eLVAS Client Interaction Report
For Interaction id: 1723682

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	20-Aug-2019 5:17 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Department of Environment and Sc, Brisbane

Documents

Document Type	Title	Received/Sent
Outgoing email	Urgent request for views - PALM - DES	22-Feb-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	20-Aug-2019
Details:	

Assignment History

Published on DNRME Disclosure Log
RTI Act 2009

eLVAS Client Interaction Report
For Interaction id: 1722882

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	19-Aug-2019 10:53 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming email	Tipplers - re Judicial Review Act 1991 s32 request	19-Aug-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	19-Aug-2019
Details:	

Assignment History

Published on DNRME Disclosure Log
RTI Act 2009

eLVAS Client Interaction Report
For Interaction id: 1713973

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	18-Jul-2019 11:42 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Outgoing email	email to GCCC re no surrender if no trustee lease	18-Jul-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	18-Jul-2019
Details:	

Assignment History

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Date : 18/07/2019 11:21:36 AM
From : "MCQUADE Diane"
To : "RAMSAY Anita (ARAMSAY@goldcoast.qld.gov.au)"
Cc : "CROSS Debbie"
Subject : Tipplers Surrender

Hi Anita

Thankyou for the attached correspondence regarding the surrender of the Tipplers lease (NCL 6/2882).

The department has reviewed the information that was provided by council regarding the operation and management of Tipplers. The Minister's Delegate has approved the surrender subject to the requirements as set out in the Agreement to Offer on 27 June 2019. All the conditions of this offer must be complied with by 30 September 2019.

As the requirements of preparation of trustee lease are not being fulfilled by the council, then the surrender of NCL 6/2882 will not be actioned, due to the council not complying with all the conditions of the offer.

If Council wishes to withdraw this application, then please advise the department. Otherwise the case will be open until 30 September 2019 and therefore will lapse if all requirements are not received.

Kind regards
Di

Diane McQuade
Senior Land Officer
South Region
(Gold Coast, Redland & Logan)

Department of Natural Resources, Mines and Energy
Ph. 56266 826
14 Edgewater Court, Robina
Postal: PO Box 4297, Robina Town Centre Qld 4230
Email: SLAM-goldcoast@dnrme.qld.gov.au
Diane.mcquade@dnrme.qld.gov.au

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eLVAS Client Interaction Report
For Interaction id: 1713233

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	16-Jul-2019 12:31 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming Offer Requirement	Signed (amended by GCCC) Agreement	4-Jul-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	16-Jul-2019
Details:	

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1713230

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Letter
Interaction date:	16-Jul-2019 12:30 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming Letter	Covering letter with amended Agreement from GCCC	4-Jul-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	16-Jul-2019
Details:	

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1707889

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	27-Jun-2019 2:34 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Outgoing email	Tipplers Surrender emailed amended offer	27-Jun-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	27-Jun-2019
Details:	

Assignment History

Published on DNRME Disclosure Log
RTI Act 2009

eLVAS Client Interaction Report
For Interaction id: 1707879

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Letter
Interaction date:	27-Jun-2019 2:25 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Outgoing Letter/Document	Amended Letter of Offer	27-Jun-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	27-Jun-2019
Details:	

Assignment History

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Date : 27/06/2019 2:33:01 PM
From : "MCQUADE Diane"
To : "RAMSAY Anita (ARAMSAY@goldcoast.qld.gov.au)"
Subject : Tipplers Surrender
Attachment : Amended Letter of Offer - Tipplers.pdf;smartmap 2017-000099.pdf;

Hi Anita

Please find attached the documents which I will be posting out this afternoon.

The offer letter and agreement for the Tipplers surrender has been amended to reflect upon the surrender of Lot 39 on WD6594, the area is to be included into Lot 47 on WD4132 being Reserve for Recreation.

Kind regards
Di

Diane McQuade
Senior Land Officer
South Region
(Gold Coast, Redland & Logan)

Department of Natural Resources, Mines and Energy
Ph. 56266 826
14 Edgewater Court, Robina
Postal: PO Box 4297, Robina Town Centre Qld 4230
Email: SLAM-goldcoast@dnrme.qld.gov.au
Diane.mcquade@dnrme.qld.gov.au

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Queensland Government

Department of Natural Resources, Mines and Energy

Author Diane McQuade
File / Ref number 2017/000099
Directorate / Unit State Land Asset Management
Phone 56266826

27 June 2019

Council of the City of Gold Coast
PO Box 5042
Gold Coast Mail Centre Qld 9729

Attention: Mrs Anita Ramsay

Dear Anita

Amended Letter of Offer – Application for the Surrender of NCL 6/2882 – Lot 39 on WD6594 and Lot 56 on WD5576 – Tipplers – South Stradbroke Island

Reference is made to the application from Council of the City of Gold Coast (the council) for the surrender of the Tipplers State lease NCL 6/2882 and subsequent inclusion of Lot 39 on WD6594 into Reserve and Lot 56 on WD5576 to be opened as road (the Esplanade).

Thank you for the additional documentation, the Department of Natural Resources, Mines and Energy (the department) has now completed the analysis on the information provided.

I wish to advise all the information received from the council has been collated and reviewed as a Land Management Plan for the Tipplers Hub. The Land Management Plan has been approved by the Minister's Delegate under section 48 of the *Land Act 1994*. Upon finalisation of surrender of NCL 6/2882, the notation on the title for the Land Management Plan will be lodged in the Queensland Titles Registry. The Land Management Plan will be current for ten (10) years.

It is advised that approval will be sought for the surrender of NCL 6/2882 with a date effective being 26 April 2017 (date in which surrender form was executed) and subject to the acceptance by the Council of City of Gold Coast of the following:

- Surrender date effect 26 April 2017.
- Upon surrender of NCL 6/2882, Lot 56 (15m²) to be opened as road (the Esplanade) under section 94 of the *Land Act 1994*.
- Upon surrender of NCL 6/2882, Lot 39 on WD6594 (2.0380 ha) to be included into Reserve for Recreation purposes TF49011559 under section 31A of the *Land Act 1994*, (Reserve

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Robina
4230 QLD

Telephone : 56266826

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adjoining to the south of Tipplers – Lot 47 on WD4132) under the trusteeship of Council of the City of Gold Coast.

- The operation and management of the Tipplers Hub (café, kiosk, camp grounds and cabins) will require a trustee lease arrangement with the operator/s.
    - Council will be required to apply for an inconsistent use under section 59(2) of the *Land Act 1994* through the application process to the department for trustee leases pertaining to the café, kiosk, camp ground operation and cabins.
    - Land Management Plan notation will be registered on the TF49011559, however this does not allow 'inconsistent uses' to be registered using the Written Authority 64 of the *Land Act 1994.*
    - The approved Land Management Plan for the Tipplers Hub includes that the derelict cabins will be removed in accordance with council's capital works plan. Only six (6) cabins will be used by the council 1 – onsite office, 1 occasionally used by council's security and 4 overnight stay for café staff during high season times when required.

The attached form, Notification of Acceptance of Offer be signed and returned to the Department by close of business on **30 August 2019**.

Upon receiving the signed Notification of Acceptance of Offer the department will action the dealings associated with the application for surrender and advise in due course of the finalization.

If you wish to discuss this matter please contact Diane McQuade on 56266826

Yours sincerely

s78B(2)

Diane McQuade
Senior Land Officer

Encl. Notification of Acceptance of Offer
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Rel

File / Ref number :2017/000099

Department of Natural Resources, Mines and Energy
Diane McQuade
DNRME Robina
PO Box 4297
Robina
4230 QLD

I/We,

Full Name/s of Applicants)

of,

Council of the City of Gold Coast

(residential address or registered office)

being the person/s to whom an offer has been made in terms 327A of the Land Act 1994 and in accordance with the Department's letter of offer dated 27 June 2019.

HEREBY GIVE YOU NOTICE that:

☐ I/we accept the conditions of the offer.

I/We note that this acceptance shall not be effective until I/we have complied with all the conditions of the offer within the time specified.

Particulars of land

Tenure Type - Surrender of NCL 6/2882

Description - Lot 39 on WD6594 and Lot 56 on WD5576 – locally known as Tipplers, South Stradbroke Island

Conditions of Surrender:

- Surrender effective date: 26th April 2017
- Lot 56 on WD5576 being 15m2 to be dedicated as road under section 94 of the Land Act 1994.
- Lot 39 on WD6594 being 2.0380 hectares to be included into Reserve for Recreation purposes TF49011559 (Lot 47 on WD4132) under the trusteeship of Council of the City of Gold Coast.
- The operation and management of the Tipplers Hub (café, kiosk, camp grounds and cabins) will require a trustee lease arrangement with the operator/s.
- Council will be required to apply for an inconsistent use under section 59(2) of the Land Act 1994 through the application process to DNRME for trustee leases pertaining to the operations of the café, kiosk, camp ground and cabins.

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Telephone : 56266826

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Tenancy Details

We request that our interests be recorded as:-

☐ Joint Tenants OR ☐ Tenants in Common.

INTEREST	NAME
_____	_____
_____	_____
_____	_____

POSTAL ADDRESS (of person or Company to whom correspondence is to be addressed) _____

_____

(if space is insufficient, please continue on the back of this form)

The **Notification of Acceptance of Offer** form together with payment of all required monies must be returned to the Department by close of business on **30 August 2019**, otherwise this offer will lapse. All other conditions of this offer must be satisfied by close of business on **30 September 2019** otherwise this offer will lapse. If you believe you will be unable to comply with all the conditions of this offer by the due date, you may apply in writing for an extension of time. Applications for extensions of time must be made before the offer lapses and must address the following -

- what action you have taken to comply with the offer conditions; **AND**
- why the conditions cannot be complied with by the due date; **AND**
- the extension of time requested.

However an extension of time may not be granted to make payment of all required monies.

If you do not apply for an extension of time the offer lapses, a new application and application fee will be required. If you make a new application, the matter will be re-investigated and a new decision will be made that may include re-assessment of the land values involved and all conditions and requirements applicable to the dealing. The re-assessment may also result in the application being refused.

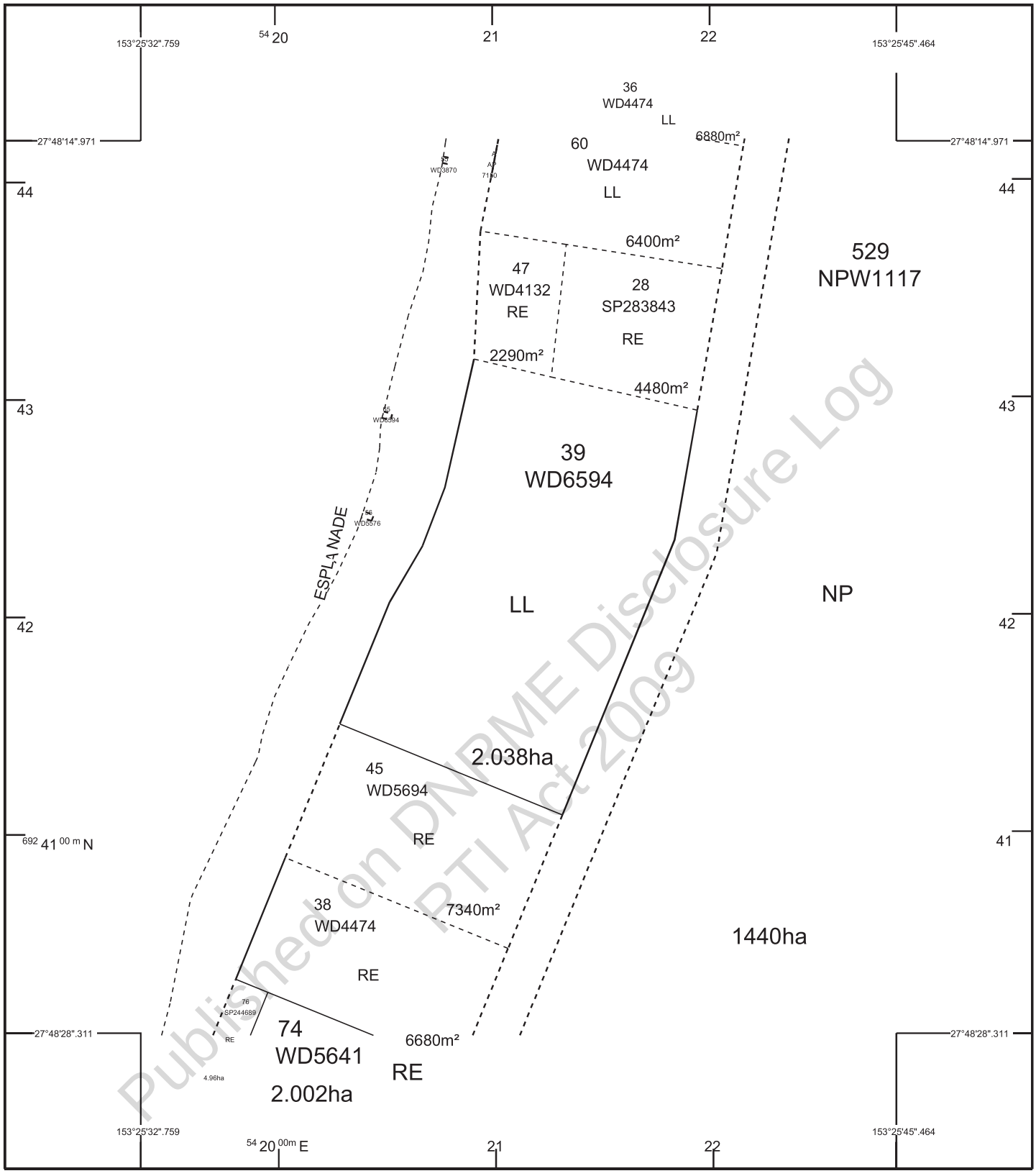
Dated at **this** **day of** **2019.**

_____	_____
(SIGNATURE/S)	**(WITNESS)**
_____	_____
(SIGNATURE/S)	**(WITNESS)**
_____	_____
(ABN Number if applicable for Issue of Tax Invoice)	**(ACN Number if no Company Seal required)**

NOTE: This document should be signed by all persons to whom the offer has been made. All persons to whom the offer has been made or their registered Power of Attorney for and on their behalf should sign this document. In the event of a company being offered the tenure, this document is to be executed either under the Company Seal., with the signatories designation within the Company stated. Or, without the seal and signed by two (2) directors or, a director and the secretary.

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STANDARD MAP NUMBER
9542-21422

0 50 100 150 200 250 m

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 2500

MAP WINDOW POSITION & NEAREST LOCATION

153°25'39".112
27°48'21".641
SOUTHERN MORETON BAY ISLANDS
3.59 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	39/WD6594
Area/Volume	2.038ha
Tenure	LANDS LEASE
Local Government	GOLD COAST CITY
Locality	SOUTH STRADBROKE
Segment/Parcel	35184/69

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 27/06/2019

DCDB 26/06/2019

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SmartMap

An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base

Queensland Government

GDA

19-082

File A

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Department of Natural Resources, Mines and Energy

Author Diane McQuade
File / Ref number 2017/000099
Directorate / Unit State Land Asset Management
Phone 56266826

27 June 2019

Council of the City of Gold Coast
PO Box 5042
Gold Coast Mail Centre Qld 9729

Attention: Mrs Anita Ramsay

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RTI Act 2009

Dear Anita

Amended Letter of Offer – Application for the Surrender of NCL 6/2882 – Lot 39 on WD6594 and Lot 56 on WD5576 – Tipplers – South Stradbroke Island

Reference is made to the application from Council of the City of Gold Coast (the council) for the surrender of the Tipplers State lease NCL 6/2882 and subsequent inclusion of Lot 39 on WD6594 into Reserve and Lot 56 on WD5576 to be opened as road (the Esplanade).

Thank you for the additional documentation, the Department of Natural Resources, Mines and Energy (the department) has now completed the analysis on the information provided.

I wish to advise all the information received from the council has been collated and reviewed as a Land Management Plan for the Tipplers Hub. The Land Management Plan has been approved by the Minister's Delegate under section 48 of the *Land Act 1994*. Upon finalisation of surrender of NCL 6/2882, the notation on the title for the Land Management Plan will be lodged in the Queensland Titles Registry. The Land Management Plan will be current for ten (10) years.

It is advised that approval will be sought for the surrender of NCL 6/2882 with a date effective being 26 April 2017 (date in which surrender form was executed) and subject to the acceptance by the Council of City of Gold Coast of the following:

- Surrender date effect 26 April 2017.
- Upon surrender of NCL 6/2882, Lot 56 (15m²) to be opened as road (the Esplanade) under section 94 of the *Land Act 1994*.
- Upon surrender of NCL 6/2882, Lot 39 on WD6594 (2.0380 ha) to be included into Reserve for Recreation purposes TF49011559 under section 31A of the *Land Act 1994*, (Reserve

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PO Box 4297
Robina
4230 QLD

Telephone : 56266826

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adjoining to the south of Tipplers – Lot 47 on WD4132) under the trusteeship of Council of the City of Gold Coast.

- The operation and management of the Tipplers Hub (café, kiosk, camp grounds and cabins) will require a trustee lease arrangement with the operator/s.
    - Council will be required to apply for an inconsistent use under section 59(2) of the *Land Act 1994* through the application process to the department for trustee leases pertaining to the café, kiosk, camp ground operation and cabins.
    - Land Management Plan notation will be registered on the TF49011559, however this does not allow 'inconsistent uses' to be registered using the Written Authority 64 of the *Land Act 1994.*
    - The approved Land Management Plan for the Tipplers Hub includes that the derelict cabins will be removed in accordance with council's capital works plan. Only six (6) cabins will be used by the council 1 – onsite office, 1 occasionally used by council's security and 4 overnight stay for café staff during high season times when required.

The attached form, Notification of Acceptance of Offer be signed and returned to the Department by close of business on **30 August 2019**.

Upon receiving the signed Notification of Acceptance of Offer the department will action the dealings associated with the application for surrender and advise in due course of the finalization.

If you wish to discuss this matter please contact Diane McQuade on 56266826

Yours sincerely

s78B(2)

Diane McQuade
Senior Land Officer

Encl. Notification of Acceptance of Offer
DNRME Smartmap

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File / Ref number :2017/000099

Department of Natural Resources, Mines and Energy
Diane McQuade
DNRME Robina
PO Box 4297
Robina
4230 QLD

I/We,

Full Name/s of Applicants)

of,

Council of the City of Gold Coast

(residential address or registered office)

being the person/s to whom an offer has been made in terms 327A of the Land Act 1994 and in accordance with the Department's letter of offer dated 27 June 2019.

HEREBY GIVE YOU NOTICE that:

☐ I/we accept the conditions of the offer.

I/We note that this acceptance shall not be effective until I/we have complied with all the conditions of the offer within the time specified.

Particulars of land

Tenure Type - Surrender of NCL 6/2882

Description - Lot 39 on WD6594 and Lot 56 on WD5576 – locally known as Tipplers, South Stradbroke Island

Conditions of Surrender:

- Surrender effective date: 26th April 2017
- Lot 56 on WD5576 being 15m2 to be dedicated as road under section 94 of the Land Act 1994.
- Lot 39 on WD6594 being 2.0380 hectares to be included into Reserve for Recreation purposes TF49011559 (Lot 47 on WD4132) under the trusteeship of Council of the City of Gold Coast.
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Robina
4230 QLD

Telephone : 56266826

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Tenancy Details

We request that our interests be recorded as:-

☐ Joint Tenants OR ☐ Tenants in Common.

INTEREST **NAME**

_____ _____

_____ _____

_____ _____

POSTAL ADDRESS (of person or Company to whom correspondence is to be addressed) _____

_____

(if space is insufficient, please continue on the back of this form)

The **Notification of Acceptance of Offer** form together with payment of all required monies must be returned to the Department by close of business on **30 August 2019**, otherwise this offer will lapse. All other conditions of this offer must be satisfied by close of business on **30 September 2019** otherwise this offer will lapse. If you believe you will be unable to comply with all the conditions of this offer by the due date, you may apply in writing for an extension of time. Applications for extensions of time must be made before the offer lapses and must address the following -

- what action you have taken to comply with the offer conditions; **AND**
- why the conditions cannot be complied with by the due date; **AND**
- the extension of time requested.

However an extension of time may not be granted to make payment of all required monies.

If you do not apply for an extension of time the offer lapses, a new application and application fee will be required. If you make a new application, the matter will be re-investigated and a new decision will be made that may include re-assessment of the land values involved and all conditions and requirements applicable to the dealing. The re-assessment may also result in the application being refused.

Dated at **this** **day of** **2019.**

_____ _____

(SIGNATURE/S) **(WITNESS)**

_____ _____

(SIGNATURE/S) **(WITNESS)**

_____ _____

(ABN Number if applicable for Issue of Tax Invoice) **(ACN Number if no Company Seal required)**

NOTE: This document should be signed by all persons to whom the offer has been made. All persons to whom the offer has been made or their registered Power of Attorney for and on their behalf should sign this document. In the event of a company being offered the tenure, this document is to be executed either under the Company Seal., with the signatories designation within the Company stated. Or, without the seal and signed by two (2) directors or, a director and the secretary.

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Reference Details

Reference No.	2017/000099
Action Type:	Approval for Trust Land Management Plan
Action Status:	Proposed
Title Ref:	49108083
Tenure Type:	Reserve
Service Centre:	Robina
Region:	South

Interested Parties

Name:	Department of Natural Resources / Robina - NRW
Address:	PO Box 4297, ROBINA, QLD, 4230
Ref:	

Description of Land

Total Area (ha): 0.7340 About

Exclusions/Restrictions/Reservations: No

Lot/Plan Details

Lot/Plan	Area
45/WD5694	0.7340 ha

Local Authority
Gold Coast City Council

No Forestry Entitlement

No Tenant Correspondents

No Acts and Sections

No Document Recipient

No Encumbrances

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No Parent Titles

No Attached Tenures

No Reserves

No Associated Tenure Groups

Land Value Information

Subdivision Parcel:
Purpose:
Category:
Sub Category:
Rental Type:
Fixed Rent Expires:
Rate:
:
Sale Price:
Improvements Value:
Deposit:
Timber Value:
Timber Installment:

No Deeds To Be Issued

Optional Conditions

Nil

Optional Reservations

Nil

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Reference Details

Reference No.	2017/000099
Action Type:	Res Amend - no consideration
Action Status:	Approved by MD
Title Ref:	49108083
Tenure Type:	Reserve
Service Centre:	Robina
Region:	South

Interested Parties

Name:	Department of Natural Resources / Robina - NRW
Address:	PO Box 4297, ROBINA, QLD, 4230
Ref:	

Description of Land

Total Area (ha): 0.7340 About

Exclusions/Restrictions/Reservations: No

Lot/Plan Details

Lot/Plan	Area
45/WD5694	0.7340 ha

Local Authority
Gold Coast City Council

No Forestry Entitlement

No Tenant Correspondents

No Acts and Sections

No Document Recipient

No Encumbrances

Published on DNRME Disclosure Log
PTI Act 2009

No Parent Titles

No Attached Tenures

No Reserves

No Associated Tenure Groups

Land Value Information

Purpose:	
Category:	
Sub Category:	
Rental Type:	
Fixed Rent Expires:	
Rate:	
Annual Rent:	
Purchase Price:	$
Sale Price:	$
Improvements Value:	$
Deposit:	$
Timber Value:	$
Timber Installment:	$

No Deeds To Be Issued

Optional Conditions

Nil

Optional Reservations

Nil

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Reference Details

Reference No. 2017/000099
Action Type: Road Opening no consideration
Action Status: Approved by MD

Title Ref:
Tenure Type: Untenured

Service Centre: Robina
Region: South

Interested Parties

Name: Department of Natural Resources / Robina - NRW
Address: PO Box 4297, ROBINA, QLD, 4230
Ref:

Description of Land

Total Area (ha): 0.0000

Exclusions/Restrictions/Reservations: No

Details: Area of USL to be opened as road once the NCL for Lot 56 WD5576 has been surrendered.

No Lot/Plans

No Forestry Entitlement

No Tenant Correspondents

No Acts and Sections

No Document Recipient

No Encumbrances

No Parent Titles

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No Attached Tenures

No Reserves

No Associated Tenure Groups

Land Value Information

Purpose:	
Category:	
Sub Category:	
Rental Type:	
Fixed Rent Expires:	
Rate:	
Annual Rent:	
Purchase Price:	$
Sale Price:	$
Improvements Value:	$
Deposit:	$
Timber Value:	$
Timber Installment:	$

No Deeds To Be Issued

Optional Conditions

Nil

Optional Reservations

Nil

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eLVAS Submission Report
For Case id: 2017/000099

Submission Details

Type: Submission
Title: Submission - Amended offer surrender of NCL 6/2882
Created: 5-Jun-2019
Submitted: 5-Jun-2019 **Submitted By:** McQuade, Diane

Actioning Officer's Recommendation:

As per the attached submission, approval is requested for the following to be offered to council -

Recommendation:
I recommend that the following decision is made, in accordance with section 48, 327A, 31A and 94 of the Land Act 1994 and relevant Departmental policy:
Accept the documents provided by Council of the City of Gold Coast collectively naming them a Land
Management Plan.
Approval of the Land Management Plan under section 48 of the Land Act 1994.
Accept the surrender of NCL 6/2882 # Lot 39 on WD6594 and Lot 56 on WD5576 # TF17660178 under section 327
of the Land Act 1994.
Surrender effective date: 26th April 2017 (Council has provided executed Surrender form).
Amendment to be made to TF49011559 Reserve for Recreation under trusteeship of Council of the City of Gold Coast to include Lot 39 on WD6594 under section 31A of the Land Act 1994.
Upon surrender of NCL 6/2882, Lot 56 on WD5576 to be opened as road under section 94 of the Land Act 1994 and
included back into the Esplanade, South Stradbroke Island under section 94 of the Land Act 1994.
Council to be advised the uses associated with camp ground, kiosk, café and cabins will require a trustee lease to
the operator/s and council will be required to apply for section 59(2) of the Land Act 1994 trustee lease for
inconsistent use.

Diane McQuade
Senior Land Officer

Optional Recommendation Document:

Amended Submission for Tipplers

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Documents

Component	Document Type	Title	Received/Sent
	Internal Document/Report	Mins of meeting at Council re Tipplers	1-Dec-2016

	Resort	
Internal Document/Report	Current Title 17660178 (56 WD5576 & 39 WD6594)	6-Jan-2017
Maps/Plans/Sketches	Plan - WD6594	6-Jan-2017
Maps/Plans/Sketches	Plan - WD5576	6-Jan-2017
Application	Application, Receipt No. 2316413 & Cover letter	6-Jan-2017
Internal Document/Report	Signed surrender form by Council	27-Apr-2017
Outgoing email	email to GCCC - cabin status to date - if on Lot39	16-Mar-2018
Land Management Plan	South Stradbroke Island Operartional Plan 2013 -20	19-Feb-2019
Land Management Plan	Tipplers Passage Master Plan	19-Feb-2019
Land Management Plan	Tipplers Precinct Shoreline Erosion Management Pla	19-Feb-2019
External Formal Document	City of Gold Coast - Council Meeting - 02032009	19-Feb-2019
External Formal Document	City of Gold Coast - Counicl Meeting - 07122016	19-Feb-2019
External Formal Document	City of Gold Coast - Counicl Meeting - 12032013	19-Feb-2019
Internal Document/Report	LTL report - Tipplers	8-Mar-2019
Internal Document/Report	Tipplers - Assessment of Master Plan documents	8-Mar-2019
Internal Document/Report	EMR and CLR search - no issues	8-Mar-2019
Native Title Documentation	NCL 6/2882	11-Mar-2019
Native Title Documentation	QNtime map	11-Mar-2019
Native Title Documentation	QNtime report	11-Mar-2019
Native Title Documentation	NT Annexure 7.1	11-Mar-2019
Internal Document/Report (Draft)	Draft notification of Acceptance of Offer	11-Mar-2019
Internal Document/Report (Draft)	Draft letter of offer	11-Mar-2019
Internal Document/Report	Current Title 49108083 (45 WD5694)	11-Mar-2019
Internal Document/Report	Current Title 17660178 (56	11-Mar-2019

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	WD5576 & 39 WD6594)	
Audit Report	Submission Verification Report (Action 1)	11-Mar-2019
Audit Report	Submission Verification Report (Action 3)	11-Mar-2019
Audit Report	Submission Verification Report (Action 4)	11-Mar-2019
Incoming email	DES no objection to surrender	12-Mar-2019
Internal Document/Report	Tipplers - Land Management Plan Assessment	27-Mar-2019
Internal Document/Report (Draft)	Amended Draft Notification of Acceptance of Offer	5-Jun-2019
Internal Document/Report (Draft)	Amended Draft Letter of Offer	5-Jun-2019
Internal Document/Report	LTL position report - $213280.13 OUTSTANDING	5-Jun-2019
Internal Document/Report	Current Title 49011559 (47 WD4132)	5-Jun-2019
Audit Report	Submission Verification Report (Action 1)	5-Jun-2019
Audit Report	Submission Verification Report (Action 3)	5-Jun-2019
Audit Report	Submission Verification Report (Action 4)	5-Jun-2019
Audit Report	Submission Verification Report (Action 5)	5-Jun-2019

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Case issues

No case issues

Case notes

No case notes

Applications

Application Id	Application Type	Status	Primary
1	Surrender of Lease	Approved by MD	Y

No Decision

Actions

Action Id	Action Type	Status	Status Date
1	Surrender - Lease, Licence or PO	Approved by MD	29-Mar-2019

No Decision

Action Id	Action Type	Status	Status Date
3	Road Opening no consideration	Approved by MD	29-Mar-2019

No Decision

Action Id	Action Type	Status	Status Date
4	Res Amend - no consideration	Approved by MD	29-Mar-2019

No Decision

Action Id	Action Type	Status	Status Date
5	Approval for Trust Land Management Plan	Proposed	27-Mar-2019

No Decision

Additional comments

Di
The previous approval is now withdrawn and a new decision is approved as stated below.

Approved, as stated in the submission offer details and that the derelict cabins will be removed in accordance with council's capital works plan. Only 6 cabins will be used by the council, 1 - onsite office, 1- occasionally by council's security officers, and 4 - for overnight stay for café staff during time period timeframes.

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Reference Details

Reference No.	2017/000099
Action Type:	Surrender - Lease, Licence or PO
Action Status:	Approved by MD
Title Ref:	17660178
Service Centre:	Robina
Region:	South

Interested Parties

Name:	Department of Natural Resources / Robina - NRW
Address:	PO Box 4297, ROBINA, QLD, 4230
Ref:	

Termination Details

Effective Date:	26/04/2017
Reason:	Absolute Surrender
Extra Detail:	Council have initiated the surrender of NCL 6/2882 as they have successfully transformed the site into nature based, family oriented camping and recreation, which can be controlled under the Reserve administered by Council.

No Encumbrances

No Parent Titles

No Attached Tenures

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No Reserves

No Associated Tenure Groups

Land Value Information

Subdivision Parcel:
Purpose:
Category:
Sub Category:
Rental Type:
Fixed Rent Expires:
Rate:
:
Sale Price:
Improvements Value:
Deposit:
Timber Value:
Timber Installment:

No Deeds To Be Issued

Optional Conditions

Nil

Optional Reservations

Nil

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INTERNAL CURRENT RESERVE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 05/06/2019 12:10 Title Reference: 49011559
Date GAZETTED: 07/06/1975
PAGE: 783

Opening Ref: SL 30712
Purpose: RECREATION
Sub-Purpose:
Local Name:
Address: SOUTH STRADBROKE ISLAND
County (R) No: R1108
File Ref: RES 15816

TRUSTEES

COUNCIL OF THE CITY OF GOLD COAST Gazetted on
31/03/1995 Page 1382

LAND DESCRIPTION

LOT 47 CROWN PLAN WD4132 GAZETTED ON 07/06/1975 PAGE 783
Local Government: GOLD COAST

Area: 0.229000 Ha. (ABOUT)

EASEMENTS AND ENCUMBRANCES

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Reserve Search **

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eLVAS Client Interaction Report
For Interaction id: 1701347

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	5-Jun-2019 11:40 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming email	email from Brendan Madden - no trustee lease	3-Jun-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	5-Jun-2019
Details:	

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1701345

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	5-Jun-2019 11:38 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming email	email from PLO re amend offer	5-Jun-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	5-Jun-2019
Details:	

Assignment History

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SLAM Internal Document

SUBMISSION

INTRODUCTION

Date:	5 June 2019		
eLVAS Case Id:	2017/000099	**Tenure:**	Non Competitive Lease

Application Type: Surrender of NCL 6/2882
Application Fee: $130.70 application fee paid on 22/12/16 receipt number 2316413.

Applicant Name Council of the City of Gold Coast

Description of Land: Lot 39 on WD6594 and Lot 56 on WD5576 – TF17660178
Locally known as Tipplers, South Stradbroke Island

Local Government: Gold Coast

Proposed Action: Surrender of term lease application under section 327A of the *Land Act 1994*
Opening of road under section 94 of the *Land Act 1994*
Reserve Amendment under section 31 of the *Land Act 1994*
Approval for Land Management Plan under section 48 of the *Land Act 1994*

Date of expiry of the Lease : Perpetual lease – no expiry

Current rental status: The current rental status is the amount of $213,280.13 as at 8 March 2019. Council have indicated that they will not pay any further rental in regards to this lease.

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BACKGROUND

Application History:

The department received the application to surrender NCL 6/2882 received on 6 January 2017. Council of the City of Gold Coast (the council) are the registered lessees.

The lease is for Business (Tourist and Associated Facilities) Category 13 under the Land Regulation 2009.

The council has provided a signed surrender form dated 26/4/2017.

If approved for surrender, the date of surrender will be effective 26/4/2017.

The councils vision for Tipplers is to maintain it as a popular destination for boaties and island visitors. By retaining as many of the historical uses of the area e.g. camping, café, kiosk and day use, the redevelopment has created a destination that is family orientated and accessible, ensuring that long term sustainable use can occur while protecting the significant ecological and cultural values of the area.

The primary use of the land would be for recreation. The council has a local law for regulated camping on recreation reserves.

The activity of camping with the associated facilities would be deemed consistent on a recreation reserve, however the licenced café under the Department of Natural Resources, Mines and Energy (DNRME) Secondary Use of Trust Land Policy PUX/901/209 (the policy) would/could be conceived as inconsistent.

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The policy allows for café/kiosk which could be complimentary to the primary purpose of the reserve and in this instance, the focus of the Tipplers Hub is providing an easily accessible, family orientated, affordable destination. The kiosk stocks handy essentials for day tripping and campers i.e. milk, bread, ice, which would be consistent.

The cabins at Tipplers were built over 30 years ago and the council has resolved instead of refurbishing them they will progressively demolish and remove them. Removal of the cabins has been accounted for in the South Stradbroke Island ten (10) year capital works plan.

- Cabins demolished in 2017 five (5) which involved asbestos clearance certificates lodged against the register;
- Cabins programed and budgeted to be demolished 2018/19 – three (3)
- Cabins to be demolished – 26 – Council has budgeted for the removal of the remaining 26 cabins in the 10 year capital works program.
- A total of six (6) cabins are being utilised. Out of the six, one is being used as the Island site office. Four are being used as barracks for overnight stays for the café staff during the busy season. The one cabin is used occasionally by Council Security.

The council have requested the Tipplers lease be included into the adjoining Reserve for Recreation, or dedicated as a Reserve for Recreation.

Tenure background:
Perpetual Lease NCL 6/2882 commenced on 1 October 1983 for Tourist facilities, consisting of 2 lots being Lot 56 on WD5576 (15m2) which is a parcel adjoining the foreshore seaward and had been originally excised from the Esplanade of South Stradbroke Island and Lot 39 on WD6594 (2.0380ha) parcel adjoining the Esplanade to the west and road and National Park to the east.

Historically, Tipplers lease was operated by a private company and unfortunately the sites suffered maintenance and quality and sustainable infrastructure issues due to financial stress to deliver the facilities to patrons i.e. waste water treatment plan, etc at the expense of the lessee.

Compared to the mainland, Tipplers and South Stradbroke Island lacked the supporting infrastructure and services that is delivered throughout the rest of the Gold Coast.

The council purchased the Tipplers Resort lease in March 2009 and closed the doors to the public in order to make the site safe, arrest environmental deterioration and undertake various assessments that would be required to further develop proposals for the site's long term future.

Surrendering the existing perpetual lease will allow the council to administer the operations of Tipplers as trustees of the reserve, this will enable the day to day management of the reserve and retention of the ecological and environmental values to be preserved.

The council operate 2 other camp grounds on South Stradbroke Island. The State (under Queensland Parks and Wildlife) manages over 88% of South Stradbroke Island.

eLVAS check:
2005/002149 – Amendment
2006/001378 – Rental – payment plan for NCL 2882
2009/001610 – Ministerial Consent to transfer NCL 2882
2011/005315 – Resource Entitlement for development works on existing Tradewinds tavern building
2013/004537 – Owners Consent for beach foreshore nourishment
2013/006172 – Application for Surrender of NCL 2882 – application withdrawn by the council 14/3/2014
2014/006847 – Condition update

Pre-Lodgement:
No prelodgement occurred.

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Post Lodgement:
Post Lodgement meeting occurred in May 2018.

MECS items:
No MECS items.

Previous decision:
No previous decision on this application has been made.

LIST OF EVIDENCE

Native Title:
Native Title is extinguished as the tenure history shows Perpetual Suburban Non-Competitive Lease 6/2882 was issued over Lot 39 on WD6594 and Lot 56 on WD5576 commencing 1st October 1983.
This is a valid grant of a lease. Subsequently native title has been found to be extinguished per Module BA of the Native Title Work procedures.

Cultural Heritage:
Cultural Heritage search was performed on 8 March 2019 and reveals no sites located.

Stock Route:
N/A

Contaminated Land:
This site is not listed on the Contaminated Land Register or the Environmental Land Register

Compliance Register:
N/A

Survey status:
The lots are surveyed.

Planning Report:
N/A

Interested Parties Views:

Department of Environment and Science views were requested – conversations on 11 March 2019 with the officer of Department of Environment and Science revealed that no issues with the surrender of the term lease and the land becoming part of the Reserve for Recreation under trusteeship of the Council of the City of Gold Coast.

Natural Justice:
N/A

Inspection and Valuation:

N/A for this action.

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FINDINGS OF FACT

Legislation

- **Section 4** – sets out the objects of the Act by having regard to seven principles: sustainability, evaluation, development, community purpose, protection, consultation and administration.
- **Section 16 –** Deciding appropriate tenure - Before land is allocated under this Act, the chief executive must evaluate the land to assess the most appropriate tenure and use for the land.
- The evaluation must take into account of State, regional and local planning strategies and policies and the object of the Act.
- **Section 31** of the Land Act 1994 – Minister may dedicate USL as a Reserve for one or more community purposes.
- **Section 44** of the Land Act 1994 – Minister may appoint trustees to trust land.
- **Section 48** of the Land act 1994 – Trustees to give information and allow inspection of records (2) If the management plan is approved, the plan may be registered in the appropriate register.
- **Section 94 of the Land Act 1994 –** Dedication of road
- **Section 327A of the *Land Act 1994*** – Surrender of Lease
  A lessee may surrender, absolutely or conditionally, all or part of a lease on terms agreed to between the Minister and the lessee and with the Ministers written approval.

REASONS

My assessment of the application indicates that the proposed action to surrender the perpetual lease by the Council of the City of Gold Coast be supported by the Department of Natural Resources, Mines and Energy as per the following:

- Council has undertaken extensive work on the Tipplers hub site since purchasing the lease in 2009.
- Council has requested that Lot Lot 39 on WD6594 be included into the adjoining Reserve for Recreation being Lot 47 on WD4132 TF49011559.
- Given that the vision for the council is to create nature based tourism focus while still conserving many of the original features of the area, and recreate a destination that is accessible, family oriented and affordable, the best use of the leased land has been achieved by the Council with their current and forward planning of the site.
- Council being the entity providing services and infrastructure to South Stradbroke Island would be best placed to control and manage the recreation/camping site, and with the a majority of South Stradbroke Island being National Park, council collaborate regularly to maintain and implement conservation strategies.
- All the documents Council have provided to the department will be collectively be the Land Management Plan for the Tipplers reserve :

Tipplers Passage Master Plan - dated 2009

- Draft Tipplers Hub Concept Plan – dated 2010
- Tipplers Precinct Shoreline Erosion Management Plan – dated September 2012
- South Stradbroke Island – Operational Management Plan 2013-2022 (amended 2016)
- 513th Council Meeting minutes dated 2nd March 2009 (Sustainable City Future Committee Meeting 24 February 2009)
- 655th Council Meeting minutes dated 12th March 2013 (Community and Cultural Development Committee Meeting 28 February 2013)
- 728th Council Meeting minutes dated 7 December 2016 (Community Services Committee Meeting 1 December 2016)

These have been analysed and will form the Land Management Plan for the Tipplers reserve.

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- Council will be advised that the Land Management Plan approval does not provide the council with the authority to use the Written Authority under section 64 of the *Land Act 1994* to register trustee leases which are inconsistent.
- Trustee leasing for the operation of the camping grounds, café, kiosk and cabins, the council will be required to apply under section 59(2) of the *Land Act 1994* for an inconsistent use for the purpose for which the trust land was dedicated.

RECOMMENDATION AND OFFER DETAILS

Recommendation:

On the basis of the reasons set out above, I recommend that the following decision is made, in accordance with section 327A, 31A and 94 of the *Land Act 1994* and relevant Departmental policy:

- Accept the surrender of NCL 6/2882 – Lot 39 on WD6594 and Lot 56 on WD5576 – TF17660178 under section 327 of the *Land Act 1994.*
- Surrender effective date: 26th April 2017 (Council has provided executed Surrender form).
- Amendment to be made to TF49011559 Reserve for Recreation under trusteeship of Council of the City of Gold Coast to include Lot 39 on WD6594 under section 31A of the *Land Act 1994.*
- Upon surrender of NCL 6/2882, Lot 56 on WD5576 to be opened as road and included back into the Esplanade, South Stradbroke Island under section 94 of the *Land Act 1994*.
- Approval of Land Management Plan under section 48 of the *Land Act 1994* to be notated on the title TF49011559.
    - *Council will be advised the trustee leases for the operation of the café, kiosk, camp grounds and cabins will be considered under section 59(2) of the Land Act 1994 upon application by Council.*
    - *Council will be advised the approved Land Management Plan is current for ten (10) years.*
    - *Council will be advised the approval of the Land Management Plan does not give council the authority to use the section 64 Written Authority for inconsistent trustee leases.*

Delegations: A Senior Land Officer is delegated to make a decision with regards to the surrender of NCL 6/2882 in terms of the Land Act (Ministerial) Delegation (No. 1) 2019.

Section 327A – Agree with the lessee to terms on which the lessee may surrender a lease, or part of a lease ;

Section 31A – Change the boundaries of a reserve other than a reserve dedicated for community purpose;

Section 94(1) Dedicate unallocated State land as a road for public use;

Section 48(1)(a) Ask a trustee of trust land to prepare and give to the Minister a management plan for the trust land;

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Offer details:

- Notification of Acceptance of Offer to Council of the City of Gold Coast will include:
  - Surrender date of NCL 6/2882 will be 26th April 2017;
  - Amendment to existing reserve TF49011559 Reserve for Recreation under trusteeship of Council of the City of Gold Coast to include Lot 39 on WD6594 ;
  - Upon surrendering NCL 6/2882, Lot 56 on WD5576 to be opened as road and form part of the Esplanade.
  - Acceptance that the operations associated with the camp ground, café, kiosk and cabins will not be considered to be consistent uses and Written Authority section 64 of the *Land Act 1994* will be **not** able to be utilised for trustee leasing.
    - Council will be required to apply through the application process for trustee leases, for Minister's approval for an inconsistent use under section 59(2) of the *Land Act 1994.*

Requirements of offer:

- Complete and return Notification of Acceptance of Offer

Media Interest

There is no media interest in this matter.

Submitted by:
Diane McQuade

Senior Land Officer

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Report as at Effective Date of 05/06/2019
Report as at Posting Date of 05/06/2019 23:59:59

Report For

REGION:	SOUTH
DISTRICT OFFICE:	ROBINA
LEASE NUMBER:	NCL 6/2882
TITLE REF:	17660178
LESSEE:	COUNCIL OF THE CITY OF GOLD COAST

ACCOUNT SUMMARY

Account	Fund Code	Rental Position as at 05/06/2019	Payout as at 05/06/2019
MAIN	10	$213,280.13	N/A
Outstanding Total		$213,280.13	N/A

Account: MAIN

CALL TYPE:	NORMAL	MULTIPLE ANNUAL PAYMENT IMPACT:	N
ACCOUNT STATE:	ACTIVE		
EXPIRY DATE:		INVOICE TERM:	ANNUAL
ACTIVE CONCESSION:		NEXT DUE DATE:	01/09/2019
ACTIVE EXCLUSION:			
FINANCIAL RENTAL CATEGORY:	13.0.1 - BUSINESS & GOV'T - TOURISM		
LEGAL RENTAL CATEGORY:	13 - BUSINESS & GOV'T		

RENTAL POSITION

Current Billing Period:	01/07/2018 to 30/06/2019		
Last Invoiced Period:	01/07/2018 to 30/06/2019		
Fund Code:	10		
Control Level:	6		
Freehold/Leasehold:	LEASEHOLD		
CURRENT ANNUAL RATE: (Exclusive of GST) FROM 05/06/2019	$96,000.00	AS AT 05/06/2019	
AMOUNT PENDING: (Inclusive of GST) FROM 05/06/2019	$0.00	(Amount due in the near future)	
ACCOUNT BALANCE: (Inclusive of GST)	$192,000.00	(Negative balance means A/C in credit)	
PENALTY CHARGED:	$21,018.96		
PENALTY TO 05/06/2019	$261.17	(Penalty is charged for late payments)	
TOTAL AS AT 05/06/2019	$213,280.13		

I REFER TO YOUR REQUEST OF THE _____/_____/_____ REF:_____
CONFIRMING THAT YOU ARE THE REGISTERED LESSEE OR HAVE AUTHORISATION FROM THE LESSEE TO OBTAIN THIS INFORMATION.

THE ABOVE INFORMATION IS CORRECT ONLY FOR THE DATE OF ISSUE AND MAY BE SUBJECT TO A BACKDATED CHANGE DUE TO INFORMATION NOT PRESENTLY AVAILABLE TO THE LANDS TENURE LEDGER.

FOR DISTRICT MANAGER
Dept of Natural Resources, Mines and Energy

_____/_____/_____

***** END OF REPORT *****

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Queensland Government

Department of Natural Resources, Mines and Energy

Author Diane McQuade
File / Ref number 2017/000099
Directorate / Unit State Land Asset Management
Phone 56266826

4 June 2019

Council of the City of Gold Coast
PO Box 5042
Gold Coast Mail Centre Qld 9729

Attention: Mrs Anita Ramsay

Dear Anita

Amended Letter of Offer – Application for the Surrender of NCL 6/2882 – Lot 39 on WD6594 and Lot 56 on WD5576 – Tipplers – South Stradbroke Island

Reference is made to the application from Council of the City of Gold Coast (the council) for the surrender of the Tipplers State lease NCL 6/2882 and subsequent inclusion of Lot 39 on WD6594 into Reserve and Lot 56 on WD5576 to be opened as road (the Esplanade).

