Leasing Manager

GIRDIS GROUP OF COMPANIES
PROPERTY INVESTMENT AND MANAGEMENT

25 January 2005

Environmental Protection Authority
160 Ann Street Brisbane
QUEENSLAND 4000

Dear Sir or Madam,

**Re: Extension of Dockside Marina
Lot 307 & 310 on SL 813356
Lodgement of Development Application**

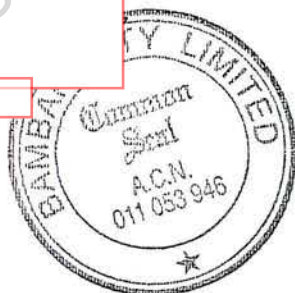
We approve to the lodgement of the Development Application Ref 206574 on behalf of Bambari Pty Ltd (A.C.N 011053946).

Yours sincerely,

CTPI 49-Sch4

CTPI 49-Sch4

DIRECTOR



CTPI 49-Sch4

CTPI 49-Sch4

SECRETARY

Form 1 Development Application

idas

Common details

PART A

The completion of **all applicable questions** on Part A is **mandatory** for all applications.

Part A must be accompanied by one (1) or more other completed parts of the Form.

Any information requested in the form may be provided in an attachment to the application.

For further information about completing the following details, refer to **Guide 1 Making an IDAS Application**.

<p>Description of land</p> <p>All land the subject of the application, must be identified.</p> <p>A description of the land is not required in relation to a mobile or temporary environmentally relevant activity.</p> <p>Advice for completing Q2 Q2 applies if development is proposed within a water body or watercourse.</p> <p>Advice for completing Q3 Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.</p> <p>However, if the land on which the development is proposed does not have a lot on plan description (i.e. the development is proposed in a water body or watercourse) provide –</p> <p>(i) the lot on plan description for the adjoining/adjacent land; or</p> <p>(ii) GPS coordinates where there is no adjoining/adjacent land (eg. in Moreton Bay).</p> <p>Advice for completing Q7 Q7 does not apply if the development is proposed within a water body or watercourse.</p> <p>Advice for completing Q8 Q8 applies if development is proposed within a local government area.</p> <p>Note: Areas below high water mark are not within a local government's area unless provided for under the <i>Local Government Act 1993</i>.</p> <p>Advice for completing Q9 Q9 applies if development is proposed on strategic port land or a strategic port land tidal area.</p> <p>For more information refer to Guide 11 Development on strategic port land</p>	<ol style="list-style-type: none"> Street address: (including house number, street name, suburb/locality name & postcode) (if applicable) 63B & 63C ROTHERHAM STREET, KANGAROO POINT Name of water body or watercourse, within which the development is proposed: (if applicable) BRISBANE RIVER Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates: LOT 307 & 310 on SL 813356 The above description is for: (tick applicable box) ☐ (i) the land on which the development is proposed; or ☒ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or ☒ (iii) the water body or watercourse. Shop / tenancy number: (if applicable) - Storey / level: (if applicable) - Total area of land: (m² or ha) (if applicable) - Local government area in which the land is situated: (eg. Brisbane, Esk, Hervey Bay, Woocoo etc.) (if applicable) BRISBANE CITY COUNCIL Port authority for the strategic port land or strategic port land tidal area on which the development is proposed (eg. Port of Brisbane, Port of Townsville) (if applicable) -
<p>Proposal details</p>	<ol style="list-style-type: none"> Existing use of the land: (eg. vacant, single house, shop etc.) VACANT Proposed use of the land: (eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc). MARINA - TWO ADDITIONAL FINGERS

R

Other applicable parts of Form 1

Part A of Form 1 must **always** be accompanied by other completed parts of Form 1.

For information about when a part of Form 1 may apply for an application refer to Guide 1 Making an IDAS development application.

Applicant details

Clearly identify who is making the application. The applicant need not be the owner of the land.

When signing and lodging this application

The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency and the Chief Executive (where applicable) will rely on this information when assessing and deciding the application.

If the applicant is a company

A contact person must be shown. All correspondence will be mailed to this address.

12. Other parts of Form 1 completed as part of this application: (eg. Part D, Part I, etc)

PART M

13. Name:

STENCRAFT PTY LTD A.C.N 010 734 997 C/- NORRIS CLARKE & O'BRIEN PTY LTD

14. Postal address:

2 / 107 QUAY STREET, BRISBANE QLD 4000

15. S CTPI 49-Sch4

16. Date:

25/01/05
25/01/05

17. Contact person:

CTPI 49-Sch4

18. Telephone number:

3221 9649

19. Mobile phone number: (if applicable)

20. Facsimile number: (if applicable)

3221 3391

21. Email address: (if applicable)

CTPI 49-Sch4@powerup.com.au

Land owner's consent (if applicable)

Section 3.2.1(10)(a) of the IPA prescribes that an application can **not** be taken to be properly made without the land owner's consent.

For more information about land owner's consent refer to Guide 1 Making an IDAS development application.

An application **must** be supported by the consent of the land owner if the application involves:

- (i) a material change of use;
- (ii) reconfiguration of a lot;
- (iii) work on land below high-water mark & not within a canal as defined under the Coastal Protection and Management Act 1995; or
- (iv) work on rail corridor land defined under the Transport Infrastructure Act 1994.

For a mobile or temporary ERA

Land owner's consent is **not** required.

If an owner has signed this form as applicant

Their signature is not required again in this section.

If there are multiple owners

The consent of each owner is required.

If the owner is a company

Refer to Guide 1.

22. Name/s:

STENCRAFT PTY LTD (A.C.N 010734 997) & BAMBARI PTY LTD (A.C.N 011 053 946)

23. S CTPI 49-Sch4

24. Date:

25/01/05
25/01/05

CTPI 49-Sch4

CTPI 49-Sch4

DIRECTOR

**Resource entitlement (if applicable)**

Section 3.2.1(10)(b) of the IPA prescribes that an application can **not** be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q26

Refer to schedule 10 of the *Integrated Planning Regulation 1998* that prescribes the nature of evidence required by the State in support of the lodging of this development application.

25. Does this application involve taking or interfering with (other than interfering with quarry material on State coastal land under the Coastal Protection and Management Act 1995) a State resource?

☒ NO - go to Q28

☐ YES - go to Q26

26. This application is required by regulation to be accompanied by: (tick the applicable box)

☐ (i) evidence of the **allocation** of, or entitlement to, the resource – attach evidence

☐ (ii) evidence the chief executive of the department administering the resource is satisfied the development **is consistent with an allocation** of, or entitlement to, the resource – go to Q 27

☐ (iii) evidence the chief executive of the department administering the resource is satisfied the development application **may proceed in the absence of an allocation** of, or entitlement to, the resource – go to Q 27

Advice for completing Q27

The information in (i) – (v) is mandatory if evidence is required under Q26 (ii) or (iii) above.

The official stamp of the Department of Natural Resources and Mines is mandatory where the application involves taking or interfering with water or riverine quarry material under the *Water Act 2000*.

27. Evidence of the resource entitlement:

(i) Resource entitlement / authority details

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

(iv) Official stamp of the department administering the resource (if applicable)

Referral triggers

The Referrals Checklist must be completed and lodged with all IDAS development applications, other than those requiring the completion of Parts A and B of the Form only.

28. Is the Referrals Checklist completed and attached to this application?

☒ YES

☐ NO – the assessment manager may refuse to accept this application on the grounds that the application has not been properly made

Plans / drawings / reports

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

29. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i)		
(ii)		
(iii)		
(iv)		
(v)		
(vi)		
(vii)		
(viii)		
(ix)		
(x)		

PLEASE NOTE

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager's)

FEE (\$)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S
----------	---------------	----------------------------	--------------------



Enquiries 03 5177 3988

Issue date 27 Jun 04

ASIC

Australian Securities & Investments Commission

Company Statement

Extract of particulars – s346A(1) Corporations Act 2001

Check this statement carefully

You are legally obligated to ensure that all your company details are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the Corporations Act 2001.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. **Do not return this statement.** You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees.

ACN 011 053 946
FOR BAMBARI PTY. LTD

REVIEW DATE: 26 June 04

You must notify ASIC of any changes to company details — Do not return this statement



www.asic.gov.au/easylodge
Log in with your
Corporate Key:
95591223



Use Form 484 to make changes to company details.
Use Form 492 if you've already notified ASIC of changes but they are not shown correctly in this statement.



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.
Ph: 03 5177 3988



Use your agent.

Company statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. **Do not return this statement.**

1 Registered office

LEVEL 14 410 QUEEN STREET BRISBANE QLD 4000

2 Principal place of business

LEVEL 14 410 QUEEN STREET BRISBANE QLD 4000

3 Ultimate holding company

STENCRAFT PTY. LTD.

ACN 010 734 997

4 Officeholders

Name: CTPI 49-Sch4
Born: BRISBANE QLD
Date of birth: CTPI 49-Sch4
Address: CTPI 49-Sch4
Office(s) held: DIRECTOR, APPOINTED 02/04/1993; SECRETARY, APPOINTED 02/04/1993

Name: CTPI 49-Sch4
Born: BRISBANE QLD
Date of birth: CTPI 49-Sch4
Address: CTPI 49-Sch4
Office(s) held: DIRECTOR, APPOINTED 02/04/1993

These details continued on the next page

Company Statement continued

4 Officeholders

Name: CTPI 49-Sch4
Born: BRISBANE QLD
Date of birth: CTPI 49-Sch4
Address: CTPI 49-Sch4
Office(s) held: DIRECTOR, APPOINTED 02/04/1993; SECRETARY, APPOINTED 02/04/1993

Name: CTPI 49-Sch4
Born: BRISBANE QLD
Date of birth: CTPI 49-Sch4
Address: CTPI 49-Sch4
Office(s) held: DIRECTOR, APPOINTED 02/04/1993

Name: CTPI 49-Sch4
Born: BRISBANE QLD
Date of birth: CTPI 49-Sch4
Address: CTPI 49-Sch4
Office(s) held: DIRECTOR, APPOINTED 30/06/2003; SECRETARY, APPOINTED 30/06/2003

5 Company share structure

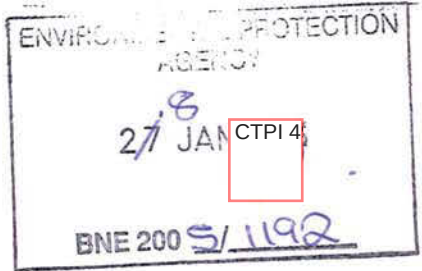
Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY SHARES	2	\$2.00	\$0.00

6 Members

Name: STENCRAFT PTY. LTD. ACN 010 734 997
Address: LEVEL 14 410 QUEEN STREET BRISBANE QLD 4000

Share class	Total number held	Fully paid	Beneficially held
ORD	2	Yes	Yes

You must notify ASIC within 28 days of the date of change, and within 28 days of your review date. Late lodgement of changes will result in late fees.



Maritime Safety
Queensland

Queensland Transport

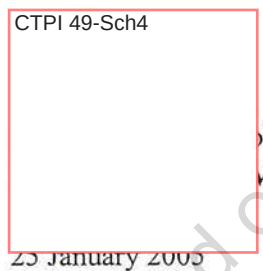
Copy

File No: 710/86 (3) P23631 F18

249

C/c Environmental Protection Agency
Coastal Licensing (Structural Approvals)
PO Box 155
Brisbane Albert Street Qld 4002

For your information.



Johnson
Master (Brisbane)

25 January 2005

25 January 2005

Maritime Safety
Queensland

Norris Clark & O'Brien Pty Ltd
Floor 1
Unit 2/107 Quay Street
Brisbane Qld 4000

Queensland Transport

Attention: CTPI 49-Sch4

Dear CTPI

Tidal Works Application

Amendment to correspondence dated 22 September 2004

Proposed marina construction – Dockside Marina, 63B and 63C Rotherham Street, Kangaroo Point (Lots 307, 309 and 310 on SL813356 and Lot 305 on SL809090)

Thank you for your letter of 18 January 2005 about your proposal under the Coastal Protection and Management Act 1995 and Integrated Planning Act 1997 to construct a marina at the location mentioned above.

As a concurrence agency, Maritime Safety Queensland has no objection to the proposal provided the following navigation and marine safety conditions are addressed.

1. The contractor must build the marina according to International Marina Consultants, Drawing Nos 2501-100 to 110 inc, attached to your letter dated 22 September 2004. and revised drawings No. 2502-100 to 102 inc, 104-105 all Revision A, and 2502-111 attached to your letter dated 18 January 2005.
2. As our original comments were based on the modified drawings of the relocated gangway we have no more comments to add. This being so our comments and conditions as mentioned in our letter of 27 September 2004 still stand and are thus relevant to this application.
3. The contractor will be liable for the cost of, removal and relocation of the port lateral buoy at present located in close proximity to the existing Marina Arm D.
4. The contractor must construct the marina within two years from the date of approval. If construction is not completed, you will need additional or amended comments from the Regional Harbour Master.

Maritime Safety Queensland
Brisbane Region
MacArthur Avenue East
Pinkenba Queensland 4008
ABN 13 200 330 520

Our ref 710/86 (3) P23631 F18
Your ref
Enquiries Peter Marchbank
Telephone +61 7 3860 3556
Facsimile +61 7 3860 3571
Website www.transport.qld.gov.au/maritime

Maritime Safety Queensland does not need to be further consulted if all of the above conditions are met.

The above conditions must be included in your application to the assessment manager.

A copy of this letter has been forwarded to the Environmental Protection Agency.

Yours sincerely

Captain Richard C Johnson
Regional Harbour Master (Brisbane)

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RTI Act 2009

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RTI Act 2009

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251



environmental licences and permits

Notice

Coastal development

Notice of Decision – Development approval

This notice is issued by the Environmental Protection Agency pursuant to section 3.5.15 of the *Integrated Planning Act 1997* to advise of a decision or action.

Stencraft Pty Ltd
C/- Norris Clark & O'Brien Pty Ltd
2/107 Quay Street
BRISBANE QLD 4000

Cc:
Brisbane City Council
Customer & Community Services Division
GPO Box 1434
BRISBANE QLD 4001
Your Ref: DRS/PRO/P04/99346.

Cc:
Maritime Safety Queensland
Brisbane Region
MacArthur Avenue East
PINKENBA QLD 4008
Attention: Regional Harbour Master

Your reference: n/a

Our reference: BNE6272 Project Ref: 206574

Attention: CTPI 49-Sch4

Re: Application for a development permit for operational works for the construction of two marina fingers, comprising pontoons, walkways and restraint piles in the Brisbane River at 63B and 63C Rotherham Street, Kangaroo Point within Lots 307 and 310 on SL 813356.

The Environmental Protection Agency, acting as assessment manager, has assessed the application received on 17 November 2004 and wishes to advise you of the following decision(s):

Activity	Approval type	Decision	EPA Approval Number
Operational Works that is - Tidal works	Development Permit	Granted with conditions	IPDC00071204C11

Activity (Referral trigger)	IPA Request type	Decision	Approval Number
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Mailed 8/2/05



Notice of Decision – Development Approval

Operational Works that is - Tidal works	Concurrence Agency - Regional Harbour Master (Maritime Safety)	Granted with conditions	710/86(3)P23631F18
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For each activity applied for, a corresponding decision is attached that includes any stated conditions applying to the approval or the basis for refusing an application. Please retain this document for your records.

Review and appeal processes may be available to the applicant in regard to this decision. An extract from the *Integrated Planning Act 1997* (IPAct) is attached. This attachment details the applicant's rights regarding this decision. The applicant should seek independent advice to confirm the procedures available.

If you require more information, please contact B H Brooks, the Project Manager, on the telephone number listed below.

Yours sincerely

CTPI 49-Sch4

1/2/05

Rod Kent
Acting Operations Manager – Coastal
Environmental Operations (Southern Region)
Environmental Protection Agency

Enquiries:
Coastal Unit (Southern Region)
Environmental Protection Agency
PO Box 15155
CITY EAST QLD 4002
Telephone: 3225 1242
Facsimile: 3221 0768

Coastal Development

Integrated Planning Act 1997, Schedule 8, Part 1, Table 4, Item 5

Permit number: IPDC00071204C11

Decision Date: 1 February 2005

Date Received by EPA: 17 November 2005

Details

Permit Holder(s)	Name	Address
Principal Holder	Stencraft Pty Ltd	C/- Norris Clark & O'Brien Pty Ltd 2/107 Quay Street BRISBANE QLD 4000
Relevant Laws and Policies	Coastal Protection and Management Act 1995 and subordinate legislation.	
Jurisdiction	Schedule 1, Part 3, Table 4, Item 5 of the <i>Integrated Planning Regulation 1998</i> .	
Activity	Operational works that is tidal works	

Location(s)	Lot and Plan	Activity(s)
-------------	--------------	-------------

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

63B and 63C Rotherham Street Kangaroo Point QLD 4169	Lot 307 and 310 on SL 813356	Operational works for the construction of two marina fingers comprising pontoons, restraint piles and gangways in accordance with Drawing Numbers: 2502-100/A dated 02/11/2004 2502-101/A dated 01/11/2004 2502-102/A dated 12/01/2004 2502-103 dated 15/12/2003 2502-104/A dated 01/11/2004 2502-105/A dated 01/11/2004 2502-106 dated 15/12/2003 2502-107 dated 16/12/2003 2502-108 dated 16/12/2003 2502-109 dated 17/12/2003 2502-110 dated 17/12/2003 2502-111 dated 14/01/2005
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Decision to application

The Environmental Protection Agency's response is that the application is approved with a development permit subject to the conditions as contained in this document.

Reasons for inclusion of development conditions

The Environmental Protection Agency is recognised as the assessment manager under the Integrated Planning Amendment Regulation 1998 for coastal management.

The Activity for which this development approval is issued is simply a restatement of the activity as prescribed in the legislation at the time of issuing this development approval. Where there is any conflict between the above description of the Activity for which this development approval is issued and the conditions as specified in this development approval as to the scale, intensity or manner of carrying out of the Activity, then such conditions prevail to the extent of the inconsistency.

This development approval authorises the Activity. It does not authorise environmental harm unless a concurrence agency condition within this development approval explicitly authorises that harm. Where there is no condition, or the development approval is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.

Referral agencies

Concurrence Agencies: Harbour Master, Brisbane Region, Maritime Safety Queensland
Advice Agencies: Brisbane City Council
Referral Agencies: N/A

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service



Additional comments or advice about the application

This approval does not remove the need to obtain any further approval for this development, which may be required pursuant to this or other legislation, both State and Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

It is a requirement of the *Environmental Protection Act 1994* that if the owner or occupier of this site becomes aware a Notifiable Activity (as defined under Schedule 2 of the *Environmental Protection Act 1994*) is being carried out on this land or that the land has been affected by a hazardous contaminant, they must, within thirty (30) days after becoming aware the activity is being carried out, give notice to the Environmental Protection Agency. A list of Notifiable Activities is provided within Schedule 2 of the *Environmental Protection Act 1994*.

Appeal rights

Section 4.1.27. of the *Integrated Planning Act 1997* details your appeal rights regarding this decision.

Conditions of Approval

Agency Interest : Coastal

1. If tenure over the site of the works is required by the relevant Harbour Board (Port Authority) or the Department of Natural Resources and Mines, the constructing authority shall, before using the works for any purpose, obtain a lease, license or permit to occupy over the site of the works from the relevant Harbour Board (Port Authority) or the Department of Natural Resources and Mines.
2. You must remove any material that is deposited outside of the alignment of the works shown on the approved plans or any debris that falls or is deposited on tidal lands or into tidal waters during the construction of the works.
3. No CCA treated timber is to be used until external surfaces are dry from the CCA treatment process. All treated timber is to be sawn or drilled over a catchment sheet and all offcuts are to be disposed of to an approved landfill site.
4. You must ensure that all appropriate measures are taken to prevent the pollution of tidal waters as a result of silt runoff, oil and grease spills from machinery, concrete truck washout and alike. Concrete agitator wash out must only be conducted in a specified area to facilitate the removal of waste concrete from the area to landfill. Wastewater from cleaning equipment shall not discharge directly or in-directly to any watercourse or stormwater system.
5. You must, within three (3) months of the date of practical completion of the works, submit to the Environmental Protection Agency a letter from a Registered Professional Engineer of Queensland certifying that:-
 - (a) The works (including any other associated works) has been constructed in accordance with the approved drawings and these conditions.
 - (b) The works:-
 - (i) are structurally adequate for anticipated usage; and
 - (ii) comply with all relevant codes – including the EPA's operational policy, *Building and engineering standards for tidal works*.
 - (c) The bed and banks of the waterway for a distance of 15 metres around the site of the works is clear of all debris.

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

Concurrence Agency Requirements (Refer Appendix 1):

Refer to Harbour Master, Brisbane Region, Maritime Safety Queensland's letter dated 25 January 2005.

Advice Agency Information (Refer Appendix 1):

Refer to Brisbane City Council letter dated 24 March 2004.

CTPI 49-Sch4

Signature

1/2/05

Date

Rod Kent
Acting Operations Manager – Coastal
Environmental Operations (Southern Region)
Environmental Protection Agency

Enquiries:

B H Brooks – Coastal Unit
Environmental Protection Agency (Southern)
PO Box 15155
CITY EAST QLD 4002
Telephone: 3225 1242
Facsimile: 3221 0768

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service



Appendix 1

Referral Agency advice/response

- Harbour Master, Brisbane Region, Maritime Safety Queensland letter dated 25 January 2005.
- Brisbane City Council letter dated 24 March 2004.



**Queensland
Government**

25 January 2005

**Maritime Safety
Queensland**

Norris Clark & O'Brien Pty Ltd
Floor 1
Unit 2/107 Quay Street
Brisbane Qld 4000

Queensland Transport

Attention: CTPI 49-Sch4

Dear CTPI

Tidal Works Application

Amendment to correspondence dated 22 September 2004

Proposed marina construction – Dockside Marina, 63B and 63C Rotherham Street, Kangaroo Point (Lots 307, 309 and 310 on SL813356 and Lot 365 on SL809090)

Thank you for your letter of 18 January 2005 about your proposal under the Coastal Protection and Management Act 1995 and Integrated Planning Act 1997 to construct a marina at the location mentioned above.

As a concurrence agency, Maritime Safety Queensland has no objection to the proposal provided the following navigation and marine safety conditions are addressed.

1. The contractor must build the marina according to International Marina Consultants, Drawing Nos 2501-100 to 110 inc, attached to your letter dated 22 September 2004, and revised drawings No. 2502-100 to 102 inc, 104-105 all Revision A, and 2502-111 attached to your letter dated 18 January 2005.
2. As our original comments were based on the modified drawings of the relocated gangway we have no more comments to add. This being so our comments and conditions as mentioned in our letter of 27 September 2004 still stand and are thus relevant to this application.
3. The contractor will be liable for the cost of, removal and relocation of the port lateral buoy at present located in close proximity to the existing Marina Arm D.
4. The contractor must construct the marina within two years from the date of approval. If construction is not completed, you will need additional or amended comments from the Regional Harbour Master.

**Maritime Safety Queensland
Brisbane Region
MacArthur Avenue East
Pinkenba Queensland 4008
ABN 13 200 330 520**

Our ref 710/86 (3) P23631 F18
Your ref
Enquiries Peter Marchbank
Telephone +61 7 3860 3556
Facsimile +61 7 3860 3571
Website www.transport.qld.gov.au/maritime

Fax sent by : 07 38603571

MARITIME SAFETY QLD

27/01/05 09:57 Pg: 2/2

Maritime Safety Queensland does not need to be further consulted if all of the above conditions are met.

The above conditions must be included in your application to the assessment manager.

A copy of this letter has been forwarded to the Environmental Protection Agency.

Yours sincerely

CTPI 49-Sch4

Captain [redacted]
Regional Manager (Brisbane)



CEIVED
31-3-04

Brisbane City Council
ABN 72 002 765 795

Application No: DRS/USE/H04-884951
Project No: DRS/PRO/P04-99346
Contact: Benson Au-Yeung
Telephone: (07) 3403 7238

CTPI 49-Sch4

Development & Regulatory Services
Customer & Community Services Division
69 Ann Street
Brisbane Qld 4000
GPO Box 1434
Brisbane Qld 4001

34037238

Tuesday

24 March 2004

Stencraft Pty Ltd
C/ Norris Clarke & O' Brien
2/107 North Quay
BRISBANE QLD 4000

COUNCIL DELEGATE
DECISION MADE ON

26 MAR 2004

Att:- CTPI 49-Sch4

Dear CTPI 4

**Decision Notice under section 3.5.15 of the *Integrated Planning Act 1997*:
Development Application for Landing (Extension To Marina) on land at 63b &
63c Rotherham Street, Kangaroo Point and described as Lots 307,310 on
SL813356, Parish of Sth Brisbane.**

I am pleased to inform you that your application has been *approved* in accordance with the drawings detailed in the attached approval package and subject to attached conditions.

This notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

This approval is for:

**Material Change of Use - Development Permit
Carrying out Building Work - Preliminary Approval
Material Change of Use - Development Permit for premises within a Coastal
Management District**

Should you want to discuss the approval, please do not hesitate to contact me on (07) 3403 7238.

Yours faithfully,

CTPI 49-Sch4

Benson Au-Yeung
Assessment Manager
Development Assessment Team 6
Development and Regulatory Services
Customer and Community Services

Decision Notice Details
(Section 3.5.15 of the Integrated Planning Act 1997)

INTRODUCTION:

The decision to approve the application subject to conditions was made by the Senior Town Planner as the delegate appointed by the Council to determine the application.

APPLICANT DETAILS:

Stencraft Pty Ltd

Att:- CTPI 49-Sch4

C/ Norris Clarke & O' Brien

2/107 North Quay

BRISBANE QLD 4000

SITE:

Address of Site:

63b & 63c Rotherham Street, Kangaroo Point

Real Property Description:

Lots 307,310 on SL813356, Parish of Sth Brisbane

Area Classification:

Special Purpose Centre 15 - Marina

Name of Owner:

Port Of Brisbane Corporation

Name of Ward:

East Brisbane

APPLICATION:

Aspects of development and development approvals sought:

Material Change of Use - Development Permit

Carrying out Building Work - Preliminary Approval

Material Change of Use - Development Permit for premises within a Costal Management District

Description of Proposal:

Landing (Extension To Marina)

Council File Reference:

DRS/USE/H04-884951

Lodgement Date:

23 January 2004

TYPE OF APPROVAL:

Material Change of Use - Development Permit

Carrying out Building Work - Preliminary Approval

Material Change of Use - Development Permit for premises within a Costal Management District

FURTHER DEVELOPMENT PERMITS:

Development permits(s) for the following are required before the development can be carried out:

- Carrying out Building Work

REFERRAL AGENCIES:

There were no Advice Agencies for this application.

The following were Concurrence Agencies for this application:

Environmental Protection Agency

Licensing

www.qld.gov.au/departments

www.epa.qld.gov.au

The Council did not refer this application to any other State Agency.

CONDITIONS:

This approval is subject to conditions included in the attached approval package.

SUBMISSIONS

There were no submitters for this application. (Please note that this Preliminary Approval for Carrying out Building Work does not include assessment against the Building code of Australia.)

Published on DES Disclosure Log
RTI Act 2009



BRISBANE CITY COUNCIL'S DEVELOPMENT APPROVAL PACKAGE

DEVELOPMENT APPLICATION DETAILS (APPROVED)

This Development Approval package relates to the development application detailed below:

Address of site:	63B & 63C ROTHERHAM STREET, KANGAROO POINT
Real property description of site:	SL813356/L307 STH BRISBANE SL813356/L310 STH BRISBANE
Aspects of development and type of approval:	1. Material Change of Use and Carrying Out Building Work (Development Permit and Preliminary Approval) - Extension to Existing Marina Landing
Description of proposal:	Construction of 24 additional berths for existing marina
Purpose under the Town Plan:	Landing (Extension to Marina)
Council File Reference:	DRS/USE/H04-884951
Printed on:	26th of March, 2004

PROJECT TEAM

The assessment of this application has been undertaken by:

BENSON AU-YEUNG
ASSESSMENT MANAGER
Development Assessment Team BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory Services
Phone: (07) 3403 7238

GUNA GUNARAJAH
Development Officer
Development Assessment Team BRISBANE
ADMINISTRATION CENTRE
Development and Regulatory Services
Phone: (07) 3403 7232

APPROVED DRAWINGS AND DOCUMENTS

The term 'approved drawings and documents', or similar expressions, means:

Drawing or Document	Number	Plan Date
Site Plan	2502-100	27-JAN-2004 (Received)
General Arrangement	2502-101	27-JAN-2004 (Received)
Marina Setout	2502-102	27-JAN-2004 (Received)
Elevation	2502-103	27-JAN-2004 (Received)

ADVICE

Please see the attached document for any advices.



DEVELOPMENT APPROVAL CONDITIONS

on of Approval to Which These
itions Relate:

on Name:

1. Material Change of Use and Carrying Out Building Work (Development Permit and Preliminary Approval) Extension to Existing Marina Landing

GENERAL/PLANNING REQUIREMENTS

CONDITIONS	CONDITION TIMING
<p>Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).</p> <p>GUIDELINE This condition refers to the approved plans, drawings and documents to which the approval relates and is the primary means of defining the extent of the approval. Approved plans, drawings and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of approval of the application by Council's Delegate.</p>	<p>While development is occurring on site and then to be maintained</p>
<p>Complete all building work associated with this development approval, including work required by any of the following conditions. Such building work is to be carried out generally in accordance with the approved plans, drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p> <p>GUIDELINE This condition is imposed to ensure all building work associated with the use are in place before the use commences. It is not appropriate that the site be used without such work being completed. Please note that the work referred to in this condition involves operational work and may therefore constitute 'assessable development'. The Council informs you therefore that this condition does not authorise assessable development to occur and a development permit may therefore be necessary. Please refer to the Council's information sheets. For any enquiries about this condition, please contact the Assessment Manager.</p>	<p>Prior to the commencement of the use</p>
<p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p>GUIDELINE This condition restricts changes that can be made to the approved development. Approved plans and documents are stamped PLANS and DOCUMENTS referred to in the APPROVAL and are dated to reflect the date of determination of the application by the Council's delegate. The extent to which plans can be modified is constrained by the definition of 'minor change' in schedule 10 and the requirements of section 3.5.24 of the "Integrated Planning Act 1997". It will be necessary to make a new application if the change is not a minor change. For any enquires about this condition, please contact the Assessment Manager.</p>	<p>To be maintained</p>
<p>Provide and maintain unimpeded and safe 24-hour public access through the subject site, including pedestrian boardwalks and public plaza areas, and ensuring that access ways are designed to cater for disabled persons in accordance with "Australian Standard AS1428.1".</p> <p>GUIDELINE This condition is imposed to ensure on-going safe public access to designated public pedestrian spaces within the development.</p>	<p>To be maintained</p>

Address of Property: 63B & 63C ROTHERHAM STREET, KANGAROO POINT
Council File Reference: DRS/USE/H04-884951

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Development and Regulatory Services
Brisbane City Council

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Construct and maintain the proposed landing in accordance with the following requirements.

- a. The landing/pontoon shall be constructed using subdued natural colours. Bright or vivid colours and materials high in reflectivity, such as uncoated aluminium, are not to be used.

Prior to the commencement of the use & then to be maintained

The Landing and associated structures are to be located on the site so as to not prejudice any Council assets (such as drain outlets etc.).

Prior to the commencement of the use & then to be maintained

GUIDELINE

This condition is imposed to ensure that Council's assets are protected from the proposed development.

The owner is to be responsible for:

- (a) the future maintenance of the Landing, walkway and associated structures; and
- (b) the restoration of any bank erosion, upstream or downstream of the Landing, walkway and associated structures, which may be attributed to turbulence caused by vessels using these structures.

To be maintained

GUIDELINE

This condition is imposed to ensure that the owner is responsible for ongoing maintenance of the pontoon and river bank.

POLLUTION

CONDITIONS

CONDITION TIMING

With the exception of piling necessary to install the catwalk anchor, no further earthworks are permitted on the river bank without the relevant approvals.

While site works are occurring and then to be maintained

- (a) Any unstable areas adjacent to the proposed landing, or disturbed as a result of installation of the landing shall be stabilised and reinstated with appropriate landscape treatment so as to reduce erosion and maintain the landscape character of the riparian zone.

To be maintained

- (b). All rubbish material is to be removed from the site and disposed of appropriately.

Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.

- (a) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with Council's *Best Practice Guidelines for the Control of Stormwater Pollution from Building Sites* and accompanying fact sheets, Brisbane City Council and Gold Coast City Council, 2000 (or later version);
- (b) Implement and maintain on-site The ESC Management Plan for the duration of the operational or building works, and until exposed soil areas are permanently stabilised (e.g. turfed, concreted). The documented ESC Management Plan must be available on-site for inspection by Council Officers during these works.

Prior to site works commencing (ie. any land-disturbing development)

While site works (eg. operational works, building works) are occurring and until exposed soil areas are permanently stabilised (eg. turfed, concreted)

GUIDELINE

This condition is utilised where the potential for soil erosion, sediment loss from the site, and environmental impact on waterways is considered to be medium to low. Whilst not requiring submission of detailed information as defined in Council's "Erosion and Sediment Control Standard (Version 8 or later)", the ESC Management Plan must still satisfy the general requirements of this Standard (ie. minimise soil erosion and sediment loss from the site at all times during the works). No formal ESC Program is to be submitted for Council assessment however a copy of the ESC Management Plan is required on-site. Non-compliance may result in prosecution under Environmental Legislation. For any enquiries regarding this condition please contact the Erosion and Sediment Control Officer, Development and Regulatory Services on 3403 4735.

ENGINEERING	
CONDITIONS	CONDITION TIMING
Submit engineering plans from a Registered Professional Engineer Queensland for the connections of the Ramp to the Boardwalk and to the Revetment wall. Obtain the approval of the Engineering Delegate, Development assessment.	Prior to lodging a development permit for building works
Submit "As Constructed" plans, approved by a Registered Professional Engineer Queensland (RPEQ) certifying that the works have been completed in accordance with the approved design and any approved modifications.	Prior to site works commencing

**** End of Conditions ****



Date : 9/03/2021 4:00:15 PM

From : "Pollution Hotline"

To : "'BrisbaneSARA@dsdnip.qld.gov.au'"

Cc : "PRESS Mif" , "MACCHERONI Annie"

Subject : N-100080025 - COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Attachment : 20210302 Dockside Snip.PNG;20210302 Dockside lease title search.pdf;image001.png;image006.jpg;image007.jpg;image003.png;image004.png;

SARA

Please see the emails below concerning alleged unlawful tidal works at Kangaroo Point.

Could you please arrange for the appropriate assessment manager to be contacted, to investigate and take enforcement action for the carrying out works without development approvals under the Planning Act.

Regards. Gary.

Gary Kane

Principal Community Response Officer

Community Response | Operational Support

Environmental Services and Regulation

Department of Environment and Science

P 1300 130 372 (option 2)

Level 9 - 400 George Street BRISBANE QLD 4000

GPO Box 2454, BRISBANE QLD 4001

From: PRESS Mif <Mif.Press@des.qld.gov.au>

Sent: Tuesday, 9 March 2021 12:27 PM

To: Pollution Hotline

Subject: FW: COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Good afternoon,

The Department of Resources have made us aware of the construction of potentially unlawful tidal works within term lease 0/220740, Lots 305/SL809090, 307/SL813356, 309/SL813356 and 310/SL813356 (title attached).

Development consists of the addition of floating pontoons for the purpose of dining. The Department of Resources has contacted the State Assessment Referral Agency and Harbour Master and has not been able to locate any approvals for the development.

I provided advice to Resources prior to knowing that the development is already constructed.

I would appreciate your consideration of this matter and, if it would be helpful, can inform you if assessment receives any further correspondence.

Warm regards,

Mif



Mifanwy Press

Environmental Officer

Coastal and Marine Assessment | Waste, Development and Southeast Compliance

Department of Environment and Science

P (07) 3330 6340

Level 8, 400 George Street, Brisbane QLD

GPO Box 2454, Brisbane QLD 4001

From: MACCHERONI Annie <Annie.Maccheroni@resources.qld.gov.au>

Sent: Tuesday, 9 March 2021 12:17 PM

To: PRESS Mif

Cc: STUMER Paul

Subject: RE: COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Hi Mif,

Thank you for the phone discussion confirming this information.

As discussed, I am attaching the identifying information of the location and the relevant title search,

Kind regards,

Annie

From: PRESS Mif <Mif.Press@des.qld.gov.au>
Sent: Monday, 8 March 2021 3:58 PM
To: MACCHERONI Annie
Subject: RE: COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Good afternoon Annie,

Thank you for your email.

Regarding potential approvals for finger berth(s) within a lease area. This type of development would constitute tidal works as defined in the [Coastal Protection and Management Act 1995](#) which will trigger State assessment and referral to the Department of Environment and Science (DES) for State Development Assessment Provisions, State code 8, in its entirety. The State Assessment Referral Agency coordinates this process and, based on DES advice, will condition any development approval to ensure design, public safety considerations and locational are appropriate and avoid or mitigate risk associated with the development. I would recommend that the applicant seek [pre-lodgement advice](#) through [SARA](#) prior to lodging a development application.

In regards to PO14 of State code 8. PO14 only applied to private marine development being "works for a non-commercial purpose attached to private land and extending over abutting tidal water." DES would not consider restaurants, cafés or other places that sell food and drink to be private marine development as they operate commercially. In the instance of overwater food sales PO14 would not be applicable to the proposed development.

There are not provisions in Excluded Work (coastal) ([Planning Regulation 2017](#)) that allow for the development described to be undertaken without development approval. That is, the proposed development is not, legally, able to be constructed without development approval being obtained. It is noted that demolition of the existing structures will also require development approval.

I hope this information is of assistance. Please do not hesitate to contact me if you require additional information or wish to discuss.
Warm regards,



Mifanwy Press
Environmental Officer
Coastal and Marine Assessment | Waste, Development and Southeast
Compliance
Department of Environment and Science
P (07) 3330 6340
Level 8, 400 George Street, Brisbane QLD
GPO Box 2454, Brisbane QLD 4001



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MACCHERONI Annie

Mar 2, 2021, 10:40 AM GMT+10

Hi Jonathan, PALM and SARA,

Our area is investigating potential regulatory options for a situation of which we have become aware on one of our wet lease areas in the Brisbane River.

We are seeking to determine whether there are any requirements for State approvals, permissions or permits (over and above consent from our department as the land owner) in the following situation:

We have approved marine structure (floating marina finger berth(s)) on the lease to which there has been at least 2 additional physically separate pontoons attached and being used for non-boat berthing purposes.

My limited understanding of relevant State Code 8 is that marine structures are only permissible for marine access purposes only – (performance outcome 14 (1))

I also have concerns about if this action by the berth operator was not assessable somehow that there would also be no way of our department knowing if it was done safely or not. The extra pontoons are being used for members of the public to eat food from.

So far, our department has been looking at the lawfulness of this 'use' – dining – and we have recently been informed by Brisbane City Council that the relevant Planning Scheme (Brisbane City Plan) does not extend over the water in the particular reach of the River concerned. Therefore there is no planning regulation (so far as use is concerned) of the activity it would seem...

Hence our further enquiries along marine safety and approval lines per this request.

I would be very grateful for a response providing any guidance available from your agency(ies) as to the lawfulness of and/or any permissions required to allow such action by a marina berth operator.

Thanks in anticipation,
Annie



Annie Maccheroni

Principal Land Officer, part-time Mon-Tues, Thur-Fri

Land and Native Title Operations | Land Administration and Acquisitions

Department of Resources

P: 3330 4454 **M:** CTPI 49-Sch4

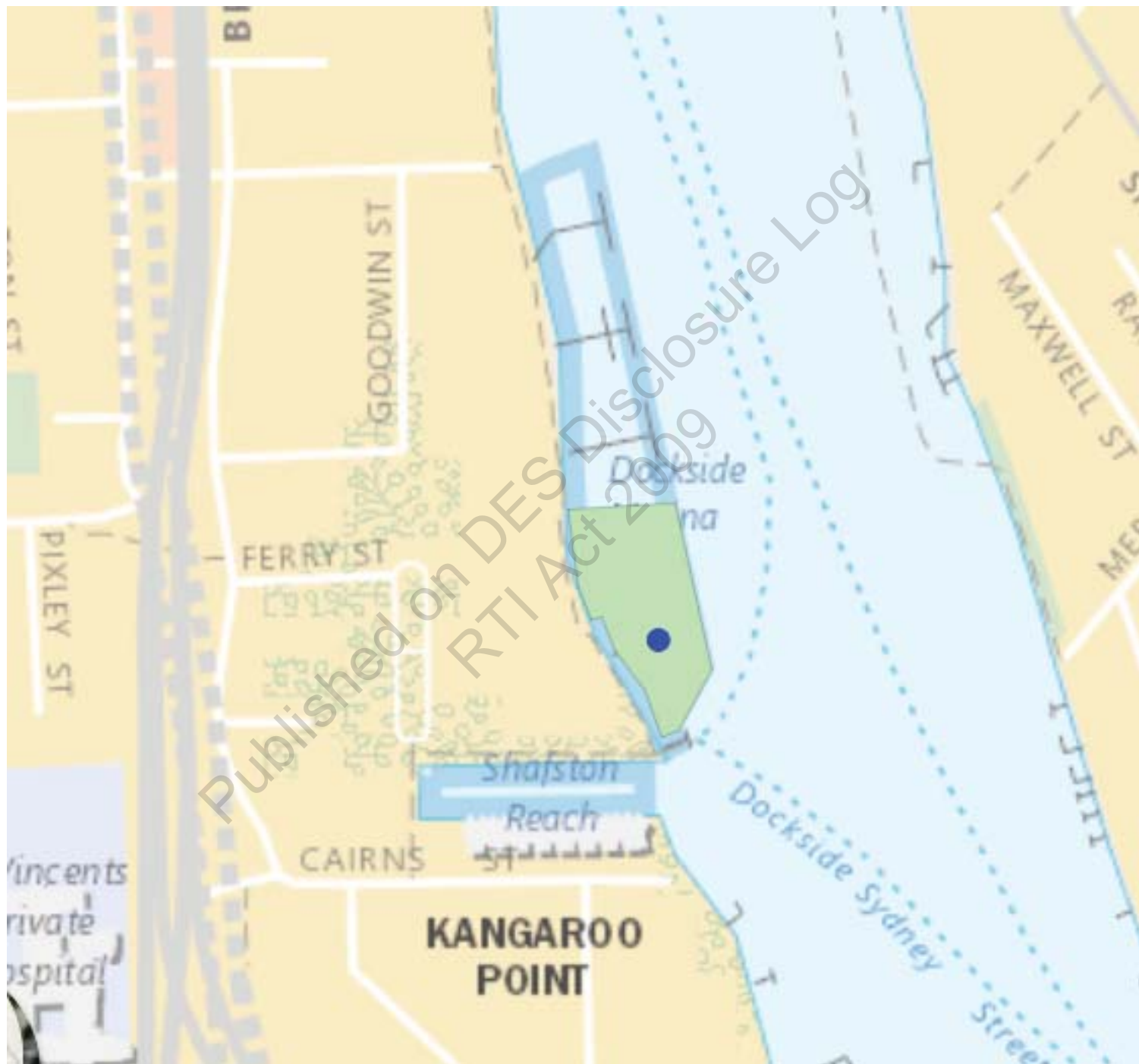
E: annie.maccheroni@resources.qld.gov.au

A: Level 18, 275 George Street, Brisbane Qld 4000 | GPO Box 2771 Brisbane Qld 4001

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Search Date: 02/03/2021 11:20

Title Reference: 40041787
Date Created: 23/04/2004

DESCRIPTION OF LAND

Tenure Reference: TL 0/220740

Lease Type: TERM

LOT 305 CROWN PLAN SL809090
Local Government: BRISBANE CITY
LOT 307 CROWN PLAN SL813356
Local Government: BRISBANE CITY
LOT 309 CROWN PLAN SL813356
Local Government: BRISBANE CITY
LOT 310 CROWN PLAN SL813356
Local Government: BRISBANE CITY

Area: 2.222600 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
MARINE FACILITY

TERM OF LEASE

Term and day of beginning of lease

Term: 30 years commencing on 13/03/2004

Expiring on 12/03/2034

REGISTERED LESSEE

Dealing No: 717254708 17/05/2016

BRISBANE RIVER PTY LTD A.C.N. 611 362 639
TRUSTEE

CONDITIONS

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Date Created: 23/04/2004

CONDITIONS

- A61
- (1) The lessee must use the leased land for marine facility purposes namely for the operation and maintenance of marine facility structures for the berthing of private (non-commercial) vessels over Lots 309 and 310 on SL813356 and the operation and maintenance of a public boardwalk (Lot 307 on SL813356) and ferry terminal (Lot 305 on SL809090) and provision of access and services to the adjoining marina.
 - (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 indemnifies and agrees to keep indemnified the State of Queensland, Crown Instrumentalities, local governments and other statutory bodies (the Indemnified) 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 State of Queensland granting this lease to the lessee and which is connected to or resulting from the lessees' use and occupation of the leased land (all 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 State of Queensland. The lessee hereby releases and discharges the Indemnified from any Claim relating to the indemnified acts or omissions which may be made against the Indemnified.
 - (9) The lessee must ensure that the use and development of the

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CONDITIONS

leased land conforms to the Planning Scheme, Local Laws and requirements of the Brisbane City Council, binding on the lessee.

- (10) The lessee must give the Minister administering the Land Act 1994, information about the lease, when requested.
- (11) The lessee must not clear any vegetation on the leased land, unless in accordance with the Integrated Planning Act 1997.
- (12) 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 three (3) 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.
- (13) This lease is subject to the Land Act 1994 and the Environmental Authority License held under the Environmental Protection Act 1994 and all other relevant State and Commonwealth Acts.

A69 Further to Condition A61(12) above, the lessee must remove all improvements and rehabilitate the area to the satisfaction of the Minister administering the Land Act 1994 from the date of cancellation or surrender of the lease .

A70 If the lessee fails to remove the improvements and rehabilitate the area as detailed in Condition A69 above, the Minister administering the Land Act 1994 , can remove the improvements and rehabilitate the area and is hereby authorised to do whatever is necessary to effect the said removal and rehabilitation. The said Minister may recover from the lessee the total cost incurred in the said removal and rehabilitation.

C342 The lessee must comply with any lawful requirements of the Environmental Protection Agency including any environmental values of the area should be maintained or enhanced eg. biodiversity and conservation values and in the event that Aboriginal, archeological or historic sites, items or places may be identified, located or exposed on the land, the lessee should cease operations and contact the Environmental Protection Agency.

C343 The lessee must construct and maintain floodlighting on the leased area from the commencement of the lease and to the satisfaction of the Harbour Master, Brisbane.

C343 The lessee must from the commencement of the lease and to the satisfaction of the Environmental Protection Agency and Brisbane City Council provide all and any necessary utility services (including metres) including but not limited to electricity, water, telephone and sanitary services on the leased land , .