Thank you for the additional documentation, the Department of Natural Resources, Mines and Energy (the department) has now completed the analysis on the information provided.

I wish to advise all the information received from the council has been collated and reviewed as a Land Management Plan for the Tipplers Hub. The Land Management Plan has been approved by the Minister's Delegate under section 48 of the *Land Act 1994.* Upon finalisation of surrender of NCL 6/2882, the notation on the title for the Land Management Plan will be lodged in the Queensland Titles Registry. The Land Management Plan will be current for ten (10) years.

It is advised that approval will be sought for the surrender of NCL 6/2882 with a date effective being 26 April 2017 (date in which surrender form was executed) and subject to the acceptance by the Council of City of Gold Coast of the following:

- Surrender date effect 26 April 2017.
- Upon surrender of NCL 6/2882, Lot 56 (15m²) to be opened as road (the Esplanade) under section 94 of the *Land Act 1994*.
- Upon surrender of NCL 6/2882, Lot 39 on WD6594 (2.0380 ha) to be included into Reserve for Recreation purposes TF49011559 under section 31A of the *Land Act 1994,* (Reserve

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Postal :
DNRME Robina
PO Box 4297
Robina
4230 QLD

Telephone : 56266826

adjoining to the south of Tipplers – Lot 47 on WD4132) under the trusteeship of Council of the City of Gold Coast.

- The operation and management of the Tipplers Hub (café, kiosk, camp grounds and cabins) will require a trustee lease arrangement with the operator/s.

    - Council will be required to apply for an inconsistent use under section 59(2) of the *Land Act 1994* through the application process to the department for trustee leases pertaining to the café, kiosk, camp ground operation and cabins.

    - Land Management Plan notation will be registered on the TF49011559, however this does not allow 'inconsistent uses' to be registered using the Written Authority 64 of the *Land Act 1994.*

The attached form, Notification of Acceptance of Offer be signed and returned to the Department by close of business on ** **2019**.

Upon receiving the signed Notification of Acceptance of Offer the department will action the dealings associated with the application for surrender and advise in due course of the finalisation.

If you wish to discuss this matter please contact Diane McQuade on 56266826

Yours sincerely

Diane McQuade
Senior Land Officer

Encl. Notification of Acceptance of Offer
DNRME Smartmap

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File / Ref number :2017/000099

Department of Natural Resources, Mines and Energy
Diane McQuade
DNRME Robina
PO Box 4297
Robina
4230 QLD

I/We,

Full Name/s of Applicants)

of,

Council of the City of Gold Coast

(residential address or registered office)

being the person/s to whom an offer has been made in terms 327A of the Land Act 1994 and in accordance with the Department's letter of offer dated [Insert Date of Offer Letter].

HEREBY GIVE YOU NOTICE that:

☐ I/we accept the conditions of the offer.

I/We note that this acceptance shall not be effective until I/we have complied with all the conditions of the offer within the time specified.

Particulars of land

Tenure Type - Surrender of NCL 6/2882

Description - Lot 39 on WD6594 and Lot 56 on WD5576 – locally known as Tipplers, South Stradbroke Island

Conditions of Surrender:

- Surrender effective date: 26th April 2017
- Lot 56 on WD5576 being 15m2 to be dedicated as road under section 94 of the Land Act 1994.
- Lot 39 on WD6594 being 2.0380 hectares to be included into Reserve for Recreation purposes TF49011559 (Lot 47 on WD4132) under the trusteeship of Council of the City of Gold Coast.
- The operation and management of the Tipplers Hub (café, kiosk, camp grounds and cabins) will require a trustee lease arrangement with the operator/s.
- Council will be required to apply for an inconsistent use under section 59(2) of the Land Act 1994 through the application process to DNRME for trustee leases pertaining to the operations of the café, kiosk, camp ground and cabins.

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PO Box 4297
Robina
4230 QLD

Telephone : 56266826

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Tenancy Details

We request that our interests be recorded as:-

☐ Joint Tenants OR ☐ Tenants in Common.

INTEREST	**NAME**
_____	_____
_____	_____
_____	_____

POSTAL ADDRESS (of person or Company to whom correspondence is to be addressed) _____

_____

(if space is insufficient, please continue on the back of this form)

The **Notification of Acceptance of Offer** form together with payment of all required monies must be returned to the Department by close of business on (**Insert Date response required -** a date 20 business days from the date of the offer], otherwise this offer will lapse. All other conditions of this offer must be satisfied by close of business on [**Insert Date response required -** a date up to 3 months from the date of the offer] otherwise this offer will lapse. If you believe you will be unable to comply with all the conditions of this offer by the due date, you may apply in writing for an extension of time. Applications for extensions of time must be made before the offer lapses and must address the following -

- what action you have taken to comply with the offer conditions; **AND**
- why the conditions cannot be complied with by the due date; **AND**
- the extension of time requested.

However an extension of time may not be granted to make payment of all required monies.

If you do not apply for an extension of time the offer lapses, a new application and application fee will be required. If you make a new application, the matter will be re-investigated and a new decision will be made that may include re-assessment of the land values involved and all conditions and requirements applicable to the dealing. The re-assessment may also result in the application being refused.

Dated at **this** **day of** **2019.**

_____	_____
(SIGNATURE/S)	**(WITNESS)**
_____	_____
(SIGNATURE/S)	**(WITNESS)**
(ABN Number if applicable for Issue of Tax Invoice)	**(ACN Number if no Company Seal required)**

NOTE: This document should be signed by all persons to whom the offer has been made. All persons to whom the offer has been made or their registered Power of Attorney for and on their behalf should sign this document. In the event of a company being offered the tenure, this document is to be executed either under the Company Seal., with

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the signatories designation within the Company stated. Or, without the seal and signed by two (2) directors or, a director and the secretary.

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eLVAS Client Interaction Report
For Interaction id: 1700085

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) General
Interaction method:	Email
Interaction date:	31-May-2019 4:19 PM
Entered by:	Collis, Suze
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Outgoing email	email fm Deb to Anita a trustee lease is required	31-May-2019

Interaction Record History

Service Centre:	Robina
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Collis, Suze
Date:	31-May-2019
Details:	

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1699579

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Fax
Interaction date:	30-May-2019 2:02 PM
Entered by:	Collis, Suze
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming email	email fm Anita to Deb still waiting for a responce	22-May-2019

Interaction Record History

Service Centre:	Robina
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Collis, Suze
Date:	30-May-2019
Details:	

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1699406

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	30-May-2019 10:28 AM
Entered by:	Collis, Suze
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming email	email fm GCCC they dont want a Trustee lease	16-May-2019

Interaction Record History

Service Centre:	Robina
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Collis, Suze
Date:	30-May-2019
Details:	

Assignment History

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SLAM Internal Document

SUBMISSION

INTRODUCTION

Date:	27 March 2019		
eLVAS Case Id:	2017/000099	**Tenure:**	Non Competitive Lease

Application Type: Surrender of NCL 6/2882
Application Fee: $130.70 application fee paid on 22/12/16 receipt number 2316413.

Applicant Name Council of the City of Gold Coast

Description of Land: Lot 39 on WD6594 and Lot 56 on WD5576 – TF17660178
Locally known as Tipplers, South Stradbroke Island

Local Government: Gold Coast

Proposed Action: Surrender of term lease application under section 327A of the *Land Act 1994*
Opening of road under section 94 of the *Land Act 1994*
Reserve Amendment under section 31 of the *Land Act 1994*
Approval for Land Management Plan under section 48 of the *Land Act 1994*

Date of expiry of the Lease : Perpetual lease – no expiry

Current rental status: The current rental status is the amount of $208,693.48 as at 8 March 2019. Council have indicated that they will not pay any further rental in regards to this lease.

.

BACKGROUND

Application History:

The department received the application to surrender NCL 6/2882 received on 6 January 2017. Council of the City of Gold Coast (the council) are the registered lessees.

The lease is for Business (Tourist and Associated Facilities) Category 13 under the Land Regulation 2009.

The council has provided a signed surrender form dated 26/4/2017.

If approved for surrender, the date of surrender will be effective 26/4/2017.

The councils vision for Tipplers is to maintain it as a popular destination for boaties and island visitors. By retaining as many of the historical uses of the area e.g. camping, café, kiosk and day use, the redevelopment has created a destination that is family orientated and accessible, ensuring that long term sustainable use can occur while protecting the significant ecological and cultural values of the area.

The primary use of the land would be for recreation. The council has a local law for regulated camping on recreation reserves.

The activity of camping with the associated facilities would be deemed consistent on a recreation reserve, however the licenced café under the Department of Natural Resources, Mines and Energy (DNRME) Secondary Use of Trust Land Policy PUX/901/209 (the policy) would/could be conceived as inconsistent.

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Queensland Government

The policy allows for café/kiosk which could be complimentary to the primary purpose of the reserve and in this instance, the focus of the Tipplers Hub is providing an easily accessible, family orientated, affordable destination. The kiosk stocks handy essentials for day tripping and campers i.e. milk, bread, ice, which would be consistent.

The cabins at Tipplers were built over 30 years ago and the council has resolved instead of refurbishing them they will progressively demolish and remove them. Removal of the cabins has been accounted for in the South Stradbroke Island ten (10) year capital works plan.

- Cabins demolished in 2017 five (5) which involved asbestos clearance certificates lodged against the register;
- Cabins programed and budgeted to be demolished 2018/19 – three (3)
- Cabins to be demolished – 26 – Council has budgeted for the removal of the remaining 26 cabins in the 10 year capital works program.
- A total of six (6) cabins are being utilised. Out of the six, one is being used as the Island site office. Four are being used as barracks for overnight stays for the café staff during the busy season. The one cabin is used occasionally by Council Security.

The council have requested the Tipplers lease be included into the adjoining Reserve for Recreation, or dedicated as a Reserve for Recreation.

Tenure background:
Perpetual Lease NCL 6/2882 commenced on 1 October 1983 for Tourist facilities, consisting of 2 lots being Lot 56 on WD5576 (15m2) which is a parcel adjoining the foreshore seaward and had been originally excised from the Esplanade of South Stradbroke Island and Lot 39 on WD6594 (2.0380ha) parcel adjoining the Esplanade to the west and road and National Park to the east.

Historically, Tipplers lease was operated by a private company and unfortunately the sites suffered maintenance and quality and sustainable infrastructure issues due to financial stress to deliver the facilities to patrons i.e. waste water treatment plan, etc at the expense of the lessee.

Compared to the mainland, Tipplers and South Stradbroke Island lacked the supporting infrastructure and services that is delivered throughout the rest of the Gold Coast.

The council purchased the Tipplers Resort lease in March 2009 and closed the doors to the public in order to make the site safe, arrest environmental deterioration and undertake various assessments that would be required to further develop proposals for the site's long term future.

Surrendering the existing perpetual lease will allow the council to administer the operations of Tipplers as trustees of the reserve, this will enable the day to day management of the reserve and retention of the ecological and environmental values to be preserved.

The council operate 2 other camp grounds on South Stradbroke Island. The State (under Queensland Parks and Wildlife) manages over 88% of South Stradbroke Island.

eLVAS check:
2005/002149 – Amendment
2006/001378 – Rental – payment plan for NCL 2882
2009/001610 – Ministerial Consent to transfer NCL 2882
2011/005315 – Resource Entitlement for development works on existing Tradewinds tavern building
2013/004537 – Owners Consent for beach foreshore nourishment
2013/006172 – Application for Surrender of NCL 2882 – application withdrawn by the council 14/3/2014
2014/006847 – Condition update

Pre-Lodgement:
No prelodgement occurred.

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Post Lodgement:
Post Lodgement meeting occurred in May 2018.

MECS items:
No MECS items.

Previous decision:
No previous decision on this application has been made.

LIST OF EVIDENCE

Native Title:
Native Title is extinguished as the tenure history shows Perpetual Suburban Non-Competitive Lease 6/2882 was issued over Lot 39 on WD6594 and Lot 56 on WD5576 commencing 1st October 1983.
This is a valid grant of a lease. Subsequently native title has been found to be extinguished per Module BA of the Native Title Work procedures.

Cultural Heritage:
Cultural Heritage search was performed on 8 March 2019 and reveals no sites located.

Stock Route:
N/A

Contaminated Land:
This site is not listed on the Contaminated Land Register or the Environmental Land Register

Compliance Register:
N/A

Survey status:
The lots are surveyed.

Planning Report:
N/A

Interested Parties Views:

Department of Environment and Science views were requested – conversations on 11 March 2019 with the officer of Department of Environment and Science revealed that no issues with the surrender of the term lease and the land becoming part of the Reserve for Recreation or Recreation and Environmental purposes under trusteeship of the Council of the City of Gold Coast.

Natural Justice:
N/A

Inspection and Valuation:

N/A for this action.

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FINDINGS OF FACT

Legislation

- **Section 4 –** sets out the objects of the Act by having regard to seven principles: sustainability, evaluation, development, community purpose, protection, consultation and administration.
- **Section 16 –** Deciding appropriate tenure - Before land is allocated under this Act, the chief executive must evaluate the land to assess the most appropriate tenure and use for the land.
- The evaluation must take into account of State, regional and local planning strategies and policies and the object of the Act.
- **Section 31** of the Land Act 1994 **–** Minister may dedicate USL as a Reserve for one or more community purposes.
- **Section 44** of the Land Act 1994 **–** Minister may appoint trustees to trust land.
- **Section 48** of the Land act 1994 **–** Trustees to give information and allow inspection of records (2) If the management plan is approved, the plan may be registered in the appropriate register.
- **Section 94 of the Land Act 1994 –** Dedication of road
- **Section 327A of the *Land Act 1994* –** Surrender of Lease
  A lessee may surrender, absolutely or conditionally, all or part of a lease on terms agreed to between the Minister and the lessee and with the Ministers written approval.

REASONS

My assessment of the application indicates that the proposed action to surrender the perpetual lease by the Council of the City of Gold Coast be supported by the Department of Natural Resources, Mines and Energy as per the following:

- Council has undertaken extensive work on the Tipplers hub site since purchasing the lease in 2009.
- Two (2) reserves to the south are dedicated as Recreation and Environmental (Lot 45 on WD4564 which was a Special Lease that the council purchased as part of the Tipplers precinct – surrendered the lease upon expiry); Lot 38 on WD4474 was 'Club B Resorts Pty Ltd in which the council purchased in 2009, surrendered and dedicated as Reserve). These reserves also form part of the Tipplers Hub Concept Plan.
- Given that the vision for the council is to create nature based tourism focus while still conserving many of the original features of the area, and recreate a destination that is accessible, family oriented and affordable, the best use of the leased land has been achieved by the Council with their current and forward planning of the site.
- Council being the entity providing services and infrastructure to South Stradbroke Island would be best placed to control and manage the recreation/camping site, and with the a majority of South Stradbroke Island being National Park, council collaborate regularly to maintain and implement conservation strategies.
- All the documents Council have provided to the department will be collectively be the Land Management Plan for the Tipplers reserve :

Tipplers Passage Master Plan - dated 2009

- Draft Tipplers Hub Concept Plan – dated 2010
- Tipplers Precinct Shoreline Erosion Management Plan – dated September 2012
- South Stradbroke Island – Operational Management Plan 2013-2022 (amended 2016)
- 513th Council Meeting minutes dated 2nd March 2009 (Sustainable City Future Committee Meeting 24 February 2009)
- 655th Council Meeting minutes dated 12th March 2013 (Community and Cultural Development Committee Meeting 28 February 2013)

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- 728th Council Meeting minutes dated 7 December 2016 (Community Services Committee Meeting 1 December 2016)
  These have been analysed and will form the Land Management Plan for the Tipplers reserve.

- Council will be advised that the Land Management Plan approval does not provide the council with the authority to use the Written Authority under section 64 of the *Land Act 1994* to register trustee leases which are inconsistent.
- Trustee leasing for the operation of the camping grounds, café, kiosk and cabins, the council will be required to apply under section 59(2) of the *Land Act 1994* for an inconsistent use for the purpose for which the trust land was dedicated.

RECOMMENDATION AND OFFER DETAILS

Recommendation:

On the basis of the reasons set out above, I recommend that the following decision is made, in accordance with section 327A, 31A and 94 of the *Land Act 1994* and relevant Departmental policy:

- Accept the surrender of NCL 6/2882 – Lot 39 on WD6594 and Lot 56 on WD5576 – TF17660178 under section 327 of the *Land Act 1994.*
- Surrender effective date: 26th April 2017 (Council has provided executed Surrender form).
- Amendment to be made to TF49108083 Reserve for Environmental and Recreation under trusteeship of Council of the City of Gold Coast to include Lot 39 on WD6594 under section 31A of the *Land Act 1994.*
- Upon surrender of NCL 6/2882, Lot 56 on WD5576 to be opened as road and included back into the Esplanade, South Stradbroke Island under section 94 of the *Land Act 1994*.
- Approval of Land Management Plan under section 48 of the *Land Act 1994.*
  - *Council will be advised the trustee leases for the operation of the café, kiosk, camp grounds and cabins will be considered under section 59(2) of the Land Act 1994 upon application by Council.*
  - *Council will be advised the approved Land Management Plan is current for ten (10) years.*
  - *Council will be advised the approval of the Land Management Plan does not give council the authority to use the section 64 Written Authority for inconsistent trustee leases.*

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Delegations: A Senior Land Officer is delegated to make a decision with regards to the surrender of NCL 6/2882 in terms of the Land Act (Ministerial) Delegation (No. 2) 2018.

Section 327A – Agree with the lessee to terms on which the lessee may surrender a lease, or part of a lease ;

Section 31A – Change the boundaries of a reserve other than a reserve dedicated for community purpose;

Section 94(1) Dedicate unallocated State land as a road for public use;

Section 48(1)(a) Ask a trustee of trust land to prepare and give to the Minister a management plan for the trust land;

Offer details:

- Notification of Acceptance of Offer to Council of the City of Gold Coast will include:
  - Surrender date of NCL 6/2882 will be 26th April 2017;
  - Amendment to existing reserve TF49108083 Reserve for Environmental and Recreation under trusteeship of Council of the City of Gold Coast to include Lot 39 on WD6594 ;
  - Upon surrendering NCL 6/2882, Lot 56 on WD5576 to be opened as road and form part of the Esplanade.
  - Acceptance that the operations associated with the camp ground, café, kiosk and cabins will not be considered to be consistent uses and Written Authority section 64 of the *Land Act 1994* will be **not** able to be utilised for trustee leasing.
    - Council will be required to apply through the application process for trustee leases, for Minister's approval for an inconsistent use under section 59(2) of the *Land Act 1994.*

Requirements of offer:

- Complete and return Notification of Acceptance of Offer

Media Interest

There is no media interest in this matter.

Submitted by:
Diane McQuade

Senior Land Officer

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eLVAS Client Interaction Report
For Interaction id: 1695078

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	15-May-2019 5:11 PM
Entered by:	Collis, Suze
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Outgoing email	email fm Deb to Anita with outcome	15-May-2019

Interaction Record History

Service Centre:	Robina
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Collis, Suze
Date:	15-May-2019
Details:	

Assignment History

Published on DNRME Disclosure Log
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eLVAS Client Interaction Report
For Interaction id: 1684539

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	5-Apr-2019 8:34 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Department of Natural Resources, Robina - NRW

Documents

Document Type	Title	Received/Sent
Incoming email	email from Deb Cross - needs trustee lease	4-Apr-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	5-Apr-2019
Details:	

Assignment History

Published on DNRME Disclosure Log
RTI Act 2009

Date : 4/04/2019 9:04:48 AM
From : "CROSS Debbie"
To : "MCQUADE Diane" , "MACCHERONI Annie"
Cc : "BURLING Sharron"
Subject : RE: Tipplers Surrender
Attachment : image001.png;image002.png;

Di and Annie
The delegations would allow for this and there for I have **no concerns** with amending the offer to Council request Lot 39 on WD6594 be included into the adjoining Reserve for Recreation R1108 described as Lot 47 on WD4132 and not an adjacent Reserve for Environmental and Recreation Reserve (Lot 45 on WD6594).

I **have concerns** with the proposed "Management Agreement/Contract" for the use of the management and use of the Tipplers HUB without an appropriate tenure under the Land Act 1994.
Any use of the reserve land by a third party should be registered on the title in accordance with the provisions of the Land Act 1994, in particular division 7 – trustee leases and trustee permits. Trustees may authorised the use and occupation of trust land by third parties through trustee leases and trustee permits. This protects the State through public liability and indemnity, power of attorney, cancellation etcc as set out in the STD.711932933.

The proposed management agreement lodged with DNRME is dated 8 February 2014, it refers to the management and operation of

- Licensed restaurant
- Campground, reception and kiosk
- Cleaning and maintenance services
- Waste collection and transfer station
- Gas

I note

- the restaurant receives approx. 50,000 customers a year
- there is no reference as to who is or was the successful applicant in the Management agreement
- no reference to public liability etc…

Appreciate if we could all have a chat today….. I will arrange a teleconference hook-up

Debbie Cross
A/Principal Land Officer
Land Services| South Region
Department of Natural Resources, Mines and Energy

P 07 5352 4242
M CTPI 49-Sch
E debbie.cross@dnrme.qld.gov.au
27 O'Connell Street, Gympie QLD 4570
Locked Mail Bag 383, Gympie QLD 4570
https://www.dnrme.qld.gov.au/

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From: MCQUADE Diane
Sent: Tuesday, 2 April 2019 3:01 PM
To: CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; MACCHERONI Annie <Annie.Maccheroni@dnrme.qld.gov.au>; BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Subject: FW: Tipplers Surrender

Hi everyone
Please find here below the response received from Council regarding the offer for the surrender of Tipplers. I have also attached a copy of DNRME's offer document.
I'm not concerned about the the overall reserve parcel that Lot 39 is to be included into (Reserve for Recreation or Reserve for Environmental), that's not anything major but just thought you may wish to see the other document provided by council being the Management contract, which is not a lease.

Your thoughts are appreciated.

Thanks
Di

From: RAMSAY Anita [mailto:ARAMSAY@goldcoast.qld.gov.au]

Sent: Tuesday, 2 April 2019 2:02 PM
To: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>
Subject: RE: Tipplers Surrender

Hi Di

I refer to the attached letter of offer dated 1 April 2019 outlining the conditions for a surrender of NCL 2882 situated at South Stradbroke Island.

Firstly, the City requested that Lot 39 on WD6594 be included into the adjoining Reserve for Recreation R1108 described as Lot 47 on WD4132 and not an adjacent Reserve for Environmental and Recreation Reserve (Lot 45 on WD6594). It is requested that the offer be amended to reflect what the City had applied for, for the simple reason that the subject lot does not have any "environmental merit".

Secondly, the Department is requesting that the City enter into a Trustee Lease for the management and operation of the Tippler's Hub. The City has not granted possession (exclusive or otherwise) of the Tippler's Hub to an operator - what the City has done is that it went to tender for a contract to manage certain facilities and to perform certain services. Effectively, this is a management contract and not a lease. Please find attached a copy of the Specifications associated with the contract for services. The City requests that this requirement be removed from the letter of offer.

It would be appreciated if the Department could re-issue the letter of offer as soon as possible so the surrender of the lease can proceed as quickly as possible.

regards

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 **F:** 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9726
cityofgoldcoast.com.au

CITY OF GOLDCOAST.

From: MCQUADE Diane [mailto:Diane.Mcquade@dnrme.qld.gov.au]
Sent: Monday, 1 April 2019 9:26 AM
To: RAMSAY Anita
Subject: Tipplers Surrender

Good Morning Anita
Please find the attached the department's offer letter and Notification of Acceptance for the surrender of Tipplers.
I will pop the original in the post.

Kind regards
Di

Diane McQuade
Senior Land Officer
South Region
(Gold Coast, Redland & Logan)

Department of Natural Resources, Mines and Energy
Ph. 56266 826
14 Edgewater Court, Robina
Postal: PO Box 4297, Robina Town Centre Qld 4230
Email: SLAM-goldcoast@dnrme.qld.gov.au
Diane.mcquade@dnrme.qld.gov.au

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INTERNAL CURRENT RESERVE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 03/04/2019 08:50 Title Reference: 49011559
Date GAZETTED: 07/06/1975
PAGE: 783

Opening Ref: SL 30712
Purpose: RECREATION
Sub-Purpose:
Local Name:
Address: SOUTH STRADBROKE ISLAND
County (R) No: R1108
File Ref: RES 15816

TRUSTEES

COUNCIL OF THE CITY OF GOLD COAST Gazetted on
31/03/1995 Page 1382

LAND DESCRIPTION

LOT 47 CROWN PLAN WD4132 GAZETTED ON 07/06/1975 PAGE 783
Local Government: GOLD COAST

Area: 0.229000 Ha. (ABOUT)

EASEMENTS AND ENCUMBRANCES

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Reserve Search **

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INTERNAL CURRENT RESERVE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 03/04/2019 08:49 Title Reference: 49011559
Date GAZETTED: 07/06/1975
PAGE: 783

Opening Ref: SL 30712
Purpose: RECREATION
Sub-Purpose:
Local Name:
Address: SOUTH STRADBROKE ISLAND
County (R) No: R1108
File Ref: RES 15816

TRUSTEES

COUNCIL OF THE CITY OF GOLD COAST Gazetted on
31/03/1995 Page 1382

LAND DESCRIPTION

LOT 47 CROWN PLAN WD4132 GAZETTED ON 07/06/1975 PAGE 783
Local Government: GOLD COAST

Area: 0.229000 Ha. (ABOUT)

EASEMENTS AND ENCUMBRANCES

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Reserve Search **

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eLVAS Client Interaction Report
For Interaction id: 1683822

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	3-Apr-2019 7:22 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Department of Natural Resources, Robina - NRW

Documents

Document Type	Title	Received/Sent
Incoming email	advice from complex - re management contract	2-Apr-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	3-Apr-2019
Details:	

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1683725

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	2-Apr-2019 2:15 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming email	email from Anita GCCC - want amendments to offer	2-Apr-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	2-Apr-2019
Details:	

Assignment History

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RTI Act 2009

Date : 2/04/2019 4:53:41 PM
From : "MACCHERONI Annie"
To : "MCQUADE Diane" , "CROSS Debbie" , "TUK Daniel" , "BURLING Sharron"
Subject : RE: Tipplers Surrender
Attachment : image001.png;image002.png;

Hi Di,

I have looked at the management contract and I don't have a problem with it because to me it is not an interest in land, it is essentially a model that a lot of the council's I have had experience with who run their own caravan park/tourist operations manage their business – they tender out the management rights and it is common for onsite residential/caretaker entitlements to go with the contracts because of the nature of the operations – 24/7 operations.

Subject to any other major concerns raised, I would keep running with it,

best
Annie

From: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>
Sent: Tuesday, 2 April 2019 3:01 PM
To: CROSS Debbie; TUK Daniel; MACCHERONI Annie; BURLING Sharron
Subject: FW: Tipplers Surrender

Hi everyone
Please find here below the response received from Council regarding the offer for the surrender of Tipplers. I have also attached a copy of DNRME's offer document.
I'm not concerned about the the overall reserve parcel that Lot 39 is to be included into (Reserve for Recreation or Reserve for Environmental), that's not anything major but just thought you may wish to see the other document provided by council being the Management contract, which is not a lease.

Your thoughts are appreciated.

Thanks
Di

From: RAMSAY Anita [mailto:ARAMSAY@goldcoast.qld.gov.au]
Sent: Tuesday, 2 April 2019 2:02 PM
To: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>
Subject: RE: Tipplers Surrender

Hi Di

I refer to the attached letter of offer dated 1 April 2019 outlining the conditions for a surrender of NCL 2882 situated at South Stradbroke Island.

Firstly, the City requested that Lot 39 on WD6594 be included into the adjoining Reserve for Recreation R1108 described as Lot 47 on WD4132 and not an adjacent Reserve for Environmental and Recreation Reserve (Lot 45 on WD6594). It is requested that the offer be amended to reflect what the City had applied for, for the simple reason that the subject lot does not have any "environmental merit".

Secondly, the Department is requesting that the City enter into a Trustee Lease for the management and operation of the Tippler's Hub. The City has not granted possession (exclusive or otherwise) of the Tippler's Hub to an operator - what the City has done is that it went to tender for a contract to manage certain facilities and to perform certain services. Effectively, this is a management contract and not a lease. Please find attached a copy of the Specifications associated with the contract for services. The City requests that this requirement be removed from the letter of offer.

It would be appreciated if the Department could re-issue the letter of offer as soon as possible so the surrender of the lease can proceed as quickly as possible.

regards

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 **F:** 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9726
cityofgoldcoast.com.au

CITY OF GOLDCOAST.

From: MCQUADE Diane [mailto:Diane.Mcquade@dnrme.qld.gov.au]
Sent: Monday, 1 April 2019 9:26 AM

Published on DNRME Disclosure Log
RTI Act 2009

To: RAMSAY Anita
Subject: Tipplers Surrender

Good Morning Anita
Please find the attached the department's offer letter and Notification of Acceptance for the surrender of Tipplers.
I will pop the original in the post.

Kind regards
Di

Diane McQuade
Senior Land Officer
South Region
(Gold Coast, Redland & Logan)

Department of Natural Resources, Mines and Energy
Ph. 56266 826
14 Edgewater Court, Robina
Postal: PO Box 4297, Robina Town Centre Qld 4230
Email: SLAM-goldcoast@dnrme.qld.gov.au
Diane.mcquade@dnrme.qld.gov.au

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Date : 2/04/2019 2:02:02 PM
From : "RAMSAY Anita"
To : "MCQUADE Diane"
Subject : RE: Tipplers Surrender
Attachment : TRACKS-#41662776-v10-PART_F__LG314_411_14_092__MANAGEMENT_OF_THE_COGC_TO....pdf;image002.png;image004.png;

Hi Di

I refer to the attached letter of offer dated 1 April 2019 outlining the conditions for a surrender of NCL 2882 situated at South Stradbroke Island.

Firstly, the City requested that Lot 39 on WD6594 be included into the adjoining Reserve for Recreation R1108 described as Lot 47 on WD4132 and not an adjacent Reserve for Environmental and Recreation Reserve (Lot 45 on WD6594). It is requested that the offer be amended to reflect what the City had applied for, for the simple reason that the subject lot does not have any environmental merit.

Secondly, the Department is requesting that the City enter into a Trustee Lease for the management and operation of the Tippler's Hub. The City has not granted possession (exclusive or otherwise) of the Tippler's Hub to an operator - what the City has done is that it went to tender for a contract to manage certain facilities and to perform certain services. Effectively, this is a management contract and not a lease. Please find attached a copy of the Specifications associated with the contract for services. The City requests that this requirement be removed from the letter of offer.

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regards

Anita Ramsay
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Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 **F:** 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9726
cityofgoldcoast.com.au

From: MCQUADE Diane [mailto:Diane.Mcquade@dnrme.qld.gov.au]
Sent: Monday, 1 April 2019 9:26 AM
To: RAMSAY Anita
Subject: Tipplers Surrender

Good Morning Anita
Please find the attached the department's offer letter and Notification of Acceptance for the surrender of Tipplers.
I will pop the original in the post.

Kind regards
Di

Diane McQuade
Senior Land Officer
South Region
(Gold Coast, Redland & Logan)

Department of Natural Resources, Mines and Energy
Ph. 56266 826
14 Edgewater Court, Robina
Postal: PO Box 4297, Robina Town Centre Qld 4230
Email: SLAM-goldcoast@dnrme.qld.gov.au
Diane.mcquade@dnrme.qld.gov.au

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eLVAS Client Interaction Report
For Interaction id: 1683033

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	1-Apr-2019 9:27 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Outgoing Letter/Document	Offer letter & docs Tipplers	1-Apr-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	1-Apr-2019
Details:	

Assignment History

Published on DNRME Disclosure Log
RTI Act 2009

File / Ref number :2017/000099

Department of Natural Resources, Mines and Energy
Diane McQuade
DNRME Robina
PO Box 4297
Robina QLD 4230

I/We,

Full Name/s of Applicants)

of,

Council of the City of Gold Coast

(residential address or registered office)

being the person/s to whom an offer has been made in terms 327A of the Land Act 1994 and in accordance with the Department's letter of offer dated **1 April 2019**.

HEREBY GIVE YOU NOTICE that:

☐ I/we accept the conditions of the offer.

I/We note that this acceptance shall not be effective until I/we have complied with all the conditions of the offer within the time specified.

Particulars of land

Tenure Type - Surrender of NCL 6/2882

Description - Lot 39 on WD6594 and Lot 56 on WD5576 – locally known as Tipplers, South Stradbroke Island

Conditions of Surrender:

- Surrender effective date: 26th April 2017
- Lot 56 on WD5576 being 15m2 to be dedicated as road under section 94 of the Land Act 1994.
- Lot 39 on WD6594 being 2.0380 hectares to be included into Reserve for Environmental and Recreation purposes TF49108083 (Lot 45 on WD5694) under the trusteeship of Council of the City of Gold Coast.
- The operation and management of the Tipplers Hub (café, kiosk, camp grounds and cabins) will require a trustee lease arrangement with the operator/s.
- In accordance with council;'[s Capital Works plan, there derelict cabins will be removed – 6 cabins currently being used (1 onsite office, 1 security officer use, 4 overnight stay for café staff.
- Council will be required to apply for an inconsistent use under section 59(2) of the Land Act 1994 through the application process to DNRME for trustee leases pertaining to the operations of the café, kiosk, camp ground and cabins.

Postal :
DNRME Robina
PO Box 4297
Robina
4230 QLD

Telephone : 56266826

Queensland Government

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Tenancy Details

We request that our interests be recorded as:-

☐ Joint Tenants OR ☐ Tenants in Common.

INTEREST	NAME
_____	_____
_____	_____
_____	_____

POSTAL ADDRESS (of person or Company to whom correspondence is to be addressed) _____

_____

(if space is insufficient, please continue on the back of this form)

The **Notification of Acceptance of Offer** form together with payment of all required monies must be returned to the Department by close of business on **3 May 2019**, otherwise this offer will lapse. All other conditions of this offer must be satisfied by close of business on **3 May 2019** otherwise this offer will lapse. If you believe you will be unable to comply with all the conditions of this offer by the due date, you may apply in writing for an extension of time. Applications for extensions of time must be made before the offer lapses and must address the following -

- what action you have taken to comply with the offer conditions; **AND**
- why the conditions cannot be complied with by the due date; **AND**
- the extension of time requested.

However an extension of time may not be granted to make payment of all required monies.

If you do not apply for an extension of time the offer lapses, a new application and application fee will be required. If you make a new application, the matter will be re-investigated and a new decision will be made that may include re-assessment of the land values involved and all conditions and requirements applicable to the dealing. The re-assessment may also result in the application being refused.

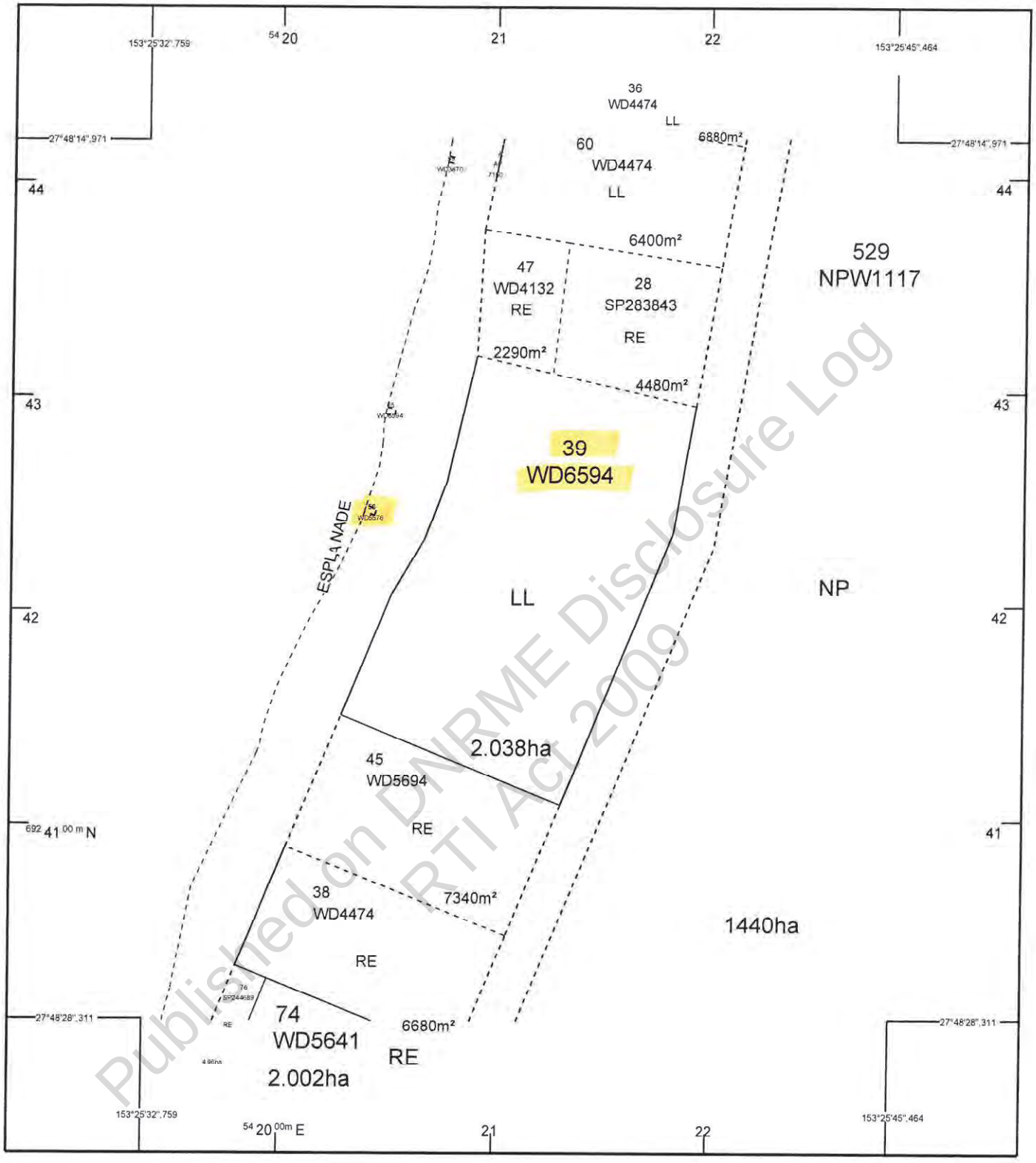
Dated at **this** **day of** **2019.**

_____	_____
(SIGNATURE/S)	**(WITNESS)**
_____	_____
(SIGNATURE/S)	**(WITNESS)**
(ABN Number if applicable for Issue of Tax Invoice)	**(ACN Number if no Company Seal required)**

NOTE: This document should be signed by all persons to whom the offer has been made. All persons to whom the offer has been made or their registered Power of Attorney for and on their behalf should sign this document. In the event of a company being offered the tenure, this document is to be executed either under the Company Seal., with the signatories designation within the Company stated. Or, without the seal and signed by two (2) directors or, a director and the secretary.

R

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STANDARD MAP NUMBER
9542-21422

0 50 100 150 200 250 m

HORIZONTAL DATUM GDA94 ZONE 56 SCALE 1 2500

SmartMap

An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base

MAP WINDOW POSITION & NEAREST LOCATION

153°25'39",112
27°48'21",641
SOUTHERN MORETON BAY ISLANDS
3.59 KM

GDA

SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	39/WD6594
Area/Volume	2.038ha
Tenure	LANDS LEASE
Local Government	GOLD COAST CITY
Locality	SOUTH STRADBROKE
Segment/Parcel	35184/69

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 01/04/2019

DCDB 30/03/2019

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R

Reference Details

Reference No.	2017/000099
Action Type:	Res Amend - no consideration
Action Status:	Proposed
Title Ref:	49108083
Tenure Type:	Reserve
Service Centre:	Robina
Region:	South

Interested Parties

Name:	Department of Natural Resources / Robina - NRW
Address:	PO Box 4297, ROBINA, QLD, 4230
Ref:	

Description of Land

Total Area (ha): 0.7340 About

Exclusions/Restrictions/Reservations: No

Lot/Plan Details

Lot/Plan	Area
45/WD5694	0.7340 ha

Local Authority
Gold Coast City Council

No Forestry Entitlement

No Tenant Correspondents

No Acts and Sections

No Document Recipient

No Encumbrances

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No Parent Titles

No Attached Tenures

No Reserves

No Associated Tenure Groups

Land Value Information

Purpose:	
Category:	
Sub Category:	
Rental Type:	
Fixed Rent Expires:	
Rate:	
Annual Rent:	
Purchase Price:	$
Sale Price:	$
Improvements Value:	$
Deposit:	$
Timber Value:	$
Timber Installment:	$

No Deeds To Be Issued

Optional Conditions

Nil

Optional Reservations

Nil

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Reference Details

Reference No. 2017/000099
Action Type: Road Opening no consideration
Action Status: Proposed

Title Ref:
Tenure Type: Untenured

Service Centre: Robina
Region: South

Interested Parties

Name: Department of Natural Resources / Robina - NRW
Address: PO Box 4297, ROBINA, QLD, 4230
Ref:

Description of Land

Total Area (ha): 0.0000

Exclusions/Restrictions/Reservations: No

Details: Area of USL to be opened as road once the NCL for Lot 56 WD5576 has been surrendered.

No Lot/Plans

No Forestry Entitlement

No Tenant Correspondents

No Acts and Sections

No Document Recipient

No Encumbrances

No Parent Titles

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No Attached Tenures

No Reserves

No Associated Tenure Groups

Land Value Information

Purpose:	
Category:	
Sub Category:	
Rental Type:	
Fixed Rent Expires:	
Rate:	
Annual Rent:	
Purchase Price:	$
Sale Price:	$
Improvements Value:	$
Deposit:	$
Timber Value:	$
Timber Installment:	$

No Deeds To Be Issued

Optional Conditions

Nil

Optional Reservations

Nil

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RTI Act 2009

eLVAS Submission Report
For Case id: 2017/000099

Submission Details

Type: Submission
Title: Submission - surrender of NCL 6/2882
Created: 27-Mar-2019
Submitted: 27-Mar-2019 **Submitted By:** McQuade, Diane

Actioning Officer's Recommendation:

As per the attached submission, approval is requested for the following to be offered to council -

Recommendation:
I recommend that the following decision is made, in accordance with section 48, 327A, 31A and 94 of the Land Act 1994 and relevant Departmental policy:
Accept the documents provided by Council of the City of Gold Coast collectively naming them a Land
Management Plan.
Approval of the Land Management Plan under section 48 of the Land Act 1994.
Accept the surrender of NCL 6/2882 # Lot 39 on WD6594 and Lot 56 on WD5576 # TF17660178 under section 327
of the Land Act 1994.
Surrender effective date: 26th April 2017 (Council has provided executed Surrender form).
Amendment to be made to TF49108083 Reserve for Environmental and Recreation under trusteeship of Council of
the City of Gold Coast to include Lot 39 on WD6594 under section 31A of the Land Act 1994.
Upon surrender of NCL 6/2882, Lot 56 on WD5576 to be opened as road under section 94 of the Land Act 1994 and
included back into the Esplanade, South Stradbroke Island under section 94 of the Land Act 1994.
Council to be advised the uses associated with camp ground, kiosk, café and cabins will require a trustee lease to
the operator/s and council will be required to apply for section 59(2) of the Land Act 1994 trustee lease for
inconsistent use.

Diane McQuade
Senior Land Officer

Diane McQuade
Senior Land Officer

Optional Recommendation Document:

Submission for Tipplers

Documents

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Component	Document Type	Title	Received/Sent
	Internal Document/Report	Mins of meeting at Council re Tipplers Resort	1-Dec-2016
	Internal Document/Report	Current Title 17660178 (56 WD5576 & 39 WD6594)	6-Jan-2017
	Maps/Plans/Sketches	Plan - WD6594	6-Jan-2017
	Maps/Plans/Sketches	Plan - WD5576	6-Jan-2017
	Application	Application, Receipt No. 2316413 & Cover letter	6-Jan-2017
	Internal Document/Report	Signed surrender form by Council	27-Apr-2017
	Outgoing email	email to GCCC - cabin status to date - if on Lot39	16-Mar-2018
	Land Management Plan	South Stradbroke Island Operartional Plan 2013 -20	19-Feb-2019
	Land Management Plan	Tipplers Passage Master Plan	19-Feb-2019
	Land Management Plan	Tipplers Precinct Shoreline Erosion Management Pla	19-Feb-2019
	External Formal Document	City of Gold Coast - Council Meeting - 02032009	19-Feb-2019
	External Formal Document	City of Gold Coast - Counicl Meeting - 07122016	19-Feb-2019
	External Formal Document	City of Gold Coast - Counicl Meeting - 12032013	19-Feb-2019
	Internal Document/Report	LTL report - Tipplers	8-Mar-2019
	Internal Document/Report	Tipplers - Assessment of Master Plan documents	8-Mar-2019
	Internal Document/Report	EMR and CLR search - no issues	8-Mar-2019
	Native Title Documentation	NCL 6/2882	11-Mar-2019
	Native Title Documentation	QNtime map	11-Mar-2019
	Native Title Documentation	QNtime report	11-Mar-2019
	Native Title Documentation	NT Annexure 7.1	11-Mar-2019
	Internal Document/Report (Draft)	Draft notification of Acceptance of Offer	11-Mar-2019
	Internal Document/Report (Draft)	Draft letter of offer	11-Mar-2019

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Internal Document/Report	Current Title 49108083 (45 WD5694)	11-Mar-2019
Internal Document/Report	Current Title 17660178 (56 WD5576 & 39 WD6594)	11-Mar-2019
Audit Report	Submission Verification Report (Action 1)	11-Mar-2019
Audit Report	Submission Verification Report (Action 3)	11-Mar-2019
Audit Report	Submission Verification Report (Action 4)	11-Mar-2019
Incoming email	DES no objection to surrender	12-Mar-2019
Internal Document/Report	Tipplers - Land Management Plan Assessment	27-Mar-2019
Internal Document/Report (Draft)	Draft notification of Acceptance of Offer	27-Mar-2019
Internal Document/Report (Draft)	Draft letter of offer	27-Mar-2019
Internal Document/Report	Current Title 49108083 (45 WD5694)	27-Mar-2019
Audit Report	Submission Verification Report (Action 1)	27-Mar-2019
Audit Report	Submission Verification Report (Action 3)	27-Mar-2019
Audit Report	Submission Verification Report (Action 4)	27-Mar-2019

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Case issues

No case issues

Case notes

No case notes

Applications

Application Id	Application Type	Status	Primary
1	Surrender of Lease	Approved by MD	Y

Decision: Approved by MD **Decision Date:** 29-Mar-2019

Basis for Decision:
Section 327ALand Act 1994

Additional Comments:
None

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

Cross, Debbie
Senior Land Officer
A duly authorised delegate of the Minister
under the current Land Act (Ministerial) Delegation

Actions

Action Id	Action Type	Status	Status Date
1	Surrender - Lease, Licence or PO	Approved by MD	29-Mar-2019

Decision: Approved by MD **Decision Date:** 29-Mar-2019

Basis for Decision:
Section 327ALand Act 1994
Section 327ILand Act 1994

Additional Comments:
As stated in the submission offer details and that the derelict cabins will be removed in accordance with council's capital works plan. Only 6 cabins will be used by the council, 1 - onsite office, 1- occasionally by council's security officers, and 4 - for overnight stay for café staff during time period timeframes.