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CONDITIONS

- C343 The lessee must /may from the commencement of the lease and to the satisfaction of the minister administering the Land Act 1994, use two berths in Lot 309 on SL813356 for the purposes of and only while embarking and disembarking of passengers from water taxis, cruise, catering and other commercial vessels in connection with the provision of services to guests of the hotel operated within the dockside complex.
- C343 The lessee must from the commencement of the lease and to the satisfaction of Brisbane City Council, observe all of the terms and conditions of the Ferry Terminal Deed dated the tenth day of December 1997 between Stencraft Pty Ltd, Bambari Pty Ltd and Brisbane City Council and any agreed modifications or amendments of, or substitutions for, that Deed.
- C344 The lessee must not under any circumstances allow sewerage to be discharged into the Brisbane River from any vessel located on the leased land.
- C346 The lessee must not carry out or allow to be carried out, any offensive, noxious or noisy occupation or business, upon the leased land, in accordance with the Environmental Protection Act 1994.
- C354 If, as a result of carrying out works or any other cause attributable to the lessee any bank or revetment wall is damaged or displaced, the lessee must, at the lessees' expense, restore the bank or revetment wall to its former condition and take such other action as is necessary to ensure the stability of the bank or revetment wall to the satisfaction of the Environmental Protection Agency.
- E22 The lessee must, protect the leased land from erosion and effect such works as are considered necessary .
- E23 The lessee must ensure that each and every activity undertaken on the leased land which has the potential to pollute and/or contaminate the surrounding surface waters is carried out in such a manner as to prevent this from occurring.
- 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 whole of the term of the lease, allow the Public (including persons wishing to use the ferry terminal and the marina) free and unrestricted access 24 hours a day, 7 days a week to the boardwalk and ferry terminal located on Lot 307 on SL813356 and Lot 305 on SL809090.
- H122 The lessee must, at all times during the whole of the term of the lease, allow Brisbane City Council free and unrestricted access to use the ferry terminal including pedestrian and bicycle areas.
- H123 The provision of access to the leased land will not be the responsibility of the Local Government or the State.

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CONDITIONS

- I64 (1) The lessee must effect a public liability insurance policy with an insurer authorised under the Insurance Act 1973 (Commonwealth) or, in any other case, to the satisfaction of the Minister administering the Land Act 1994, naming the lessee as the insured covering legal liability for any loss of, or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the leased land or any improvements thereon and against all claims, demands, proceedings, costs, charges and expenses whatsoever in respect thereof. Such policy must:
- (a) be for an amount of not less than ten million dollars (\$10,000,000.00) in respect of all claims arising out of a single event or such higher amounts as the Minister may reasonably require;
 - (b) be effected on a "claims occurring" basis so that any claim made by the lessee under the policy after expiration of the period of policy cover but relating to an event occurring during the currency of the policy will be covered by the policy subject to the claim meeting the policy's other terms and conditions;
 - (c) be effected on such other reasonable terms and conditions as may be required by the Minister; and
 - (d) be maintained at all times during the currency of the lease .
- (2) The lessee must, as soon as practicable, inform the Minister administering the Land Act 1994, in writing, of the occurrence of any event that the lessee considers is likely to give rise to a claim under the policy of insurance effected and must ensure that the Minister kept fully informed of subsequent actions and developments concerning the claim.
- (3) The lessee must renew such policy, at the lessees' expense, each year during the currency of this lease and forward a certificate of currency to the Minister within 14 days of the commencement of each respective renewal period.
- (4) Upon receipt of a Notice of Cancellation, the lessee must immediately effect another public liability policy in accordance with the provisions of this condition.
- (5) Clause (1) of this condition will be satisfied if the lessee is the State of Queensland or a statutory authority eligible for cover under the Queensland Government Insurance Fund and is insured and continues to be insured by the Queensland Government Insurance Fund.
- (6) Clause (1) of this condition will be satisfied if the lessee is the Commonwealth of Australia or a statutory authority eligible for cover under the Comcover Insurance Fund and is insured and continues to be insured by Comcover.
- L109 The lessee must not effect any further structural improvements on the leased land, without the approval of the Minister administering the Land Act 1994 and the Environmental Protection Agency and any other relevant authority, having been first obtained.

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CONDITIONS

- L110 The lessee must , to the satisfaction of the Environmental Protection Agency, be wholly responsible for the reinstatement, repair and/or maintenance of all revetment walls located on the leased land in a good and substantial state of repair.
- L110 The lessee must , to the satisfaction of the Department of Natural Resources & Mines and the Environmental Protection Agency, maintain improvements on the leased land in a good and substantial state of repair.
- L111 The lessee must not demolish or remove any part of the buildings or improvements erected on the leased land without prior approval in writing of the Environmental Protection Agency and the Department of Natural Resources & Mines.
- M543 The lessee must not keep, store or permit to be kept or stored on the leased land any materials of a dangerous, flammable or explosive nature unless all statutes, local laws and regulations applicable to the keeping and storage of such materials have been complied with in every respect.
- T31 The lessee must not in any way interfere with any navigation mark or light erected on the leased land.
- T32 The lessee must, to the satisfaction of the Department of Transport, keep the sight line of any navigation leads which cross the leased land clear of obstructions. However, with the prior approval of the Department of Transport, the lessee may make alternative arrangements for relocating any of the said leads.
- T34 The lessee must supply, install and maintain, at the lessees' expense, any navigation lights, buoys, marks and warning signs which the Regional Harbour Master, Department of Transport considers necessary.
- T36 The lessee must at all times take the necessary precautions to ensure that all lights on or above the leased land are shielded to prevent glare or reflection which may interfere with safe navigation of surrounding waterways or with reasonable enjoyment of neighbouring properties .
- T37 The lessee must, at the lessees' expense and to the satisfaction and requirements of Brisbane City Council, provide facilities for the disposal and collection ashore of human wastes and other litter and dry or wet refuse or waste materials from vessels. The lessee may, if and when required (subject to the necessary approvals being obtained) install an external system to enable the connection to vessels of a line through which sewerage may be pumped to a shore based receival station to enable collection.

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Date Created: 23/04/2004

CONDITIONS

- T38 The lessee must, take all reasonable action to ensure that all vessels attached to moorings within the boundaries of the leased land must be moored wholly within such boundaries and that such vessels or any part/s thereof must not encroach beyond the boundaries of the leased land.
- T39 The lessee must, at the lessees' expense, maintain a depth of water within the leased land sufficient to allow such waters to be freely navigated at the developed depths at all stages of the tide by the classes of the vessels using the facilities situated therein and should any dredging be required to maintain such depth of water, then the lessee must, at the lessees' expense, be responsible for obtaining the relevant statutory approvals required to permit the carrying out of such dredging and disposal of dredge spoil from the Environmental Protection Agency.
- V16 If at any time, maintenance or repair are being conducted on the leased land that will disturb the free use and enjoyment of the boardwalk and ferry terminal by the public or will interfere, alter or change any services of gas, water, electricity, telephone or any other service, the lessee must before commencing such maintenance or repair, obtain the approval of any relevant authority and must carry out such maintenance and repairs, at the lessees' expense and to the requirements and satisfaction of the relevant authorities.

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Lease No. 40041787
2. SUB LEASE No 707849325 29/06/2004 at 16:51
to
CTPI 49-Sch4
OF LEASE L ON SP161245
Lodged at 16:51 on 29/06/2004 Recorded at 09:01 on 23/08/2004
3. TRANSFER No 720255921 08/09/2020 at 14:44
SUB LEASE: 707849325
CTPI 49-Sch4
Lodged at 14:44 on 08/09/2020 Recorded at 16:01 on 08/09/2020
4. SUB LEASE No 707854497 30/06/2004 at 14:25
to
CTPI 49-Sch4 JOINT TENANTS
OF LEASE Z ON SP161245
Lodged at 14:25 on 30/06/2004 Recorded at 14:20 on 25/08/2004
5. TRANSFER No 717626303 04/11/2016 at 15:32
SUB LEASE: 707854497
CTPI 49-Sch4
Lodged at 15:32 on 04/11/2016 Recorded at 15:55 on 14/11/2016

Search Date: 02/03/2021 11:20

Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

6. SUB LEASE No 707854614 30/06/2004 at 14:29
to
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 707854614
OF LEASE Y ON SP161245
Lodged at 14:29 on 30/06/2004 Recorded at 15:05 on 19/07/2004
7. TRANSFER No 717540942 27/09/2016 at 15:15
SUB LEASE: 707854614
BELLWARD SUPER PTY LTD A.C.N. 602 264 237 TRUSTEE
UNDER DOCUMENT 717540942
Lodged at 15:15 on 27/09/2016 Recorded at 13:12 on 22/11/2016
8. SUB LEASE No 707854635 30/06/2004 at 14:30
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE AW ON SP161245
Lodged at 14:30 on 30/06/2004 Recorded at 09:01 on 23/08/2004
9. TRANSFER No 708961568 08/09/2005 at 13:57
SUB LEASE: 707854635
LONGWICK HOLDINGS PTY LTD A.C.N. 001 697 623 TRUSTEE
UNDER DEALING 708961568
Lodged at 13:57 on 08/09/2005 Recorded at 11:42 on 19/09/2005
10. SUB LEASE No 707854643 30/06/2004 at 14:31
to
RICHMOND RIVER MANGOS PTY LTD A.C.N. 085 549 631
OF LEASE AU ON SP161245
Lodged at 14:31 on 30/06/2004 Recorded at 15:05 on 19/07/2004
11. TRANSFER No 717491983 05/09/2016 at 15:10
SUB LEASE: 707854643
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717491983
Lodged at 15:10 on 05/09/2016 Recorded at 11:02 on 23/09/2016
12. MORTGAGE No 719925628 27/02/2020 at 13:55
SPEEDY FINANCE PTY LTD A.C.N. 107 822 766
over
SUB LEASE: 707854643
Lodged at 13:55 on 27/02/2020 Recorded at 09:31 on 02/03/2020
13. SUB LEASE No 707854665 30/06/2004 at 14:32
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE C ON SP161245
Lodged at 14:32 on 30/06/2004 Recorded at 09:01 on 23/08/2004

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Title Reference: 40041787

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ENCUMBRANCES AND INTERESTS

14. TRANSFER No 720483991 21/12/2020 at 11:37
SUB LEASE: 707854665
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 11:37 on 21/12/2020 Recorded at 12:18 on 18/01/2021
15. SUB LEASE No 707854689 30/06/2004 at 14:34
to
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707854689
OF LEASE X ON SP161245
Lodged at 14:34 on 30/06/2004 Recorded at 09:01 on 23/08/2004
16. TRANSFER No 717540945 27/09/2016 at 15:16
SUB LEASE: 707854689
BELLWARD SUPER PTY LTD A.C.N. 602 264 237 TRUSTEE
UNDER DOCUMENT 717540945
Lodged at 15:16 on 27/09/2016 Recorded at 13:12 on 22/11/2016
17. SUB LEASE No 707899631 16/07/2004 at 15:00
to
HUPPERT & BEIRNE PTY LTD A.C.N. 009 784 089 TRUSTEE
UNDER INSTRUMENT 707899631
OF LEASE AV ON SP161245
Lodged at 15:00 on 16/07/2004 Recorded at 08:44 on 20/07/2004
18. TRANSFER No 717491976 05/09/2016 at 15:08
SUB LEASE: 707899631
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717491976
Lodged at 15:08 on 05/09/2016 Recorded at 17:20 on 13/09/2016
19. SUB LEASE No 707900295 16/07/2004 at 16:51
to
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 707900295
OF LEASE F ON SP161245
Lodged at 16:51 on 16/07/2004 Recorded at 08:44 on 20/07/2004
20. TRANSFER No 718015830 11/05/2017 at 14:35
SUB LEASE: 707900295
CTPI 49-Sch4
Lodged at 14:35 on 11/05/2017 Recorded at 17:22 on 23/05/2017
21. SUB LEASE No 707910787 21/07/2004 at 14:41
to
WIL-CO CONSTRUCTIONS PTY LTD A.B.N. 31 097 304 848
OF LEASE AR IN LOT 310 ON SL813356 ON SP161245
Lodged at 14:41 on 21/07/2004 Recorded at 10:04 on 26/08/2004

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Title Reference: 40041787
Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

22. TRANSFER No 719874109 30/01/2020 at 14:38
SUB LEASE: 707910787
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
Lodged at 14:38 on 30/01/2020 Recorded at 16:11 on 03/02/2020
23. SUB LEASE No 707922244 26/07/2004 at 14:26
to
CTPI 49-Sch4 TRUSTEE
UNDER DEALING 707922244
OF LEASE K ON SP161245
Lodged at 14:26 on 26/07/2004 Recorded at 15:29 on 30/09/2004
24. TRANSFER No 719790871 11/12/2019 at 14:46
SUB LEASE: 707922244
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 14:46 on 11/12/2019 Recorded at 15:17 on 18/12/2019
25. SUB LEASE No 707929378 28/07/2004 at 14:48
to
POCONO PTY LTD A.C.N. 010 376 691
OF LEASE AI ON SP161245
Lodged at 14:48 on 28/07/2004 Recorded at 14:59 on 02/08/2004
26. TRANSFER No 719607987 06/09/2019 at 13:52
SUB LEASE: 707929378
ATHENE INVESTMENTS PTY LTD A.C.N. 611 951 341 TRUSTEE
UNDER INSTRUMENT 719607987
Lodged at 13:52 on 06/09/2019 Recorded at 09:57 on 18/09/2019
27. SUB LEASE No 707937967 30/07/2004 at 15:19
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707937967
OF LEASE AF ON SP161245
Lodged at 15:19 on 30/07/2004 Recorded at 09:16 on 09/08/2004
28. TRANSFER No 716790666 01/10/2015 at 09:56
SUB LEASE: 707937967
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
Lodged at 09:56 on 01/10/2015 Recorded at 14:02 on 15/10/2015
29. TRANSFER No 719890209 07/02/2020 at 15:14
SUB LEASE: 707937967
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 15:14 on 07/02/2020 Recorded at 08:08 on 12/02/2020

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Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

30. SUB LEASE No 707937971 30/07/2004 at 15:19
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707937971
OF LEASE AG ON SP161245
Lodged at 15:19 on 30/07/2004 Recorded at 09:16 on 09/08/2004
31. TRANSFER No 720131744 01/07/2020 at 10:56
SUB LEASE: 707937971
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 10:56 on 01/07/2020 Recorded at 15:51 on 02/07/2020
32. SUB LEASE No 707938794 02/08/2004 at 09:37
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 707938794
OF LEASE W ON SP161245
Lodged at 09:37 on 02/08/2004 Recorded at 08:46 on 06/08/2004
33. TRANSFER No 708745455 17/06/2005 at 14:48
SUB LEASE: 707938794
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708745455
Lodged at 14:48 on 17/06/2005 Recorded at 09:08 on 23/06/2005
34. TRANSFER No 709476746 29/03/2006 at 11:08
SUB LEASE: 707938794
JACOBY MANAGEMENT SERVICES PTY LTD A.B.N. 59 002 598 558
UNDER INSTRUMENT 709476746 TRUSTEE
Lodged at 11:08 on 29/03/2006 Recorded at 11:50 on 04/04/2006
35. SUB LEASE No 707940307 02/08/2004 at 14:21
to
CTPI 49-Sch4
OF LEASE Q ON SP161245
Lodged at 14:21 on 02/08/2004 Recorded at 08:46 on 06/08/2004
36. TRANSFER No 719767839 02/12/2019 at 10:01
SUB LEASE: 707940307
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 10:01 on 02/12/2019 Recorded at 09:21 on 09/12/2019
37. SUB LEASE No 707940314 02/08/2004 at 14:23
to
CTPI 49-Sch4
OF LEASE O ON SP161245
Lodged at 14:23 on 02/08/2004 Recorded at 08:46 on 06/08/2004

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ENCUMBRANCES AND INTERESTS

38. TRANSFER No 719767837 02/12/2019 at 10:00
SUB LEASE: 707940314
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 10:00 on 02/12/2019 Recorded at 09:21 on 09/12/2019
39. SUB LEASE No 707944704 03/08/2004 at 14:19
to
JOMAC INVESTMENTS PTY LTD A.C.N. 065 408 782
OF LEASE N ON SP161245
Lodged at 14:19 on 03/08/2004 Recorded at 09:31 on 06/08/2004
40. TRANSFER No 715912377 24/07/2014 at 10:52
SUB LEASE: 707944704
CTPI 49-Sch4
Lodged at 10:52 on 24/07/2014 Recorded at 13:25 on 30/07/2014
41. SUB LEASE No 707944763 03/08/2004 at 14:24
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE G ON SP161245
Lodged at 14:24 on 03/08/2004 Recorded at 08:45 on 23/08/2004
42. TRANSFER No 720131742 01/07/2020 at 10:56
SUB LEASE: 707944763
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 10:56 on 01/07/2020 Recorded at 15:51 on 02/07/2020
43. SUB LEASE No 707944797 03/08/2004 at 14:28
to
PERIMAL PTY LTD A.C.N. 010 102 628 TRUSTEE
UNDER DOCUMENT 707944797
OF LEASE J ON SP161245
Lodged at 14:28 on 03/08/2004 Recorded at 09:09 on 23/08/2004
44. TRANSFER No 720007369 15/04/2020 at 09:27
SUB LEASE: 707944797
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 09:27 on 15/04/2020 Recorded at 14:12 on 16/04/2020
45. SUB LEASE No 707944868 03/08/2004 at 14:34
to
CTPI 49-Sch4
TRUSTEE
UNDER DOCUMENT 707944868
OF LEASE I ON SP161245
Lodged at 14:34 on 03/08/2004 Recorded at 08:45 on 23/08/2004
46. TRANSFER No 716692988 14/08/2015 at 15:39
SUB LEASE: 707944868
CTPI 49-Sch4
Lodged at 15:39 on 14/08/2015 Recorded at 16:48 on 24/08/2015

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Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

47. SUB LEASE No 707973342 13/08/2004 at 14:39
to
DEERWOOD PTY LTD A.C.N. 010 253 175
LEASE M ON SP161245
Lodged at 14:39 on 13/08/2004 Recorded at 14:35 on 30/09/2004
48. TRANSFER No 719767832 02/12/2019 at 09:59
SUB LEASE: 707973342
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 09:59 on 02/12/2019 Recorded at 09:21 on 09/12/2019
49. SUB LEASE No 707973355 13/08/2004 at 14:42
to

CTPI 49-Sch4

 TRUSTEE
UNDER DOCUMENT 70797355
LEASE D IN LOT 309 ON SL813356 ON SP161245
Lodged at 14:42 on 13/08/2004 Recorded at 16:41 on 19/08/2004
50. TRANSFER No 719249884 07/02/2019 at 14:44
SUB LEASE: 707973355
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 14:44 on 07/02/2019 Recorded at 08:30 on 22/03/2019
51. SUB LEASE No 708000474 25/08/2004 at 09:35
to

CTPI 49-Sch4

OF LEASE AH ON SP161245
Lodged at 09:35 on 25/08/2004 Recorded at 14:49 on 25/08/2004
52. TRANSFER No 717764940 09/01/2017 at 14:43
SUB LEASE: 708000474
ATHENE INVESTMENTS PTY LTD A.C.N. 611 951 341 TRUSTEE
UNDER INSTRUMENT 717764940
Lodged at 14:43 on 09/01/2017 Recorded at 14:06 on 16/01/2017
53. SUB LEASE No 708010405 27/08/2004 at 15:21
to

CTPI 49-Sch4

OF LEASE V ON SP161245
Lodged at 15:21 on 27/08/2004 Recorded at 15:17 on 21/09/2004
54. TRANSMISSION BY DEATH No 712130540 23/12/2008 at 14:43
SUB LEASE: 708010405

CTPI 49-Sch4

 PERSONAL REPRESENTATIVE
UNDER INSTRUMENT 712130540
Lodged at 14:43 on 23/12/2008 Recorded at 11:10 on 25/03/2009

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ENCUMBRANCES AND INTERESTS

55. SUB LEASE No 708072350 21/09/2004 at 14:35
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE AJ ON SP161245
Lodged at 14:35 on 21/09/2004 Recorded at 17:06 on 28/09/2004
56. SUB LEASE No 708109687 05/10/2004 at 14:28
to
CTPI 49-Sch4
OF LEASE AK ON SP161245
Lodged at 14:28 on 05/10/2004 Recorded at 16:55 on 11/10/2004
57. TRANSFER No 717544216 28/09/2016 at 16:06
SUB LEASE: 708109687
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717544216
Lodged at 16:06 on 28/09/2016 Recorded at 11:33 on 04/10/2016
58. SUB LEASE No 708165799 27/10/2004 at 10:59
to
STYNES ENTERPRISES PTY LTD A.C.N. 052 422 867 TRUSTEE
UNDER DEALING 708165799
OF LEASE AP ON SP161245
Lodged at 10:59 on 27/10/2004 Recorded at 09:14 on 29/10/2004
59. SUB LEASE No 708222756 18/11/2004 at 11:03
to
TELCO PTY LTD A.C.N. 058 102 079 TRUSTEE
UNDER INSTRUMENT 708222756
OF LEASE E ON SP161245
Lodged at 11:03 on 18/11/2004 Recorded at 16:30 on 18/11/2004
60. SUB LEASE No 708244757 26/11/2004 at 09:31
to
CTPI 49-Sch4
OF LEASE P ON SP161245
Lodged at 09:31 on 26/11/2004 Recorded at 16:18 on 29/11/2004
61. TRANSFER No 709451498 20/03/2006 at 14:59
SUB LEASE: 708244757
ASSET FLOORING PTY LTD A.C.N. 067 417 958
Lodged at 14:59 on 20/03/2006 Recorded at 09:27 on 24/03/2006
62. SUB LEASE No 708358609 13/01/2005 at 09:30
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 708358609
OVER LEASES AZ AND AT ON SP161245
Lodged at 09:30 on 13/01/2005 Recorded at 12:46 on 25/01/2005

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ENCUMBRANCES AND INTERESTS

63. TRANSFER No 711403486 07/02/2008 at 09:25
SUB LEASE: 708358609
TODLAW PTY LTD A.C.N. 010 480 083 TRUSTEE
UNDER INSTRUMENT NO. 711403486
Lodged at 09:25 on 07/02/2008 Recorded at 13:53 on 19/02/2008
64. SUB LEASE No 708408830 03/02/2005 at 10:00
to
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708408830
OF LEASE AL ON SP161245
Lodged at 10:00 on 03/02/2005 Recorded at 17:11 on 14/03/2005
65. TRANSFER No 708679867 24/05/2005 at 09:12
SUB LEASE: 708408830
CTPI 49-Sch4
Lodged at 09:12 on 24/05/2005 Recorded at 14:24 on 24/05/2005
66. SUB LEASE No 708421700 08/02/2005 at 16:07
to
CORDELIA ARMSTRONG INVESTMENTS PTY LTD A.C.N. 095 576 033
TRUSTEE
UNDER INSTRUMENT 708421700
OF LEASE AA ON SP161245
Lodged at 16:07 on 08/02/2005 Recorded at 11:22 on 22/03/2005
67. TRANSFER No 717345084 27/06/2016 at 11:58
SUB LEASE: 708421700
CTPI 49-Sch4
Lodged at 11:58 on 27/06/2016 Recorded at 11:20 on 20/07/2016
68. TRANSFER No 718915384 07/08/2018 at 13:07
SUB LEASE: 708421700
CTPI 49-Sch4 FAMILY SUPERANNUATION FUND PTY LTD A.C.N. 147 982 910
TRUSTEE
UNDER INSTRUMENT 718915384
Lodged at 13:07 on 07/08/2018 Recorded at 14:19 on 11/04/2019
69. SUB LEASE No 708526617 22/03/2005 at 15:33
to
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708526617
OF LEASE AB ON SP161245
Lodged at 15:33 on 22/03/2005 Recorded at 12:48 on 30/03/2005

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Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

70. MORTGAGE No 708561064 06/04/2005 at 14:54
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937
over
SUB LEASE: 708526617
IDENTIFYING MORTGAGE 708559212
PRODUCED 06/04/2005 RECORDED 06/04/2005
Lodged at 14:54 on 06/04/2005 Recorded at 15:06 on 06/04/2005
71. TRANSFER No 708679872 24/05/2005 at 09:13
SUB LEASE: 708526617
CTPI 49-Sch4
Lodged at 09:13 on 24/05/2005 Recorded at 14:24 on 24/05/2005
72. SUB LEASE No 708540225 30/03/2005 at 10:15
to
BYRON MANAGEMENT SERVICES PTY LTD A.C.N. 009 872 995
TRUSTEE
UNDER INSTRUMENT 708540225
OF LEASE AS ON SP161245
Lodged at 10:15 on 30/03/2005 Recorded at 15:49 on 01/04/2005
73. TRANSFER No 717764923 09/01/2017 at 14:38
SUB LEASE: 708540225
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
Lodged at 14:38 on 09/01/2017 Recorded at 13:52 on 23/01/2017
74. SUB LEASE No 708590637 18/04/2005 at 14:48
to
CTPI 49-Sch4 TENANT IN COMMON 1/2
TENANT IN COMMON 1/2
OF LEASE BN ON SP131603
Lodged at 14:48 on 18/04/2005 Recorded at 14:45 on 06/06/2005
75. SUB LEASE No 708594384 19/04/2005 at 15:03
to
CTPI 49-Sch4
JOINT TENANTS
LEASE BH SP131603
Lodged at 15:03 on 19/04/2005 Recorded at 11:25 on 21/04/2005
76. MORTGAGE No 714119849 19/10/2011 at 14:54
QRAA
over
SUB LEASE: 708594384
Lodged at 14:54 on 19/10/2011 Recorded at 07:54 on 25/10/2011
77. SUB LEASE No 708594395 19/04/2005 at 15:04
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE BO ON SP131603
Lodged at 15:04 on 19/04/2005 Recorded at 16:23 on 14/06/2005

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ENCUMBRANCES AND INTERESTS

78. TRANSFER No 718232883 24/08/2017 at 15:37
SUB LEASE: 708594395
CTPI 49-Sch4
Lodged at 15:37 on 24/08/2017 Recorded at 12:53 on 08/09/2017
79. SUB LEASE No 708598175 20/04/2005 at 14:17
to
AMELVAN PTY LTD A.C.N. 099 274 165
OF LEASE AX ON SP161245
Lodged at 14:17 on 20/04/2005 Recorded at 16:23 on 14/06/2005
80. SUB LEASE No 708598181 20/04/2005 at 14:18
to
AMELVAN PTY LTD A.C.N. 099 274 165
OF LEASE AY ON SP161245
Lodged at 14:18 on 20/04/2005 Recorded at 16:23 on 14/06/2005
81. TRANSFER No 711297179 21/12/2007 at 09:47
¹
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 711297179
Lodged at 09:47 on 21/12/2007 Recorded at 08:16 on 03/03/2008
82. SUB LEASE No 708605674 22/04/2005 at 15:13
to
SAIL DEMO PTY LIMITED A.C.N. 107 304 790
OF LEASE BC ON SP131603
Lodged at 15:13 on 22/04/2005 Recorded at 13:15 on 29/06/2005
83. TRANSFER No 720212698 17/08/2020 at 14:07
SUB LEASE: 708605674
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 14:07 on 17/08/2020 Recorded at 15:19 on 27/08/2020
84. SUB LEASE No 708605689 22/04/2005 at 15:14
to
TRANHO HOLDINGS NO.1 PTY LTD A.C.N. 104 547 186 TRUSTEE
UNDER DOCUMENT 708605689
OF LEASE BI ON SP131603
Lodged at 15:14 on 22/04/2005 Recorded at 13:15 on 29/06/2005
85. TRANSFER No 714295342 02/02/2012 at 15:06
SUB LEASE: 708605689
CTPI 49-Sch4
Lodged at 15:06 on 02/02/2012 Recorded at 11:07 on 20/07/2012
86. SUB LEASE No 708605692 22/04/2005 at 15:14
to
TRANHO HOLDINGS NO.1 PTY LTD A.C.N. 104 547 186 TRUSTEE
UNDER DOCUMENT 708605692
OF LEASE BK ON SP131603
Lodged at 15:14 on 22/04/2005 Recorded at 13:15 on 29/06/2005

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ENCUMBRANCES AND INTERESTS

87. TRANSFER No 720441760 04/12/2020 at 09:41
SUB LEASE: 708605692
CTPI 49-Sch4
Lodged at 09:41 on 04/12/2020 Recorded at 12:40 on 07/12/2020
88. SUB LEASE No 708605697 22/04/2005 at 15:15
to
CTPI 49-Sch4
OF LEASE AM ON SP161245
Lodged at 15:15 on 22/04/2005 Recorded at 13:15 on 29/06/2005
89. MORTGAGE No 711096225 17/10/2007 at 10:59
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
over
SUB LEASE: 708605697
Lodged at 10:59 on 17/10/2007 Recorded at 11:54 on 30/10/2007
90. SUB LEASE No 708605713 22/04/2005 at 15:17
to
CTPI 49-Sch4
OF LEASE AN ON SP161245
Lodged at 15:17 on 22/04/2005 Recorded at 13:15 on 29/06/2005
91. MORTGAGE No 711096207 17/10/2007 at 10:57
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
over
SUB LEASE: 708605713
Lodged at 10:57 on 17/10/2007 Recorded at 10:27 on 25/10/2007
92. SUB LEASE No 708605722 22/04/2005 at 15:17
to
CTPI 49-Sch4 SUPERANNUATION PTY LTD A.C.N. 073 830 529
OF LEASE BL ON SP131603
Lodged at 15:17 on 22/04/2005 Recorded at 13:15 on 29/06/2005
93. SUB LEASE No 708609569 26/04/2005 at 15:03
to
CTPI 49-Sch4
OF LEASE BB ON SP131603
Lodged at 15:03 on 26/04/2005 Recorded at 13:15 on 29/06/2005
94. TRANSFER No 716078232 15/10/2014 at 15:55
SUB LEASE: 708609569
CTPI 49-Sch4
Lodged at 15:55 on 15/10/2014 Recorded at 10:05 on 21/10/2014
95. SUB LEASE No 708609577 26/04/2005 at 15:04
to
CTPI 49-Sch4
OF LEASE BA ON SP131603
Lodged at 15:04 on 26/04/2005 Recorded at 13:15 on 29/06/2005

Search Date: 02/03/2021 11:20

Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

96. TRANSFER No 717995835 03/05/2017 at 11:35
SUB LEASE: 708609577
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
Lodged at 11:35 on 03/05/2017 Recorded at 08:10 on 25/05/2017
97. TRANSFER No 719890218 07/02/2020 at 15:15
SUB LEASE: 708609577
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 15:15 on 07/02/2020 Recorded at 08:08 on 12/02/2020
98. SUB LEASE No 708609581 26/04/2005 at 15:04
to
ENGINEERING FABRICATIONS PTY LTD A.C.N. 010 600 021
OF LEASE BD ON SP131603
Lodged at 15:04 on 26/04/2005 Recorded at 13:15 on 29/06/2005
99. TRANSFER No 719045445 15/10/2018 at 15:24
SUB LEASE: 708609581
CTPI 49-Sch4
Lodged at 15:24 on 15/10/2018 Recorded at 11:00 on 08/11/2018
100. TRANSFER No 719045474 15/10/2018 at 15:25
SUB LEASE: 708609581
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 15:25 on 15/10/2018 Recorded at 11:00 on 08/11/2018
101. SUB LEASE No 708609585 26/04/2005 at 15:05
to
CTPI 49-Sch4
OF LEASE BP ON SP131603
Lodged at 15:05 on 26/04/2005 Recorded at 13:15 on 29/06/2005
102. SUB LEASE No 708609587 26/04/2005 at 15:05
to
CTPI 49-Sch4
OF LEASE BJ ON SP131603
Lodged at 15:05 on 26/04/2005 Recorded at 13:15 on 29/06/2005
103. TRANSFER No 719528348 23/07/2019 at 16:22
SUB LEASE: 708609587
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 16:22 on 23/07/2019 Recorded at 10:56 on 24/07/2019
104. SUB LEASE No 708609591 26/04/2005 at 15:05
to
CTPI 49-Sch4 JOINT TENANTS
OF LEASE BE ON SP131603
Lodged at 15:05 on 26/04/2005 Recorded at 13:15 on 29/06/2005

Search Date: 02/03/2021 11:20

Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

105. TRANSFER No 717412402 28/07/2016 at 10:43
SUB LEASE: 708609591
CTPI 49-Sch4
Lodged at 10:43 on 28/07/2016 Recorded at 11:33 on 02/08/2016
106. TRANSFER No 718968693 04/09/2018 at 14:31
SUB LEASE: 708609591
CTPI 49-Sch4
JOINT TENANTS
Lodged at 14:31 on 04/09/2018 Recorded at 11:23 on 08/11/2018
107. SUB LEASE No 708609598 26/04/2005 at 15:07
to
MACLEAY TOWER INVESTMENTS PTY LTD A.C.N. 109 626 717
TRUSTEE
UNDER DOCUMENT 708609598
OF LEASE BQ ON SP131603
Lodged at 15:07 on 26/04/2005 Recorded at 13:15 on 29/06/2005
108. SUB LEASE No 708616163 28/04/2005 at 14:41
CTPI 49-Sch4
TENANT IN COMMON 1/2
TENANT IN COMMON 1/2
Lodged at 14:41 on 28/04/2005 Recorded at 08:10 on 07/07/2005
109. TRANSFER No 712616834 23/07/2009 at 15:12
SUB LEASE: 708616163
CTPI 49-Sch4
Lodged at 15:12 on 23/07/2009 Recorded at 10:56 on 24/07/2009
110. SUB LEASE No 708627251 04/05/2005 at 14:54
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627251
OF LEASE BX ON SP131603
Lodged at 14:54 on 04/05/2005 Recorded at 08:41 on 12/05/2005
111. TRANSFER No 711356752 18/01/2008 at 12:38
SUB LEASE: 708627251
SUB LEASE: 708627256
SUB LEASE: 708627264
SUB LEASE: 708627268
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 711356752
Lodged at 12:38 on 18/01/2008 Recorded at 12:24 on 29/02/2008
112. TRANSFER No 718780881 31/05/2018 at 14:18
SUB LEASE: 708627251
CTPI 49-Sch4
Lodged at 14:18 on 31/05/2018 Recorded at 13:55 on 21/06/2018

Search Date: 02/03/2021 11:20

Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

113. SUB LEASE No 708627256 04/05/2005 at 14:54
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627256
OF LEASE BW ON SP131603
Lodged at 14:54 on 04/05/2005 Recorded at 08:41 on 12/05/2005
114. SUB LEASE No 708627264 04/05/2005 at 14:55
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 101 677 102 TRUSTEE
UNDER INSTRUMENT 708627264
OF LEASE BV ON SP131603
Lodged at 14:55 on 04/05/2005 Recorded at 08:41 on 12/05/2005
115. TRANSFER No 719221452 22/01/2019 at 09:53
SUB LEASE: 708627264
FS GROUP HOLDINGS PTY LTD A.C.N. 612 842 958 TRUSTEE
UNDER INSTRUMENT 719221452
Lodged at 09:53 on 22/01/2019 Recorded at 08:08 on 31/01/2019
116. SUB LEASE No 708627268 04/05/2005 at 14:56
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627268
OF LEASE BM ON SP131603
Lodged at 14:56 on 04/05/2005 Recorded at 08:41 on 12/05/2005
117. SUB LEASE No 708638780 09/05/2005 at 14:16
to

CTPI 49-Sch4

 JOINT TENANTS
OF LEASE B ON SP161245
Lodged at 14:16 on 09/05/2005 Recorded at 08:41 on 12/05/2005
118. SUB LEASE No 708638783 09/05/2005 at 14:17
to

CTPI 49-Sch4

 TENANT IN COMMON 1/2
GIRDIS INVESTMENTS PTY LTD A.C.N. 009 729 720
TENANT IN COMMON 1/2
OF LEASE BG ON SP131603
Lodged at 14:17 on 09/05/2005 Recorded at 09:19 on 26/05/2005
119. TRANSFER No 720312267 07/10/2020 at 10:31
SUB LEASE: 708638783
SUB LEASE: 708638785
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 10:31 on 07/10/2020 Recorded at 12:05 on 08/10/2020

Search Date: 02/03/2021 11:20

Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

120. MORTGAGE No 720322401 12/10/2020 at 15:13
DEVINE INDUSTRIES PTY LTD A.C.N. 010 171 794
over
SUB LEASE: 708638783
SUB LEASE: 708638785
Lodged at 15:13 on 12/10/2020 Recorded at 11:43 on 16/10/2020
121. SUB LEASE No 708638785 09/05/2005 at 14:18
to
CTPI 49-Sch4 TENANT IN COMMON 1/2
GIRDIS INVESTMENTS PTY LTD A.C.N. 009 729 720
TENANT IN COMMON 1/2
OF LEASE BF ON SP131603
Lodged at 14:18 on 09/05/2005 Recorded at 08:41 on 12/05/2005
122. SUB LEASE No 708801662 06/07/2005 at 14:25
to
PORTLODGE PTY LTD A.C.N. 059 189 856
OF LEASE BR ON SP131603
Lodged at 14:25 on 06/07/2005 Recorded at 11:12 on 15/07/2005
123. TRANSFER No 720516716 12/01/2021 at 11:01
SUB LEASE: 708801662
SUB LEASE: 708869749
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 720516716
Lodged at 11:01 on 12/01/2021 Recorded at 11:01 on 19/01/2021
124. MORTGAGE No 720516760 12/01/2021 at 11:06
COFFS HARBOUR INTERNATIONAL MARINA PTY LTD A.C.N. 010 323
967 TRUSTEE
UNDER INSTRUMENT 720516760
over
SUB LEASE: 708801662
SUB LEASE: 708869749
Lodged at 11:06 on 12/01/2021 Recorded at 11:01 on 19/01/2021
125. SUB LEASE No 708869749 02/08/2005 at 14:38
to
PORTLODGE PTY LTD A.C.N. 059 189 856
OF LEASE BS IN LOT 310 ON SP131603
Lodged at 14:38 on 02/08/2005 Recorded at 09:44 on 04/08/2005
126. SUB LEASE No 709933656 13/09/2006 at 14:39
GIRDIS MARINE PTY LTD A.B.N. 48 009 858 566
OF LEASE H IN LOT 309 ON SP161245
TERM: 15.08.2006 TO 11.03.2034 OPTION NIL
Lodged at 14:39 on 13/09/2006 Recorded at 09:25 on 14/09/2006

Search Date: 02/03/2021 11:20

Title Reference: 40041787
Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

127. TRANSFER No 719801535 17/12/2019 at 10:14
SUB LEASE: 709933656
MT02011 PTY LTD A.C.N. 611 607 302 TRUSTEE
UNDER INSTRUMENT 719801535
Lodged at 10:14 on 17/12/2019 Recorded at 12:06 on 21/01/2020
128. MORTGAGE No 720402387 17/11/2020 at 15:05
MTO2011 PTY LTD A.C.N. 611 607 302 TRUSTEE
UNDER INSTRUMENT 720402387
over
SUB LEASE: 709933656
SUB LEASE: 709933667
Lodged at 15:05 on 17/11/2020 Recorded at 14:26 on 02/12/2020
129. SUB LEASE No 709933667 13/09/2006 at 14:41
GIRDIS MARINE PTY LTD A.B.N. 48 009 858 566
OF LEASE R IN LOT 309 ON SP161245
TERM: 15.08.2006 TO 11.03.2034 OPTION NIL
Lodged at 14:41 on 13/09/2006 Recorded at 09:25 on 14/09/2006
130. TRANSFER No 719801525 17/12/2019 at 10:12
SUB LEASE: 709933667
MTO2011 PTY LTD A.C.N. 611 607 302 TRUSTEE
UNDER INSTRUMENT 719801525
Lodged at 10:12 on 17/12/2019 Recorded at 12:06 on 21/01/2020
131. SUB LEASE No 715068023 06/05/2013 at 10:53
CTPI 49-Sch4
OF LEASE AQ ON SP161245
TERM: 08/02/2013 TO 11/03/2034 OPTION NIL
Lodged at 10:53 on 06/05/2013 Recorded at 09:27 on 14/05/2013
132. TRANSFER No 718663354 29/03/2018 at 11:47
SUB LEASE: 715068023
CTPI 49-Sch4
Lodged at 11:47 on 29/03/2018 Recorded at 15:57 on 11/04/2018
133. SUB LEASE No 715068025 06/05/2013 at 10:53
CTPI 49-Sch4
OF LEASE AO ON SP161245
TERM: 08/02/2013 TO 11/03/2034 OPTION NIL
Lodged at 10:53 on 06/05/2013 Recorded at 09:27 on 14/05/2013
134. TRANSFER No 716623824 13/07/2015 at 14:43
SUB LEASE: 715068025
CTPI 49-Sch4
Lodged at 14:43 on 13/07/2015 Recorded at 13:44 on 16/07/2015

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
719767646	EXEMPT CONS SEC 322AA LAND ACT 1994	02/12/2019 08:28	CUR	BE-ATS -99
720522316	NOTC INT RES	14/01/2021 10:05	CUR	BE-BE0 -00

INTERNAL CURRENT STATE TENURE SEARCH
DEPARTMENT OF RESOURCES, QUEENSLAND

Search Date: 02/03/2021 11:20

Title Reference: 40041787

Date Created: 23/04/2004

ADMINISTRATIVE ADVICES (Continued)

Dealing	Type	Lodgement Date	Status	Location
ACQUISITION OF LAND ACT 1967				
UNREGISTERED DEALINGS - NIL				

Corrections have occurred - Refer to Historical Search

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)

Published on DES Disclosure Log
RTI Act 2009

Date : 9/03/2021 5:39:50 PM

From : "Pollution Hotline"

To : "BrisbaneSARA"

Subject : N-100080025 - COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Attachment : image009.png;image012.jpg;image013.jpg;image001.png;image002.png;image003.png;image004.png;image006.png;
Charlotte

From our phone conversation this afternoon, it is still unclear why BCC would not be the assessment manager and compliance agency for this job.

It would be appreciated if SARA could provide definitive advice on why DES should act as the enforcement agency for this job, otherwise it would be normal practice for DES to refer jobs like this to BCC.

Regards. Gary.

Gary Kane

Principal Community Response Officer

Community Response | Operational Support

Environmental Services and Regulation

Department of Environment and Science

P 1300 130 372 (option 2)

Level 9 - 400 George Street BRISBANE QLD 4000

GPO Box 2454, BRISBANE QLD 4001

From: BrisbaneSARA <BrisbaneSARA@dsdmip.qld.gov.au>

Sent: Tuesday, 9 March 2021 4:40 PM

To: Pollution Hotline

Cc: PRESS Mif; MACCHERONI Annie

Subject: RE: N-100080025 - COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Hi Gary,

Thank you for your email.

SARA does not have the jurisdiction to undertake compliance action.

I understand that DES is responsible for enforcement action of this nature.

Please do not hesitate to contact me if you would like to discuss this further.

Kind regards,

Charlotte Soldi

Senior Planner

Brisbane SARA

Department of State Development,

Infrastructure, Local Government and Planning

P 07 3452 7633

Microsoft Teams – meet now

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, CITY EAST QLD 4002

dsdilgp.qld.gov.au

Unite & Recover 



**Queensland
Government**

I acknowledge the traditional custodians of the lands and waters of Queensland. I offer my respect to elders past, present and emerging as we work towards a just, equitable and reconciled Australia.



From: Pollution Hotline <PollutionHotline@des.qld.gov.au>

Sent: Tuesday, 9 March 2021 4:01 PM

To: BrisbaneSARA <BrisbaneSARA@dsdmip.qld.gov.au>

Cc: PRESS Mif <Mif.Press@des.qld.gov.au>; MACCHERONI Annie <Annie.Maccheroni@resources.qld.gov.au>

Subject: N-100080025 - COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

SARA

Please see the emails below concerning alleged unlawful tidal works at Kangaroo Point.

Could you please arrange for the appropriate assessment manager to be contacted, to investigate and take enforcement action for the carrying out works without development approvals under the Planning Act.

Regards. Gary.

Gary Kane

Principal Community Response Officer
Community Response | Operational Support
Environmental Services and Regulation
Department of Environment and Science

P 1300 130 372 (option 2)
Level 9 - 400 George Street BRISBANE QLD 4000
GPO Box 2454, BRISBANE QLD 4001

From: PRESS Mif <Mif.Press@des.qld.gov.au>
Sent: Tuesday, 9 March 2021 12:27 PM
To: Pollution Hotline
Subject: FW: COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Good afternoon,

The Department of Resources have made us aware of the construction of potentially unlawful tidal works within term lease 0/220740, Lots 305/SL809090, 307/SL813356, 309/SL813356 and 310/SL813356 (title attached).

Development consists of the addition of floating pontoons for the purpose of dining. The Department of Resources has contacted the State Assessment Referral Agency and Harbour Master and has not been able to locate any approvals for the development.

I provided advice to Resources prior to knowing that the development is already constructed.

I would appreciate your consideration of this matter and, if it would be helpful, can inform you if assessment receives any further correspondence.

Warm regards,
Mif



Mifanwy Press
Environmental Officer
Coastal and Marine Assessment | Waste, Development and Southeast Compliance
Department of Environment and Science

P (07) 3330 6340
Level 8, 400 George Street, Brisbane QLD
GPO Box 2454, Brisbane QLD 4001

From: MACCHERONI Annie <Annie.Maccheroni@resources.qld.gov.au>
Sent: Tuesday, 9 March 2021 12:17 PM
To: PRESS Mif
Cc: STUMER Paul
Subject: RE: COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Hi Mif,

Thank you for the phone discussion confirming this information.

As discussed, I am attaching the identifying information of the location and the relevant title search,

Kind regards,
Annie

From: PRESS Mif <Mif.Press@des.qld.gov.au>
Sent: Monday, 8 March 2021 3:58 PM
To: MACCHERONI Annie
Subject: RE: COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Good afternoon Annie,

Thank you for your email.

Regarding potential approvals for finger berth(s) within a lease area. This type of development would constitute tidal works as defined in the [Coastal Protection and Management Act 1995](#) which will trigger State assessment and referral to the Department of Environment and Science (DES) for State Development Assessment Provisions, State code 8, in its entirety. The State Assessment Referral Agency coordinates this process and, based on DES advice, will condition any development approval to ensure design, public safety considerations and locational are appropriate and avoid or mitigate risk associated with the development. I would recommend that the applicant seek [pre-lodgement advice](#) through [SARA](#) prior to lodging a development application.

In regards to PO14 of State code 8. PO14 only applied to private marine development being "works for a non-commercial purpose attached to private land and extending over abutting tidal water." DES would not consider restaurants, cafés or other places that sell food and drink to be private marine development as they operate commercially. In the instance of overwater food sales PO14 would not be applicable to the proposed development.

There are not provisions in Excluded Work (coastal) ([Planning Regulation 2017](#)) that allow for the development described to be undertaken without development approval. That is, the proposed development is not, legally, able to be constructed without development approval being obtained. It is noted that demolition of the existing structures will also require development approval.

I hope this information is of assistance. Please do not hesitate to contact me if you require additional information or wish to discuss.
Warm regards,



Mifanwy Press
Environmental Officer
Coastal and Marine Assessment | Waste, Development and Southeast
Compliance
Department of Environment and Science
P (07) 3330 6340
Level 8, 400 George Street, Brisbane QLD
GPO Box 2454, Brisbane QLD 4001



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MACCHERONI Annie

Mar 2, 2021, 10:40 AM GMT+10

Hi Jonathan, PALM and SARA,

Our area is investigating potential regulatory options for a situation of which we have become aware on one of our wet lease areas in the Brisbane River.

We are seeking to determine whether there are any requirements for State approvals, permissions or permits (over and above consent from our department as the land owner) in the following situation:

We have approved marine structure (floating marina finger berth(s)) on the lease to which there has been at least 2 additional physically separate pontoons attached and being used for non-boat berthing purposes.

My limited understanding of relevant State Code 8 is that marine structures are only permissible for marine access purposes only - (performance outcome 14 (1))

I also have concerns about if this action by the berth operator was not assessable somehow that there would also be no way of our department knowing if it was done safely or not. The extra pontoons are being used for members of the public to eat food from.

So far, our department has been looking at the lawfulness of this 'use' - dining - and we have recently been informed by Brisbane City Council that the relevant Planning Scheme (Brisbane City Plan) does not extend over the water in the particular reach of the River concerned. Therefore there is no planning regulation (so far as use is concerned) of the activity it would seem...

Hence our further enquiries along marine safety and approval lines per this request.

I would be very grateful for a response providing any guidance available from your agenc(ies) as to the lawfulness of and/or any

permissions required to allow such action by a marina berth operator.

Thanks in anticipation,
Annie



Annie Maccheroni
Principal Land Officer, part-time Mon-Tues, Thur-Fri
Land and Native Title Operations | Land Administration and Acquisitions
Department of Resources

P: 3330 4454 M: CTPI 49-Sch4
E: annie.maccheroni@resources.qld.gov.au
A: Level 18, 275 George Street, Brisbane Qld 4000 | GPO Box 2771 Brisbane Qld 4001

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Published on DES Disclosure Log
RTI Act 2009

Date : 15/03/2021 10:58:22 AM
From : "Pollution Hotline"
To : "'environmentalhealth@brisbane.qld.gov.au'"
BCc : "PRESS Mif"
Subject : N-100080025 - Pontoons attached to Marina in Tidal Reach of Brisbane River
Attachment : 20210302 Dockside Snip.PNG;20210302 Dockside lease title search.pdf;image001.png;image006.jpg;image007.jpg;image002.png;image005.png;

Brisbane City Council

For your action, please see the emails below concerning tidal works which have been constructed without appropriate development approvals under the Planning Act.

Regards. Gary.

Gary Kane

Principal Community Response Officer
Community Response | Operational Support
Environmental Services and Regulation
Department of Environment and Science

P 1300 130 372 (option 2)
Level 9 - 400 George Street BRISBANE QLD 4000
GPO Box 2454, BRISBANE QLD 4001

From: PRESS Mif <>
Sent: Tuesday, 9 March 2021 12:27 PM
To: Pollution Hotline
Subject: FW: COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Good afternoon,

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Development consists of the addition of floating pontoons for the purpose of dining. The Department of Resources has contacted the State Assessment Referral Agency and Harbour Master and has not been able to locate any approvals for the development.

I provided advice to Resources prior to knowing that the development is already constructed.

I would appreciate your consideration of this matter and, if it would be helpful, can inform you if assessment receives any further correspondence.

Warm regards,
Mif



Mifanwy Press
Environmental Officer
Coastal and Marine Assessment | Waste, Development and Southeast
Compliance
Department of Environment and Science
P (07) 3330 6340
Level 8, 400 George Street, Brisbane QLD
GPO Box 2454, Brisbane QLD 4001

From: MACCHERONI Annie <Annie.Maccheroni@resources.qld.gov.au>
Sent: Tuesday, 9 March 2021 12:17 PM
To: PRESS Mif
Cc: STUMER Paul
Subject: RE: COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Hi Mif,

Thank you for the phone discussion confirming this information.

As discussed, I am attaching the identifying information of the location and the relevant title search,

Kind regards,
Annie

From: PRESS Mif <Mif.Press@des.qld.gov.au>
Sent: Monday, 8 March 2021 3:58 PM
To: MACCHERONI Annie
Subject: RE: COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Good afternoon Annie,

Thank you for your email.

Regarding potential approvals for finger berth(s) within a lease area. This type of development would constitute tidal works as defined in the [Coastal Protection and Management Act 1995](#) which will trigger State assessment and referral to the Department of Environment and Science (DES) for State Development Assessment Provisions, State code 8, in its entirety. The State Assessment Referral Agency coordinates this process and, based on DES advice, will condition any development approval to ensure design, public safety considerations and locational are appropriate and avoid or mitigate risk associated with the development. I would recommend that the applicant seek [pre-lodgement advice](#) through [SARA](#) prior to lodging a development application.

In regards to PO14 of State code 8. PO14 only applied to private marine development being "works for a non-commercial purpose attached to private land and extending over abutting tidal water." DES would not consider restaurants, cafés or other places that sell food and drink to be private marine development as they operate commercially. In the instance of overwater food sales PO14 would not be applicable to the proposed development.

There are not provisions in Excluded Work (coastal) ([Planning Regulation 2017](#)) that allow for the development described to be undertaken without development approval. That is, the proposed development is not, legally, able to be constructed without development approval being obtained. It is noted that demolition of the existing structures will also require development approval.

I hope this information is of assistance. Please do not hesitate to contact me if you require additional information or wish to discuss.

Warm regards,



Mifanwy Press
Environmental Officer
Coastal and Marine Assessment | Waste, Development and Southeast
Compliance
Department of Environment and Science
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MACCHERONI Annie

Mar 2, 2021, 10:40 AM GMT+10

Hi Jonathan, PALM and SARA,

Our area is investigating potential regulatory options for a situation of which we have become aware on one of our wet lease areas in the Brisbane River.

We are seeking to determine whether there are any requirements for State approvals, permissions or permits (over and above consent from our department as the land owner) in the following situation:

We have approved marine structure (floating marina finger berth(s)) on the lease to which there has been at least 2 additional physically separate pontoons attached and being used for non-boat berthing purposes.

My limited understanding of relevant State Code 8 is that marine structures are only permissible for marine access purposes only - (performance outcome 14 (1))

I also have concerns about if this action by the berth operator was not assessable somehow that there would also be no way of our department knowing if it was done safely or not. The extra pontoons are being used for members of the public to eat food from.

So far, our department has been looking at the lawfulness of this 'use' - dining - and we have recently been informed by Brisbane City Council that the relevant Planning Scheme (Brisbane City Plan) does not extend over the water in the particular reach of the River concerned. Therefore there is no planning regulation (so far as use is concerned) of the activity it would seem...

Hence our further enquiries along marine safety and approval lines per this request.

I would be very grateful for a response providing any guidance available from your agency(ies) as to the lawfulness of and/or any permissions required to allow such action by a marina berth operator.

Thanks in anticipation,
Annie

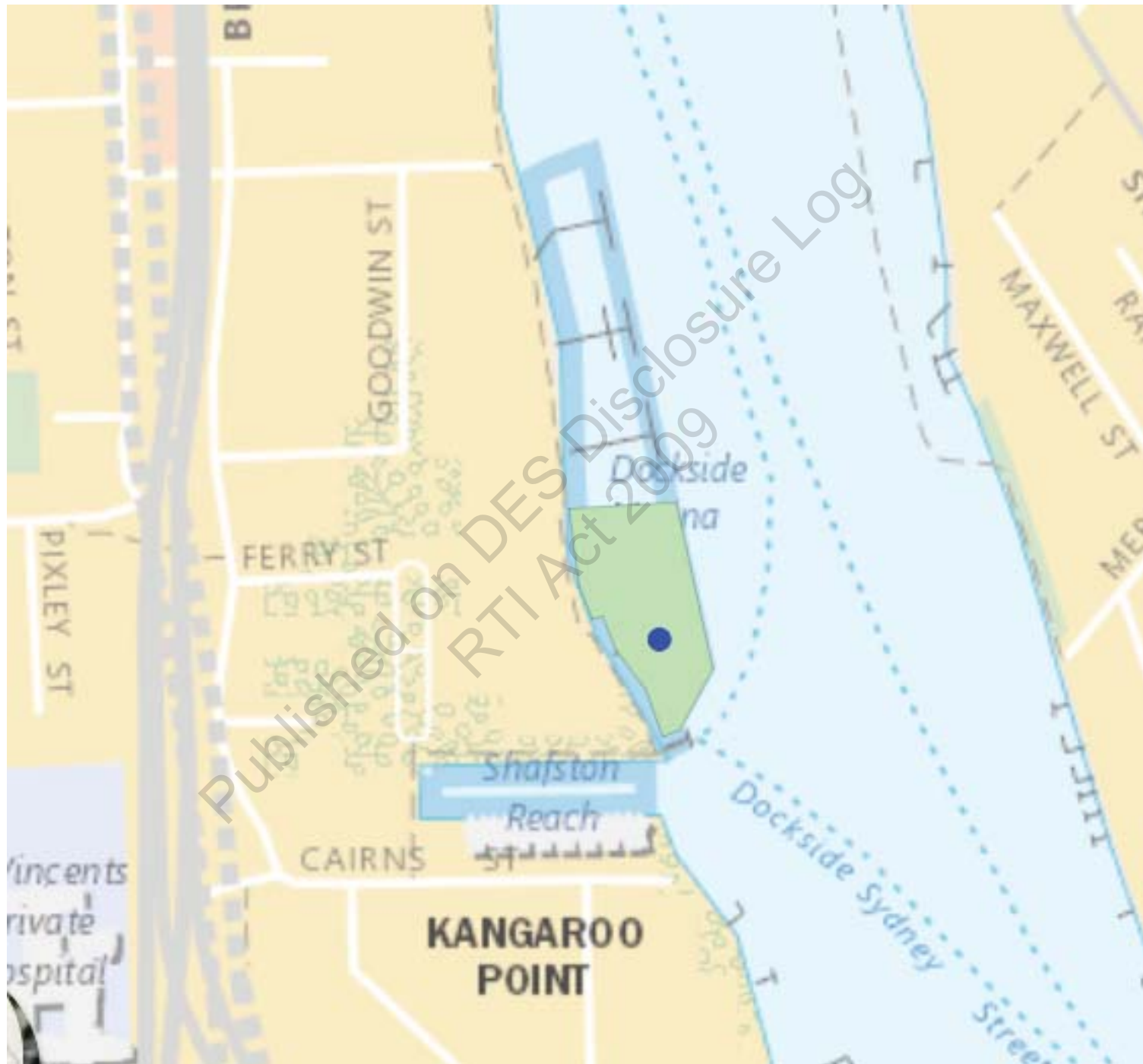


Annie Maccheroni
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Search Date: 02/03/2021 11:20

Title Reference: 40041787
Date Created: 23/04/2004

DESCRIPTION OF LAND

Tenure Reference: TL 0/220740

Lease Type: TERM

LOT 305 CROWN PLAN SL809090
Local Government: BRISBANE CITY
LOT 307 CROWN PLAN SL813356
Local Government: BRISBANE CITY
LOT 309 CROWN PLAN SL813356
Local Government: BRISBANE CITY
LOT 310 CROWN PLAN SL813356
Local Government: BRISBANE CITY

Area: 2.222600 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
MARINE FACILITY

TERM OF LEASE

Term and day of beginning of lease

Term: 30 years commencing on 13/03/2004

Expiring on 12/03/2034

REGISTERED LESSEE

Dealing No: 717254708 17/05/2016

BRISBANE RIVER PTY LTD A.C.N. 611 362 639
TRUSTEE

CONDITIONS

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CONDITIONS

- A61
- (1) The lessee must use the leased land for marine facility purposes namely for the operation and maintenance of marine facility structures for the berthing of private (non-commercial) vessels over Lots 309 and 310 on SL813356 and the operation and maintenance of a public boardwalk (Lot 307 on SL813356) and ferry terminal (Lot 305 on SL809090) and provision of access and services to the adjoining marina.
 - (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 indemnifies and agrees to keep indemnified the State of Queensland, Crown Instrumentalities, local governments and other statutory bodies (the Indemnified) 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 State of Queensland granting this lease to the lessee and which is connected to or resulting from the lessees' use and occupation of the leased land (all 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 State of Queensland. The lessee hereby releases and discharges the Indemnified from any Claim relating to the indemnified acts or omissions which may be made against the Indemnified.
 - (9) The lessee must ensure that the use and development of the

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CONDITIONS

leased land conforms to the Planning Scheme, Local Laws and requirements of the Brisbane City Council, binding on the lessee.

- (10) The lessee must give the Minister administering the Land Act 1994, information about the lease, when requested.
- (11) The lessee must not clear any vegetation on the leased land, unless in accordance with the Integrated Planning Act 1997.
- (12) 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 three (3) 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.
- (13) This lease is subject to the Land Act 1994 and the Environmental Authority License held under the Environmental Protection Act 1994 and all other relevant State and Commonwealth Acts.

A69 Further to Condition A61(12) above, the lessee must remove all improvements and rehabilitate the area to the satisfaction of the Minister administering the Land Act 1994 from the date of cancellation or surrender of the lease .

A70 If the lessee fails to remove the improvements and rehabilitate the area as detailed in Condition A69 above, the Minister administering the Land Act 1994 , can remove the improvements and rehabilitate the area and is hereby authorised to do whatever is necessary to effect the said removal and rehabilitation. The said Minister may recover from the lessee the total cost incurred in the said removal and rehabilitation.

C342 The lessee must comply with any lawful requirements of the Environmental Protection Agency including any environmental values of the area should be maintained or enhanced eg. biodiversity and conservation values and in the event that Aboriginal, archeological or historic sites, items or places may be identified, located or exposed on the land, the lessee should cease operations and contact the Environmental Protection Agency.

C343 The lessee must construct and maintain floodlighting on the leased area from the commencement of the lease and to the satisfaction of the Harbour Master, Brisbane.

C343 The lessee must from the commencement of the lease and to the satisfaction of the Environmental Protection Agency and Brisbane City Council provide all and any necessary utility services (including metres) including but not limited to electricity, water, telephone and sanitary services on the leased land , .

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- C343 The lessee must /may from the commencement of the lease and to the satisfaction of the minister administering the Land Act 1994, use two berths in Lot 309 on SL813356 for the purposes of and only while embarking and disembarking of passengers from water taxis, cruise, catering and other commercial vessels in connection with the provision of services to guests of the hotel operated within the dockside complex.
- C343 The lessee must from the commencement of the lease and to the satisfaction of Brisbane City Council, observe all of the terms and conditions of the Ferry Terminal Deed dated the tenth day of December 1997 between Stencraft Pty Ltd, Bambari Pty Ltd and Brisbane City Council and any agreed modifications or amendments of, or substitutions for, that Deed.
- C344 The lessee must not under any circumstances allow sewerage to be discharged into the Brisbane River from any vessel located on the leased land.
- C346 The lessee must not carry out or allow to be carried out, any offensive, noxious or noisy occupation or business, upon the leased land, in accordance with the Environmental Protection Act 1994.
- C354 If, as a result of carrying out works or any other cause attributable to the lessee any bank or revetment wall is damaged or displaced, the lessee must, at the lessees' expense, restore the bank or revetment wall to its former condition and take such other action as is necessary to ensure the stability of the bank or revetment wall to the satisfaction of the Environmental Protection Agency.
- E22 The lessee must, protect the leased land from erosion and effect such works as are considered necessary .
- E23 The lessee must ensure that each and every activity undertaken on the leased land which has the potential to pollute and/or contaminate the surrounding surface waters is carried out in such a manner as to prevent this from occurring.
- 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 whole of the term of the lease, allow the Public (including persons wishing to use the ferry terminal and the marina) free and unrestricted access 24 hours a day, 7 days a week to the boardwalk and ferry terminal located on Lot 307 on SL813356 and Lot 305 on SL809090.
- H122 The lessee must, at all times during the whole of the term of the lease, allow Brisbane City Council free and unrestricted access to use the ferry terminal including pedestrian and bicycle areas.
- H123 The provision of access to the leased land will not be the responsibility of the Local Government or the State.

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- I64 (1) The lessee must effect a public liability insurance policy with an insurer authorised under the Insurance Act 1973 (Commonwealth) or, in any other case, to the satisfaction of the Minister administering the Land Act 1994, naming the lessee as the insured covering legal liability for any loss of, or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the leased land or any improvements thereon and against all claims, demands, proceedings, costs, charges and expenses whatsoever in respect thereof. Such policy must:
- (a) be for an amount of not less than ten million dollars (\$10,000,000.00) in respect of all claims arising out of a single event or such higher amounts as the Minister may reasonably require;
 - (b) be effected on a "claims occurring" basis so that any claim made by the lessee under the policy after expiration of the period of policy cover but relating to an event occurring during the currency of the policy will be covered by the policy subject to the claim meeting the policy's other terms and conditions;
 - (c) be effected on such other reasonable terms and conditions as may be required by the Minister; and
 - (d) be maintained at all times during the currency of the lease .
- (2) The lessee must, as soon as practicable, inform the Minister administering the Land Act 1994, in writing, of the occurrence of any event that the lessee considers is likely to give rise to a claim under the policy of insurance effected and must ensure that the Minister kept fully informed of subsequent actions and developments concerning the claim.
- (3) The lessee must renew such policy, at the lessees' expense, each year during the currency of this lease and forward a certificate of currency to the Minister within 14 days of the commencement of each respective renewal period.
- (4) Upon receipt of a Notice of Cancellation, the lessee must immediately effect another public liability policy in accordance with the provisions of this condition.
- (5) Clause (1) of this condition will be satisfied if the lessee is the State of Queensland or a statutory authority eligible for cover under the Queensland Government Insurance Fund and is insured and continues to be insured by the Queensland Government Insurance Fund.
- (6) Clause (1) of this condition will be satisfied if the lessee is the Commonwealth of Australia or a statutory authority eligible for cover under the Comcover Insurance Fund and is insured and continues to be insured by Comcover.
- L109 The lessee must not effect any further structural improvements on the leased land, without the approval of the Minister administering the Land Act 1994 and the Environmental Protection Agency and any other relevant authority, having been first obtained.

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- L110 The lessee must , to the satisfaction of the Environmental Protection Agency, be wholly responsible for the reinstatement, repair and/or maintenance of all revetment walls located on the leased land in a good and substantial state of repair.
- L110 The lessee must , to the satisfaction of the Department of Natural Resources & Mines and the Environmental Protection Agency, maintain improvements on the leased land in a good and substantial state of repair.
- L111 The lessee must not demolish or remove any part of the buildings or improvements erected on the leased land without prior approval in writing of the Environmental Protection Agency and the Department of Natural Resources & Mines.
- M543 The lessee must not keep, store or permit to be kept or stored on the leased land any materials of a dangerous, flammable or explosive nature unless all statutes, local laws and regulations applicable to the keeping and storage of such materials have been complied with in every respect.
- T31 The lessee must not in any way interfere with any navigation mark or light erected on the leased land.
- T32 The lessee must, to the satisfaction of the Department of Transport, keep the sight line of any navigation leads which cross the leased land clear of obstructions. However, with the prior approval of the Department of Transport, the lessee may make alternative arrangements for relocating any of the said leads.
- T34 The lessee must supply, install and maintain, at the lessees' expense, any navigation lights, buoys, marks and warning signs which the Regional Harbour Master, Department of Transport considers necessary.
- T36 The lessee must at all times take the necessary precautions to ensure that all lights on or above the leased land are shielded to prevent glare or reflection which may interfere with safe navigation of surrounding waterways or with reasonable enjoyment of neighbouring properties .
- T37 The lessee must, at the lessees' expense and to the satisfaction and requirements of Brisbane City Council, provide facilities for the disposal and collection ashore of human wastes and other litter and dry or wet refuse or waste materials from vessels. The lessee may, if and when required (subject to the necessary approvals being obtained) install an external system to enable the connection to vessels of a line through which sewerage may be pumped to a shore based receival station to enable collection.

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CONDITIONS

- T38 The lessee must, take all reasonable action to ensure that all vessels attached to moorings within the boundaries of the leased land must be moored wholly within such boundaries and that such vessels or any part/s thereof must not encroach beyond the boundaries of the leased land.
- T39 The lessee must, at the lessees' expense, maintain a depth of water within the leased land sufficient to allow such waters to be freely navigated at the developed depths at all stages of the tide by the classes of the vessels using the facilities situated therein and should any dredging be required to maintain such depth of water, then the lessee must, at the lessees' expense, be responsible for obtaining the relevant statutory approvals required to permit the carrying out of such dredging and disposal of dredge spoil from the Environmental Protection Agency.
- V16 If at any time, maintenance or repair are being conducted on the leased land that will disturb the free use and enjoyment of the boardwalk and ferry terminal by the public or will interfere, alter or change any services of gas, water, electricity, telephone or any other service, the lessee must before commencing such maintenance or repair, obtain the approval of any relevant authority and must carry out such maintenance and repairs, at the lessees' expense and to the requirements and satisfaction of the relevant authorities.

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Lease No. 40041787
2. SUB LEASE No 707849325 29/06/2004 at 16:51
to
CTPI 49-Sch4
OF LEASE L ON SP161245
Lodged at 16:51 on 29/06/2004 Recorded at 09:01 on 23/08/2004
3. TRANSFER No 720255921 08/09/2020 at 14:44
SUB LEASE: 707849325
CTPI 49-Sch4
Lodged at 14:44 on 08/09/2020 Recorded at 16:01 on 08/09/2020
4. SUB LEASE No 707854497 30/06/2004 at 14:25
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE Z ON SP161245
Lodged at 14:25 on 30/06/2004 Recorded at 14:20 on 25/08/2004
5. TRANSFER No 717626303 04/11/2016 at 15:32
SUB LEASE: 707854497
CTPI 49-Sch4
Lodged at 15:32 on 04/11/2016 Recorded at 15:55 on 14/11/2016

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Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

6. SUB LEASE No 707854614 30/06/2004 at 14:29
to
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 707854614
OF LEASE Y ON SP161245
Lodged at 14:29 on 30/06/2004 Recorded at 15:05 on 19/07/2004
7. TRANSFER No 717540942 27/09/2016 at 15:15
SUB LEASE: 707854614
BELLWARD SUPER PTY LTD A.C.N. 602 264 237 TRUSTEE
UNDER DOCUMENT 717540942
Lodged at 15:15 on 27/09/2016 Recorded at 13:12 on 22/11/2016
8. SUB LEASE No 707854635 30/06/2004 at 14:30
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE AW ON SP161245
Lodged at 14:30 on 30/06/2004 Recorded at 09:01 on 23/08/2004
9. TRANSFER No 708961568 08/09/2005 at 13:57
SUB LEASE: 707854635
LONGWICK HOLDINGS PTY LTD A.C.N. 001 697 623 TRUSTEE
UNDER DEALING 708961568
Lodged at 13:57 on 08/09/2005 Recorded at 11:42 on 19/09/2005
10. SUB LEASE No 707854643 30/06/2004 at 14:31
to
RICHMOND RIVER MANGOS PTY LTD A.C.N. 085 549 631
OF LEASE AU ON SP161245
Lodged at 14:31 on 30/06/2004 Recorded at 15:05 on 19/07/2004
11. TRANSFER No 717491983 05/09/2016 at 15:10
SUB LEASE: 707854643
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717491983
Lodged at 15:10 on 05/09/2016 Recorded at 11:02 on 23/09/2016
12. MORTGAGE No 719925628 27/02/2020 at 13:55
SPEEDY FINANCE PTY LTD A.C.N. 107 822 766
over
SUB LEASE: 707854643
Lodged at 13:55 on 27/02/2020 Recorded at 09:31 on 02/03/2020
13. SUB LEASE No 707854665 30/06/2004 at 14:32
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE C ON SP161245
Lodged at 14:32 on 30/06/2004 Recorded at 09:01 on 23/08/2004

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ENCUMBRANCES AND INTERESTS

14. TRANSFER No 720483991 21/12/2020 at 11:37
SUB LEASE: 707854665
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 11:37 on 21/12/2020 Recorded at 12:18 on 18/01/2021
15. SUB LEASE No 707854689 30/06/2004 at 14:34
to
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707854689
OF LEASE X ON SP161245
Lodged at 14:34 on 30/06/2004 Recorded at 09:01 on 23/08/2004
16. TRANSFER No 717540945 27/09/2016 at 15:16
SUB LEASE: 707854689
BELLWARD SUPER PTY LTD A.C.N. 602 264 237 TRUSTEE
UNDER DOCUMENT 717540945
Lodged at 15:16 on 27/09/2016 Recorded at 13:12 on 22/11/2016
17. SUB LEASE No 707899631 16/07/2004 at 15:00
to
HUPPERT & BEIRNE PTY LTD A.C.N. 009 784 089 TRUSTEE
UNDER INSTRUMENT 707899631
OF LEASE AV ON SP161245
Lodged at 15:00 on 16/07/2004 Recorded at 08:44 on 20/07/2004
18. TRANSFER No 717491976 05/09/2016 at 15:08
SUB LEASE: 707899631
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717491976
Lodged at 15:08 on 05/09/2016 Recorded at 17:20 on 13/09/2016
19. SUB LEASE No 707900295 16/07/2004 at 16:51
to
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 707900295
OF LEASE F ON SP161245
Lodged at 16:51 on 16/07/2004 Recorded at 08:44 on 20/07/2004
20. TRANSFER No 718015830 11/05/2017 at 14:35
SUB LEASE: 707900295
CTPI 49-Sch4
Lodged at 14:35 on 11/05/2017 Recorded at 17:22 on 23/05/2017
21. SUB LEASE No 707910787 21/07/2004 at 14:41
to
WIL-CO CONSTRUCTIONS PTY LTD A.B.N. 31 097 304 848
OF LEASE AR IN LOT 310 ON SL813356 ON SP161245
Lodged at 14:41 on 21/07/2004 Recorded at 10:04 on 26/08/2004

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ENCUMBRANCES AND INTERESTS

22. TRANSFER No 719874109 30/01/2020 at 14:38
SUB LEASE: 707910787
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
Lodged at 14:38 on 30/01/2020 Recorded at 16:11 on 03/02/2020
23. SUB LEASE No 707922244 26/07/2004 at 14:26
to
CTPI 49-Sch4 TRUSTEE
UNDER DEALING 707922244
OF LEASE K ON SP161245
Lodged at 14:26 on 26/07/2004 Recorded at 15:29 on 30/09/2004
24. TRANSFER No 719790871 11/12/2019 at 14:46
SUB LEASE: 707922244
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 14:46 on 11/12/2019 Recorded at 15:17 on 18/12/2019
25. SUB LEASE No 707929378 28/07/2004 at 14:48
to
POCONO PTY LTD A.C.N. 010 376 691
OF LEASE AI ON SP161245
Lodged at 14:48 on 28/07/2004 Recorded at 14:59 on 02/08/2004
26. TRANSFER No 719607987 06/09/2019 at 13:52
SUB LEASE: 707929378
ATHENE INVESTMENTS PTY LTD A.C.N. 611 951 341 TRUSTEE
UNDER INSTRUMENT 719607987
Lodged at 13:52 on 06/09/2019 Recorded at 09:57 on 18/09/2019
27. SUB LEASE No 707937967 30/07/2004 at 15:19
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707937967
OF LEASE AF ON SP161245
Lodged at 15:19 on 30/07/2004 Recorded at 09:16 on 09/08/2004
28. TRANSFER No 716790666 01/10/2015 at 09:56
SUB LEASE: 707937967
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
Lodged at 09:56 on 01/10/2015 Recorded at 14:02 on 15/10/2015
29. TRANSFER No 719890209 07/02/2020 at 15:14
SUB LEASE: 707937967
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 15:14 on 07/02/2020 Recorded at 08:08 on 12/02/2020

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ENCUMBRANCES AND INTERESTS

30. SUB LEASE No 707937971 30/07/2004 at 15:19
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707937971
OF LEASE AG ON SP161245
Lodged at 15:19 on 30/07/2004 Recorded at 09:16 on 09/08/2004
31. TRANSFER No 720131744 01/07/2020 at 10:56
SUB LEASE: 707937971
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 10:56 on 01/07/2020 Recorded at 15:51 on 02/07/2020
32. SUB LEASE No 707938794 02/08/2004 at 09:37
to
CTPI 49-Sch4
TRUSTEE
UNDER INSTRUMENT 707938794
OF LEASE W ON SP161245
Lodged at 09:37 on 02/08/2004 Recorded at 08:46 on 06/08/2004
33. TRANSFER No 708745455 17/06/2005 at 14:48
SUB LEASE: 707938794
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708745455
Lodged at 14:48 on 17/06/2005 Recorded at 09:08 on 23/06/2005
34. TRANSFER No 709476746 29/03/2006 at 11:08
SUB LEASE: 707938794
JACOBY MANAGEMENT SERVICES PTY LTD A.B.N. 59 002 598 558
UNDER INSTRUMENT 709476746 TRUSTEE
Lodged at 11:08 on 29/03/2006 Recorded at 11:50 on 04/04/2006
35. SUB LEASE No 707940307 02/08/2004 at 14:21
to
CTPI 49-Sch4
OF LEASE Q ON SP161245
Lodged at 14:21 on 02/08/2004 Recorded at 08:46 on 06/08/2004
36. TRANSFER No 719767839 02/12/2019 at 10:01
SUB LEASE: 707940307
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 10:01 on 02/12/2019 Recorded at 09:21 on 09/12/2019
37. SUB LEASE No 707940314 02/08/2004 at 14:23
to
CTPI 49-Sch4
OF LEASE O ON SP161245
Lodged at 14:23 on 02/08/2004 Recorded at 08:46 on 06/08/2004

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ENCUMBRANCES AND INTERESTS

38. TRANSFER No 719767837 02/12/2019 at 10:00
SUB LEASE: 707940314
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 10:00 on 02/12/2019 Recorded at 09:21 on 09/12/2019
39. SUB LEASE No 707944704 03/08/2004 at 14:19
to
JOMAC INVESTMENTS PTY LTD A.C.N. 065 408 782
OF LEASE N ON SP161245
Lodged at 14:19 on 03/08/2004 Recorded at 09:31 on 06/08/2004
40. TRANSFER No 715912377 24/07/2014 at 10:52
SUB LEASE: 707944704
CTPI 49-Sch4
Lodged at 10:52 on 24/07/2014 Recorded at 13:25 on 30/07/2014
41. SUB LEASE No 707944763 03/08/2004 at 14:24
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE G ON SP161245
Lodged at 14:24 on 03/08/2004 Recorded at 08:45 on 23/08/2004
42. TRANSFER No 720131742 01/07/2020 at 10:56
SUB LEASE: 707944763
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 10:56 on 01/07/2020 Recorded at 15:51 on 02/07/2020
43. SUB LEASE No 707944797 03/08/2004 at 14:28
to
PERIMAL PTY LTD A.C.N. 010 102 628 TRUSTEE
UNDER DOCUMENT 707944797
OF LEASE J ON SP161245
Lodged at 14:28 on 03/08/2004 Recorded at 09:09 on 23/08/2004
44. TRANSFER No 720007369 15/04/2020 at 09:27
SUB LEASE: 707944797
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 09:27 on 15/04/2020 Recorded at 14:12 on 16/04/2020
45. SUB LEASE No 707944868 03/08/2004 at 14:34
to
CTPI 49-Sch4
TRUSTEE
UNDER DOCUMENT 707944868
OF LEASE I ON SP161245
Lodged at 14:34 on 03/08/2004 Recorded at 08:45 on 23/08/2004
46. TRANSFER No 716692988 14/08/2015 at 15:39
SUB LEASE: 707944868
CTPI 49-Sch4
Lodged at 15:39 on 14/08/2015 Recorded at 16:48 on 24/08/2015

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Title Reference: 40041787
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ENCUMBRANCES AND INTERESTS

47. SUB LEASE No 707973342 13/08/2004 at 14:39
to
DEERWOOD PTY LTD A.C.N. 010 253 175
LEASE M ON SP161245
Lodged at 14:39 on 13/08/2004 Recorded at 14:35 on 30/09/2004
48. TRANSFER No 719767832 02/12/2019 at 09:59
SUB LEASE: 707973342
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 09:59 on 02/12/2019 Recorded at 09:21 on 09/12/2019
49. SUB LEASE No 707973355 13/08/2004 at 14:42
to
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 70797355
LEASE D IN LOT 309 ON SL813356 ON SP161245
Lodged at 14:42 on 13/08/2004 Recorded at 16:41 on 19/08/2004
50. TRANSFER No 719249884 07/02/2019 at 14:44
SUB LEASE: 707973355
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 14:44 on 07/02/2019 Recorded at 08:30 on 22/03/2019
51. SUB LEASE No 708000474 25/08/2004 at 09:35
to
CTPI 49-Sch4
OF LEASE AH ON SP161245
Lodged at 09:35 on 25/08/2004 Recorded at 14:49 on 25/08/2004
52. TRANSFER No 717764940 09/01/2017 at 14:43
SUB LEASE: 708000474
ATHENE INVESTMENTS PTY LTD A.C.N. 611 951 341 TRUSTEE
UNDER INSTRUMENT 717764940
Lodged at 14:43 on 09/01/2017 Recorded at 14:06 on 16/01/2017
53. SUB LEASE No 708010405 27/08/2004 at 15:21
to
CTPI 49-Sch4
OF LEASE V ON SP161245
Lodged at 15:21 on 27/08/2004 Recorded at 15:17 on 21/09/2004
54. TRANSMISSION BY DEATH No 712130540 23/12/2008 at 14:43
SUB LEASE: 708010405
CTPI 49-Sch4 PERSONAL REPRESENTATIVE
UNDER INSTRUMENT 712130540
Lodged at 14:43 on 23/12/2008 Recorded at 11:10 on 25/03/2009

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ENCUMBRANCES AND INTERESTS

55. SUB LEASE No 708072350 21/09/2004 at 14:35
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE AJ ON SP161245
Lodged at 14:35 on 21/09/2004 Recorded at 17:06 on 28/09/2004
56. SUB LEASE No 708109687 05/10/2004 at 14:28
to
CTPI 49-Sch4
OF LEASE AK ON SP161245
Lodged at 14:28 on 05/10/2004 Recorded at 16:55 on 11/10/2004
57. TRANSFER No 717544216 28/09/2016 at 16:06
SUB LEASE: 708109687
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717544216
Lodged at 16:06 on 28/09/2016 Recorded at 11:33 on 04/10/2016
58. SUB LEASE No 708165799 27/10/2004 at 10:59
to
STYNES ENTERPRISES PTY LTD A.C.N. 052 422 867 TRUSTEE
UNDER DEALING 708165799
OF LEASE AP ON SP161245
Lodged at 10:59 on 27/10/2004 Recorded at 09:14 on 29/10/2004
59. SUB LEASE No 708222756 18/11/2004 at 11:03
to
TELCO PTY LTD A.C.N. 058 102 079 TRUSTEE
UNDER INSTRUMENT 708222756
OF LEASE E ON SP161245
Lodged at 11:03 on 18/11/2004 Recorded at 16:30 on 18/11/2004
60. SUB LEASE No 708244757 26/11/2004 at 09:31
to
CTPI 49-Sch4
OF LEASE P ON SP161245
Lodged at 09:31 on 26/11/2004 Recorded at 16:18 on 29/11/2004
61. TRANSFER No 709451498 20/03/2006 at 14:59
SUB LEASE: 708244757
ASSET FLOORING PTY LTD A.C.N. 067 417 958
Lodged at 14:59 on 20/03/2006 Recorded at 09:27 on 24/03/2006
62. SUB LEASE No 708358609 13/01/2005 at 09:30
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 708358609
OVER LEASES AZ AND AT ON SP161245
Lodged at 09:30 on 13/01/2005 Recorded at 12:46 on 25/01/2005

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ENCUMBRANCES AND INTERESTS

63. TRANSFER No 711403486 07/02/2008 at 09:25
SUB LEASE: 708358609
TODLAW PTY LTD A.C.N. 010 480 083 TRUSTEE
UNDER INSTRUMENT NO. 711403486
Lodged at 09:25 on 07/02/2008 Recorded at 13:53 on 19/02/2008
64. SUB LEASE No 708408830 03/02/2005 at 10:00
to
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708408830
OF LEASE AL ON SP161245
Lodged at 10:00 on 03/02/2005 Recorded at 17:11 on 14/03/2005
65. TRANSFER No 708679867 24/05/2005 at 09:12
SUB LEASE: 708408830
CTPI 49-Sch4
Lodged at 09:12 on 24/05/2005 Recorded at 14:24 on 24/05/2005
66. SUB LEASE No 708421700 08/02/2005 at 16:07
to
CORDELIA ARMSTRONG INVESTMENTS PTY LTD A.C.N. 095 576 033
TRUSTEE
UNDER INSTRUMENT 708421700
OF LEASE AA ON SP161245
Lodged at 16:07 on 08/02/2005 Recorded at 11:22 on 22/03/2005
67. TRANSFER No 717345084 27/06/2016 at 11:58
SUB LEASE: 708421700
CTPI 49-Sch4
Lodged at 11:58 on 27/06/2016 Recorded at 11:20 on 20/07/2016
68. TRANSFER No 718915384 07/08/2018 at 13:07
SUB LEASE: 708421700
CTPI 49-S FAMILY SUPERANNUATION FUND PTY LTD A.C.N. 147 982 910
TRUSTEE
UNDER INSTRUMENT 718915384
Lodged at 13:07 on 07/08/2018 Recorded at 14:19 on 11/04/2019
69. SUB LEASE No 708526617 22/03/2005 at 15:33
to
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708526617
OF LEASE AB ON SP161245
Lodged at 15:33 on 22/03/2005 Recorded at 12:48 on 30/03/2005

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ENCUMBRANCES AND INTERESTS

70. MORTGAGE No 708561064 06/04/2005 at 14:54
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937
over
SUB LEASE: 708526617
IDENTIFYING MORTGAGE 708559212
PRODUCED 06/04/2005 RECORDED 06/04/2005
Lodged at 14:54 on 06/04/2005 Recorded at 15:06 on 06/04/2005
71. TRANSFER No 708679872 24/05/2005 at 09:13
SUB LEASE: 708526617
CTPI 49-Sch4
Lodged at 09:13 on 24/05/2005 Recorded at 14:24 on 24/05/2005
72. SUB LEASE No 708540225 30/03/2005 at 10:15
to
BYRON MANAGEMENT SERVICES PTY LTD A.C.N. 009 872 995
TRUSTEE
UNDER INSTRUMENT 708540225
OF LEASE AS ON SP161245
Lodged at 10:15 on 30/03/2005 Recorded at 15:49 on 01/04/2005
73. TRANSFER No 717764923 09/01/2017 at 14:38
SUB LEASE: 708540225
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
Lodged at 14:38 on 09/01/2017 Recorded at 13:52 on 23/01/2017
74. SUB LEASE No 708590637 18/04/2005 at 14:48
to
CTPI 49-Sch4 TENANT IN COMMON 1/2
TENANT IN COMMON 1/2
OF LEASE BN ON SP131603
Lodged at 14:48 on 18/04/2005 Recorded at 14:45 on 06/06/2005
75. SUB LEASE No 708594384 19/04/2005 at 15:03
to
CTPI 49-Sch4
JOINT TENANTS
LEASE BH SP131603
Lodged at 15:03 on 19/04/2005 Recorded at 11:25 on 21/04/2005
76. MORTGAGE No 714119849 19/10/2011 at 14:54
QRAA
over
SUB LEASE: 708594384
Lodged at 14:54 on 19/10/2011 Recorded at 07:54 on 25/10/2011
77. SUB LEASE No 708594395 19/04/2005 at 15:04
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE BO ON SP131603
Lodged at 15:04 on 19/04/2005 Recorded at 16:23 on 14/06/2005

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ENCUMBRANCES AND INTERESTS

78. TRANSFER No 718232883 24/08/2017 at 15:37
SUB LEASE: 708594395
CTPI 49-Sch4
Lodged at 15:37 on 24/08/2017 Recorded at 12:53 on 08/09/2017
79. SUB LEASE No 708598175 20/04/2005 at 14:17
to
AMELVAN PTY LTD A.C.N. 099 274 165
OF LEASE AX ON SP161245
Lodged at 14:17 on 20/04/2005 Recorded at 16:23 on 14/06/2005
80. SUB LEASE No 708598181 20/04/2005 at 14:18
to
AMELVAN PTY LTD A.C.N. 099 274 165
OF LEASE AY ON SP161245
Lodged at 14:18 on 20/04/2005 Recorded at 16:23 on 14/06/2005
81. TRANSFER No 711297179 21/12/2007 at 09:47
SUB LEASE: 708598181
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 711297179
Lodged at 09:47 on 21/12/2007 Recorded at 08:16 on 03/03/2008
82. SUB LEASE No 708605674 22/04/2005 at 15:13
to
SAIL DEMO PTY LIMITED A.C.N. 107 304 790
OF LEASE BC ON SP131603
Lodged at 15:13 on 22/04/2005 Recorded at 13:15 on 29/06/2005
83. TRANSFER No 720212698 17/08/2020 at 14:07
SUB LEASE: 708605674
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 14:07 on 17/08/2020 Recorded at 15:19 on 27/08/2020
84. SUB LEASE No 708605689 22/04/2005 at 15:14
to
TRANHO HOLDINGS NO.1 PTY LTD A.C.N. 104 547 186 TRUSTEE
UNDER DOCUMENT 708605689
OF LEASE BI ON SP131603
Lodged at 15:14 on 22/04/2005 Recorded at 13:15 on 29/06/2005
85. TRANSFER No 714295342 02/02/2012 at 15:06
SUB LEASE: 708605689
CTPI 49-Sch4
Lodged at 15:06 on 02/02/2012 Recorded at 11:07 on 20/07/2012
86. SUB LEASE No 708605692 22/04/2005 at 15:14
to
TRANHO HOLDINGS NO.1 PTY LTD A.C.N. 104 547 186 TRUSTEE
UNDER DOCUMENT 708605692
OF LEASE BK ON SP131603
Lodged at 15:14 on 22/04/2005 Recorded at 13:15 on 29/06/2005

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87. TRANSFER No 720441760 04/12/2020 at 09:41
SUB LEASE: 708605692
CTPI 49-Sch4
Lodged at 09:41 on 04/12/2020 Recorded at 12:40 on 07/12/2020
88. SUB LEASE No 708605697 22/04/2005 at 15:15
to
CTPI 49-Sch4
OF LEASE AM ON SP161245
Lodged at 15:15 on 22/04/2005 Recorded at 13:15 on 29/06/2005
89. MORTGAGE No 711096225 17/10/2007 at 10:59
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
over
SUB LEASE: 708605697
Lodged at 10:59 on 17/10/2007 Recorded at 11:54 on 30/10/2007
90. SUB LEASE No 708605713 22/04/2005 at 15:17
to
CTPI 49-Sch4
OF LEASE AN ON SP161245
Lodged at 15:17 on 22/04/2005 Recorded at 13:15 on 29/06/2005
91. MORTGAGE No 711096207 17/10/2007 at 10:57
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
over
SUB LEASE: 708605713
Lodged at 10:57 on 17/10/2007 Recorded at 10:27 on 25/10/2007
92. SUB LEASE No 708605722 22/04/2005 at 15:17
to
CTPI 49-Sch4 SUPERANNUATION PTY LTD A.C.N. 073 830 529
OF LEASE BL ON SP131603
Lodged at 15:17 on 22/04/2005 Recorded at 13:15 on 29/06/2005
93. SUB LEASE No 708609569 26/04/2005 at 15:03
to
CTPI 49-Sch4
OF LEASE BB ON SP131603
Lodged at 15:03 on 26/04/2005 Recorded at 13:15 on 29/06/2005
94. TRANSFER No 716078232 15/10/2014 at 15:55
SUB LEASE: 708609569
CTPI 49-Sch4
Lodged at 15:55 on 15/10/2014 Recorded at 10:05 on 21/10/2014
95. SUB LEASE No 708609577 26/04/2005 at 15:04
to
CTPI 49-Sch4
OF LEASE BA ON SP131603
Lodged at 15:04 on 26/04/2005 Recorded at 13:15 on 29/06/2005

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ENCUMBRANCES AND INTERESTS

96. TRANSFER No 717995835 03/05/2017 at 11:35
SUB LEASE: 708609577
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
Lodged at 11:35 on 03/05/2017 Recorded at 08:10 on 25/05/2017
97. TRANSFER No 719890218 07/02/2020 at 15:15
SUB LEASE: 708609577
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 15:15 on 07/02/2020 Recorded at 08:08 on 12/02/2020
98. SUB LEASE No 708609581 26/04/2005 at 15:04
to
ENGINEERING FABRICATIONS PTY LTD A.C.N. 010 600 021
OF LEASE BD ON SP131603
Lodged at 15:04 on 26/04/2005 Recorded at 13:15 on 29/06/2005
99. TRANSFER No 719045445 15/10/2018 at 15:24
SUB LEASE: 708609581
CTPI 49-Sch4
Lodged at 15:24 on 15/10/2018 Recorded at 11:00 on 08/11/2018
100. TRANSFER No 719045474 15/10/2018 at 15:25
SUB LEASE: 708609581
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 15:25 on 15/10/2018 Recorded at 11:00 on 08/11/2018
101. SUB LEASE No 708609585 26/04/2005 at 15:05
to
CTPI 49-Sch4
OF LEASE BP ON SP131603
Lodged at 15:05 on 26/04/2005 Recorded at 13:15 on 29/06/2005
102. SUB LEASE No 708609587 26/04/2005 at 15:05
to
CTPI 49-Sch4
OF LEASE BJ ON SP131603
Lodged at 15:05 on 26/04/2005 Recorded at 13:15 on 29/06/2005
103. TRANSFER No 719528348 23/07/2019 at 16:22
SUB LEASE: 708609587
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 16:22 on 23/07/2019 Recorded at 10:56 on 24/07/2019
104. SUB LEASE No 708609591 26/04/2005 at 15:05
to
CTPI 49-Sch4 JOINT TENANTS
OF LEASE BE ON SP131603
Lodged at 15:05 on 26/04/2005 Recorded at 13:15 on 29/06/2005

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105. TRANSFER No 717412402 28/07/2016 at 10:43
SUB LEASE: 708609591
CTPI 49-Sch4
Lodged at 10:43 on 28/07/2016 Recorded at 11:33 on 02/08/2016
106. TRANSFER No 718968693 04/09/2018 at 14:31
SUB LEASE: 708609591
CTPI 49-Sch4
JOINT TENANTS
Lodged at 14:31 on 04/09/2018 Recorded at 11:23 on 08/11/2018
107. SUB LEASE No 708609598 26/04/2005 at 15:07
to
MACLEAY TOWER INVESTMENTS PTY LTD A.C.N. 109 626 717
TRUSTEE
UNDER DOCUMENT 708609598
OF LEASE BQ ON SP131603
Lodged at 15:07 on 26/04/2005 Recorded at 13:15 on 29/06/2005
108. SUB LEASE No 708616163 28/04/2005 at 14:41
to
CTPI 49-Sch4 TENANT IN COMMON 1/2
TENANT IN COMMON 1/2
Lodged at 14:41 on 28/04/2005 Recorded at 08:10 on 07/07/2005
109. TRANSFER No 712616834 23/07/2009 at 15:12
SUB LEASE: 708616163
CTPI 49-Sch4
Lodged at 15:12 on 23/07/2009 Recorded at 10:56 on 24/07/2009
110. SUB LEASE No 708627251 04/05/2005 at 14:54
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627251
OF LEASE BX ON SP131603
Lodged at 14:54 on 04/05/2005 Recorded at 08:41 on 12/05/2005
111. TRANSFER No 711356752 18/01/2008 at 12:38
SUB LEASE: 708627251
SUB LEASE: 708627256
SUB LEASE: 708627264
SUB LEASE: 708627268
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 711356752
Lodged at 12:38 on 18/01/2008 Recorded at 12:24 on 29/02/2008
112. TRANSFER No 718780881 31/05/2018 at 14:18
SUB LEASE: 708627251
CTPI 49-Sch4
Lodged at 14:18 on 31/05/2018 Recorded at 13:55 on 21/06/2018

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ENCUMBRANCES AND INTERESTS

113. SUB LEASE No 708627256 04/05/2005 at 14:54
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627256
OF LEASE BW ON SP131603
Lodged at 14:54 on 04/05/2005 Recorded at 08:41 on 12/05/2005
114. SUB LEASE No 708627264 04/05/2005 at 14:55
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 101 677 102 TRUSTEE
UNDER INSTRUMENT 708627264
OF LEASE BV ON SP131603
Lodged at 14:55 on 04/05/2005 Recorded at 08:41 on 12/05/2005
115. TRANSFER No 719221452 22/01/2019 at 09:53
SUB LEASE: 708627264
FS GROUP HOLDINGS PTY LTD A.C.N. 612 842 958 TRUSTEE
UNDER INSTRUMENT 719221452
Lodged at 09:53 on 22/01/2019 Recorded at 08:08 on 31/01/2019
116. SUB LEASE No 708627268 04/05/2005 at 14:56
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627268
OF LEASE BM ON SP131603
Lodged at 14:56 on 04/05/2005 Recorded at 08:41 on 12/05/2005
117. SUB LEASE No 708638780 09/05/2005 at 14:16
to

CTPI 49-Sch4

 JOINT TENANTS
OF LEASE B ON SP161245
Lodged at 14:16 on 09/05/2005 Recorded at 08:41 on 12/05/2005
118. SUB LEASE No 708638783 09/05/2005 at 14:17
to

CTPI 49-Sch4

 TENANT IN COMMON 1/2
GIRDIS INVESTMENTS PTY LTD A.C.N. 009 729 720
TENANT IN COMMON 1/2
OF LEASE BG ON SP131603
Lodged at 14:17 on 09/05/2005 Recorded at 09:19 on 26/05/2005
119. TRANSFER No 720312267 07/10/2020 at 10:31
SUB LEASE: 708638783
SUB LEASE: 708638785
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
Lodged at 10:31 on 07/10/2020 Recorded at 12:05 on 08/10/2020

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ENCUMBRANCES AND INTERESTS

120. MORTGAGE No 720322401 12/10/2020 at 15:13
DEVINE INDUSTRIES PTY LTD A.C.N. 010 171 794
over
SUB LEASE: 708638783
SUB LEASE: 708638785
Lodged at 15:13 on 12/10/2020 Recorded at 11:43 on 16/10/2020
121. SUB LEASE No 708638785 09/05/2005 at 14:18
to
CTPI 49-Sch4 TENANT IN COMMON 1/2
GIRDIS INVESTMENTS PTY LTD A.C.N. 009 729 720
TENANT IN COMMON 1/2
OF LEASE BF ON SP131603
Lodged at 14:18 on 09/05/2005 Recorded at 08:41 on 12/05/2005
122. SUB LEASE No 708801662 06/07/2005 at 14:25
to
PORTLODGE PTY LTD A.C.N. 059 189 856
OF LEASE BR ON SP131603
Lodged at 14:25 on 06/07/2005 Recorded at 11:12 on 15/07/2005
123. TRANSFER No 720516716 12/01/2021 at 11:01
SUB LEASE: 708801662
SUB LEASE: 708869749
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 720516716
Lodged at 11:01 on 12/01/2021 Recorded at 11:01 on 19/01/2021
124. MORTGAGE No 720516760 12/01/2021 at 11:06
COFFS HARBOUR INTERNATIONAL MARINA PTY LTD A.C.N. 010 323
967 TRUSTEE
UNDER INSTRUMENT 720516760
over
SUB LEASE: 708801662
SUB LEASE: 708869749
Lodged at 11:06 on 12/01/2021 Recorded at 11:01 on 19/01/2021
125. SUB LEASE No 708869749 02/08/2005 at 14:38
to
PORTLODGE PTY LTD A.C.N. 059 189 856
OF LEASE BS IN LOT 310 ON SP131603
Lodged at 14:38 on 02/08/2005 Recorded at 09:44 on 04/08/2005
126. SUB LEASE No 709933656 13/09/2006 at 14:39
GIRDIS MARINE PTY LTD A.B.N. 48 009 858 566
OF LEASE H IN LOT 309 ON SP161245
TERM: 15.08.2006 TO 11.03.2034 OPTION NIL
Lodged at 14:39 on 13/09/2006 Recorded at 09:25 on 14/09/2006

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ENCUMBRANCES AND INTERESTS

127. TRANSFER No 719801535 17/12/2019 at 10:14
SUB LEASE: 709933656
MT02011 PTY LTD A.C.N. 611 607 302 TRUSTEE
UNDER INSTRUMENT 719801535
Lodged at 10:14 on 17/12/2019 Recorded at 12:06 on 21/01/2020
128. MORTGAGE No 720402387 17/11/2020 at 15:05
MTO2011 PTY LTD A.C.N. 611 607 302 TRUSTEE
UNDER INSTRUMENT 720402387
over
SUB LEASE: 709933656
SUB LEASE: 709933667
Lodged at 15:05 on 17/11/2020 Recorded at 14:26 on 02/12/2020
129. SUB LEASE No 709933667 13/09/2006 at 14:41
GIRDIS MARINE PTY LTD A.B.N. 48 009 858 566
OF LEASE R IN LOT 309 ON SP161245
TERM: 15.08.2006 TO 11.03.2034 OPTION NIL
Lodged at 14:41 on 13/09/2006 Recorded at 09:25 on 14/09/2006
130. TRANSFER No 719801525 17/12/2019 at 10:12
SUB LEASE: 709933667
MTO2011 PTY LTD A.C.N. 611 607 302 TRUSTEE
UNDER INSTRUMENT 719801525
Lodged at 10:12 on 17/12/2019 Recorded at 12:06 on 21/01/2020
131. SUB LEASE No 715068023 06/05/2013 at 10:53
CTPI 49-Sch4
OF LEASE AQ ON SP161245
TERM: 08/02/2013 TO 11/03/2034 OPTION NIL
Lodged at 10:53 on 06/05/2013 Recorded at 09:27 on 14/05/2013
132. TRANSFER No 718663354 29/03/2018 at 11:47
SUB LEASE: 715068023
CTPI 49-Sch4
Lodged at 11:47 on 29/03/2018 Recorded at 15:57 on 11/04/2018
133. SUB LEASE No 715068025 06/05/2013 at 10:53
ROB BRANCH
OF LEASE AO ON SP161245
TERM: 08/02/2013 TO 11/03/2034 OPTION NIL
Lodged at 10:53 on 06/05/2013 Recorded at 09:27 on 14/05/2013
134. TRANSFER No 716623824 13/07/2015 at 14:43
SUB LEASE: 715068025
CTPI 49-Sch4
Lodged at 14:43 on 13/07/2015 Recorded at 13:44 on 16/07/2015

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
719767646	EXEMPT CONS SEC 322AA LAND ACT 1994	02/12/2019 08:28	CUR	BE-ATS -99
720522316	NOTC INT RES	14/01/2021 10:05	CUR	BE-BE0 -00

INTERNAL CURRENT STATE TENURE SEARCH
DEPARTMENT OF RESOURCES, QUEENSLAND

Search Date: 02/03/2021 11:20

Title Reference: 40041787

Date Created: 23/04/2004

ADMINISTRATIVE ADVICES (Continued)

Dealing	Type	Lodgement Date	Status	Location
ACQUISITION OF LAND ACT 1967				
UNREGISTERED DEALINGS - NIL				

Corrections have occurred - Refer to Historical Search

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)

Published on DES Disclosure Log
RTI Act 2009

Date : 12/03/2021 4:33:17 PM

From : "BrisbaneSARA"

To : "Pollution Hotline"

Subject : RE: N-100080025 - COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Attachment :

image020.png;image022.png;image024.jpg;image025.jpg;image001.png;image002.png;image003.png;image004.png;image005.png;image006.png;image008.png;image010.png;

Hi Gary,

I would recommend that you discuss this matter further with Brisbane City Council. They will be best placed to determine if the works require assessment against Brisbane City Plan 2014.