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

Cross, Debbie
Senior Land Officer
A duly authorised delegate of the Minister
under the current Land Act (Ministerial) Delegation

Action Id	Action Type	Status	Status Date
3	Road Opening no consideration	Approved by MD	29-Mar-2019

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RTI Act 2009

Decision: Approved by MD **Decision Date:** 29-Mar-2019

Basis for Decision:
Section 94 (1)Land Act 1994

Additional Comments:
None

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

Cross, Debbie
Senior Land Officer
A duly authorised delegate of the Minister
under the current Land Act (Ministerial) Delegation

Action Id	Action Type	Status	Status Date
4	Res Amend - no consideration	Approved by MD	29-Mar-2019

Decision: Approved by MD **Decision Date:** 29-Mar-2019

Basis for Decision:
Section 31ALand Act 1994

Additional Comments:
None

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

Cross, Debbie
Senior Land Officer
A duly authorised delegate of the Minister
under the current Land Act (Ministerial) Delegation

Additional comments

Di
Approved as recommended and as stated in the submission offer details . As discussed please include ... the derelict cabins will be removed in accordance with council's capital works plan. Only 6 cabins will be used by the council, 1 - onsite office, 1- occasionally by council's security officers, and 4 - for overnight stay for café staff during time period timeframes.

Deb

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Reference Details

Reference No.	2017/000099
Action Type:	Surrender - Lease, Licence or PO
Action Status:	Proposed
Title Ref:	17660178
Service Centre:	Robina
Region:	South

Interested Parties

Name:	Department of Natural Resources / Robina - NRW
Address:	PO Box 4297, ROBINA, QLD, 4230
Ref:	

Termination Details

Effective Date:	26/04/2017
Reason:	Absolute Surrender
Extra Detail:	Council have initiated the surrender of NCL 6/2882 as they have successfully transformed the site into nature based, family oriented camping and recreation, which can be controlled under the Reserve administered by Council.

No Encumbrances

No Parent Titles

No Attached Tenures

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RTI Act 2009

No Reserves

No Associated Tenure Groups

Land Value Information

Subdivision Parcel:
Purpose:
Category:
Sub Category:
Rental Type:
Fixed Rent Expires:
Rate:
:
Sale Price:
Improvements Value:
Deposit:
Timber Value:
Timber Installment:

No Deeds To Be Issued

Optional Conditions

Nil

Optional Reservations

Nil

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RTI Act 2009

Queensland Government

eLVAS: Intersection Report

Layer Intersection Summary

Parcels Found

45WD5694

Parcels Not Found

None

Group	Layer Name	Intersected?	Details
Built Environment	QLD Railways	No	
	Roads	Yes	
Coastal	Coastal Protection Building Lines	No	
	Coastal Protection Coastal Zone	Yes	
	Coastal Protection Hazzard 40M on HAT	Yes	
	Coastal Protection Hazzard All	Yes	
	Coastal Protection Hazzard Calc Dist	No	
	Coastal Protection Hazzard High Storm Tide	No	
	Coastal Protection Hazzard Med Storm Tide	Yes	
	Coastal Protection Management Dist	Yes	
	Coastal S86 Permit Areas	No	
	Coastal S86 Permit Lines	No	
	QLD Interim Coastline Area	Yes	
	QLD Interim Coastline Line	No	
Environmental Areas	Nature Refuge Areas	No	
	Qld Coordinated Conservation Areas	No	
	QLD Protected Area Estate Type	No	
	World Heritage Areas	No	
Fish Habitat Areas	Fish Habitat Areas	No	
Forest Products	Forest entitlement area	No	
	Forest Management Areas	Yes	SOUTH EAST
	Forest Products MUIDs	No	
	Forest Products SUIDs	No	
	Plantation Licence Area	No	
Heritage Register	Heritage Places	No	
Koala	SPP Koala Habitat Value	Yes	
	SPRP Koala Habitat Value	No	
Mining	Exploration permits for coal	No	
	Exploration permits for minerals	No	
	Exploration permits for petroleum	No	
	Qld coal seam gas wells	No	
	Qld Mining leases	No	
	Qld petroleum leases	No	
	Qld petroleum wells	No	
National trail	National trail	No	
Planning Scheme Zoning	State-Wide Planning Scheme (SPA)	Yes	
	State-Wide Planning Scheme (Zoning)	Yes	Sport and Recreation
Regional Planning	DLGP Regional Planning Areas	Yes	South East Queensland Regional Plan

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Stock Routes	Stockroute	No
ULDA	Declared Urban Land Development Areas (ULDA)	No
Vegetation	Essential Habitat	Yes
	High Value Regrowth	No
Water	Dams and Lakes 100k	No
	Dams and weirs	No
	Drainage 100K	No
	Drainage 250K	No
	EPP Water Management	Yes
	Groundwater bores	No
	Groundwater monitoring network	No
	Springs	No
	Water Plan Areas	No
	Waterbodies 10M	No
Wetlands	Wetlands - Directory of Important Wetlands	Yes

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Map



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eLVAS INTERSECTION REPORT - INTERNAL MAP

Map Generated: Wednesday, 27 March 2019 11:44 AM

NON-STANDARD MAP

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

Disclaimer

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

Produced by: The Department of Natural Resources, Mines and Energy

Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)

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

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INTERNAL CURRENT RESERVE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 27/03/2019 11:44 Title Reference: 49108083
Date CREATED : 09/05/2014

Opening Ref: 2014/001489
Purpose: ENVIRONMENTAL AND RECREATION
Sub-Purpose:
Local Name:
Address:
File Ref: RES

TRUSTEES

COUNCIL OF THE CITY OF GOLD COAST CREATED on 09/05/2014

LAND DESCRIPTION

LOT 45 CROWN PLAN WD5694 CREATED on 09/05/2014
Local Government: GOLD COAST

Area: 0.734000 Ha. (ABOUT)

EASEMENTS AND ENCUMBRANCES

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Reserve Search **

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SLAM Internal Document

SUBMISSION

INTRODUCTION

Date: 27 March 2019

eLVAS Case Id: 2017/000099 **Tenure:** Non Competitive Lease

Application Type: Surrender of NCL 6/2882
Application Fee: $130.70 application fee paid on 22/12/16 receipt number 2316413.

Applicant Name Council of the City of Gold Coast

Description of Land: Lot 39 on WD6594 and Lot 56 on WD5576 – TF17660178
Locally known as Tipplers, South Stradbroke Island

Local Government: Gold Coast

Proposed Action: Surrender of term lease application under section 327A of the *Land Act 1994*
Opening of road under section 94 of the *Land Act 1994*
Reserve Amendment under section 31 of the *Land Act 1994*
Approval for Land Management Plan under section 48 of the *Land Act 1994*

Date of expiry of the Lease : Perpetual lease – no expiry

Current rental status: The current rental status is the amount of $208,693.48 as at 8 March 2019. Council have indicated that they will not pay any further rental in regards to this lease.

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BACKGROUND

Application History:

The department received the application to surrender NCL 6/2882 received on 6 January 2017. Council of the City of Gold Coast (the council) are the registered lessees.

The lease is for Business (Tourist and Associated Facilities) Category 13 under the Land Regulation 2009.

The council has provided a signed surrender form dated 26/4/2017.

If approved for surrender, the date of surrender will be effective 26/4/2017.

The councils vision for Tipplers is to maintain it as a popular destination for boaties and island visitors. By retaining as many of the historical uses of the area e.g. camping, café, kiosk and day use, the redevelopment has created a destination that is family orientated and accessible, ensuring that long term sustainable use can occur while protecting the significant ecological and cultural values of the area.

The primary use of the land would be for recreation. The council has a local law for regulated camping on recreation reserves.

The activity of camping with the associated facilities would be deemed consistent on a recreation reserve, however the licenced café under the Department of Natural Resources, Mines and Energy (DNRME) Secondary Use of Trust Land Policy PUX/901/209 (the policy) would/could be conceived as inconsistent.

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The policy allows for café/kiosk which could be complimentary to the primary purpose of the reserve and in this instance, the focus of the Tipplers Hub is providing an easily accessible, family orientated, affordable destination. The kiosk stocks handy essentials for day tripping and campers i.e. milk, bread, ice, which would be consistent.

The cabins at Tipplers were built over 30 years ago and the council has resolved instead of refurbishing them they will progressively demolish and remove them. Removal of the cabins has been accounted for in the South Stradbroke Island ten (10) year capital works plan.

- Cabins demolished in 2017 five (5) which involved asbestos clearance certificates lodged against the register;
- Cabins programed and budgeted to be demolished 2018/19 – three (3)
- Cabins to be demolished – 26 – Council has budgeted for the removal of the remaining 26 cabins in the 10 year capital works program.
- A total of six (6) cabins are being utilised. Out of the six, one is being used as the Island site office. Four are being used as barracks for overnight stays for the café staff during the busy season. The one cabin is used occasionally by Council Security.

The council have requested the Tipplers lease be included into the adjoining Reserve for Recreation, or dedicated as a Reserve for Recreation.

Tenure background:
Perpetual Lease NCL 6/2882 commenced on 1 October 1983 for Tourist facilities, consisting of 2 lots being Lot 56 on WD5576 (15m2) which is a parcel adjoining the foreshore seaward and had been originally excised from the Esplanade of South Stradbroke Island and Lot 39 on WD6594 (2.0380ha) parcel adjoining the Esplanade to the west and road and National Park to the east.

Historically, Tipplers lease was operated by a private company and unfortunately the sites suffered maintenance and quality and sustainable infrastructure issues due to financial stress to deliver the facilities to patrons i.e. waste water treatment plan, etc at the expense of the lessee.

Compared to the mainland, Tipplers and South Stradbroke Island lacked the supporting infrastructure and services that is delivered throughout the rest of the Gold Coast.

The council purchased the Tipplers Resort lease in March 2009 and closed the doors to the public in order to make the site safe, arrest environmental deterioration and undertake various assessments that would be required to further develop proposals for the site's long term future.

Surrendering the existing perpetual lease will allow the council to administer the operations of Tipplers as trustees of the reserve, this will enable the day to day management of the reserve and retention of the ecological and environmental values to be preserved.

The council operate 2 other camp grounds on South Stradbroke Island. The State (under Queensland Parks and Wildlife) manages over 88% of South Stradbroke Island.

eLVAS check:
2005/002149 – Amendment
2006/001378 – Rental – payment plan for NCL 2882
2009/001610 – Ministerial Consent to transfer NCL 2882
2011/005315 – Resource Entitlement for development works on existing Tradewinds tavern building
2013/004537 – Owners Consent for beach foreshore nourishment
2013/006172 – Application for Surrender of NCL 2882 – application withdrawn by the council 14/3/2014
2014/006847 – Condition update

Pre-Lodgement:
No prelodgement occurred.

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Post Lodgement:
Post Lodgement meeting occurred in May 2018.

MECS items:
No MECS items.

Previous decision:
No previous decision on this application has been made.

LIST OF EVIDENCE

Native Title:
Native Title is extinguished as the tenure history shows Perpetual Suburban Non-Competitive Lease 6/2882 was issued over Lot 39 on WD6594 and Lot 56 on WD5576 commencing 1st October 1983.
This is a valid grant of a lease. Subsequently native title has been found to be extinguished per Module BA of the Native Title Work procedures.

Cultural Heritage:
Cultural Heritage search was performed on 8 March 2019 and reveals no sites located.

Stock Route:
N/A

Contaminated Land:
This site is not listed on the Contaminated Land Register or the Environmental Land Register

Compliance Register:
N/A

Survey status:
The lots are surveyed.

Planning Report:
N/A

Interested Parties Views:

Department of Environment and Science views were requested – conversations on 11 March 2019 with the officer of Department of Environment and Science revealed that no issues with the surrender of the term lease and the land becoming part of the Reserve for Recreation or Recreation and Environmental purposes under trusteeship of the Council of the City of Gold Coast.

Natural Justice:
N/A

Inspection and Valuation:

N/A for this action.

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FINDINGS OF FACT

Legislation

- **Section 4** – sets out the objects of the Act by having regard to seven principles: sustainability, evaluation, development, community purpose, protection, consultation and administration.
- **Section 16 –** Deciding appropriate tenure - Before land is allocated under this Act, the chief executive must evaluate the land to assess the most appropriate tenure and use for the land.
- The evaluation must take into account of State, regional and local planning strategies and policies and the object of the Act.
- **Section 31** of the Land Act 1994 – Minister may dedicate USL as a Reserve for one or more community purposes.
- **Section 44** of the Land Act 1994 – Minister may appoint trustees to trust land.
- **Section 48** of the Land act 1994 – Trustees to give information and allow inspection of records (2) If the management plan is approved, the plan may be registered in the appropriate register.
- **Section 94 of the Land Act 1994 –** Dedication of road
- **Section 327A of the *Land Act 1994*** – Surrender of Lease
  A lessee may surrender, absolutely or conditionally, all or part of a lease on terms agreed to between the Minister and the lessee and with the Ministers written approval.

REASONS

My assessment of the application indicates that the proposed action to surrender the perpetual lease by the Council of the City of Gold Coast be supported by the Department of Natural Resources, Mines and Energy as per the following:

- Council has undertaken extensive work on the Tipplers hub site since purchasing the lease in 2009.
- Two (2) reserves to the south are dedicated as Recreation and Environmental (Lot 45 on WD4564 which was a Special Lease that the council purchased as part of the Tipplers precinct – surrendered the lease upon expiry); Lot 38 on WD4474 was 'Club B Resorts Pty Ltd in which the council purchased in 2009, surrendered and dedicated as Reserve). These reserves also form part of the Tipplers Hub Concept Plan.
- Given that the vision for the council is to create nature based tourism focus while still conserving many of the original features of the area, and recreate a destination that is accessible, family oriented and affordable, the best use of the leased land has been achieved by the Council with their current and forward planning of the site.
- Council being the entity providing services and infrastructure to South Stradbroke Island would be best placed to control and manage the recreation/camping site, and with the a majority of South Stradbroke Island being National Park, council collaborate regularly to maintain and implement conservation strategies.
- All the documents Council have provided to the department will be collectively be the Land Management Plan for the Tipplers reserve :

Tipplers Passage Master Plan - dated 2009

- Draft Tipplers Hub Concept Plan – dated 2010
- Tipplers Precinct Shoreline Erosion Management Plan – dated September 2012
- South Stradbroke Island – Operational Management Plan 2013-2022 (amended 2016)
- 513th Council Meeting minutes dated 2nd March 2009 (Sustainable City Future Committee Meeting 24 February 2009)
- 655th Council Meeting minutes dated 12th March 2013 (Community and Cultural Development Committee Meeting 28 February 2013)

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- 728th Council Meeting minutes dated 7 December 2016 (Community Services Committee Meeting 1 December 2016)
  These have been analysed and will form the Land Management Plan for the Tipplers reserve.

- Council will be advised that the Land Management Plan approval does not provide the council with the authority to use the Written Authority under section 64 of the *Land Act 1994* to register trustee leases which are inconsistent.
- Trustee leasing for the operation of the camping grounds, café, kiosk and cabins, the council will be required to apply under section 59(2) of the *Land Act 1994* for an inconsistent use for the purpose for which the trust land was dedicated.

RECOMMENDATION AND OFFER DETAILS

Recommendation:

On the basis of the reasons set out above, I recommend that the following decision is made, in accordance with section 327A, 31A and 94 of the *Land Act 1994* and relevant Departmental policy:

- Accept the surrender of NCL 6/2882 – Lot 39 on WD6594 and Lot 56 on WD5576 – TF17660178 under section 327 of the *Land Act 1994.*
- Surrender effective date: 26th April 2017 (Council has provided executed Surrender form).
- Amendment to be made to TF49108083 Reserve for Environmental and Recreation under trusteeship of Council of the City of Gold Coast to include Lot 39 on WD6594 under section 31A of the *Land Act 1994.*
- Upon surrender of NCL 6/2882, Lot 56 on WD5576 to be opened as road and included back into the Esplanade, South Stradbroke Island under section 94 of the *Land Act 1994*.
- Approval of Land Management Plan under section 48 of the *Land Act 1994.*
  - *Council will be advised the trustee leases for the operation of the café, kiosk, camp grounds and cabins will be considered under section 59(2) of the Land Act 1994 upon application by Council.*
  - *Council will be advised the approved Land Management Plan is current for ten (10) years.*
  - *Council will be advised the approval of the Land Management Plan does not give council the authority to use the section 64 Written Authority for inconsistent trustee leases.*

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Delegations: A Senior Land Officer is delegated to make a decision with regards to the surrender of NCL 6/2882 in terms of the Land Act (Ministerial) Delegation (No. 2) 2018.

Section 327A – Agree with the lessee to terms on which the lessee may surrender a lease, or part of a lease ;

Section 31A – Change the boundaries of a reserve other than a reserve dedicated for community purpose;

Section 94(1) Dedicate unallocated State land as a road for public use;

Section 48(1)(a) Ask a trustee of trust land to prepare and give to the Minister a management plan for the trust land;

Offer details:

- Notification of Acceptance of Offer to Council of the City of Gold Coast will include:
  - Surrender date of NCL 6/2882 will be 26th April 2017;
  - Amendment to existing reserve TF49108083 Reserve for Environmental and Recreation under trusteeship of Council of the City of Gold Coast to include Lot 39 on WD6594 ;
  - Upon surrendering NCL 6/2882, Lot 56 on WD5576 to be opened as road and form part of the Esplanade.
  - Acceptance that the operations associated with the camp ground, café, kiosk and cabins will not be considered to be consistent uses and Written Authority section 64 of the *Land Act 1994* will be **not** able to be utilised for trustee leasing.
    - Council will be required to apply through the application process for trustee leases, for Minister's approval for an inconsistent use under section 59(2) of the *Land Act 1994.*

Requirements of offer:

- Complete and return Notification of Acceptance of Offer

Media Interest

There is no media interest in this matter.

Submitted by:
Diane McQuade

Senior Land Officer

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Department of Natural Resources, Mines and Energy

Author Diane McQuade
File / Ref number 2017/000099
Directorate / Unit State Land Asset Management
Phone 56266826

27 March 2019

Council of the City of Gold Coast
PO Box 5042
Gold Coast Mail Centre Qld 9729

Attention: Mrs Anita Ramsay

Dear Anita

Letter of Offer – Application for the Surrender of NCL 6/2882 – Lot 39 on WD6594 and Lot 56 on WD5576 – Tipplers – South Stradbroke Island

Reference is made to the application from Council of the City of Gold Coast (the council) for the surrender of the Tipplers State lease NCL 6/2882 and subsequent inclusion of Lot 39 on WD6594 into Reserve and Lot 56 on WD5576 to be opened as road (the Esplanade).

Thank you for the additional documentation, the Department of Natural Resources, Mines and Energy (the department) has now completed the analysis on the information provided.

I wish to advise all the information received from the council has been collated and reviewed as a Land Management Plan for the Tipplers Hub. The Land Management Plan has been approved by the Minister's Delegate under section 48 of the *Land Act 1994.* Upon finalisation of surrender of NCL 6/2882, the notation on the title for the Land Management Plan will be lodged in the Queensland Titles Registry. The Land Management Plan will be current for ten (10) years.

It is advised that approval will be sought for the surrender of NCL 6/2882 with a date effective being 26 April 2017 (date in which surrender form was executed) and subject to the acceptance by the Council of City of Gold Coast of the following:

- Surrender date effect 26 April 2017.
- Upon surrender of NCL 6/2882, Lot 56 (15m²) to be opened as road (the Esplanade) under section 94 of the *Land Act 1994*.

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DNRME Robina
PO Box 4297
Robina
4230 QLD

Telephone : 56266826

- Upon surrender of NCL 6/2882, Lot 39 on WD6594 (2.0380 ha) to be included into Reserve for Environmental and Recreation purposes TF49108083 under section 31A of the *Land Act 1994,* (Reserve adjoining to the south of Tipplers – Lot 45 on WD5694) under the trusteeship of Council of the City of Gold Coast.

- The operation and management of the Tipplers Hub (café, kiosk, camp grounds and cabins) will require a trustee lease arrangement with the operator/s.

    - Council will be required to apply for an inconsistent use under section 59(2) of the *Land Act 1994* through the application process to the department for trustee leases pertaining to the café, kiosk, camp ground operation and cabins.

    - Land Management Plan notation will be registered on the TF49108083, however this does not allow 'inconsistent uses' to be registered using the Written Authority 64 of the *Land Act 1994.*

The attached form, Notification of Acceptance of Offer be signed and returned to the Department by close of business on **26th April 2019**.

Upon receiving the signed Notification of Acceptance of Offer the department will action the dealings associated with the application for surrender and advise in due course of the finalisation.

If you wish to discuss this matter please contact Diane McQuade on 56266826

Yours sincerely

Diane McQuade
Senior Land Officer

Encl. Notification of Acceptance of Offer
DNRME Smartmap

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Department of Natural Resources, Mines and Energy
Diane McQuade
DNRME Robina
PO Box 4297
Robina
4230 QLD

I/We,

Full Name/s of Applicants)

of,

Council of the City of Gold Coast

(residential address or registered office)

being the person/s to whom an offer has been made in terms 327A of the Land Act 1994 and in accordance with the Department's letter of offer dated [Insert Date of Offer Letter].

HEREBY GIVE YOU NOTICE that:

☐ I/we accept the conditions of the offer.

I/We note that this acceptance shall not be effective until I/we have complied with all the conditions of the offer within the time specified.

Particulars of land

Tenure Type - Surrender of NCL 6/2882

Description - Lot 39 on WD6594 and Lot 56 on WD5576 – locally known as Tipplers, South Stradbroke Island

Conditions of Surrender:

- Surrender effective date: 26th April 2017
- Lot 56 on WD5576 being 15m2 to be dedicated as road under section 94 of the Land Act 1994.
- Lot 39 on WD6594 being 2.0380 hectares to be included into Reserve for Environmental and Recreation purposes TF49108083 (Lot 45 on WD5694) under the trusteeship of Council of the City of Gold Coast.
- The operation and management of the Tipplers Hub (café, kiosk, camp grounds and cabins) will require a trustee lease arrangement with the operator/s.
- Council will be required to apply for an inconsistent use under section 59(2) of the Land Act 1994 through the application process to DNRME for trustee leases pertaining to the operations of the café, kiosk, camp ground and cabins.

Postal :
DNRME Robina
PO Box 4297
Robina
4230 QLD

Telephone : 56266826

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Tenancy Details

We request that our interests be recorded as:-

☐ Joint Tenants OR ☐ Tenants in Common.

INTEREST	**NAME**
_____	_____
_____	_____
_____	_____

POSTAL ADDRESS (of person or Company to whom correspondence is to be addressed) _____

_____

(if space is insufficient, please continue on the back of this form)

The **Notification of Acceptance of Offer** form together with payment of all required monies must be returned to the Department by close of business on (**Insert Date response required -** a date 20 business days from the date of the offer], otherwise this offer will lapse. All other conditions of this offer must be satisfied by close of business on [**Insert Date response required -** a date up to 3 months from the date of the offer] otherwise this offer will lapse. If you believe you will be unable to comply with all the conditions of this offer by the due date, you may apply in writing for an extension of time. Applications for extensions of time must be made before the offer lapses and must address the following -

- what action you have taken to comply with the offer conditions; **AND**
- why the conditions cannot be complied with by the due date; **AND**
- the extension of time requested.

However an extension of time may not be granted to make payment of all required monies.

If you do not apply for an extension of time the offer lapses, a new application and application fee will be required. If you make a new application, the matter will be re-investigated and a new decision will be made that may include re-assessment of the land values involved and all conditions and requirements applicable to the dealing. The re-assessment may also result in the application being refused.

Dated at **this** **day of** **2019.**

_____	_____
(SIGNATURE/S)	**(WITNESS)**
_____	_____
(SIGNATURE/S)	**(WITNESS)**
(ABN Number if applicable for Issue of Tax Invoice)	**(ACN Number if no Company Seal required)**

NOTE: This document should be signed by all persons to whom the offer has been made. All persons to whom the offer has been made or their registered Power of Attorney for and on their behalf should sign this document. In the event of a company being offered the tenure, this document is to be executed either under the Company Seal., with

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the signatories designation within the Company stated. Or, without the seal and signed by two (2) directors or, a director and the secretary.

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2017/000099 - 'Tipplers' – South Stradbroke Island

Perpetual Lease Lot 56 on WD5576 and Lot 39 on WD6594 – purpose Business (Tourist and Associated Facilities)

Land Management Plan Assessment

Application: Gold Coast City Council (the council) made application to the DNRME (6 January 2017) for the surrender of Perpetual Lease NCL 6/2882 2.039500 Ha (Surveyed). After surrender the parcels to be included into the adjoining Reserve for Recreation (Lot 47 on WD4132 – 2,290m2) under the trusteeship of the council, which is located directly to the north of the leased area.

Lot 56 on WD5576 is a 15m2 parcel adjoining the foreshore seaward and has been excised from the Esplanade of South Stradbroke Island.

Lot 39 on WD6594 is a 2.0380 hectare parcel adjoining the Esplanade to the west and road and National Park 'South Stradbroke Island Conservation Park' to the east. (Old Tippler Resort site).

Council have presented the following documentation:

- Tipplers Passage Master Plan - dated 2009
- Draft Tipplers Hub Concept Plan – dated 2010
- Tipplers Precinct Shoreline Erosion Management Plan – dated September 2012
- South Stradbroke Island – Operational Management Plan 2013-2022 (amended 2016)
- 513th Council Meeting minutes dated 2nd March 2009 (Sustainable City Future Committee Meeting 24 February 2009)
- 655th Council Meeting minutes dated 12th March 2013 (Community and Cultural Development Committee Meeting 28 February 2013)
- 728th Council Meeting minutes dated 7 December 2016 (Community Services Committee Meeting 1 December 2016)

Abbreviations:
SSI – South Stradbroke Island
The council – Council of the City of Gold Coast
The Act (The Land Act 1994)
DNRME – Department of Natural Resources, Mines and Energy

DNRME General Criteria to assess the Land Management Plan	Analysis of all documentation provided
1. The Impact of the proposed use/s on the strategic value of the site;	• SSI is the largest area of protected sand dunes and coastal vegetation in the Gold Coast city. The public lands on the island are recognised as a high value conservation area, providing habitat for several south east Queensland endemic plant species, disjunct wildlife populations and regionally important vegetation species. • SSI is a place of high demand for community access and recreation because of its proximity to areas of high population densities and its desirability as a tourism 'point of destination'.

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	• SSI is characterised by is considerable natural and cultural values and plays a unique and important role in the council's conservation reserves network. • The council's vision is to preserve the island's unique natural environment through the coordinated delivery of municipal services to the community and support for low impact tourism, recreational and educational uses so that SSI continues to contribute significantly, amenity and liveability of the Gold Coast. • The council purchased the Tipplers Resort lease in March 2009 and closed the doors to the public in order to make the site safe, arrest environmental deterioration and undertake various assessment that would be required to further develop proposals for the site's long term future. • Councils vision for Tipplers is to maintain it as a popular destination for boaties and island visitors. • By retaining as many of the historical uses of the area, e.g camping, café/restaurant, kiosk and day use, the redevelopment has created a destination that is family orientated and accessible, ensuring that long term sustainable use can occur while protecting the significant ecological and cultural values of the area.
2. The consistency of the proposal with the primary use of the land; (If applicable)	• The primary use of the land would be recreation. • The council has a local law for regulated camping on recreation reserves. • The activity of camping with the associated facilities would be deemed consistent on a recreation reserve, however the licenced cafe under the DNRME Secondary Use of Trust Land Policy PUX/901/209 (the policy) would/could be inconsistent. • The policy allows for café/kiosk which could be complimentary to the primary purpose of the reserve and in this instance, the focus of the Tipplers hub is providing a easily accessible, family orientated, affordable destination. • The kiosk stocks handy essentials for your day trip or camping visit which would be consistent i.e. milk, bread, ice etc. • The café is only open with scattered times normally 9am to 5.30pm, however on school holidays is open till 8pm (with a requirement that orders must be placed by 6.30pm). • Outdoor recreation area, open space and landscaping have also been established for the day use facilities. • Tipplers has been refined with a nature based tourism focus while conserving many of the original features of the area. • The cabins at Tipplers were built over 30 years ago and the council has resolved due to the expense of refurbishing they will progressively demolish and remove them.

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3. The impact of the proposal on the State's interests;	• Historically, SSI Tipplers was operated by a private company and unfortunately the sites suffered maintenance and quality and sustainable infrastructure due to financial stress to deliver the facilities to the patrons i.e. waste water treatment plant, etc at the expense of the lessee. • Compared to the mainland, SSI has lacked the supporting infrastructure and services that is delivered throughout the rest of the Gold Coast. • Considerate consultation with State agencies, involving at the time; Queensland Parks and Wildlife Services, Environmental Protection Agency, DNRME, Gold Coast Native Title Group and Quandamooka Land Council Aboriginal Corporation and stakeholders to discuss the vision of Tipplers Passage. • Gold Coast City Council under proposed trusteeship will deliver the infrastructure and facilities required for the island and is the best placed entity to do so. • Surrendering the existing perpetual lease will allow Gold Coast City Council to be appointed as trustees of the proposed Reserve for Recreation, this will enable the day to day management of the reserve and retention of the ecological and environmental values to be preserved. • Under the current lease, the lease can be transferred at any time to any company wanting to commercially run the site as previously experienced prior to council purchasing the lease in 2009. • It would be in the State's best interests to allow the council to surrender the current lease and operate the camp /recreation grounds under their trusteeship. • The council operate 2 other camp grounds on SSI. • The State (under Queensland Parks and Wildlife) manages over 88% of SSI. Risk to the State: If Council chose to transfer the perpetual lease to a company to operate the tourism based facilities, then cannot deliver the services required and fulfil the requirements that the community expects as a nature based tourism facility.
4. The degree of forward planning undertaken in relation to the site and the risk of incremental progression;	• Council has undertaken Stages 1 and 2 of the redevelopment which were focused on maintaining and building upon capacity of the Tipplers hub to cater for public visitation and existing uses at the site. • The council envisages the establishment of environmental education facilities including a dormitory style education centre. Plans for this have not been progressed as they will require considerable funding and a further upgrade of essential services on site. • Council advised in 2018 to DNRME that they are not proceeding with this activity and is on hold until future

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	demand justifies the significant funding required for its establishment. • Additional interpretative signage and environmental material will be developed for the Tipplers precinct as a way of extending the environmental and historical education values of the island. • This will be operational works on the reserve and therefore no requirement for any interaction with DNRME. • The operation of the café and kiosk will be managed by the council under a trustee lease arrangement. The Council's has completed a South Stradbroke Island Operational Management Plan (OMP) 2013-2022 which is designed to improve the efficiency of service delivery on SSI while ensuring that resident, lifestyle and visitor experience is maintained. The priority outcomes under the OMP targets seven key areas for action: • Whole of Island strategic direction; • Integrated delivery of municipal services; • Day to day operation of Tipplers Precinct and camp grounds; • Asset management and service level planning; • Biodiversity and conservation management; • Ecotourism; and • Communication/Customer contact As the OMP is for the whole of the management of council's interests in the island, the Tipplers Hub is important to council to reactivate this popular destination for locals and tourists. The key actions by the council for Tipplers precinct and SSI campgrounds are: • Investigate long term contract/lessee options for a single entity to manage of all of the Council's commercial facilities and operations on SSI including Tipplers Café and Kiosk and the camp grounds; e.g. based on the Tourist Parks model; • Develop and implement a Campground Management Plan; • Investigate seasonal operation of campgrounds as to deliver efficiencies and savings; • Demolition of derelict buildings at Tipplers; • Build a new sewage treatment plan at Tipplers and Currigee that comply with legislative requirements as so to reduce the environmental harm caused by existing septic systems. • Ensure that all building fire services meet legislative requirements;

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	• Investigate granting a long term lease of current Rural Fire Brigade shed (built and owned by the Council) to the Queensland Fire and Rescue Station) • Investigate and implement actions to reduce energy consumption;
5. The proposal's relationship with Local Government Planning Scheme ;	**Gold Coast City City Plan – Planning Scheme** Lot 39 on WD6594 is zoned Township, large lot precinct. Environmental significance – biodiversity areas: • Coastal wetlands and islands core habitat system; Environmental significance – priority species; • State significant species Environmental significance – wetlands and waterways; • State significant wetlands and aquatic systems • Local significant wetlands; • Waterway 30m buffer area • Major waterway 60m buffer area • Local significant wetlands 100m buffer area • State significant wetlands 100m buffer area Bushfire hazard; Flood assessment required; **The State Planning Policy Interaction Mapping System** • Protected areas (nature refuge)
6. The degree of commerciality and exclusively associated with the proposal;	• The Tipplers licensed café was opened in July 2012 and has been well received by the community. • The café is a more family friendly facility that replaced the old Tipplers Tavern and Wheel house. • The popularity of the Tipplers café is reflected in the trading figures which council documented in meeting minutes in 2016, reveal five years of sustained growth and the upward trends in meals served at the café demonstrates the community's support for Council's concept of creating a family friendly licensed venue at Tipplers. • 728th Council Meeting minutes documented - The busiest operating periods for the café is from Friday through to Monday with a majority of the patrons arriving by private boats or jet skis. • This is presumably to make use of the day facilities that Tipplers has to offer and the conservation parks on the island.

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	• The western side of SSI adjoins the Broadwater, which experiences high levels of use by personal motorised watercraft, speed boats and other pleasure craft. Nature based recreation occurs in an ad-hoc fashion on the island and needs to be formalised to better promote opportunities. • In the Secondary Use of Trust Land policy - Where a secondary use with a commercial component appropriately services the activity of the patrons of trust land, that enterprise may operate under a trustee lease at an appropriate return to the trustee. In accordance with section 63 of the Act, the most appropriate rent having regard to the use and the community benefit and purpose of the trustee lease. • In this instance, the licensed café and facilities would not result in exclusivity on the recreation reserve. • Couran Cove Resort is located about 2.6 kilometres south of the Tipplers site. Couran Cove caters for day trippers with access to the pool and facilities, bar, café, restaurant as well as a ferry service directly to the site from either Hope Island or Runaway Bay Marina. • The Tipplers café will not have any impact on the Couran Cove operations.
7. Community consultation	To establish the Tipplers Passage Master Plan the council undertook community consultation with State agencies with DNRME included and also all lease holders or their representatives with existing interests in the leased land within Tipplers Passage. i.e. Tallships Sailing Cruises, Talinga Retreat, Nothcliffe Surf Life Saving club, Southport Yacht Club etc. These workshops were undertaken in 2007/2008. Council found that it was evident that the outdated infrastructure at Tipplers could not cope with the intense current and predicted future use of the site. The workshop also concluded that the most of SSI was largely inaccessible and undiscovered by visitors to the island. Council then purchased the Tipplers lease to focus on delivering nature-based tourism on the island and established the Tipplers Hub Concept Plan. There does not seem to be any negative public consultation regarding this plan by any State agency or the community.
DNRME involvement	DNRME appear to have been involved in 2007/2008 with the workshops undertaken by the council.

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	I wish to note that the council is of the understanding that the Tipplers Tavern was the removed and has been identified as the last remaining activity of commercial activity on the lease. (Meeting minutes 2016). The council received written advice from DNRME in 2013 that it has no objection to the activities or uses detailed in the Tipplers Hub Concept Plan (existing uses) or to the surrender of the commercial lease.
Conclusion	My analysis of these documents has revealed the following: The Council operate 2 other camp grounds on SSI being; • North Currigee Campground – Lot 73 on WD5553 – Reserve for Camping and Recreation • South Currigee Campground – Lot 70 on WD5093 – Reserve for Recreation and Camping • The Council has provided details of the existing infrastructure (i.e. facilities, cafe, kiosk, amenities, cabins and the incremental demolition etc); • The council has provided the Tipplers Hub concept plan. • The concept plan included the following – natural and cultural elements, environmental and conservation values, special features, vision, future, reason behind the plan, challenges, key objectives for the proposal, and compatibility of land uses; • Native Title has been referenced in the Tipplers Passage Master Plan; • The council has provided details of any development intended; boardwalks and educational facility; these are currently on hold; Removal of the cabins is accounted for in the SSI 10 year capital works plan. - Cabins demolished in 2017 - five (5) which involved asbestos clearance certificates lodged against the register; - Cabins programed and budgeted to be demolished 2018/19 – three (3) - Cabins still to be demolished – 26 – Council has budgeted for the removal of the remaining 26 cabins in the 10 year capital works program. - A total of six (6) cabins are being utilised. Out of the six, one is being used as the Island Site Office. Four are being used as barracks for overnight stays for the café staff during the busy season. The one cabin is used occasionally by Council Security.

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	• The planning undertaken has been extensive since 2009 and is the most efficient and effect layout in relation to the adjoining land parcels; • There does not appear to be any possible exclusivity or restrictions posed by the proposed use and associated development; • The operation of the café will not have any impact of any surrounding operations i.e. Couran Cove about 2.6 km south. • State agencies and community have been involved in the delivery of the Tipplers Hub Concept Plan. These documents would form collectively as the Land Management Plan. **Reasons:** Council has undertaken extension work on the Tipplers hub site since purchasing the lease. The two reserves to the south are dedicated as Recreation and Environmental (Lot 45 on WD5694 which was a Special Lease that the council purchased as part of the Tipplers precinct – surrendered the lease upon expiry); Lot 38 on WD4474 was 'Club B Resorts Pty Ltd) in which the council purchased in 2009, surrendered and dedicated as Reserve). These reserves also form part of the Tipplers Hub Concept Plan. Given that the vision for the council is to create nature based tourism focus while still conserving many of the original features of the area and recreated a destination that is accessible, family-oriented and affordable, the best use of the leased land has been achieved by the Council with their current and forward planning of the site. Council being the entity providing services and infrastructure to SSI would be best placed to control and manage the recreation/camping site, and with the majority of SSI being National park, council collaborate regularly to maintain and implement conservation strategies. **Recommendation:** My recommendation is to allow all the documents mentioned in this analysis provided by the Council of the City of Gold Coast to form the Land Management Plan for the Tipplers hub, namely affecting Lot 39 on WD6594 which operations associated are camp ground, café, kiosk and cabins.

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	The Land Management Plan be approved under section 48 of the Land Act 1994 and notated on the reserve title – Land Management Plan to be current for ten (10) years. To allow the surrender of the perpetual lease under section 327 of the Land Act 1994 and dedicate the unallocated State land parcel Lot 39 on WD6594 as a Reserve for Recreation and Environmental purposes (section 31 of the Land Act 1994) and appoint Council of the City of Gold Coast as trustees under section 44 of the Land Act 1994. The Lot 56 on WD5576 (15m2) part of the lease after surrender will become unallocated land and the most appropriate use would be to open this area as road under section 94 of the Land Act 1994 to be included back into the esplanade under the control of the council. (Was originally excised from the esplanade). Council to be advised that trustee leasing associated with the operation of the café, kiosk, camping grounds and cabins, will require council to apply for Minister's approval for inconsistent trustee lease under section 59 (2) of the Land Act 1994. Diane McQuade Senior Land officer

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eLVAS Client Interaction Report
For Interaction id: 1677288

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) General
Interaction method:	Email
Interaction date:	12-Mar-2019 1:11 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Department of Environment and Sc, Brisbane

Documents

Document Type	Title	Received/Sent
Incoming email	DES no objection to surrender	12-Mar-2019

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	12-Mar-2019
Details:	

Assignment History

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Date : 12/03/2019 12:06:29 PM
From : "BOWLEN John"
To : "SLAM - Gold Coast"
Subject : ATTN: Diane McQuade- 2017/000099 - URGENT Request for views
Attachment : image001.png;image003.png;

Good Morning/Afternoon Diane,

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 #: 2017/000099
Reference #: CSAP07079319
ZenDesk #: 17780
Location: Lot 56 WD5576 & 39 WD6594
Application: **REQUEST FOR Agency Views - SURRENDER OF PERPETUAL LEASE, over Lot 56 WD5576 & 39 WD6594, Tipplers Tavern & Tipplers Well South Stradbroke Island.**
Applicant: Gold Coast City Council

The Department of Environment and Science, Coastal and Marine Assessment team offers **no objection** to the surrender of the perpetual lease at the above location for conversion of the tenure to Reserve for Recreation.

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 John Bowlen (3339 5824 or John.Bowlen@des.qld.gov.au) of this office, if you wish to discuss any of the issues.

Kind Regards,

Queensland Government

John Bowlen
Senior Environmental Officer
Coastal and Marine Assessment | Brisbane
Environmental Services and Regulation
Department of Environment and Science

P 07 3339 5824 | **E** John.Bowlen@des.qld.gov.au
Level 8, 400 George Street, Brisbane
GPO Box 2454, BRISBANE QLD 4001

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Reference Details

Reference No.	2017/000099
Action Type:	Res Amend - no consideration
Action Status:	Proposed
Title Ref:	49108083
Tenure Type:	Reserve
Service Centre:	Robina
Region:	South

Interested Parties

Name:	Department of Natural Resources / Robina - NRW
Address:	PO Box 4297, ROBINA, QLD, 4230
Ref:	

Description of Land

Total Area (ha): 0.7340 About

Exclusions/Restrictions/Reservations: No

Lot/Plan Details

Lot/Plan	Area
45/WD5694	0.7340 ha

Local Authority
Gold Coast City Council

No Forestry Entitlement

No Tenant Correspondents

No Acts and Sections

No Document Recipient

No Encumbrances

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No Parent Titles

No Attached Tenures

No Reserves

No Associated Tenure Groups

Land Value Information

Purpose:	
Category:	
Sub Category:	
Rental Type:	
Fixed Rent Expires:	
Rate:	
Annual Rent:	
Purchase Price:	$
Sale Price:	$
Improvements Value:	$
Deposit:	$
Timber Value:	$
Timber Installment:	$

No Deeds To Be Issued

Optional Conditions

Nil

Optional Reservations

Nil

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Reference Details

Reference No. 2017/000099
Action Type: Road Opening no consideration
Action Status: Proposed

Title Ref:
Tenure Type: Untenured

Service Centre: Robina
Region: South

Interested Parties

Name: Department of Natural Resources / Robina - NRW
Address: PO Box 4297, ROBINA, QLD, 4230
Ref:

Description of Land

Total Area (ha): 0.0000

Exclusions/Restrictions/Reservations: No

Details: Area of USL to be opened as road once the NCL for Lot 56 WD5576 has been surrendered.

No Lot/Plans

No Forestry Entitlement

No Tenant Correspondents

No Acts and Sections

No Document Recipient

No Encumbrances

No Parent Titles

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No Attached Tenures

No Reserves

No Associated Tenure Groups

Land Value Information

Purpose:	
Category:	
Sub Category:	
Rental Type:	
Fixed Rent Expires:	
Rate:	
Annual Rent:	
Purchase Price:	$
Sale Price:	$
Improvements Value:	$
Deposit:	$
Timber Value:	$
Timber Installment:	$

No Deeds To Be Issued

Optional Conditions

Nil

Optional Reservations

Nil

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Reference Details

Reference No.	2017/000099
Action Type:	Surrender - Lease, Licence or PO
Action Status:	Proposed
Title Ref:	17660178
Service Centre:	Robina
Region:	South

Interested Parties

Name:	Department of Natural Resources / Robina - NRW
Address:	PO Box 4297, ROBINA, QLD, 4230
Ref:	

Termination Details

Effective Date:	26/04/2017
Reason:	Absolute Surrender
Extra Detail:	Council have initiated the surrender of NCL 6/2882 as they have successfully transformed the site into nature based, family oriented camping and recreation, which can be controlled under the Reserve administered by Council.

No Encumbrances

No Parent Titles

No Attached Tenures

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No Reserves

No Associated Tenure Groups

Land Value Information

Subdivision Parcel:
Purpose:
Category:
Sub Category:
Rental Type:
Fixed Rent Expires:
Rate:
:
Sale Price:
Improvements Value:
Deposit:
Timber Value:
Timber Installment:

No Deeds To Be Issued

Optional Conditions

Nil

Optional Reservations

Nil

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eLVAS Submission Report
For Case id: 2017/000099

Submission Details

Type: Submission
Title: Submission - surrender of NCL 6/2882
Created: 11-Mar-2019
Submitted: 11-Mar-2019 **Submitted By:** McQuade, Diane

Actioning Officer's Recommendation:
As per the attached submission, approval is requested for the following to be offered to council -

Recommendation:
I recommend that the following decision is made, in accordance with section 327A, 31A and 94 of the Land Act 1994 and relevant Departmental policy:
Accept the surrender of NCL 6/2882 # Lot 39 on WD6594 and Lot 56 on WD5576 # TF17660178 under section 327 of the Land Act 1994.
Surrender effective date: 26th April 2017 (Council has provided executed Surrender form).
Amendment to be made to TF49108083 Reserve for Environmental and Recreation under trusteeship of Council of the City of Gold Coast to include Lot 39 on WD6594 under section 31A of the Land Act 1994.
Upon surrender of NCL 6/2882, Lot 56 on WD5576 to be opened as road and included back into the Esplanade, South Stradbroke Island under section 94 of the Land Act 1994.

Diane McQuade
Senior Land Officer

Optional Recommendation Document:
Submission for Tipplers surrender

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Documents

Component	Document Type	Title	Received/Sent
	Internal Document/Report	Mins of meeting at Council re Tipplers Resort	1-Dec-2016
	Internal Document/Report	Current Title 17660178 (56 WD5576 & 39 WD6594)	6-Jan-2017
	Maps/Plans/Sketches	Plan - WD6594	6-Jan-2017
	Maps/Plans/Sketches	Plan - WD5576	6-Jan-2017
	Application	Application, Receipt No. 2316413 & Cover	6-Jan-2017

	letter	
Internal Document/Report	Signed surrender form by Council	27-Apr-2017
Outgoing email	email to GCCC - cabin status to date - if on Lot39	16-Mar-2018
Land Management Plan	South Stradbroke Island Operartional Plan 2013 -20	19-Feb-2019
Land Management Plan	Tipplers Passage Master Plan	19-Feb-2019
Land Management Plan	Tipplers Precinct Shoreline Erosion Management Pla	19-Feb-2019
External Formal Document	City of Gold Coast - Council Meeting - 02032009	19-Feb-2019
External Formal Document	City of Gold Coast - Counicl Meeting - 07122016	19-Feb-2019
External Formal Document	City of Gold Coast - Counicl Meeting - 12032013	19-Feb-2019
Internal Document/Report	LTL report - Tipplers	8-Mar-2019
Internal Document/Report	Tipplers - Assessment of Master Plan documents	8-Mar-2019
Internal Document/Report	EMR and CLR search - no issues	8-Mar-2019
Native Title Documentation	NCL 6/2882	11-Mar-2019
Native Title Documentation	QNtime map	11-Mar-2019
Native Title Documentation	QNtime report	11-Mar-2019
Native Title Documentation	NT Annexure 7.1	11-Mar-2019
Internal Document/Report (Draft)	Draft notification of Acceptance of Offer	11-Mar-2019
Internal Document/Report (Draft)	Draft letter of offer	11-Mar-2019
Internal Document/Report	Current Title 49108083 (45 WD5694)	11-Mar-2019
Internal Document/Report	Current Title 17660178 (56 WD5576 & 39 WD6594)	11-Mar-2019
Audit Report	Submission Verification Report (Action 1)	11-Mar-2019
Audit Report	Submission Verification Report (Action 3)	11-Mar-2019
Audit Report	Submission	11-Mar-2019

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Verification Report
(Action 4)

Case issues

No case issues

Case notes

No case notes

Applications

Application Id	Application Type	Status	Primary
1	Surrender of Lease	Verified (Application Checked)	Y

No Decision

Actions

Action Id	Action Type	Status	Status Date
1	Surrender - Lease, Licence or PO	Proposed	29-Mar-2019

No Decision

Action Id	Action Type	Status	Status Date
3	Road Opening no consideration	Proposed	29-Mar-2019

No Decision

Action Id	Action Type	Status	Status Date
4	Res Amend - no consideration	Proposed	29-Mar-2019

No Decision

Additional comments

Di
As discussed. Please address the proposed trustee lease for Café/kiosk, camp grounds and cabins... and that the Written Authority No.1 is not to be used.

debbie

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INTERNAL CURRENT STATE TENURE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 11/03/2019 15:24 Title Reference: 17660178
Date Created: 21/10/1995

DESCRIPTION OF LAND

Tenure Reference: NCL 6/2882

Lease Type: PERPETUAL

LOT 56 CROWN PLAN WD5576
Local Government: GOLD COAST
LOT 39 CROWN PLAN WD6594
Local Government: GOLD COAST

Area: 2.039500 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
BUSINESS (TOURIST AND ASSOCIATED FACILITIES)

TERM OF LEASE

Day of beginning of lease

Lease in perpetuity commencing on 01/10/1983

REGISTERED LESSEE

Dealing No: 712271760 11/03/2009

COUNCIL OF THE CITY OF GOLD COAST

CONDITIONS

K1 The lessee shall maintain the leased land free from noxious plants.

M76 The Lessee shall use the leased land for Business (Tourist and Associated Facilities) only.

M76 The Lessee shall maintain all improvements on the leased land to the satisfaction of the Minister administering the Land Act.

M76 The Lessee shall comply with any lawful requirements of the Council of the Shire of Albert.

M76 The Lessee shall within one (1) year from the commencement of the term of the lease enter into an Agreement with the Queensland Tourist and Travel Corporation regarding the conducting of a tourist resort on the leased land.

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INTERNAL CURRENT STATE TENURE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 11/03/2019 15:24 Title Reference: 17660178
Date Created: 21/10/1995

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Lease No. 17660178

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** 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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INTERNAL CURRENT RESERVE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 11/03/2019 15:09 Title Reference: 49108083
Date CREATED : 09/05/2014

Opening Ref: 2014/001489
Purpose: ENVIRONMENTAL AND RECREATION
Sub-Purpose:
Local Name:
Address:
File Ref: RES

TRUSTEES

COUNCIL OF THE CITY OF GOLD COAST CREATED on 09/05/2014

LAND DESCRIPTION

LOT 45 CROWN PLAN WD5694 CREATED on 09/05/2014
Local Government: GOLD COAST

Area: 0.734000 Ha. (ABOUT)

EASEMENTS AND ENCUMBRANCES

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Reserve Search **

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SLAM Internal Document

SUBMISSION

INTRODUCTION

Date:	11 March 2019		
eLVAS Case Id:	2017/000099	**Tenure:**	Non Competitive Lease

Application Type:	Surrender of NCL 6/2882
Application Fee:	$130.70 application fee paid on 22/12/16 receipt number 2316413.
Applicant Name	Council of the City of Gold Coast
Description of Land:	Lot 39 on WD6594 and Lot 56 on WD5576 – TF17660178 Locally known as Tipplers, South Stradbroke Island
Local Government:	Gold Coast
Proposed Action:	Surrender of term lease application under section 327A of the *Land Act 1994* Opening of road under section 94 of the *Land Act 1994* Reserve Amendment under section 31 of the *Land Act 1994*
Date of expiry of the Lease :	Perpetual lease – no expiry
Current rental status:	The current rental status is the amount of $208,693.48 as at 8 March 2019. Council have indicated that they will not pay any further rental in regards to this lease.

BACKGROUND

Application History:

The department received the application to surrender NCL 6/2882 received on 6 January 2017. Council of the City of Gold Coast (the council) are the registered lessees.

The lease is for Business (Tourist and Associated Facilities) Category 13 under the Land Regulation 2009.

The council has provided a signed surrender form dated 26/4/2017.

If approved for surrender, the date of surrender will be effective 26/4/2017.

The councils vision for Tipplers is to maintain it as a popular destination for boaties and island visitors. By retaining as many of the historical uses of the area e.g. camping, café, kiosk and day use, the redevelopment has created a destination that is family orientated and accessible, ensuring that long term sustainable use can occur while protecting the significant ecological and cultural values of the area.

The primary use of the land would be for recreation. The council has a local law for regulated camping on recreation reserves.

The activity of camping with the associated facilities would be deemed consistent on a recreation reserve, however the licenced café under the Department of Natural Resources, Mines and Energy (DNRME) Secondary Use of Trust Land Policy PUX/901/209 (the policy) would/could be conceived as inconsistent.

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The policy allows for café/kiosk which could be complimentary to the primary purpose of the reserve and in this instance, the focus of the Tipplers Hub is providing an easily accessible, family orientated, affordable destination. The kiosk stocks handy essentials for day tripping and campers i.e. milk, bread, ice, which would be consistent.

The council have requested the Tipplers lease be included into the adjoining Reserve for Recreation, or dedicated as a Reserve for Recreation.

Tenure background:
Perpetual Lease NCL 6/2882 commenced on 1 October 1983 for Tourist facilities, consisting of 2 lots being Lot 56 on WD5576 (15m2) which is a parcel adjoining the foreshore seaward and had been originally excised from the Esplanade of South Stradbroke Island and Lot 39 on WD6594 (2.0380ha) parcel adjoining the Esplanade to the west and road and National Park to the east.

Historically, Tipplers lease was operated by a private company and unfortunately the sites suffered maintenance and quality and sustainable infrastructure issues due to financial stress to deliver the facilities to patrons i.e. waste water treatment plan, etc at the expense of the lessee.

Compared to the mainland, Tipplers and South Stradbroke Island lacked the supporting infrastructure and services that is delivered throughout the rest of the Gold Coast.

The council purchased the Tipplers Resort lease in March 2009 and closed the doors to the public in order to make the site safe, arrest environmental deterioration and undertake various assessments that would be required to further develop proposals for the site's long term future.

Surrendering the existing perpetual lease will allow the council to administer the operations of Tipplers as trustees of the reserve, this will enable the day to day management of the reserve and retention of the ecological and environmental values to be preserved.

The council operate 2 other camp grounds on South Stradbroke Island. The State (under Queensland Parks and Wildlife) manages over 88% of South Stradbroke Island.

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eLVAS check:
2005/002149 – Amendment
2006/001378 – Rental – payment plan for NCL 2882
2009/001610 – Ministerial Consent to transfer NCL 2882
2011/005315 – Resource Entitlement for development works on existing Tradewinds tavern building
2013/004537 – Owners Consent for beach foreshore nourishment
2013/006172 – Application for Surrender of NCL 2882 – application withdrawn by the council 14/3/2014
2014/006847 – Condition update

Pre-Lodgement:
No prelodgement occurred.

Post Lodgement:
Post Lodgement meeting occurred in May 2018.

MECS items:
No MECS items.

Previous decision:
No previous decision on this application has been made.

LIST OF EVIDENCE

Native Title:
Native Title is extinguished as the tenure history shows Perpetual Suburban Non-Competitive Lease 6/2882 was issued over Lot 39 on WD6594 and Lot 56 on WD5576 commencing 1st October 1983.
This is a valid grant of a lease. Subsequently native title has been found to be extinguished per Module BA of the Native Title Work procedures.

Cultural Heritage:
Cultural Heritage search was performed on 8 March 2019 and reveals no sites located.

Stock Route:
N/A

Contaminated Land:
This site is not listed on the Contaminated Land Register or the Environmental Land Register

Compliance Register:
N/A

Survey status:
The lots are surveyed.

Planning Report:
N/A

Interested Parties Views:

Department of Environment and Science views were requested – conversations on 11 March 2019 with the officer of Department of Environment and Science revealed that no issues with the surrender of the term lease and the land becoming part of the Reserve for Recreation or Recreation and Environmental purposes under trusteeship of the Council of the City of Gold Coast.

Natural Justice:
N/A

Inspection and Valuation:

N/A for this action.

FINDINGS OF FACT

Legislation

- **Section 4** – sets out the objects of the Act by having regard to seven principles: sustainability, evaluation, development, community purpose, protection, consultation and administration.
- **Section 16 –** Deciding appropriate tenure - Before land is allocated under this Act, the chief executive must evaluate the land to assess the most appropriate tenure and use for the land.

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- The evaluation must take into account of State, regional and local planning strategies and policies and the object of the Act.
- **Section 31** of the Land Act 1994 – Minister may dedicate USL as a Reserve for one or more community purposes.
- **Section 44** of the Land Act 1994 – Minister may appoint trustees to trust land
- **Section 94 of the Land Act 1994 –** Dedication of road
- **Section 327A of the *Land Act 1994*** – Surrender of Lease
  A lessee may surrender, absolutely or conditionally, all or part of a lease on terms agreed to between the Minister and the lessee and with the Ministers written approval.

REASONS

My assessment of the application indicates that the proposed action to surrender the perpetual lease by the Council of the City of Gold Coast be supported by the Department of Natural Resources, Mines and Energy as per the following:

- Council has undertaken extensive work on the Tipplers hub site since purchasing the lease in 2009.
- Two (2) reserves to the south are dedicated as Recreation and Environmental (Lot 45 on WD4564 which was a Special Lease that the council purchased as part of the Tipplers precinct – surrendered the lease upon expiry); Lot 38 on WD4474 was 'Club B Resorts Pty Ltd in which the council purchased in 2009, surrendered and dedicated as Reserve). These reserves also form part of the Tipplers Hub Concept Plan.
- Given that the vision for the council is to create nature based tourism focus while still conserving many of the original features of the area, and recreate a destination that is accessible, family oriented and affordable, the best use of the leased land has been achieved by the Council with their current and forward planning of the site.
- Council being the entity providing services and infrastructure to South Stradbroke Island would be best placed to control and manage the recreation/camping site, and with the a majority of South Stradbroke Island being National Park, council collaborate regularly to maintain and implement conservation strategies.

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RECOMMENDATION AND OFFER DETAILS

Recommendation:

On the basis of the reasons set out above, I recommend that the following decision is made, in accordance with section 327A, 31A and 94 of the *Land Act 1994* and relevant Departmental policy:

- Accept the surrender of NCL 6/2882 – Lot 39 on WD6594 and Lot 56 on WD5576 – TF17660178 under section 327 of the *Land Act 1994.*
- Surrender effective date: 26th April 2017 (Council has provided executed Surrender form).
- Amendment to be made to TF49108083 Reserve for Environmental and Recreation under trusteeship of Council of the City of Gold Coast to include Lot 39 on WD6594 under section 31A of the *Land Act 1994.*
- Upon surrender of NCL 6/2882, Lot 56 on WD5576 to be opened as road and included back into the Esplanade, South Stradbroke Island under section 94 of the *Land Act 1994*.

Delegations: A Senior Land Officer is delegated to make a decision with regards to the surrender of NCL 6/2882 in terms of the Land Act (Ministerial) Delegation (No. 2) 2018.

- Section 327A – Agree with the lessee to terms on which the lessee may surrender a lease, or part of a lease ;
- Section 31A – Change the boundaries of a reserve other than a reserve dedicated for community purpose;
- Section 94(1) Dedicate unallocated State land as a road for public use;

Offer details: (Delete heading if not relevant)

- Notification of Acceptance of Offer to Council of the City of Gold Coast will include:
  - Acceptance of amendment to existing reserve TF49108083 Reserve for Environmental and Recreation under trusteeship of Council of the City of Gold Coast to include Lot 39 on WD6594 ;
  - Upon surrendering NCL 6/2882 accept Lot 56 on WD5576 to be opened as road and form part of the Esplanade.

Requirements of offer:

- Complete and return Notification of Acceptance of Offer

Media Interest

There is no media interest in this matter.

Submitted by:
Diane McQuade

Senior Land Officer

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Queensland Government

Department of Natural Resources, Mines and Energy

Author Diane McQuade
File / Ref number 2017/000099
Directorate / Unit State Land Asset Management
Phone 56266826

11 March 2019

Council of the City of Gold Coast
PO Box 5042
Gold Coast Mail Centre Qld 9729

Attention: Mrs Anita Ramsay

Dear Anita

Application for Surrender of NCL 6/2882 – Lot 39 on WD6594 and Lot 56 on WD5576 – Tipplers – South Stradbroke Island

Reference is made to the application for the surrender of the Tipplers State lease NCL 6/2882 and subsequent inclusion of Lot 39 on WD6594 into Reserve and Lot 56 on WD5576 to be opened as road (the Esplanade).

Thankyou for the additional documentation, the Department of Natural Resources, Mines and Energy have now completed the analysis on the information provided.

It is advised that approval will be sought for the surrender of NCL 6/2882 with a date effective being 26 April 2017 (date in which surrender form was executed) and subject to the acceptance by the Council of City of Gold Coast of the following:

- Upon surrender of NCL 6/2882, Lot 56 (15m²) to be opened as road (the Esplanade) under section 94 of the *Land Act 1994.*
- Upon surrender of NCL 6/2882, Lot 39 on WD6594 (2.0380 ha) to be included into Reserve for Environmental and Recreation purposes TF49108083 under section 31A of the *Land Act 1994,* (Reserve adjoining to the south of Tipplers – Lot 45 on WD5694) under the trusteeship of Council of the City of Gold Coast.

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Postal :
DNRME Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Telephone : (07) 3884 8055
Fax: (07) 3884 8079

The attached form duly must be returned to the Department by close of business on [**Insert date response required -** a date 20 business days from the date of the offer].

If you wish to discuss this matter please contact Diane McQuade on 56266826

Yours sincerely

Diane McQuade
Senior Land Officer

Encl. Notification of Acceptance of Offer
DNRME Smartmap

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File / Ref number :2017/000099

Department of Natural Resources, Mines and Energy
Diane McQuade
DNRME Robina
PO Box 4297
Robina
4230 QLD

I/We,

Full Name/s of Applicants)

of,

Council of the City of Gold Coast

(residential address or registered office)

being the person/s to whom an offer has been made in terms 327A of the Land Act 1994 and in accordance with the Department's letter of offer dated [Insert Date of Offer Letter].

HEREBY GIVE YOU NOTICE that:

☐ I/we accept the conditions of the offer.

I/We note that this acceptance shall not be effective until I/we have complied with all the conditions of the offer within the time specified.

Particulars of land

Tenure Type - Surrender of NCL 6/2882

Description - Lot 39 on WD6594 and Lot 56 on WD5576 – locally known as Tipplers, South Stradbroke Island

Conditions of Surrender:

Lot 56 on WD5576 being 15m2 to be dedicated as road under section 94 of the Land Act 1994.

Lot 39 on WD6594 being 2.0380 hectares to be included into Reserve for Environmental and Recreation purposes TF49108083 (Lot 45 on WD5694) under the trusteeship of Council of the City of Gold Coast.

Postal :
DNRME Robina
PO Box 4297
Robina
4230 QLD

Telephone : 56266826

R

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Tenancy Details

We request that our interests be recorded as:-

☐ Joint Tenants OR ☐ Tenants in Common.

INTEREST	**NAME**
_____	_____
_____	_____
_____	_____

POSTAL ADDRESS (of person or Company to whom correspondence is to be addressed) _____

_____

(if space is insufficient, please continue on the back of this form)

The **Notification of Acceptance of Offer** form together with payment of all required monies must be returned to the Department by close of business on (**Insert Date response required -** a date 20 business days from the date of the offer], otherwise this offer will lapse. All other conditions of this offer must be satisfied by close of business on [**Insert Date response required -** a date up to 3 months from the date of the offer] otherwise this offer will lapse. If you believe you will be unable to comply with all the conditions of this offer by the due date, you may apply in writing for an extension of time. Applications for extensions of time must be made before the offer lapses and must address the following -

- what action you have taken to comply with the offer conditions; **AND**
- why the conditions cannot be complied with by the due date; **AND**
- the extension of time requested.

However an extension of time may not be granted to make payment of all required monies.

If you do not apply for an extension of time the offer lapses, a new application and application fee will be required. If you make a new application, the matter will be re-investigated and a new decision will be made that may include re-assessment of the land values involved and all conditions and requirements applicable to the dealing. The re-assessment may also result in the application being refused.

Dated at **this** **day of** **2019.**

_____	_____
(SIGNATURE/S)	**(WITNESS)**
_____	_____
(SIGNATURE/S)	**(WITNESS)**
(ABN Number if applicable for Issue of Tax Invoice)	**(ACN Number if no Company Seal required)**

NOTE: This document should be signed by all persons to whom the offer has been made. All persons to whom the offer has been made or their registered Power of Attorney for and on their behalf should sign this document. In the event of a company being offered the tenure, this document is to be executed either under the Company Seal., with the signatories designation within the Company stated. Or, without the seal and signed by two (2) directors or, a director and the secretary.

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Queensland Government Native Title Work Procedures

Annexure 7.1

Native Title Assessment Form

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Queensland Government

Version history

Version	Comments	Date published
1		August 2017
2	Edited Module AB section	March 2018

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This publication has been compiled by Aboriginal and Torres Strait Islander Land Services, Department of Natural Resources, Mines and Energy.

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Annexure 7.1

Native Title Assessment Form

This annexure provides a template Native Title Assessment Form to record your native title assessment for a proposed dealing.

To help you complete this Native Title Assessment Form, some of the Modules (eg. Module BA) contain example extracts of this form.

If you have any queries in relation to using this form, please contact your Native Title Contact Officer (NTCO). If your NTCO is unsure how to proceed, Aboriginal and Torres Strait Islander Land Services should be contacted for advice.

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QNTIME

Remember to -

- record your tenure and use findings as **research items** in the research layer in QNTIME; and
- request a **conclusion** be published in QNTIME for any research item you have assessed to be a previous exclusive possession act (PEPA).

Native Title Assessment Form

Information about this Form -

1. This form is mainly based upon the *Path through Native Title Assessment*.
2. To correctly complete this form, you will need to have read the relevant Modules of the Procedures.
3. Complete each part of the **Assessment Section** until you reach a **Go to Reason for Decision**, and then complete the **Decision Section** at the end of this form.
4. Where there is a check box, make your selection by clicking on the box. Insert all relevant information in the appropriate table field.
5. Where a Module only applies to part of your proposed dealing area, ensure you have ticked the 'Part of the proposed dealing area' box. Proceed through the form for the balance of your proposed dealing area. In this instance, a diagram should be attached to identify and to distinguish between the different areas.

Please ensure this assessment is still correct at the time you do the dealing.

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Assessment Section

Module AA. Proposed Dealing

Elvas Case Ref: 2017/000099

Application for surrender of NCL 6/2882 which will result in Lot 39 being included into Reserve and Lot 56 to be opened as road (the esplanade).

Proposed Dealing Area

Lot(s)/Plan(s):	Lot 39 on WD6594 and Lot 56 on WD5576
Current Status:	Perpetual Suburban Lease (Non Competitive) NCL 6/2882
Locality Description:	Locally known as Tipplers, South Stradbroke Island
Attached Plan/Map:	Smartmap, NCL 6/2882 and QNTime map.

Module AB. Is this a dealing that can proceed without further reference to native title?

☐ **Yes** ☐ Dealing is within a QNTIME conclusion boundary [C/]. Go to Module BB (if conclusion based on Module BA).

R

☐ Dealing is not a future act.

☐ Activities done in accordance with a valid lease, licence, permit or authority

☐ Emergency action

Go to **Reason for Decision**

☑ **No**

Module AC. Is there a registered ILUA that covers the proposed dealing?

☐ **Yes** - Go to **Reason for Decision** ☐ Part of the proposed dealing area

☑ **No**

Module AD. Is there a determination of native title that covers the proposed dealing area?

☐ **Yes** - Go to **Reason for Decision** ☐ Part of the proposed dealing area

☑ **No**

IF YES, does the determination state that native title does **not** exist over the proposed dealing area?

☐ **Yes** - Go to **Reason for Decision**

☐ **No** - Go to **Modules F to N** section of this Form as native title exists over the proposed dealing area unless subsequently extinguished by a later act.

Module BA. Is there or has there been a valid grant or vesting of exclusive possession over the proposed dealing area?

☑ **Yes** - Go to **Module BB** ☐ Part of the proposed dealing area

☐ **No** - Go to **Module CA**

Module BB. Can the extinguishing effect of the PEPA / QNTIME Conclusion be relied upon?

☑ **Yes** - Go to **Reason for Decision**

☐ **No**

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Module CA. Is there or has there been a valid public work over the proposed dealing area?

☐ **Yes** - Go to **Reason for Decision** ☐ Part of the proposed dealing area

☐ **No**

Module CB. Is there or has there been an area dedicated or declared as road over the proposed dealing area?

☐ **Yes** ☐ Part of the proposed dealing area

☐ **No**

IF YES, can the dedication/declaration be relied upon to carry out the proposed dealing?

☐ **Yes** - Go to **Reason for Decision**

☐ **No**

Module D. Is the area subject to other works that were done under the authority of the Crown, ie. (private works)?

☐ **Yes** ☐ Part of the proposed dealing area

☐ **No**

IF YES, can I proceed with my dealing on the basis of the works?

☐ **Yes** - Go to **Reason for Decision**

☐ **No**

Module E. Information Module ONLY regarding past and intermediate period acts

Proceed to Modules F to N.

Modules F to N. Do the future act sections apply to your proposed dealing?

☐ **Yes** ☐ Part of the proposed dealing area

Which future act provision and Module applies

Section/s: Modules:

Go to **Reason for Decision**

R

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☐ **No** Your only options now are -

- an ILUA (Module Q); or
- a non-claimant application (Module R).

Can a non-claimant application be made?

☐ **Yes**

☐ **No** - Your only option is an ILUA.

Go to **Reason for Decision**

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Decision Section

Reason for Decision

Reasons

A tenure history shows Perpetual Suburban Non-Competitive Lease 6/2882 was issued over Lot 39 on WD6594 and Lot 56 on WD5576, commencing October 1983. This is a valid grant of a Lease. Subsequently native title has been found to be extinguished per Module BA of the Native Title Work procedures.

***The proposed dealing was or is covered by the following interest*:-**

A scheduled interest – A perpetual suburban lease (Non-Competitive Lease) issued under the Land Act 1962-1984, namely for Business (Tourist and Associated Facilities) only purposes.

Conditions of the lease do not alter how you assess the purpose of lease:-

The conditions of the lease are consistent with the purpose for which the lease was issued, namely for tourist and associated facilities.

Interest was granted/vesting occurred on or before 23 December 1996:-

The Perpetual lease was approved by the Governor in Council and over the State of Queensland. The lease commenced from the 1st October 1983.

Grant of vesting of the interest was valid:-

The Special lease was issued in pursuance to section 207(a) of the Land Act 1962-1984.

Relevant Section of the Native Title Act: module BA Native Title Procedures.

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Native Title Parties & Procedural Rights (if relevant)

Types of native title parties	Names of native title parties	Procedural rights to be provided to the native title parties
Registered Native Title Body Corporate		
Registered Native Title Claimants		
Native Title Representative Body		

☐ Proceed (first providing any relevant procedural rights)

☐ Send to NTCO

☐ Send to Aboriginal and Torres Strait Islander Land Services through NTCO

Name, title and signature of officer making this assessment -

Name: Diane McQuade

Title: Senior Land officer

Department/Agency: DNRME

Signature:

Date: 11 March 2019

Don't forget to:

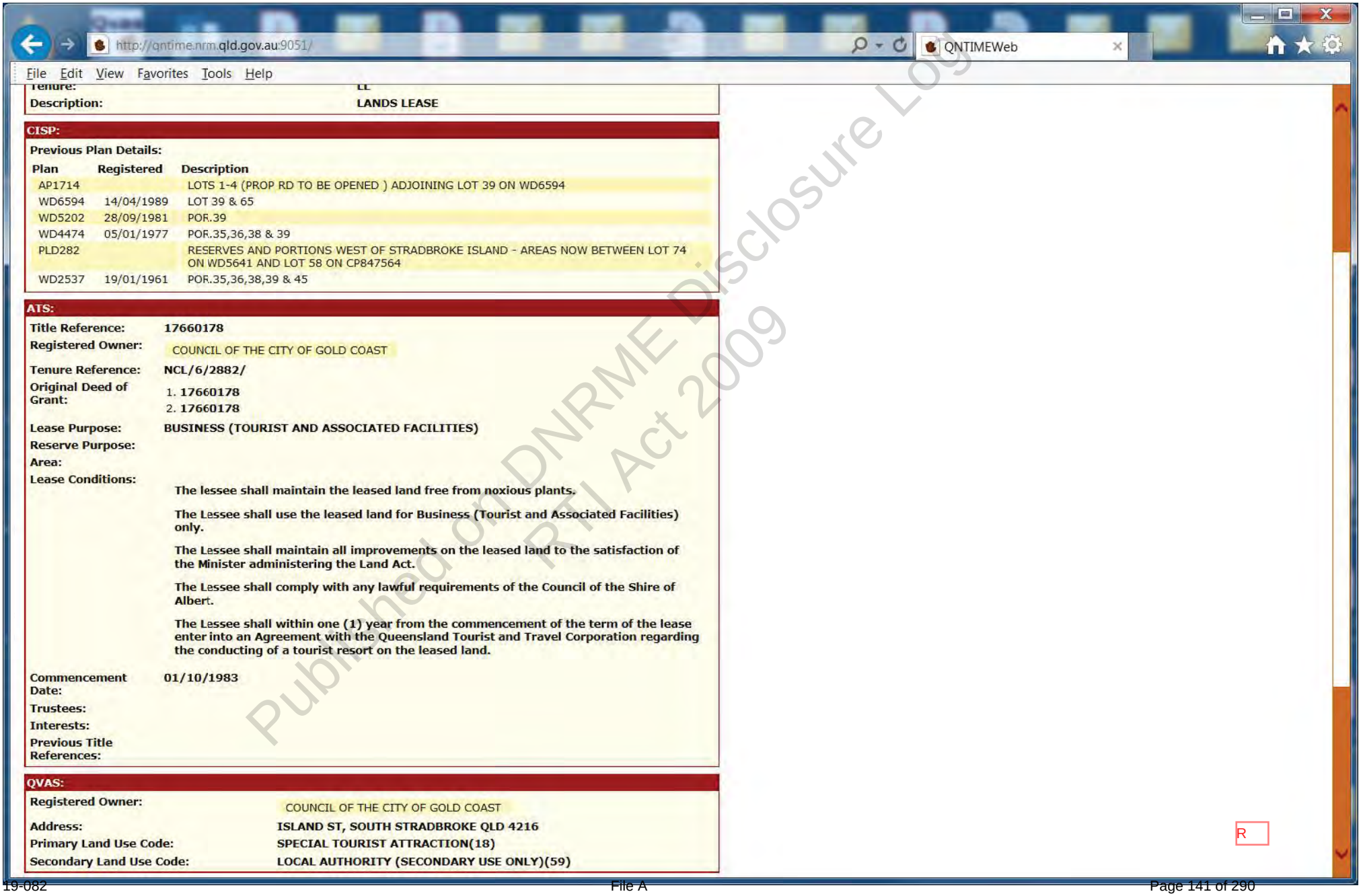
1) Enter your research into QNTIME.

   RB /

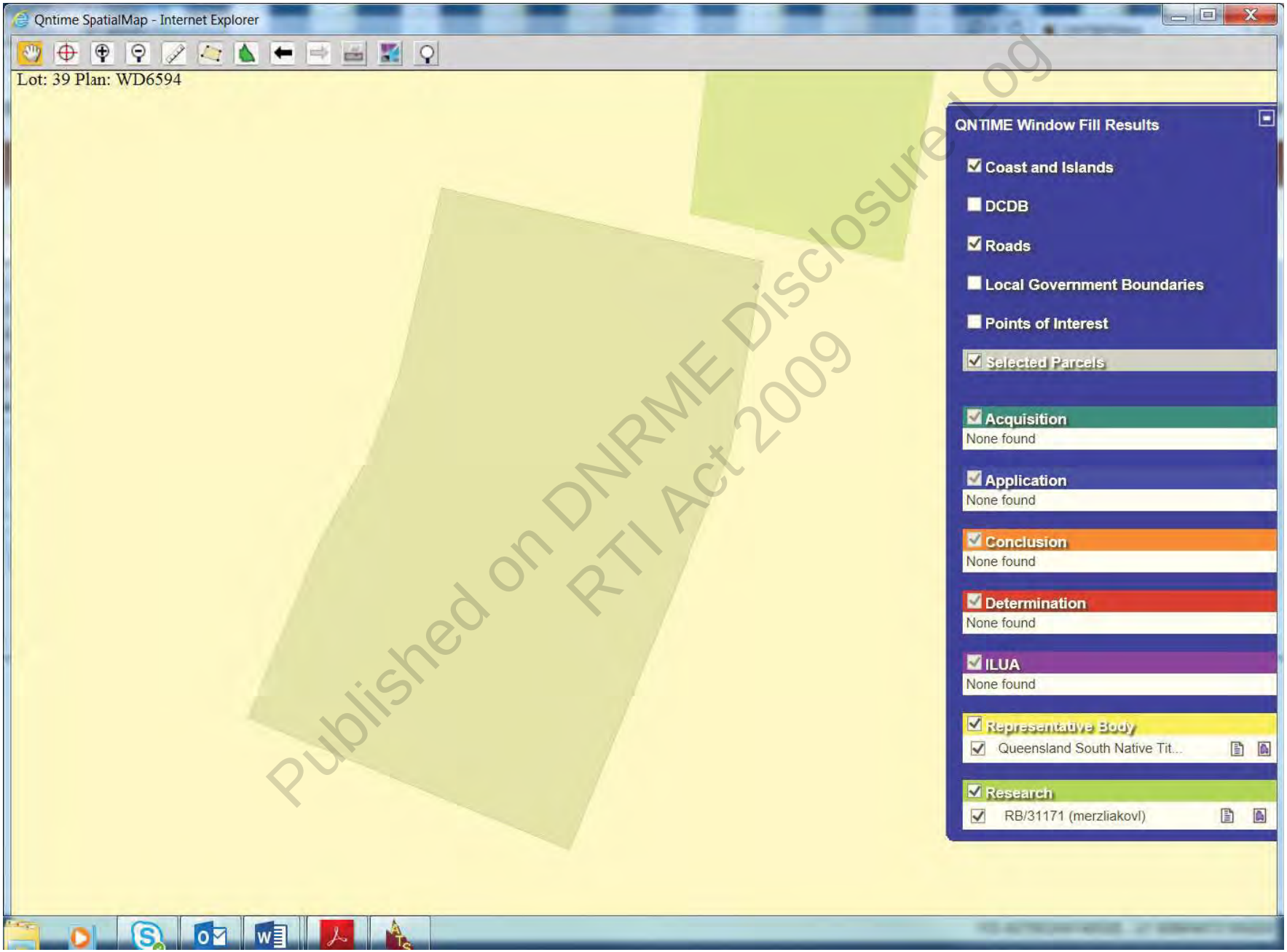
   RI /

2) Request a conclusion be published where you found a PEPA.

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17660178

P.S.L. No: 06/2882 N.C.L.

7660/178

QUEENSLAND

Perpetual SUBURBAN Lease (Non-Competitive Lease) under the Land Act 1962–1984

Elizabeth the Second, by the Grace of God, Queen of Australia, and Her other Realms and Territories, Head of the Commonwealth:—

To All to whom these Presents shall come, Greeting:

We, with the advice of the Executive Council of Our State of Queensland, and in pursuance of the provisions of section 207 of the Land Act 1962–1984, do hereby demise and lease as Perpetual Suburban Lease (Non-Competitive Lease) unto

JESAJAN PTY. LTD.

All that Parcel of Land in Our said State, described in Schedule I hereto and delineated on plan Catalogue Nos Wd.5202 & Wd.5576 registered in the Department of Mapping and Surveying and reproduced in whole or in part in the said Schedule I,

In perpetuity, commencing on the first day of October in the Year One thousand nine hundred and eighty-three

PAYING unto Us on or before the first day of October in each year, the yearly rent payable in accordance with the Land Act 1962–1984, such payment to be made at the office in Brisbane of the Department of Lands, or at any District Land Office, in Our said State,

SUBJECT TO the Reservations hereinafter specified and to the Conditions and Covenants specified in Schedule II hereto and such other Reservations and Conditions as may be contained in and declared by the Land Act 1962–1984, and the other Laws of Our said State.

Specified Reservations:—

1. (a) All minerals (as defined by the Mining Act 1968–1983) on and below the surface of the land; and
   (b) The right of access for the purpose of searching for and working any mines (as defined by the Mining Act 1968–1983) in any part of the land.
2. (a) All petroleum (as defined by the Petroleum Act 1923–1983) on or below the surface of the land; and
   (b) All rights of access for the purpose of searching for and for the operations of obtaining petroleum in any part of the land, and all rights of way for access and for pipe-lines and other purposes requisite for obtaining and conveying petroleum in the event of petroleum being obtained in any part of the said land.

IN TESTIMONY WHEREOF, We have caused this Our Lease to be Sealed with the Seal of Our said State.

WITNESS Our Trusty and Well-beloved His Excellency Commodore SIR JAMES MAXWELL RAMSAY, *Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Knight Commander of the Royal Victorian Order, Commander of the Most Excellent Order of the British Empire, upon whom has been conferred the Decoration of the Distinguished Service Cross, and Commodore in the Royal Australian Navy (Retired), Governor in and over the State of Queensland and its Dependencies in the Commonwealth of Australia, at Government House, Brisbane, in Queensland aforesaid, this* Twentieth *day of* December *in the thirty-*third *year of Our Reign and in the year of Our Lord One thousand nine hundred and eighty-*four.

CTPI 49-Sch4

Department of Lands Reference—

File Ref: : Previous Tenure: : Section 207

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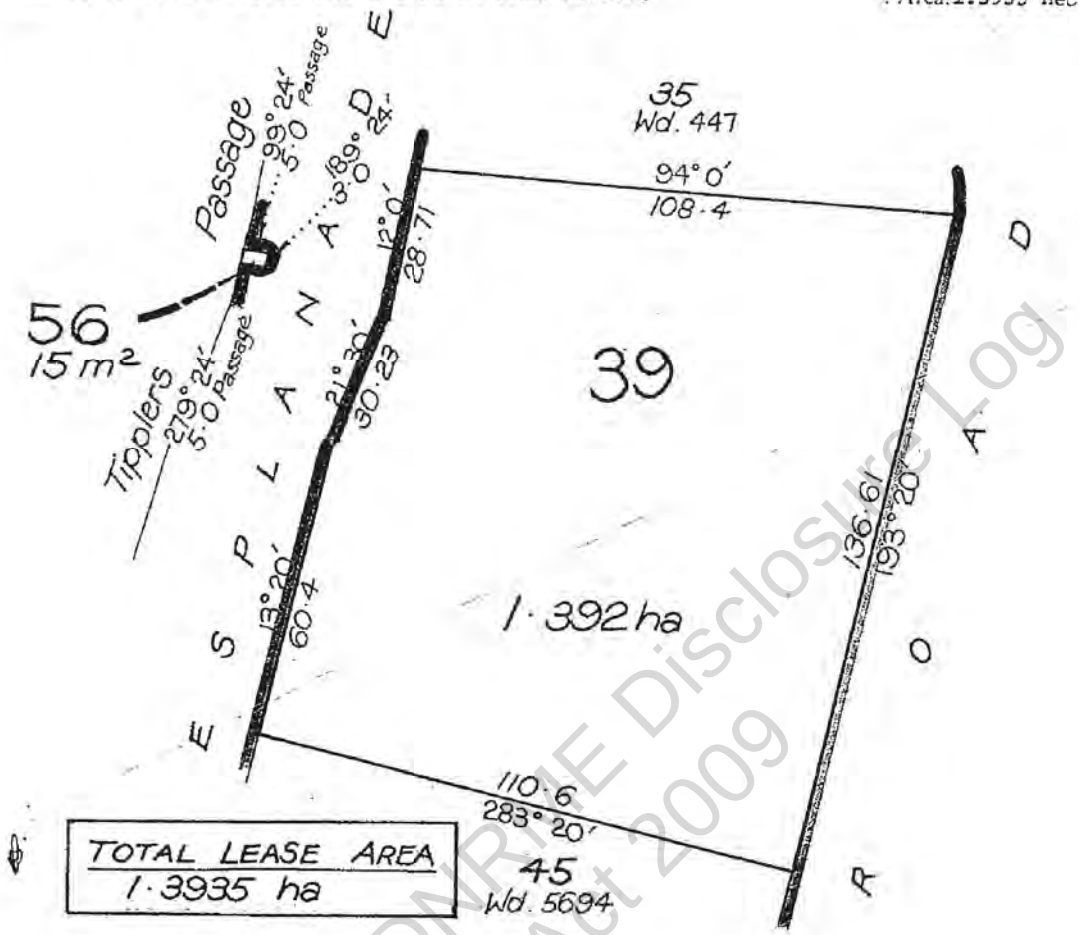
7660-178

SCHEDULE I—Description

Perpetual Suburban Lease No.: 06/2882 NCL: L.A.D.: Brisbane

County: Ward : Parish: Currigee

Lot 39 on Plan Wd.5202 and Lot 56 on Plan Wd.5576 : Area: 1.3935 hectares.



SCHEDULE II - Specified Conditions

The Lessee shall use the leased land for Business (Tourist and Associated Facilities) only.

The Lessee shall maintain all improvements on the leased land to the satisfaction of the Minister administering the Land Act.

The Lessee shall comply with any lawful requirements of the Council of the Shire of Albert.

The Lessee shall within one (1) year from the commencement of the term of the lease enter into an Agreement with the Queensland Tourist and Travel Corporation regarding the conducting of a tourist resort on the leased land.

The Lessee shall maintain the leased land free from noxious plants.

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7660-178

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7660-178

Mortgage No. 204051 from Jesajan Pty. Ltd. to AUSTRALIA AND NEW ZEALAND BANKING GROUP CORPORATION LIMITED

RELEASE RECORDED

this 9 day of DEC 1985

securing advances as therein set forth.

Registered. 7 DEC 1983

Registrar of Dealings

SEE BELOW

CTPI 49-Sch4

Mortgage No. 210167 from Jesajan Pty. Ltd. to AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

securing advances as therein set forth.

Registered. - 9 DEC 1985

Registrar of Dealings

CTPI 49-Sch4

Consequent upon the inclusion of an area of Crown land in the within-described holding, His Excellency the Governor in Council, by Order in Council dated the 25th day of January 1990, has directed that the relative lease be amended: the area of the said holding is thereby amended to: 2.0395 hectares, and the annual rent to: $11300.00 and the description to: Lot 39 on Plan WD6594 and Lot 56 on Plan WD5576 as from 1st July, 1989

CTPI 49-Sch4

Registrar of Dealings

His Excellency the Governor in Council, by Order in Council dated the 19 day of JULY 1990 has directed that the items listed in the Schedule hereunder are the amended particulars of the within-described holding

AS FROM 1 JULY 1989

UNIMPROVED CAPITAL VALUE

BEING $376700-00

DEALING No. K384475T

PRODUCED 30 AUG 1990

REGISTERED 6 NOV 1990

CTPI 49-Sch4

REGISTRAR OF DEALINGS

13814—K314/84—Govt. Printer, Qld

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Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 50517665 EMR Site Id: 08 March 2019
This response relates to a search request received for the site:
Lot: 56 Plan: WD5576

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

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2017/000099 - 'Tipplers' – South Stradbroke Island

Perpetual Lease Lot 56 on WD5576 and Lot 39 on WD6594 – purpose Business (Tourist and Associated Facilities)

Land Management Plan Assessment

Application: Gold Coast City Council (the council) made application to the DNRME (6 January 2017) for the surrender of Perpetual Lease NCL 6/2882 2.039500 Ha (Surveyed). After surrender the parcels to be included into the adjoining Reserve for Recreation (Lot 47 on WD4132 – 2,290m2) under the trusteeship of the council, which is located directly to the north of the leased area.

Lot 56 on WD5576 is a 15m2 parcel adjoining the foreshore seaward and has been excised from the Esplanade of South Stradbroke Island.

Lot 39 on WD6594 is a 2.0380 hectare parcel adjoining the Esplanade to the west and road and National Park 'South Stradbroke Island Conservation Park' to the east. (Old Tippler Resort site).

Council have presented the following documentation:

- Tipplers Passage Master Plan - dated 2009
- Draft Tipplers Hub Concept Plan – dated 2010
- Tipplers Precinct Shoreline Erosion Management Plan – dated September 2012
- South Stradbroke Island – Operational Management Plan 2013-2022 (amended 2016)
- 513th Council Meeting minutes dated 2nd March 2009 (Sustainable City Future Committee Meeting 24 February 2009)
- 655th Council Meeting minutes dated 12th March 2013 (Community and Cultural Development Committee Meeting 28 February 2013)
- 728th Council Meeting minutes dated 7 December 2016 (Community Services Committee Meeting 1 December 2016)

Abbreviations:
SSI – South Stradbroke Island
The council – Council of the City of Gold Coast
The Act (The Land Act 1994)
DNRME – Department of Natural Resources, Mines and Energy

DNRME General Criteria to assess the Land Management Plan	Analysis of all documentation provided
1. The Impact of the proposed use/s on the strategic value of the site;	• SSI is the largest area of protected sand dunes and coastal vegetation in the Gold Coast city. The public lands on the island are recognised as a high value conservation area, providing habitat for several south east Queensland endemic plant species, disjunct wildlife populations and regionally important vegetation species. • SSI is a place of high demand for community access and recreation because of its proximity to areas of high population densities and its desirability as a tourism 'point of destination'.

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	• SSI is characterised by is considerable natural and cultural values and plays a unique and important role in the council's conservation reserves network. • The council's vision is to preserve the island's unique natural environment through the coordinated delivery of municipal services to the community and support for low impact tourism, recreational and educational uses so that SSI continues to contribute significantly, amenity and liveability of the Gold Coast. • The council purchased the Tipplers Resort lease in March 2009 and closed the doors to the public in order to make the site safe, arrest environmental deterioration and undertake various assessment that would be required to further develop proposals for the site's long term future. • Councils vision for Tipplers is to maintain it as a popular destination for boaties and island visitors. • By retaining as many of the historical uses of the area, e.g camping, café/restaurant, kiosk and day use, the redevelopment has created a destination that is family orientated and accessible, ensuring that long term sustainable use can occur while protecting the significant ecological and cultural values of the area.
2. The consistency of the proposal with the primary use of the land; (If applicable)	• The primary use of the land would be recreation. • The council has a local law for regulated camping on recreation reserves. • The activity of camping with the associated facilities would be deemed consistent on a recreation reserve, however the licenced cafe under the DNRME Secondary Use of Trust Land Policy PUX/901/209 (the policy) would/could be inconsistent. • The policy allows for café/kiosk which could be complimentary to the primary purpose of the reserve and in this instance, the focus of the Tipplers hub is providing a easily accessible, family orientated, affordable destination. • The kiosk stocks handy essentials for your day trip or camping visit which would be consistent i.e. milk, bread, ice etc. • The café is only open with scattered times normally 9am to 5.30pm, however on school holidays is open till 8pm (with a requirement that orders must be placed by 6.30pm). • Outdoor recreation area, open space and landscaping have also been established for the day use facilities. • Tipplers has been refined with a nature based tourism focus while conserving many of the original features of the area. • The cabins at Tipplers were built over 30 years ago and the council has resolved due to the expense of refurbishing they will progressively demolish and remove them.