As previously discussed, SARA is not involved in compliance action.

Kind regards,

Charlotte Soldi
Senior Planner

Brisbane SARA

**Department of State Development,
Infrastructure, Local Government and Planning**

P 07 3452 7633

Microsoft Teams  meet now

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, CITY EAST QLD 4002

dsdilgp.qld.gov.au

Unite & Recover 



**Queensland
Government**

I acknowledge the traditional custodians of the lands and waters of Queensland. I offer my respect to elders past, present and emerging as we work towards a just, equitable and reconciled Australia.



From: Pollution Hotline <PollutionHotline@des.qld.gov.au>

Sent: Tuesday, 9 March 2021 5:40 PM

To: BrisbaneSARA <BrisbaneSARA@dsdmip.qld.gov.au>

Subject: N-100080025 - COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Charlotte

From our phone conversation this afternoon, it is still unclear why BCC would not be the assessment manager and compliance agency for this job.

It would be appreciated if SARA could provide definitive advice on why DES should act as the enforcement agency for this job, otherwise it would be normal practice for DES to refer jobs like this to BCC.

Regards. Gary.

Gary Kane

Principal Community Response Officer

Community Response | Operational Support

Environmental Services and Regulation

Department of Environment and Science

P 1300 130 372 (option 2)

Level 9 - 400 George Street BRISBANE QLD 4000

GPO Box 2454, BRISBANE QLD 4001

From: BrisbaneSARA <BrisbaneSARA@dsdmip.qld.gov.au>

Sent: Tuesday, 9 March 2021 4:40 PM

To: Pollution Hotline

Cc: PRESS Mif; MACCHERONI Annie

Subject: RE: N-100080025 - COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Hi Gary,

Thank you for your email.

SARA does not have the jurisdiction to undertake compliance action.

I understand that DES is responsible for enforcement action of this nature.

Please do not hesitate to contact me if you would like to discuss this further.

Kind regards,

Charlotte Soldi
Senior Planner
Brisbane SARA
Department of State Development,
Infrastructure, Local Government and Planning

P 07 3452 7633
Microsoft Teams  meet now
Level 13, 1 William Street, Brisbane QLD 4000
PO Box 15009, CITY EAST QLD 4002
dsdilgp.qld.gov.au



From: Pollution Hotline <PollutionHotline@des.qld.gov.au>
Sent: Tuesday, 9 March 2021 4:01 PM
To: BrisbaneSARA <BrisbaneSARA@dsdmip.qld.gov.au>
Cc: PRESS Mif <Mif.Press@des.qld.gov.au>; MACCHERONI Annie <Annie.Maccheroni@resources.qld.gov.au>
Subject: N-100080025 - COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

SARA

Please see the emails below concerning alleged unlawful tidal works at Kangaroo Point.

Could you please arrange for the appropriate assessment manager to be contacted, to investigate and take enforcement action for the carrying out works without development approvals under the Planning Act.

Regards. Gary.

Gary Kane
Principal Community Response Officer
Community Response | Operational Support
Environmental Services and Regulation
Department of Environment and Science

P 1300 130 372 (option 2)
Level 9 - 400 George Street BRISBANE QLD 4000
GPO Box 2454, BRISBANE QLD 4001

From: PRESS Mif <Mif.Press@des.qld.gov.au>
Sent: Tuesday, 9 March 2021 12:27 PM
To: Pollution Hotline
Subject: FW: COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Good afternoon,

The Department of Resources have made us aware of the construction of potentially unlawful tidal works within term lease 0/220740, Lots 305/SL809090, 307/SL813356, 309/SL813356 and 310/SL813356 (title attached).

Development consists of the addition of floating pontoons for the purpose of dining. The Department of Resources has contacted the State Assessment Referral Agency and Harbour Master and has not been able to locate any approvals for the development.

I provided advice to Resources prior to knowing that the development is already constructed.

I would appreciate your consideration of this matter and, if it would be helpful, can inform you if assessment receives any further correspondence.

Warm regards,
Mif



Mifanwy Press
Environmental Officer
Coastal and Marine Assessment | Waste, Development and Southeast
Compliance
Department of Environment and Science
P (07) 3330 6340
Level 8, 400 George Street, Brisbane QLD
GPO Box 2454, Brisbane QLD 4001

From: MACCHERONI Annie <Annie.Maccheroni@resources.qld.gov.au>
Sent: Tuesday, 9 March 2021 12:17 PM
To: PRESS Mif
Cc: STUMER Paul
Subject: RE: COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Hi Mif,

Thank you for the phone discussion confirming this information.

As discussed, I am attaching the identifying information of the location and the relevant title search,

Kind regards,
Annie

From: PRESS Mif <Mif.Press@des.qld.gov.au>
Sent: Monday, 8 March 2021 3:58 PM
To: MACCHERONI Annie
Subject: RE: COASTAL ENQUIRY - Pontoons attached to Marina in Tidal Reach of Brisbane River

Good afternoon Annie,

Thank you for your email.

Regarding potential approvals for finger berth(s) within a lease area. This type of development would constitute tidal works as defined in the [Coastal Protection and Management Act 1995](#) which will trigger State assessment and referral to the Department of Environment and Science (DES) for State Development Assessment Provisions, State code 8, in its entirety. The State Assessment Referral Agency coordinates this process and, based on DES advice, will condition any development approval to ensure design, public safety considerations and locational are appropriate and avoid or mitigate risk associated with the development. I would recommend that the applicant seek [pre-lodgement advice](#) through [SARA](#) prior to lodging a development application.

In regards to PO14 of State code 8. PO14 only applied to private marine development being ♦works for a non-commercial purpose attached to private land and extending over abutting tidal water. ♦DES would not consider restaurants, caf♦s or other places that sell food and drink to be private marine development as they operate commercially. In the instance of overwater food sales PO14 would not be applicable to the proposed development.

There are not provisions in Excluded Work (coastal) ([Planning Regulation 2017](#)) that allow for the development described to be undertaken without development approval. That is, the proposed development is not, legally, able to be constructed without development approval being obtained. It is noted that demolition of the existing structures will also require development approval.

I hope this information is of assistance. Please do not hesitate to contact me if you require additional information or wish to discuss.
Warm regards,



Mifanwy Press
Environmental Officer
Coastal and Marine Assessment | Waste, Development and Southeast
Compliance
Department of Environment and Science
P (07) 3330 6340
Level 8, 400 George Street, Brisbane QLD
GPO Box 2454, Brisbane QLD 4001





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MACCHERONI Annie

Mar 2, 2021, 10:40 AM GMT+10

Hi Jonathan, PALM and SARA,

Our area is investigating potential regulatory options for a situation of which we have become aware on one of our wet lease areas in the Brisbane River.

We are seeking to determine whether there are any requirements for State approvals, permissions or permits (over and above consent from our department as the land owner) in the following situation:

We have approved marine structure (floating marina finger berth(s)) on the lease to which there has been at least 2 additional physically separate pontoons attached and being used for non-boat berthing purposes.

My limited understanding of relevant State Code 8 is that marine structures are only permissible for marine access purposes only (performance outcome 14 (1))

I also have concerns about if this action by the berth operator was not assessable somehow that there would also be no way of our department knowing if it was done safely or not. The extra pontoons are being used for members of the public to eat food from.

So far, our department has been looking at the lawfulness of this use and dining and we have recently been informed by Brisbane City Council that the relevant Planning Scheme (Brisbane City Plan) does not extend over the water in the particular reach of the River concerned. Therefore there is no planning regulation (so far as use is concerned) of the activity it would seem

Hence our further enquiries along marine safety and approval lines per this request.

I would be very grateful for a response providing any guidance available from your agency(ies) as to the lawfulness of and/or any permissions required to allow such action by a marina berth operator.

Thanks in anticipation,
Annie



Annie Maccheroni
Principal Land Officer, part-time Mon-Tues, Thur-Fri
Land and Native Title Operations | Land Administration and Acquisitions
Department of Resources

P: 3330 4454 M: CTPI 49-Sch4
E: annie.maccheroni@resources.qld.gov.au
A: Level 18, 275 George Street, Brisbane Qld 4000 | GPO Box 2771 Brisbane Qld 4001

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Date : 13/03/2020 4:00:59 PM

From : "RYAN Brooke"

To : "CHRISTENSEN Margaret"

Subject : Zendesk49748 Request for views Brisbane River Pty Ltd for Marine Facility – Rotherham Street, Kangaroo Point Lot 309 on SL813356

Attachment : image001.png;image002.png;image003.jpg;

Good afternoon Margaret,

Please find below DES response to Agency Views Zendesk49748

Agency views ♦ Advice to Department of Natural Resources, Mines and Energy.

DNRME Ref #: 2019/004931

Zen Desk #: Zendesk49748

Location: Lot 309 SL813356, on Rotherham St at Kangaroo Point

Application: Change to Term Lease

Applicant: Brisbane River Pty Ltd

The Department of Environment and Science, Coastal and Marine Assessment, **offers no objection** to the issue of owner ♦s consent at the above location.

This advice does not affect functions the Department of State Development, Manufacturing, Infrastructure and Planning may exercise as a concurrence agency.

Please do not hesitate to contact Brooke Ryan (07 3330 5477 or Brooke.Ryan@des.qld.gov.au) of this office, if you wish to discuss any issues

Kind Regards,



Brooke Ryan

Environmental Officer, Coastal and Marine Assessment

Waste, Development and Southeast Compliance

Department of Environment and Science

P 07 3330 5977

Level 8 | 400 George Street | Brisbane

GPO Box 2454 Brisbane Q 4001



I acknowledge Aboriginal and Torres Strait Islander people as the Traditional Owners of this country, and their connection to land, sea and community.
I pay my respect to all Traditional Owners, and to the Elders past, present and emerging.

Date : 5/03/2020 1:41:05 PM
From : "Sara Coastal Wetlands"
To : "RYAN Brooke"
Cc : "SIMONUTTI Anna"
Subject : FW: Zendesk49748 Request for views Brisbane River Pty Ltd for Marine Facility – Rotherham Street, Kangaroo Point Lot 309 on SL813356
Attachment : Smartmap.pdf; Dockside Marina Plan.jpg; Current Title - TL220740.pdf;

One for you
Cheers,
Kenny.

From: PALM <PALM@des.qld.gov.au>
Sent: Tuesday, 3 March 2020 11:37 AM
To: Sara Coastal Wetlands
Subject: Re: Zendesk49748 Request for views Brisbane River Pty Ltd for Marine Facility – Rotherham Street, Kangaroo Point Lot 309 on SL813356
To add to this conversation reply and type above this text.

Below is the the Department of Environment and Science's response to your email (49748) - Re: Zendesk49748 Request for views Brisbane River Pty Ltd for Marine Facility – Rotherham Street, Kangaroo Point Lot 309 on SL813356.

Annemarie L (Department of Environment and Science)

Mar 3, 11:37 AM AEST

Good Morning Coastal

Please see request for views. SLAM reference 2019/004931.

Our reference is Zendesk49748.

Kind regards

Annemarie L
Permit and Licence Management
Regulatory Support
Department of Environment and Science www.des.qld.gov.au

P 1300 130 372 (select option 4)
F: (07) 3330 5875
E: palm@des.qld.gov.au
400 George Street Brisbane 4000
GPO Box 2454 BRISBANE QLD 4001

CHRISTENSEN Margaret

Feb 26, 10:17 AM AEST

Our Reference: 2019/004931

Good morning

Term Lease 0/220740 held by Brisbane River Pty Ltd for Marine Facility – Rotherham Street, Kangaroo Point
This department has received an application for a change to the conditions of the above lease to include a food and drink use within Marina B. The applicant has advised that a change to the conditions of the headlease will allow for possible commercial/business activity (food and drink) use in subsequent subleases over that part of the lease area. Please see the attached smartmap and a tenure search which shows the current conditions/terms of the lease. The attached Dockside Marina Plan shows the location of Marina B and any change to the lease conditions would apply to part of 63D Rotherham Street – Lot 309 on SL813356 only.
Please advise your views/requirements in relation to this proposal by **27 March 2020**. If you require any further time or information about the application, please contact me.

Regards

Margaret Christensen
Land Administration Officer, Land Services, South Region
Natural Resources
Department of Natural Resources, Mines and Energy



P: (07) 38948115

E: margaret.christensen@dnrme.qld.gov.au

A: Level 4 Icon Building, 117 Brisbane Street, Ipswich QLD 4305

| PO Box 2286, North Ipswich QLD 4305

W: www.dnrme.qld.gov.au

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Attachment(s)

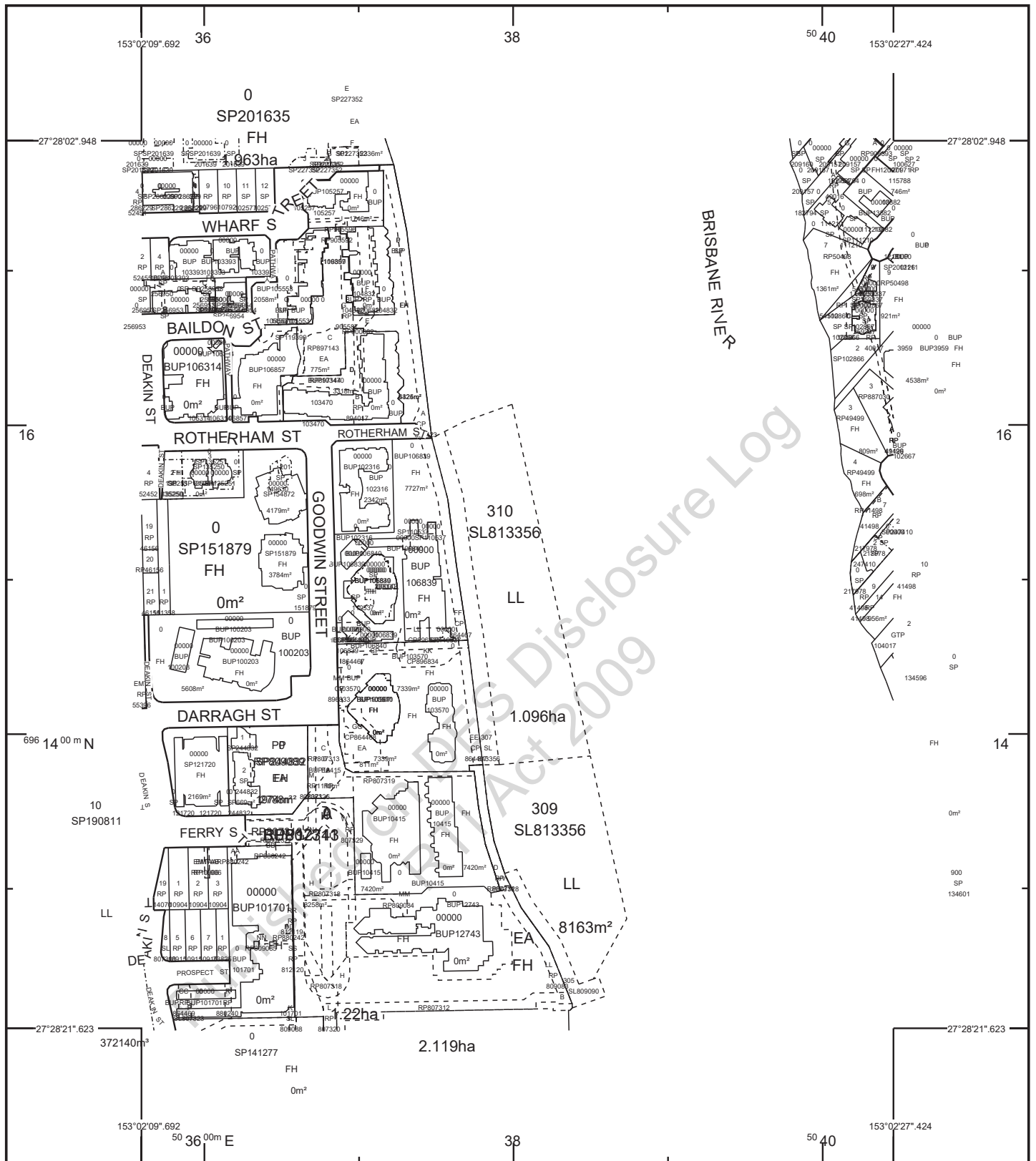
[Smartmap.pdf](#)

[Dockside Marina Plan.jpg](#)

[Current Title - TL220740.pdf](#)

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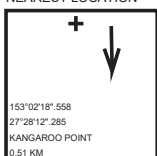
Published on DES Disclosure Log
RTI Act 2009



STANDARD MAP NUMBER

9543-33324

MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 310/SL813356
Area/Volume 1.096ha
Tenure LANDS LEASE
Local Government BRISBANE CITY
Locality KANGAROO POINT
Segment/Parcel 25199/56

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 18/02/2020

DCDB 17/02/2020

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SmartMap

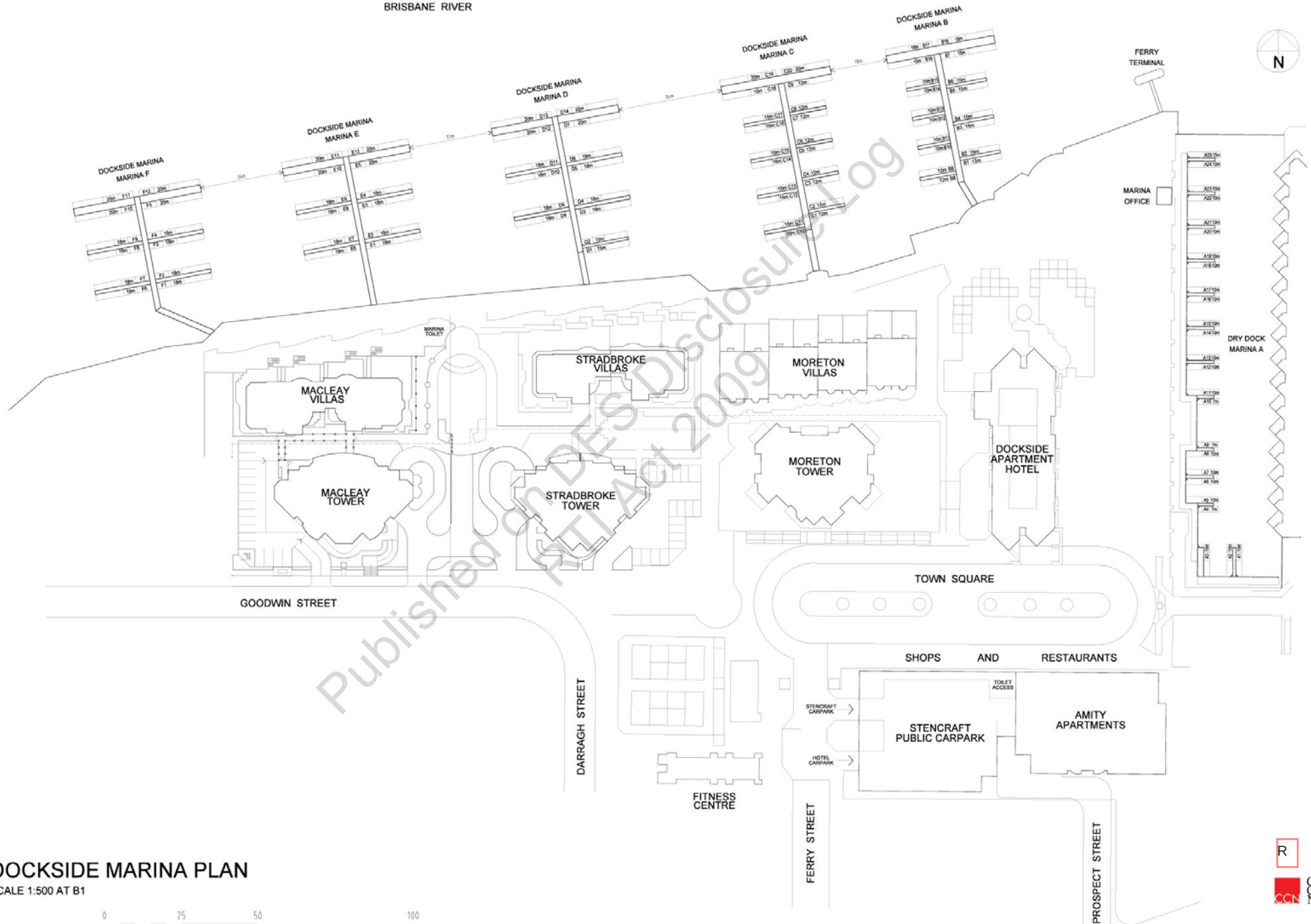
An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



Queensland Government
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Mines and Energy) 2020.

BRISBANE RIVER



DOCKSIDE MARINA PLAN

SCALE 1:500 AT B1



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R

Cameron
Chisholm &
Nicol

GG-641 - SK-01a

DECEMBER 2004

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33280472

Search Date: 18/02/2020 08:41

Title Reference: 40041787

Date Created: 23/04/2004

DESCRIPTION OF LAND

Tenure Reference: TL 0/220740

Lease Type: TERM

LOT 305 CROWN PLAN SL809090
Local Government: BRISBANE CITY
LOT 307 CROWN PLAN SL813356
Local Government: BRISBANE CITY
LOT 309 CROWN PLAN SL813356
Local Government: BRISBANE CITY
LOT 310 CROWN PLAN SL813356
Local Government: BRISBANE CITY

Area: 2.222600 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
MARINE FACILITY

TERM OF LEASE

Term and day of beginning of lease

Term: 30 years commencing on 13/03/2004

Expiring on 12/03/2034

REGISTERED LESSEE

Dealing No: 717254708 17/05/2016

BRISBANE RIVER PTY LTD A.C.N. 611 362 639
TRUSTEE

CONDITIONS

R

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33280472

Search Date: 18/02/2020 08:41

Title Reference: 40041787

Date Created: 23/04/2004

CONDITIONS

- A61
- (1) The lessee must use the leased land for marine facility purposes namely for the operation and maintenance of marine facility structures for the berthing of private (non-commercial) vessels over Lots 309 and 310 on SL813356 and the operation and maintenance of a public boardwalk (Lot 307 on SL813356) and ferry terminal (Lot 305 on SL809090) and provision of access and services to the adjoining marina.
 - (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 indemnifies and agrees to keep indemnified the State of Queensland, Crown Instrumentalities, local governments and other statutory bodies (the Indemnified) 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 State of Queensland granting this lease to the lessee and which is connected to or resulting from the lessees' use and occupation of the leased land (all 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 State of Queensland. The lessee hereby releases and discharges the Indemnified from any Claim relating to the indemnified acts or omissions which may be made against the Indemnified.
 - (9) The lessee must ensure that the use and development of the

R

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33280472

Search Date: 18/02/2020 08:41

Title Reference: 40041787

Date Created: 23/04/2004

CONDITIONS

leased land conforms to the Planning Scheme, Local Laws and requirements of the Brisbane City Council, binding on the lessee.

- (10) The lessee must give the Minister administering the Land Act 1994, information about the lease, when requested.
 - (11) The lessee must not clear any vegetation on the leased land, unless in accordance with the Integrated Planning Act 1997.
 - (12) 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 three (3) 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.
 - (13) This lease is subject to the Land Act 1994 and the Environmental Authority License held under the Environmental Protection Act 1994 and all other relevant State and Commonwealth Acts.
- A69 Further to Condition A61(12) above, the lessee must remove all improvements and rehabilitate the area to the satisfaction of the Minister administering the Land Act 1994 from the date of cancellation or surrender of the lease.
- A70 If the lessee fails to remove the improvements and rehabilitate the area as detailed in Condition A69 above, the Minister administering the Land Act 1994, can remove the improvements and rehabilitate the area and is hereby authorised to do whatever is necessary to effect the said removal and rehabilitation. The said Minister may recover from the lessee the total cost incurred in the said removal and rehabilitation.
- C342 The lessee must comply with any lawful requirements of the Environmental Protection Agency including any environmental values of the area should be maintained or enhanced eg. biodiversity and conservation values and in the event that Aboriginal, archeological or historic sites, items or places may be identified, located or exposed on the land, the lessee should cease operations and contact the Environmental Protection Agency.
- C343 The lessee must construct and maintain floodlighting on the leased area from the commencement of the lease and to the satisfaction of the Harbour Master, Brisbane.
- C343 The lessee must from the commencement of the lease and to the satisfaction of the Environmental Protection Agency and Brisbane City Council provide all and any necessary utility services (including metres) including but not limited to electricity, water, telephone and sanitary services on the leased land, .

R

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33280472

Search Date: 18/02/2020 08:41

Title Reference: 40041787

Date Created: 23/04/2004

CONDITIONS

- C343 The lessee must /may from the commencement of the lease and to the satisfaction of the minister administering the Land Act 1994, use two berths in Lot 309 on SL813356 for the purposes of and only while embarking and disembarking of passengers from water taxis, cruise, catering and other commercial vessels in connection with the provision of services to guests of the hotel operated within the dockside complex.
- C343 The lessee must from the commencement of the lease and to the satisfaction of Brisbane City Council, observe all of the terms and conditions of the Ferry Terminal Deed dated the tenth day of December 1997 between Stencraft Pty Ltd, Bambari Pty Ltd and Brisbane City Council and any agreed modifications or amendments of, or substitutions for, that Deed.
- C344 The lessee must not under any circumstances allow sewerage to be discharged into the Brisbane River from any vessel located on the leased land.
- C346 The lessee must not carry out or allow to be carried out, any offensive, noxious or noisy occupation or business, upon the leased land, in accordance with the Environmental Protection Act 1994.
- C354 If, as a result of carrying out works or any other cause attributable to the lessee any bank or revetment wall is damaged or displaced, the lessee must, at the lessees' expense, restore the bank or revetment wall to its former condition and take such other action as is necessary to ensure the stability of the bank or revetment wall to the satisfaction of the Environmental Protection Agency.
- E22 The lessee must, protect the leased land from erosion and effect such works as are considered necessary .
- E23 The lessee must ensure that each and every activity undertaken on the leased land which has the potential to pollute and/or contaminate the surrounding surface waters is carried out in such a manner as to prevent this from occurring.
- 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 whole of the term of the lease, allow the Public (including persons wishing to use the ferry terminal and the marina) free and unrestricted access 24 hours a day, 7 days a week to the boardwalk and ferry terminal located on Lot 307 on SL813356 and Lot 305 on SL809090.
- H122 The lessee must, at all times during the whole of the term of the lease, allow Brisbane City Council free and unrestricted access to use the ferry terminal including pedestrian and bicycle areas.
- H123 The provision of access to the leased land will not be the responsibility of the Local Government or the State.

R

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33280472

Search Date: 18/02/2020 08:41

Title Reference: 40041787

Date Created: 23/04/2004

CONDITIONS

- I64 (1) The lessee must effect a public liability insurance policy with an insurer authorised under the Insurance Act 1973 (Commonwealth) or, in any other case, to the satisfaction of the Minister administering the Land Act 1994, naming the lessee as the insured covering legal liability for any loss of, or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the leased land or any improvements thereon and against all claims, demands, proceedings, costs, charges and expenses whatsoever in respect thereof. Such policy must:
- (a) be for an amount of not less than ten million dollars (\$10,000,000.00) in respect of all claims arising out of a single event or such higher amounts as the Minister may reasonably require;
 - (b) be effected on a "claims occurring" basis so that any claim made by the lessee under the policy after expiration of the period of policy cover but relating to an event occurring during the currency of the policy will be covered by the policy subject to the claim meeting the policy's other terms and conditions;
 - (c) be effected on such other reasonable terms and conditions as may be required by the Minister; and
 - (d) be maintained at all times during the currency of the lease.
- (2) The lessee must, as soon as practicable, inform the Minister administering the Land Act 1994, in writing, of the occurrence of any event that the lessee considers is likely to give rise to a claim under the policy of insurance effected and must ensure that the Minister kept fully informed of subsequent actions and developments concerning the claim.
- (3) The lessee must renew such policy, at the lessees' expense, each year during the currency of this lease and forward a certificate of currency to the Minister within 14 days of the commencement of each respective renewal period.
- (4) Upon receipt of a Notice of Cancellation, the lessee must immediately effect another public liability policy in accordance with the provisions of this condition.
- (5) Clause (1) of this condition will be satisfied if the lessee is the State of Queensland or a statutory authority eligible for cover under the Queensland Government Insurance Fund and is insured and continues to be insured by the Queensland Government Insurance Fund.
- (6) Clause (1) of this condition will be satisfied if the lessee is the Commonwealth of Australia or a statutory authority eligible for cover under the Comcover Insurance Fund and is insured and continues to be insured by Comcover.
- L109 The lessee must not effect any further structural improvements on the leased land, without the approval of the Minister administering the Land Act 1994 and the Environmental Protection Agency and any other relevant authority, having been first obtained.

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CONDITIONS

- L110 The lessee must , to the satisfaction of the Environmental Protection Agency, be wholly responsible for the reinstatement, repair and/or maintenance of all revetment walls located on the leased land in a good and substantial state of repair.
- L110 The lessee must , to the satisfaction of the Department of Natural Resources & Mines and the Environmental Protection Agency, maintain improvements on the leased land in a good and substantial state of repair.
- L111 The lessee must not demolish or remove any part of the buildings or improvements erected on the leased land without prior approval in writing of the Environmental Protection Agency and the Department of Natural Resources & Mines.
- M543 The lessee must not keep, store or permit to be kept or stored on the leased land any materials of a dangerous, flammable or explosive nature unless all statutes, local laws and regulations applicable to the keeping and storage of such materials have been complied with in every respect.
- T31 The lessee must not in any way interfere with any navigation mark or light erected on the leased land.
- T32 The lessee must, to the satisfaction of the Department of Transport, keep the sight line of any navigation leads which cross the leased land clear of obstructions. However, with the prior approval of the Department of Transport, the lessee may make alternative arrangements for relocating any of the said leads.
- T34 The lessee must supply, install and maintain, at the lessees' expense, any navigation lights, buoys, marks and warning signs which the Regional Harbour Master, Department of Transport considers necessary.
- T36 The lessee must at all times take the necessary precautions to ensure that all lights on or above the leased land are shielded to prevent glare or reflection which may interfere with safe navigation of surrounding waterways or with reasonable enjoyment of neighbouring properties .
- T37 The lessee must, at the lessees' expense and to the satisfaction and requirements of Brisbane City Council, provide facilities for the disposal and collection ashore of human wastes and other litter and dry or wet refuse or waste materials from vessels. The lesseemay, if and when required (subject to the necessary approvals being obtained) install an external system to enable the connection to vessels of a line through which sewerage may be pumped to a shore based receival station to enable collection.

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CONDITIONS

- T38 The lessee must, take all reasonable action to ensure that all vessels attached to moorings within the boundaries of the leased land must be moored wholly within such boundaries and that such vessels or any part/s thereof must not encroach beyond the boundaries of the leased land.
- T39 The lessee must, at the lessees' expense, maintain a depth of water within the leased land sufficient to allow such waters to be freely navigated at the developed depths at all stages of the tide by the classes of the vessels using the facilities situated therein and should any dredging be required to maintain such depth of water, then the lessee must, at the lessees' expense, be responsible for obtaining the relevant statutory approvals required to permit the carrying out of such dredging and disposal of dredge spoil from the Environmental Protection Agency.
- V16 If at any time, maintenance or repair are being conducted on the leased land that will disturb the free use and enjoyment of the boardwalk and ferry terminal by the public or will interfere, alter or change any services of gas, water, electricity, telephone or any other service, the lessee must before commencing such maintenance or repair, obtain the approval of any relevant authority and must carry out such maintenance and repairs, at the lessees' expense and to the requirements and satisfaction of the relevant authorities.

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Lease No. 40041787
2. SUB LEASE No 707849325 29/06/2004 at 16:51
to
CTPI 49-Sch4
OF LEASE L ON SP161245
3. SUB LEASE No 707854497 30/06/2004 at 14:25
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE Z ON SP161245
4. TRANSFER No 717626303 04/11/2016 at 15:32
SUB LEASE: 707854497
CTPI 49-Sch4
5. SUB LEASE No 707854614 30/06/2004 at 14:29
to
CTPI 49-Sch4
TRUSTEE
UNDER INSTRUMENT 707854614
OF LEASE Y ON SP161245

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ENCUMBRANCES AND INTERESTS

6. TRANSFER No 717540942 27/09/2016 at 15:15
SUB LEASE: 707854614
BELLWARD SUPER PTY LTD A.C.N. 602 264 237 TRUSTEE
UNDER DOCUMENT 717540942
7. SUB LEASE No 707854635 30/06/2004 at 14:30
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE AW ON SP161245
8. TRANSFER No 708961568 08/09/2005 at 13:57
SUB LEASE: 707854635
LONGWICK HOLDINGS PTY LTD A.C.N. 001 697 623 TRUSTEE
UNDER DEALING 708961568
9. SUB LEASE No 707854643 30/06/2004 at 14:31
to
RICHMOND RIVER MANGOS PTY LTD A.C.N. 085 549 631
OF LEASE AU ON SP161245
10. TRANSFER No 717491983 05/09/2016 at 15:10
SUB LEASE: 707854643
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717491983
11. MORTGAGE No 718949063 24/08/2018 at 14:23
SPEEDY FINANCE PTY LTD A.C.N. 107 822 766
over
SUB LEASE: 707854643
12. SUB LEASE No 707854665 30/06/2004 at 14:32
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE C ON SP161245
13. SUB LEASE No 707854689 30/06/2004 at 14:34
to
CTPI 49-Sch4
TRUSTEE
UNDER DOCUMENT 707854689
OF LEASE X ON SP161245
14. TRANSFER No 717540945 27/09/2016 at 15:16
SUB LEASE: 707854689
BELLWARD SUPER PTY LTD A.C.N. 602 264 237 TRUSTEE
UNDER DOCUMENT 717540945

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15. SUB LEASE No 707899631 16/07/2004 at 15:00
to
HUPPERT & BEIRNE PTY LTD A.C.N. 009 784 089 TRUSTEE
UNDER INSTRUMENT 707899631
OF LEASE AV ON SP161245
16. TRANSFER No 717491976 05/09/2016 at 15:08
SUB LEASE: 707899631
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717491976
17. SUB LEASE No 707900295 16/07/2004 at 16:51
to
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 707900295
OF LEASE F ON SP161245
18. TRANSFER No 718015830 11/05/2017 at 14:35
SUB LEASE: 707900295
CTPI 49-Sch4
19. SUB LEASE No 707910787 21/07/2004 at 14:41
to
WIL-CO CONSTRUCTIONS PTY LTD A.B.N. 31 097 304 848
OF LEASE AR IN LOT 310 ON SL813356 ON SP161245
20. TRANSFER No 719874109 30/01/2020 at 14:38
SUB LEASE: 707910787
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
21. SUB LEASE No 707922244 26/07/2004 at 14:26
to
CTPI 49-Sch4 TRUSTEE
UNDER DEALING 707922244
OF LEASE K ON SP161245
22. TRANSFER No 719790871 11/12/2019 at 14:46
SUB LEASE: 707922244
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
23. SUB LEASE No 707929378 28/07/2004 at 14:48
to
POCONO PTY LTD A.C.N. 010 376 691
OF LEASE AI ON SP161245
24. TRANSFER No 719607987 06/09/2019 at 13:52
SUB LEASE: 707929378
ATHENE INVESTMENTS PTY LTD A.C.N. 611 951 341 TRUSTEE
UNDER INSTRUMENT 719607987

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25. SUB LEASE No 707937967 30/07/2004 at 15:19
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707937967
OF LEASE AF ON SP161245
26. TRANSFER No 716790666 01/10/2015 at 09:56
SUB LEASE: 707937967
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
27. TRANSFER No 719890209 07/02/2020 at 15:14
SUB LEASE: 707937967
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
28. SUB LEASE No 707937971 30/07/2004 at 15:19
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707937971
OF LEASE AG ON SP161245
29. TRANSFER No 717764932 09/01/2017 at 14:41
SUB LEASE: 707937971
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
30. SUB LEASE No 707938794 02/08/2004 at 09:37
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 707938794
OF LEASE W ON SP161245
31. TRANSFER No 708745455 17/06/2005 at 14:48
SUB LEASE: 707938794
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708745455
32. TRANSFER No 709476746 29/03/2006 at 11:08
SUB LEASE: 707938794
JACOBY MANAGEMENT SERVICES PTY LTD A.B.N. 59 002 598 558
UNDER INSTRUMENT 709476746 TRUSTEE
33. SUB LEASE No 707940307 02/08/2004 at 14:21
to
CTPI 49-Sch4
OF LEASE Q ON SP161245

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34. TRANSFER No 719767839 02/12/2019 at 10:01
SUB LEASE: 707940307
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
35. SUB LEASE No 707940314 02/08/2004 at 14:23
to
CTPI 49-Sch4
OF LEASE O ON SP161245
36. TRANSFER No 719767837 02/12/2019 at 10:00
SUB LEASE: 707940314
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
37. SUB LEASE No 707944704 03/08/2004 at 14:19
to
JOMAC INVESTMENTS PTY LTD A.C.N. 065 408 782
OF LEASE N ON SP161245
38. TRANSFER No 715912377 24/07/2014 at 10:52
SUB LEASE: 707944704
CTPI 49-Sch4
39. SUB LEASE No 707944763 03/08/2004 at 14:24
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE G ON SP161245
40. SUB LEASE No 707944797 03/08/2004 at 14:28
to
PERIMAL PTY LTD A.C.N. 010 102 628 TRUSTEE
UNDER DOCUMENT 707944797
OF LEASE J ON SP161245
41. SUB LEASE No 707944868 03/08/2004 at 14:34
to
CTPI 49-Sch4
TRUSTEE
UNDER DOCUMENT 707944868
OF LEASE I ON SP161245
42. TRANSFER No 716692988 14/08/2015 at 15:39
SUB LEASE: 707944868
CTPI 49-Sch4
43. SUB LEASE No 707973342 13/08/2004 at 14:39
to
DEERWOOD PTY LTD A.C.N. 010 253 175
LEASE M ON SP161245

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44. TRANSFER No 719767832 02/12/2019 at 09:59
SUB LEASE: 707973342
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
45. SUB LEASE No 707973355 13/08/2004 at 14:42
to
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 70797355
LEASE D IN LOT 309 ON SL813356 ON SP161245
46. TRANSFER No 719249884 07/02/2019 at 14:44
SUB LEASE: 707973355
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
47. SUB LEASE No 708000474 25/08/2004 at 09:35
to
CTPI 49-Sch4
OF LEASE AH ON SP161245
48. TRANSFER No 717764940 09/01/2017 at 14:43
SUB LEASE: 708000474
ATHENE INVESTMENTS PTY LTD A.C.N. 611 951 341 TRUSTEE
UNDER INSTRUMENT 717764940
49. SUB LEASE No 708010405 27/08/2004 at 15:21
to
CTPI 49-Sch4
OF LEASE V ON SP161245
50. TRANSMISSION BY DEATH No 712130540 23/12/2008 at 14:43
SUB LEASE: 708010405
CTPI 49-Sch4 PERSONAL REPRESENTATIVE
UNDER INSTRUMENT 712130540
51. SUB LEASE No 708072350 21/09/2004 at 14:35
to
CTPI 49-Sch4 JOINT TENANTS
OF LEASE AJ ON SP161245
52. SUB LEASE No 708109687 05/10/2004 at 14:28
to
CTPI 49-Sch4
OF LEASE AK ON SP161245
53. TRANSFER No 717544216 28/09/2016 at 16:06
SUB LEASE: 708109687
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717544216

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54. SUB LEASE No 708165799 27/10/2004 at 10:59
to
STYNES ENTERPRISES PTY LTD A.C.N. 052 422 867 TRUSTEE
UNDER DEALING 708165799
OF LEASE AP ON SP161245
55. SUB LEASE No 708222756 18/11/2004 at 11:03
to
TELCO PTY LTD A.C.N. 058 102 079 TRUSTEE
UNDER INSTRUMENT 708222756
OF LEASE E ON SP161245
56. SUB LEASE No 708244757 26/11/2004 at 09:31
to
CTPI 49-Sch4
OF LEASE P ON SP161245
57. TRANSFER No 709451498 20/03/2006 at 14:59
SUB LEASE: 708244757
ASSET FLOORING PTY LTD A.C.N. 067 417 958
58. SUB LEASE No 708358609 13/01/2005 at 09:30
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 708358609
OVER LEASES AZ AND AT ON SP161245
59. TRANSFER No 711403486 07/02/2008 at 09:25
SUB LEASE: 708358609
TODLAW PTY LTD A.C.N. 010 480 083 TRUSTEE
UNDER INSTRUMENT NO. 711403486
60. SUB LEASE No 708408830 03/02/2005 at 10:00
to
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS. GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708408830
OF LEASE AL ON SP161245
61. TRANSFER No 708679867 24/05/2005 at 09:12
SUB LEASE: 708408830
CTPI 49-Sch4