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3. The impact of the proposal on the State's interests;	• Historically, SSI Tipplers was operated by a private company and unfortunately the sites suffered maintenance and quality and sustainable infrastructure due to financial stress to deliver the facilities to the patrons i.e. waste water treatment plant, etc at the expense of the lessee. • Compared to the mainland, SSI has lacked the supporting infrastructure and services that is delivered throughout the rest of the Gold Coast. • Considerate consultation with State agencies, involving at the time; Queensland Parks and Wildlife Services, Environmental Protection Agency, DNRME, Gold Coast Native Title Group and Quandamooka Land Council Aboriginal Corporation and stakeholders to discuss the vision of Tipplers Passage. • Gold Coast City Council under proposed trusteeship will deliver the infrastructure and facilities required for the island and is the best placed entity to do so. • Surrendering the existing perpetual lease will allow Gold Coast City Council to be appointed as trustees of the proposed Reserve for Recreation, this will enable the day to day management of the reserve and retention of the ecological and environmental values to be preserved. • Under the current lease, the lease can be transferred at any time to any company wanting to commercially run the site as previously experienced prior to council purchasing the lease in 2009. • It would be in the State's best interests to allow the council to surrender the current lease and operate the camp /recreation grounds under their trusteeship. • The council operate 2 other camp grounds on SSI. • The State (under Queensland Parks and Wildlife) manages over 88% of SSI. Risk to the State: If Council chose to transfer the perpetual lease to a company to operate the tourism based facilities, then cannot deliver the services required and fulfil the requirements that the community expects as a nature based tourism facility.
4. The degree of forward planning undertaken in relation to the site and the risk of incremental progression;	• Council has undertaken Stages 1 and 2 of the redevelopment which were focused on maintaining and building upon capacity of the Tipplers hub to cater for public visitation and existing uses at the site. • The council envisages the establishment of environmental education facilities including a dormitory style education centre. Plans for this have not been progressed as they will require considerable funding and a further upgrade of essential services on site. • Council advised in 2018 to DNRME that they are not proceeding with this activity and is on hold until future

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	demand justifies the significant funding required for its establishment. • Additional interpretative signage and environmental material will be developed for the Tipplers precinct as a way of extending the environmental and historical education values of the island. • This will be operational works on the reserve and therefore no requirement for any interaction with DNRME. • The operation of the café and kiosk will be managed by the council under a trustee lease arrangement. The Council's has completed a South Stradbroke Island Operational Management Plan (OMP) 2013-2022 which is designed to improve the efficiency of service delivery on SSI while ensuring that resident, lifestyle and visitor experience is maintained. The priority outcomes under the OMP targets seven key areas for action: • Whole of Island strategic direction; • Integrated delivery of municipal services; • Day to day operation of Tipplers Precinct and camp grounds; • Asset management and service level planning; • Biodiversity and conservation management; • Ecotourism; and • Communication/Customer contact As the OMP is for the whole of the management of council's interests in the island, the Tipplers Hub is important to council to reactivate this popular destination for locals and tourists. The key actions by the council for Tipplers precinct and SSI campgrounds are: • Investigate long term contract/lessee options for a single entity to manage of all of the Council's commercial facilities and operations on SSI including Tipplers Café and Kiosk and the camp grounds; e.g. based on the Tourist Parks model; • Develop and implement a Campground Management Plan; • Investigate seasonal operation of campgrounds as to deliver efficiencies and savings; • Demolition of derelict buildings at Tipplers; • Build a new sewage treatment plan at Tipplers and Currigee that comply with legislative requirements as so to reduce the environmental harm caused by existing septic systems. • Ensure that all building fire services meet legislative requirements;

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	• Investigate granting a long term lease of current Rural Fire Brigade shed (built and owned by the Council) to the Queensland Fire and Rescue Station) • Investigate and implement actions to reduce energy consumption;
5. The proposal's relationship with Local Government Planning Scheme ;	**Gold Coast City City Plan – Planning Scheme** Lot 39 on WD6594 is zoned Township, large lot precinct. Environmental significance – biodiversity areas: • Coastal wetlands and islands core habitat system; Environmental significance – priority species; • State significant species Environmental significance – wetlands and waterways; • State significant wetlands and aquatic systems • Local significant wetlands; • Waterway 30m buffer area • Major waterway 60m buffer area • Local significant wetlands 100m buffer area • State significant wetlands 100m buffer area Bushfire hazard; Flood assessment required; **The State Planning Policy Interaction Mapping System** • Protected areas (nature refuge)
6. The degree of commerciality and exclusively associated with the proposal;	• The Tipplers licensed café was opened in July 2012 and has been well received by the community. • The café is a more family friendly facility that replaced the old Tipplers Tavern and Wheel house. • The popularity of the Tipplers café is reflected in the trading figures which council documented in meeting minutes in 2016, reveal five years of sustained growth and the upward trends in meals served at the café demonstrates the community's support for Council's concept of creating a family friendly licensed venue at Tipplers. • 728th Council Meeting minutes documented - The busiest operating periods for the café is from Friday through to Monday with a majority of the patrons arriving by private boats or jet skis. • This is presumably to make use of the day facilities that Tipplers has to offer and the conservation parks on the island.

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	• The western side of SSI adjoins the Broadwater, which experiences high levels of use by personal motorised watercraft, speed boats and other pleasure craft. Nature based recreation occurs in an ad-hoc fashion on the island and needs to be formalised to better promote opportunities. • In the Secondary Use of Trust Land policy - Where a secondary use with a commercial component appropriately services the activity of the patrons of trust land, that enterprise may operate under a trustee lease at an appropriate return to the trustee. In accordance with section 63 of the Act, the most appropriate rent having regard to the use and the community benefit and purpose of the trustee lease. • In this instance, the licensed café and facilities would not result in exclusivity on the recreation reserve. • Couran Cove Resort is located about 2.6 kilometres south of the Tipplers site. Couran Cove caters for day trippers with access to the pool and facilities, bar, café, restaurant as well as a ferry service directly to the site from either Hope Island or Runaway Bay Marina. • The Tipplers café will not have any impact on the Couran Cove operations.
7. Community consultation	To establish the Tipplers Passage Master Plan the council undertook community consultation with State agencies with DNRME included and also all lease holders or their representatives with existing interests in the leased land within Tipplers Passage. i.e. Tallships Sailing Cruises, Talinga Retreat, Nothcliffe Surf Life Saving club, Southport Yacht Club etc. These workshops were undertaken in 2007/2008. Council found that it was evident that the outdated infrastructure at Tipplers could not cope with the intense current and predicted future use of the site. The workshop also concluded that the most of SSI was largely inaccessible and undiscovered by visitors to the island. Council then purchased the Tipplers lease to focus on delivering nature-based tourism on the island and established the Tipplers Hub Concept Plan. There does not seem to be any negative public consultation regarding this plan by any State agency or the community.
DNRME involvement	DNRME appear to have been involved in 2007/2008 with the workshops undertaken by the council.

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	I wish to note that the council is of the understanding that the Tipplers Tavern was the removed and has been identified as the last remaining activity of commercial activity on the lease. (Meeting minutes 2016). The council received written advice from DNRME in 2013 that it has no objection to the activities or uses detailed in the Tipplers Hub Concept Plan (existing uses) or to the surrender of the commercial lease.
Conclusion	My analysis of these documents has revealed the following: The Council operate 2 other camp grounds on SSI being; • North Currigee Campground – Lot 73 on WD5553 – Reserve for Camping and Recreation • South Currigee Campground – Lot 70 on WD5093 – Reserve for Recreation and Camping • The Council has provided details of the existing infrastructure (i.e. facilities, cafe, kiosk, amenities, cabins and the incremental demolition etc); • The council has provided the Tipplers Hub concept plan. • The concept plan included the following – natural and cultural elements, environmental and conservation values, special features, vision, future, reason behind the plan, challenges, key objectives for the proposal, and compatibility of land uses; • Native Title has been referenced in the Tipplers Passage Master Plan; • The council has provided details of any development intended; boardwalks and educational facility; these are currently on hold; Removal of the cabins is accounted for in the SSI 10 year capital works plan. - Cabins demolished in 2017 - five (5) which involved asbestos clearance certificates lodged against the register; - Cabins programed and budgeted to be demolished 2018/19 – three (3) - Cabins still to be demolished – 26 – Council has budgeted for the removal of the remaining 26 cabins in the 10 year capital works program. - A total of six (6) cabins are being utilised. Out of the six, one is being used as the Island Site Office. Four are being used as barracks for overnight stays for the café staff during the busy season. The one cabin is used occasionally by Council Security.

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	• The planning undertaken has been extensive since 2009 and is the most efficient and effect layout in relation to the adjoining land parcels; • There does not appear to be any possible exclusivity or restrictions posed by the proposed use and associated development; • The operation of the café will not have any impact of any surrounding operations i.e. Couran Cove about 2.6 km south. • State agencies and community have been involved in the delivery of the Tipplers Hub Concept Plan. These documents would form collectively as the Land Management Plan. **Recommendation:** Council has undertaken extension work on the Tipplers hub site since purchasing the lease. The two reserves to the south are dedicated as Recreation and Environmental (Lot 45 on WD5694 which was a Special Lease that the council purchased as part of the Tipplers precinct – surrendered the lease upon expiry); Lot 38 on WD4474 was 'Club B Resorts Pty Ltd) in which the council purchased in 2009, surrendered and dedicated as Reserve). These reserves also form part of the Tipplers Hub Concept Plan. Given that the vision for the council is to create nature based tourism focus while still conserving many of the original features of the area and recreated a destination that is accessible, family-oriented and affordable, the best use of the leased land has been achieved by the Council with their current and forward planning of the site. Council being the entity providing services and infrastructure to SSI would be best placed to control and manage the recreation/camping site, and with the majority of SSI being National park, council collaborate regularly to maintain and implement conservation strategies. My recommendation would be to allow the surrender of the perpetual lease under section 327 of the Land Act 1994 and dedicate the unallocated State land parcel Lot 39 on WD6594 as a Reserve for Recreation and Environmental purposes (section 31 of the Land Act 1994) and appoint Council of the City of Gold Coast as trustees under section 44 of the Land Act 1994.

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	The Lot 56 on WD5576 (15m2) part of the lease after surrender will become unallocated land and the most appropriate use would be to open this area as road to be included back into the esplanade under the control of the council. (Was originally excised from the esplanade).

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RTI Act 2009

Report as at Effective Date of 08/03/2019
Report as at Posting Date of 08/03/2019 23:59:59

Report For

REGION: SOUTH
DISTRICT OFFICE: ROBINA
LEASE NUMBER: NCL 6/2882
TITLE REF: 17660178
LESSEE: COUNCIL OF THE CITY OF GOLD COAST

ACCOUNT SUMMARY

Account	Fund Code	Rental Position as at 08/03/2019	Payout as at 08/03/2019
MAIN	10	$208,693.48	N/A
Outstanding Total		$208,693.48	N/A

Account: MAIN

CALL TYPE: NORMAL
ACCOUNT STATE: ACTIVE
EXPIRY DATE:
ACTIVE CONCESSION:
ACTIVE EXCLUSION:
FINANCIAL RENTAL CATEGORY: 13.0.1 - BUSINESS & GOV'T - TOURISM
LEGAL RENTAL CATEGORY: 13 - BUSINESS & GOV'T

MULTIPLE ANNUAL PAYMENT IMPACT: N
INVOICE TERM: ANNUAL
NEXT DUE DATE: 01/09/2019

RENTAL POSITION

Current Billing Period: 01/07/2018 to 30/06/2019
Last Invoiced Period: 01/07/2018 to 30/06/2019
Fund Code: 10
Control Level: 6
Freehold/Leasehold: LEASEHOLD

CURRENT ANNUAL RATE: (Exclusive of GST) FROM 08/03/2019	$96,000.00	AS AT 08/03/2019
AMOUNT PENDING: (Inclusive of GST) FROM 08/03/2019	$0.00	(Amount due in the near future)
ACCOUNT BALANCE: (Inclusive of GST)	$192,000.00	(Negative balance means A/C in credit)
PENALTY CHARGED:	$16,284.89	
PENALTY TO 08/03/2019	$408.59	(Penalty is charged for late payments)
TOTAL AS AT 08/03/2019	$208,693.48	

I REFER TO YOUR REQUEST OF THE _____/_____/_____ REF:_____
CONFIRMING THAT YOU ARE THE REGISTERED LESSEE OR HAVE AUTHORISATION FROM THE LESSEE TO OBTAIN THIS INFORMATION.

THE ABOVE INFORMATION IS CORRECT ONLY FOR THE DATE OF ISSUE AND MAY BE SUBJECT TO A BACKDATED CHANGE DUE TO INFORMATION NOT PRESENTLY AVAILABLE TO THE LANDS TENURE LEDGER.

FOR DISTRICT MANAGER
Dept of Natural Resources, Mines and Energy

_____/_____/_____

***** END OF REPORT *****

Published on DNRME Disclosure Log
RTI Act 2009

Date : 22/02/2019 3:24:59 PM
From : "MCQUADE Diane"
To : "PALM"
Subject : URGENT request for views - surrender of Tipplers perpetual lease
Attachment : image003.png;

Good afternoon

The Department of Natural Resources, Mines and Energy have received an application from Council of the City of Gold Coast for the surrender of the existing perpetual lease over Lots 56 on WD5576 and Lot 39 on WD6594.

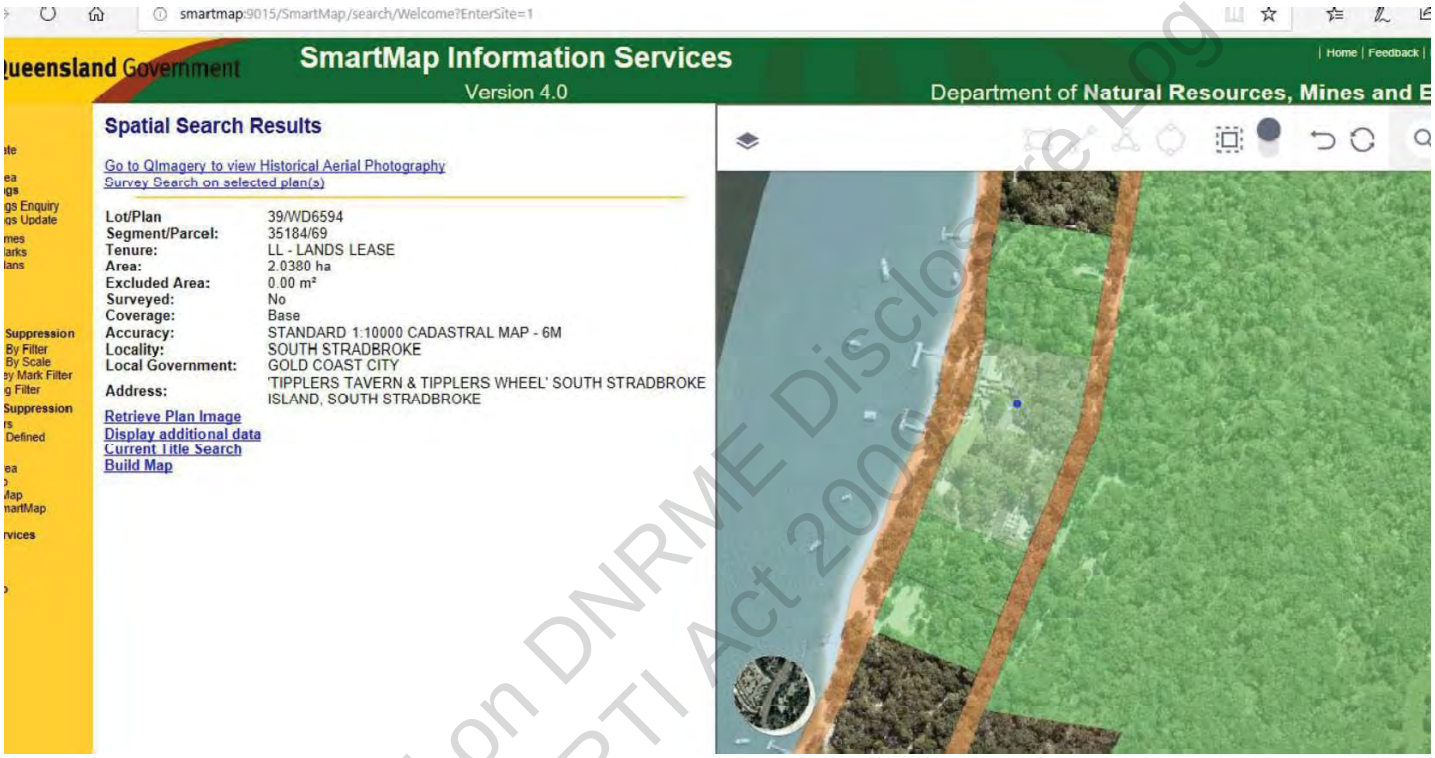
The Council anticipate to surrender the lease and incorporate the area into the adjoining Reserve for Recreation (Lot 47 on WD4132) to continue the functions of Tipplers camping, kiosk and caf&#65533;.

Does your department have any concerns regarding these functions being tenured under a Reserve for Recreation?

Can you advise to me directly please – if you have any concerns, please don't hesitate to contact me.

Kind regards
Di

Diane McQuade
Senior Land officer
56266826



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RTI Act 2009

smartmap:9015/SmartMap/search/Welcome?EnterSite=1

Queensland Government

SmartMap Information Services

Version 4.0

| Home | Feedback |

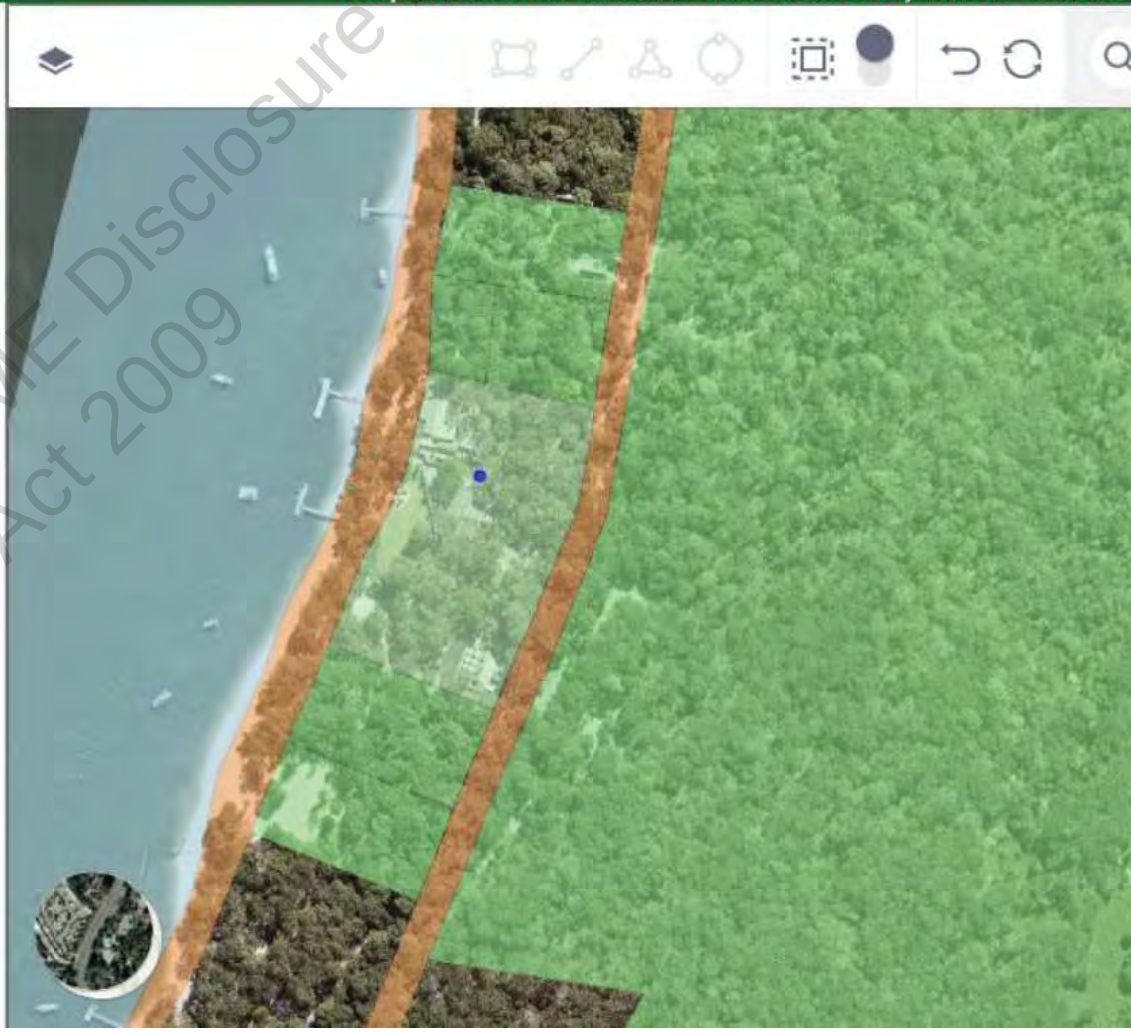
Department of **Natural Resources, Mines and E**

Spatial Search Results

Go to QImagery to view Historical Aerial Photography
Survey Search on selected plan(s)

Lot/Plan	39/WD6594
Segment/Parcel:	35184/69
Tenure:	LL - LANDS LEASE
Area:	2.0380 ha
Excluded Area:	0.00 m²
Surveyed:	No
Coverage:	Base
Accuracy:	STANDARD 1:10000 CADASTRAL MAP - 6M
Locality:	SOUTH STRADBROKE
Local Government:	GOLD COAST CITY
Address:	'TIPPLERS TAVERN & TIPPLERS WHEEL' SOUTH STRADBROKE ISLAND, SOUTH STRADBROKE

Retrieve Plan Image
Display additional data
Current Title Search
Build Map



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eLVAS Client Interaction Report
For Interaction id: 1656800

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	18-Dec-2018 9:54 AM
Entered by:	Collis, Suze
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming email	fm Anita GCCC advising will not be providing LMP	15-Aug-2017

Interaction Record History

Service Centre:	Robina
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Collis, Suze
Date:	18-Dec-2018
Details:	

Assignment History

Date assigned:	18-Dec-2018
Assigned to:	Tuk, Daniel
Date required:	
Action required:	Interaction for Case Id 2017/000099 The following document has been added to the case. Id:3784565 Type: Incoming email Title: fm Anita GCCC advising will not be providing LMP
Date actioned:	
Action taken:	

Published on DNRME Disclosure Log
RTI Act 2009

Report as at Effective Date of 18/12/2018
Report as at Posting Date of 18/12/2018 07:53:38

Report For

REGION: SOUTH
DISTRICT OFFICE: ROBINA
LEASE NUMBER: NCL 6/2882
TITLE REF: 17660178
LESSEE: COUNCIL OF THE CITY OF GOLD COAST
TENURE GROUP: S183 - 2010 CAPPING (TOURISM LEASES)

ACCOUNT SUMMARY

Account	Fund Code	Rental Position as at 18/12/2018	Payout as at 18/12/2018
MAIN	10	$204,654.53	N/A
Outstanding Total		$204,654.53	N/A

Account: MAIN

CALL TYPE: NORMAL
ACCOUNT STATE: ACTIVE
EXPIRY DATE:
ACTIVE CONCESSION:
ACTIVE EXCLUSION:
FINANCIAL RENTAL CATEGORY: 13.0.1 - BUSINESS & GOV'T - TOURISM
LEGAL RENTAL CATEGORY: 13 - BUSINESS & GOV'T

MULTIPLE ANNUAL PAYMENT IMPACT: N
INVOICE TERM: ANNUAL
NEXT DUE DATE: 01/09/2019

RENTAL POSITION

Current Billing Period: 01/07/2018 to 30/06/2019
Last Invoiced Period: 01/07/2018 to 30/06/2019
Fund Code: 10
Control Level: 6
Freehold/Leasehold: LEASEHOLD

CURRENT ANNUAL RATE: (Exclusive of GST) FROM 18/12/2018	$96,000.00	AS AT 18/12/2018
AMOUNT PENDING: (Inclusive of GST) FROM 18/12/2018	$0.00	(Amount due in the near future)
ACCOUNT BALANCE: (Inclusive of GST)	$192,000.00	(Negative balance means A/C in credit)
PENALTY CHARGED:	$11,755.22	
PENALTY TO 18/12/2018	$899.31	(Penalty is charged for late payments)
TOTAL AS AT 18/12/2018	$204,654.53	

I REFER TO YOUR REQUEST OF THE _____/_____/_____ REF:_____
CONFIRMING THAT YOU ARE THE REGISTERED LESSEE OR HAVE AUTHORISATION FROM THE LESSEE TO OBTAIN THIS INFORMATION.

THE ABOVE INFORMATION IS CORRECT ONLY FOR THE DATE OF ISSUE AND MAY BE SUBJECT TO A BACKDATED CHANGE DUE TO INFORMATION NOT PRESENTLY AVAILABLE TO THE LANDS TENURE LEDGER.

FOR DISTRICT MANAGER
Dept of Natural Resources, Mines and Energy

_____/_____/_____

***** END OF REPORT *****

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RTI Act 2009

Date : 25/09/2018 2:36:09 PM
From : "COLLIS Suzanne"
To : "BURLING Sharron"
Cc : "MCQUADE Diane" , "CROMBIE Elizabeth"
Subject : RE: Debt Report End of August 2018
Attachment : image001.png;image002.jpg;

Hello There,

Gold Coast City Council is the Lessee for Tipplers, being NCL 6/2882 over Lot 56 WD5576 and Lot 39 WD6594, lease for business (Tourist and associated facilities). There is currently an elvas case open being 2017/000099 assigned to the complex team currently with Dan Tuk.

Council has made application to surrender and as per below they are not paying their rental of $96,000 per year as they advised us that Council no longer holds a budget to pay the rental since they submitted their application for surrender.

DNRME have asked Council for more information/documents to enable further consideration relative to their application to surrender the lease and incorporate the area back into the adjoining Reserve for Park and Recreation. This application is considered contentious relative to inconsistency with the purpose of the adjoining reserve, for further history if required there are documents saved to case 2017/000099.

73(2)Irrelevant

If you require further information I can look further into the cases for you or you can chat with Dan.

Kind Regards
Suze

From: BURLING Sharron
Sent: Tuesday, 25 September 2018 12:04 PM
To: COLLIS Suzanne <Suzanne.Collis@dnrme.qld.gov.au>
Cc: CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>
Subject: FW: Debt Report End of August 2018

Suze

What is the status of the GCCC leases noted belo?

Cheers

Sharron

From: MCCOMISKIE Desley
Sent: Tuesday, 25 September 2018 11:45 AM
To: SHERWOOD Kenneth <Kenneth.Sherwood@dnrme.qld.gov.au>; BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>; MUNT Anne Maree <AnneMaree.Munt@dnrme.qld.gov.au>
Subject: Debt Report End of August 2018

I apologise for the delay in completing my monthly report.
Please find attached the full report.

Key notings:
While we have reasonably low numbers of debts, the ones we do have are continuing to be difficult to manage.

- Gold Coast City Council owe approx. $200K on leases they wish to surrender (Tipplers & 73(2)Irrelevant
- Optus are also proving difficult and are not paying their accounts or renewal offers. Apparently, they are seeking to take the department to court over valuations issued during the Telstra Court Case.
- Residential houses – 73(2)Irrelevant Forfeiture action not supported by Wally.

Queensland Government

Desley McComiskie
Senior Land Officer
State Land Asset Management | Land Services
Department of Natural Resources, Mines and Energy

P: 07 45291340
E: desley.mccomiskie@dnrme.qld.gov.au
A: 203 Tor Street,, Toowoomba | PO Box 318, Toowoomba QLD 4350
W: www.dnrme.qld.gov.au

Published on DNRME Disclosure Log
RTI Act 2009

Published on DNRME Disclosure Log
RTI Act 2009

Report as at Effective Date of 13/08/2018
Report as at Posting Date of 13/08/2018 09:07:56

Report For

REGION: SOUTH
DISTRICT OFFICE: ROBINA
LEASE NUMBER: NCL 6/2882
TITLE REF: 17660178
LESSEE: COUNCIL OF THE CITY OF GOLD COAST
TENURE GROUP: S183 - 2010 CAPPING (TOURISM LEASES)

ACCOUNT SUMMARY

Account	Fund Code	Rental Position as at 13/08/2018	Payout as at 13/08/2018
MAIN	10	$102,846.41	N/A
Outstanding Total		$102,846.41	N/A

Account: MAIN

CALL TYPE: NORMAL
ACCOUNT STATE: ACTIVE
EXPIRY DATE:
ACTIVE CONCESSION:
ACTIVE EXCLUSION:
FINANCIAL RENTAL CATEGORY: 13.0.1 - BUSINESS & GOV'T - TOURISM
LEGAL RENTAL CATEGORY: 13 - BUSINESS & GOV'T

MULTIPLE ANNUAL PAYMENT IMPACT: N
INVOICE TERM: ANNUAL
NEXT DUE DATE: 01/09/2018

RENTAL POSITION

Current Billing Period: 01/07/2017 to 30/06/2018
Last Invoiced Period: 01/07/2018 to 30/06/2019
Fund Code: 10
Control Level: 6
Freehold/Leasehold: LEASEHOLD

CURRENT ANNUAL RATE: (Exclusive of GST) FROM 13/08/2018	$96,000.00	AS AT 13/08/2018
AMOUNT PENDING: (Inclusive of GST) FROM 13/08/2018	$96,000.00	(Amount due in the near future)
ACCOUNT BALANCE: (Inclusive of GST)	$96,000.00	(Negative balance means A/C in credit)
PENALTY CHARGED:	$6,519.61	
PENALTY TO 13/08/2018	$326.80	(Penalty is charged for late payments)
TOTAL AS AT 13/08/2018	$102,846.41	

I REFER TO YOUR REQUEST OF THE _____/_____/_____ REF:_____
CONFIRMING THAT YOU ARE THE REGISTERED LESSEE OR HAVE AUTHORISATION FROM THE LESSEE TO OBTAIN THIS INFORMATION.

THE ABOVE INFORMATION IS CORRECT ONLY FOR THE DATE OF ISSUE AND MAY BE SUBJECT TO A BACKDATED CHANGE DUE TO INFORMATION NOT PRESENTLY AVAILABLE TO THE LANDS TENURE LEDGER.

FOR DISTRICT MANAGER
Dept of Natural Resources, Mines and Energy

_____/_____/_____

***** END OF REPORT *****

Published on DNRME Disclosure Log
RTI Act 2009

Report as at Effective Date of 27/07/2018
Report as at Posting Date of 27/07/2018 10:35:44

Report For

REGION: SOUTH
DISTRICT OFFICE: ROBINA
LEASE NUMBER: NCL 6/2882
TITLE REF: 17660178
LESSEE: COUNCIL OF THE CITY OF GOLD COAST
TENURE GROUP: S183 - 2010 CAPPING (TOURISM LEASES)

ACCOUNT SUMMARY

Account	Fund Code	Rental Position as at 27/07/2018	Payout as at 27/07/2018
MAIN	10	$102,419.83	N/A
Outstanding Total		$102,419.83	N/A

Account: MAIN

CALL TYPE: NORMAL
ACCOUNT STATE: ACTIVE
EXPIRY DATE:
ACTIVE CONCESSION:
ACTIVE EXCLUSION:
FINANCIAL RENTAL CATEGORY: 13.0.1 - BUSINESS & GOV'T - TOURISM
LEGAL RENTAL CATEGORY: 13 - BUSINESS & GOV'T

MULTIPLE ANNUAL PAYMENT IMPACT: N
INVOICE TERM: ANNUAL
NEXT DUE DATE: 01/09/2018

RENTAL POSITION

Current Billing Period: 01/07/2017 to 30/06/2018
Last Invoiced Period: 01/07/2018 to 30/06/2019
Fund Code: 10
Control Level: 6
Freehold/Leasehold: LEASEHOLD

CURRENT ANNUAL RATE: (Exclusive of GST) FROM 27/07/2018	$96,000.00	AS AT 27/07/2018
AMOUNT PENDING: (Inclusive of GST) FROM 27/07/2018	$96,000.00	(Amount due in the near future)
ACCOUNT BALANCE: (Inclusive of GST)	$96,000.00	(Negative balance means A/C in credit)
PENALTY CHARGED:	$5,746.21	
PENALTY TO 27/07/2018	$673.62	(Penalty is charged for late payments)
TOTAL AS AT 27/07/2018	$102,419.83	

I REFER TO YOUR REQUEST OF THE _____/_____/_____ REF:_____
CONFIRMING THAT YOU ARE THE REGISTERED LESSEE OR HAVE AUTHORISATION FROM THE LESSEE TO OBTAIN THIS INFORMATION.

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FOR DISTRICT MANAGER
Dept of Natural Resources, Mines and Energy

_____/_____/_____

***** END OF REPORT *****

Published on DNRME Disclosure Log
RTI Act 2009

eLVAS Client Interaction Report
For Interaction id: 1609021

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	3-Jul-2018 8:13 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Department of Natural Resources, Robina - NRW

Documents

Document Type	Title	Received/Sent
Incoming email	email from RM - re Tipplers	11-Jun-2018

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	3-Jul-2018
Details:	

Assignment History

Date assigned:	3-Jul-2018
Assigned to:	Tuk, Daniel
Date required:	
Action required:	Interaction for Case Id 2017/000099 The following document has been added to the case. Id:3671327 Type: Incoming email Title: email from RM - re Tipplers
Date actioned:	
Action taken:	

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RTI Act 2009

eLVAS Client Interaction Report
For Interaction id: 1609017

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	3-Jul-2018 7:54 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming email	response dated 2 May 2018 from GCCC - cabin status	2-Jun-2018

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	3-Jul-2018
Details:	

Assignment History

Date assigned:	3-Jul-2018
Assigned to:	Tuk, Daniel
Date required:	
Action required:	Interaction for Case Id 2017/000099 The following document has been added to the case. Id:3671323 Type: Incoming email Title: response dated 2 May 2018 from GCCC - cabin status
Date actioned:	
Action taken:	

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RTI Act 2009

Date : 11/06/2018 6:22:07 AM
From : "BIRCHLEY Michael"
To : "BEAN Thomas"
Cc : "MCQUADE Diane" , "TUK Daniel" , "CROSS Debbie" , "SHERWOOD Kenneth" , "SR LS Corro" , "MCCOMISKIE Desley"
Subject : GCCC - CTS 7689/18 re 73(2)Irrelevant **and Other Term Leases**

G'day Tom

Following the recent meeting with Gold Coast City Council officers regarding various leases and GCCC proposals, could we please refresh and update the brief and correspondence to address the issues raised by council and including the following:

- Confirming DNRME's position tha 73(2)Irrelevant is clearly a commercial operation and that the department will not consider the site being reincorporated into the community reserve.
- That further consideration of the caravan park issue will require the provision of clear evidence indicating the particular genesis of the current tenure/leasing arrangement as described by GCCC officers and together with written confirmation of the situation with other community caravan parks on the Gold Coast (i.e. run as a community service by Council with no other private competitors now operating); pending the provision of such further information and consideration of same, DNRME's position is retention of the status quo i.e. term lease.
- Tipplers: To enable further consideration of matter, GCCC needs to provide additional evidence showing how the food and beverage facility is operated to provide a community service for users of the camping and recreation facilities established on the land (current NCL) that was purchased by GCCC at considerable cost and confirmation that GCCC operates the facility under a contractor arrangement (as opposed to an essentially commercial private profit operation) and in a manner that provides for revenues to be utilised for enhancement and maintenance of the community facilities on the site.

There were some other matters discussed at the meeting (e.g. the above cases and others fitting into a suite of legacy issues that need to be addressed and that GCCC has not been looking to advance any new commercial proposals on community reserves; broader issue of reserves as a whole and GCCC's potential position on relinquishment of trusteeship given financial demands and if there is no flexibility in finding solutions; and a case down Coolangatta way where GCCC is looking to advance a flexible approach with a reserve to complement its planning directions).

Di and Dan are well placed to provide you with advice on these matters and to include reference in the revised brief as relevant and appropriate.

Cheers

Mike

Mike Birchley
Regional Manager
Land Services
South Region
Department of Natural Resources, Mines and Energy
Email: Michael.Birchley@dnrme.qld.gov.au
Tel: 4529 1360
Mobile: CTPI 49-Sch4

Published on DNRME Disclosure Log
RTI Act 2009

Date : 2/05/2018 10:10:37 AM
From : "RAMSAY Anita"
To : "MCQUADE Diane"
Subject : RE: APPLICATION TO SURRENDER - NCL 2882
Attachment : image007.png;image008.png;image004.png;image006.png;
Hi Di

Please find below details provided by the Operations Coordinator for South Stradbroke Island in regard to the cabins.

# Cabins being used = 6	# Cabins Demolished = 5	# Cabins Programmed and budgeted to be demolished = 3	# Cabins still to be demolished = 26
A total of (6) cabins are being utilised. Out of the six, (1) is being use as the "Island Site Office" where toolbox meetings and island inductions including other WH&S functions are performed. The Other (4) are being used as a barracks for overnight stays for the restaurant staff during the busy season. The last (1) is used occasionally by Council Security and other staff when overnight stays are required.	In 2017 (5) cabins were demolished 2017. Asbestos clearance certificates lodged against the register.	(3) more cabins where scheduled for removal on the 17/18 finical year, but due to the Commonwealth Games being the high priority and the cabins considered a low priority; the cabins have been approved and scheduled for removal in the 18/19 financial year	In keeping with the resolution of "progressively" removing the cabins. Council has budged for the removal of the remaining 26 cabins in the Ten Year Capital works program.

regards

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 **F:** 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au

CITY OF GOLDCOAST.

From: MCQUADE Diane [mailto:Diane.Mcquade@dnrme.qld.gov.au]
Sent: Friday, 16 March 2018 4:21 PM
To: RAMSAY Anita
Subject: RE: APPLICATION TO SURRENDER - NCL 2882

Hi Anita

As per the attached Minutes council provided for this matter, can you advise on the cabin status to date please.
Also if the cabins reside on Lot 39 and if staff for the caf" are being accommodated for in these cabins.

Thanks so much.

Kind regards
Di

Diane McQuade
Senior Land Officer
South Region
(Gold Coast, Redland & Logan)

Department of Natural Resources, Mines and Energy
Ph. 56266 826
14 Edgewater Court, Robina
Postal: PO Box 4297, Robina Town Centre Qld 4230
Email: SLAM-goldcoast@dnrme.qld.gov.au
Diane.mcquade@dnrme.qld.gov.au

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RTI Act 2009

From: RAMSAY Anita [mailto:ARAMSAY@goldcoast.qld.gov.au]
Sent: Tuesday, 15 August 2017 2:41 PM
To: COLLIS Suzanne <Suzanne.Collis@dnrm.qld.gov.au>
Subject: APPLICATION TO SURRENDER - NCL 2882

Suze

I refer to the City's application dated 5 January 2017 making application to surrender NCL2882 being a lease on South Stradbroke Island. Subsequent to that correspondence a Surrender of Lease was executed by the City on 26 April 2017 and forwarded to the Department on 26 April 2017.

Recently in conversation you advised that the Department is going to request the preparation of a Land Management Plan for the site although nothing formal has been received at this time. For many years the City has kept the Department advised of matters in relation to South Stradbroke Island including regular updates to Departmental Officer – Ken Rogers. Over the last 10 years there has been extensive consultation with the community and the Department on the future of this site which resulted in the development and adoption of the Tipplers Passage Master Plan as well as a Tippers Hub Concept Plan. I have attached a copy of the approved Tipplers Hub Concept Plan and the supporting information that was adopted with that plan. City officers are of the view that this information was provided to the prior Departmental Officer, Ken Rogers, in the past. The only change to that is that the City has more recently resolved not to proceed with the educational precinct and as outlined in the email of 7 April 2017 the cabins on site are progressively being removed.

Noting the above and the attachments the City considers it unreasonable that the Department would be requesting a Land Management Plan as all of the requirements have been addressed in the attach plans at significant cost to the City.

I trust this adequately addressed the Department's concern in regard to the surrender and it is requested that such proceed as a matter of urgency.

Finally, the City is in receipt of the annual rental notices one of which includes a notice for this lease. Please be advised that the City no longer holds a budget to pay rental for this site. As a result of prior Council resolutions for the surrender of the lease, the application being lodged in January 2017 and the surrender signed in April 2017 the Council did not approve funding for rental of the site post 30 June 2017. As such, the City will not be paying the current rental notice that has been received.

regards

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 **F:** 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au



From: WHALE Robert
Sent: Tuesday, 15 August 2017 12:11 PM
To: RAMSAY Anita
Subject: TIPPLERS HUB CONCEPT PLAN

The draft copy

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Report as at Effective Date of 01/06/2018
Report as at Posting Date of 01/06/2018 10:33:19

Report For

REGION: SOUTH
DISTRICT OFFICE: ROBINA
LEASE NUMBER: NCL 6/2882
TITLE REF: 17660178
LESSEE: COUNCIL OF THE CITY OF GOLD COAST
TENURE GROUP: S183 - 2010 CAPPING (TOURISM LEASES)

ACCOUNT SUMMARY

Account	Fund Code	Rental Position as at 01/06/2018	Payout as at 01/06/2018
MAIN	10	$101,039.93	N/A
Outstanding Total		$101,039.93	N/A

Account: MAIN

CALL TYPE: NORMAL
ACCOUNT STATE: ACTIVE
EXPIRY DATE:
ACTIVE CONCESSION:
ACTIVE EXCLUSION:
FINANCIAL RENTAL CATEGORY: 13.0.1 - BUSINESS & GOV'T - TOURISM
LEGAL RENTAL CATEGORY: 13 - BUSINESS & GOV'T

MULTIPLE ANNUAL PAYMENT IMPACT: N
INVOICE TERM: ANNUAL
NEXT DUE DATE: 01/09/2018

RENTAL POSITION

Current Billing Period: 01/07/2017 to 30/06/2018
Last Invoiced Period: 01/07/2017 to 30/06/2018
Fund Code: 10
Control Level: 6
Freehold/Leasehold: LEASEHOLD

CURRENT ANNUAL RATE: (Exclusive of GST) FROM 01/06/2018	$96,000.00	AS AT 01/06/2018
AMOUNT PENDING: (Inclusive of GST) FROM 01/06/2018	$0.00	(Amount due in the near future)
ACCOUNT BALANCE: (Inclusive of GST)	$96,000.00	(Negative balance means A/C in credit)
PENALTY CHARGED:	$5,015.57	
PENALTY TO 01/06/2018	$24.36	(Penalty is charged for late payments)
TOTAL AS AT 01/06/2018	$101,039.93	

I REFER TO YOUR REQUEST OF THE _____/_____/_____ REF:_____
CONFIRMING THAT YOU ARE THE REGISTERED LESSEE OR HAVE AUTHORISATION FROM THE LESSEE TO OBTAIN THIS INFORMATION.

THE ABOVE INFORMATION IS CORRECT ONLY FOR THE DATE OF ISSUE AND MAY BE SUBJECT TO A BACKDATED CHANGE DUE TO INFORMATION NOT PRESENTLY AVAILABLE TO THE LANDS TENURE LEDGER.

FOR DISTRICT MANAGER
Department of Natural Resources, Mines and

_____/_____/_____

***** END OF REPORT *****

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eLVAS Client Interaction Report
For Interaction id: 1579710

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	23-Mar-2018 12:41 PM
Entered by:	Collis, Suze
Reference:	
Contact with:	Department of Natural Resources, Robina - NRW

Documents

Document Type	Title	Received/Sent
Outgoing email	email to complex team seeking guidance	16-Mar-2018

Interaction Record History

Service Centre:	Robina
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Collis, Suze
Date:	23-Mar-2018
Details:	

Assignment History

Published on DNRME Disclosure Log
RTI Act 2009

eLVAS Client Interaction Report
For Interaction id: 1577346

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	16-Mar-2018 4:22 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Outgoing email	email to GCCC - cabin status to date - if on Lot39	16-Mar-2018

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	McQuade, Diane
Date:	16-Mar-2018
Details:	

Assignment History

Date assigned:	16-Mar-2018
Assigned to:	Collis, Suze
Date required:	
Action required:	Interaction for Case Id 2017/000099 The following document has been added to the case. Id:3595485 Type: Outgoing email Title: email to GCCC - cabin status to date - if on Lot39
Date actioned:	23-Mar-2018
Action taken:	noted

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RTI Act 2009

Date : 16/03/2018 5:03:09 PM
From : "MCQUADE Diane"
To : "HOLESZKO Chris" , "GEITZ Rhonda" , "MACCHERONI Annie"
Cc : "CROSS Debbie" , "COLLIS Suzanne"
Subject : 2017/00099 &
Attachment : Councils minutes Dec 2016.pdf;image002.png;

Hi Chris, Rhonda and Annie

This office has been dealing with these applications and unfortunately they are outside of the scope of general business due to the contentious nature and this could result in repercussions with council going to the Minister.

Tipplers South Stradbroke Island 2017/000099

- Council has made application to surrender the NCL 6/2882 Commercial Business (Tourist and Associated Facilities) – Tipplers Resort
- Council wishes to include these parcels into Reserve for Park and Recreation
- Council's minutes on elvas case dated 7 December 2016 indicate that the cabins are to be progressively removed from the island – however 6 of the cabins have been renovated and five (5) of these cabins are being used as temporary accommodation by caf staff.
- The Tipplers Tavern has been demolished, and a new Tipplers Licensed caf operates.
- In Council's minutes dated 7/12/2016 makes reference to "The City has received written advice from the Department of Natural Resources and Mines that it has no objection to the activities or uses detailed in the Tipplers Hub Concept Plan (existing uses) or to the surrender of the commercial lease.
- I have been able to locate a department letter indicating this (dated 04/11/2013) on case 2013/006173, but the letter appears to have been sent and no decision made in elvas. This letter was sent prior to any decision made. (no decision was made as appears council withdrew their application).
- Having cabins being used for staff accommodation, may need to be investigated as well as the commerciality of the kiosk if operated by a third party.
- Council are also not paying their rental $96,000/per year, as they advised the City no longer holds a budget to pay the rental since they submitted their application for surrender.
- I have asked Council to provide a Land Management Plan, however Council has advised that the City considers it unreasonable that the Department would request an LMP as all the requirements have been addressed in the Tipplers Hub Consent Plan. Council has provided the concept plan and advised they are not proceeding with the educational precinct.
- I have just emailed Council to provide an update on the cabin status and if the cabins are located on lot 39 (to be surrendered) or if the cabins are within the existing Reserve adjoining which is indicated on their concept plan below.



R

73(2)Irrelevant

RTI Act 2009 Disclosure Log

73(2)Irrelevant

I hope this information is of assistance.
Please let me know if you wish these cases to be assigned to any particular officers within the complex team.

Kind regards
Di

Diane McQuade
Senior Land Officer
South Region
(Gold Coast, Redland & Logan)

Department of Natural Resources, Mines and Energy
Ph. 56266 826
14 Edgewater Court, Robina
Postal: PO Box 4297, Robina Town Centre Qld 4230
Email: SLAM-goldcoast@dnrme.qld.gov.au
Diane.mcquade@dnrme.qld.gov.au

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RTI Act 2009



DRAFT
Published on DRIVE Disclosure Log
PIA Act 2009

R

Date : 16/03/2018 4:21:06 PM
From : "MCQUADE Diane"
To : "'RAMSAY Anita'"
Subject : RE: APPLICATION TO SURRENDER - NCL 2882
Attachment : img-407133155-0001.pdf;image001.png;image002.png;

Hi Anita

As per the attached Minutes council provided for this matter, can you advise on the cabin status to date please.
Also if the cabins reside on Lot 39 and if staff for the caf[illegible] are being accommodated for in these cabins.

Thanks so much.

Kind regards
Di

Diane McQuade
Senior Land Officer
South Region
(Gold Coast, Redland & Logan)

Department of Natural Resources, Mines and Energy
Ph. 56266 826
14 Edgewater Court, Robina
Postal: PO Box 4297, Robina Town Centre Qld 4230
Email: SLAM-goldcoast@dnrme.qld.gov.au
Diane.mcquade@dnrme.qld.gov.au

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RTI Act 2009

From: RAMSAY Anita [mailto:ARAMSAY@goldcoast.qld.gov.au]
Sent: Tuesday, 15 August 2017 2:41 PM
To: COLLIS Suzanne <Suzanne.Collis@dnrm.qld.gov.au>
Subject: APPLICATION TO SURRENDER - NCL 2882

Suze

I refer to the City's application dated 5 January 2017 making application to surrender NCL2882 being a lease on South Stradbroke Island. Subsequent to that correspondence a Surrender of Lease was executed by the City on 26 April 2017 and forwarded to the Department on 26 April 2017.

Recently in conversation you advised that the Department is going to request the preparation of a Land Management Plan for the site although nothing formal has been received at this time. For many years the City has kept the Department advised of matters in relation to South Stradbroke Island including regular updates to Departmental Officer – Ken Rogers. Over the last 10 years there has been extensive consultation with the community and the Department on the future of this site which resulted in the development and adoption of the Tipplers Passage Master Plan as well as a Tippers Hub Concept Plan. I have attached a copy of the approved Tipplers Hub Concept Plan and the supporting information that was adopted with that plan. City officers are of the view that this information was provided to the prior Departmental Officer, Ken Rogers, in the past. The only change to that is that the City has more recently resolved not to proceed with the educational precinct and as outlined in the email of 7 April 2017 the cabins on site are progressively being removed.

Noting the above and the attachments the City considers it unreasonable that the Department would be requesting a Land Management Plan as all of the requirements have been addressed in the attach plans at significant cost to the City.

I trust this adequately addressed the Department's concern in regard to the surrender and it is requested that such proceed as a matter of urgency.

Finally, the City is in receipt of the annual rental notices one of which includes a notice for this lease. Please be advised that the City no longer holds a budget to pay rental for this site. As a result of prior Council resolutions for the surrender of the lease, the application being lodged in January 2017 and the surrender signed in April 2017 the Council did not approve funding for rental of the site post 30 June 2017. As such, the City will not be paying the current rental notice that has been received.

regards

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 **F:** 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au

CITY OF GOLDCOAST.

From: WHALE Robert
Sent: Tuesday, 15 August 2017 12:11 PM

To: RAMSAY Anita
Subject: TIPPLERS HUB CONCEPT PLAN

The draft copy

Council of the City of Gold Coast - confidential communication

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Report as at Effective Date of 14/03/2018
Report as at Posting Date of 14/03/2018 09:19:20

Report For

REGION: SOUTH
DISTRICT OFFICE: ROBINA
LEASE NUMBER: NCL 6/2882
TITLE REF: 17660178
LESSEE: COUNCIL OF THE CITY OF GOLD COAST
TENURE GROUP: S183 - 2010 CAPPING (TOURISM LEASES)

ACCOUNT SUMMARY

Account	Fund Code	Rental Position as at 14/03/2018	Payout as at 14/03/2018
MAIN	10	$99,141.21	N/A
Outstanding Total		$99,141.21	N/A

Account: MAIN

CALL TYPE: NORMAL
ACCOUNT STATE: ACTIVE
EXPIRY DATE:
ACTIVE CONCESSION:
ACTIVE EXCLUSION:
FINANCIAL RENTAL CATEGORY: 13.0.1 - BUSINESS & GOV'T - TOURISM
LEGAL RENTAL CATEGORY: 13 - BUSINESS & GOV'T

MULTIPLE ANNUAL PAYMENT IMPACT: N
INVOICE TERM: ANNUAL
NEXT DUE DATE: 01/09/2018

RENTAL POSITION

Current Billing Period: 01/07/2017 to 30/06/2018
Last Invoiced Period: 01/07/2017 to 30/06/2018
Fund Code: 10
Control Level: 6
Freehold/Leasehold: LEASEHOLD

CURRENT ANNUAL RATE: (Exclusive of GST) FROM 14/03/2018	$96,000.00	AS AT 14/03/2018
AMOUNT PENDING: (Inclusive of GST) FROM 14/03/2018	$0.00	(Amount due in the near future)
ACCOUNT BALANCE: (Inclusive of GST)	$96,000.00	(Negative balance means A/C in credit)
PENALTY CHARGED:	$2,807.70	
PENALTY TO 14/03/2018	$333.51	(Penalty is charged for late payments)
TOTAL AS AT 14/03/2018	$99,141.21	

I REFER TO YOUR REQUEST OF THE _____/_____/_____ REF:_____
CONFIRMING THAT YOU ARE THE REGISTERED LESSEE OR HAVE AUTHORISATION FROM THE LESSEE TO OBTAIN THIS INFORMATION.

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FOR DISTRICT MANAGER
Department of Natural Resources, Mines and

_____/_____/_____

***** END OF REPORT *****

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RTI Act 2009

eLVAS Client Interaction Report
For Interaction id: 1568959

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	22-Feb-2018 2:12 PM
Entered by:	Collis, Suze
Reference:	
Contact with:	Department of Natural Resources, Robina - NRW

Documents

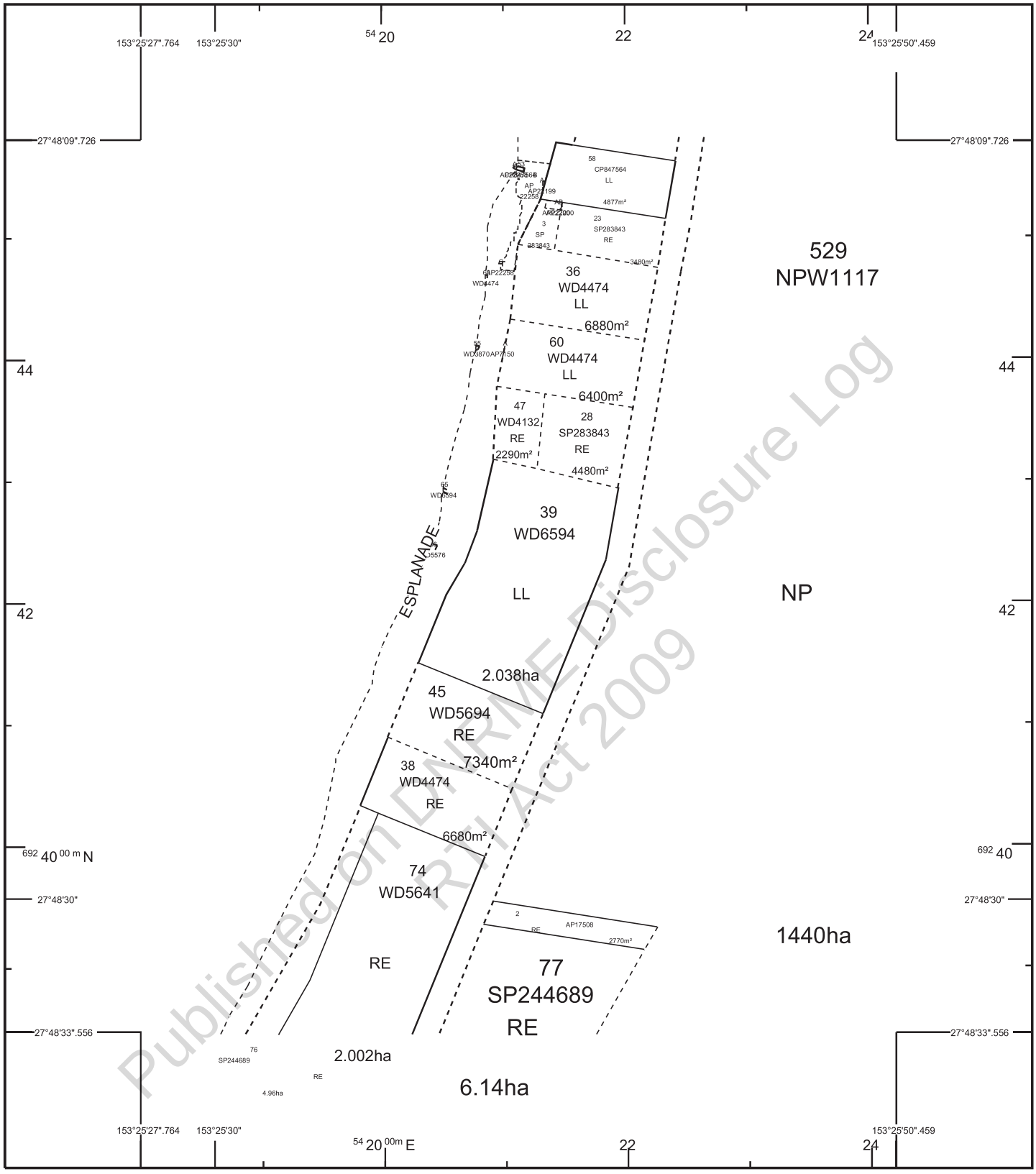
Document Type	Title	Received/Sent
Outgoing email	email to Di with draft submission seeking guidance	12-Feb-2018

Interaction Record History

Service Centre:	Robina
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Collis, Suze
Date:	22-Feb-2018
Details:	

Assignment History

Published on DNRME Disclosure Log
RTI Act 2009



Published on DNRME Disclosure Log
RTI Act 2009

STANDARD MAP NUMBER
9542-21422

0 89 178 267 357 446 m

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 4466

MAP WINDOW POSITION & NEAREST LOCATION

153°25'39".112
27°48'21".641
SOUTHERN MORETON BAY ISLANDS
3.59 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	No Lot/Plan Selected.
Area/Volume	No Lot/Plan Selected.
Tenure	No Lot/Plan Selected.
Local Government	No Lot/Plan Selected.
Locality	No Lot/Plan Selected.
Segment/Parcel	No Lot/Plan Selected.

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 12/02/2018

DCDB 09/02/2018

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

SmartMap
An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base

Queensland Government

GDA

19-082

File A

(c) The State of Queensland, (Department of Natural Resources and Mines) 2018.

Report as at Effective Date of 12/02/2018
Report as at Posting Date of 12/02/2018 10:48:59

Report For

REGION: SOUTH
DISTRICT OFFICE: ROBINA
LEASE NUMBER: NCL 6/2882
TITLE REF: 17660178
LESSEE: COUNCIL OF THE CITY OF GOLD COAST
TENURE GROUP: S183 - 2010 CAPPING (TOURISM LEASES)

ACCOUNT SUMMARY

Account	Fund Code	Rental Position as at 12/02/2018	Payout as at 12/02/2018
MAIN	10	$98,429.09	N/A
Outstanding Total		$98,429.09	N/A

Account: MAIN

CALL TYPE: NORMAL
ACCOUNT STATE: ACTIVE
EXPIRY DATE:
ACTIVE CONCESSION:
ACTIVE EXCLUSION:
FINANCIAL RENTAL CATEGORY: 13.0.1 - BUSINESS & GOV'T - TOURISM
LEGAL RENTAL CATEGORY: 13 - BUSINESS & GOV'T

MULTIPLE ANNUAL PAYMENT IMPACT: N
INVOICE TERM: ANNUAL
NEXT DUE DATE: 01/09/2018

RENTAL POSITION

Current Billing Period: 01/07/2017 to 30/06/2018
Last Invoiced Period: 01/07/2017 to 30/06/2018
Fund Code: 10
Control Level: 6
Freehold/Leasehold: LEASEHOLD

CURRENT ANNUAL RATE: (Exclusive of GST) FROM 12/02/2018	$96,000.00	AS AT 12/02/2018
AMOUNT PENDING: (Inclusive of GST) FROM 12/02/2018	$0.00	(Amount due in the near future)
ACCOUNT BALANCE: (Inclusive of GST)	$96,000.00	(Negative balance means A/C in credit)
PENALTY CHARGED:	$2,145.14	
PENALTY TO 12/02/2018	$283.95	(Penalty is charged for late payments)
TOTAL AS AT 12/02/2018	$98,429.09	

I REFER TO YOUR REQUEST OF THE _____/_____/_____ REF:_____
CONFIRMING THAT YOU ARE THE REGISTERED LESSEE OR HAVE AUTHORISATION FROM THE LESSEE TO OBTAIN THIS INFORMATION.

THE ABOVE INFORMATION IS CORRECT ONLY FOR THE DATE OF ISSUE AND MAY BE SUBJECT TO A BACKDATED CHANGE DUE TO INFORMATION NOT PRESENTLY AVAILABLE TO THE LANDS TENURE LEDGER.

FOR DISTRICT MANAGER
Department of Natural Resources, Mines and

_____/_____/_____

***** END OF REPORT *****

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eLVAS: Intersection Report

Layer Intersection Summary

Parcels Found

39WD6594
56WD5576

Parcels Not Found

None

Group	Layer Name	Intersected?	Details
Built Environment	QLD Railways	No	
	Roads	Yes	
Coastal	Coastal Protection Building Lines	No	
	Coastal Protection Coastal Zone	Yes	
	Coastal Protection Hazzard 40M on HAT	Yes	
	Coastal Protection Hazzard All	Yes	
	Coastal Protection Hazzard Calc Dist	No	
	Coastal Protection Hazzard High Storm Tide	Yes	
	Coastal Protection Hazzard Med Storm Tide	Yes	
	Coastal Protection Management Dist	Yes	
	Coastal S86 Permit Areas	No	
	Coastal S86 Permit Lines	No	
	QLD Interim Coastline Area	Yes	
	QLD Interim Coastline Line	No	
Environmental Areas	Nature Refuge Areas	No	
	Qld Coordinated Conservation Areas	No	
	QLD Protected Area Estate Type	No	
	World Heritage Areas	No	
Fish Habitat Areas	Fish Habitat Areas	No	
Forest Products	Forest entitlement area	No	
	Forest Management Areas	Yes	SOUTH EAST
	Forest Products MUIDs	No	
	Forest Products SUIDs	No	
	Plantation Licence Area	No	
Heritage Register	Heritage Places	No	
Koala	SPP Koala Habitat Value	Yes	
	SPRP Koala Habitat Value	No	
Mining	Exploration permits for coal	No	
	Exploration permits for minerals	No	
	Exploration permits for petroleum	No	
	Qld coal seam gas wells	No	
	Qld Mining leases	No	
	Qld petroleum leases	No	
	Qld petroleum wells	No	
National trail	National trail	No	
Planning Scheme Zoning	State-Wide Planning Scheme (SPA)	Yes	
	State-Wide Planning Scheme (Zoning)	Yes	Sport and Recreation
Regional Planning	DLGP Regional Planning Areas	Yes	South East Queensland Regional Plan
Stock Routes	Stockroute	No	
ULDA	Declared Urban Land Development Areas (ULDA)	No	
Vegetation	Essential Habitat	Yes	
	High Value Regrowth	No	
Water	Dams and Lakes 100k	No	
	Dams and weirs	No	
	Drainage 100K	No	
	Drainage 250K	No	
	EPP Water Management	Yes	
	Groundwater bores	No	
	Groundwater monitoring network	No	
	Springs	No	
	Water Resource Planning Area	No	
	Waterbodies 10M	No	

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Wetlands	Wetlands - Directory of Important Wetlands	Yes

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Map



Published

eLVAS INTERSECTION REPORT - INTERNAL MAP

Map Generated: Monday, 12 February 2018 10:48 AM

NON-STANDARD MAP

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

Disclaimer

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

Produced by: The Department of Natural Resources and Mines

Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)

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

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

Search Date: 12/02/2018 10:48 Title Reference: 17660178
Date Created: 21/10/1995

DESCRIPTION OF LAND

Tenure Reference: NCL 6/2882

Lease Type: PERPETUAL

LOT 56 CROWN PLAN WD5576
Local Government: GOLD COAST
LOT 39 CROWN PLAN WD6594
Local Government: GOLD COAST

Area: 2.039500 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
BUSINESS (TOURIST AND ASSOCIATED FACILITIES)

TERM OF LEASE

Day of beginning of lease

Lease in perpetuity commencing on 01/10/1983

REGISTERED LESSEE

Dealing No: 712271760 11/03/2009

COUNCIL OF THE CITY OF GOLD COAST

CONDITIONS

K1 The lessee shall maintain the leased land free from noxious plants.

M76 The Lessee shall use the leased land for Business (Tourist and Associated Facilities) only.

M76 The Lessee shall maintain all improvements on the leased land to the satisfaction of the Minister administering the Land Act.

M76 The Lessee shall comply with any lawful requirements of the Council of the Shire of Albert.

M76 The Lessee shall within one (1) year from the commencement of the term of the lease enter into an Agreement with the Queensland Tourist and Travel Corporation regarding the conducting of a tourist resort on the leased land.

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

Search Date: 12/02/2018 10:48 Title Reference: 17660178
Date Created: 21/10/1995

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Lease No. 17660178

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** 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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Date : 12/02/2018 5:02:27 PM
From : "COLLIS Suzanne"
To : "MCQUADE Diane"
Subject : Tipplers - Lot 39 WD6594
Attachment : submission to surrender NCL.doc;Notification of acceptance.doc;NTA.doc;Scheduled Interest Toruist Acc & facilities Module BA.pdf;Aerial April 2017.docx;image001.png;image003.png;image004.png;

Hello There

For your perusal and thoughts....

Cheers
Suze

Queensland Government

Suze Collis
Land Officer
Department of Natural Resources, Mines and Energy

P 07 56 266801
Suzanne.collis@dnrm.qld.gov.au
Level 1, 14 Edgewater Court, QLD 4226
PO Box 4297, Robina TC QLD 4230

safety & wellbeing | professional excellence | customer focus | we deliver | respect

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SLAM Internal Document

SUBMISSION

INTRODUCTION

Date:	12 February 2018	**Application Type:**	Surrender
eLVAS Case Id:	2017/000099	**Tenure:**	Term Lease

Application Fee: Application assigned to Robina on 9/1/17. $130.70 paid on the 22/12/2016 as per lais receipt 2316413

Applicant Name Council of the City of Gold Coast

Description of Land: Lot 56 CPWD5576 and Lot 39 CPWD6594, NCL 6/2882 – Title ref 17660178,
Total area 2.039500HA

Local Government: Council of the City of Gold Coast

Proposed Action:

1. Surrender of NCL 6/2882 as per section 327A of the Land Act 1994
2. Dedicate Lot 39 WD6594 as a Reserve for Recreation with Council of the City of Gold Coast as Trustees under section 31 & 44 of the Land Act 1994
3. Open Lot 56 WD5576 as road under section 94 of the Land Act 1994

Current rental status: $98,145.14 as of 12/02/18 – Rent is paid in August of every year - Council have refused to pay the rent as they anticipated the surrender would have taken place before August 2017. They have not factored this money into the Councils budget for 2017/2018

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BACKGROUN

File check:

2006/001378 – Rental Payment plan - Approved
2009/001610 – Ministers Consent to Transfer NCL 6/2882 – Approved
2011/005315 – Resource Entitlement – Approved
2013/004537 – Owners Consent for Beach nourishment – Approved
2013/006172 – Surrender NCL 6/2882 – Council decided to renew and not surrender
2014/006847 - Amendment – amend lease conditions – Application terminated

Pre-lodgement:

N/A

R

Queensland Government

MECS items:
There are no current MECS items that I am aware of

Media:
There is no media interest relative to this case

Tenure background:
NCL was issued under the Land Act 1962 to Jesajan Pty Ltd commencing on the 1 October 1983, for business (Tourist and associated facilities) only over Lot 56 WD5576 and Lot 39 WD6594.

It was then transferred to Council of the City of Gold Coast on the 11 March 2009.

Application history:
An application to surrender NCL 6/2882, which commenced on the 1 October 1983 for Tourist facilities, has been applied for by the Council of the City of Gold Coast (The Council). The lease was initially issued for commercial business purposes and following the City's implementation of the Tipplers Hub concept, Council have advised as per their application form that commercial use is no longer occurring on site.

They have requested that the department surrenders the lease and that Lot 39 WD6594 be dedicated as a reserve for recreation under the control of the Council of the City of Gold Coast as Trustees. Lot 56 WD5576 also included within the NCL being an area of only 15m2 will be opened as road as it is situated with the Esplanade South Stradbroke Island. -

They have advised, via an email on the 7 April 2017 that the cabins are to be progressively removed from the Island and that some will hopefully be removed by the end of the financial year.

After requesting that Council prepare a Land Management Plan, as per email dated the 15 August 2017, an attached document called the Tipplers Hub Concept plan and Tipplers Hub supporting information was sent to our department.

Council also stated that they no longer hold a budget to pay rental for this site and stated that as they signed a surrender form on the 26 April 2017 Council did not approve funding for rental of the site from 30 June 2017 onwards.

It is noted in the Notification of Agreement Form that Council will accept Trusteeship for Lot 39 WD6594 and custodianship of the small leased are being opened as road.

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LIST OF EVIDENCE

- A Departmental surrender form has been received signed by the Council. The form has been signed on the 26 April 2017.

Rent:
A rental amount of $98,145.14 is currently the balance owing to DNRM. Council stated that they no longer hold a budget to pay rental for this site and stated that as they signed a surrender form in April 2017 Council did not approve funding for rental of the site from 30 June 2017 onwards

Departmental Policies and Relevant Legislation:

- **Section 4 –** sets out the objects of the Act by having regard to seven principles: sustainability, evaluation, development, community purpose, protection, consultation and administration.
- **Section 16 –** Deciding appropriate tenure - Before land is allocated under this Act, the chief executive must evaluate the land to assess the most appropriate tenure and use for the land.
- The evaluation must take into account of State, regional and local planning strategies and policies and the object of the Act.
- **Section 31** of the Land Act 1994 – Minister may dedicate USL as a Reserve for one or more community purposes.
- **Section 44** of the Land Act 1994 – Minister may appoint trustees to trust land
- **Section 94 of the Land Act 1994 –** Dedication of road
- **Section 327A of the *Land Act 1994* –** Surrender of Lease
  A lessee may surrender, absolutely or conditionally, all or part of a lease on terms agreed to between the Minister and the lessee and with the Ministers written approval.

Recommendation:

In consideration of the application made by the Council, to surrender NCL 6/2882 and have Lot 39 WD6594 dedicated as a Reserve for recreation and Lot 56 WD5576 opened as road, may the following now be approved in terms of section 31, 44, 94 and 327(A) of the *Land Act 1994* and relevant Departmental policy:

- Request Council to Sign the Notification of Acceptance form
- Lot 39 WD6594 to be dedicated as a reserve for Recreation purposes – Form 14 General request and Form 20 Adjustment Notice
- Council of the City of Gold Coast to be appointed as Trustees
- Once the Term lease has been surrendered open Lot 56 WD5576 as Road and incorporate into the Esplanade on South Stradbroke Island – Form 14 General request and Dedication of land notice.
- Accept custodianship of the road once dedicated
- Advice to DNRM - Cartos / Vals Admin will be forwarded to advise that NCL 6/2882 has been surrendered.

Submitted by:
Suze Collis
Land Officer

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Department of **Natural Resources and Mines**

Requirements and notification of acceptance of Surrender of NCL 6/2882

DNRM reference number: 2017/000099

We,

Council of the City of Gold Coast

(Full Name/s of Applicants)

of,

(residential address or registered office)

being the person/s to whom an offer has been made in terms Sections 327A of the Land Act 1994 and in accordance with the Department's letter dated ? February 2018.

HEREBY GIVE YOU NOTICE that:

☐

- I/we accept the conditions of the offer to surrender NCL 6/2882, title reference 17660178, once the surrender has finalised Lot 39 on WD6594 is to be dedicated as a reserve for Recreation purposes under the control of the Council of the City of Gold Coast as Trustees.
- I/We accept that Lot 56 WD5576, once surrendered will be opened as Road within the Esplanade, South Stradbroke Island. Council agree to take custodianship of the area of road once dedicated.

I/We note that this acceptance shall not be effective until I/we have complied with all the conditions of the offer within the time specified.

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Particulars of land

Tenure Type -	NCL 6/2882, title reference 17660178				
Description	Lot 56 CPWD5576 and Lot 39 CPWD6594	**Parish**		**County**	
Area (ha) -	Total area being 2.039500HA				

The **Notification of Acceptance of Offer** form must be returned, signed, to the Department by close of business on ???? 2018. All other conditions of this offer must be satisfied by close of business on ??? 2018, otherwise this offer will lapse. If you believe you will be unable to comply with <u>all</u> the conditions of this offer by the due date, you may apply in writing for an extension of time. Applications for extensions of time must be made <u>before</u> the offer lapses and must address the following -

Office :
NRM Robina
Level 1, APVC Building
14 Edgewater Court
Robina QLD 4226

Postal :
NRM Robina
PO Box 4297
Robina Town Centre
4230 QLD

Telephone : (07)55831721
Fax: (07)55831744

File A© The State of Queensland (Department of Natural Resources and Mines

- what action you have taken to comply with the offer conditions; **AND**
- why the conditions cannot be complied with by the due date; **AND**
- the extension of time requested.

However an extension of time may not be granted to make payment of all required monies.

If you do not apply for an extension of time the offer lapses, a new application and application fee will be required. If you make a new application, the matter will be re-investigated and a new decision will be made that may include re-assessment of the land values involved and all conditions and requirements applicable to the dealing. The re-assessment may also result in the application being refused.

Dated at **this** **day of** **2018**

_____	_____
(SIGNATURE/S)	**(WITNESS)**
_____	_____
(SIGNATURE/S)	**(WITNESS)**
(ABN Number if applicable for Issue of Tax Invoice)	**(ACN Number if no Company Seal required)**

NOTE: ***This document should be signed by all persons to whom the offer has been made. All persons to whom the offer has been made or their registered Power of Attorney for and on their behalf should sign this document. In the event of a company being offered the tenure, this document is to be executed either under the Company Seal., with the signatories designation within the Company stated. Or, without the seal and signed by two (2) directors or, a director and the secretary.***

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YAnnexure 7.1

Native Title Assessment Form

This annexure provides a template Native Title Assessment Form to record your native title assessment for a proposed dealing.

To help you complete this Native Title Assessment Form, some of the Modules (eg. Module BA) contain example extracts of this form.

If you have any queries in relation to using this form, please contact your NTCO. If your NTCO is unsure how to proceed, Aboriginal and Torres Strait Islander Land Services should be contacted for advice.

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QNTIME

Remember to –

- record your tenure and use findings as **research items** in the research layer in QNTIME; and
- request a **conclusion** be published in QNTIME for any research item you have assessed to be a previous exclusive possession act (PEPA).

Native Title Assessment Form

Information about this Form –

1. This form is mainly based upon the *Path through Native Title Assessment*.
2. To correctly complete this form, you will need to have read the relevant Modules of the Procedures.
3. Complete each part of the **Assessment Section** until you reach a **Go to Reason for Decision**, and then complete the **Decision Section** at the end of this form.
4. Where there is a check box, make your selection by clicking on the box. Insert all relevant information in the appropriate table field.
5. Where a Module only applies to part of your proposed dealing area, ensure you have ticked the "Part of the proposed dealing area" box. Proceed through the form for the balance of your proposed dealing area. In this instance, a diagram should be attached to identify and to distinguish between the different areas.



Please ensure this assessment is still correct at the time you do the dealing.

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Assessment Section

Module AA. Proposed Dealing

Surrender Perpetual Lease NCL 6/2882 and create a Reserve and open Lot 56 WD5576 as road (elvas case ref: 2017/000099)

Proposed Dealing Area

Lot(s)/Plan(s): Lot 39 WD6594 & Lot 56 WD5576, Title Ref 17660178

Current Status: Lease in Perpetuity commenced on 1 October 1983

Locality Description: Esplanade, South Stradbroke Island

Attached Plan/Map: Current Smartmap plus Survey Plan and QN Time map

Module AB. Is this a dealing that can proceed without further reference to native title?

☐ **Yes**

☐ Dealing is within a QNTIME conclusion boundary [C/]. Go to Module BB (if conclusion based on Module BA).

☐ Dealing is not a future act, ie. it is listed in Part 2

☐ Activities done in accordance with a valid lease, licence, permit or authority

☐ Emergency action

☑ **No**

Module AC. Is there a registered ILUA that covers the proposed dealing?

☐ **Yes –** Go to **Reason for Decision** ☐ Part of the proposed dealing area

☑ **No**

Module AD. Is there a determination of native title that covers the proposed dealing area?

☐ **Yes –** Go to **Reason for Decision** ☐ Part of the proposed dealing area

☑ **No**

IF YES, does the determination state that native title does **not** exist over the proposed dealing area?

☐ **Yes –** Go to **Reason for Decision**

☐ **No** - Go to **Modules F to N** section of this Form as native title exists over the proposed dealing area unless subsequently extinguished by a later act.

Module BA. Is there or has there been a valid grant or vesting of exclusive possession over the proposed dealing area?

x **Yes –** Go to **Module BB** ☐ Part of the proposed dealing area

☐ **No –** Go to **Module CA**

Module BB. Can the extinguishing effect of the PEPA / QNTIME Conclusion be relied upon?

x **Yes –** Go to **Reason for Decision**

☐ **No**

Module CA. Is there or has there been a valid public work over the proposed dealing area?

☐ **Yes –** Go to **Reason for Decision** ☐ Part of the proposed dealing area

☐ **No**

Module CB. Is there or has there been an area dedicated or declared as road over the proposed dealing area?

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☐ **Yes** ☐ Part of the proposed dealing area

☐ **No**

IF YES, can the dedication/declaration be relied upon to carry out the proposed dealing?

Yes – Go to **Reason for Decision**

☐ **No**

Module D. Is the area subject to other works that were done under the authority of the Crown, ie. (private works)?

☐ **Yes** ☐ Part of the proposed dealing area

☐ **No**

IF YES, can I proceed with my dealing on the basis of the works?

☐ **Yes –** Go to **Reason for Decision**

☐ **No**

Module E. Information Module ONLY regarding past and intermediate period acts

Proceed to Modules F to N.

Modules F to N. Do the future act sections apply to your proposed dealing?

☐ **Yes** ☐ Part of the proposed dealing area

Which future act provision and Module applies

Section/s: Modules:

Go to **Reason for Decision**

☐ **No** Your only options now are –

- an ILUA (Module Q); or
- a non-claimant application (Module R).

Can a non-claimant application be made?

☐ **Yes**

☐ **No –** Your only option is an ILUA.

Go to **Reason for Decision**

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Decision Section

Reason for Decision

Reasons

Native title has been assessed over the Perpetual lease area and according to Native title Procedures, BA, the activities have already been authorised under a valid lease, a scheduled interest for NCL 6/2882, title reference 17660178, which commenced under the Land Act 1962-1984 over Lot 56 WD5576 and Lot 39 WD6594 on the 1 October 1983. This dealing can proceed without further reference to Native title. The Perpetual Leased area will revert to a Reserve for Recreation purposes under the Trusteeship of the Council of the City of Gold Coast.

The proposed dealing was or is covered by the following interest:-
A scheduled interest – A perpetual lease issued under the Land Act 1962, namely for Tourism and associated facility purposes.

Conditions of the lease do not alter how you assess the purpose of lease:-
The conditions of the lease are consistent with the purpose for which the Perpetual lease was issued, namely for Tourist and associated facilities.

Interest was granted/vesting occurred on or before 23 December 1996:-
The perpetual lease was granted on 1 October 1981 by the Governor in and over the State of Queensland and the Perpetual lease (NCL 6/2882) commenced from the 1 October 1983.

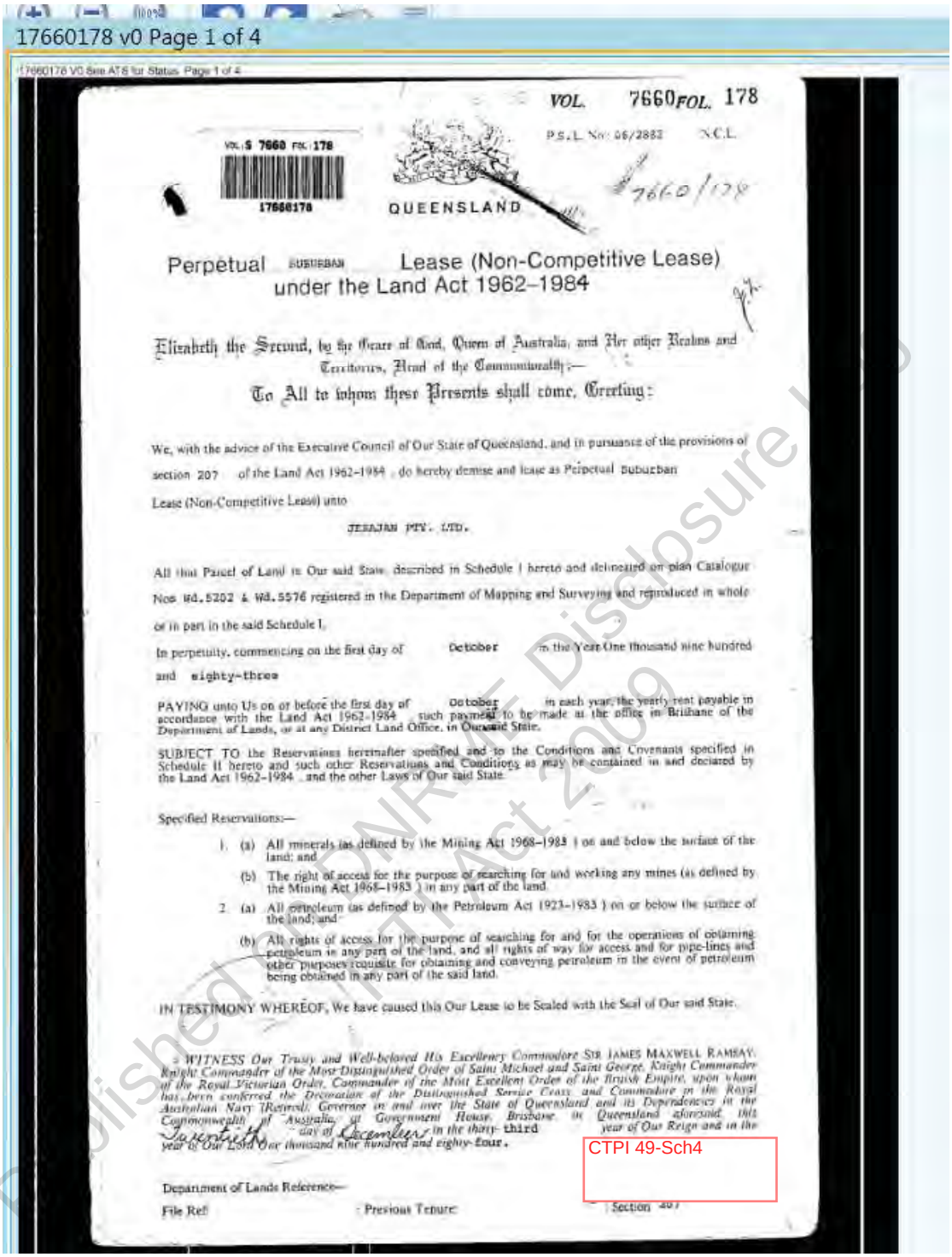
Grant of vesting of the interest was valid:-
The perpetual lease was issued in pursuance to section 207 of the Land Act 1962-1984, and was issued to Jesajan Pty ltd. The lease is valid in relation to native title as it was granted before 23 December 1996.

Relevant Section of the Native Title Act: ATT2.2 PAT/301/000, module BA Native Title Procedures.

Qntime investigations revealed that an application have been lodged by the Gold Coast Native Title Group on 5 September 2006. NNTT Reference QC06/10, Federal Court Reference QUD346/06.

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RESEARCH DETAILS



Schedule

depot; service station; settling pond; sewage disposal; sewage treatment plant; sewage treatment works; shed; shooting range; shop premises; shopping centre; shopping complex; shop; show society and associated sporting ground; showground; showroom; single person's quarters; skating rink; skeet shooting range; ski club; slaughterhouse; sleeper sawmill; slipway and associated facilities; small bore rifle range; soccer club; speedway and associated purposes; sporting complex; sporting field; sports club or complex; sports ground, field, pitch, stadium or oval; spray painting and mechanical repair; spraypainting; squash court; State Emergency Service purposes; stockpiling gravel; stockpiling sand and gravel; stock trucking yard; storage and milling of rice; storage of boats; storage of containers; storage of electrical equipment; storage of ilmenite; storage of plant and machinery; storage shed; sugar cane growing; sugar mill pumping site; sugar storage; supermarket; surf life saving facility; swimming club; swimming pool; tank site; tannery; tannery and knackery; target bowhunting; telecommunications tower, mast or building; telephone optical fibre repeater site; television tower site; television translator; television transmitting tower, mast or building; tennis club; tennis court; theatre; theatre or hall; timber storage; timber yard; tobacco growing; toll bridge; tourist accommodation; tourist accommodation and facilities; train loading facilities; tramway; tramway loading siding; transformer site; translator broadcasting station; transport depot; transport terminal; travel agency; tropical science field station; truck and machinery depot; trucking depot; trucking yard; union office and associated facilities; vehicle parking; vehicle service and maintenance; vehicle traffic ramp and loading dock; vehicle wrecking yard; vehicles and machinery depot; vineyard; voltage regulator site; war graves; war veterans' home; warehouse; warehouse storage; water activity centre for Scouts; water bore site; water dissipation plant; water pumping station; water ski club; water storage facilities; waterfront shop; weighbridge; welding workshop; well site; wheat storage and handling depot; wheat storage shed or silo; wholesale plant nursery; workers' accommodation and marshalling yard; workshop; workshop for handicapped persons; yacht club; youth hall.

(10) A development lease under the *Crown Land Development Act 1959* or the *Land Act 1962* that permits the lessee to use the land or waters covered by the lease solely or primarily for manufacturing, business, industrial, residential or tourist and recreational purposes.

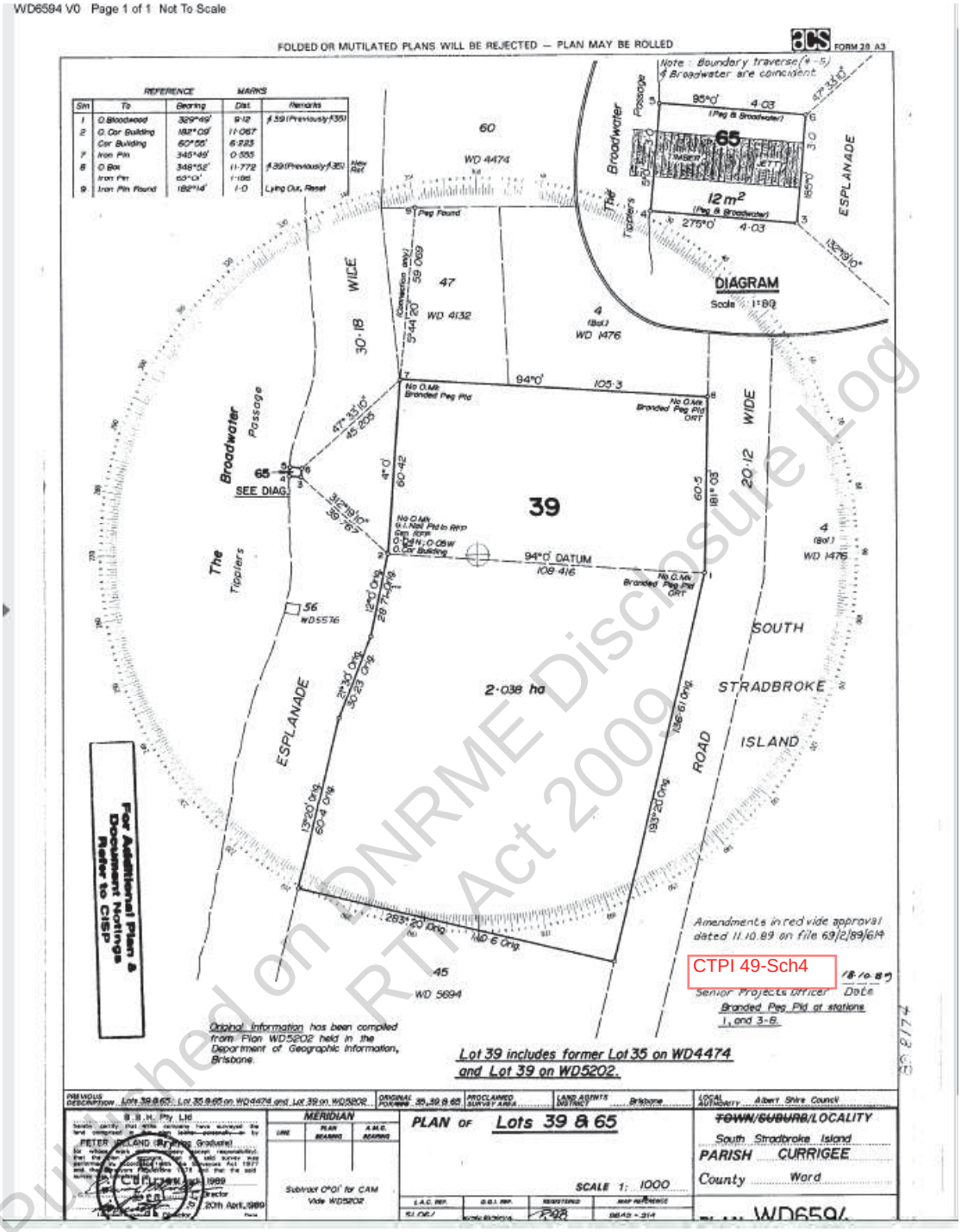
346 *Native Title Act 1993*

22 of 36

Published in Disclosure Log

WD6594

WD6594 V0 Page 1 of 1 Not To Scale



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LISTING OF ADMINISTRATION AREAS



Admin Area Search Result - 13 Records Found

Display all on Keymap ... | Build Report...

Admin Area Type	Admin Area Name
CULTURAL HERITAGE BODY	JABREE LIMITED
CULTURAL HERITAGE PARTY	QC06/10 PRC
DNRM REGION	SOUTH
ELECTORAL BOUNDARY - FEDERAL	FADDEN
ELECTORAL BOUNDARY - STATE	BROADWATER
EPA NOTIFICATION AREA	DOIW MORETON BAY
EPA NOTIFICATION AREA	RAMSAR SITE - MORETON BAY
LOCAL GOVERNMENT	GOLD COAST CITY
LOCALITY	SOUTH STRADBROKE, GOLD COAST CITY
MINING DISTRICT	BRISBANE
SOUTH EAST QUEENSLAND REGIONAL PLAN	SEQ REGIONAL PLAN BOUNDARY (JULY 2009)
WM WATERACT00 S038 WATER RESOURCE PLAN	LOGAN BASIN SMBI AMENDMENT AREA
WM WATERACT00 S038 WATER RESOURCE PLAN	LOGAN WRP SUBCATCHMENT 11

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Schedule

depot; service station; settling pond; sewage disposal; sewage treatment plant; sewage treatment works; shed; shooting range; shop premises; shopping centre; shopping complex; shop; show society and associated sporting ground; showground; showroom; single person's quarters; skating rink; skeet shooting range; ski club; slaughterhouse; sleeper sawmill; slipway and associated facilities; small bore rifle range; soccer club; speedway and associated purposes; sporting complex; sporting field; sports club or complex; sports ground, field, pitch, stadium or oval; spray painting and mechanical repair; spraypainting; squash court; State Emergency Service purposes; stockpiling gravel; stockpiling sand and gravel; stock trucking yard; storage and milling of rice; storage of boats; storage of containers; storage of electrical equipment; storage of ilmenite; storage of plant and machinery; storage shed; sugar cane growing; sugar mill pumping site; sugar storage; supermarket; surf life saving facility; swimming club; swimming pool; tank site; tannery; tannery and knackery; target bowhunting; telecommunications tower, mast or building; telephone optical fibre repeater site; television tower site; television translator; television transmitting tower, mast or building; tennis club; tennis court; theatre; theatre or hall; timber storage; timber yard; tobacco growing; toll bridge; tourist accommodation; tourist accommodation and facilities; train loading facilities; tramway; tramway loading siding; transformer site; translator broadcasting station; transport depot; transport terminal; travel agency; tropical science field station; truck and machinery depot; trucking depot; trucking yard; union office and associated facilities; vehicle parking; vehicle service and maintenance; vehicle traffic ramp and loading dock; vehicle wrecking yard; vehicles and machinery depot; vineyard; voltage regulator site; war graves; war veterans' home; warehouse; warehouse storage; water activity centre for Scouts; water bore site; water dissipation plant; water pumping station; water ski club; water storage facilities; waterfront shop; weighbridge; welding workshop; well site; wheat storage and handling depot; wheat storage shed or silo; wholesale plant nursery; workers' accommodation and marshalling yard; workshop; workshop for handicapped persons; yacht club; youth hall.

(10) A development lease under the *Crown Land Development Act 1959* or the *Land Act 1962* that permits the lessee to use the land or waters covered by the lease solely or primarily for manufacturing, business, industrial, residential or tourist and recreational purposes.

Published on the NTRB Extranet

Aerial April 2017



Department of **Natural Resources and Mines**

Requirements and notification of acceptance of Surrender of NCL 6/2882

DNRM reference number: 2017/000099

We,

Council of the City of Gold Coast

(Full Name/s of Applicants)

of,

(residential address or registered office)

being the person/s to whom an offer has been made in terms Sections 327A of the Land Act 1994 and in accordance with the Department's letter dated ? February 2018.

HEREBY GIVE YOU NOTICE that:

☐

- I/we accept the conditions of the offer to surrender NCL 6/2882, title reference 17660178, once the surrender has finalised Lot 39 on WD6594 is to be dedicated as a reserve for Recreation purposes under the control of the Council of the City of Gold Coast as Trustees.
- I/We accept that Lot 56 WD5576, once surrendered will be opened as Road within the Esplanade, South Stradbroke Island. Council agree to take custodianship of the area of road once dedicated.

I/We note that this acceptance shall not be effective until I/we have complied with all the conditions of the offer within the time specified.

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Particulars of land

Tenure Type -	NCL 6/2882, title reference 17660178				
Description	Lot 56 CPWD5576 and Lot 39 CPWD6594	**Parish**		**County**	
Area (ha) -	Total area being 2.039500HA				

The **Notification of Acceptance of Offer** form must be returned, signed, to the Department by close of business on ???? 2018. All other conditions of this offer must be satisfied by close of business on ??? 2018, otherwise this offer will lapse. If you believe you will be unable to comply with <u>all</u> the conditions of this offer by the due date, you may apply in writing for an extension of time. Applications for extensions of time must be made <u>before</u> the offer lapses and must address the following -

Office :
NRM Robina
Level 1, APVC Building
14 Edgewater Court
Robina QLD 4226

Postal :
NRM Robina
PO Box 4297
Robina Town Centre
4230 QLD

Telephone : (07)55831721
Fax: (07)55831744

File A© The State of Queensland (Department of Natural Resources and Mines

- what action you have taken to comply with the offer conditions; **AND**
- why the conditions cannot be complied with by the due date; **AND**
- the extension of time requested.

However an extension of time may not be granted to make payment of all required monies.

If you do not apply for an extension of time the offer lapses, a new application and application fee will be required. If you make a new application, the matter will be re-investigated and a new decision will be made that may include re-assessment of the land values involved and all conditions and requirements applicable to the dealing. The re-assessment may also result in the application being refused.