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62. SUB LEASE No 708421700 08/02/2005 at 16:07
to
CORDELIA ARMSTRONG INVESTMENTS PTY LTD A.C.N. 095 576 033
TRUSTEE
UNDER INSTRUMENT 708421700
OF LEASE AA ON SP161245
63. TRANSFER No 717345084 27/06/2016 at 11:58
SUB LEASE: 708421700
CTPI 49-Sch4
64. TRANSFER No 718915384 07/08/2018 at 13:07
SUB LEASE: 708421700
CTPI 49-Sch4 FAMILY SUPERANNUATION FUND PTY LTD A.C.N. 147 982 910
TRUSTEE
UNDER INSTRUMENT 718915384
65. SUB LEASE No 708526617 22/03/2005 at 15:33
to
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708526617
OF LEASE AB ON SP161245
66. MORTGAGE No 708561064 06/04/2005 at 14:54
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937
over
SUB LEASE: 708526617
IDENTIFYING MORTGAGE 708559212
PRODUCED 06/04/2005 RECORDED 06/04/2005
67. TRANSFER No 708679872 24/05/2005 at 09:13
SUB LEASE: 708526617
CTPI 49-Sch4
68. SUB LEASE No 708540225 30/03/2005 at 10:15
to
BYRON MANAGEMENT SERVICES PTY LTD A.C.N. 009 872 995
TRUSTEE
UNDER INSTRUMENT 708540225
OF LEASE AS ON SP161245
69. TRANSFER No 717764923 09/01/2017 at 14:38
SUB LEASE: 708540225
NMD HOLDINGS PTY LTD A.C.N. 060 630 908

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70. SUB LEASE No 708590637 18/04/2005 at 14:48
to
CTPI 49-Sch4 TENANT IN COMMON 1/2
TENANT IN COMMON 1/2
OF LEASE BN ON SP131603

71. SUB LEASE No 708594384 19/04/2005 at 15:03
to
CTPI 49-Sch4 JOINT TENANTS
LEASE BH SP131603

72. MORTGAGE No 714119849 19/10/2011 at 14:54
QRAA
over
SUB LEASE: 708594384

73. SUB LEASE No 708594395 19/04/2005 at 15:04
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE BO ON SP131603

74. TRANSFER No 718232883 24/08/2017 at 15:37
SUB LEASE: 708594395
CTPI 49-Sch4

75. SUB LEASE No 708598175 20/04/2005 at 14:17
to
AMELVAN PTY LTD A.C.N. 099 274 165
OF LEASE AX ON SP161245

76. SUB LEASE No 708598181 20/04/2005 at 14:18
to
AMELVAN PTY LTD A.C.N. 099 274 165
OF LEASE AY ON SP161245

77. TRANSFER No 711297179 21/12/2007 at 09:47
SUB LEASE: 708598181
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 711297179

78. SUB LEASE No 708605674 22/04/2005 at 15:13
to
SAIL DEMO PTY LIMITED A.C.N. 107 304 790
OF LEASE BC ON SP131603

79. TRANSFER No 717557923 05/10/2016 at 15:47
SUB LEASE: 708605674
CTPI 49-Sch4

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80. SUB LEASE No 708605689 22/04/2005 at 15:14
to
TRANHO HOLDINGS NO.1 PTY LTD A.C.N. 104 547 186 TRUSTEE
UNDER DOCUMENT 708605689
OF LEASE BI ON SP131603
81. TRANSFER No 714295342 02/02/2012 at 15:06
SUB LEASE: 708605689
CTPI 49-Sch4
82. SUB LEASE No 708605692 22/04/2005 at 15:14
to
TRANHO HOLDINGS NO.1 PTY LTD A.C.N. 104 547 186 TRUSTEE
UNDER DOCUMENT 708605692
OF LEASE BK ON SP131603
83. TRANSFER No 718120031 29/06/2017 at 10:09
SUB LEASE: 708605692
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
84. SUB LEASE No 708605697 22/04/2005 at 15:15
to
CTPI 49-Sch4
OF LEASE AM ON SP161245
85. MORTGAGE No 711096225 17/10/2007 at 10:59
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
over
SUB LEASE: 708605697
86. SUB LEASE No 708605713 22/04/2005 at 15:17
to
CTPI 49-Sch4
OF LEASE AN ON SP161245
87. MORTGAGE No 711096207 17/10/2007 at 10:57
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
over
SUB LEASE: 708605713
88. SUB LEASE No 708605722 22/04/2005 at 15:17
to
CTPI 49-Sch4 SUPERANNUATION PTY LTD A.C.N. 073 830 529
OF LEASE BL ON SP131603
89. SUB LEASE No 708609569 26/04/2005 at 15:03
to
CTPI 49-Sch4
OF LEASE BB ON SP131603

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90. TRANSFER No 716078232 15/10/2014 at 15:55
SUB LEASE: 708609569
CTPI 49-Sch4
91. SUB LEASE No 708609577 26/04/2005 at 15:04
to
CTPI 49-Sch4
OF LEASE BA ON SP131603
92. TRANSFER No 717995835 03/05/2017 at 11:35
SUB LEASE: 708609577
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
93. TRANSFER No 719890218 07/02/2020 at 15:15
SUB LEASE: 708609577
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
94. SUB LEASE No 708609581 26/04/2005 at 15:04
to
ENGINEERING FABRICATIONS PTY LTD A.C.N. 010 600 021
OF LEASE BD ON SP131603
95. TRANSFER No 719045445 15/10/2018 at 15:24
SUB LEASE: 708609581
CTPI 49-Sch4
96. TRANSFER No 719045474 15/10/2018 at 15:25
SUB LEASE: 708609581
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
97. SUB LEASE No 708609585 26/04/2005 at 15:05
to
CTPI 49-Sch4
OF LEASE BP ON SP131603
98. SUB LEASE No 708609587 26/04/2005 at 15:05
to
CTPI 49-Sch4
OF LEASE BJ ON SP131603
99. TRANSFER No 719528348 23/07/2019 at 16:22
SUB LEASE: 708609587
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
100. SUB LEASE No 708609591 26/04/2005 at 15:05
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE BE ON SP131603

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Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

101. TRANSFER No 717412402 28/07/2016 at 10:43
SUB LEASE: 708609591
CTPI 49-Sch4
102. TRANSFER No 718968693 04/09/2018 at 14:31
SUB LEASE: 708609591
CTPI 49-Sch4
JOINT TENANTS
103. SUB LEASE No 708609598 26/04/2005 at 15:07
to
MACLEAY TOWER INVESTMENTS PTY LTD A.C.N. 109 626 717
TRUSTEE
UNDER DOCUMENT 708609598
OF LEASE BQ ON SP131603
104. SUB LEASE No 708616163 28/04/2005 at 14:41
to
CTPI 49-Sch4
TENANT IN COMMON 1/2
TENANT IN COMMON 1/2
105. TRANSFER No 712616834 23/07/2009 at 15:12
SUB LEASE: 708616163
CTPI 49-Sch4
106. SUB LEASE No 708627251 04/05/2005 at 14:54
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627251
OF LEASE BX ON SP131603
107. TRANSFER No 711356752 18/01/2008 at 12:38
SUB LEASE: 708627251
SUB LEASE: 708627256
SUB LEASE: 708627264
SUB LEASE: 708627268
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 711356752
108. TRANSFER No 718780881 31/05/2018 at 14:18
SUB LEASE: 708627251
CTPI 49-Sch4
109. SUB LEASE No 708627256 04/05/2005 at 14:54
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627256
OF LEASE BW ON SP131603

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33280472

Search Date: 18/02/2020 08:41

Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

110. SUB LEASE No 708627264 04/05/2005 at 14:55
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 101 677 102 TRUSTEE
UNDER INSTRUMENT 708627264
OF LEASE BV ON SP131603
111. TRANSFER No 719221452 22/01/2019 at 09:53
SUB LEASE: 708627264
FS GROUP HOLDINGS PTY LTD A.C.N. 612 842 958 TRUSTEE
UNDER INSTRUMENT 719221452
112. SUB LEASE No 708627268 04/05/2005 at 14:56
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627268
OF LEASE BM ON SP131603
113. SUB LEASE No 708638780 09/05/2005 at 14:16
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE B ON SP161245
114. SUB LEASE No 708638783 09/05/2005 at 14:17
to
CTPI 49-Sch4 TENANT IN COMMON 1/2
GIRDIS INVESTMENTS PTY LTD A.C.N. 009 729 720
TENANT IN COMMON 1/2
OF LEASE BG ON SP131603
115. TRANSFER No 712569352 03/07/2009 at 12:36
SUB LEASE: 708638783
SUB LEASE: 708638785
CTPI 49-Sch4
TRUSTEE
UNDER INSTRUMENT 712569352
116. TRANSFER No 715436953 19/11/2013 at 16:00
SUB LEASE: 708638783
SUB LEASE: 708638785
DEVINE INDUSTRIES PTY LTD A.C.N. 010 171 794 TRUSTEE
UNDER INSTRUMENT 715436953
117. SUB LEASE No 708638785 09/05/2005 at 14:18
to
CTPI 49-Sch4 TENANT IN COMMON 1/2
GIRDIS INVESTMENTS PTY LTD A.C.N. 009 729 720
TENANT IN COMMON 1/2
OF LEASE BF ON SP131603

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33280472

Search Date: 18/02/2020 08:41

Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

118. SUB LEASE No 708801662 06/07/2005 at 14:25
to
PORTLODGE PTY LTD A.C.N. 059 189 856
OF LEASE BR ON SP131603
119. TRANSFER No 710915980 20/08/2007 at 15:53
SUB LEASE: 708801662
SUB LEASE: 708869749
COFFS HARBOUR INTERNATIONAL MARINA PTY LTD TRUST A.C.N. 010
323 967 TRUSTEE
UNDER INSTRUMENT 710915980
120. SUB LEASE No 708869749 02/08/2005 at 14:38
to
PORTLODGE PTY LTD A.C.N. 059 189 856
OF LEASE BS IN LOT 310 ON SP131603
121. SUB LEASE No 709933656 13/09/2006 at 14:39
GIRDIS MARINE PTY LTD A.B.N. 48 009 858 566
OF LEASE H IN LOT 309 ON SP161245
TERM: 15.08.2006 TO 11.03.2034 OPTION NIL
122. TRANSFER No 719801535 17/12/2019 at 10:14
SUB LEASE: 709933656
MT02011 PTY LTD A.C.N. 611 607 302 TRUSTEE
UNDER INSTRUMENT 719801535
123. SUB LEASE No 709933667 13/09/2006 at 14:41
GIRDIS MARINE PTY LTD A.B.N. 48 009 858 566
OF LEASE R IN LOT 309 ON SP161245
TERM: 15.08.2006 TO 11.03.2034 OPTION NIL
124. TRANSFER No 719801525 17/12/2019 at 10:12
SUB LEASE: 709933667
MT02011 PTY LTD A.C.N. 611 607 302 TRUSTEE
UNDER INSTRUMENT 719801525
125. SUB LEASE No 715068023 06/05/2013 at 10:53
CTPI 49-Sch4
OF LEASE AQ ON SP161245
TERM: 08/02/2013 TO 11/03/2034 OPTION NIL
126. TRANSFER No 718663354 29/03/2018 at 11:47
SUB LEASE: 715068023
CTPI 49-Sch4
127. SUB LEASE No 715068025 06/05/2013 at 10:53
CTPI 49-Sch4
OF LEASE AO ON SP161245
TERM: 08/02/2013 TO 11/03/2034 OPTION NIL

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33280472

Search Date: 18/02/2020 08:41

Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

128. TRANSFER No 716623824 13/07/2015 at 14:43

SUB LEASE: 715068025

CTPI 49-Sch4

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
719767646	EXEMPT CONS	02/12/2019 08:28	CURRENT
SEC 322AA LAND ACT 1994			
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: External Supervisor

Date : 27/05/2020 3:24:55 PM
From : "MULLIN Dale"
To : "'Dan Tealby'"
Cc : "RUTHERFORD Bronwyn"
Subject : RE: Dockside Ferry Terminal - water allocation areas
Attachment : image001.png;image003.jpg;image004.png;image008.png;image009.png;image010.png;
Hi Dan,

Thank you for your reply.

To address your original inquiry, I would like to direct your attention to a potential misunderstanding of the guideline for *Preparing a water allocation area for tidal works in natural waterways* (see https://www.qld.gov.au/_data/assets/pdf_file/0018/107244/preparing-water-allocation-area-tidal-works.pdf). This guideline specifies "preparing water allocation area plans to support an application for owner's consent for tidal works on state tidal land in a natural water way for a private marine access structure (tidal works). "

As this guideline mentions only private development, and the upgrade of the Dockside Ferry Terminal on and adjacent to Lot 305 on SL809090 is for public use, there is no requirement for this proposal to have a defined Water Allocation Area (WAA). Furthermore, the *Coastal Protection and Management Act 1995* defines state tidal land as state coastal land that lies below the high water mark, other than (a) land for which a lease under the *Land Act 1994* is granted. Therefore, the aforementioned guideline is not directly applicable to either Lot 309 on SL813356 or Lot 305 on SL809090, due to their leased area existing over tidal waters and thereby not being state tidal land.

Therefore, as the WAA guideline is not designed for public works, DES is generally in support of a future application for a development approval relating to the proposed ferry terminal upgrade, so long as it does not encroach into the neighbouring Lot boundary of Lot 309 on SL813356.

Also note that future development proposed in Lot 309 is entitled to occur anywhere within the defined lease area (subject to assessment from technical agencies, as per the standard development application process) and should not be affected as a result of this development.

Please feel free to contact me if you have any further questions.

Kind regards,



Dale Mullin

Senior Environmental Officer | Coastal and Marine Assessment (Part Time Tuesday, Wednesday and Friday)
Waste, Development and Southeast Compliance
Department of Environment and Science
P 07 3330 5357 F 07 3330 5357
Level 8 400 George Street, BRISBANE QLD 4000
GPO Box 2454 BRISBANE QLD 4001



From: Dan Tealby <Dan.Tealby@brisbane.qld.gov.au>
Sent: Wednesday, 27 May 2020 3:06 PM
To: MULLIN Dale
Subject: RE: Dockside Ferry Terminal - water allocation areas

Hi Dale,

The proposed Dockside Ferry Terminal upgrade will be solely a public facility. It will cater to Council's ferry services.

The upgraded Dockside Ferry Terminal will attach to the boardwalk presently within Lot 305 on SL809090. The conditions of the lease for this lot require that it is maintained for a public access purpose and a facility for a public ferry service. Council do not hold this lease, however are implicated insofar that they are the operators of the public ferry service. DNMRE may resume a portion of the lease over the boardwalk (Lot 305) so that Council may provide a compliant facility access solution, and ensure suitable maintenance.

Kind regards,
Dan

From: MULLIN Dale <Dale.Mullin@des.qld.gov.au>
Sent: Wednesday, 27 May 2020 10:49 AM
To: Dan Tealby <Dan.Tealby@brisbane.qld.gov.au>
Subject: RE: Dockside Ferry Terminal - water allocation areas

Hi Dan,

In preparing my written advice, I wish to confirm whether or not the proposed dockside ferry terminal upgrade will be entirely for public use.

I also wish to confirm how the upgraded terminal will attach to land and whether council intends to own this land. Given that it is a private

lease held over Lot 305 on SL809090, the department is concerned with possible issue of private access rights to public infrastructure.

Kind regards,



Dale Mullin

Senior Environmental Officer | Coastal and Marine Assessment (Part Time Tuesday, Wednesday and Friday)
Waste, Development and Southeast Compliance
Department of Environment and Science
P 07 3330 5357 F 07 3330 5357
Level 8 400 George Street, BRISBANE QLD 4000
GPO Box 2454 BRISBANE QLD 4001



From: Dan Tealby <Dan.Tealby@brisbane.qld.gov.au>
Sent: Tuesday, 26 May 2020 10:23 AM
To: MULLIN Dale
Subject: RE: Dockside Ferry Terminal - water allocation areas

Hi Dale,

Thanks for looking into this. Please see attached the referenced drawings.

Cheers,
Dan

From: MULLIN Dale <Dale.Mullin@des.qld.gov.au>
Sent: Tuesday, 26 May 2020 10:08 AM
To: Dan Tealby <Dan.Tealby@brisbane.qld.gov.au>
Subject: FW: Dockside Ferry Terminal - water allocation areas

This email originates from outside of Brisbane City Council.
Hi Dan,

Could you please re-send me the attached concept plan referenced below? As it is no longer available as an attachment.

Kind regards,



Dale Mullin

Senior Environmental Officer | Coastal and Marine Assessment (Part Time Tuesday, Wednesday and Friday)
Waste, Development and Southeast Compliance
Department of Environment and Science
P 07 3330 5357 F 07 3330 5357
Level 8 400 George Street, BRISBANE QLD 4000
GPO Box 2454 BRISBANE QLD 4001



From: MULLIN Dale
Sent: Tuesday, 26 May 2020 8:54 AM
To: Dan Tealby
Subject: RE: Dockside Ferry Terminal - water allocation areas

Good morning Dan,

Just a quick update that I'll be looking into your enquiry today. I'll be sure to give you a ring if I'm after any further details.

My apologies for any delay.

Kind regards,



Dale Mullin

Senior Environmental Officer | Coastal and Marine Assessment (Part Time Tuesday, Wednesday and Friday)
Waste, Development and Southeast Compliance
Department of Environment and Science
P 07 3330 5357 F 07 3330 5357
Level 8 400 George Street, BRISBANE QLD 4000
GPO Box 2454 BRISBANE QLD 4001



From: Sara Coastal Wetlands <Sara.CoastalWetlands@des.qld.gov.au>
Sent: Monday, 25 May 2020 1:45 PM
To: MULLIN Dale
Subject: FW: Dockside Ferry Terminal - water allocation areas

Hi Dale,

I believe this one is yours – could you please follow up with Dan?

Thanks,

J

From: Dan Tealby <Dan.Tealby@brisbane.qld.gov.au>
Sent: Monday, 25 May 2020 1:07 PM
To: Sara Coastal Wetlands
Subject: FW: Dockside Ferry Terminal - water allocation areas

Hi team,

I'm just following up on my enquiry email below regarding Water Allocation Areas that I believe has been allocated to the team. Just wondering if there is any update or advice you can give me regarding this?

Kind regards,
Dan

Dan Tealby

Urban Planner | Planning & Environment Unit
Built & Natural Environment | City Projects Office | **BRISBANE CITY COUNCIL**

Green Square | Level 2, 505 St Pauls Terrace, Fortitude Valley, QLD 4006
Phone: (07) 317 80249 | Fax: (07) 3334 0071
Email: dan.tealby@brisbane.qld.gov.au

From: Dan Tealby <Dan.Tealby@brisbane.qld.gov.au>
Sent: Tuesday, 5 May 2020 3:02 PM
To: PRESS Mif
Cc: Mark Theobald
Subject: Dockside Ferry Terminal - water allocation areas

Hi Mif,

I'm hoping you may be able to assist me with a query regarding the requirements for Water Allocation Areas and ultimately reserve areas.

Council is currently investigating potential configurations for an upgrade the existing Dockside Ferry Terminal, within the Brisbane River at Kangaroo Point. Like Council's recently upgraded ferry/CityCat terminals, there are requirements to make these facilities accessible for those with disabilities, and provide an enhanced structural flood resilience. This means that the shape, size and footprint of the terminal and it's components must be of a certain minimum size or configuration to achieve the desired outcomes.

The site of the ferry terminal is unique in that it is directly adjacent to the entry of a dry dock (part of the Dockside development) and is within the lease area of the Dockside Marina. This lease area includes four (4) separate lease parcels and covers five (5) fingers of marina development. This lease over the Dockside Marina is privately held (i.e. not held by Council).

For some time, Council has been working with the Department of Natural Resources, Mines and Energy (DNRME) and Maritime Safety Queensland (MSQ) to work through design outcomes and constraints of the site. The key outcomes of these discussions are:

1. DNRME are supportive of resuming the minimum area of the privately held lease to facilitate an upgrade to the ferry terminal.
2. Council wish to resume only the absolute minimum required to allow for the construction, operational and administrative functionality of the ferry terminal.
3. MSQ wish to maintain safe, navigable access to the adjacent dry dock from the Brisbane River, and therefore the footprint of the upgraded ferry terminal should not significantly extend over the entrance to the dry dock.
4. It is important to maintain the existing quayline established by the adjacent marina fingers, to prevent narrowing of the navigational channel of the Brisbane River in this location. Practically this means configuring the upgraded ferry terminal in a way that means it does not extend further out into the river than the adjacent marina.

As a requirement of development applications (DA), seeking owner's consent to support a DA and ultimately, to inform a future reserve area (likely for jetties and landing places) over the upgraded ferry terminal, an appropriate Water Allocation Area (WAA) is required.

Based on the guideline *Preparing a water allocation area for tidal works in natural waterways* (EPP/2016/2088 - Version 5.01 - 2 July 2018) for marine

access structures other than boat ramps, a side boundary for a WAA is inset 1.5 m from the extended side boundary of the lot.

You'll see in the attached concept plan that the proposed footprint of the ferry terminal 'touches' the 45 degree line of the lease parcel Lot 309SL813356. It is therefore not possible to achieve a 1.5 m separation from this boundary, if the desired principles of dry dock access, quayline preservation and accessibility compliance are adhered to (you'll see how these constraints have been reflected through the design indicative on the plan). The plan also shows a potential proposal for a future reserve area which accommodates the structural elements of the ferry terminal, and follows the existing 45 degree line of the existing lease.

It is also of note, that whilst the proposed ferry terminal footprint effectively 'touches' the lease boundary, there is still a significant separation from the nearest structural component of the Dockside Marina upstream, thereby still allowing greater than a 3m access corridor from the navigation corridor to land.

So in considering this information, I'd really like some advice on:

1. Would DES support a WAA or ultimately a reserve area that does not have a WAA side boundary clearance of 1.5 m from and extended lot side boundary, and that may potentially be in alignment with the boundary of the existing lease area or structural footprint of the upgraded ferry terminal?

This is obviously a matter with quite a bit of background and some complexities, so I don't expect you to entirely grasp the full scope from what I've said in this email. It would be good to have an informal chat to run you through the attached concept plans and explain in a bit more detail so the matter at hand becomes clearer. Please feel free to call me when you have a minute.

Cheers,
Dan

Dan Tealby

Urban Planner | Planning & Environment Unit
Built & Natural Environment | City Projects Office | **BRISBANE CITY COUNCIL**

Green Square | Level 2, 505 St Pauls Terrace, Fortitude Valley, QLD 4006
Phone: (07) 317 80249 | Fax: (07) 3334 0071
Email: dan.tealby@brisbane.qld.gov.au

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Date : 18/11/2020 10:21:25 AM
From : "VANDERZWAN Jacob"
To : "PALMER Ray"
Cc : "SIMONUTTI Anna"
Subject : ATTN: Ray Palmer - 2020/013360 - Request for views
Attachment : image001.png;image002.png;
Good Morning Ray,

Please find below the Coastal and Marine Assessment team's response to your recent request for agency views.

Agency views – Advice to Department of Natural Resources, Mines and Energy.

DNRME Ref #: 2020/013360

eDocs Reference #: 070/0004478

Zen Desk #: 75270

Location: Lot 305 on SL809090 & Lot 307, Lot 309 & Lot 310 on SL813356 within the Dockside Marina.

Application: REQUEST FOR OWNER'S CONSENT UNDER SECTION 51 OF THE ENVIRONMENTAL ACT 2016 PRESCRIBED TIDAL WORKS for installation of new pontoons and the extension of certain existing pontoons

Applicant: Access Town Planning on behalf of Brisbane River Pty Ltd

The Department of Environment and Science, Coastal and Marine Assessment, offers **no objection** to the issue of owner's consent at the above location.

This advice does not affect functions the Queensland Treasury may exercise as a concurrence agency.

Please do not hesitate to contact Jacob Vanderzwan (3330 5045 or Jacob.Vanderzwan@des.qld.gov.au) of this office, if you wish to discuss any of the issues.

Kind Regards,



Jacob Vanderzwan

Environmental Officer

Coastal and Marine Assessment | Brisbane

Waste, Development and Southeast Compliance

Department of Environment and Science

P 07 3330 5045 | E Jacob.Vanderzwan@des.qld.gov.au

Level 8, 400 George Street, Brisbane

GPO Box 2454, BRISBANE QLD 4001

Due Date: 25/11/2020

The below advice in **red** is to be forwarded to Ray Palmer in DNRME – SLAM-Brisbane@dnrme.qld.gov.au

Below are my comments to outline my assessment to determine if DES agrees with the proposed **REQUEST FOR OWNER'S CONSENT UNDER SECTION 51 OF THE PLANNING ACT 2016 – PRESCRIBED TIDAL WORKS** for installation of new pontoons and the extension of certain existing pontoons over Lot 305 on SL809090 & Lot 307, Lot 309 & Lot 310 on SL813356 within the Dockside Marina.

Access Town Planning on behalf of Brisbane River Pty Ltd. have submitted an application for Owner's consent for the installation of new pontoons and the extension of certain existing pontoons within the Dockside Marina, located within the Brisbane River at Kangaroo Point, Brisbane. The works are to occur within Lot 305 on SL809090 & Lot 307, Lot 309 & Lot 310 on SL813356. The lots are held under term lease until 12/03/2034 for the purpose of a Marine Facility. The works are within the CMD and Erosion Prone Area (sea level rise).

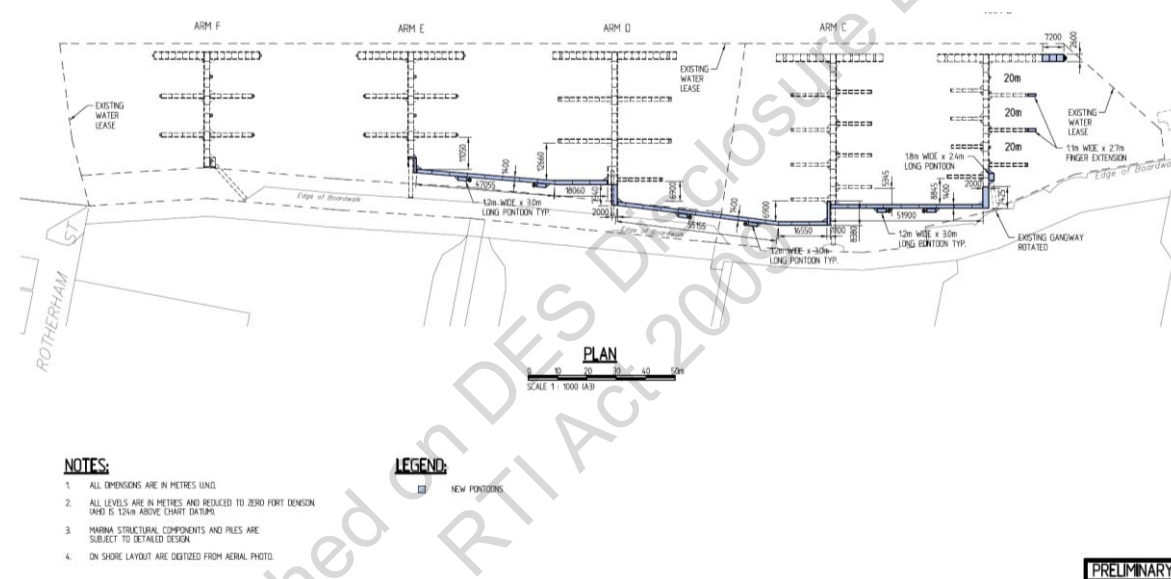


Figure 1: Extent of Proposed Works



Figure 2: Location of Proposed Works

There are no MSES within the proposed works. However, they are adjacent to the following MSES:

- Regulated Vegetation (defined watercourse)

After an initial assessment against SDAP, the proposed work:

- o Is coastal dependent development
- o Does not involve habitable rooms
- o Is not essential community or emergency service infrastructure
- o Does involve beach nourishment
- o Does not involve the storage of hazardous materials
- o Does not involve dredging/ reclamation
- o Does not involve coastal protection work/erosion control structure
- o Does not include the development of a canal, dry land marina or artificial waterway
- o Does involve private marine development

At this stage I can recommend that DES Coastal and Marine Assessment has **NO OBJECTION** to the proposed works at the proposed location. The works are located within the property boundaries and are co-located with existing similar infrastructure. Impacts to MSES are unlikely.

Agency views – Advice to Department of Natural Resources, Mines and Energy.

DNRME Ref #: 2020/013360

eDocs Reference #: 070/0004478

Zen Desk #: 75270

Location: Lot 305 on SL809090 & Lot 307, Lot 309 & Lot 310 on SL813356 within the Dockside Marina.

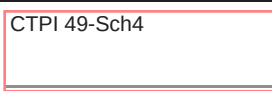
Application: REQUEST FOR OWNER'S CONSENT UNDER SECTION 51 OF THE PLANNING ACT 2016 – PRESCRIBED TIDAL WORKS for installation of new pontoons and the extension of certain existing pontoons

Applicant: Access Town Planning on behalf of Brisbane River Pty Ltd

The Department of Environment and Science, Coastal and Marine Assessment, offers **no objection** to the issue of owner's consent at the above location.

This advice does not affect functions the Queensland Treasury may exercise as a concurrence agency.

Please do not hesitate to contact Jacob Vanderzwan (3330 5045 or Jacob.Vanderzwan@des.qld.gov.au) of this office, if you wish to discuss any of the issues.

Assessing Officer	Jacob Vanderzwan	Environmental Officer	3330 5045	Jacob.Vanderzwan@des.qld.gov.au
	sign: 			date: 18/11/2020
Team Leader	Dan Garnett	Team Leader	3330 5708	Dan.Garnett@des.qld.gov.au
	sign: 			date: 17/11/2020

Date : 2/11/2020 11:17:47 AM
From : "Sara Coastal Wetlands"
To : "VANDERZWAN Jacob"
Cc : "SIMONUTTI Anna"
Subject : Zendesk75270 REQUEST FOR LAND OWNER CONSENT - LOT 305 ON SL809090 AND LOTS 307, 309 AND 310 ON SL813356, DOCKSIDE MARINA AT KANGAROO POINT
Attachment : Smartmap .pdf;20.0200C - 22.10.2020.pdf;Title search for TL 220740.pdf;SnipImage.JPG;

AV for you,

Cheers,

K

From: PALM <PALM@des.qld.gov.au>
Sent: Friday, 30 October 2020 8:45 AM
To: Sara Coastal Wetlands
Subject: Re: FW: REQUEST FOR LAND OWNER CONSENT - LOT 305 ON SL809090 AND LOTS 307, 309 AND 310 ON SL813356, DOCKSIDE MARINA AT KANGAROO POINT

To add to this conversation reply and type above this text.

Below is the the Department of Environment and Science's response to your email (75270) - Re: FW: REQUEST FOR LAND OWNER CONSENT - LOT 305 ON SL809090 AND LOTS 307, 309 AND 310 ON SL813356, DOCKSIDE MARINA AT KANGAROO POINT.

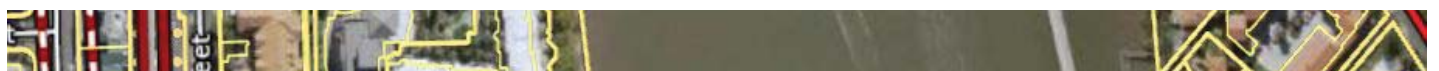
Alison S (Department of Environment and Science)

Oct 30, 2020, 8:44 AM GMT+10

Good morning Coastal,

Please see below email and attachments – documents have been saved to edcos under zendesk75270.

Regards,
Alison





Alison S
Permit and Licence Management
Regulatory Support
Department of Environment and Science www.des.qld.gov.au

P 1300 130 372 (select option 4)
F: (07) 3330 5875
E: palm@des.qld.gov.au
400 George Street Brisbane 4000
GPO Box 2454 BRISBANE QLD 4001

PALMER Ray

Oct 29, 2020, 4:53 PM GMT+10

Our Reference : 2020/013360

Dear Sir / Madam

I have received the attached application from Access Town Planning Consultants Pty Ltd ,who are acting for Brisbane River Pty Ltd A.C.N. 611 362 639 , for land owner's consent for operational works for prescribed tidal works within Term Lease TL 0/220740 which is over Lot 305 on SL809090 & Lot 307 , Lot 309 & Lot 310 on SL813356 which is known as Dockside Marina at Rotherham Street Kangaroo Point.

The proposed development entails the installation of new pontoons and the extension of certain existing pontoons within the Dockside Marina. The details of the new pontoons & extensions to existing pontoons are shown in **Appendix D** in attachment 1.

It is noted that all proposed works are within the current tidal boundaries of the existing term lease TL 0/220740

which is over Lot 305 on SL809090 & Lot 307 , Lot 309 & Lot 310 on SL813356.

Landowner's consent is being made pursuant to Section 51 (2) of the *Planning Act 2016* where a development permit application must be accompanied by the written consent of the owner. In this case, a development permit is required to be applied for to carry out operational works in a tidal area under the *Coastal Protection and Management Act 1995* and the *Planning Regulation 2017*. As the project footprint is located within Term Lease TL 0/220740 being a lease of state land below the high water mark on a tidal section of the Brisbane River, this application is being made to the Department of Natural Resource Mines and Energy, as owner.

Attached are the following supporting documents :-

The following are attached:

- Attachment 1 - Appendix A - DNRME Forms A and B
- Attachment 1 - Appendix B - Copy of DA Form 1 for the development application;
- Attachment 1 - Appendix C - Location Plan showing the site; and
- Attachment 1 - Appendix D - a plan of the proposed development - new & extensions to existing pontoons shown highlighted in blue
- Attachment 2 - current aerial view of Dockside from Qld globe
- Attachment 3 - title search for Term Lease TL 0/220740
- Attachment 4 - Smartmap of Dockside Marina

Would you kindly provide your Agency's views and comments for the above new application and , in particular , **whether you have any objection to DNRME providing Owner's Consent , to accompany the development application for operational work for prescribed tidal works in the Brisbane River within Term Lease TL 0/220740 which is over Lot 305 on SL809090 & Lot 307 , Lot 309 & Lot 310 on SL813356.**

Please provide your views by **Wednesday 25 November 2020.**

I trust this information is sufficient for your purposes. Should you require any additional information or clarification, please do not hesitate to contact me on (07) 3330 4449 or email to **SLAM-Brisbane@dnrme.qld.gov.au**

Kind Regards



Ray Palmer
Land Support Officer, Land Services, South Region
Natural Resources
Department of Natural Resources, Mines and Energy

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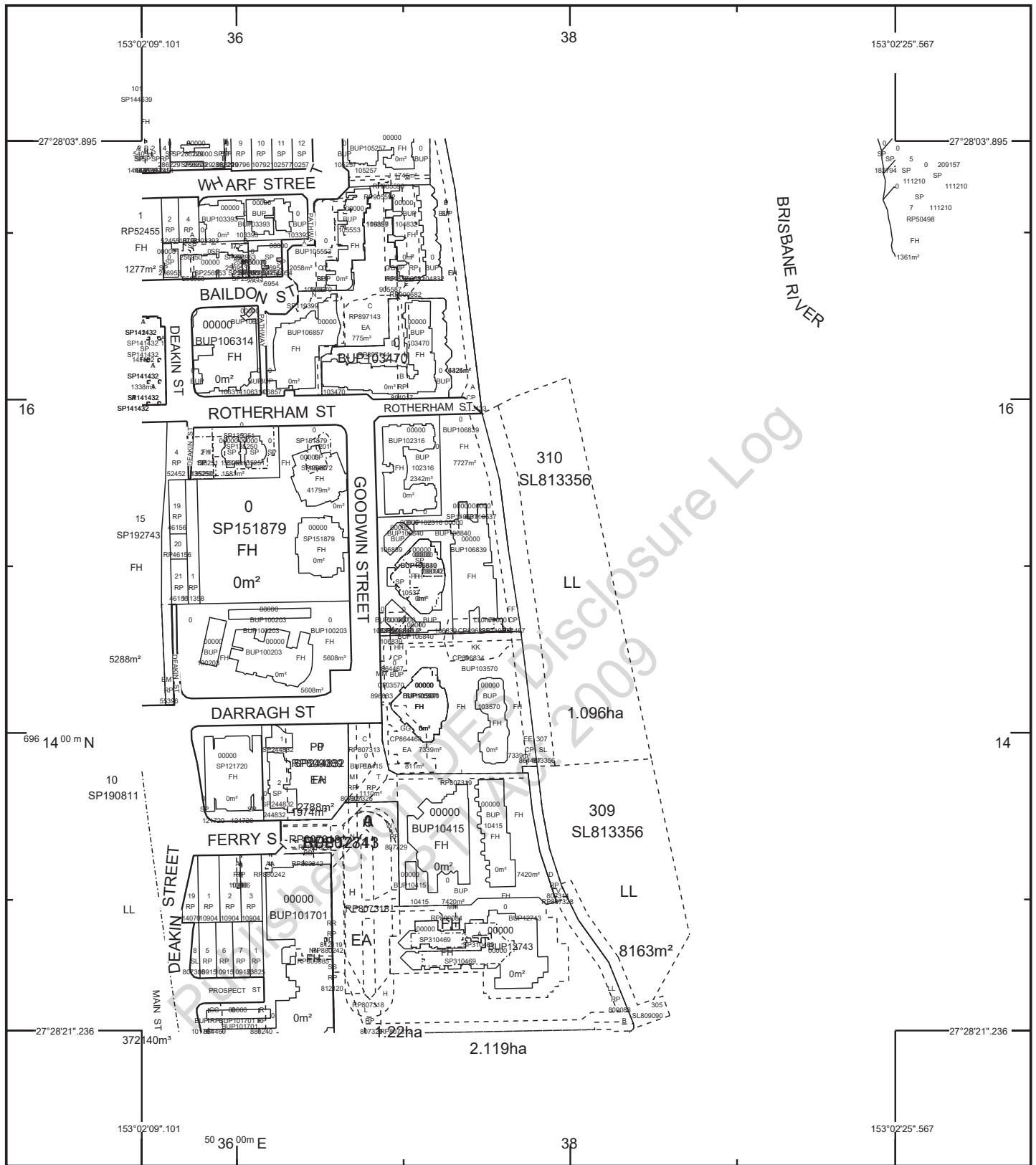
[20.0200C - 22.10.2020.pdf](#)

[SnipImage.JPG](#)

[Title search for TL 220740.pdf](#)

[Smartmap .pdf](#)

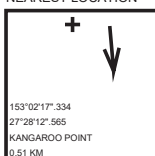
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STANDARD MAP NUMBER

9543-33324

MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 307/SL813356
Area/Volume 2270m²
Tenure LANDS LEASE
Local Government BRISBANE CITY
Locality KANGAROO POINT
Segment/Parcel 25199/55

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 29/10/2020

DCDB 28/10/2020

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**Queensland
Government**

(c) The State of Queensland,
(Department of
Natural Resources,
Mines and Energy) 2020.

Our Ref: 20.020

Your Ref:

22 October 2020

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

By Email: SLAMlodgement@dnrme.qld.gov.au

Dear Sir/Madam

**APPLICATION FOR STATE LANDOWNER CONSENT TO A DEVELOPMENT APPLICATION
LOTS 305 ON SL809090 AND 307, 309 AND 310 ON SL813356
DOCKSIDE MARINA, KANGAROO POINT, BRISBANE**

We act for Brisbane River Pty Ltd, applicant for the above-mentioned development application, and submit the attached application for landowner consent to their proposed operational works development permit application.

The proposed development entails the installation of new pontoons and the extension of certain existing pontoons within the Dockside Marina, located within the Brisbane River at Kangaroo Point, Brisbane. The development application will seek an operational works (prescribed tidal works) development permit for the proposed development.

The following are attached:

- Appendix A - DNRME Forms A and B, duly completed and signed on behalf of the applicant, as required;
- Appendix B - Copy of DA Form 1 for the development application;
- Appendix C - Location Plan showing the site; and
- Appendix D - a plan of the proposed development.

Please direct any queries to the undersigned.

Yours faithfully

ACCESS TOWN PLANNING CONSULTANTS

[CTPI 49-Sch4]

[CTPI 49-Sch4]

Director

APPENDIX A

DNRME FORMS A AND B

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Part A – Form LA00

Application form – Contact and Land Details

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](#) (per title reference), if relevant. A refund of application fees will not be given. (Details of fees are available on the [Department of Natural Resources, Mines and Energy \(DNRME\) website](#) at <<https://www.dnrme.qld.gov.au>> or from a regional [DNRME business office](#) or call 13 QGOV 13 74 68).
4. If the application is not lodged by a solicitor, bank or consultant on behalf of the applicant, then all applicants must sign the declaration on the appropriate Part B application form.
5. All parts of this application form need to be completed accurately, otherwise your application may be returned to you to complete.
6. Your application will not be considered as having been properly made unless all parts of this application form have been completed accurately, otherwise your application may be returned to you to complete.
7. Prior to lodging your application, the Department **strongly encourages** the applicant to have a **pre-lodgement meeting** with a DNRME officer who will provide additional information in relation to native title, expected timeframes, anticipated costs and to ensure the application will achieve your desired outcome.

Important information

7. 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.
8. All completed applications can be lodged with DNRME by sending information to the following email or postal addresses.
9. **Email:** SLAMlodgement@dnrme.qld.gov.au
10. **Post:**
Department of Natural Resources, Mines and Energy
PO Box 5318
Townsville QLD 4810
11. If lodging an application, all relevant Part B application forms must be signed and supporting documentation must be scanned and then emailed.
12. In terms of the [Right to Information Act 2009](#) interested parties may seek access to DNRME records and view relevant documents.
13. 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 lodges the application on behalf of the applicant.		
Full Name(s)		
Title	First name	Surname
Mr	CTPI 49	CTPI 49-Sch4
Company name(s)		
Access Town Planning Consultants		
If a Corporation then record ☐ ACN ☐ ARBN ☒ ABN		
		28 611 396 439
Postal Address	PO Box 703	
	Fortitude Valley Qld 4006	
Phone number	CTPI 49-Sch4	Mobile phone
Email	CTPI@accessnpc.com.au	

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

Company name(s)

Brisbane River Pty Ltd

If a Corporation then record



ACN



ARBN



ABN

611 362 639

Postal Address

c/o Access Town Planning Consultants

PO Box 703

Fortitude Valley Qld 4006

Phone number

CTPI 49-Sch4

Mobile phone

Email

CTP@accesstpc.com.au

Future correspondence should be sent to:



Lodger



Applicant

1. Are the applicants a foreign acquirer as defined by the Additional Foreign Acquirer Duty (AFAD)?



Yes

go to 2



No

go to 4

Note: For further information refer to the Queensland Government website to determine if the applicant/s are a foreign person (acquirer) for AFAD.

Government website address to Types of foreign persons and additional foreign acquirer duty:

<https://www.business.qld.gov.au/industries/service-industries-professionals/professional-financial-services/transfer-duty/investors/afad/foreign-persons>.

2. Is the application related to the purchase of land, for example a permanent road closure, or conversion of a lease where the land is or will be used solely or primarily for residential purposes as defined for the Additional Foreign Acquirer Duty (AFAD) under the Duties Act 2001?

☐ Yes

go to 2

☐ No

go to 4

Note: Under the Duties Act 2001 an additional amount of duty applies where the land is residential land and the applicant is a foreign person (acquirer) for AFAD.

Government website for Additional Foreign Acquirer Duty:

<https://www.business.qld.gov.au/industries/service-industries-professionals/professional-financial-services/transfer-duty/investors/afad/foreign-persons>.

3.

Enter the full name/s of the foreign acquirer/s.
(If there is insufficient space, please lodge as an attachment).

go to 4

Full Name/s (If a company, also provide a contact name)	Share held

4. Are the Applicant/s registered for GST and acquiring the land for a creditable purpose?

☐ Yes

☐ No

go to 5

Note: Under the Tax Administrator Act (Cth) 1953 certain purchasers of new residential premises or potential residential land are required to withhold the Goods and Services Tax (GST) amount from the price of the supply (purchase price) for payment directly to the Australian Taxation Office (ATO) as outlined on the ATO's website. The department is unable to provide further advice on the ATO's requirements. For further information contact the ATO on 13 28 65 or refer to the ATO website address <https://www.ato.gov.au/business/gst/in-detail/your-industry/property/gst-property-settlement-online-forms-and-instructions/> or seek advice from a financial or legal expert.

Details of land for which the application is being lodged

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

- ☐ Permit
☐ Licence
☒ Lease
☐ Unallocated State Land (USL)
☐ Road
☐ Trust Land Reserve/ Deed of Grant in Trust (DOGIT)
☐ Dealing Number (refer to Item 6)
☐ Other

go to 6

6. 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
305	SL809090	40041787
307	SL813356	40041787
309	SL813356	40041787
310	SL813356	40041787
The details of the land can be found on a current title or to obtain a copy of a current title search call the Titles Registry on 13 GOV 13 74 68. Lot on Plan details are located on your rates notice or the Queensland Globe from the Queensland Government website can be downloaded to help access current Lot on Plan details Queensland Globe website address: https://www.business.qld.gov.au/business/support-tools-grants/services/mapping-data-imagery/maps . If insufficient space, please add additional description as an attachment.		

go to 7

7. Enter additional details of the land

Dealing number

Tenure type Tenure number

Local Government

Other details of land location (optional)

go to 8

8.

Have you participated in a pre-lodgement meeting with the department (strongly encouraged)?

☐

Yes

go to 9

☐

No

Please provide name of officer you spoke with and this department's associated reference.

DNRME Contact
Officer

Pre-lodgement ID

(eLVAS CI Ref)

9. Provide details of pre-lodgement meeting.

(If there is insufficient space, please lodge as an attachment)

Note: 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

DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY

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 respective Owners Consent to a Development - [Guide](#) which includes application restrictions.
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, Mines and Energy \(DNRME\) website](#) or from a regional [DNRME business centre](#)).
4. Any additional information to support the application.
5. **Part A:** [Contact and Land details](#) form will need to be completed and submitted with your application.
6. Your application will not be considered as having been properly made unless all parts of this application form have been completed accurately, otherwise your application may be returned to you to complete.

Important information

7. Prior to lodging your application, the Department encourages the applicant to have a pre-lodgement meeting with a DNRME officer who will provide additional information in relation to native title, expected timeframes, anticipated costs and to ensure the application will achieve your desired outcome.
8. Section 51(2) of the [Planning Act 2016](#) requires DNRME to provide owners consent to a development application relating to some state land.
9. 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 DNRME, the person who will occupy the land.
10. Consideration to providing owners consent to a development application will only be given by DNRME 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; or
 - proposed development is for removal of quarry material from a watercourse or lake.
11. Development Applications are lodged on [DA Form 1](#) with all necessary other forms or attachments included.
12. Development under the *Planning Act 2016* includes reconfiguration of a lot. Reconfiguration of a lot held under a *Land Act 1994* tenure is not assessed under the provisions of the *Planning Act 2016* 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 the *Planning Act 2016* may also be required.
13. 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.

R

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

☐

Yes

An application cannot be considered

☒

No

go to 2

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 *Planning Act 2016* - 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 e.g. for a trustee lease with a term of more than 10 years, a development application under *Planning Act 2016* 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

Your application may qualify for FastTrack5 or otherwise must be lodged with the Department of Environment and Science

☒

No

go to 3

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 your application may qualify for [FastTrack5](#), or otherwise, the Environmental business unit of [Department of Environment and Science](#) 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 and Fisheries](#) 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

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

☒

No

go to 4

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

4. Owners consent is required to be given by DNRME for land listed below.

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* held by DNRME on behalf of the state as the lessee or trustee of the land

☒

a lease under the *Land Act 1994* (including a freeholding lease) reserve if the lessee or trustee is not or does not represent the state

☐

strategic port land under the *Transport Infrastructure Act 1994*, other than freehold land

☐

a permit to occupy or licence under the *Land Act 1994*.

☐

land that is in fee simple (freehold) held by DNRME on behalf of the state

☐

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

☐

a non-tidal boundary watercourse or lake under the *Water Act 2000*

☐

a road (other than a state-controlled road) or stock route

go to 5

R

5. Is the application for a development permit to remove quarry materials from a non-tidal watercourse or lake?

☐ Yes
go to 10

☒ No
go to 6

6. 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 10

☐ No
go to 7

7. Has an application for appropriate tenure been made?

☐ Yes
go to 8

☐ No
An application cannot be considered.

Owners consent where tenure is required for the development may not be given unless DNRME 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 DNRME. If you have not already applied for tenure, you will need to do so.

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

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

go to 9

9. Has DNRME made an offer that has been accepted?

☐ Yes
go to 10

☐ No
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.

10. Have you made a previous application for owners consent?

☐ Yes
go to 11

☒ No
go to 13

11. Was this application refused?

☐ Yes
go to 12

☐ No
go to 13

12. 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 13

☐ No
go to 14

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

Refer attachments

go to 14

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.

14. Tick the box to confirm the attachments form part of the application.

☐

Application fee.

☒

Part A – Contact and Land details form.

☒

Copy of the development application and all other necessary forms being –

- original DA Form 1
- 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 that clearly showing the proposed development.

☐

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 (if relevant).

☐

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 (if relevant).

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)

CTPI 49-Sch4

Brisbane River Pty Ltd

Date: 22 / 10 / 2020

If applicable, 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.

APPENDIX B

DA FORM 1

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DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application 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*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)	Brisbane River Pty Ltd
Contact name (only applicable for companies)	CTPI 49-Sch4
Postal address (P.O. Box or street address)	c/o Access Town Planning Consultants, PO Box 703
Suburb	Fortitude Valley
State	Qld
Postcode	4006
Country	Australia
Contact number	CTPI 49-Sch4
Email address (non-mandatory)	CTP@accesstpc.com.au
Mobile number (non-mandatory)	CTPI 49-Sch4
Fax number (non-mandatory)	-
Applicant's reference number(s) (if applicable)	20.020

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application
- ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☐ Street address **AND** lot on plan (all lots must be listed), **or**
☒ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
	-	44A	Ferry Street	Kangaroo Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4169	305	SL809090	Brisbane City
b)	Unit No.	Street No.	Street Name and Type	Suburb
	-	63C	Rotherham Street	Kangaroo Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4169	310	SL813356	Brisbane City
c)	Unit No.	Street No.	Street Name and Type	Suburb
	-	63D	Rotherham Street	Kangaroo Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4169	309	SL813356	Brisbane City
d)	Unit No.	Street No.	Street Name and Type	Suburb
	-	63B	Rotherham Street	Kangaroo Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4169	307	SL813356	Brisbane City

3.2) Coordinates of premises (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)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☒ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer: Brisbane River

☐ On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
☒ In a tidal area	
Name of local government for the tidal area (if applicable):	Brisbane City Council
Name of port authority for tidal area (if applicable):	
☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? (tick only one box)

- ☐ Material change of use ☐ Reconfiguring a lot ☒ Operational work ☐ Building work

b) What is the approval type? (tick only one box)

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Installation and extension of pontoons within an existing marina

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? (tick only one box)

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? (tick only one box)

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .
☐ Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
☐ Yes			
☐ No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
☐ Subdivision (complete 10))	☐ Dividing land into parts by agreement (complete 11))
☐ Boundary realignment (complete 12))	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
☐ Yes – provide additional details below				

☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
☐ Road work ☐ Drainage work ☐ Landscaping ☒ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage ☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation Prescribed tidal works
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
☐ Yes – specify number of new lots:	
☒ No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$10,000	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Brisbane City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☒ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)

☐ Water-related development – referable dams ☐ Water-related development – levees (<i>category 3 levees only</i>) ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) (<i>only if the ERA has been devolved to local government</i>) ☐ Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: ☐ Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual ☐ Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: ☐ Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: ☐ Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) ☐ Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: ☐ Ports – Land within Port of Brisbane's port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority: ☐ Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: ☐ Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: ☒ Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
☐ Yes – referral response(s) received and listed below are attached to this development application ☒ No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
☒ I agree to receive an information request if determined necessary for this development application ☐ I do not agree to accept an information request for this development application Note: By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties

- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
☐ Yes – provide details below or include details in a schedule to this development application ☒ No			
List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
☐ Yes – a copy of the receipted QLeave form is attached to this development application ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid ☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
☐ Yes – show cause or enforcement notice is attached ☒ No

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i>?			
☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below ☒ No			
Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au . An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the Water Act 2000?**

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?**

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district?**

☒ Yes – the following is included with this development application:

☒ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

☒ A certificate of title

☐ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel?**

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- ☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the *Planning Regulation*

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- ☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- ☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes
☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes
☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or

- otherwise required by law.

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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RTI Act 2009

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

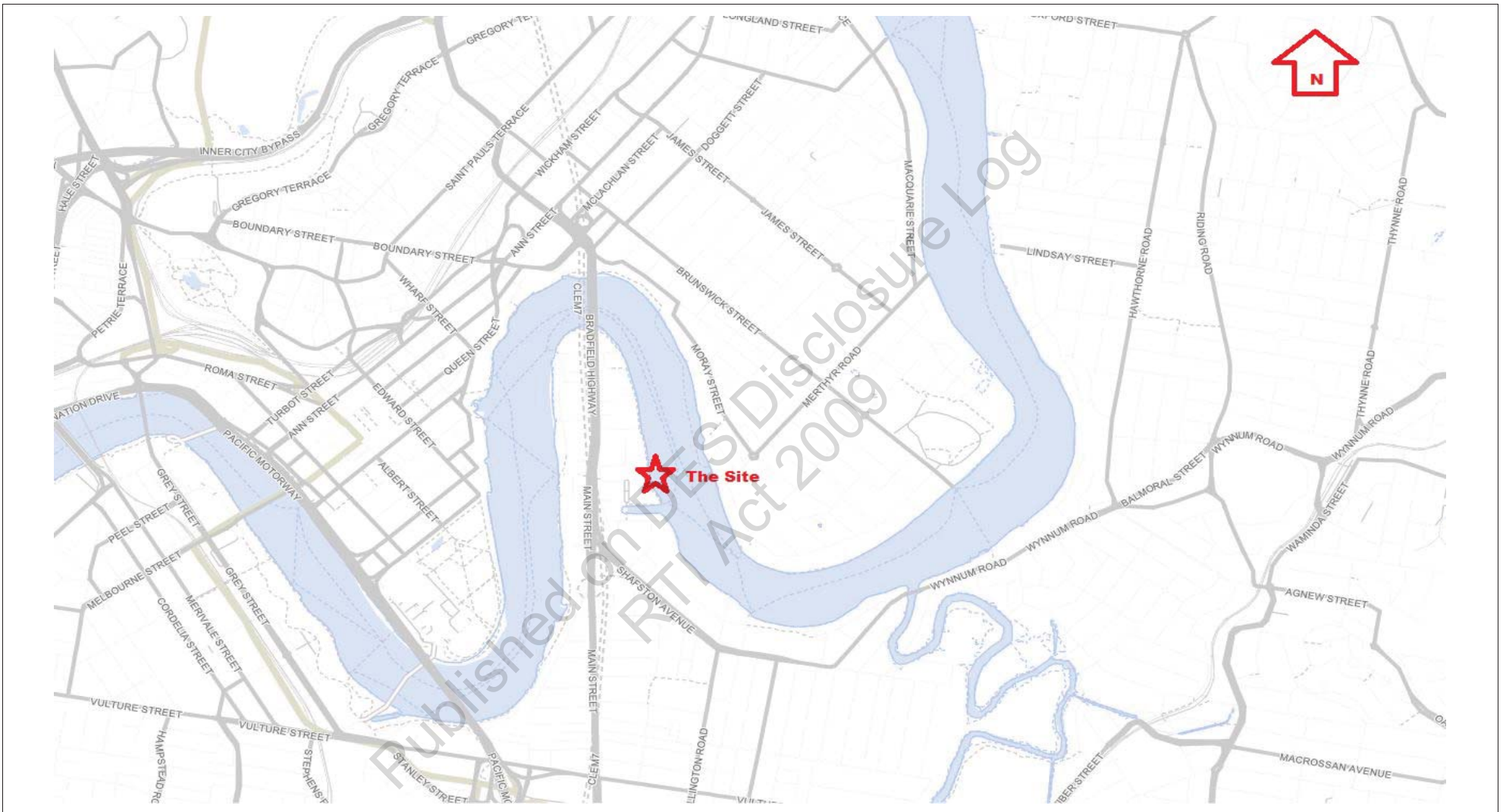
Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

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APPENDIX C

LOCATION PLAN

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RTI Act 2009



ACCESS
Town Planning Consultants

PO Box 703 FORTITUDE VALLEY QLD 4006

M: [CTPI 49-Sch4](tel:0738444444)

E: [accessnpc.com.au](mailto:info@accessnpc.com.au)

W: www.accessnpc.com.au

LOCATION PLAN

(City Plan 2014 Mapping)

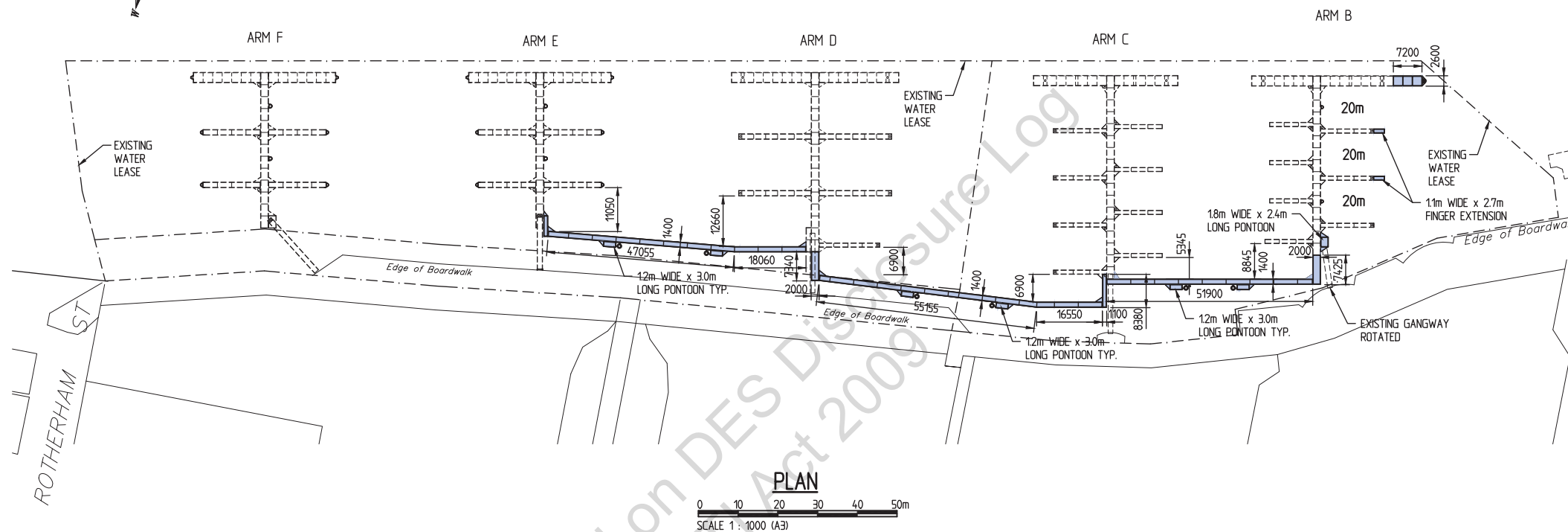
(N.T.S.)

Client:	Brisbane River Pty Ltd
Project:	Dockside Marina Upgrade, Stage 1
Dwg No:	20.020/LP/Rev. A
Date:	22/10/2020

APPENDIX D

PLAN OF DEVELOPMENT

Published on DES Disclosure Log
RTI Act 2009



NOTES:

1. ALL DIMENSIONS ARE IN METRES UNO.
2. ALL LEVELS ARE IN METRES AND REDUCED TO ZERO FORT DENISON (AHD IS 124m ABOVE CHART DATUM).
3. MARINA STRUCTURAL COMPONENTS AND PILES ARE SUBJECT TO DETAILED DESIGN.
4. ON SHORE LAYOUT ARE DIGITIZED FROM AERIAL PHOTO.

LEGEND:

■ NEW PONTOONS

PRELIMINARY

**International
Marina
Consultants**
Consultants to the Marina Industry.

International Marina
Consultants Pty. Ltd.
A.C.N. 079 905 481

5/26 Brand Street
EIGHT MILE PLAINS QLD 4113
AUSTRALIA
Phone (07)38925711
Fax (07)38925611
Email : inc@imc-marinas.com

Client:
DOCKSIDE MARINA

Project:
DOCKSIDE MARINA RECONFIGURATION

Title:
**PRELIMINARY LAYOUT
STAGE 1**

Revision:
A 16/10/20 PONTOONS ADDED TO T-HEAD ARM B.

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be used or reproduced without
the written permission of
International Marina Consultants

Date: 14/10/2020

Drawing No.: 5341-05/A

Scale: AS SHOWN

Drawn By: CTPI

Checked By:

Approved By:

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35342490

Search Date: 28/10/2020 12:05

Title Reference: 40041787

Date Created: 23/04/2004

DESCRIPTION OF LAND

Tenure Reference: TL 0/220740

Lease Type: TERM

LOT 305 CROWN PLAN SL809090
Local Government: BRISBANE CITY
LOT 307 CROWN PLAN SL813356
Local Government: BRISBANE CITY
LOT 309 CROWN PLAN SL813356
Local Government: BRISBANE CITY
LOT 310 CROWN PLAN SL813356
Local Government: BRISBANE CITY

Area: 2.222600 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
MARINE FACILITY

TERM OF LEASE

Term and day of beginning of lease

Term: 30 years commencing on 13/03/2004

Expiring on 12/03/2034

REGISTERED LESSEE

Dealing No: 717254708 17/05/2016

BRISBANE RIVER PTY LTD A.C.N. 611 362 639
TRUSTEE

CONDITIONS

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35342490

Search Date: 28/10/2020 12:05

Title Reference: 40041787

Date Created: 23/04/2004

CONDITIONS

- A61 (1) The lessee must use the leased land for marine facility purposes namely for the operation and maintenance of marine facility structures for the berthing of private (non-commercial) vessels over Lots 309 and 310 on SL813356 and the operation and maintenance of a public boardwalk (Lot 307 on SL813356) and ferry terminal (Lot 305 on SL809090) and provision of access and services to the adjoining marina.
- (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 indemnifies and agrees to keep indemnified the State of Queensland, Crown Instrumentalities, local governments and other statutory bodies (the Indemnified) 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 State of Queensland granting this lease to the lessee and which is connected to or resulting from the lessees' use and occupation of the leased land (all 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 State of Queensland. The lessee hereby releases and discharges the Indemnified from any Claim relating to the indemnified acts or omissions which may be made against the Indemnified.
- (9) The lessee must ensure that the use and development of the

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

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Title Reference: 40041787

Date Created: 23/04/2004

CONDITIONS

leased land conforms to the Planning Scheme, Local Laws and requirements of the Brisbane City Council, binding on the lessee.

- (10) The lessee must give the Minister administering the Land Act 1994, information about the lease, when requested.
 - (11) The lessee must not clear any vegetation on the leased land, unless in accordance with the Integrated Planning Act 1997.
 - (12) 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 three (3) 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.
 - (13) This lease is subject to the Land Act 1994 and the Environmental Authority License held under the Environmental Protection Act 1994 and all other relevant State and Commonwealth Acts.
- A69 Further to Condition A61(12) above, the lessee must remove all improvements and rehabilitate the area to the satisfaction of the Minister administering the Land Act 1994 from the date of cancellation or surrender of the lease .
- A70 If the lessee fails to remove the improvements and rehabilitate the area as detailed in Condition A69 above, the Minister administering the Land Act 1994 , can remove the improvements and rehabilitate the area and is hereby authorised to do whatever is necessary to effect the said removal and rehabilitation. The said Minister may recover from the lessee the total cost incurred in the said removal and rehabilitation.
- C342 The lessee must comply with any lawful requirements of the Environmental Protection Agency including any environmental values of the area should be maintained or enhanced eg. biodiversity and conservation values and in the event that Aboriginal, archeological or historic sites, items or places may be identified, located or exposed on the land, the lessee should cease operations and contact the Environmental Protection Agency.
- C343 The lessee must construct and maintain floodlighting on the leased area from the commencement of the lease and to the satisfaction of the Harbour Master, Brisbane.
- C343 The lessee must from the commencement of the lease and to the satisfaction of the Environmental Protection Agency and Brisbane City Council provide all and any necessary utility services (including metres) including but not limited to electricity, water, telephone and sanitary services on the leased land , .

R

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35342490

Search Date: 28/10/2020 12:05

Title Reference: 40041787

Date Created: 23/04/2004

CONDITIONS

- C343 The lessee must /may from the commencement of the lease and to the satisfaction of the minister administering the Land Act 1994, use two berths in Lot 309 on SL813356 for the purposes of and only while embarking and disembarking of passengers from water taxis, cruise, catering and other commercial vessels in connection with the provision of services to guests of the hotel operated within the dockside complex.
- C343 The lessee must from the commencement of the lease and to the satisfaction of Brisbane City Council, observe all of the terms and conditions of the Ferry Terminal Deed dated the tenth day of December 1997 between Stencraft Pty Ltd, Bambari Pty Ltd and Brisbane City Council and any agreed modifications or amendments of, or substitutions for, that Deed.
- C344 The lessee must not under any circumstances allow sewerage to be discharged into the Brisbane River from any vessel located on the leased land.
- C346 The lessee must not carry out or allow to be carried out, any offensive, noxious or noisy occupation or business, upon the leased land, in accordance with the Environmental Protection Act 1994.
- C354 If, as a result of carrying out works or any other cause attributable to the lessee any bank or revetment wall is damaged or displaced, the lessee must, at the lessees' expense, restore the bank or revetment wall to its former condition and take such other action as is necessary to ensure the stability of the bank or revetment wall to the satisfaction of the Environmental Protection Agency.
- E22 The lessee must, protect the leased land from erosion and effect such works as are considered necessary .
- E23 The lessee must ensure that each and every activity undertaken on the leased land which has the potential to pollute and/or contaminate the surrounding surface waters is carried out in such a manner as to prevent this from occurring.
- 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 whole of the term of the lease, allow the Public (including persons wishing to use the ferry terminal and the marina) free and unrestricted access 24 hours a day, 7 days a week to the boardwalk and ferry terminal located on Lot 307 on SL813356 and Lot 305 on SL809090.
- H122 The lessee must, at all times during the whole of the term of the lease, allow Brisbane City Council free and unrestricted access to use the ferry terminal including pedestrian and bicycle areas.
- H123 The provision of access to the leased land will not be the responsibility of the Local Government or the State.

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CONDITIONS

- I64 (1) The lessee must effect a public liability insurance policy with an insurer authorised under the Insurance Act 1973 (Commonwealth) or, in any other case, to the satisfaction of the Minister administering the Land Act 1994, naming the lessee as the insured covering legal liability for any loss of, or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the leased land or any improvements thereon and against all claims, demands, proceedings, costs, charges and expenses whatsoever in respect thereof. Such policy must:
- (a) be for an amount of not less than ten million dollars (\$10,000,000.00) in respect of all claims arising out of a single event or such higher amounts as the Minister may reasonably require;
 - (b) be effected on a "claims occurring" basis so that any claim made by the lessee under the policy after expiration of the period of policy cover but relating to an event occurring during the currency of the policy will be covered by the policy subject to the claim meeting the policy's other terms and conditions;
 - (c) be effected on such other reasonable terms and conditions as may be required by the Minister; and
 - (d) be maintained at all times during the currency of the lease.
- (2) The lessee must, as soon as practicable, inform the Minister administering the Land Act 1994, in writing, of the occurrence of any event that the lessee considers is likely to give rise to a claim under the policy of insurance effected and must ensure that the Minister kept fully informed of subsequent actions and developments concerning the claim.
- (3) The lessee must renew such policy, at the lessees' expense, each year during the currency of this lease and forward a certificate of currency to the Minister within 14 days of the commencement of each respective renewal period.
- (4) Upon receipt of a Notice of Cancellation, the lessee must immediately effect another public liability policy in accordance with the provisions of this condition.
- (5) Clause (1) of this condition will be satisfied if the lessee is the State of Queensland or a statutory authority eligible for cover under the Queensland Government Insurance Fund and is insured and continues to be insured by the Queensland Government Insurance Fund.
- (6) Clause (1) of this condition will be satisfied if the lessee is the Commonwealth of Australia or a statutory authority eligible for cover under the Comcover Insurance Fund and is insured and continues to be insured by Comcover.
- L109 The lessee must not effect any further structural improvements on the leased land, without the approval of the Minister administering the Land Act 1994 and the Environmental Protection Agency and any other relevant authority, having been first obtained.

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CONDITIONS

- L110 The lessee must , to the satisfaction of the Environmental Protection Agency, be wholly responsible for the reinstatement, repair and/or maintenance of all revetment walls located on the leased land in a good and substantial state of repair.
- L110 The lessee must , to the satisfaction of the Department of Natural Resources & Mines and the Environmental Protection Agency, maintain improvements on the leased land in a good and substantial state of repair.
- L111 The lessee must not demolish or remove any part of the buildings or improvements erected on the leased land without prior approval in writing of the Environmental Protection Agency and the Department of Natural Resources & Mines.
- M543 The lessee must not keep, store or permit to be kept or stored on the leased land any materials of a dangerous, flammable or explosive nature unless all statutes, local laws and regulations applicable to the keeping and storage of such materials have been complied with in every respect.
- T31 The lessee must not in any way interfere with any navigation mark or light erected on the leased land.
- T32 The lessee must, to the satisfaction of the Department of Transport, keep the sight line of any navigation leads which cross the leased land clear of obstructions. However, with the prior approval of the Department of Transport, the lessee may make alternative arrangements for relocating any of the said leads.
- T34 The lessee must supply, install and maintain, at the lessees' expense, any navigation lights, buoys, marks and warning signs which the Regional Harbour Master, Department of Transport considers necessary.
- T36 The lessee must at all times take the necessary precautions to ensure that all lights on or above the leased land are shielded to prevent glare or reflection which may interfere with safe navigation of surrounding waterways or with reasonable enjoyment of neighbouring properties .
- T37 The lessee must, at the lessees' expense and to the satisfaction and requirements of Brisbane City Council, provide facilities for the disposal and collection ashore of human wastes and other litter and dry or wet refuse or waste materials from vessels. The lesseemay, if and when required (subject to the necessary approvals being obtained) install an external system to enable the connection to vessels of a line through which sewerage may be pumped to a shore based receiyal station to enable collection.

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- T38 The lessee must, take all reasonable action to ensure that all vessels attached to moorings within the boundaries of the leased land must be moored wholly within such boundaries and that such vessels or any part/s thereof must not encroach beyond the boundaries of the leased land.
- T39 The lessee must, at the lessees' expense, maintain a depth of water within the leased land sufficient to allow such waters to be freely navigated at the developed depths at all stages of the tide by the classes of the vessels using the facilities situated therein and should any dredging be required to maintain such depth of water, then the lessee must, at the lessees' expense, be responsible for obtaining the relevant statutory approvals required to permit the carrying out of such dredging and disposal of dredge spoil from the Environmental Protection Agency.
- V16 If at any time, maintenance or repair are being conducted on the leased land that will disturb the free use and enjoyment of the boardwalk and ferry terminal by the public or will interfere, alter or change any services of gas, water, electricity, telephone or any other service, the lessee must before commencing such maintenance or repair, obtain the approval of any relevant authority and must carry out such maintenance and repairs, at the lessees' expense and to the requirements and satisfaction of the relevant authorities.

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Lease No. 40041787
2. SUB LEASE No 707849325 29/06/2004 at 16:51
to
CTPI 49-Sch4
OF LEASE L ON SP161245
3. TRANSFER No 720255921 08/09/2020 at 14:44
SUB LEASE: 707849325
CTPI 49-Sch4
4. SUB LEASE No 707854497 30/06/2004 at 14:25
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE Z ON SP161245
5. TRANSFER No 717626303 04/11/2016 at 15:32
SUB LEASE: 707854497
CTPI 49-Sch4

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6. SUB LEASE No 707854614 30/06/2004 at 14:29
to
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 707854614
OF LEASE Y ON SP161245
7. TRANSFER No 717540942 27/09/2016 at 15:15
SUB LEASE: 707854614
BELLWARD SUPER PTY LTD A.C.N. 602 264 237 TRUSTEE
UNDER DOCUMENT 717540942
8. SUB LEASE No 707854635 30/06/2004 at 14:30
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE AW ON SP161245
9. TRANSFER No 708961568 08/09/2005 at 13:57
SUB LEASE: 707854635
LONGWICK HOLDINGS PTY LTD A.C.N. 001 697 623 TRUSTEE
UNDER DEALING 708961568
10. SUB LEASE No 707854643 30/06/2004 at 14:31
to
RICHMOND RIVER MANGOS PTY LTD A.C.N. 085 549 631
OF LEASE AU ON SP161245
11. TRANSFER No 717491983 05/09/2016 at 15:10
SUB LEASE: 707854643
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717491983
12. MORTGAGE No 719925628 27/02/2020 at 13:55
SPEEDY FINANCE PTY LTD A.C.N. 107 822 766
over
SUB LEASE: 707854643
13. SUB LEASE No 707854665 30/06/2004 at 14:32
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE C ON SP161245
14. SUB LEASE No 707854689 30/06/2004 at 14:34
to
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707854689
OF LEASE X ON SP161245

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15. TRANSFER No 717540945 27/09/2016 at 15:16
SUB LEASE: 707854689
BELLWARD SUPER PTY LTD A.C.N. 602 264 237 TRUSTEE
UNDER DOCUMENT 717540945
16. SUB LEASE No 707899631 16/07/2004 at 15:00
to
HUPPERT & BEIRNE PTY LTD A.C.N. 009 784 089 TRUSTEE
UNDER INSTRUMENT 707899631
OF LEASE AV ON SP161245
17. TRANSFER No 717491976 05/09/2016 at 15:08
SUB LEASE: 707899631
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717491976
18. SUB LEASE No 707900295 16/07/2004 at 16:51
to
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 707900295
OF LEASE F ON SP161245
19. TRANSFER No 718015830 11/05/2017 at 14:35
SUB LEASE: 707900295
CTPI 49-Sch4
20. SUB LEASE No 707910787 21/07/2004 at 14:41
to
WIL-CO CONSTRUCTIONS PTY LTD A.B.N. 31 097 304 848
OF LEASE AR IN LOT 310 ON SL813356 ON SP161245
21. TRANSFER No 719874109 30/01/2020 at 14:38
SUB LEASE: 707910787
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
22. SUB LEASE No 707922244 26/07/2004 at 14:26
to
CTPI 49-Sch4 TRUSTEE
UNDER DEALING 707922244
OF LEASE K ON SP161245
23. TRANSFER No 719790871 11/12/2019 at 14:46
SUB LEASE: 707922244
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
24. SUB LEASE No 707929378 28/07/2004 at 14:48
to
POCONO PTY LTD A.C.N. 010 376 691
OF LEASE AI ON SP161245

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25. TRANSFER No 719607987 06/09/2019 at 13:52
SUB LEASE: 707929378
ATHENE INVESTMENTS PTY LTD A.C.N. 611 951 341 TRUSTEE
UNDER INSTRUMENT 719607987
26. SUB LEASE No 707937967 30/07/2004 at 15:19
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707937967
OF LEASE AF ON SP161245
27. TRANSFER No 716790666 01/10/2015 at 09:56
SUB LEASE: 707937967
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
28. TRANSFER No 719890209 07/02/2020 at 15:14
SUB LEASE: 707937967
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
29. SUB LEASE No 707937971 30/07/2004 at 15:19
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707937971
OF LEASE AG ON SP161245
30. TRANSFER No 720131744 01/07/2020 at 10:56
SUB LEASE: 707937971
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
31. SUB LEASE No 707938794 02/08/2004 at 09:37
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 707938794
OF LEASE W ON SP161245
32. TRANSFER No 708745455 17/06/2005 at 14:48
SUB LEASE: 707938794
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708745455
33. TRANSFER No 709476746 29/03/2006 at 11:08
SUB LEASE: 707938794
JACOBY MANAGEMENT SERVICES PTY LTD A.B.N. 59 002 598 558
UNDER INSTRUMENT 709476746 TRUSTEE

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34. SUB LEASE No 707940307 02/08/2004 at 14:21
to
CTPI 49-Sch4
OF LEASE Q ON SP161245
35. TRANSFER No 719767839 02/12/2019 at 10:01
SUB LEASE: 707940307
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
36. SUB LEASE No 707940314 02/08/2004 at 14:23
to
CTPI 49-Sch4
OF LEASE O ON SP161245
37. TRANSFER No 719767837 02/12/2019 at 10:00
SUB LEASE: 707940314
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
38. SUB LEASE No 707944704 03/08/2004 at 14:19
to
JOMAC INVESTMENTS PTY LTD A.C.N. 065 408 782
OF LEASE N ON SP161245
39. TRANSFER No 715912377 24/07/2014 at 10:52
SUB LEASE: 707944704
CTPI 49-Sch4
40. SUB LEASE No 707944763 03/08/2004 at 14:24
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE G ON SP161245
41. TRANSFER No 720131742 01/07/2020 at 10:56
SUB LEASE: 707944763
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
42. SUB LEASE No 707944797 03/08/2004 at 14:28
to
PERIMAL PTY LTD A.C.N. 010 102 628 TRUSTEE
UNDER DOCUMENT 707944797
OF LEASE J ON SP161245
43. TRANSFER No 720007369 15/04/2020 at 09:27
SUB LEASE: 707944797
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577

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44. SUB LEASE No 707944868 03/08/2004 at 14:34
to
CTPI 49-Sch4
TRUSTEE
UNDER DOCUMENT 707944868
OF LEASE I ON SP161245
45. TRANSFER No 716692988 14/08/2015 at 15:39
SUB LEASE: 707944868
CTPI 49-Sch4
46. SUB LEASE No 707973342 13/08/2004 at 14:39
to
DEERWOOD PTY LTD A.C.N. 010 253 175
LEASE M ON SP161245
47. TRANSFER No 719767832 02/12/2019 at 09:59
SUB LEASE: 707973342
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
48. SUB LEASE No 707973355 13/08/2004 at 14:42
to
CTPI 49-Sch4
TRUSTEE
UNDER DOCUMENT 70797355
LEASE D IN LOT 309 ON SL813356 ON SP161245
49. TRANSFER No 719249884 07/02/2019 at 14:44
SUB LEASE: 707973355
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
50. SUB LEASE No 708000474 25/08/2004 at 09:35
to
CTPI 49-Sch4
OF LEASE AH ON SP161245
51. TRANSFER No 717764940 09/01/2017 at 14:43
SUB LEASE: 708000474
ATHENE INVESTMENTS PTY LTD A.C.N. 611 951 341 TRUSTEE
UNDER INSTRUMENT 717764940
52. SUB LEASE No 708010405 27/08/2004 at 15:21
to
CTPI 49-Sch4
OF LEASE V ON SP161245
53. TRANSMISSION BY DEATH No 712130540 23/12/2008 at 14:43
SUB LEASE: 708010405
CTPI 49-Sch4 PERSONAL REPRESENTATIVE
UNDER INSTRUMENT 712130540

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54. SUB LEASE No 708072350 21/09/2004 at 14:35
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE AJ ON SP161245
55. SUB LEASE No 708109687 05/10/2004 at 14:28
to
CTPI 49-Sch4
OF LEASE AK ON SP161245
56. TRANSFER No 717544216 28/09/2016 at 16:06
SUB LEASE: 708109687
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717544216
57. SUB LEASE No 708165799 27/10/2004 at 10:59
to
STYNES ENTERPRISES PTY LTD A.C.N. 052 422 867 TRUSTEE
UNDER DEALING 708165799
OF LEASE AP ON SP161245
58. SUB LEASE No 708222756 18/11/2004 at 11:03
to
TELCO PTY LTD A.C.N. 058 102 079 TRUSTEE
UNDER INSTRUMENT 708222756
OF LEASE E ON SP161245
59. SUB LEASE No 708244757 26/11/2004 at 09:31
to
CTPI 49-Sch4
OF LEASE P ON SP161245
60. TRANSFER No 709451498 20/03/2006 at 14:59
SUB LEASE: 708244757
ASSET FLOORING PTY LTD A.C.N. 067 417 958
61. SUB LEASE No 708358609 13/01/2005 at 09:30
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 708358609
OVER LEASES AZ AND AT ON SP161245
62. TRANSFER No 711403486 07/02/2008 at 09:25
SUB LEASE: 708358609
TODLAW PTY LTD A.C.N. 010 480 083 TRUSTEE
UNDER INSTRUMENT NO. 711403486

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63. SUB LEASE No 708408830 03/02/2005 at 10:00
to
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708408830
OF LEASE AL ON SP161245
64. TRANSFER No 708679867 24/05/2005 at 09:12
SUB LEASE: 708408830
CTPI 49-Sch4
65. SUB LEASE No 708421700 08/02/2005 at 16:07
to
CORDELIA ARMSTRONG INVESTMENTS PTY LTD A.C.N. 095 576 033
TRUSTEE
UNDER INSTRUMENT 708421700
OF LEASE AA ON SP161245
66. TRANSFER No 717345084 27/06/2016 at 11:58
SUB LEASE: 708421700
CTPI 49-Sch4
67. TRANSFER No 718915384 07/08/2018 at 13:07
SUB LEASE: 708421700
CTPI 49-Sch4 FAMILY SUPERANNUATION FUND PTY LTD A.C.N. 147 982 910
TRUSTEE
UNDER INSTRUMENT 718915384
68. SUB LEASE No 708526617 22/03/2005 at 15:33
to
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708526617
OF LEASE AB ON SP161245
69. MORTGAGE No 708561064 06/04/2005 at 14:54
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937
over
SUB LEASE: 708526617
IDENTIFYING MORTGAGE 708559212
PRODUCED 06/04/2005 RECORDED 06/04/2005
70. TRANSFER No 708679872 24/05/2005 at 09:13
SUB LEASE: 708526617
CTPI 49-Sch4

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71. SUB LEASE No 708540225 30/03/2005 at 10:15
to
BYRON MANAGEMENT SERVICES PTY LTD A.C.N. 009 872 995
TRUSTEE
UNDER INSTRUMENT 708540225
OF LEASE AS ON SP161245
72. TRANSFER No 717764923 09/01/2017 at 14:38
SUB LEASE: 708540225
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
73. SUB LEASE No 708590637 18/04/2005 at 14:48
to
CTPI 49-Sch4 TENANT IN COMMON 1/2
TENANT IN COMMON 1/2
OF LEASE BN ON SP131603
74. SUB LEASE No 708594384 19/04/2005 at 15:03
to
CTPI 49-Sch4 JOINT TENANTS
LEASE BH SP131603
75. MORTGAGE No 714119849 19/10/2011 at 14:54
QRAA
over
SUB LEASE: 708594384
76. SUB LEASE No 708594395 19/04/2005 at 15:04
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE BO ON SP131603
77. TRANSFER No 718232883 24/08/2017 at 15:37
SUB LEASE: 708594395
CTPI 49-Sch4
78. SUB LEASE No 708598175 20/04/2005 at 14:17
to
AMELVAN PTY LTD A.C.N. 099 274 165
OF LEASE AX ON SP161245
79. SUB LEASE No 708598181 20/04/2005 at 14:18
to
AMELVAN PTY LTD A.C.N. 099 274 165
OF LEASE AY ON SP161245
80. TRANSFER No 711297179 21/12/2007 at 09:47
SUB LEASE: 708598181
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 711297179

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81. SUB LEASE No 708605674 22/04/2005 at 15:13
to
SAIL DEMO PTY LIMITED A.C.N. 107 304 790
OF LEASE BC ON SP131603
82. TRANSFER No 720212698 17/08/2020 at 14:07
SUB LEASE: 708605674
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
83. SUB LEASE No 708605689 22/04/2005 at 15:14
to
TRANHO HOLDINGS NO.1 PTY LTD A.C.N. 104 547 186 TRUSTEE
UNDER DOCUMENT 708605689
OF LEASE BI ON SP131603
84. TRANSFER No 714295342 02/02/2012 at 15:06
SUB LEASE: 708605689
CTPI 49-Sch4
85. SUB LEASE No 708605692 22/04/2005 at 15:14
to
TRANHO HOLDINGS NO.1 PTY LTD A.C.N. 104 547 186 TRUSTEE
UNDER DOCUMENT 708605692
OF LEASE BK ON SP131603
86. TRANSFER No 718120031 29/06/2017 at 10:09
SUB LEASE: 708605692
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
87. SUB LEASE No 708605697 22/04/2005 at 15:15
to
CTPI 49-Sch4
OF LEASE AM ON SP161245
88. MORTGAGE No 711096225 17/10/2007 at 10:59
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
over
SUB LEASE: 708605697
89. SUB LEASE No 708605713 22/04/2005 at 15:17
to
CTPI 49-Sch4
OF LEASE AN ON SP161245
90. MORTGAGE No 711096207 17/10/2007 at 10:57
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
over
SUB LEASE: 708605713

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35342490

Search Date: 28/10/2020 12:05

Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

91. SUB LEASE No 708605722 22/04/2005 at 15:17
to
CTPI 49-Sch4 SUPERANNUATION PTY LTD A.C.N. 073 830 529
OF LEASE BL ON SP131603
92. SUB LEASE No 708609569 26/04/2005 at 15:03
to
CTPI 49-Sch4
OF LEASE BB ON SP131603
93. TRANSFER No 716078232 15/10/2014 at 15:55
SUB LEASE: 708609569
CTPI 49-Sch4
94. SUB LEASE No 708609577 26/04/2005 at 15:04
to
CTPI 49-Sch4
OF LEASE BA ON SP131603
95. TRANSFER No 717995835 03/05/2017 at 11:35
SUB LEASE: 708609577
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
96. TRANSFER No 719890218 07/02/2020 at 15:15
SUB LEASE: 708609577
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
97. SUB LEASE No 708609581 26/04/2005 at 15:04
to
ENGINEERING FABRICATIONS PTY LTD A.C.N. 010 600 021
OF LEASE BD ON SP131603
98. TRANSFER No 719045445 15/10/2018 at 15:24
SUB LEASE: 708609581
CTPI 49-Sch4
99. TRANSFER No 719045474 15/10/2018 at 15:25
SUB LEASE: 708609581
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
100. SUB LEASE No 708609585 26/04/2005 at 15:05
to
CTPI 49-Sch4
OF LEASE BP ON SP131603
101. SUB LEASE No 708609587 26/04/2005 at 15:05
to
CTPI 49-Sch4
OF LEASE BJ ON SP131603

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35342490
Search Date: 28/10/2020 12:05

Title Reference: 40041787
Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

102. TRANSFER No 719528348 23/07/2019 at 16:22
SUB LEASE: 708609587
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
103. SUB LEASE No 708609591 26/04/2005 at 15:05
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE BE ON SP131603
104. TRANSFER No 717412402 28/07/2016 at 10:43
SUB LEASE: 708609591
CTPI 49-Sch4
105. TRANSFER No 718968693 04/09/2018 at 14:31
SUB LEASE: 708609591
CTPI 49-Sch4
JOINT TENANTS
106. SUB LEASE No 708609598 26/04/2005 at 15:07
to
MACLEAY TOWER INVESTMENTS PTY LTD A.C.N. 109 626 717
TRUSTEE
UNDER DOCUMENT 708609598
OF LEASE BQ ON SP131603
107. SUB LEASE No 708616163 28/04/2005 at 14:41
to
CTPI 49-Sch4
TENANT IN COMMON 1/2
TENANT IN COMMON 1/2
108. TRANSFER No 712616834 23/07/2009 at 15:12
SUB LEASE: 708616163
CTPI 49-Sch4
109. SUB LEASE No 708627251 04/05/2005 at 14:54
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627251
OF LEASE BX ON SP131603
110. TRANSFER No 711356752 18/01/2008 at 12:38
SUB LEASE: 708627251
SUB LEASE: 708627256
SUB LEASE: 708627264
SUB LEASE: 708627268
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 711356752
111. TRANSFER No 718780881 31/05/2018 at 14:18
SUB LEASE: 708627251
CTPI 49-Sch4

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35342490

Search Date: 28/10/2020 12:05

Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

112. SUB LEASE No 708627256 04/05/2005 at 14:54
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627256
OF LEASE BW ON SP131603
113. SUB LEASE No 708627264 04/05/2005 at 14:55
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 101 677 102 TRUSTEE
UNDER INSTRUMENT 708627264
OF LEASE BV ON SP131603
114. TRANSFER No 719221452 22/01/2019 at 09:53
SUB LEASE: 708627264
FS GROUP HOLDINGS PTY LTD A.C.N. 612 842 958 TRUSTEE
UNDER INSTRUMENT 719221452
115. SUB LEASE No 708627268 04/05/2005 at 14:56
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627268
OF LEASE BM ON SP131603
116. SUB LEASE No 708638780 09/05/2005 at 14:16
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE B ON SP161245
117. SUB LEASE No 708638783 09/05/2005 at 14:17
to
CTPI 49-Sch4
TENANT IN COMMON 1/2
GIRDIS INVESTMENTS PTY LTD A.C.N. 009 729 720
TENANT IN COMMON 1/2
OF LEASE BG ON SP131603
118. TRANSFER No 720312267 07/10/2020 at 10:31
SUB LEASE: 708638783
SUB LEASE: 708638785
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
119. MORTGAGE No 720322401 12/10/2020 at 15:13
DEVINE INDUSTRIES PTY LTD A.C.N. 010 171 794
over
SUB LEASE: 708638783
SUB LEASE: 708638785

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35342490
Search Date: 28/10/2020 12:05

Title Reference: 40041787
Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

120. SUB LEASE No 708638785 09/05/2005 at 14:18
to
CTPI 49-Sch4 TENANT IN COMMON 1/2
GIRDIS INVESTMENTS PTY LTD A.C.N. 009 729 720
TENANT IN COMMON 1/2
OF LEASE BF ON SP131603
121. SUB LEASE No 708801662 06/07/2005 at 14:25
to
PORTLODGE PTY LTD A.C.N. 059 189 856
OF LEASE BR ON SP131603
122. TRANSFER No 710915980 20/08/2007 at 15:53
SUB LEASE: 708801662
SUB LEASE: 708869749
COFFS HARBOUR INTERNATIONAL MARINA PTY LTD TRUST A.C.N. 010
323 967 TRUSTEE
UNDER INSTRUMENT 710915980
123. SUB LEASE No 708869749 02/08/2005 at 14:38
to
PORTLODGE PTY LTD A.C.N. 059 189 856
OF LEASE BS IN LOT 310 ON SP131603
124. SUB LEASE No 709933656 13/09/2006 at 14:39
GIRDIS MARINE PTY LTD A.B.N. 48 009 858 566
OF LEASE H IN LOT 309 ON SP161245
TERM: 15.08.2006 TO 11.03.2034 OPTION NIL
125. TRANSFER No 719801535 17/12/2019 at 10:14
SUB LEASE: 709933656
MTO2011 PTY LTD A.C.N. 611 607 302 TRUSTEE
UNDER INSTRUMENT 719801535
126. SUB LEASE No 709933667 13/09/2006 at 14:41
GIRDIS MARINE PTY LTD A.B.N. 48 009 858 566
OF LEASE R IN LOT 309 ON SP161245
TERM: 15.08.2006 TO 11.03.2034 OPTION NIL
127. TRANSFER No 719801525 17/12/2019 at 10:12
SUB LEASE: 709933667
MTO2011 PTY LTD A.C.N. 611 607 302 TRUSTEE
UNDER INSTRUMENT 719801525
128. SUB LEASE No 715068023 06/05/2013 at 10:53
CTPI 49-Sch4
OF LEASE AQ ON SP161245
TERM: 08/02/2013 TO 11/03/2034 OPTION NIL
129. TRANSFER No 718663354 29/03/2018 at 11:47
SUB LEASE: 715068023
CTPI 49-Sch4

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35342490
Search Date: 28/10/2020 12:05

Title Reference: 40041787
Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

130. SUB LEASE No 715068025 06/05/2013 at 10:53
CTPI 49-Sch4
OF LEASE AO ON SP161245
TERM: 08/02/2013 TO 11/03/2034 OPTION NIL

131. TRANSFER No 716623824 13/07/2015 at 14:43
SUB LEASE: 715068025
CTPI 49-Sch4

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
719767646	EXEMPT CONS	02/12/2019 08:28	CURRENT
SEC 322AA LAND ACT 1994			
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: External Supervisor



Date : 18/11/2020 1:14:11 PM

From : "Sara Coastal Wetlands"

To : "VANDERZWAN Jacob"

Cc : "SIMONUTTI Anna"

Subject : FW: Zendesk76148 REQUEST FOR LAND OWNER CONSENT - LOT 305 ON SL809090 AND LOTS 307, 309 AND 310 ON SL813356, DOCKSIDE MARINA AT KANGAROO POINT

Attachment : Smartmap .pdf;5341-05B.pdf;20.0200C - 22.10.2020.pdf;Title search for TL 220740.pdf;SnipImage.JPG;

Hi Jacon

An agency views for you.

Thank you.

Bron

From: PALM <PALM@des.qld.gov.au>

Sent: Tuesday, 10 November 2020 11:51 AM

To: Sara Coastal Wetlands

Subject: Re: Zendesk76148 REQUEST FOR LAND OWNER CONSENT - LOT 305 ON SL809090 AND LOTS 307, 309 AND 310 ON SL813356, DOCKSIDE MARINA AT KANGAROO POINT

To add to this conversation reply and type above this text.

Below is the the Department of Environment and Science's response to your email (76148) - Re: Zendesk76148 REQUEST FOR LAND OWNER CONSENT - LOT 305 ON SL809090 AND LOTS 307, 309 AND 310 ON SL813356, DOCKSIDE MARINA AT KANGAROO POINT.

Kim C (Department of Environment and Science)

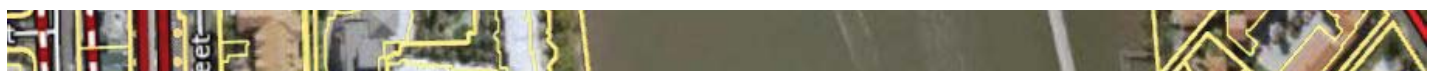
Nov 10, 2020, 11:51 AM GMT+10

Hi Anna

Please see email below and attachments. I have saved to edocs - Zendesk76148.

Kind regards

Kim





Kim C
Permit and Licence Management
Regulatory Support
Department of Environment and Science www.des.qld.gov.au

P 1300 130 372 (select option, 4)
F: (07) 3330 5875
E: palm@des.qld.gov.au
400 George Street Brisbane 4000
GPO Box 2454 BRISBANE QLD 4001

PALMER Ray

Nov 10, 2020, 10:31 AM GMT+10

Our Reference : 2020/013360

PALM Reference : 75270

Dear Sir / Madam

I refer to my email below dated 29 October 2020 requesting your Agency views for an application for owner's consent for operational works for prescribed tidal works within Term Lease TL 0/220740 which is over Lot 305 on SL809090 & Lot 307, Lot 309 & Lot 310 on SL813356 which is known as Dockside Marina at Rotherham Street Kangaroo Point. The proposed development entails the installation of new pontoons and the extension of certain existing pontoons within the Dockside Marina as shown in **Appendix D in attachment 1 on page 30 (5341-05/A)**

I have received an **updated plan of development (5341-05/B)** this morning from Access Town Planning Consultants for the above-mentioned development proposal. Their advice is that the only change is that a **drafting error** has been corrected as follows :-

Originally, the plan (5341-05/A) showed two of the southernmost pontoon fingers as being extended by

2.7m (refer Arm B) . The attached plan shows the correct dimension for these extensions, being 4.2m . Please refer to Arm B on the updated plan in attachment 5 above.