Dated at **this** **day of** **2018**

_____	_____
(SIGNATURE/S)	**(WITNESS)**
_____	_____
(SIGNATURE/S)	**(WITNESS)**
(ABN Number if applicable for Issue of Tax Invoice)	**(ACN Number if no Company Seal required)**

NOTE: ***This document should be signed by all persons to whom the offer has been made. All persons to whom the offer has been made or their registered Power of Attorney for and on their behalf should sign this document. In the event of a company being offered the tenure, this document is to be executed either under the Company Seal., with the signatories designation within the Company stated. Or, without the seal and signed by two (2) directors or, a director and the secretary.***

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Schedule

depot; service station; settling pond; sewage disposal; sewage treatment plant; sewage treatment works; shed; shooting range; shop premises; shopping centre; shopping complex; shop; show society and associated sporting ground; showground; showroom; single person's quarters; skating rink; skeet shooting range; ski club; slaughterhouse; sleeper sawmill; slipway and associated facilities; small bore rifle range; soccer club; speedway and associated purposes; sporting complex; sporting field; sports club or complex; sports ground, field, pitch, stadium or oval; spray painting and mechanical repair; spraypainting; squash court; State Emergency Service purposes; stockpiling gravel; stockpiling sand and gravel; stock trucking yard; storage and milling of rice; storage of boats; storage of containers; storage of electrical equipment; storage of ilmenite; storage of plant and machinery; storage shed; sugar cane growing; sugar mill pumping site; sugar storage; supermarket; surf life saving facility; swimming club; swimming pool; tank site; tannery; tannery and knackery; target bowhunting; telecommunications tower, mast or building; telephone optical fibre repeater site; television tower site; television translator; television transmitting tower, mast or building; tennis club; tennis court; theatre; theatre or hall; timber storage; timber yard; tobacco growing; toll bridge; tourist accommodation; tourist accommodation and facilities; train loading facilities; tramway; tramway loading siding; transformer site; translator broadcasting station; transport depot; transport terminal; travel agency; tropical science field station; truck and machinery depot; trucking depot; trucking yard; union office and associated facilities; vehicle parking; vehicle service and maintenance; vehicle traffic ramp and loading dock; vehicle wrecking yard; vehicles and machinery depot; vineyard; voltage regulator site; war graves; war veterans' home; warehouse; warehouse storage; water activity centre for Scouts; water bore site; water dissipation plant; water pumping station; water ski club; water storage facilities; waterfront shop; weighbridge; welding workshop; well site; wheat storage and handling depot; wheat storage shed or silo; wholesale plant nursery; workers' accommodation and marshalling yard; workshop; workshop for handicapped persons; yacht club; youth hall.

(10) A development lease under the *Crown Land Development Act 1959* or the *Land Act 1962* that permits the lessee to use the land or waters covered by the lease solely or primarily for manufacturing, business, industrial, residential or tourist and recreational purposes.

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TENURE DETAILS

Tenure Status	:	AC					
Title Ref	:	17660178	**District Office**	:	ROBINA	**Financial Category**	: 13.0.1 (BUSINESS & GOV'T - TOURISM)
Proposal	:		**Contact Telephone**	:	07 3199 7817	**Legal Category**	: 13 (BUSINESS & GOV'T)
SLAM File Ref	:		**Local Authority**	:	GOLD COAST CITY COUNCIL	**Purpose**	: BUSINESS (TOURIST AND ASSOCIATED
Lease Number	:	NCL 6/2882	**Lot/Plan**	:	39/WD6594	**Ind Estate**	:
Former Lease No	:					**Residential**	: NO

LESSEES

NAME
COUNCIL OF THE CITY OF GOLD COAST

ACCOUNT DETAILS : MAIN (1)

Account Type	:	MAIN (1)	Legislative Group	:	1 (LEASEHOLD - RENTAL	CURRENT BILLING DETAILS:		
Addressee	:	GCCC - PROPERTY	Control Group	:	6 (10 NCL)	Bill Frequency	:	ANNUAL_QUARTERLY
Service Address		DEPE 10, PO BOX 5042, GOLD COAST MC, QLD, 4217	Other Accounts	:	NO	Last Bill Issued:	:	01/08/2017
			Term	:		Bill Start Date	:	01/07/2017
			Commencement Date	:	01/10/1983	Bill End Date	:	30/06/2018
Customer Ext Ref:	:		Expiry Date	:		Payment Due	:	31/10/2017
Deposit	:	$0.00	Purchase Price	:	$0.00	FPC Date	:	
eLVAS Case Id	:		Penalties Accrued	:		FPC Number	:	

BILLING EVENT

START	FINISH	POSTED	BILLING FREQUENCY	CERT-NO
01/07/2017	30/06/2018	15/07/2017 08:50:23	ANNUAL	CHQ/2256841

TERM BILLING ACCEPTANCE

ACCEPTED	START	POSTED	CERT-NO
false	01/07/2010	07/04/2011 15:50:19	CHQ/326409

GST SCHEDULES

GST CODE	EFF-DATE	POSTED	CERT-NO
SZ	01/07/2008	15/07/2008 03:39:45	-1_DCON

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ACCOUNT DETAILS : MAIN (1)

NOTINGS

DATE	NOTE	USER
25/07/2017	Bill 03479822 issued 01/08/2017 attached to certificate CHQ/2261065. DO NOT use	WILKES, CHRIS
04/05/2011	SOUTH STRADBROKE ISLAND	ZAHNOW, ROBYN

DEBIT CONTROL: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	ANN-RATE	DIFFERENCE	CERT-NO	RENT-TYPE	RENT-EXPIRY	UV	CALC-RATE	FINANCIAL CATEGORY
30/06/1989	30/06/1989	AA	$11,300.00	$11,300.00	2/3794	C			0.00	0
01/07/1993	01/07/1993	LRSD	$18,000.00	$18,000.00	E4361	C		$600,000.00	3.00	9.2
01/07/1994	01/07/1994	LRSD	$21,000.00	$21,000.00	LRS94	C		$600,000.00	3.50	9.2
01/07/1995	01/07/1995	LRSD	$29,925.00	$29,925.00	GDC/252	C		$855,000.00	3.50	9.2
01/07/1996	01/07/1996	LRSD	$26,600.00	$26,600.00	GDC 11	C		$700,000.00	3.80	9.2
06/07/1997	30/06/1997	CCAL	$26,600.00	$26,600.00	CHQ/3299	C			4.00	9.2
08/07/1997	01/07/1997	VANN	$28,000.00	$28,000.00	BDL/18	C		$700,000.00	4.00	9.2
06/07/1998	01/07/1998	VANN	$28,000.00	$28,000.00	BDL/451	C		$700,000.00	4.00	9.2
03/07/1999	01/07/1999	VANN	$28,000.00	$28,000.00	BDL/1207	C		$700,000.00	4.00	9.2
07/07/2000	01/07/2000	VANN	$28,000.00	$28,000.00	BDL/1386	C		$700,000.00	4.00	9.2
03/07/2001	01/07/2001	VANN	$28,000.00	$28,000.00	BDL/1501	C		$700,000.00	4.00	9.2
11/07/2002	01/07/2002	VANN	$28,000.00	$28,000.00	BDL/1616	C		$700,000.00	4.00	9.2
03/07/2003	01/07/2003	VANN	$28,000.00	$28,000.00	BDL/1717	C		$700,000.00	4.00	9.2
02/07/2004	01/07/2004	VANN	$28,000.00	$28,000.00	BDL/1829	C		$700,000.00	4.00	9.2
02/07/2005	01/07/2005	VANN	$42,000.00	$42,000.00	BDL/1920	C		$1,050,000.00	4.00	9.2
05/07/2006	01/07/2006	VANN	$42,000.00	$42,000.00	BDL/2562	C		$1,050,000.00	4.00	9.2
03/07/2007	01/07/2007	VANN	$58,000.00	$58,000.00	BDL/2639	C		$1,450,000.00	4.00	9.2
02/07/2008	01/07/2008	VANN	$64,000.00	$64,000.00	BDL/2716	C		$1,600,000.00	4.00	9.2
02/07/2009	01/07/2009	VANN	$64,000.00	$64,000.00	BDL/2848	C		$1,600,000.00	4.00	9.2
02/07/2010	01/07/2010	VANN	$96,000.00	$96,000.00	BDL/2921	C		$1,600,000.00	6.00	13
02/07/2010	01/07/2010	AVER	$96,000.00	$0.00	BDL/2921	C		$1,600,000.00	6.00	13
02/07/2010	01/07/2010	VCAP	$70,400.00	$-25,600.00	BDL/2921	C		$1,600,000.00	6.00	13
01/07/2011	01/07/2011	VANN	$96,000.00	$96,000.00	CHQ/399400	C		$1,600,000.00	6.00	13
01/07/2011	01/07/2011	AVER	$96,000.00	$0.00	CHQ/399400	C		$1,600,000.00	6.00	13
01/07/2011	01/07/2011	VCAP	$77,440.00	$-18,560.00	CHQ/399400	C		$1,600,000.00	6.00	13
03/07/2012	01/07/2012	VANN	$96,000.00	$96,000.00	CHQ/649293	C		$1,600,000.00	6.00	13
03/07/2012	01/07/2012	AVER	$96,000.00	$0.00	CHQ/649293	C		$1,600,000.00	6.00	13
03/07/2012	01/07/2012	VCAP	$85,184.00	$-10,816.00	CHQ/649293	C		$1,600,000.00	6.00	13
30/06/2013	01/07/2013	VANN	$96,000.00	$96,000.00	CHQ/905618	C		$1,600,000.00	6.00	13
30/06/2013	01/07/2013	AVER	$96,000.00	$0.00	CHQ/905618	C		$1,600,000.00	6.00	13
30/06/2013	01/07/2013	VCAP	$93,702.00	$-2,298.00	CHQ/905618	C		$1,600,000.00	6.00	13
01/07/2014	01/07/2014	VANN	$96,000.00	$96,000.00	CHQ/1247178	C		$1,600,000.00	6.00	13
01/07/2014	01/07/2014	AVER	$96,000.00	$0.00	CHQ/1247178	C		$1,600,000.00	6.00	13
21/05/2016	01/07/2015	CAT	$96,000.00	$96,000.00	ROB/1832900	C		$1,600,000.00	6.00	13.0.1
21/05/2016	01/07/2015	AVER	$96,000.00	$0.00	ROB/1832900	C		$1,600,000.00	6.00	13.0.1
02/07/2016	01/07/2016	VANN	$96,000.00	$96,000.00	CHQ/1883672	C		$1,600,000.00	6.00	13.0.1
02/07/2016	01/07/2016	AVER	$96,000.00	$0.00	CHQ/1883672	C		$1,600,000.00	6.00	13.0.1
01/07/2017	01/07/2017	VANN	$96,000.00	$96,000.00	CHQ/2215107	C		$1,600,000.00	6.00	13.0.1
01/07/2017	01/07/2017	AVER	$96,000.00	$0.00	CHQ/2215107	C		$1,600,000.00	6.00	13.0.1

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ACCOUNT DETAILS : MAIN (1)

DEBIT CONTROL: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	ANN-RATE	DIFFERENCE	CERT-NO	RENT-TYPE	RENT-EXPIRY	UV	CALC-RATE	FINANCIAL CATEGORY

AVERAGING: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	YEAR-1	YEAR-2	YEAR-3	YEAR-4	YEAR-5	AVERAGE	CERT-NO
02/07/2010	01/07/2010	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	BDL/2921
01/07/2011	01/07/2011	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/399400
03/07/2012	01/07/2012	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/649293
30/06/2013	01/07/2013	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/905618
01/07/2014	01/07/2014	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/1247178
21/05/2016	01/07/2015	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	ROB/1832900
02/07/2016	01/07/2016	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/1883672
01/07/2017	01/07/2017	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/2215107

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
01/06/1990	01/06/1990	CBAL		$0.00	$0.00				TAKE ON	0		
04/09/1990	01/10/1990	BILL	$11,300.00		$11,300.00		01/10/1990		TAKE ON	9901001	01/10/1990	30/09/1991
01/10/1990	01/10/1990	CSRE		$2,825.00	$8,475.00			NOTRECORDED	TAKE ON	0		
16/11/1990	07/11/1990	CSRE		$2,825.00	$5,650.00			NOTRECORDED	TAKE ON	0		
17/01/1991	07/11/1990	APEN	$29.13		$5,679.13				E1036	0		
10/12/1990	17/12/1990	CSRE		$2,825.00	$2,854.13			NOTRECORDED	TAKE ON	0		
10/12/1990	17/12/1990	APEN	$53.93		$2,908.06				TAKE ON	0		
17/01/1991	11/01/1991	CSRE		$2,825.00	$83.06			NOTRECORDED	TAKE ON	0		
17/01/1991	11/01/1991	APEN	$8.50		$91.56				TAKE ON	0		
25/03/1991	21/03/1991	CSRE		$95.34	$-3.78			NOTRECORDED	TAKE ON	0		
25/03/1991	21/03/1991	APEN	$3.78		$0.00				TAKE ON	0		
22/08/1991	01/10/1991	BILL	$11,300.00		$11,300.00		01/10/1991		TAKE ON	9911001	01/10/1991	30/09/1992
15/10/1991	11/10/1991	CSRE		$2,825.00	$8,475.00			NOTRECORDED	TAKE ON	0		
15/10/1991	11/10/1991	APEN	$7.53		$8,482.53				TAKE ON	0		
15/11/1991	13/11/1991	CSRE		$2,825.00	$5,657.53			NOTRECORDED	TAKE ON	0		
15/11/1991	13/11/1991	APEN	$33.67		$5,691.20				TAKE ON	0		
11/12/1991	09/12/1991	CSRE		$2,825.00	$2,866.20			NOTRECORDED	TAKE ON	0		
11/12/1991	09/12/1991	APEN	$53.16		$2,919.36				TAKE ON	0		
20/01/1992	31/12/1991	APEN	$72.78		$2,992.14				TAKE ON	0		
24/01/1992	03/01/1992	CSRE		$2,825.00	$167.14			NOTRECORDED	TAKE ON	0		
24/01/1992	03/01/1992	PEN	$1.76		$168.90				TAKE ON	0		
27/08/1992	01/10/1992	BILL	$11,300.00		$11,468.90		01/10/1992		TAKE ON	9921001	01/10/1992	30/09/1993
11/07/1993	01/10/1992	CBIL		$11,300.00	$168.90		01/10/1992		E4359	0	01/10/1992	30/09/1993
11/07/1993	01/10/1992	BILL	$8,475.00		$8,643.90		01/10/1992		E4359	0	01/10/1992	30/09/1993
11/03/1993	08/03/1993	CSRE		$2,000.00	$6,643.90			NOTRECORDED	92387	0		
11/03/1993	08/03/1993	PEN	$128.70		$6,772.60				92387	0		
18/04/1993	13/04/1993	CSRE		$2,000.00	$4,772.60			NOTRECORDED	92716	0		
18/04/1993	13/04/1993	PEN	$138.60		$4,911.20				92716	0		

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ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
17/05/1993	12/05/1993	CSRE		$2,000.00	$2,911.20			NOTRECORDED	92930	0		
17/05/1993	12/05/1993	PEN	$160.15		$3,071.35				92930	0		
17/06/1993	15/06/1993	CSRE		$2,000.00	$1,071.35			NOTRECORDED	93205	0		
17/06/1993	15/06/1993	PEN	$185.70		$1,257.05				93205	0		
14/07/1993	01/07/1993	APEN		$153.29	$1,103.76				E4360	0		
19/07/1993	09/07/1993	CSRE		$2,000.00	$-896.24			NOTRECORDED	93452	0		
19/07/1993	09/07/1993	PEN	$112.50		$-783.74				93452	0		
01/09/1993	23/08/1993	CSRE		$2,041.26	$-2,825.00			NOTRECORDED	93867	0		
01/09/1993	01/09/1993	BILL	$18,000.00		$15,175.00		01/09/1993		0016189	9930901	01/07/1993	30/06/1994
30/09/1993	28/09/1993	CSRE		$1,175.00	$14,000.00			NOTRECORDED	340253	0		
30/09/1993	28/09/1993	PEN	$10.10		$14,010.10				340253	0		
09/11/1993	01/11/1993	CSRE		$2,000.00	$12,010.10			NOTRECORDED	340604	0		
09/11/1993	01/11/1993	PEN	$38.50		$12,048.60				340604	0		
09/12/1993	07/12/1993	CSRE		$2,000.00	$10,048.60			NOTRECORDED	340926	0		
09/12/1993	07/12/1993	PEN	$61.30		$10,109.90				340926	0		
01/03/1994	21/01/1994	CSRE		$5,000.00	$5,109.90			NOTRECORDED	436938	0		
01/03/1994	21/01/1994	PEN	$225.45		$5,335.35				436938	0		
16/03/1994	08/03/1994	CSRE		$2,000.00	$3,335.35			NOTRECORDED	341673	0		
16/03/1994	08/03/1994	PEN	$120.05		$3,455.40				341673	0		
22/04/1994	18/04/1994	CSRE		$3,000.00	$455.40			NOTRECORDED	422054	0		
22/04/1994	18/04/1994	PEN	$220.70		$676.10				422054	0		
03/06/1994	31/05/1994	CSRE		$740.00	$-63.90			NOTRECORDED	422740	0		
03/06/1994	31/05/1994	PEN	$59.45		$-4.45				422740	0		
12/09/1994	30/08/1994	CSRE		$20,995.55	$-21,000.00			NOTRECORDED	551260	0		
01/09/1994	01/09/1994	BILL	$21,000.00		$0.00		01/09/1994		0041666	9940901	01/07/1994	30/06/1995
01/09/1995	01/09/1995	BILL	$21,000.00		$21,000.00		01/09/1995		0087013	9950901	01/07/1995	30/06/1996
01/12/1995	01/09/1995	BILL		$21,000.00	$0.00		01/09/1995		GDC/252	0	01/07/1995	30/06/1996
01/12/1995	01/09/1995	BILL	$29,925.00		$29,925.00		01/02/1996		GDC/252	9960201	01/07/1995	30/06/1996
01/09/1995	04/09/1995	CSRE		$21,000.00	$8,925.00			NOTRECORDED	771260	0		
01/09/1995	04/09/1995	PEN	$22.40		$8,947.40				771260	0		
01/03/1996	28/02/1996	CSRE		$8,947.40	$0.00			NOTRECORDED	821652	0		
01/03/1996	28/02/1996	PEN	$85.20		$85.20				821652	0		
13/02/1997	01/07/1996	LROB		$5,890.00	$-5,804.80		01/07/1996		GDC 11	0	01/07/1996	30/06/1997
13/02/1997	01/07/1996	LINT		$112.23	$-5,917.03				GDC 11	0		
08/08/1996	02/08/1996	CSRE		$90.20	$-6,007.23			NOTRECORDED	891709	0		
08/08/1996	02/08/1996	PEN	$5.50		$-6,001.73				891709	0		
01/09/1996	01/09/1996	BILL	$32,490.00		$26,488.27		01/09/1996		0131412	9960901	01/07/1996	30/06/1997
11/11/1996	31/10/1996	CSRE		$33,231.10	$-6,742.83			NOTRECORDED	00955602	0		
11/11/1996	31/10/1996	PEN	$694.35		$-6,048.48				00955602	0		
07/03/1997	14/02/1997	RRED	$6,048.00		$-0.48				GDC 13	0		
19/07/1997	01/09/1997	BILL	$28,000.00		$27,999.52		01/09/1997		CHQ/4837	160247	01/07/1997	30/06/1998
19/07/1997	01/09/1997	ROFF		$0.02	$27,999.50				CHQ/4837	0		
08/09/1997	01/09/1997	CSRE		$27,999.50	$0.00			01102819	CHQ/6321	0		
18/07/1998	01/09/1998	BILL	$28,000.00		$28,000.00		01/09/1998		CHQ/20156	210104	01/07/1998	30/06/1999
02/09/1998	01/09/1998	CSRE		$28,000.00	$0.00			01282447	CHQ/22438	0		
24/07/1999	01/09/1999	BILL	$28,000.00		$28,000.00		01/09/1999		CHQ/37173	246954	01/07/1999	30/06/2000
03/09/1999	01/09/1999	CSRE		$28,000.00	$0.00			02161730	CHQ/39233	0		

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RTI Act 2009

ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
22/07/2000	01/09/2000	BILL	$28,000.00		$28,000.00		01/09/2000		CHQ/53570	282983	01/07/2000	30/06/2001
08/11/2000	06/11/2000	PEN	$430.15		$28,430.15				CHQ/60641	0		
08/11/2000	06/11/2000	CSRE		$28,417.30	$12.85			02382019	CHQ/60641	0		
21/07/2001	01/09/2001	BILL	$28,000.00		$28,012.85		01/09/2001		CHQ/75088	318296	01/07/2001	30/06/2002
19/11/2001	16/11/2001	PEN	$495.40		$28,508.25				CHQ/81596	0		
19/11/2001	16/11/2001	CSRE		$28,424.90	$83.35			02578225	CHQ/81596	0		
06/05/2002	01/05/2002	PEN	$4.65		$88.00				CHQ/87930	0		
06/05/2002	01/05/2002	CSRE		$88.00	$0.00			02661942	CHQ/87930	0		
20/07/2002	01/09/2002	BILL	$28,000.00		$28,000.00		01/09/2002		CHQ/93609	352341	01/07/2002	30/06/2003
15/11/2002	14/11/2002	PEN	$474.30		$28,474.30				CHQ/99571	0		
15/11/2002	14/11/2002	CSRE		$28,000.00	$474.30			02765735	CHQ/99571	0		
04/02/2003	14/11/2002	TRAN		$474.30	$0.00				CHQ/102788	0		
19/07/2003	01/09/2003	BILL	$28,000.00		$28,000.00		01/09/2003		CHQ/110257	385859	01/07/2003	30/06/2004
06/11/2003	05/11/2003	PEN	$416.35		$28,416.35				CHQ/114991	0		
06/11/2003	05/11/2003	CSRE		$28,000.00	$416.35			02946710	CHQ/114991	0		
02/12/2003	01/12/2003	PEN	$8.75		$425.10				CHQ/116720	0		
02/12/2003	01/12/2003	CSRE		$425.10	$0.00			02958988	CHQ/116720	0		
17/07/2004	01/09/2004	BILL	$28,000.00		$28,000.00		01/09/2004		CHQ/129756	418675	01/07/2004	30/06/2005
05/01/2005	04/01/2005	PEN	$792.00		$28,792.00				CHQ/139591	0		
05/01/2005	04/01/2005	CSRE		$28,000.00	$792.00			03146015	CHQ/139591	0		
21/07/2005	01/09/2005	BILL	$42,000.00		$42,792.00		01/09/2005		CHQ/147924	3005590	01/07/2005	30/06/2006
21/07/2005	01/09/2005	GSTB	$4,200.00		$46,992.00		01/09/2005		CHQ/147924	3005590	01/07/2005	30/06/2006
16/01/2006	13/01/2006	PEN	$1,491.35		$48,483.35				CHQ/158924	0		
16/01/2006	13/01/2006	CSRE		$47,059.30	$1,424.05			03318033	CHQ/158924	0		
14/03/2006	13/03/2006	PEN	$63.80		$1,487.85				CHQ/166813	0		
14/03/2006	13/03/2006	CSRE		$1,483.70	$4.15			03341865	CHQ/166813	0		
15/07/2006	01/09/2006	BILL	$42,000.00		$42,004.15		01/09/2006		CHQ/179971	3039017	01/07/2006	30/06/2007
15/07/2006	01/09/2006	GSTB	$4,200.00		$46,204.15		01/09/2006		CHQ/179971	3039017	01/07/2006	30/06/2007
04/12/2006	01/12/2006	PEN	$978.15		$47,182.30				CHQ/188010	0		
04/12/2006	01/12/2006	CSRE		$47,119.05	$63.25			03456220	CHQ/188010	0		
16/07/2007	01/09/2007	BILL	$58,000.00		$58,063.25		01/09/2007		CHQ/201124	3068695	01/07/2007	30/06/2008
08/01/2008	07/01/2008	CSRE		$59,511.60	$-1,448.35			03612172	CHQ/208221	0		
08/01/2008	07/01/2008	PEN	$1,723.35		$275.00			03612172	CHQ/208221	0		
15/07/2008	01/09/2008	BILL	$64,000.00		$64,275.00		01/09/2008		CHQ/225215	3098034	01/07/2008	30/06/2009
19/12/2008	18/12/2008	PEN	$1,640.50		$65,915.50				CHQ/233567	0		
19/12/2008	18/12/2008	CSRE		$65,915.50	$0.00			03729897	CHQ/233567	0		
15/07/2009	01/09/2009	BILL	$64,000.00		$64,000.00		01/09/2009		CHQ/245095	3127202	01/07/2009	30/06/2010
01/12/2009	01/10/2009	PEN	$447.10		$64,447.10				CHQ/260370	0		
01/12/2009	01/10/2009	CSRE		$64,566.35	$-119.25			03831892	CHQ/260370	0		
02/03/2010	26/02/2010	RFND	$119.25		$0.00			1900016947	CHQ/270935	0		
15/07/2010	01/09/2010	BILL	$24,197.25		$24,197.25		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
15/07/2010	01/09/2010	AVEB		$0.00	$24,197.25		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
15/07/2010	01/09/2010	CAPB		$6,452.60	$17,744.65		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
16/02/2011	01/09/2010	BILL		$24,197.25	$-6,452.60		01/09/2010		CHQ/306240	3197452	01/07/2010	30/09/2010
16/02/2011	01/09/2010	CAPB	$6,452.60		$0.00				CHQ/308785	0		
16/02/2011	01/09/2010	BILM	$96,000.00		$96,000.00		01/06/2011		CHQ/308785	3197452	01/07/2010	30/06/2011
16/02/2011	01/09/2010	CAPM		$25,600.00	$70,400.00				CHQ/306240	0		

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ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
27/10/2010	01/12/2010	BILL	$24,197.25		$94,597.25		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
27/10/2010	01/12/2010	AVEB		$0.00	$94,597.25		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
27/10/2010	01/12/2010	CAPB		$6,452.60	$88,144.65		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
16/02/2011	01/12/2010	BILL		$24,197.25	$63,947.40		01/12/2010		CHQ/306240	3197452	01/10/2010	31/12/2010
16/02/2011	01/12/2010	CAPB	$6,452.60		$70,400.00				CHQ/308785	0		
28/02/2011	25/02/2011	CSRE		$53,818.60	$16,581.40			03970854	CHQ/307657	0		
24/01/2011	01/03/2011	BILL	$23,671.20		$40,252.60		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	AVEB		$0.00	$40,252.60		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	CAPB		$6,312.33	$33,940.27		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	ROFF		$0.02	$33,940.25				CHQ/306591	0		
16/02/2011	01/03/2011	BILL		$23,671.20	$10,269.05		01/03/2011		CHQ/306240	3197452	01/01/2011	31/03/2011
16/02/2011	01/03/2011	CAPB	$6,312.33		$16,581.38				CHQ/308785	0		
01/07/2011	30/06/2011	MPEN	$146.10		$16,727.48		30/06/2011		CHQ/395593	03223824		
02/08/2011	31/07/2011	MPEN	$161.11		$16,888.59		31/07/2011		CHQ/449448	03268710		
01/09/2011	31/08/2011	CSRE		$94,496.55	$-77,607.96			04033196	CHQ/468041	03268710		
01/09/2011	31/08/2011	PEN	$162.66		$-77,445.30				CHQ/468041	03268710		
17/07/2011	01/09/2011	BILL	$96,000.00		$18,554.70		01/09/2011		CHQ/442142	03223824	01/07/2011	30/06/2012
17/07/2011	01/09/2011	CAPB		$18,560.00	$-5.30		01/09/2011		CHQ/442142	03223824	01/07/2011	30/06/2012
30/08/2012	29/08/2012	CSRE		$85,178.70	$-85,184.00			04149387	CHQ/731791	03312459		
26/07/2012	01/09/2012	BILL	$96,000.00		$10,816.00		01/09/2012		CHQ/691592	03268710	01/07/2012	30/06/2013
26/07/2012	01/09/2012	CAPB		$10,816.00	$0.00		01/09/2012		CHQ/691592	03268710	01/07/2012	30/06/2013
24/08/2013	23/08/2013	CSRE		$93,702.00	$-93,702.00			02055761	CHQ/977858	03359454		
22/07/2013	01/09/2013	BILL	$96,000.00		$2,298.00		01/09/2013		CHQ/954098	03312459	01/07/2013	30/06/2014
22/07/2013	01/09/2013	CAPB		$2,298.00	$0.00		01/09/2013		CHQ/954098	03312459	01/07/2013	30/06/2014
16/08/2014	15/08/2014	CSRE		$96,000.00	$-96,000.00			02135265	CHQ/1322738	03401609		
19/07/2014	01/09/2014	BILL	$96,000.00		$0.00		01/09/2014		CHQ/1300446	03359454	01/07/2014	30/06/2015
07/08/2015	07/08/2015	CSRE		$96,000.00	$-96,000.00			02212515	CHQ/1620113	03441602		
18/07/2015	01/09/2015	BILL	$96,000.00		$0.00		01/09/2015		CHQ/1602965	03401609	01/07/2015	30/06/2016
10/08/2016	10/08/2016	CSRE		$96,000.00	$-96,000.00			02287866	CHQ/1947881	03479822		
16/07/2016	01/09/2016	BILL	$96,000.00		$0.00		01/09/2016		CHQ/1924839	03441602	01/07/2016	30/06/2017
15/07/2017	01/09/2017	BILL	$96,000.00		$96,000.00		31/10/2017		CHQ/2256841	03479822	01/07/2017	30/06/2018
01/12/2017	30/11/2017	MPEN	$694.36		$96,694.36		30/11/2017		CHQ/2347834			
01/01/2018	31/12/2017	MPEN	$722.69		$97,417.05		31/12/2017		CHQ/2362730			
01/02/2018	31/01/2018	MPEN	$728.09		$98,145.14		31/01/2018		CHQ/2384405			

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REFUNDS

EFF-DATE	ADJ	AMOUNT	PAYEE
26/02/2010	PAID	$119.25	COUNCIL OF THE GOLD COAST

CUSTOMER CONTACT DETAILS:

Name	:	COUNCIL OF THE CITY OF GOLD COAST	Delivery Address	:	THE CHIEF EXECUTIVE OFFICER, PO BOX 5042, GOLD COAST MC, QLD, 4217	Association	: LESSEE
						Payment Terms	:
Delivery Preference	:	POST	Email Address	:			
Telephone	:		Contact (Other)	:			
Mobile	:						
Facsimile	:						

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*** END OF REPORT ***

Report For:

TENURE REF : NCL 6/2882
TITLES REF : 17660178
ACCOUNT TYPE : MAIN
TENURE TYPE : NCL
REGION : SOUTH
DISTRICT OFFICE : ROBINA
LESSEES : COUNCIL OF THE CITY OF GOLD COAST

POSTING DATE : 12/02/2018
EFFECTIVE DATE :

Debit Control

DC Control Amount : $96,000.00

POST DATE	EFF. DATE	TYPE	ARP	RENT TYPE	RENT EXPIRY	UV	CALC RATE	CATEGORY	CERT
30/06/1989 00:00:01	30/06/1989	AA	$11,300.00	C			0.0	0	2/3794
01/07/1993 00:00:02	01/07/1993	LRSD	$18,000.00	C		$600,000.00	3.0	9.2	E4361
01/07/1994 00:00:03	01/07/1994	LRSD	$21,000.00	C		$600,000.00	3.5	9.2	LRS94
01/07/1995 00:00:05	01/07/1995	LRSD	$29,925.00	C		$855,000.00	3.5	9.2	GDC/252
01/07/1996 00:00:07	01/07/1996	LRSD	$26,600.00	C		$700,000.00	3.79999	9.2	GDC 11
06/07/1997 23:00:00	30/06/1997	CCAL	$26,600.00	C			4.0	9.2	CHQ/3299
08/07/1997 20:28:39	01/07/1997	VANN	$28,000.00	C		$700,000.00	4.0	9.2	BDL/18
06/07/1998 23:48:50	01/07/1998	VANN	$28,000.00	C		$700,000.00	4.0	9.2	BDL/451
03/07/1999 07:24:18	01/07/1999	VANN	$28,000.00	C		$700,000.00	4.0	9.2	BDL/1207
07/07/2000 04:28:37	01/07/2000	VANN	$28,000.00	C		$700,000.00	4.0	9.2	BDL/1386
03/07/2001 18:41:14	01/07/2001	VANN	$28,000.00	C		$700,000.00	4.0	9.2	BDL/1501
11/07/2002 14:40:51	01/07/2002	VANN	$28,000.00	C		$700,000.00	4.0	9.2	BDL/1616
03/07/2003 04:27:43	01/07/2003	VANN	$28,000.00	C		$700,000.00	4.0	9.2	BDL/1717
02/07/2004 04:28:11	01/07/2004	VANN	$28,000.00	C		$700,000.00	4.0	9.2	BDL/1829
02/07/2005 05:00:31	01/07/2005	VANN	$42,000.00	C		$1,050,000.00	4.0	9.2	BDL/1920
05/07/2006 05:56:12	01/07/2006	VANN	$42,000.00	C		$1,050,000.00	4.0	9.2	BDL/2562
03/07/2007 04:51:54	01/07/2007	VANN	$58,000.00	C		$1,450,000.00	4.0	9.2	BDL/2639
02/07/2008 10:20:27	01/07/2008	VANN	$64,000.00	C		$1,600,000.00	4.0	9.2	BDL/2716
02/07/2009 11:44:03	01/07/2009	VANN	$64,000.00	C		$1,600,000.00	4.0	9.2	BDL/2848
02/07/2010 12:04:03	01/07/2010	VANN	$70,400.00	C		$1,600,000.00	6.0	13	BDL/2921
01/07/2011 19:25:03	01/07/2011	VANN	$77,440.00	C		$1,600,000.00	6.0	13	CHQ/399400
03/07/2012 16:25:33	01/07/2012	VANN	$85,184.00	C		$1,600,000.00	6.0	13	CHQ/649293
30/06/2013 13:59:20	01/07/2013	VANN	$93,702.00	C		$1,600,000.00	6.0	13	CHQ/905618
01/07/2014 19:30:52	01/07/2014	VANN	$96,000.00	C		$1,600,000.00	6.0	13	CHQ/1247178
21/05/2016 07:48:12	01/07/2015	CAT	$96,000.00	C		$1,600,000.00	6.0	13.0.1	ROB/1832900
02/07/2016 04:03:22	01/07/2016	VANN	$96,000.00	C		$1,600,000.00	6.0	13.0.1	CHQ/1883672
01/07/2017 10:12:57	01/07/2017	VANN	$96,000.00	C		$1,600,000.00	6.0	13.0.1	CHQ/2215107

Operational Ledger

Current Balance : $98,145.14

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POST DATE	EFF. DATE	TYPE	DEBIT	CREDIT	BALANCE	GST	UPB PAY BY	INVOICE FROM	INVOICE TO	DOC NO	CERT	ORIG CERT
01/06/1990 00:00:01	01/06/1990	CBAL			$0.00	$0.00				0	TAKE ON	
04/09/1990 00:00:02	01/10/1990	BILL	$11,300.00		$11,300.00	$0.00	01/10/1990	01/10/1990	30/09/1991	9901001	TAKE ON	
01/10/1990 00:00:03	01/10/1990	CSRE		$-2,825.00	$8,475.00	$0.00				0	TAKE ON	
16/11/1990 00:00:04	07/11/1990	CSRE		$-2,825.00	$5,650.00	$0.00				0	TAKE ON	
17/01/1991 00:00:07	07/11/1990	APEN	$29.13		$5,679.13	$0.00				0	E1036	
10/12/1990 00:00:05	17/12/1990	CSRE		$-2,825.00	$2,854.13	$0.00				0	TAKE ON	
10/12/1990 00:00:06	17/12/1990	APEN	$53.93		$2,908.06	$0.00				0	TAKE ON	
17/01/1991 00:00:08	11/01/1991	CSRE		$-2,825.00	$83.06	$0.00				0	TAKE ON	
17/01/1991 00:00:09	11/01/1991	APEN	$8.50		$91.56	$0.00				0	TAKE ON	
25/03/1991 00:00:10	21/03/1991	CSRE		$-95.34	$-3.78	$0.00				0	TAKE ON	
25/03/1991 00:00:11	21/03/1991	APEN	$3.78		$0.00	$0.00				0	TAKE ON	
22/08/1991 00:00:12	01/10/1991	BILL	$11,300.00		$11,300.00	$0.00	01/10/1991	01/10/1991	30/09/1992	9911001	TAKE ON	
15/10/1991 00:00:13	11/10/1991	CSRE		$-2,825.00	$8,475.00	$0.00				0	TAKE ON	
15/10/1991 00:00:14	11/10/1991	APEN	$7.53		$8,482.53	$0.00				0	TAKE ON	
15/11/1991 00:00:15	13/11/1991	CSRE		$-2,825.00	$5,657.53	$0.00				0	TAKE ON	
15/11/1991 00:00:16	13/11/1991	APEN	$33.67		$5,691.20	$0.00				0	TAKE ON	
11/12/1991 00:00:17	09/12/1991	CSRE		$-2,825.00	$2,866.20	$0.00				0	TAKE ON	
11/12/1991 00:00:18	09/12/1991	APEN	$53.16		$2,919.36	$0.00				0	TAKE ON	
20/01/1992 00:00:19	31/12/1991	APEN	$72.78		$2,992.14	$0.00				0	TAKE ON	
24/01/1992 00:00:20	03/01/1992	CSRE		$-2,825.00	$167.14	$0.00				0	TAKE ON	
24/01/1992 00:00:21	03/01/1992	PEN	$1.76		$168.90	$0.00				0	TAKE ON	
27/08/1992 00:00:22	01/10/1992	BILL	$11,300.00		$11,468.90	$0.00	01/10/1992	01/10/1992	30/09/1993	9921001	TAKE ON	
11/07/1993 00:00:31	01/10/1992	CBIL		$-11,300.00	$168.90	$0.00	01/10/1992	01/10/1992	30/09/1993	0	E4359	
11/07/1993 00:00:32	01/10/1992	BILL	$8,475.00		$8,643.90	$0.00	01/10/1992	01/10/1992	30/09/1993	0	E4359	
11/03/1993 00:00:23	08/03/1993	CSRE		$-2,000.00	$6,643.90	$0.00				0	92387	
11/03/1993 00:00:24	08/03/1993	PEN	$128.70		$6,772.60	$0.00				0	92387	
18/04/1993 00:00:25	13/04/1993	CSRE		$-2,000.00	$4,772.60	$0.00				0	92716	
18/04/1993 00:00:26	13/04/1993	PEN	$138.60		$4,911.20	$0.00				0	92716	
17/05/1993 00:00:27	12/05/1993	CSRE		$-2,000.00	$2,911.20	$0.00				0	92930	
17/05/1993 00:00:28	12/05/1993	PEN	$160.15		$3,071.35	$0.00				0	92930	
17/06/1993 00:00:29	15/06/1993	CSRE		$-2,000.00	$1,071.35	$0.00				0	93205	
17/06/1993 00:00:30	15/06/1993	PEN	$185.70		$1,257.05	$0.00				0	93205	
14/07/1993 00:00:33	01/07/1993	APEN		$-153.29	$1,103.76	$0.00				0	E4360	
19/07/1993 00:00:34	09/07/1993	CSRE		$-2,000.00	$-896.24	$0.00				0	93452	
19/07/1993 00:00:35	09/07/1993	PEN	$112.50		$-783.74	$0.00				0	93452	
01/09/1993 00:00:37	23/08/1993	CSRE		$-2,041.26	$-2,825.00	$0.00				0	93867	
01/09/1993 00:00:36	01/09/1993	BILL	$18,000.00		$15,175.00	$0.00	01/09/1993	01/07/1993	30/06/1994	9930901	0016189	
30/09/1993 00:00:38	28/09/1993	CSRE		$-1,175.00	$14,000.00	$0.00				0	340253	
30/09/1993 00:00:39	28/09/1993	PEN	$10.10		$14,010.10	$0.00				0	340253	
09/11/1993 00:00:40	01/11/1993	CSRE		$-2,000.00	$12,010.10	$0.00				0	340604	
09/11/1993 00:00:41	01/11/1993	PEN	$38.50		$12,048.60	$0.00				0	340604	

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POST DATE	EFF. DATE	TYPE	DEBIT	CREDIT	BALANCE	GST	UPB PAY BY	INVOICE FROM	INVOICE TO	DOC NO	CERT	ORIG CERT
09/12/1993 00:00:42	07/12/1993	CSRE		$-2,000.00	$10,048.60	$0.00				0	340926	
09/12/1993 00:00:43	07/12/1993	PEN	$61.30		$10,109.90	$0.00				0	340926	
01/03/1994 00:00:44	21/01/1994	CSRE		$-5,000.00	$5,109.90	$0.00				0	436938	
01/03/1994 00:00:45	21/01/1994	PEN	$225.45		$5,335.35	$0.00				0	436938	
16/03/1994 00:00:46	08/03/1994	CSRE		$-2,000.00	$3,335.35	$0.00				0	341673	
16/03/1994 00:00:47	08/03/1994	PEN	$120.05		$3,455.40	$0.00				0	341673	
22/04/1994 00:00:48	18/04/1994	CSRE		$-3,000.00	$455.40	$0.00				0	422054	
22/04/1994 00:00:49	18/04/1994	PEN	$220.70		$676.10	$0.00				0	422054	
03/06/1994 00:00:50	31/05/1994	CSRE		$-740.00	$-63.90	$0.00				0	422740	
03/06/1994 00:00:51	31/05/1994	PEN	$59.45		$-4.45	$0.00				0	422740	
12/09/1994 00:00:53	30/08/1994	CSRE		$-20,995.55	$-21,000.00	$0.00				0	551260	
01/09/1994 00:00:52	01/09/1994	BILL	$21,000.00		$0.00	$0.00	01/09/1994	01/07/1994	30/06/1995	9940901	0041666	
01/09/1995 00:00:56	01/09/1995	BILL	$21,000.00		$21,000.00	$0.00	01/09/1995	01/07/1995	30/06/1996	9950901	0087013	
01/12/1995 00:00:57	01/09/1995	BILL		$-21,000.00	$0.00	$0.00	01/09/1995	01/07/1995	30/06/1996	0	GDC/252	
01/12/1995 00:00:58	01/09/1995	BILL	$29,925.00		$29,925.00	$0.00	01/02/1996	01/07/1995	30/06/1996	9960201	GDC/252	
01/09/1995 00:00:54	04/09/1995	CSRE		$-21,000.00	$8,925.00	$0.00				0	771260	
01/09/1995 00:00:55	04/09/1995	PEN	$22.40		$8,947.40	$0.00				0	771260	
01/03/1996 00:00:59	28/02/1996	CSRE		$-8,947.40	$0.00	$0.00				0	821652	
01/03/1996 00:01:00	28/02/1996	PEN	$85.20		$85.20	$0.00				0	821652	
13/02/1997 00:01:06	01/07/1996	LROB		$-5,890.00	$-5,804.80	$0.00	01/07/1996	01/07/1996	30/06/1997	0	GDC 11	
13/02/1997 00:01:07	01/07/1996	LINT		$-112.23	$-5,917.03	$0.00				0	GDC 11	
08/08/1996 00:01:01	02/08/1996	CSRE		$-90.20	$-6,007.23	$0.00				0	891709	
08/08/1996 00:01:02	02/08/1996	PEN	$5.50		$-6,001.73	$0.00				0	891709	
01/09/1996 00:01:03	01/09/1996	BILL	$32,490.00		$26,488.27	$0.00	01/09/1996	01/07/1996	30/06/1997	9960901	0131412	
11/11/1996 00:01:04	31/10/1996	CSRE		$-33,231.10	$-6,742.83	$0.00				0	00955602	
11/11/1996 00:01:05	31/10/1996	PEN	$694.35		$-6,048.48	$0.00				0	00955602	
07/03/1997 00:01:08	14/02/1997	RRED	$6,048.00		$-0.48	$0.00				0	GDC 13	
19/07/1997 18:24:02	01/09/1997	BILL	$28,000.00		$27,999.52	$0.00	01/09/1997	01/07/1997	30/06/1998	160247	CHQ/4837	
19/07/1997 18:24:03	01/09/1997	ROFF		$-0.02	$27,999.50	$0.00				0	CHQ/4837	
08/09/1997 16:34:09	01/09/1997	CSRE		$-27,999.50	$0.00	$0.00				0	CHQ/6321	
18/07/1998 19:19:45	01/09/1998	BILL	$28,000.00		$28,000.00	$0.00	01/09/1998	01/07/1998	30/06/1999	210104	CHQ/20156	
02/09/1998 10:37:33	01/09/1998	CSRE		$-28,000.00	$0.00	$0.00				0	CHQ/22438	
24/07/1999 23:13:06	01/09/1999	BILL	$28,000.00		$28,000.00	$0.00	01/09/1999	01/07/1999	30/06/2000	246954	CHQ/37173	
03/09/1999 07:37:21	01/09/1999	CSRE		$-28,000.00	$0.00	$0.00				0	CHQ/39233	
22/07/2000 03:17:50	01/09/2000	BILL	$28,000.00		$28,000.00	$0.00	01/09/2000	01/07/2000	30/06/2001	282983	CHQ/53570	
08/11/2000 07:36:57	06/11/2000	PEN	$430.15		$28,430.15	$0.00				0	CHQ/60641	
08/11/2000 07:36:58	06/11/2000	CSRE		$-28,417.30	$12.85	$0.00				0	CHQ/60641	
21/07/2001 03:22:03	01/09/2001	BILL	$28,000.00		$28,012.85	$0.00	01/09/2001	01/07/2001	30/06/2002	318296	CHQ/75088	
19/11/2001 07:06:45	16/11/2001	PEN	$495.40		$28,508.25	$0.00				0	CHQ/81596	
19/11/2001 07:06:46	16/11/2001	CSRE		$-28,424.90	$83.35	$0.00				0	CHQ/81596	
06/05/2002 07:06:26	01/05/2002	PEN	$4.65		$88.00	$0.00				0	CHQ/87930	
06/05/2002 07:06:27	01/05/2002	CSRE		$-88.00	$0.00	$0.00				0	CHQ/87930	