Would you please forward the this email with the updated plan to the relevant area or Case Officer who is currently assessing this application (PALM Reference 75270).

It is noted that your Agency views are required by **Wednesday 25 November 2020**.

Regards



Ray Palmer
Land Support Officer, Land Services, South Region
Natural Resources
Department of Natural Resources, Mines and Energy

Phone : (07) 3330 4449
Email : SLAM-Brisbane@dnrme.qld.gov.au
Address : Level 18 , 275 George Street Brisbane QLD 4000
Postal Address: GPO Box 2771, Brisbane QLD 4001
W: www.dnrme.qld.gov.au

From: PALMER Ray
Sent: Thursday, 29 October 2020 4:52 PM
To: RHMBris; PALM; Fisheries Planning & Assessment Unit; BI-LandUse
Subject: FW: REQUEST FOR LAND OWNER CONSENT - LOT 305 ON SL809090 AND LOTS 307, 309 AND 310 ON SL813356, DOCKSIDE MARINA AT KANGAROO POINT

Our Reference : 2020/013360

Dear Sir / Madam

I have received the attached application from Access Town Planning Consultants Pty Ltd ,who are acting for Brisbane River Pty Ltd A.C.N. 611 362 639 , for land owner's consent for operational works for prescribed tidal works within Term Lease TL 0/220740 which is over Lot 305 on SL809090 & Lot 307 , Lot 309 & Lot 310 on SL813356 which is known as Dockside Marina at Rotherham Street Kangaroo Point.

The proposed development entails the installation of new pontoons and the extension of certain existing pontoons within the Dockside Marina. The details of the new pontoons & extensions to existing pontoons are shown in **Appendix D** in attachment 1.

It is noted that all proposed works are within the current tidal boundaries of the existing term lease TL 0/220740 which is over Lot 305 on SL809090 & Lot 307 , Lot 309 & Lot 310 on SL813356.

Landowner's consent is being made pursuant to Section 51 (2) of the *Planning Act 2016* where a development permit application must be accompanied by the written consent of the owner. In this case, a development permit is required to be applied for to carry out operational works in a tidal area under the *Coastal Protection and Management Act 1995* and the *Planning Regulation 2017*. As the project footprint is located within Term Lease TL 0/220740 being a lease of state land below the high water mark on a tidal section of the Brisbane River, this application is being made to the Department of Natural Resource Mines and Energy, as owner.

Attached are the following supporting documents :-

The following are attached:

- Attachment 1 - Appendix A - DNRME Forms A and B
- Attachment 1 - Appendix B - Copy of DA Form 1 for the development application;
- Attachment 1 - Appendix C - Location Plan showing the site; and
- Attachment 1 - Appendix D – a plan of the proposed development – new & extensions to existing pontoons shown highlighted in blue
- Attachment 2 – current aerial view of Dockside from Qld globe
- Attachment 3 – title search for Term Lease TL 0/220740
- Attachment 4 – Smartmap of Dockside Marina

Would you kindly provide your Agency's views and comments for the above new application and , in particular , **whether you have any objection to DNRME providing Owner's Consent , to accompany the development application for operational work for prescribed tidal works in the Brisbane River within Term Lease TL 0/220740 which is over Lot 305 on SL809090 & Lot 307 , Lot 309 & Lot 310 on SL813356.**

Please provide your views by **Wednesday 25 November 2020**.

I trust this information is sufficient for your purposes. Should you require any additional information or clarification, please do not hesitate to contact me on (07) 3330 4449 or email to SLAM-Brisbane@dnrme.qld.gov.au

Kind Regards



Ray Palmer
Land Support Officer, Land Services, South Region
Natural Resources
Department of Natural Resources, Mines and Energy

Phone : (07) 3330 4449
Email : SLAM-Brisbane@dnrme.qld.gov.au
Address : Level 18 , 275 George Street Brisbane QLD 4000
Postal Address: GPO Box 2771, Brisbane QLD 4001
W: www.dnrme.qld.gov.au

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Attachment(s)

[20.0200C - 22.10.2020.pdf](#)

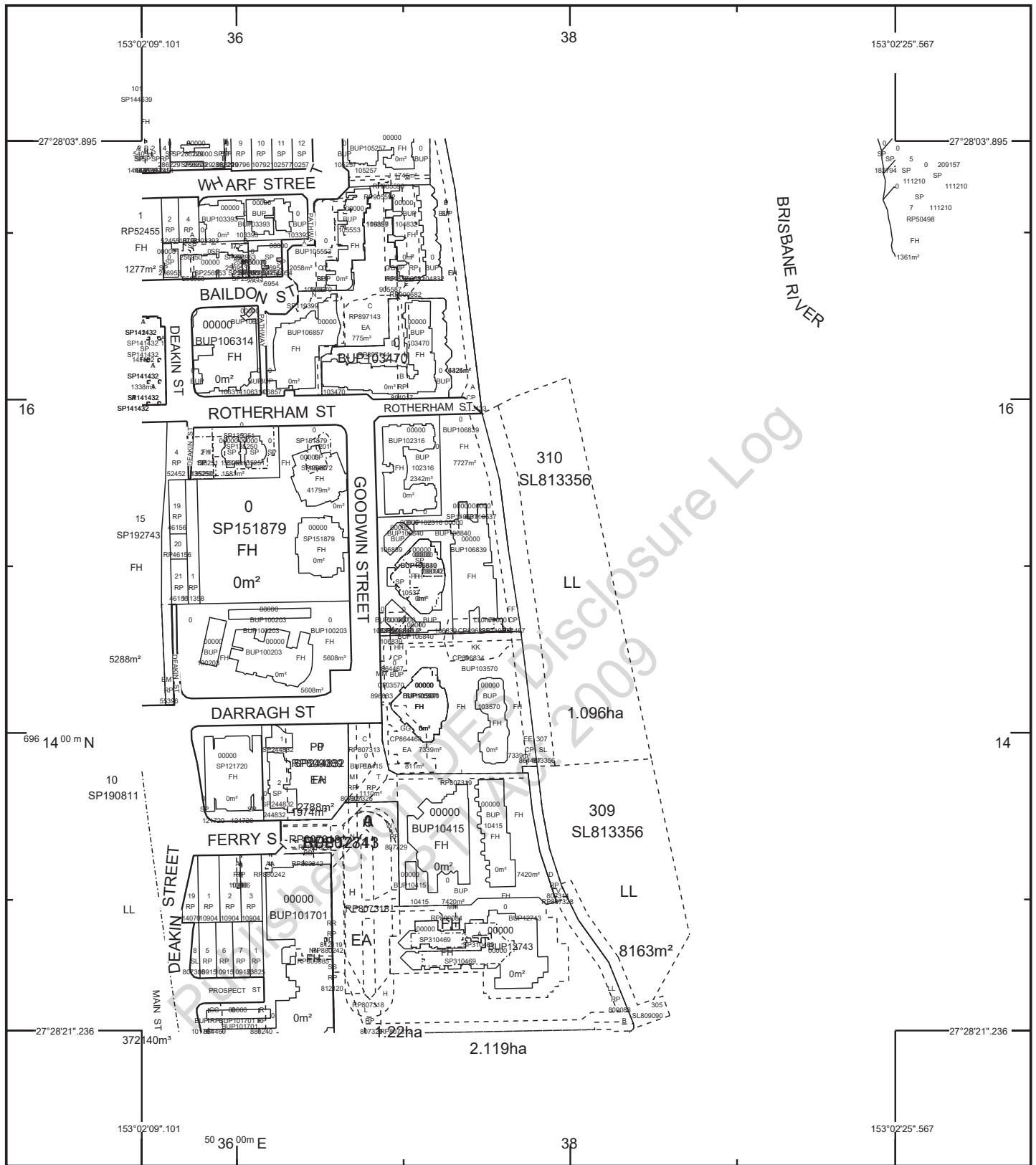
[SnipImage.JPG](#)

[Title search for TL 220740.pdf](#)

[Smartmap .pdf](#)

[5341-05B.pdf](#)

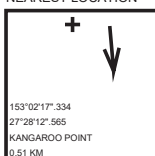
This email is a service from Department of Environment and Science. Delivered by [Zendesk](#)



STANDARD MAP NUMBER

9543-33324

MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan
Area/Volume
Tenure
Local Government
Locality
Segment/Parcel

307/SL813356
2270m²
LANDS LEASE
BRISBANE CITY
KANGAROO POINT
25199/55

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 29/10/2020

DCDB 28/10/2020

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For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

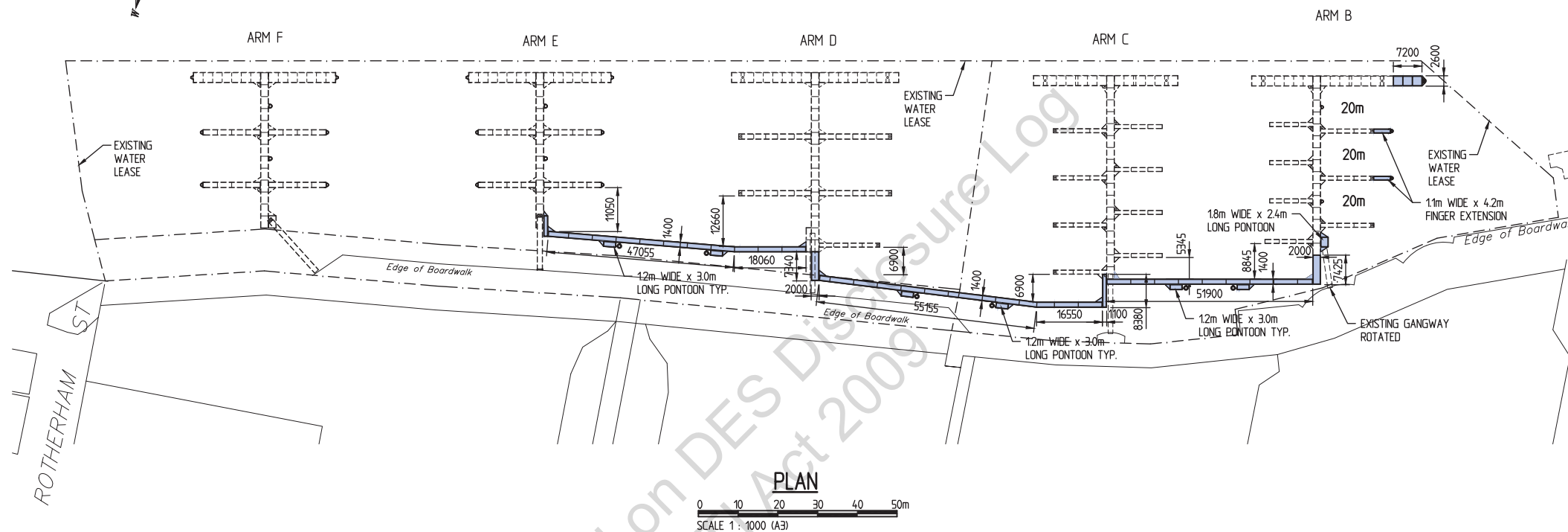
An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

(c) The State of Queensland,
(Department of
Natural Resources,
Mines and Energy) 2020.



NOTES:

1. ALL DIMENSIONS ARE IN METRES UNO.
2. ALL LEVELS ARE IN METRES AND REDUCED TO ZERO FORT DENISON (AHD IS 124m ABOVE CHART DATUM).
3. MARINA STRUCTURAL COMPONENTS AND PILES ARE SUBJECT TO DETAILED DESIGN.
4. ON SHORE LAYOUT ARE DIGITIZED FROM AERIAL PHOTO.

LEGEND:

■ NEW PONTOONS

PRELIMINARY

**International
Marina
Consultants**
Consultants to the Marina Industry.

International Marina
Consultants Pty. Ltd.
A.C.N. 079 905 481

5/26 Brand Street
EIGHT MILE PLAINS QLD 4113
AUSTRALIA
Phone (07)38925711
Fax (07)38925611
Email : inc@imc-marinas.com

Client:
DOCKSIDE MARINA

Project:
DOCKSIDE MARINA RECONFIGURATION

Title:
**PRELIMINARY LAYOUT
STAGE 1**

Revision:
A 16/10/20 PONTOONS ADDED TO T-HEAD ARM B.
B 9/11/20 20m BERTH FINGER EXTENSIONS INCREASED
TO 4.2m.

© This plan is copyright and cannot
be used or reproduced without
the written permission of
International Marina Consultants

Date: 14/10/2020

Drawing No.: 5341-05/B

Scale: AS SHOWN

Drawn By: CTPI

Checked By:

Approved By:

Our Ref: 20.020

Your Ref:

22 October 2020

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

By Email: SLAMlodgement@dnrme.qld.gov.au

Dear Sir/Madam

**APPLICATION FOR STATE LANDOWNER CONSENT TO A DEVELOPMENT APPLICATION
LOTS 305 ON SL809090 AND 307, 309 AND 310 ON SL813356
DOCKSIDE MARINA, KANGAROO POINT, BRISBANE**

We act for Brisbane River Pty Ltd, applicant for the above-mentioned development application, and submit the attached application for landowner consent to their proposed operational works development permit application.

The proposed development entails the installation of new pontoons and the extension of certain existing pontoons within the Dockside Marina, located within the Brisbane River at Kangaroo Point, Brisbane. The development application will seek an operational works (prescribed tidal works) development permit for the proposed development.

The following are attached:

- Appendix A - DNRME Forms A and B, duly completed and signed on behalf of the applicant, as required;
- Appendix B - Copy of DA Form 1 for the development application;
- Appendix C - Location Plan showing the site; and
- Appendix D - a plan of the proposed development.

Please direct any queries to the undersigned.

Yours faithfully

ACCESS TOWN PLANNING CONSULTANTS

CTPI 49-Sch4

CTPI 49-Sch4

Director

APPENDIX A

DNRME FORMS A AND B

Published on DES Disclosure Log
RTI Act 2009



Part A – Form LA00

Application form – Contact and Land Details

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](#) (per title reference), if relevant. A refund of application fees will not be given. (Details of fees are available on the [Department of Natural Resources, Mines and Energy \(DNRME\) website](#) at <<https://www.dnrme.qld.gov.au>> or from a regional [DNRME business office](#) or call 13 QGOV 13 74 68).
4. If the application is not lodged by a solicitor, bank or consultant on behalf of the applicant, then all applicants must sign the declaration on the appropriate Part B application form.
5. All parts of this application form need to be completed accurately, otherwise your application may be returned to you to complete.
6. Your application will not be considered as having been properly made unless all parts of this application form have been completed accurately, otherwise your application may be returned to you to complete.
7. Prior to lodging your application, the Department **strongly encourages** the applicant to have a **pre-lodgement meeting** with a DNRME officer who will provide additional information in relation to native title, expected timeframes, anticipated costs and to ensure the application will achieve your desired outcome.

Important information

7. 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.
8. All completed applications can be lodged with DNRME by sending information to the following email or postal addresses.
9. **Email:** SLAMlodgement@dnrme.qld.gov.au
10. **Post:**
Department of Natural Resources, Mines and Energy
PO Box 5318
Townsville QLD 4810
11. If lodging an application, all relevant Part B application forms must be signed and supporting documentation must be scanned and then emailed.
12. In terms of the [Right to Information Act 2009](#) interested parties may seek access to DNRME records and view relevant documents.
13. 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 lodges the application on behalf of the applicant.		
Full Name(s)		
Title	First name	Surname
Company name(s)		
If a Corporation then record ☐ ACN ☐ ARBN ☐ ABN <input type="text"/>		
Postal Address	<input type="text"/> <input type="text"/> <input type="text"/>	
Phone number	<input type="text"/>	Mobile phone <input type="text"/>
Email	<input type="text"/>	

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

Company name(s)

If a Corporation then record ☐ ACN ☐ ARBN ☐ ABN

Postal Address

Phone number

Mobile phone

Email

Future correspondence should be sent to:

☐ Lodger

☐ Applicant

1. Are the applicants a foreign acquirer as defined by the Additional Foreign Acquirer Duty (AFAD)?

☐ Yes

go to 2

☐ No

go to 4

Note: For further information refer to the Queensland Government website to determine if the applicant/s are a foreign person (acquirer) for AFAD.

Government website address to Types of foreign persons and additional foreign acquirer duty:

<https://www.business.qld.gov.au/industries/service-industries-professionals/professional-financial-services/transfer-duty/investors/afad/foreign-persons>.

2. Is the application related to the purchase of land, for example a permanent road closure, or conversion of a lease where the land is or will be used solely or primarily for residential purposes as defined for the Additional Foreign Acquirer Duty (AFAD) under the Duties Act 2001?

☐ Yes

go to 2

☐ No

go to 4

Note: Under the Duties Act 2001 an additional amount of duty applies where the land is residential land and the applicant is a foreign person (acquirer) for AFAD.

Government website for Additional Foreign Acquirer Duty:

<https://www.business.qld.gov.au/industries/service-industries-professionals/professional-financial-services/transfer-duty/investors/afad/foreign-persons>.

3.

Enter the full name/s of the foreign acquirer/s.
(If there is insufficient space, please lodge as an attachment).

go to 4

Full Name/s (If a company, also provide a contact name)	Share held

4. Are the Applicant/s registered for GST and acquiring the land for a creditable purpose?

☐ Yes

☐ No

go to 5

Note: Under the Tax Administrator Act (Cth) 1953 certain purchasers of new residential premises or potential residential land are required to withhold the Goods and Services Tax (GST) amount from the price of the supply (purchase price) for payment directly to the Australian Taxation Office (ATO) as outlined on the ATO's website. The department is unable to provide further advice on the ATO's requirements. For further information contact the ATO on 13 28 65 or refer to the ATO website address <https://www.ato.gov.au/business/gst/in-detail/your-industry/property/gst-property-settlement-online-forms-and-instructions/> or seek advice from a financial or legal expert.

Details of land for which the application is being lodged

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

- ☐ Permit
- ☐ Licence
- ☐ Lease
- ☐ Unallocated State Land (USL)
- ☐ Road
- ☐ Trust Land Reserve/ Deed of Grant in Trust (DOGIT)
- ☐ Dealing Number (refer to Item 6)
- ☐ Other

go to 6

6. 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

The details of the land can be found on a current title or to obtain a copy of a [current title search](#) call the Titles Registry on 13 GOV 13 74 68. Lot on Plan details are located on your rates notice or the [Queensland Globe](#) from the Queensland Government website can be downloaded to help access current Lot on Plan details

Queensland Globe website address:
<https://www.business.qld.gov.au/business/support-tools-grants/services/mapping-data-imagery/maps>.
 If insufficient space, please add additional description as an attachment.

go to 7

7. Enter additional details of the land

Dealing number

Tenure type Tenure number

Local Government

Other details of land location (optional)

go to 8

8.

Have you participated in a pre-lodgement meeting with the department (strongly encouraged)?

☐

Yes

go to 9

☐

No

Please provide name of officer you spoke with and this department's associated reference.

DNRME Contact
Officer

Pre-lodgement ID
(eLVAS CI Ref)

9. Provide details of pre-lodgement meeting.

(If there is insufficient space, please lodge as an attachment)

Note: 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

DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY

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 respective Owners Consent to a Development - [Guide](#) which includes application restrictions.
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, Mines and Energy \(DNRME\) website](#) or from a regional [DNRME business centre](#)).
4. Any additional information to support the application.
5. **Part A:** [Contact and Land details](#) form will need to be completed and submitted with your application.
6. Your application will not be considered as having been properly made unless all parts of this application form have been completed accurately, otherwise your application may be returned to you to complete.

Important information

7. Prior to lodging your application, the Department encourages the applicant to have a pre-lodgement meeting with a DNRME officer who will provide additional information in relation to native title, expected timeframes, anticipated costs and to ensure the application will achieve your desired outcome.
8. Section 51(2) of the [Planning Act 2016](#) requires DNRME to provide owners consent to a development application relating to some state land.
9. 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 DNRME, the person who will occupy the land.
10. Consideration to providing owners consent to a development application will only be given by DNRME 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; or
 - proposed development is for removal of quarry material from a watercourse or lake.
11. Development Applications are lodged on [DA Form 1](#) with all necessary other forms or attachments included.
12. Development under the *Planning Act 2016* includes reconfiguration of a lot. Reconfiguration of a lot held under a *Land Act 1994* tenure is not assessed under the provisions of the *Planning Act 2016* 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 the *Planning Act 2016* may also be required.
13. 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.

R

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

☐

Yes

An application cannot be considered

☒

No

go to 2

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 *Planning Act 2016* - 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 e.g. for a trustee lease with a term of more than 10 years, a development application under *Planning Act 2016* 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

Your application may qualify for FastTrack5 or otherwise must be lodged with the Department of Environment and Science

☒

No

go to 3

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 your application may qualify for [FastTrack5](#), or otherwise, the Environmental business unit of [Department of Environment and Science](#) 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 and Fisheries](#) 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

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

☒

No

go to 4

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

4. Owners consent is required to be given by DNRME for land listed below.

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* held by DNRME on behalf of the state as the lessee or trustee of the land

☒

a lease under the *Land Act 1994* (including a freeholding lease) reserve if the lessee or trustee is not or does not represent the state

☐

strategic port land under the *Transport Infrastructure Act 1994*, other than freehold land

☐

a permit to occupy or licence under the *Land Act 1994*.

☐

land that is in fee simple (freehold) held by DNRME on behalf of the state

☐

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

☐

a non-tidal boundary watercourse or lake under the *Water Act 2000*

☐

a road (other than a state-controlled road) or stock route

go to 5

R

5. Is the application for a development permit to remove quarry materials from a non-tidal watercourse or lake?

☐ Yes
go to 10

☒ No
go to 6

6. 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 10

☐ No
go to 7

7. Has an application for appropriate tenure been made?

☐ Yes
go to 8

☐ No
An application cannot be considered.

Owners consent where tenure is required for the development may not be given unless DNRME 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 DNRME. If you have not already applied for tenure, you will need to do so.

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

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

go to 9

9. Has DNRME made an offer that has been accepted?

☐ Yes
go to 10

☐ No
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.

10. Have you made a previous application for owners consent?

☐ Yes
go to 11

☒ No
go to 13

11. Was this application refused?

☐ Yes
go to 12

☐ No
go to 13

12. 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 13

☐ No
go to 14

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

Refer attachments

go to 14

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.

14. Tick the box to confirm the attachments form part of the application.

☐

Application fee.

☒

Part A – Contact and Land details form.

☒

Copy of the development application and all other necessary forms being –

- original DA Form 1
- 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 that clearly showing the proposed development.

☐

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 (if relevant).

☐

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 (if relevant).

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)

CTPI 49-Sch4

Brisbane River Pty Ltd

Date: 22 / 10 / 2020

If applicable, 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.

APPENDIX B

DA FORM 1

Published on DES Disclosure Log
RTI Act 2009

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application 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*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Brisbane River Pty Ltd
Contact name (only applicable for companies)	CTPI 49-Sch4
Postal address (P.O. Box or street address)	c/o Access Town Planning Consultants, PO Box 703
Suburb	Fortitude Valley
State	Qld
Postcode	4006
Country	Australia
Contact number	CTPI 49-Sch4
Email address (non-mandatory)	CTP@accesstpc.com.au
Mobile number (non-mandatory)	CTPI 49-Sch4
Fax number (non-mandatory)	-
Applicant's reference number(s) (if applicable)	20.020

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ Yes – the written consent of the owner(s) is attached to this development application	
☐ No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☐ Street address **AND** lot on plan (all lots must be listed), **or**
☒ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
	-	44A	Ferry Street	Kangaroo Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4169	305	SL809090	Brisbane City
b)	Unit No.	Street No.	Street Name and Type	Suburb
	-	63C	Rotherham Street	Kangaroo Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4169	310	SL813356	Brisbane City
c)	Unit No.	Street No.	Street Name and Type	Suburb
	-	63D	Rotherham Street	Kangaroo Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4169	309	SL813356	Brisbane City
d)	Unit No.	Street No.	Street Name and Type	Suburb
	-	63B	Rotherham Street	Kangaroo Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4169	307	SL813356	Brisbane City

3.2) Coordinates of premises (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)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☒ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer: Brisbane River

☐ On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
☒ In a tidal area	
Name of local government for the tidal area (if applicable):	Brisbane City Council
Name of port authority for tidal area (if applicable):	
☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? (tick only one box)

- ☐ Material change of use ☐ Reconfiguring a lot ☒ Operational work ☐ Building work

b) What is the approval type? (tick only one box)

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Installation and extension of pontoons within an existing marina

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? (tick only one box)

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? (tick only one box)

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .
☐ Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
☐ Yes			
☐ No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
☐ Subdivision (complete 10))	☐ Dividing land into parts by agreement (complete 11))
☐ Boundary realignment (complete 12))	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
☐ Yes – provide additional details below				

☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
☐ Road work ☐ Drainage work ☐ Landscaping ☒ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage ☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation Prescribed tidal works
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
☐ Yes – specify number of new lots:	
☒ No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$10,000	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Brisbane City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☒ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)

☐ Water-related development – referable dams ☐ Water-related development – levees (<i>category 3 levees only</i>) ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) (<i>only if the ERA has been devolved to local government</i>) ☐ Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: ☐ Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual ☐ Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: ☐ Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: ☐ Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) ☐ Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: ☐ Ports – Land within Port of Brisbane's port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority: ☐ Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: ☐ Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: ☒ Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
☐ Yes – referral response(s) received and listed below are attached to this development application ☒ No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
☒ I agree to receive an information request if determined necessary for this development application ☐ I do not agree to accept an information request for this development application Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties

- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the Water Act 2000?**

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?**

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district?**

☒ Yes – the following is included with this development application:

☒ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

☒ A certificate of title

☐ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel?**

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- ☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the *Planning Regulation*

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- ☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- ☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application ☐ Yes
☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application ☒ Yes

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Relevant plans of the development are attached to this development application ☒ Yes

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21) ☐ Yes
☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or

- otherwise required by law.

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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RTI Act 2009

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

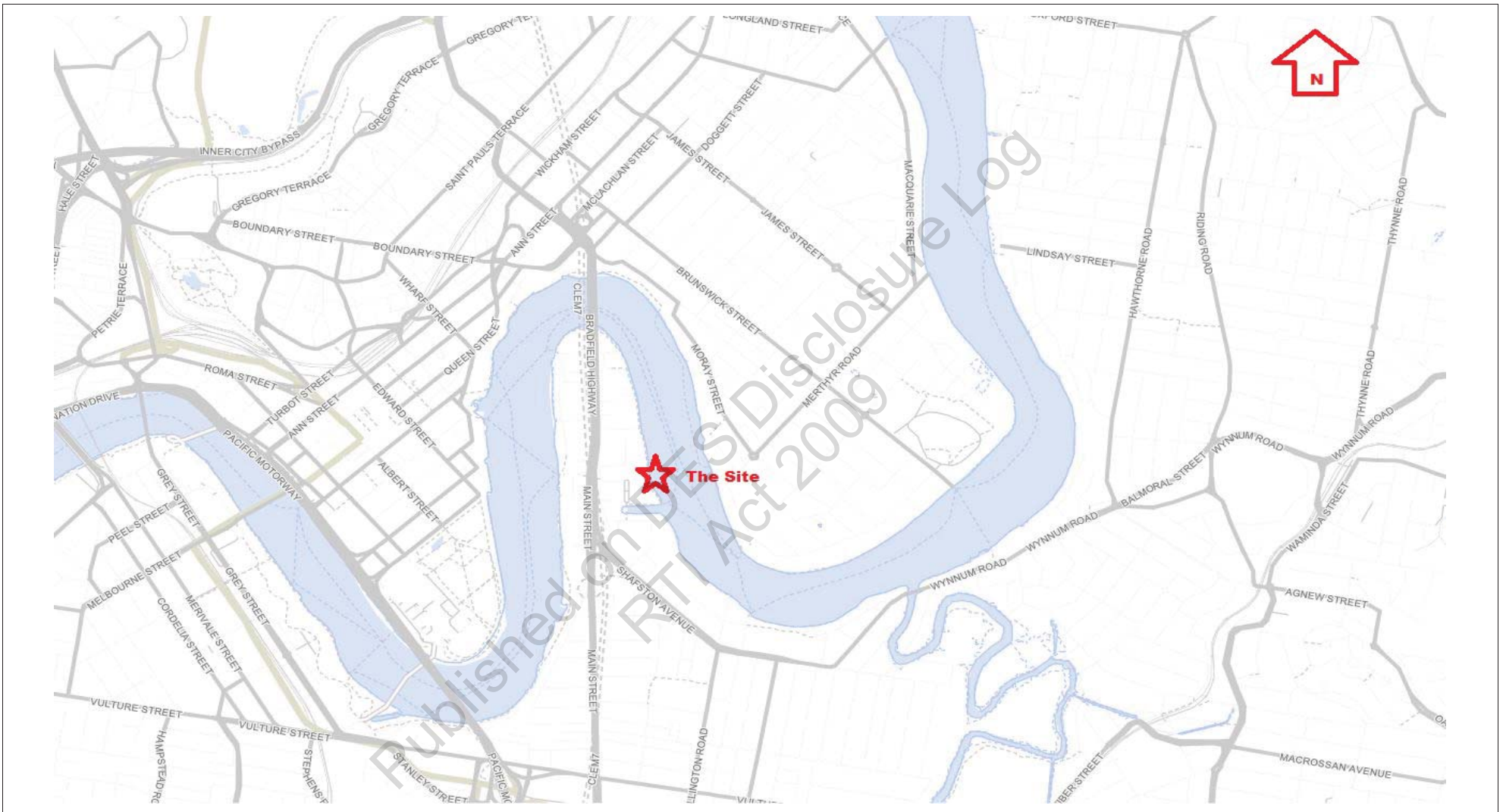
Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

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APPENDIX C

LOCATION PLAN

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ACCESS
Town Planning Consultants

PO Box 703 FORTITUDE VALLEY QLD 4006
M [CTPI 49-Sch4](tel:0732149444)
E access@accesspc.com.au
W: www.accesspc.com.au

LOCATION PLAN

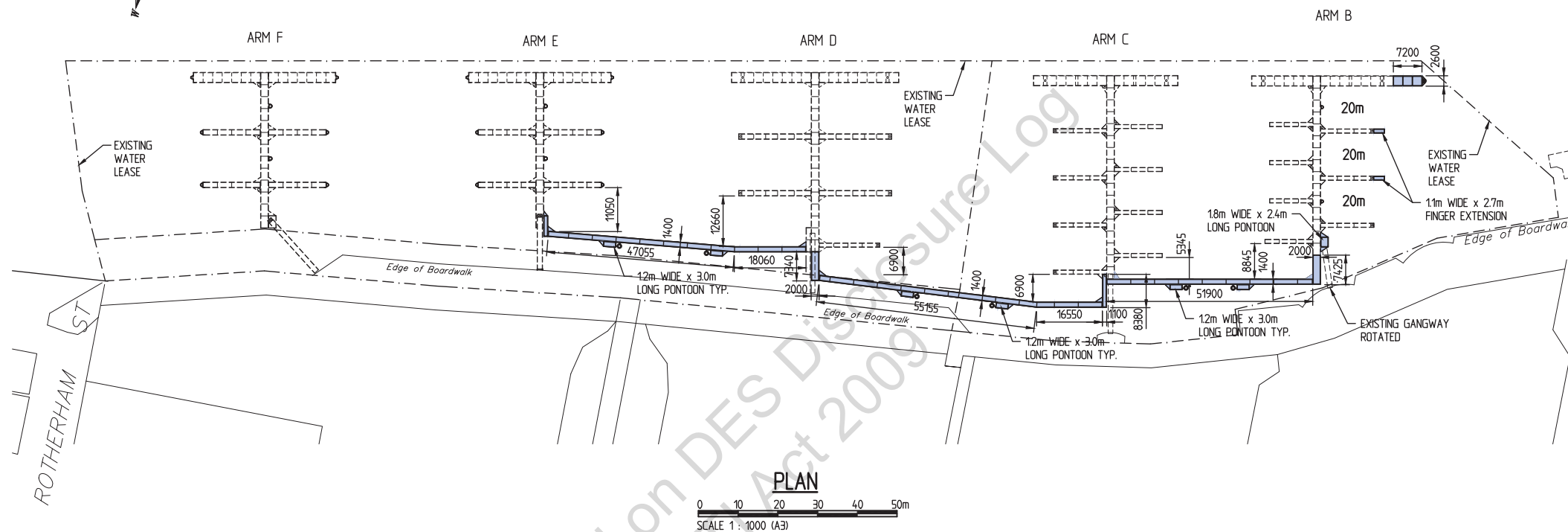
(City Plan 2014 Mapping)
(N.T.S.)

Client: Brisbane River Pty Ltd
Project: Dockside Marina Upgrade, Stage 1
Dwg No: 20.020/LP/Rev. A
Date: 22/10/2020

APPENDIX D

PLAN OF DEVELOPMENT

Published on DES Disclosure Log
RTI Act 2009



NOTES:

1. ALL DIMENSIONS ARE IN METRES UNO.
2. ALL LEVELS ARE IN METRES AND REDUCED TO ZERO FORT DENISON (AHD IS 124m ABOVE CHART DATUM).
3. MARINA STRUCTURAL COMPONENTS AND PILES ARE SUBJECT TO DETAILED DESIGN.
4. ON SHORE LAYOUT ARE DIGITIZED FROM AERIAL PHOTO.

LEGEND:

■ NEW PONTOONS

PRELIMINARY

**International
Marina
Consultants**
Consultants to the Marina Industry.
International Marina
Consultants Pty. Ltd.
A.C.N. 079 905 481
5/26 Brand Street
EIGHT MILE PLAINS QLD 4113
AUSTRALIA
Phone (07)38925711
Fax (07)38925611
Email : inc@imc-marinas.com

Client:
DOCKSIDE MARINA

Project:
DOCKSIDE MARINA RECONFIGURATION

Title:
**PRELIMINARY LAYOUT
STAGE 1**

Revision:
A 16/10/20 PONTOONS ADDED TO T-HEAD ARM B.

© This plan is copyright and cannot
be used or reproduced without
the written permission of
International Marina Consultants

Date: 14/10/2020

Drawing No.: 5341-05/A

Scale: AS SHOWN

Drawn By: CTPI 4

Checked By:

Approved By:

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35342490

Search Date: 28/10/2020 12:05

Title Reference: 40041787

Date Created: 23/04/2004

DESCRIPTION OF LAND

Tenure Reference: TL 0/220740

Lease Type: TERM

LOT 305 CROWN PLAN SL809090
Local Government: BRISBANE CITY
LOT 307 CROWN PLAN SL813356
Local Government: BRISBANE CITY
LOT 309 CROWN PLAN SL813356
Local Government: BRISBANE CITY
LOT 310 CROWN PLAN SL813356
Local Government: BRISBANE CITY

Area: 2.222600 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
MARINE FACILITY

TERM OF LEASE

Term and day of beginning of lease

Term: 30 years commencing on 13/03/2004

Expiring on 12/03/2034

REGISTERED LESSEE

Dealing No: 717254708 17/05/2016

BRISBANE RIVER PTY LTD A.C.N. 611 362 639
TRUSTEE

CONDITIONS

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

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Title Reference: 40041787

Date Created: 23/04/2004

CONDITIONS

- A61 (1) The lessee must use the leased land for marine facility purposes namely for the operation and maintenance of marine facility structures for the berthing of private (non-commercial) vessels over Lots 309 and 310 on SL813356 and the operation and maintenance of a public boardwalk (Lot 307 on SL813356) and ferry terminal (Lot 305 on SL809090) and provision of access and services to the adjoining marina.
- (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 indemnifies and agrees to keep indemnified the State of Queensland, Crown Instrumentalities, local governments and other statutory bodies (the Indemnified) 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 State of Queensland granting this lease to the lessee and which is connected to or resulting from the lessees' use and occupation of the leased land (all 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 State of Queensland. The lessee hereby releases and discharges the Indemnified from any Claim relating to the indemnified acts or omissions which may be made against the Indemnified.
- (9) The lessee must ensure that the use and development of the

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CONDITIONS

- leased land conforms to the Planning Scheme, Local Laws and requirements of the Brisbane City Council, binding on the lessee.
- (10) The lessee must give the Minister administering the Land Act 1994, information about the lease, when requested.
 - (11) The lessee must not clear any vegetation on the leased land, unless in accordance with the Integrated Planning Act 1997.
 - (12) 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 three (3) 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.
 - (13) This lease is subject to the Land Act 1994 and the Environmental Authority License held under the Environmental Protection Act 1994 and all other relevant State and Commonwealth Acts.
- A69 Further to Condition A61(12) above, the lessee must remove all improvements and rehabilitate the area to the satisfaction of the Minister administering the Land Act 1994 from the date of cancellation or surrender of the lease .
- A70 If the lessee fails to remove the improvements and rehabilitate the area as detailed in Condition A69 above, the Minister administering the Land Act 1994 , can remove the improvements and rehabilitate the area and is hereby authorised to do whatever is necessary to effect the said removal and rehabilitation. The said Minister may recover from the lessee the total cost incurred in the said removal and rehabilitation.
- C342 The lessee must comply with any lawful requirements of the Environmental Protection Agency including any environmental values of the area should be maintained or enhanced eg. biodiversity and conservation values and in the event that Aboriginal, archeological or historic sites, items or places may be identified, located or exposed on the land, the lessee should cease operations and contact the Environmental Protection Agency.
- C343 The lessee must construct and maintain floodlighting on the leased area from the commencement of the lease and to the satisfaction of the Harbour Master, Brisbane.
- C343 The lessee must from the commencement of the lease and to the satisfaction of the Environmental Protection Agency and Brisbane City Council provide all and any necessary utility services (including metres) including but not limited to electricity, water, telephone and sanitary services on the leased land , .

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CONDITIONS

- C343 The lessee must /may from the commencement of the lease and to the satisfaction of the minister administering the Land Act 1994, use two berths in Lot 309 on SL813356 for the purposes of and only while embarking and disembarking of passengers from water taxis, cruise, catering and other commercial vessels in connection with the provision of services to guests of the hotel operated within the dockside complex.
- C343 The lessee must from the commencement of the lease and to the satisfaction of Brisbane City Council, observe all of the terms and conditions of the Ferry Terminal Deed dated the tenth day of December 1997 between Stencraft Pty Ltd, Bambari Pty Ltd and Brisbane City Council and any agreed modifications or amendments of, or substitutions for, that Deed.
- C344 The lessee must not under any circumstances allow sewerage to be discharged into the Brisbane River from any vessel located on the leased land.
- C346 The lessee must not carry out or allow to be carried out, any offensive, noxious or noisy occupation or business, upon the leased land, in accordance with the Environmental Protection Act 1994.
- C354 If, as a result of carrying out works or any other cause attributable to the lessee any bank or revetment wall is damaged or displaced, the lessee must, at the lessees' expense, restore the bank or revetment wall to its former condition and take such other action as is necessary to ensure the stability of the bank or revetment wall to the satisfaction of the Environmental Protection Agency.
- E22 The lessee must, protect the leased land from erosion and effect such works as are considered necessary .
- E23 The lessee must ensure that each and every activity undertaken on the leased land which has the potential to pollute and/or contaminate the surrounding surface waters is carried out in such a manner as to prevent this from occurring.
- 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 whole of the term of the lease, allow the Public (including persons wishing to use the ferry terminal and the marina) free and unrestricted access 24 hours a day, 7 days a week to the boardwalk and ferry terminal located on Lot 307 on SL813356 and Lot 305 on SL809090.
- H122 The lessee must, at all times during the whole of the term of the lease, allow Brisbane City Council free and unrestricted access to use the ferry terminal including pedestrian and bicycle areas.
- H123 The provision of access to the leased land will not be the responsibility of the Local Government or the State.

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CONDITIONS

- I64 (1) The lessee must effect a public liability insurance policy with an insurer authorised under the Insurance Act 1973 (Commonwealth) or, in any other case, to the satisfaction of the Minister administering the Land Act 1994, naming the lessee as the insured covering legal liability for any loss of, or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the leased land or any improvements thereon and against all claims, demands, proceedings, costs, charges and expenses whatsoever in respect thereof. Such policy must:
- (a) be for an amount of not less than ten million dollars (\$10,000,000.00) in respect of all claims arising out of a single event or such higher amounts as the Minister may reasonably require;
 - (b) be effected on a "claims occurring" basis so that any claim made by the lessee under the policy after expiration of the period of policy cover but relating to an event occurring during the currency of the policy will be covered by the policy subject to the claim meeting the policy's other terms and conditions;
 - (c) be effected on such other reasonable terms and conditions as may be required by the Minister; and
 - (d) be maintained at all times during the currency of the lease.
- (2) The lessee must, as soon as practicable, inform the Minister administering the Land Act 1994, in writing, of the occurrence of any event that the lessee considers is likely to give rise to a claim under the policy of insurance effected and must ensure that the Minister kept fully informed of subsequent actions and developments concerning the claim.
- (3) The lessee must renew such policy, at the lessees' expense, each year during the currency of this lease and forward a certificate of currency to the Minister within 14 days of the commencement of each respective renewal period.
- (4) Upon receipt of a Notice of Cancellation, the lessee must immediately effect another public liability policy in accordance with the provisions of this condition.
- (5) Clause (1) of this condition will be satisfied if the lessee is the State of Queensland or a statutory authority eligible for cover under the Queensland Government Insurance Fund and is insured and continues to be insured by the Queensland Government Insurance Fund.
- (6) Clause (1) of this condition will be satisfied if the lessee is the Commonwealth of Australia or a statutory authority eligible for cover under the Comcover Insurance Fund and is insured and continues to be insured by Comcover.
- L109 The lessee must not effect any further structural improvements on the leased land, without the approval of the Minister administering the Land Act 1994 and the Environmental Protection Agency and any other relevant authority, having been first obtained.

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NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35342490

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Date Created: 23/04/2004

CONDITIONS

- L110 The lessee must , to the satisfaction of the Environmental Protection Agency, be wholly responsible for the reinstatement, repair and/or maintenance of all revetment walls located on the leased land in a good and substantial state of repair.
- L110 The lessee must , to the satisfaction of the Department of Natural Resources & Mines and the Environmental Protection Agency, maintain improvements on the leased land in a good and substantial state of repair.
- L111 The lessee must not demolish or remove any part of the buildings or improvements erected on the leased land without prior approval in writing of the Environmental Protection Agency and the Department of Natural Resources & Mines.
- M543 The lessee must not keep, store or permit to be kept or stored on the leased land any materials of a dangerous, flammable or explosive nature unless all statutes, local laws and regulations applicable to the keeping and storage of such materials have been complied with in every respect.
- T31 The lessee must not in any way interfere with any navigation mark or light erected on the leased land.
- T32 The lessee must, to the satisfaction of the Department of Transport, keep the sight line of any navigation leads which cross the leased land clear of obstructions. However, with the prior approval of the Department of Transport, the lessee may make alternative arrangements for relocating any of the said leads.
- T34 The lessee must supply, install and maintain, at the lessees' expense, any navigation lights, buoys, marks and warning signs which the Regional Harbour Master, Department of Transport considers necessary.
- T36 The lessee must at all times take the necessary precautions to ensure that all lights on or above the leased land are shielded to prevent glare or reflection which may interfere with safe navigation of surrounding waterways or with reasonable enjoyment of neighbouring properties .
- T37 The lessee must, at the lessees' expense and to the satisfaction and requirements of Brisbane City Council, provide facilities for the disposal and collection ashore of human wastes and other litter and dry or wet refuse or waste materials from vessels. The lesseemay, if and when required (subject to the necessary approvals being obtained) install an external system to enable the connection to vessels of a line through which sewerage may be pumped to a shore based receiyal station to enable collection.

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Search Date: 28/10/2020 12:05

Title Reference: 40041787

Date Created: 23/04/2004

CONDITIONS

- T38 The lessee must, take all reasonable action to ensure that all vessels attached to moorings within the boundaries of the leased land must be moored wholly within such boundaries and that such vessels or any part/s thereof must not encroach beyond the boundaries of the leased land.
- T39 The lessee must, at the lessees' expense, maintain a depth of water within the leased land sufficient to allow such waters to be freely navigated at the developed depths at all stages of the tide by the classes of the vessels using the facilities situated therein and should any dredging be required to maintain such depth of water, then the lessee must, at the lessees' expense, be responsible for obtaining the relevant statutory approvals required to permit the carrying out of such dredging and disposal of dredge spoil from the Environmental Protection Agency.
- V16 If at any time, maintenance or repair are being conducted on the leased land that will disturb the free use and enjoyment of the boardwalk and ferry terminal by the public or will interfere, alter or change any services of gas, water, electricity, telephone or any other service, the lessee must before commencing such maintenance or repair, obtain the approval of any relevant authority and must carry out such maintenance and repairs, at the lessees' expense and to the requirements and satisfaction of the relevant authorities.