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POST DATE	EFF. DATE	TYPE	DEBIT	CREDIT	BALANCE	GST	UPB	PAY BY	INVOICE FROM	INVOICE TO	DOC NO	CERT	ORIG CERT
20/07/2002 03:02:10	01/09/2002	BILL	$28,000.00		$28,000.00	$0.00		01/09/2002	01/07/2002	30/06/2003	352341	CHQ/93609	
15/11/2002 07:21:45	14/11/2002	PEN	$474.30		$28,474.30	$0.00					0	CHQ/99571	
15/11/2002 07:21:46	14/11/2002	CSRE		$-28,000.00	$474.30	$0.00					0	CHQ/99571	
04/02/2003 08:12:34	14/11/2002	TRAN		$-474.30	$0.00	$0.00					0	CHQ/102788	
19/07/2003 02:33:01	01/09/2003	BILL	$28,000.00		$28,000.00	$0.00		01/09/2003	01/07/2003	30/06/2004	385859	CHQ/110257	
06/11/2003 06:36:33	05/11/2003	PEN	$416.35		$28,416.35	$0.00					0	CHQ/114991	
06/11/2003 06:36:34	05/11/2003	CSRE		$-28,000.00	$416.35	$0.00					0	CHQ/114991	
02/12/2003 06:34:15	01/12/2003	PEN	$8.75		$425.10	$0.00					0	CHQ/116720	
02/12/2003 06:34:16	01/12/2003	CSRE		$-425.10	$0.00	$0.00					0	CHQ/116720	
17/07/2004 05:37:57	01/09/2004	BILL	$28,000.00		$28,000.00	$0.00		01/09/2004	01/07/2004	30/06/2005	418675	CHQ/129756	
05/01/2005 06:34:57	04/01/2005	PEN	$792.00		$28,792.00	$0.00					0	CHQ/139591	
05/01/2005 06:34:58	04/01/2005	CSRE		$-28,000.00	$792.00	$0.00					0	CHQ/139591	
21/07/2005 02:56:50	01/09/2005	BILL	$46,200.00		$46,992.00	$4,200.00		01/09/2005	01/07/2005	30/06/2006	3005590	CHQ/147924	
16/01/2006 06:34:26	13/01/2006	PEN	$1,491.35		$48,483.35	$0.00					0	CHQ/158924	
16/01/2006 06:34:27	13/01/2006	CSRE		$-47,059.30	$1,424.05	$0.00					0	CHQ/158924	
14/03/2006 06:34:16	13/03/2006	PEN	$63.80		$1,487.85	$0.00					0	CHQ/166813	
14/03/2006 06:34:17	13/03/2006	CSRE		$-1,483.70	$4.15	$0.00					0	CHQ/166813	
15/07/2006 02:50:49	01/09/2006	BILL	$46,200.00		$46,204.15	$4,200.00		01/09/2006	01/07/2006	30/06/2007	3039017	CHQ/179971	
04/12/2006 06:34:30	01/12/2006	PEN	$978.15		$47,182.30	$0.00					0	CHQ/188010	
04/12/2006 06:34:31	01/12/2006	CSRE		$-47,119.05	$63.25	$0.00					0	CHQ/188010	
16/07/2007 03:06:06	01/09/2007	BILL	$58,000.00		$58,063.25	$0.00		01/09/2007	01/07/2007	30/06/2008	3068695	CHQ/201124	
08/01/2008 08:43:26	07/01/2008	CSRE		$-59,511.60	$-1,448.35	$0.00					0	CHQ/208221	
08/01/2008 08:43:27	07/01/2008	PEN	$1,723.35		$275.00	$0.00					0	CHQ/208221	
15/07/2008 03:39:45	01/09/2008	BILL	$64,000.00		$64,275.00	$0.00		01/09/2008	01/07/2008	30/06/2009	3098034	CHQ/225215	
19/12/2008 06:34:56	18/12/2008	PEN	$1,640.50		$65,915.50	$0.00					0	CHQ/233567	
19/12/2008 06:34:57	18/12/2008	CSRE		$-65,915.50	$0.00	$0.00					0	CHQ/233567	
15/07/2009 03:04:18	01/09/2009	BILL	$64,000.00		$64,000.00	$0.00		01/09/2009	01/07/2009	30/06/2010	3127202	CHQ/245095	
01/12/2009 06:34:11	01/10/2009	PEN	$447.10		$64,447.10	$0.00					0	CHQ/260370	
01/12/2009 06:34:12	01/10/2009	CSRE		$-64,566.35	$-119.25	$0.00					0	CHQ/260370	
02/03/2010 08:30:00	26/02/2010	RFND	$119.25		$0.00	$0.00					0	CHQ/270935	
15/07/2010 05:02:14	01/09/2010	BILL	$17,744.65		$17,744.65	$0.00		01/12/2010	01/07/2010	30/09/2010	3170983	CHQ/306590	
16/02/2011 09:07:53	01/09/2010	BILL		$-24,197.25	$-6,452.60	$0.00		01/09/2010	01/07/2010	30/09/2010	3197452	CHQ/306240	
16/02/2011 09:07:54	01/09/2010	CAPB	$6,452.60		$0.00	$0.00					0	CHQ/308785	
16/02/2011 09:07:59	01/09/2010	BILM	$96,000.00		$96,000.00	$0.00		01/06/2011	01/07/2010	30/06/2011	3197452	CHQ/308785	
16/02/2011 09:08:00	01/09/2010	CAPM		$-25,600.00	$70,400.00	$0.00					0	CHQ/306240	
27/10/2010 12:59:48	01/12/2010	BILL	$17,744.65		$88,144.65	$0.00		01/12/2010	01/10/2010	31/12/2010	3188603	CHQ/293437	
16/02/2011 09:07:55	01/12/2010	BILL		$-24,197.25	$63,947.40	$0.00		01/12/2010	01/10/2010	31/12/2010	3197452	CHQ/306240	
16/02/2011 09:07:56	01/12/2010	CAPB	$6,452.60		$70,400.00	$0.00					0	CHQ/308785	
28/02/2011 06:34:47	25/02/2011	CSRE		$-53,818.60	$16,581.40	$0.00					0	CHQ/307657	
24/01/2011 03:16:42	01/03/2011	BILL	$17,358.87		$33,940.27	$0.00		01/06/2011	01/01/2011	31/03/2011	3195512	CHQ/306591	
24/01/2011 03:16:45	01/03/2011	ROFF		$-0.02	$33,940.25	$0.00					0	CHQ/306591	
16/02/2011 09:07:57	01/03/2011	BILL		$-23,671.20	$10,269.05	$0.00		01/03/2011	01/01/2011	31/03/2011	3197452	CHQ/306240	

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POST DATE	EFF. DATE	TYPE	DEBIT	CREDIT	BALANCE	GST	UPB PAY BY	INVOICE FROM	INVOICE TO	DOC NO	CERT	ORIG CERT
16/02/2011 09:07:58	01/03/2011	CAPB	$6,312.33		$16,581.38	$0.00				0	CHQ/308785	
01/07/2011 01:56:29	30/06/2011	MPEN	$146.10		$16,727.48	$0.00	30/06/2011			03223824	CHQ/395593	
02/08/2011 01:38:45	31/07/2011	MPEN	$161.11		$16,888.59	$0.00	31/07/2011			03268710	CHQ/449448	
01/09/2011 01:59:38	31/08/2011	CSRE		$-94,496.55	$-77,607.96	$0.00				03268710	CHQ/468041	
01/09/2011 01:59:38	31/08/2011	PEN	$162.66		$-77,445.30	$0.00				03268710	CHQ/468041	
17/07/2011 18:36:10	01/09/2011	BILL	$77,440.00		$-5.30	$0.00	01/09/2011	01/07/2011	30/06/2012	03223824	CHQ/442142	
30/08/2012 01:22:53	29/08/2012	CSRE		$-85,178.70	$-85,184.00	$0.00				03312459	CHQ/731791	
26/07/2012 22:39:12	01/09/2012	BILL	$85,184.00		$0.00	$0.00	01/09/2012	01/07/2012	30/06/2013	03268710	CHQ/691592	
24/08/2013 00:52:13	23/08/2013	CSRE		$-93,702.00	$-93,702.00	$0.00				03359454	CHQ/977858	
22/07/2013 00:15:39	01/09/2013	BILL	$93,702.00		$0.00	$0.00	01/09/2013	01/07/2013	30/06/2014	03312459	CHQ/954098	
16/08/2014 00:11:53	15/08/2014	CSRE		$-96,000.00	$-96,000.00	$0.00				03401609	CHQ/1322738	
19/07/2014 07:45:25	01/09/2014	BILL	$96,000.00		$0.00	$0.00	01/09/2014	01/07/2014	30/06/2015	03359454	CHQ/1300446	
07/08/2015 23:46:39	07/08/2015	CSRE		$-96,000.00	$-96,000.00	$0.00				03441602	CHQ/1620113	
18/07/2015 07:42:52	01/09/2015	BILL	$96,000.00		$0.00	$0.00	01/09/2015	01/07/2015	30/06/2016	03401609	CHQ/1602965	
10/08/2016 23:33:50	10/08/2016	CSRE		$-96,000.00	$-96,000.00	$0.00				03479822	CHQ/1947881	
16/07/2016 07:36:01	01/09/2016	BILL	$96,000.00		$0.00	$0.00	01/09/2016	01/07/2016	30/06/2017	03441602	CHQ/1924839	
15/07/2017 08:50:23	01/09/2017	BILL	$96,000.00		$96,000.00	$0.00	31/10/2017	01/07/2017	30/06/2018	03479822	CHQ/2256841	
01/12/2017 00:35:37	30/11/2017	MPEN	$694.36		$96,694.36	$0.00	30/11/2017				CHQ/2347834	
01/01/2018 00:34:43	31/12/2017	MPEN	$722.69		$97,417.05	$0.00	31/12/2017				CHQ/2362730	
01/02/2018 00:36:48	31/01/2018	MPEN	$728.09		$98,145.14	$0.00	31/01/2018				CHQ/2384405	

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FOLDED OR MUTILATED PLANS WILL BE REJECTED - PLAN MAY BE ROLLED

D.M.S. FORM S.B.11

309

REFERENCE MARKS

Stn	To	Bearing	Dist	Brand
1	D. Bloodwood	329°49'	9·12	39
2	NE. cor. wood post	200°42'	6·81	
5	Cor. bldg	182°09'	11·067	
6	Rem. nail in conc.	9°24'	1·5	

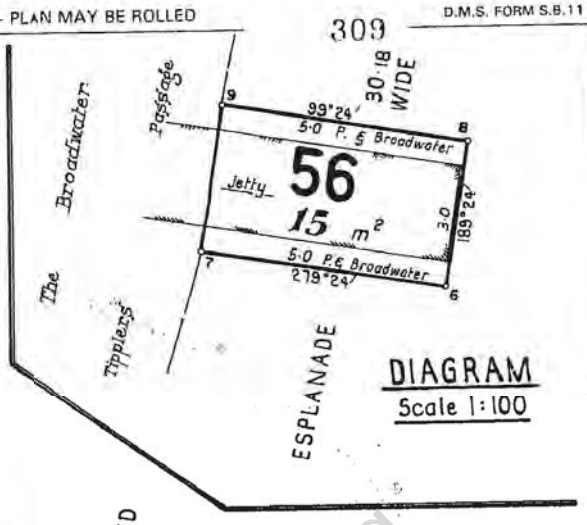
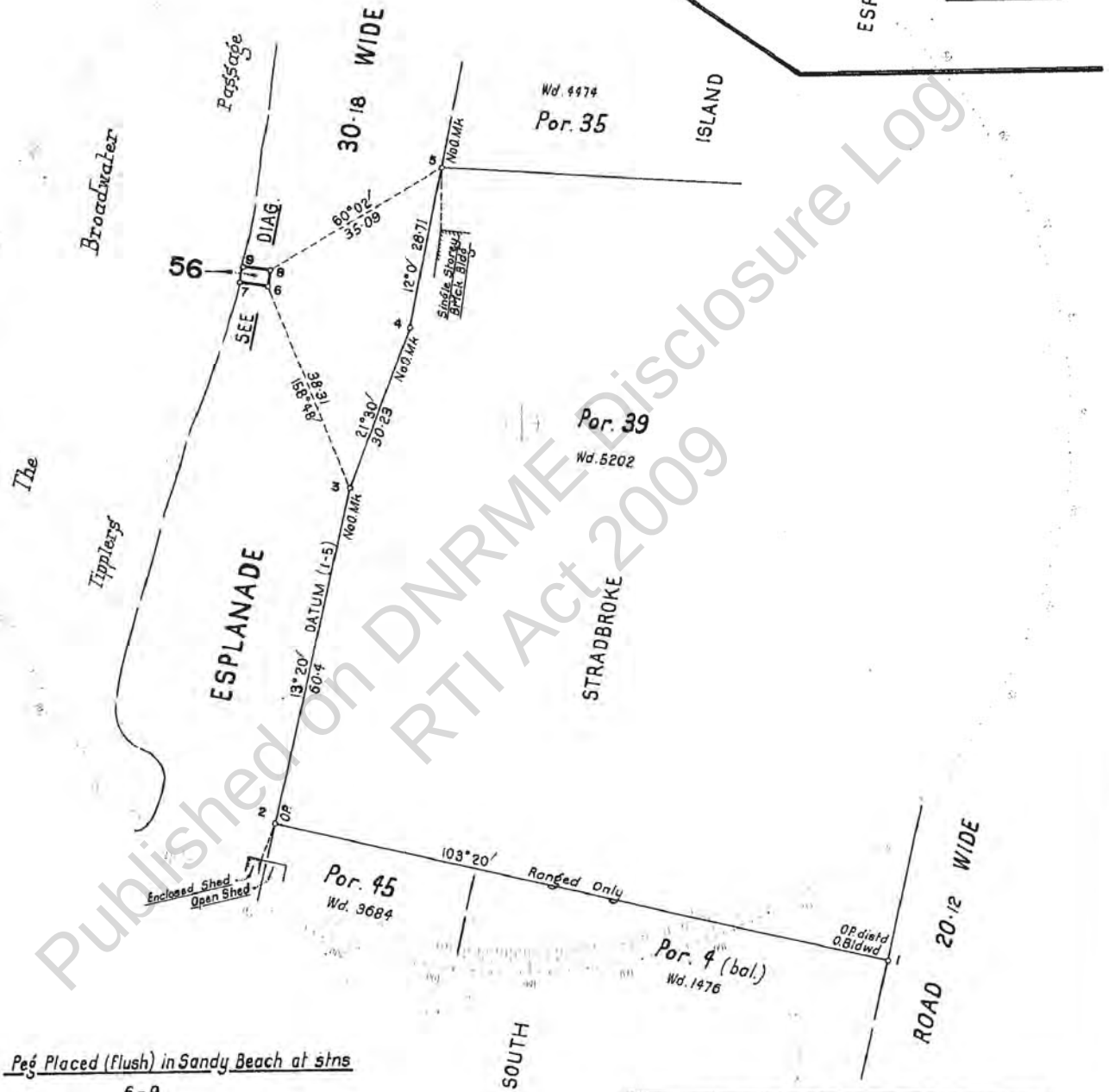


DIAGRAM
Scale 1:100



Peg Placed (flush) in Sandy Beach at stns 6-9

For Additional Plan & Document Notings Refer to CIEP

PROCLAIMED SURVEY AREA

I, Edward Burrell Bennett hereby certify that ~~I/the company have~~ surveyed the land comprised in this plan ~~is/has personally or by whom such~~ personally ~~company accepts responsibility~~ that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulations 1978 and that the said survey was completed on 7.11.1983

CTPI 49-Sch4

Licensed Surveyor

7/11/83
Date

SURVEY RECORDS NOT LODGED

MINING FIELD

MERIDIAN

LINE	PLAN BEARING	A.M.G. BEARING
	Subtract 0°01' for C.A.M. vide Wd. 4474.	

LAND AGENTS DISTRICT Brisbane

LOCAL AUTHORITY Albert Shire Council

PLAN OF Portion 56

SCALE 1: 750

AUTHORITY	D.M.S. REF.	DRAWN	REGISTERED	CHARTED	MAP REF.
SL 40758	89K2/606	G.W.S. 8.11.83	6.2.6. 10.1.84	31-10-84	9542-214

TOWN

PARISH CURRIGEE

County Ward

PLAN Wd. 5576

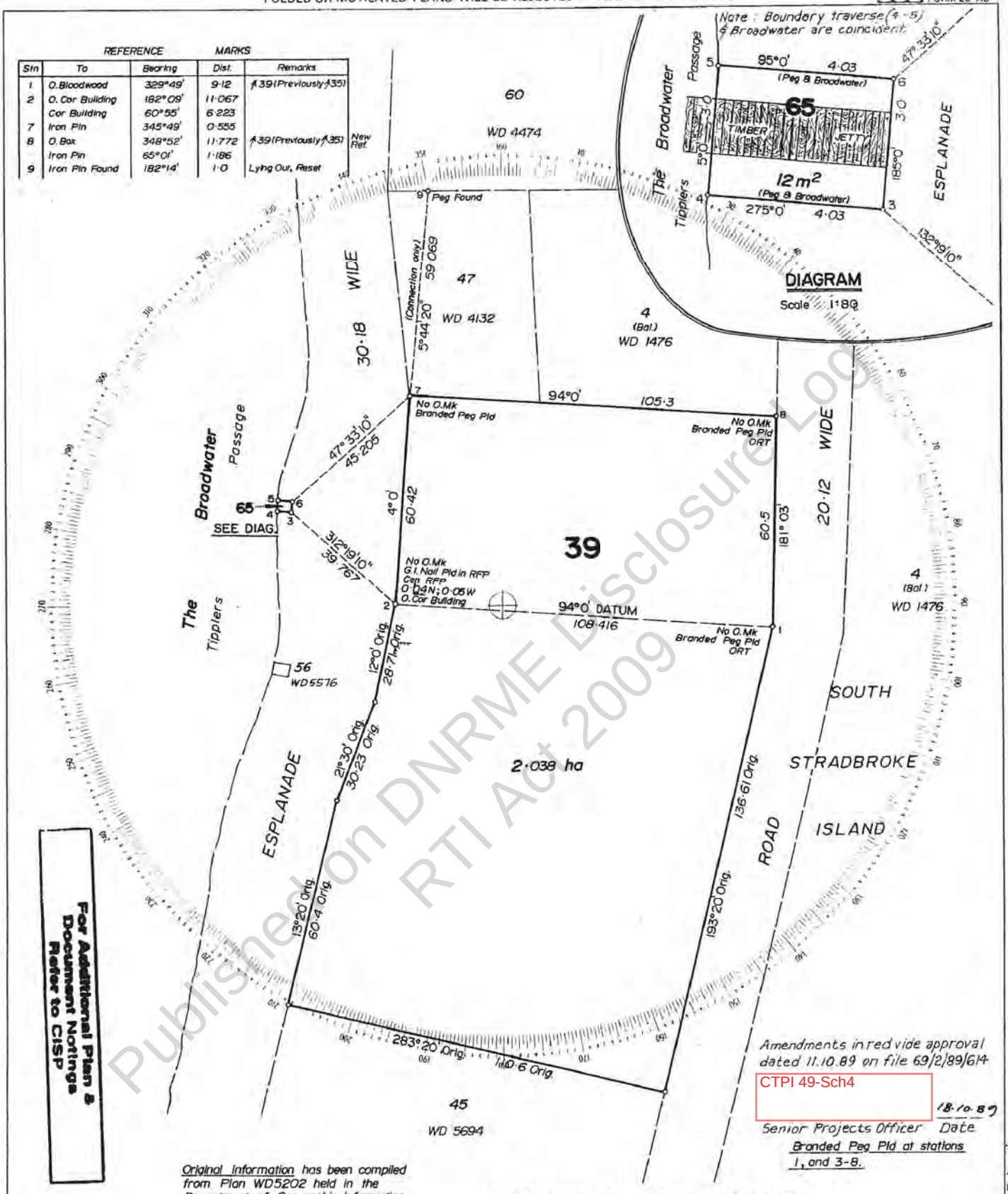
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FOLDED OR MUTILATED PLANS WILL BE REJECTED — PLAN MAY BE ROLLED

FORM 28 A3



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PREVIOUS DESCRIPTION Lots 39 & 65: Lot 35 & 65 on WD4474 and Lot 39 on WD5202	ORIGINAL PORTIONS 35, 39 & 65	PROCLAIMED SURVEY AREA	LAND AGENTS DISTRICT Brisbane	LOCAL AUTHORITY Albert Shire Council	

B.B.H. Pty Ltd hereby certify that ~~I/the company have~~ surveyed the land comprised in this plan ~~I/the company~~ personally ~~or by~~ PETER IRELAND (Surveying Graduate) for whose work ~~I/the company~~ accept responsibility) that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and that the Surveyors Regulations 1978 and that the said survey was completed on 1st April 1989

Director 20th April 1989
Licensed Surveyor & Director Date

SURVEY RECORDS Noted LODGED

MERIDIAN

LINE	PLAN BEARING	A.M.G. BEARING

Subtract 0°0l' for CAM Vide WD5202

PLAN OF Lots 39 & 65

SCALE 1: 1000

L.A.C. REF.	D.G.I. REF.	REGISTERED	MAP REFERENCE
SL06/ 40848	69/2/89/614	RAB 13·9·89	9542 - 214

TOWN/SUBURB/LOCALITY South Stradbroke Island

PARISH CURRIGEE

County Ward

PLAN WD6594

9.80. Apr.

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GENERAL REQUEST

Dealing Number

OFFICE USE ONLY

Privacy Statement
Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

1. Nature of request

DEDICATION OF ROAD IN TERMS OF SECTION 94 OF THE LAND ACY 1994

Lodger (Name, address, E-mail & phone number)

Lodger Code

2. Lot on Plan Description

LOT 56 WD5576

Title Reference

17660178

3. Registered Proprietor/State Lessee

THE STATE OF QUEENSLAND (REPRESENTED BY THE DEPARTMENT OF NATURAL RESOURCES AND MINES)

4. Interest

UNALLOCATED STATE LAND

5. Applicant

THE STATE OF QUEENSLAND (REPRESENTED BY THE DEPARTMENT OF NATURAL RESOURCES & MINES)

6. Request

I hereby request that: UNALLOCATED STATE LAND LOT 56 ON WD5576 IS DEDICATED AS ROAD IN TERMS OF SECTION 94 OF THE LAND ACT 1994

7. Execution by applicant

/ /
Execution Date

.....
Applicant's or Solicitor's Signature

Note: A Solicitor is required to print full name if signing on behalf of the Applicant

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Department of **Natural Resources and Mines**

Requirements and notification of acceptance of Surrender of NCL 6/2882

DNRM reference number: 2017/000099

We,

Council of the City of Gold Coast

(Full Name/s of Applicants)

of,

(residential address or registered office)

being the person/s to whom an offer has been made in terms Sections 327A of the Land Act 1994 and in accordance with the Department's letter dated 24 May 2017.

HEREBY GIVE YOU NOTICE that:

☐

- I/we accept the conditions of the offer to surrender NCL 6/2882, title reference 17660178, once the surrender has finalised Lot 39 on WD6594 is to be dedicated as a reserve for Recreation purposes under the control of the Council of the City of Gold Coast as Trustees.
- Lot 56 WD5576, once surrendered will be opened as Road within the Esplanade, South Stradbroke Island. Council agree to take custodianship of the area of road once dedicated.

I/We note that this acceptance shall not be effective until I/we have complied with all the conditions of the offer within the time specified.

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Particulars of land

Tenure Type -	NCL 6/2882, title reference 17660178				
Description	Lot 56 CPWD5576 and Lot 39 CPWD6594	**Parish**		**County**	
Area (ha) -	Total area being 2.039500HA				

The **Notification of Acceptance of Offer** form must be returned, signed, to the Department by close of business on ???? 2017. All other conditions of this offer must be satisfied by close of business on ??? 2017, otherwise this offer will lapse. If you believe you will be unable to comply with <u>all</u> the conditions of this offer by the due date, you may apply in writing for an extension of time. Applications for extensions of time must be made <u>before</u> the offer lapses and must address the following -

Office :
NRM Robina
Level 1, APVC Building
14 Edgewater Court
Robina QLD 4226

Postal :
NRM Robina
PO Box 4297
Robina Town Centre
4230 QLD

Telephone : (07)55831721
Fax: (07)55831744

File A© The State of Queensland (Department of Natural Resources and Mines

- what action you have taken to comply with the offer conditions; **AND**
- why the conditions cannot be complied with by the due date; **AND**
- the extension of time requested.

However an extension of time may not be granted to make payment of all required monies.

If you do not apply for an extension of time the offer lapses, a new application and application fee will be required. If you make a new application, the matter will be re-investigated and a new decision will be made that may include re-assessment of the land values involved and all conditions and requirements applicable to the dealing. The re-assessment may also result in the application being refused.

Dated at **this** **day of** **2017**

_____	_____
(SIGNATURE/S)	**(WITNESS)**
_____	_____
(SIGNATURE/S)	**(WITNESS)**
(ABN Number if applicable for Issue of Tax Invoice)	**(ACN Number if no Company Seal required)**

NOTE: ***This document should be signed by all persons to whom the offer has been made. All persons to whom the offer has been made or their registered Power of Attorney for and on their behalf should sign this document. In the event of a company being offered the tenure, this document is to be executed either under the Company Seal., with the signatories designation within the Company stated. Or, without the seal and signed by two (2) directors or, a director and the secretary.***

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Case Note Report

Case id:	2017/000099	**Service Centre:**	Robina	**Assigned to:**	McQuade, Diane (Action Officer)
Category:	Surrender	**Local Government:**	Gold Coast City Council	**Applicant:**	Gold Coast City Council
Note id:	74863				

Case Note Revision History

Revision: 0 **Revision Date:** 22/11/2017 14:58:47

Summary: Di has advised after perusing the Tipplers Hub comcept plan that a LMP will no longer be required

Details: Di has advised after perusing the Tipplers Hub comcept plan that a LMP will no longer be required

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TENURE DETAILS

Tenure Status	:	AC					
Title Ref	:	17660178	**District Office**	:	ROBINA	**Financial Category**	: 13.0.1 (BUSINESS & GOV'T - TOURISM)
Proposal	:		**Contact Telephone**	:	07 3199 7817	**Legal Category**	: 13 (BUSINESS & GOV'T)
SLAM File Ref	:		**Local Authority**	:	GOLD COAST CITY COUNCIL	**Purpose**	: BUSINESS (TOURIST AND ASSOCIATED
Lease Number	:	NCL 6/2882	**Lot/Plan**	:	39/WD6594	**Ind Estate**	:
Former Lease No	:					**Residential**	: NO

LESSEES

NAME
COUNCIL OF THE CITY OF GOLD COAST

ACCOUNT DETAILS : MAIN (1)

Account Type	:	MAIN (1)	Legislative Group	:	1 (LEASEHOLD - RENTAL	CURRENT BILLING DETAILS:		
Addressee	:	GCCC - PROPERTY	Control Group	:	6 (10 NCL)	Bill Frequency	:	ANNUAL_QUARTERLY
Service Address		DEPE 10, PO BOX 5042, GOLD COAST MC, QLD, 4217	Other Accounts	:	NO	Last Bill Issued:	:	01/08/2017
			Term	:		Bill Start Date	:	01/07/2017
			Commencement Date	:	01/10/1983	Bill End Date	:	30/06/2018
Customer Ext Ref:	:		Expiry Date	:		Payment Due	:	31/10/2017
Deposit	:	$0.00	Purchase Price	:	$0.00	FPC Date	:	
eLVAS Case Id	:		Penalties Accrued	:		FPC Number	:	

BILLING EVENT

START	FINISH	POSTED	BILLING FREQUENCY	CERT-NO
01/07/2017	30/06/2018	15/07/2017 08:50:23	ANNUAL	CHQ/2256841

TERM BILLING ACCEPTANCE

ACCEPTED	START	POSTED	CERT-NO
false	01/07/2010	07/04/2011 15:50:19	CHQ/326409

GST SCHEDULES

GST CODE	EFF-DATE	POSTED	CERT-NO
SZ	01/07/2008	15/07/2008 03:39:45	-1_DCON

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ACCOUNT DETAILS : MAIN (1)

NOTINGS

DATE	NOTE	USER
25/07/2017	Bill 03479822 issued 01/08/2017 attached to certificate CHQ/2261065. DO NOT use	WILKES, CHRIS
04/05/2011	SOUTH STRADBROKE ISLAND	ZAHNOW, ROBYN

DEBIT CONTROL: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	ANN-RATE	DIFFERENCE	CERT-NO	RENT-TYPE	RENT-EXPIRY	UV	CALC-RATE	FINANCIAL CATEGORY
30/06/1989	30/06/1989	AA	$11,300.00	$11,300.00	2/3794	C			0.00	0
01/07/1993	01/07/1993	LRSD	$18,000.00	$18,000.00	E4361	C		$600,000.00	3.00	9.2
01/07/1994	01/07/1994	LRSD	$21,000.00	$21,000.00	LRS94	C		$600,000.00	3.50	9.2
01/07/1995	01/07/1995	LRSD	$29,925.00	$29,925.00	GDC/252	C		$855,000.00	3.50	9.2
01/07/1996	01/07/1996	LRSD	$26,600.00	$26,600.00	GDC 11	C		$700,000.00	3.80	9.2
06/07/1997	30/06/1997	CCAL	$26,600.00	$26,600.00	CHQ/3299	C			4.00	9.2
08/07/1997	01/07/1997	VANN	$28,000.00	$28,000.00	BDL/18	C		$700,000.00	4.00	9.2
06/07/1998	01/07/1998	VANN	$28,000.00	$28,000.00	BDL/451	C		$700,000.00	4.00	9.2
03/07/1999	01/07/1999	VANN	$28,000.00	$28,000.00	BDL/1207	C		$700,000.00	4.00	9.2
07/07/2000	01/07/2000	VANN	$28,000.00	$28,000.00	BDL/1386	C		$700,000.00	4.00	9.2
03/07/2001	01/07/2001	VANN	$28,000.00	$28,000.00	BDL/1501	C		$700,000.00	4.00	9.2
11/07/2002	01/07/2002	VANN	$28,000.00	$28,000.00	BDL/1616	C		$700,000.00	4.00	9.2
03/07/2003	01/07/2003	VANN	$28,000.00	$28,000.00	BDL/1717	C		$700,000.00	4.00	9.2
02/07/2004	01/07/2004	VANN	$28,000.00	$28,000.00	BDL/1829	C		$700,000.00	4.00	9.2
02/07/2005	01/07/2005	VANN	$42,000.00	$42,000.00	BDL/1920	C		$1,050,000.00	4.00	9.2
05/07/2006	01/07/2006	VANN	$42,000.00	$42,000.00	BDL/2562	C		$1,050,000.00	4.00	9.2
03/07/2007	01/07/2007	VANN	$58,000.00	$58,000.00	BDL/2639	C		$1,450,000.00	4.00	9.2
02/07/2008	01/07/2008	VANN	$64,000.00	$64,000.00	BDL/2716	C		$1,600,000.00	4.00	9.2
02/07/2009	01/07/2009	VANN	$64,000.00	$64,000.00	BDL/2848	C		$1,600,000.00	4.00	9.2
02/07/2010	01/07/2010	VANN	$96,000.00	$96,000.00	BDL/2921	C		$1,600,000.00	6.00	13
02/07/2010	01/07/2010	AVER	$96,000.00	$0.00	BDL/2921	C		$1,600,000.00	6.00	13
02/07/2010	01/07/2010	VCAP	$70,400.00	$-25,600.00	BDL/2921	C		$1,600,000.00	6.00	13
01/07/2011	01/07/2011	VANN	$96,000.00	$96,000.00	CHQ/399400	C		$1,600,000.00	6.00	13
01/07/2011	01/07/2011	AVER	$96,000.00	$0.00	CHQ/399400	C		$1,600,000.00	6.00	13
01/07/2011	01/07/2011	VCAP	$77,440.00	$-18,560.00	CHQ/399400	C		$1,600,000.00	6.00	13
03/07/2012	01/07/2012	VANN	$96,000.00	$96,000.00	CHQ/649293	C		$1,600,000.00	6.00	13
03/07/2012	01/07/2012	AVER	$96,000.00	$0.00	CHQ/649293	C		$1,600,000.00	6.00	13
03/07/2012	01/07/2012	VCAP	$85,184.00	$-10,816.00	CHQ/649293	C		$1,600,000.00	6.00	13
30/06/2013	01/07/2013	VANN	$96,000.00	$96,000.00	CHQ/905618	C		$1,600,000.00	6.00	13
30/06/2013	01/07/2013	AVER	$96,000.00	$0.00	CHQ/905618	C		$1,600,000.00	6.00	13
30/06/2013	01/07/2013	VCAP	$93,702.00	$-2,298.00	CHQ/905618	C		$1,600,000.00	6.00	13
01/07/2014	01/07/2014	VANN	$96,000.00	$96,000.00	CHQ/1247178	C		$1,600,000.00	6.00	13
01/07/2014	01/07/2014	AVER	$96,000.00	$0.00	CHQ/1247178	C		$1,600,000.00	6.00	13
21/05/2016	01/07/2015	CAT	$96,000.00	$96,000.00	ROB/1832900	C		$1,600,000.00	6.00	13.0.1
21/05/2016	01/07/2015	AVER	$96,000.00	$0.00	ROB/1832900	C		$1,600,000.00	6.00	13.0.1
02/07/2016	01/07/2016	VANN	$96,000.00	$96,000.00	CHQ/1883672	C		$1,600,000.00	6.00	13.0.1
02/07/2016	01/07/2016	AVER	$96,000.00	$0.00	CHQ/1883672	C		$1,600,000.00	6.00	13.0.1
01/07/2017	01/07/2017	VANN	$96,000.00	$96,000.00	CHQ/2215107	C		$1,600,000.00	6.00	13.0.1
01/07/2017	01/07/2017	AVER	$96,000.00	$0.00	CHQ/2215107	C		$1,600,000.00	6.00	13.0.1

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ACCOUNT DETAILS : MAIN (1)

DEBIT CONTROL: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	ANN-RATE	DIFFERENCE	CERT-NO	RENT-TYPE	RENT-EXPIRY	UV	CALC-RATE	FINANCIAL CATEGORY

AVERAGING: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	YEAR-1	YEAR-2	YEAR-3	YEAR-4	YEAR-5	AVERAGE	CERT-NO
02/07/2010	01/07/2010	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	BDL/2921
01/07/2011	01/07/2011	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/399400
03/07/2012	01/07/2012	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/649293
30/06/2013	01/07/2013	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/905618
01/07/2014	01/07/2014	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/1247178
21/05/2016	01/07/2015	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	ROB/1832900
02/07/2016	01/07/2016	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/1883672
01/07/2017	01/07/2017	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/2215107

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
01/06/1990	01/06/1990	CBAL		$0.00	$0.00				TAKE ON	0		
04/09/1990	01/10/1990	BILL	$11,300.00		$11,300.00		01/10/1990		TAKE ON	9901001	01/10/1990	30/09/1991
01/10/1990	01/10/1990	CSRE		$2,825.00	$8,475.00			NOTRECORDED	TAKE ON	0		
16/11/1990	07/11/1990	CSRE		$2,825.00	$5,650.00			NOTRECORDED	TAKE ON	0		
17/01/1991	07/11/1990	APEN	$29.13		$5,679.13				E1036	0		
10/12/1990	17/12/1990	CSRE		$2,825.00	$2,854.13			NOTRECORDED	TAKE ON	0		
10/12/1990	17/12/1990	APEN	$53.93		$2,908.06				TAKE ON	0		
17/01/1991	11/01/1991	CSRE		$2,825.00	$83.06			NOTRECORDED	TAKE ON	0		
17/01/1991	11/01/1991	APEN	$8.50		$91.56				TAKE ON	0		
25/03/1991	21/03/1991	CSRE		$95.34	$-3.78			NOTRECORDED	TAKE ON	0		
25/03/1991	21/03/1991	APEN	$3.78		$0.00				TAKE ON	0		
22/08/1991	01/10/1991	BILL	$11,300.00		$11,300.00		01/10/1991		TAKE ON	9911001	01/10/1991	30/09/1992
15/10/1991	11/10/1991	CSRE		$2,825.00	$8,475.00			NOTRECORDED	TAKE ON	0		
15/10/1991	11/10/1991	APEN	$7.53		$8,482.53				TAKE ON	0		
15/11/1991	13/11/1991	CSRE		$2,825.00	$5,657.53			NOTRECORDED	TAKE ON	0		
15/11/1991	13/11/1991	APEN	$33.67		$5,691.20				TAKE ON	0		
11/12/1991	09/12/1991	CSRE		$2,825.00	$2,866.20			NOTRECORDED	TAKE ON	0		
11/12/1991	09/12/1991	APEN	$53.16		$2,919.36				TAKE ON	0		
20/01/1992	31/12/1991	APEN	$72.78		$2,992.14				TAKE ON	0		
24/01/1992	03/01/1992	CSRE		$2,825.00	$167.14			NOTRECORDED	TAKE ON	0		
24/01/1992	03/01/1992	PEN	$1.76		$168.90				TAKE ON	0		
27/08/1992	01/10/1992	BILL	$11,300.00		$11,468.90		01/10/1992		TAKE ON	9921001	01/10/1992	30/09/1993
11/07/1993	01/10/1992	CBIL		$11,300.00	$168.90		01/10/1992		E4359	0	01/10/1992	30/09/1993
11/07/1993	01/10/1992	BILL	$8,475.00		$8,643.90		01/10/1992		E4359	0	01/10/1992	30/09/1993
11/03/1993	08/03/1993	CSRE		$2,000.00	$6,643.90			NOTRECORDED	92387	0		
11/03/1993	08/03/1993	PEN	$128.70		$6,772.60				92387	0		
18/04/1993	13/04/1993	CSRE		$2,000.00	$4,772.60			NOTRECORDED	92716	0		
18/04/1993	13/04/1993	PEN	$138.60		$4,911.20				92716	0		

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ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
17/05/1993	12/05/1993	CSRE		$2,000.00	$2,911.20			NOTRECORDED	92930	0		
17/05/1993	12/05/1993	PEN	$160.15		$3,071.35				92930	0		
17/06/1993	15/06/1993	CSRE		$2,000.00	$1,071.35			NOTRECORDED	93205	0		
17/06/1993	15/06/1993	PEN	$185.70		$1,257.05				93205	0		
14/07/1993	01/07/1993	APEN		$153.29	$1,103.76				E4360	0		
19/07/1993	09/07/1993	CSRE		$2,000.00	$-896.24			NOTRECORDED	93452	0		
19/07/1993	09/07/1993	PEN	$112.50		$-783.74				93452	0		
01/09/1993	23/08/1993	CSRE		$2,041.26	$-2,825.00			NOTRECORDED	93867	0		
01/09/1993	01/09/1993	BILL	$18,000.00		$15,175.00		01/09/1993		0016189	9930901	01/07/1993	30/06/1994
30/09/1993	28/09/1993	CSRE		$1,175.00	$14,000.00			NOTRECORDED	340253	0		
30/09/1993	28/09/1993	PEN	$10.10		$14,010.10				340253	0		
09/11/1993	01/11/1993	CSRE		$2,000.00	$12,010.10			NOTRECORDED	340604	0		
09/11/1993	01/11/1993	PEN	$38.50		$12,048.60				340604	0		
09/12/1993	07/12/1993	CSRE		$2,000.00	$10,048.60			NOTRECORDED	340926	0		
09/12/1993	07/12/1993	PEN	$61.30		$10,109.90				340926	0		
01/03/1994	21/01/1994	CSRE		$5,000.00	$5,109.90			NOTRECORDED	436938	0		
01/03/1994	21/01/1994	PEN	$225.45		$5,335.35				436938	0		
16/03/1994	08/03/1994	CSRE		$2,000.00	$3,335.35			NOTRECORDED	341673	0		
16/03/1994	08/03/1994	PEN	$120.05		$3,455.40				341673	0		
22/04/1994	18/04/1994	CSRE		$3,000.00	$455.40			NOTRECORDED	422054	0		
22/04/1994	18/04/1994	PEN	$220.70		$676.10				422054	0		
03/06/1994	31/05/1994	CSRE		$740.00	$-63.90			NOTRECORDED	422740	0		
03/06/1994	31/05/1994	PEN	$59.45		$-4.45				422740	0		
12/09/1994	30/08/1994	CSRE		$20,995.55	$-21,000.00			NOTRECORDED	551260	0		
01/09/1994	01/09/1994	BILL	$21,000.00		$0.00		01/09/1994		0041666	9940901	01/07/1994	30/06/1995
01/09/1995	01/09/1995	BILL	$21,000.00		$21,000.00		01/09/1995		0087013	9950901	01/07/1995	30/06/1996
01/12/1995	01/09/1995	BILL		$21,000.00	$0.00		01/09/1995		GDC/252	0	01/07/1995	30/06/1996
01/12/1995	01/09/1995	BILL	$29,925.00		$29,925.00		01/02/1996		GDC/252	9960201	01/07/1995	30/06/1996
01/09/1995	04/09/1995	CSRE		$21,000.00	$8,925.00			NOTRECORDED	771260	0		
01/09/1995	04/09/1995	PEN	$22.40		$8,947.40				771260	0		
01/03/1996	28/02/1996	CSRE		$8,947.40	$0.00			NOTRECORDED	821652	0		
01/03/1996	28/02/1996	PEN	$85.20		$85.20				821652	0		
13/02/1997	01/07/1996	LROB		$5,890.00	$-5,804.80		01/07/1996		GDC 11	0	01/07/1996	30/06/1997
13/02/1997	01/07/1996	LINT		$112.23	$-5,917.03				GDC 11	0		
08/08/1996	02/08/1996	CSRE		$90.20	$-6,007.23			NOTRECORDED	891709	0		
08/08/1996	02/08/1996	PEN	$5.50		$-6,001.73				891709	0		
01/09/1996	01/09/1996	BILL	$32,490.00		$26,488.27		01/09/1996		0131412	9960901	01/07/1996	30/06/1997
11/11/1996	31/10/1996	CSRE		$33,231.10	$-6,742.83			NOTRECORDED	00955602	0		
11/11/1996	31/10/1996	PEN	$694.35		$-6,048.48				00955602	0		
07/03/1997	14/02/1997	RRED	$6,048.00		$-0.48				GDC 13	0		
19/07/1997	01/09/1997	BILL	$28,000.00		$27,999.52		01/09/1997		CHQ/4837	160247	01/07/1997	30/06/1998
19/07/1997	01/09/1997	ROFF		$0.02	$27,999.50				CHQ/4837	0		
08/09/1997	01/09/1997	CSRE		$27,999.50	$0.00			01102819	CHQ/6321	0		
18/07/1998	01/09/1998	BILL	$28,000.00		$28,000.00		01/09/1998		CHQ/20156	210104	01/07/1998	30/06/1999
02/09/1998	01/09/1998	CSRE		$28,000.00	$0.00			01282447	CHQ/22438	0		
24/07/1999	01/09/1999	BILL	$28,000.00		$28,000.00		01/09/1999		CHQ/37173	246954	01/07/1999	30/06/2000
03/09/1999	01/09/1999	CSRE		$28,000.00	$0.00			02161730	CHQ/39233	0		

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ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
22/07/2000	01/09/2000	BILL	$28,000.00		$28,000.00		01/09/2000		CHQ/53570	282983	01/07/2000	30/06/2001
08/11/2000	06/11/2000	PEN	$430.15		$28,430.15				CHQ/60641	0		
08/11/2000	06/11/2000	CSRE		$28,417.30	$12.85			02382019	CHQ/60641	0		
21/07/2001	01/09/2001	BILL	$28,000.00		$28,012.85		01/09/2001		CHQ/75088	318296	01/07/2001	30/06/2002
19/11/2001	16/11/2001	PEN	$495.40		$28,508.25				CHQ/81596	0		
19/11/2001	16/11/2001	CSRE		$28,424.90	$83.35			02578225	CHQ/81596	0		
06/05/2002	01/05/2002	PEN	$4.65		$88.00				CHQ/87930	0		
06/05/2002	01/05/2002	CSRE		$88.00	$0.00			02661942	CHQ/87930	0		
20/07/2002	01/09/2002	BILL	$28,000.00		$28,000.00		01/09/2002		CHQ/93609	352341	01/07/2002	30/06/2003
15/11/2002	14/11/2002	PEN	$474.30		$28,474.30				CHQ/99571	0		
15/11/2002	14/11/2002	CSRE		$28,000.00	$474.30			02765735	CHQ/99571	0		
04/02/2003	14/11/2002	TRAN		$474.30	$0.00				CHQ/102788	0		
19/07/2003	01/09/2003	BILL	$28,000.00		$28,000.00		01/09/2003		CHQ/110257	385859	01/07/2003	30/06/2004
06/11/2003	05/11/2003	PEN	$416.35		$28,416.35				CHQ/114991	0		
06/11/2003	05/11/2003	CSRE		$28,000.00	$416.35			02946710	CHQ/114991	0		
02/12/2003	01/12/2003	PEN	$8.75		$425.10				CHQ/116720	0		
02/12/2003	01/12/2003	CSRE		$425.10	$0.00			02958988	CHQ/116720	0		
17/07/2004	01/09/2004	BILL	$28,000.00		$28,000.00		01/09/2004		CHQ/129756	418675	01/07/2004	30/06/2005
05/01/2005	04/01/2005	PEN	$792.00		$28,792.00				CHQ/139591	0		
05/01/2005	04/01/2005	CSRE		$28,000.00	$792.00			03146015	CHQ/139591	0		
21/07/2005	01/09/2005	BILL	$42,000.00		$42,792.00		01/09/2005		CHQ/147924	3005590	01/07/2005	30/06/2006
21/07/2005	01/09/2005	GSTB	$4,200.00		$46,992.00		01/09/2005		CHQ/147924	3005590	01/07/2005	30/06/2006
16/01/2006	13/01/2006	PEN	$1,491.35		$48,483.35				CHQ/158924	0		
16/01/2006	13/01/2006	CSRE		$47,059.30	$1,424.05			03318033	CHQ/158924	0		
14/03/2006	13/03/2006	PEN	$63.80		$1,487.85				CHQ/166813	0		
14/03/2006	13/03/2006	CSRE		$1,483.70	$4.15			03341865	CHQ/166813	0		
15/07/2006	01/09/2006	BILL	$42,000.00		$42,004.15		01/09/2006		CHQ/179971	3039017	01/07/2006	30/06/2007
15/07/2006	01/09/2006	GSTB	$4,200.00		$46,204.15		01/09/2006		CHQ/179971	3039017	01/07/2006	30/06/2007
04/12/2006	01/12/2006	PEN	$978.15		$47,182.30				CHQ/188010	0		
04/12/2006	01/12/2006	CSRE		$47,119.05	$63.25			03456220	CHQ/188010	0		
16/07/2007	01/09/2007	BILL	$58,000.00		$58,063.25		01/09/2007		CHQ/201124	3068695	01/07/2007	30/06/2008
08/01/2008	07/01/2008	CSRE		$59,511.60	$-1,448.35			03612172	CHQ/208221	0		
08/01/2008	07/01/2008	PEN	$1,723.35		$275.00			03612172	CHQ/208221	0		
15/07/2008	01/09/2008	BILL	$64,000.00		$64,275.00		01/09/2008		CHQ/225215	3098034	01/07/2008	30/06/2009
19/12/2008	18/12/2008	PEN	$1,640.50		$65,915.50				CHQ/233567	0		
19/12/2008	18/12/2008	CSRE		$65,915.50	$0.00			03729897	CHQ/233567	0		
15/07/2009	01/09/2009	BILL	$64,000.00		$64,000.00		01/09/2009		CHQ/245095	3127202	01/07/2009	30/06/2010
01/12/2009	01/10/2009	PEN	$447.10		$64,447.10				CHQ/260370	0		
01/12/2009	01/10/2009	CSRE		$64,566.35	$-119.25			03831892	CHQ/260370	0		
02/03/2010	26/02/2010	RFND	$119.25		$0.00			1900016947	CHQ/270935	0		
15/07/2010	01/09/2010	BILL	$24,197.25		$24,197.25		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
15/07/2010	01/09/2010	AVEB		$0.00	$24,197.25		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
15/07/2010	01/09/2010	CAPB		$6,452.60	$17,744.65		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
16/02/2011	01