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Lease No. 40041787
2. SUB LEASE No 707849325 29/06/2004 at 16:51
to
CTPI 49-Sch4
OF LEASE L ON SP161245
3. TRANSFER No 720255921 08/09/2020 at 14:44
SUB LEASE: 707849325
CTPI 49-Sch4
4. SUB LEASE No 707854497 30/06/2004 at 14:25
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE Z ON SP161245
5. TRANSFER No 717626303 04/11/2016 at 15:32
SUB LEASE: 707854497
CTPI 49-Sch4

CURRENT STATE TENURE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35342490

Search Date: 28/10/2020 12:05

Title Reference: 40041787

Date Created: 23/04/2004

ENCUMBRANCES AND INTERESTS

6. SUB LEASE No 707854614 30/06/2004 at 14:29
to
CTPI 49-Sch4
TRUSTEE
UNDER INSTRUMENT 707854614
OF LEASE Y ON SP161245
7. TRANSFER No 717540942 27/09/2016 at 15:15
SUB LEASE: 707854614
BELLWARD SUPER PTY LTD A.C.N. 602 264 237 TRUSTEE
UNDER DOCUMENT 717540942
8. SUB LEASE No 707854635 30/06/2004 at 14:30
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE AW ON SP161245
9. TRANSFER No 708961568 08/09/2005 at 13:57
SUB LEASE: 707854635
LONGWICK HOLDINGS PTY LTD A.C.N. 001 697 623 TRUSTEE
UNDER DEALING 708961568
10. SUB LEASE No 707854643 30/06/2004 at 14:31
to
RICHMOND RIVER MANGOS PTY LTD A.C.N. 085 549 631
OF LEASE AU ON SP161245
11. TRANSFER No 717491983 05/09/2016 at 15:10
SUB LEASE: 707854643
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717491983
12. MORTGAGE No 719925628 27/02/2020 at 13:55
SPEEDY FINANCE PTY LTD A.C.N. 107 822 766
over
SUB LEASE: 707854643
13. SUB LEASE No 707854665 30/06/2004 at 14:32
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE C ON SP161245
14. SUB LEASE No 707854689 30/06/2004 at 14:34
to
CTPI 49-Sch4
TRUSTEE
UNDER DOCUMENT 707854689
OF LEASE X ON SP161245

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15. TRANSFER No 717540945 27/09/2016 at 15:16
SUB LEASE: 707854689
BELLWARD SUPER PTY LTD A.C.N. 602 264 237 TRUSTEE
UNDER DOCUMENT 717540945
16. SUB LEASE No 707899631 16/07/2004 at 15:00
to
HUPPERT & BEIRNE PTY LTD A.C.N. 009 784 089 TRUSTEE
UNDER INSTRUMENT 707899631
OF LEASE AV ON SP161245
17. TRANSFER No 717491976 05/09/2016 at 15:08
SUB LEASE: 707899631
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717491976
18. SUB LEASE No 707900295 16/07/2004 at 16:51
to
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 707900295
OF LEASE F ON SP161245
19. TRANSFER No 718015830 11/05/2017 at 14:35
SUB LEASE: 707900295
CTPI 49-Sch4
20. SUB LEASE No 707910787 21/07/2004 at 14:41
to
WIL-CO CONSTRUCTIONS PTY LTD A.B.N. 31 097 304 848
OF LEASE AR IN LOT 310 ON SL813356 ON SP161245
21. TRANSFER No 719874109 30/01/2020 at 14:38
SUB LEASE: 707910787
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
22. SUB LEASE No 707922244 26/07/2004 at 14:26
to
CTPI 49-Sch4 TRUSTEE
UNDER DEALING 707922244
OF LEASE K ON SP161245
23. TRANSFER No 719790871 11/12/2019 at 14:46
SUB LEASE: 707922244
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
24. SUB LEASE No 707929378 28/07/2004 at 14:48
to
POCONO PTY LTD A.C.N. 010 376 691
OF LEASE AI ON SP161245

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25. TRANSFER No 719607987 06/09/2019 at 13:52
SUB LEASE: 707929378
ATHENE INVESTMENTS PTY LTD A.C.N. 611 951 341 TRUSTEE
UNDER INSTRUMENT 719607987
26. SUB LEASE No 707937967 30/07/2004 at 15:19
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707937967
OF LEASE AF ON SP161245
27. TRANSFER No 716790666 01/10/2015 at 09:56
SUB LEASE: 707937967
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
28. TRANSFER No 719890209 07/02/2020 at 15:14
SUB LEASE: 707937967
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
29. SUB LEASE No 707937971 30/07/2004 at 15:19
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707937971
OF LEASE AG ON SP161245
30. TRANSFER No 720131744 01/07/2020 at 10:56
SUB LEASE: 707937971
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
31. SUB LEASE No 707938794 02/08/2004 at 09:37
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 707938794
OF LEASE W ON SP161245
32. TRANSFER No 708745455 17/06/2005 at 14:48
SUB LEASE: 707938794
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708745455
33. TRANSFER No 709476746 29/03/2006 at 11:08
SUB LEASE: 707938794
JACOBY MANAGEMENT SERVICES PTY LTD A.B.N. 59 002 598 558
UNDER INSTRUMENT 709476746 TRUSTEE

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34. SUB LEASE No 707940307 02/08/2004 at 14:21
to
CTPI 49-Sch4
OF LEASE Q ON SP161245
35. TRANSFER No 719767839 02/12/2019 at 10:01
SUB LEASE: 707940307
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
36. SUB LEASE No 707940314 02/08/2004 at 14:23
to
CTPI 49-Sch4
OF LEASE O ON SP161245
37. TRANSFER No 719767837 02/12/2019 at 10:00
SUB LEASE: 707940314
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
38. SUB LEASE No 707944704 03/08/2004 at 14:19
to
JOMAC INVESTMENTS PTY LTD A.C.N. 065 408 782
OF LEASE N ON SP161245
39. TRANSFER No 715912377 24/07/2014 at 10:52
SUB LEASE: 707944704
CTPI 49-Sch4
40. SUB LEASE No 707944763 03/08/2004 at 14:24
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE G ON SP161245
41. TRANSFER No 720131742 01/07/2020 at 10:56
SUB LEASE: 707944763
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
42. SUB LEASE No 707944797 03/08/2004 at 14:28
to
PERIMAL PTY LTD A.C.N. 010 102 628 TRUSTEE
UNDER DOCUMENT 707944797
OF LEASE J ON SP161245
43. TRANSFER No 720007369 15/04/2020 at 09:27
SUB LEASE: 707944797
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577

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44. SUB LEASE No 707944868 03/08/2004 at 14:34
to
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 707944868
OF LEASE I ON SP161245
45. TRANSFER No 716692988 14/08/2015 at 15:39
SUB LEASE: 707944868
CTPI 49-Sch4
46. SUB LEASE No 707973342 13/08/2004 at 14:39
to
DEERWOOD PTY LTD A.C.N. 010 253 175
LEASE M ON SP161245
47. TRANSFER No 719767832 02/12/2019 at 09:59
SUB LEASE: 707973342
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
48. SUB LEASE No 707973355 13/08/2004 at 14:42
to
CTPI 49-Sch4 TRUSTEE
UNDER DOCUMENT 70797355
LEASE D IN LOT 309 ON SL813356 ON SP161245
49. TRANSFER No 719249884 07/02/2019 at 14:44
SUB LEASE: 707973355
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
50. SUB LEASE No 708000474 25/08/2004 at 09:35
to
CTPI 49-Sch4
OF LEASE AH ON SP161245
51. TRANSFER No 717764940 09/01/2017 at 14:43
SUB LEASE: 708000474
ATHENE INVESTMENTS PTY LTD A.C.N. 611 951 341 TRUSTEE
UNDER INSTRUMENT 717764940
52. SUB LEASE No 708010405 27/08/2004 at 15:21
to
CTPI 49-Sch4
OF LEASE V ON SP161245
53. TRANSMISSION BY DEATH No 712130540 23/12/2008 at 14:43
SUB LEASE: 708010405
CTPI 49-Sch4 PERSONAL REPRESENTATIVE
UNDER INSTRUMENT 712130540

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54. SUB LEASE No 708072350 21/09/2004 at 14:35
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE AJ ON SP161245
55. SUB LEASE No 708109687 05/10/2004 at 14:28
to
CTPI 49-Sch4
OF LEASE AK ON SP161245
56. TRANSFER No 717544216 28/09/2016 at 16:06
SUB LEASE: 708109687
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
TRUSTEE
UNDER INSTRUMENT 717544216
57. SUB LEASE No 708165799 27/10/2004 at 10:59
to
STYNES ENTERPRISES PTY LTD A.C.N. 052 422 867 TRUSTEE
UNDER DEALING 708165799
OF LEASE AP ON SP161245
58. SUB LEASE No 708222756 18/11/2004 at 11:03
to
TELCO PTY LTD A.C.N. 058 102 079 TRUSTEE
UNDER INSTRUMENT 708222756
OF LEASE E ON SP161245
59. SUB LEASE No 708244757 26/11/2004 at 09:31
to
CTPI 49-Sch4
OF LEASE P ON SP161245
60. TRANSFER No 709451498 20/03/2006 at 14:59
SUB LEASE: 708244757
ASSET FLOORING PTY LTD A.C.N. 067 417 958
61. SUB LEASE No 708358609 13/01/2005 at 09:30
to
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 708358609
OVER LEASES AZ AND AT ON SP161245
62. TRANSFER No 711403486 07/02/2008 at 09:25
SUB LEASE: 708358609
TODLAW PTY LTD A.C.N. 010 480 083 TRUSTEE
UNDER INSTRUMENT NO. 711403486

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63. SUB LEASE No 708408830 03/02/2005 at 10:00
to
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708408830
OF LEASE AL ON SP161245
64. TRANSFER No 708679867 24/05/2005 at 09:12
SUB LEASE: 708408830
CTPI 49-Sch4
65. SUB LEASE No 708421700 08/02/2005 at 16:07
to
CORDELIA ARMSTRONG INVESTMENTS PTY LTD A.C.N. 095 576 033
TRUSTEE
UNDER INSTRUMENT 708421700
OF LEASE AA ON SP161245
66. TRANSFER No 717345084 27/06/2016 at 11:58
SUB LEASE: 708421700
CTPI 49-Sch4
67. TRANSFER No 718915384 07/08/2018 at 13:07
SUB LEASE: 708421700
CTPI 49-Sch4 FAMILY SUPERANNUATION FUND PTY LTD A.C.N. 147 982 910
TRUSTEE
UNDER INSTRUMENT 718915384
68. SUB LEASE No 708526617 22/03/2005 at 15:33
to
CTPI 49-Sch4 TENANT IN COMMON 1/3
NS GIRDIS HOLDINGS PTY LTD A.C.N. 008 522 996
TENANT IN COMMON 1/3
CTPI 49-Sch4
CTPI 49-Sch4 TRUSTEE 1/3
UNDER INSTRUMENT 708526617
OF LEASE AB ON SP161245
69. MORTGAGE No 708561064 06/04/2005 at 14:54
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937
over
SUB LEASE: 708526617
IDENTIFYING MORTGAGE 708559212
PRODUCED 06/04/2005 RECORDED 06/04/2005
70. TRANSFER No 708679872 24/05/2005 at 09:13
SUB LEASE: 708526617
CTPI 49-Sch4

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71. SUB LEASE No 708540225 30/03/2005 at 10:15
to
BYRON MANAGEMENT SERVICES PTY LTD A.C.N. 009 872 995
TRUSTEE
UNDER INSTRUMENT 708540225
OF LEASE AS ON SP161245
72. TRANSFER No 717764923 09/01/2017 at 14:38
SUB LEASE: 708540225
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
73. SUB LEASE No 708590637 18/04/2005 at 14:48
to
CTPI 49-Sch4 TENANT IN COMMON 1/2
TENANT IN COMMON 1/2
OF LEASE BN ON SP131603
74. SUB LEASE No 708594384 19/04/2005 at 15:03
to
CTPI 49-Sch4 JOINT TENANTS
LEASE BH SP131603
75. MORTGAGE No 714119849 19/10/2011 at 14:54
QRAA
over
SUB LEASE: 708594384
76. SUB LEASE No 708594395 19/04/2005 at 15:04
to
CTPI 49-Sch4
CTPI 49-Sch4 JOINT TENANTS
OF LEASE BO ON SP131603
77. TRANSFER No 718232883 24/08/2017 at 15:37
SUB LEASE: 708594395
CTPI 49-Sch4
78. SUB LEASE No 708598175 20/04/2005 at 14:17
to
AMELVAN PTY LTD A.C.N. 099 274 165
OF LEASE AX ON SP161245
79. SUB LEASE No 708598181 20/04/2005 at 14:18
to
AMELVAN PTY LTD A.C.N. 099 274 165
OF LEASE AY ON SP161245
80. TRANSFER No 711297179 21/12/2007 at 09:47
SUB LEASE: 708598181
CTPI 49-Sch4 TRUSTEE
UNDER INSTRUMENT 711297179

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81. SUB LEASE No 708605674 22/04/2005 at 15:13
to
SAIL DEMO PTY LIMITED A.C.N. 107 304 790
OF LEASE BC ON SP131603
82. TRANSFER No 720212698 17/08/2020 at 14:07
SUB LEASE: 708605674
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
83. SUB LEASE No 708605689 22/04/2005 at 15:14
to
TRANHO HOLDINGS NO.1 PTY LTD A.C.N. 104 547 186 TRUSTEE
UNDER DOCUMENT 708605689
OF LEASE BI ON SP131603
84. TRANSFER No 714295342 02/02/2012 at 15:06
SUB LEASE: 708605689
CTPI 49-Sch4
85. SUB LEASE No 708605692 22/04/2005 at 15:14
to
TRANHO HOLDINGS NO.1 PTY LTD A.C.N. 104 547 186 TRUSTEE
UNDER DOCUMENT 708605692
OF LEASE BK ON SP131603
86. TRANSFER No 718120031 29/06/2017 at 10:09
SUB LEASE: 708605692
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
87. SUB LEASE No 708605697 22/04/2005 at 15:15
to
CTPI 49-Sch4
OF LEASE AM ON SP161245
88. MORTGAGE No 711096225 17/10/2007 at 10:59
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
over
SUB LEASE: 708605697
89. SUB LEASE No 708605713 22/04/2005 at 15:17
to
CTPI 49-Sch4
OF LEASE AN ON SP161245
90. MORTGAGE No 711096207 17/10/2007 at 10:57
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
over
SUB LEASE: 708605713

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91. SUB LEASE No 708605722 22/04/2005 at 15:17
to
CTPI 49-Sch4 SUPERANNUATION PTY LTD A.C.N. 073 830 529
OF LEASE BL ON SP131603
92. SUB LEASE No 708609569 26/04/2005 at 15:03
to
CTPI 49-Sch4
OF LEASE BB ON SP131603
93. TRANSFER No 716078232 15/10/2014 at 15:55
SUB LEASE: 708609569
CTPI 49-Sch4
94. SUB LEASE No 708609577 26/04/2005 at 15:04
to
CTPI 49-Sch4
OF LEASE BA ON SP131603
95. TRANSFER No 717995835 03/05/2017 at 11:35
SUB LEASE: 708609577
NMD HOLDINGS PTY LTD A.C.N. 060 630 908
96. TRANSFER No 719890218 07/02/2020 at 15:15
SUB LEASE: 708609577
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
97. SUB LEASE No 708609581 26/04/2005 at 15:04
to
ENGINEERING FABRICATIONS PTY LTD A.C.N. 010 600 021
OF LEASE BD ON SP131603
98. TRANSFER No 719045445 15/10/2018 at 15:24
SUB LEASE: 708609581
CTPI 49-Sch4
99. TRANSFER No 719045474 15/10/2018 at 15:25
SUB LEASE: 708609581
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
100. SUB LEASE No 708609585 26/04/2005 at 15:05
to
CTPI 49-Sch4
OF LEASE BP ON SP131603
101. SUB LEASE No 708609587 26/04/2005 at 15:05
to
CTPI 49-Sch4
OF LEASE BJ ON SP131603

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102. TRANSFER No 719528348 23/07/2019 at 16:22
SUB LEASE: 708609587
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
103. SUB LEASE No 708609591 26/04/2005 at 15:05
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE BE ON SP131603
104. TRANSFER No 717412402 28/07/2016 at 10:43
SUB LEASE: 708609591
CTPI 49-Sch4
105. TRANSFER No 718968693 04/09/2018 at 14:31
SUB LEASE: 708609591
CTPI 49-Sch4
JOINT TENANTS
106. SUB LEASE No 708609598 26/04/2005 at 15:07
to
MACLEAY TOWER INVESTMENTS PTY LTD A.C.N. 109 626 717
TRUSTEE
UNDER DOCUMENT 708609598
OF LEASE BQ ON SP131603
107. SUB LEASE No 708616163 28/04/2005 at 14:41
to
CTPI 49-Sch4
TENANT IN COMMON 1/2
TENANT IN COMMON 1/2
108. TRANSFER No 712616834 23/07/2009 at 15:12
SUB LEASE: 708616163
CTPI 49-Sch4
109. SUB LEASE No 708627251 04/05/2005 at 14:54
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627251
OF LEASE BX ON SP131603
110. TRANSFER No 711356752 18/01/2008 at 12:38
SUB LEASE: 708627251
SUB LEASE: 708627256
SUB LEASE: 708627264
SUB LEASE: 708627268
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 711356752
111. TRANSFER No 718780881 31/05/2018 at 14:18
SUB LEASE: 708627251
CTPI 49-Sch4

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112. SUB LEASE No 708627256 04/05/2005 at 14:54
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627256
OF LEASE BW ON SP131603
113. SUB LEASE No 708627264 04/05/2005 at 14:55
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 101 677 102 TRUSTEE
UNDER INSTRUMENT 708627264
OF LEASE BV ON SP131603
114. TRANSFER No 719221452 22/01/2019 at 09:53
SUB LEASE: 708627264
FS GROUP HOLDINGS PTY LTD A.C.N. 612 842 958 TRUSTEE
UNDER INSTRUMENT 719221452
115. SUB LEASE No 708627268 04/05/2005 at 14:56
to
FRIDAY INVESTMENTS PTY LIMITED A.C.N. 010 677 102 TRUSTEE
UNDER INSTRUMENT 708627268
OF LEASE BM ON SP131603
116. SUB LEASE No 708638780 09/05/2005 at 14:16
to
CTPI 49-Sch4
JOINT TENANTS
OF LEASE B ON SP161245
117. SUB LEASE No 708638783 09/05/2005 at 14:17
to
CTPI 49-Sch4
TENANT IN COMMON 1/2
GIRDIS INVESTMENTS PTY LTD A.C.N. 009 729 720
TENANT IN COMMON 1/2
OF LEASE BG ON SP131603
118. TRANSFER No 720312267 07/10/2020 at 10:31
SUB LEASE: 708638783
SUB LEASE: 708638785
BRISBANE RIVER MARINA BERTHS PTY LTD A.C.N. 612 453 577
119. MORTGAGE No 720322401 12/10/2020 at 15:13
DEVINE INDUSTRIES PTY LTD A.C.N. 010 171 794
over
SUB LEASE: 708638783
SUB LEASE: 708638785

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120. SUB LEASE No 708638785 09/05/2005 at 14:18
to
CTPI 49-Sch4 TENANT IN COMMON 1/2
GIRDIS INVESTMENTS PTY LTD A.C.N. 009 729 720
TENANT IN COMMON 1/2
OF LEASE BF ON SP131603
121. SUB LEASE No 708801662 06/07/2005 at 14:25
to
PORTLODGE PTY LTD A.C.N. 059 189 856
OF LEASE BR ON SP131603
122. TRANSFER No 710915980 20/08/2007 at 15:53
SUB LEASE: 708801662
SUB LEASE: 708869749
COFFS HARBOUR INTERNATIONAL MARINA PTY LTD TRUST A.C.N. 010
323 967 TRUSTEE
UNDER INSTRUMENT 710915980
123. SUB LEASE No 708869749 02/08/2005 at 14:38
to
PORTLODGE PTY LTD A.C.N. 059 189 856
OF LEASE BS IN LOT 310 ON SP131603
124. SUB LEASE No 709933656 13/09/2006 at 14:39
GIRDIS MARINE PTY LTD A.B.N. 48 009 858 566
OF LEASE H IN LOT 309 ON SP161245
TERM: 15.08.2006 TO 11.03.2034 OPTION NIL
125. TRANSFER No 719801535 17/12/2019 at 10:14
SUB LEASE: 709933656
MT02011 PTY LTD A.C.N. 611 607 302 TRUSTEE
UNDER INSTRUMENT 719801535
126. SUB LEASE No 709933667 13/09/2006 at 14:41
GIRDIS MARINE PTY LTD A.B.N. 48 009 858 566
OF LEASE R IN LOT 309 ON SP161245
TERM: 15.08.2006 TO 11.03.2034 OPTION NIL
127. TRANSFER No 719801525 17/12/2019 at 10:12
SUB LEASE: 709933667
MTO2011 PTY LTD A.C.N. 611 607 302 TRUSTEE
UNDER INSTRUMENT 719801525
128. SUB LEASE No 715068023 06/05/2013 at 10:53
CTPI 49-Sch4
OF LEASE AQ ON SP161245
TERM: 08/02/2013 TO 11/03/2034 OPTION NIL
129. TRANSFER No 718663354 29/03/2018 at 11:47
SUB LEASE: 715068023
CTPI 49-Sch4

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130. SUB LEASE No 715068025 06/05/2013 at 10:53
CTPI 49-Sch4
OF LEASE AO ON SP161245
TERM: 08/02/2013 TO 11/03/2034 OPTION NIL

131. TRANSFER No 716623824 13/07/2015 at 14:43
SUB LEASE: 715068025
CTPI 49-Sch4

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
719767646	EXEMPT CONS	02/12/2019 08:28	CURRENT
SEC 322AA LAND ACT 1994			
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: External Supervisor



Date : 1/04/2021 4:20:04 PM

From : "GRIMES Sharon"

To : "SLAM - Brisbane"

Cc : "SIMONUTTI Anna"

Subject : Zendesk86148 DES Response Case 2021/000727 Application for owner's consent, Dockside Marina

Attachment : image001.png;image003.jpg;image004.png;

Attention: Louise Schefe

Good afternoon,

Agency views – Advice to the Department of Resources

Dept Resources Ref #: 2021/000727

Reference #: 070/0004911

Zen Desk #: 86148

Location: Lot 305 on Plan SL809090, Lot 307, 309 and 310 on Plan SL813356 located at Kangaroo Point, Brisbane

Application: REQUEST FOR OWNERS CONSENT UNDER SECTION 51 OF THE *PLANNING ACT* 2016 – for operational works for additional pontoons within dockside marina

Applicant: Access Town Planning Consultants on behalf of Brisbane River Pty Ltd

The Department of Environment and Science, Coastal and Marine Assessment offers **no objection** to the issue of owners consent at the above location.

This advice does not affect functions the Department of State Development, Infrastructure, Local Government and Planning may exercise as a concurrence agency.

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Please do not hesitate to contact Sharon Grimes (3330 5692 or sharon.grimes@des.qld.gov.au) of this office, if you wish to discuss any of the issues.

Kind regards,
Sharon

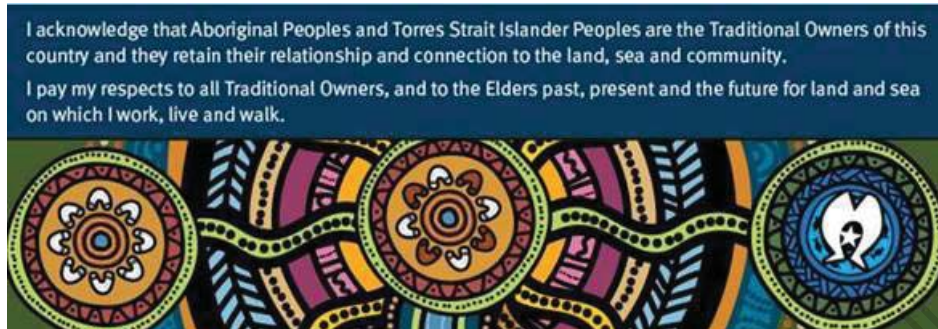


Sharon Grimes

Senior Environmental Officer, Coastal and Marine Assessment
Waste, Development and Southeast Compliance
Department of Environment and Science

P 07 3330 5692 | E sharon.grimes@des.qld.gov.au
Using Microsoft Teams? Click [here](#) to chat with me on [Microsoft Teams](#)
Level 8 | 400 George Street | Brisbane | GPO Box 2454 Brisbane Q 4001

Not available Wednesdays



SCHEFE Louise

Mar 8, 2021, 10:23 AM GMT+10

Dear Sir/Madam

Application for Owner's Consent, Dockside Marina, Kangaroo Point

Access Town Planning Consultants on behalf of Brisbane River Pty Ltd is requesting owner's consent to make a development application in accordance with section 51 of the *Planning Act 2016*, relating to operational works on Lot 305 on SL809090 and Lot 307, 309 & 310 on SL813356 .

The purpose is to install additional pontoons internally within the Dockside Marina to improve internal connectivity between the various marina arms.

The following documentation is provided to support this request:

- Letter Request for Owners Consent.
- DA Form 1.
- Design Plan – 5341-05/D.

Would you kindly provide your Agency's views and comments for the above new application?

Please provide your views by **9 April 2021** .

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe .

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@resources.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 2021/000727 in any future correspondence .

Yours sincerely



Louise Schefe
A/Senior Land Officer
Land Administration and Acquisitions | Land and
Native Title Operations
Department of Resources

P: 0746241548

E: SLAM-Brisbane@resources.qld.gov.au

A: Level 18, 275 George Street, Brisbane QLD 4000 | GPO
Box 2771, BRISBANE QLD 4000

W: www.resources.qld.gov.au

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Attachment(s)

[2021000727 DA App & Plan.pdf](#)

This email is a service from Department of Environment and Science. Delivered by [Zendesk](#)

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Date : 16/03/2021 12:01:07 PM
From : "Sara Coastal Wetlands"
To : "SIMONUTTI Anna"
Subject : FW: Zendesk86148 Request for Views Case 2021/000727 Application for owner's consent, Dockside Marina
Attachment : 2021000727 DA App & Plan.pdf;

FYI allocated to Sharon

From: Sara Coastal Wetlands
Sent: Tuesday, 16 March 2021 8:26 AM
To: GRIMES Sharon
Subject: FW: Zendesk86148 Case 2021/000727 Application for owner's consent, Dockside Marina

From: PALM <PALM@des.qld.gov.au>
Sent: Friday, 12 March 2021 1:31 PM
To: Sara Coastal Wetlands
Subject: Re: Zendesk86148 Case 2021/000727 Application for owner's consent, Dockside Marina

To add to this conversation reply and type above this text.

Below is the the Department of Environment and Science's response to your email (86148) - Re: Zendesk86148 Case 2021/000727 Application for owner's consent, Dockside Marina.

Kim C (Department of Environment and Science)

Mar 12, 2021, 1:31 PM GMT+10

Hi Anna

Please see email below and attachment. I have saved to edocs - Zendesk86148.

Kind regards

Kim

Kim C

Permits and Licencing | Operational Support

Environmental Services and Regulation

Department of Environment and Science www.des.qld.gov.au

P 1300 130 372 (select option 4)

F: (07) 3330 5875

E: palm@des.qld.gov.au

400 George Street Brisbane 4000

GPO Box 2454 BRISBANE QLD 4001

SCHEFE Louise

Mar 8, 2021, 10:23 AM GMT+10

Dear Sir/Madam

Application for Owner's Consent, Dockside Marina, Kangaroo Point

Access Town Planning Consultants on behalf of Brisbane River Pty Ltd is requesting owner's consent to make a development application in accordance with section 51 of the *Planning Act 2016*, relating to operational works on Lot 305 on SL809090 and Lot 307, 309 & 310 on SL813356 .

The purpose is to install additional pontoons internally within the Dockside Marina to improve internal connectivity between the various marina arms.

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- Letter Request for Owners Consent.
- DA Form 1.
- Design Plan – 5341-05/D.

Would you kindly provide your Agency's views and comments for the above new application?

Please provide your views by **9 April 2021**.

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe.

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@resources.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 2021/000727 in any future correspondence.

Yours sincerely



Louise Schefe
A/Senior Land Officer
Land Administration and Acquisitions | Land and
Native Title Operations
Department of Resources

P: 0746241548

E: SLAM-Brisbane@resources.qld.gov.au

A: Level 18, 275 George Street, Brisbane QLD 4000 | GPO
Box 2771, BRISBANE QLD 4000

W: www.resources.qld.gov.au

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Attachment(s)

[2021000727 DA App & Plan.pdf](#)

This email is a service from Department of Environment and Science. Delivered by [Zendesk](#)

Our Ref: 20.020

Your Ref:

23 February 2021

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

By Email: SLAMlodgement@dnrme.qld.gov.au

Dear Sir/Madam

**APPLICATION FOR STATE LANDOWNER CONSENT TO A DEVELOPMENT APPLICATION
LOTS 305 ON SL809090 AND 307, 309 AND 310 ON SL813356
DOCKSIDE MARINA, KANGAROO POINT, BRISBANE**

We act for Brisbane River Pty Ltd, applicant for the above-mentioned development application, and submit the attached application for landowner consent to their proposed operational works development permit application.

The proposed development entails the installation of new pontoons within the Dockside Marina, located within the Brisbane River at Kangaroo Point, Brisbane. The development application will seek an operational works (prescribed tidal works) development permit for the proposed development.

The purpose of the proposed development is to install additional pontoons internally within the Dockside Marina, to improve internal connectivity between the various marina arms.

The following are attached:

- Appendix A – DNRME Forms A and B, duly completed and signed on behalf of the applicant, as required;
- Appendix B – Copy of DA Form 1 for the development application;
- Appendix C – Location Plan showing the site; and
- Appendix D – a plan of the proposed development.

Please direct any queries to the undersigned.

Yours faithfully

ACCESS TOWN PLANNING CONSULTANTS

CTPI 49-Sch4

CTPI 49-Sch4

Director

APPENDIX A

DNRME FORMS A AND B

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Part A – Form LA00

Application form – Contact and Land Details

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](#) (per title reference), if relevant. A refund of application fees will not be given. (Details of fees are available on the [Department of Natural Resources, Mines and Energy \(DNRME\) website](#) at <<https://www.dnrme.qld.gov.au>> or from a regional [DNRME business office](#) or call 13 QGOV 13 74 68).
4. If the application is not lodged by a solicitor, bank or consultant on behalf of the applicant, then all applicants must sign the declaration on the appropriate Part B application form.
5. All parts of this application form need to be completed accurately, otherwise your application may be returned to you to complete.
6. Your application will not be considered as having been properly made unless all parts of this application form have been completed accurately, otherwise your application may be returned to you to complete.
7. Prior to lodging your application, the Department **strongly encourages** the applicant to have a **pre-lodgement meeting** with a DNRME officer who will provide additional information in relation to native title, expected timeframes, anticipated costs and to ensure the application will achieve your desired outcome.

Important information

7. 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.
8. All completed applications can be lodged with DNRME by sending information to the following email or postal addresses.
9. **Email:** SLAMlodgement@dnrme.qld.gov.au
10. **Post:**
Department of Natural Resources, Mines and Energy
PO Box 5318
Townsville QLD 4810
11. If lodging an application, all relevant Part B application forms must be signed and supporting documentation must be scanned and then emailed.
12. In terms of the [Right to Information Act 2009](#) interested parties may seek access to DNRME records and view relevant documents.
13. 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 lodges the application on behalf of the applicant.		
Full Name(s)		
Title	First name	Surname
Company name(s)		
If a Corporation then record ☐ ACN ☐ ARBN ☐ ABN <input type="text"/>		
Postal Address		
<input type="text"/>		
<input type="text"/>		
<input type="text"/>		
Phone number	<input type="text"/>	Mobile phone <input type="text"/>
Email	<input type="text"/>	

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

Company name(s)

If a Corporation then record

☐

ACN

☐

ARBN

☐

ABN

Postal Address

Phone number

Mobile phone

Email

Future correspondence should be sent to:

☐

Lodger

☐

Applicant

1. Are the applicants a foreign acquirer as defined by the Additional Foreign Acquirer Duty (AFAD)?

☐

Yes

go to 2

☐

No

go to 4

Note: For further information refer to the Queensland Government website to determine if the applicant/s are a foreign person (acquirer) for AFAD.

Government website address to Types of foreign persons and additional foreign acquirer duty:

<https://www.business.qld.gov.au/industries/service-industries-professionals/professional-financial-services/transfer-duty/investors/afad/foreign-persons>.

R

2. Is the application related to the purchase of land, for example a permanent road closure, or conversion of a lease where the land is or will be used solely or primarily for residential purposes as defined for the Additional Foreign Acquirer Duty (AFAD) under the Duties Act 2001?

☐ Yes

go to 2

☐ No

go to 4

Note: Under the Duties Act 2001 an additional amount of duty applies where the land is residential land and the applicant is a foreign person (acquirer) for AFAD.

Government website for Additional Foreign Acquirer Duty:

<https://www.business.qld.gov.au/industries/service-industries-professionals/professional-financial-services/transfer-duty/investors/afad/foreign-persons>.

3.

Enter the full name/s of the foreign acquirer/s.
(If there is insufficient space, please lodge as an attachment).

go to 4

Full Name/s (If a company, also provide a contact name)	Share held

4. Are the Applicant/s registered for GST and acquiring the land for a creditable purpose?

☐ Yes

☐ No

go to 5

Note: Under the Tax Administrator Act (Cth) 1953 certain purchasers of new residential premises or potential residential land are required to withhold the Goods and Services Tax (GST) amount from the price of the supply (purchase price) for payment directly to the Australian Taxation Office (ATO) as outlined on the ATO's website. The department is unable to provide further advice on the ATO's requirements. For further information contact the ATO on 13 28 65 or refer to the ATO website address <https://www.ato.gov.au/business/gst/in-detail/your-industry/property/gst-property-settlement-online-forms-and-instructions/> or seek advice from a financial or legal expert.

Details of land for which the application is being lodged

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

- ☐ Permit
- ☐ Licence
- ☐ Lease
- ☐ Unallocated State Land (USL)
- ☐ Road
- ☐ Trust Land Reserve/ Deed of Grant in Trust (DOGIT)
- ☐ Dealing Number (refer to Item 6)
- ☐ Other

go to 6

6. 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

The details of the land can be found on a current title or to obtain a copy of a [current title search](#) call the Titles Registry on 13 GOV 13 74 68. Lot on Plan details are located on your rates notice or the [Queensland Globe](#) from the Queensland Government website can be downloaded to help access current Lot on Plan details
Queensland Globe website address:
<https://www.business.qld.gov.au/business/support-tools-grants/services/mapping-data-imagery/maps>.
If insufficient space, please add additional description as an attachment.

go to 7

7. Enter additional details of the land

Dealing number

Tenure type Tenure number

Local Government

Other details of land location (optional)

go to 8

8.

Have you participated in a pre-lodgement meeting with the department (strongly encouraged)?

☐

Yes

go to 9

☐

No

Please provide name of officer you spoke with and this department's associated reference.

DNRME Contact
Officer

Pre-lodgement ID
(eLVAS CI Ref)

9. Provide details of pre-lodgement meeting.

(If there is insufficient space, please lodge as an attachment)

Note: 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



DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY

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 respective Owners Consent to a Development - [Guide](#) which includes application restrictions.
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, Mines and Energy \(DNRME\) website](#) or from a regional [DNRME business centre](#)).
4. Any additional information to support the application.
5. **Part A:** [Contact and Land details](#) form will need to be completed and submitted with your application.
6. Your application will not be considered as having been properly made unless all parts of this application form have been completed accurately, otherwise your application may be returned to you to complete.

Important information

7. Prior to lodging your application, the Department encourages the applicant to have a pre-lodgement meeting with a DNRME officer who will provide additional information in relation to native title, expected timeframes, anticipated costs and to ensure the application will achieve your desired outcome.
8. Section 51(2) of the [Planning Act 2016](#) requires DNRME to provide owners consent to a development application relating to some state land.
9. 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 DNRME, the person who will occupy the land.
10. Consideration to providing owners consent to a development application will only be given by DNRME 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; or
 - proposed development is for removal of quarry material from a watercourse or lake.
11. Development Applications are lodged on [DA Form 1](#) with all necessary other forms or attachments included.
12. Development under the *Planning Act 2016* includes reconfiguration of a lot. Reconfiguration of a lot held under a *Land Act 1994* tenure is not assessed under the provisions of the *Planning Act 2016* 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 the *Planning Act 2016* may also be required.
13. 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

An application cannot be considered

☒

No

go to 2

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 *Planning Act 2016* - 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 e.g. for a trustee lease with a term of more than 10 years, a development application under *Planning Act 2016* 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

Your application may qualify for FastTrack5 or otherwise must be lodged with the Department of Environment and Science

☒

No

go to 3

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 your application may qualify for [FastTrack5](#), or otherwise, the Environmental business unit of [Department of Environment and Science](#) 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 and Fisheries](#) 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

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

☒

No

go to 4

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

4. Owners consent is required to be given by DNRME for land listed below.

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* held by DNRME on behalf of the state as the lessee or trustee of the land

☒

a lease under the *Land Act 1994* (including a freeholding lease) reserve if the lessee or trustee is not or does not represent the state

☐

strategic port land under the *Transport Infrastructure Act 1994*, other than freehold land

☐

a permit to occupy or licence under the *Land Act 1994*.

☐

land that is in fee simple (freehold) held by DNRME on behalf of the state

☐

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

☐

a non-tidal boundary watercourse or lake under the *Water Act 2000*

☐

a road (other than a state-controlled road) or stock route

go to 5

5. Is the application for a development permit to remove quarry materials from a non-tidal watercourse or lake?

☐ Yes
go to 10

☒ No
go to 6

6. 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 10

☐ No
go to 7

7. Has an application for appropriate tenure been made?

☐ Yes
go to 8

☐ No
An application cannot be considered.

Owners consent where tenure is required for the development may not be given unless DNRME 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 DNRME. If you have not already applied for tenure, you will need to do so.

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

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

go to 9

9. Has DNRME made an offer that has been accepted?

☐ Yes
go to 10

☐ No
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.

10. Have you made a previous application for owners consent?

☒ Yes
go to 11

☐ No
go to 13

11. Was this application refused?

☒ Yes
go to 12

☐ No
go to 13

12. 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 13

☐ No
go to 14

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

Refer attachments

go to 14

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.

14. Tick the box to confirm the attachments form part of the application.

☐

Application fee.

☒

Part A – Contact and Land details form.

☒

Copy of the development application and all other necessary forms being –

- original DA Form 1
- 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 that clearly showing the proposed development.

☐

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 (if relevant).

☐

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 (if relevant).

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)

CTPI 49-Sch4

Date:

23 / 02 / 2021

If applicable, 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.

APPENDIX B

DA FORM 1

Published on DES Disclosure Log
RTI Act 2009

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application 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*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)	Brisbane River Pty Ltd
Contact name (only applicable for companies)	CTPI 49-Sch4
Postal address (P.O. Box or street address)	c/o Access Town Planning Consultants, PO Box 703
Suburb	Fortitude Valley
State	Qld
Postcode	4006
Country	Australia
Contact number	CTPI 49-Sch4
Email address (non-mandatory)	CTP accesstpc.com.au
Mobile number (non-mandatory)	CTPI 49-Sch4
Fax number (non-mandatory)	-
Applicant's reference number(s) (if applicable)	20.020

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application
- ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☐ Street address **AND** lot on plan (all lots must be listed), **or**
☒ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
	-	44A	Ferry Street	Kangaroo Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4169	305	SL809090	Brisbane City
b)	Unit No.	Street No.	Street Name and Type	Suburb
	-	63C	Rotherham Street	Kangaroo Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4169	310	SL813356	Brisbane City
c)	Unit No.	Street No.	Street Name and Type	Suburb
	-	63D	Rotherham Street	Kangaroo Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4169	309	SL813356	Brisbane City
d)	Unit No.	Street No.	Street Name and Type	Suburb
	-	63B	Rotherham Street	Kangaroo Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4169	307	SL813356	Brisbane City

3.2) Coordinates of premises (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)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☒ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer: Brisbane River

☐ On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
☒ In a tidal area	
Name of local government for the tidal area (if applicable):	Brisbane City Council
Name of port authority for tidal area (if applicable):	
☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? (tick only one box)

- ☐ Material change of use ☐ Reconfiguring a lot ☒ Operational work ☐ Building work

b) What is the approval type? (tick only one box)

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Installation of additional pontoons within an existing marina

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? (tick only one box)

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? (tick only one box)

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
☐ Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
☐ Yes			
☐ No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
☐ Subdivision (complete 10))	☐ Dividing land into parts by agreement (complete 11))
☐ Boundary realignment (complete 12))	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
☐ Yes – provide additional details below				

☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
☐ Road work ☐ Drainage work ☐ Landscaping ☒ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage ☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation Prescribed tidal works
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
☐ Yes – specify number of new lots:	
☒ No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$10,000	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Brisbane City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☒ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)

☐ Water-related development – referable dams ☐ Water-related development – levees (<i>category 3 levees only</i>) ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) (<i>only if the ERA has been devolved to local government</i>) ☐ Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: ☐ Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual ☐ Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: ☐ Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: ☐ Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) ☐ Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: ☐ Ports – Land within Port of Brisbane's port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority: ☐ Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: ☐ Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: ☒ Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
☐ Yes – referral response(s) received and listed below are attached to this development application ☒ No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
☒ I agree to receive an information request if determined necessary for this development application ☐ I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties

- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the Water Act 2000?**

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?**

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district?**

☒ Yes – the following is included with this development application:

☒ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

☒ A certificate of title

☐ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel?**

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- ☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the *Planning Regulation*

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- ☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- ☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application ☐ Yes
☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application ☒ Yes

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Relevant plans of the development are attached to this development application ☒ Yes

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21) ☐ Yes
☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or

- otherwise required by law.

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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RTI Act 2009

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

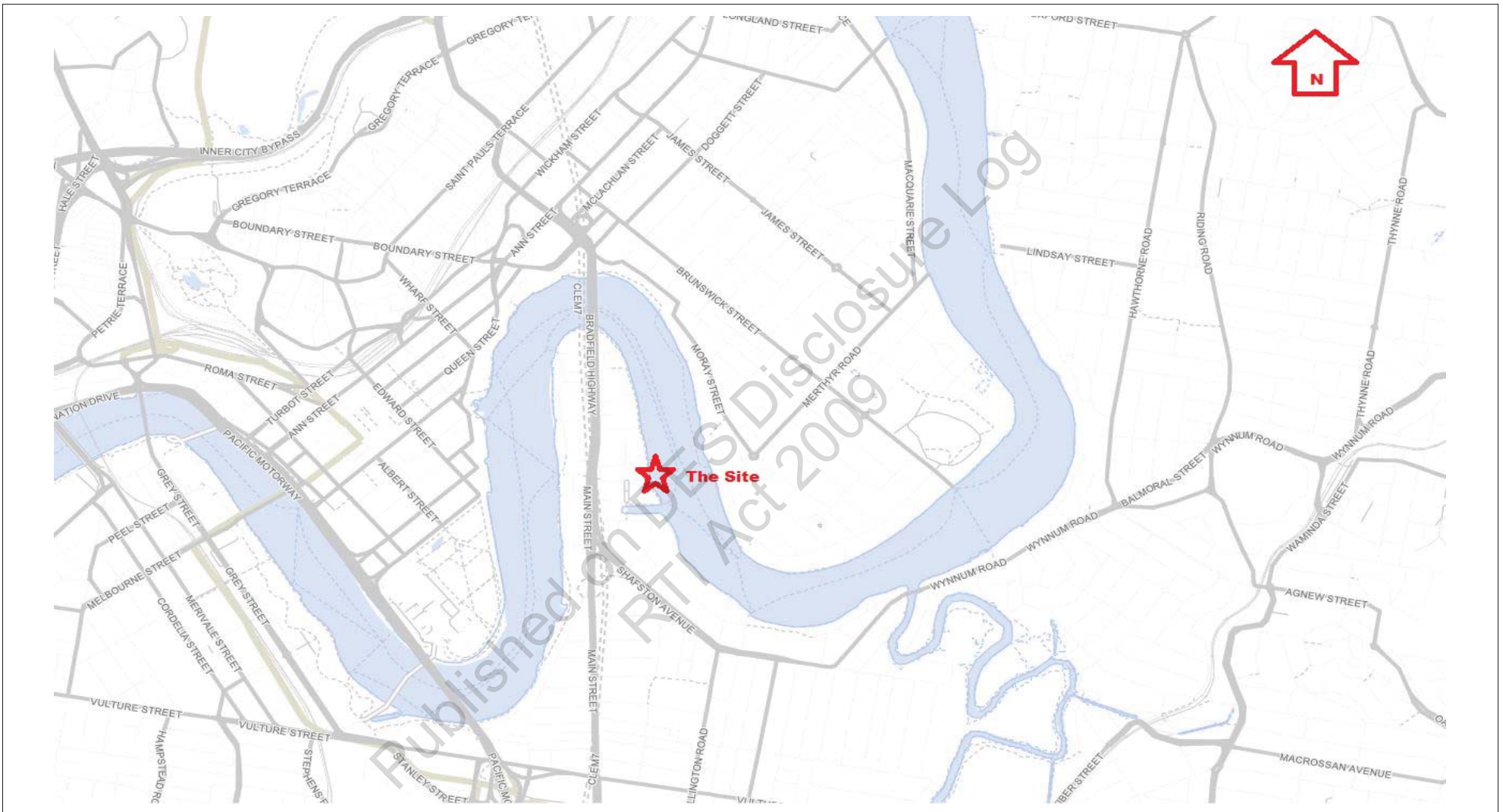
Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

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APPENDIX C

LOCATION PLAN

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ACCESS
Town Planning Consultants

PO Box 703 FORTITUDE VALLEY QLD 4006

M: [0732149494](tel:0732149494)
E: info@accessnpc.com.au
W: www.accessnpc.com.au

LOCATION PLAN

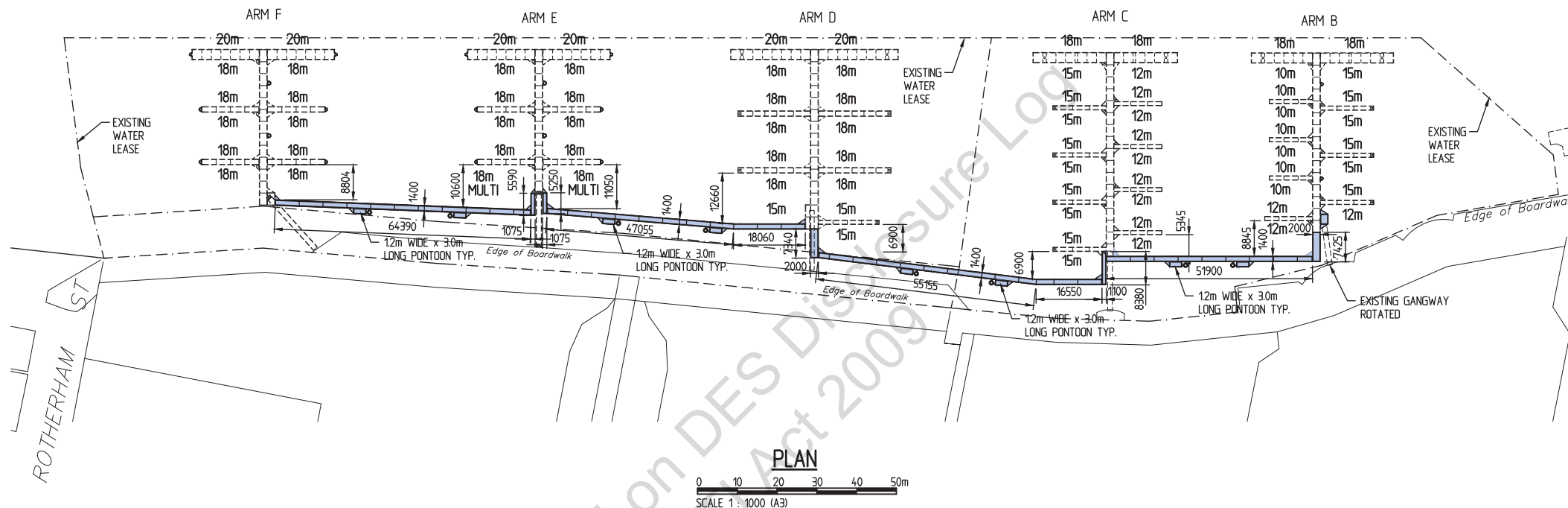
(City Plan 2014 Mapping)
(N.T.S.)

Client: Brisbane River Pty Ltd
Project: Dockside Marina Upgrade, Stage 1
Dwg No: 20.020/LP/Rev. A
Date: 22/10/2020

APPENDIX D

PLAN OF DEVELOPMENT

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NOTES:

1. ALL DIMENSIONS ARE IN METRES UNO.
2. ALL LEVELS ARE IN METRES AND REDUCED TO ZERO FORT DENISON (AHD IS 124m ABOVE CHART DATUM).
3. MARINA STRUCTURAL COMPONENTS AND PILES ARE SUBJECT TO DETAILED DESIGN.
4. ON SHORE LAYOUT ARE DIGITIZED FROM AERIAL PHOTO.

LEGEND:

■ NEW PONTOONS

PRELIMINARY

**International
Marina
Consultants**
Consultants to the Marina Industry.

International Marina
Consultants Pty. Ltd.
A.C.N. 079 905 481
5/26 Brand Street
EIGHT MILE PLAINS QLD 4113
AUSTRALIA
Phone (07)38925711
Fax (07)38925611
Email : inc@imc-marinas.com

Client:
DOCKSIDE MARINA

Project:
DOCKSIDE MARINA RECONFIGURATION

Title:
**PRELIMINARY LAYOUT
STAGE 1**

Revision:
A 16/10/20 PONTOONS ADDED TO T-HEAD ARM B.
B 9/11/20 20m BERTH FINGER EXTENSIONS INCREASED
TO 4.2m.
C 8/2/21 FINGER EXTENSIONS REMOVED & WALKWAY
BETWEEN ARMS E AND F ADDED.
D 9/2/21 DIMENSIONS ADDED.

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the written permission of
International Marina Consultants

Date: 14/10/2020

Drawing No.: 5341-05/D

Scale: AS SHOWN

Drawn By: **CTPI 4**

Checked By:

Approved By: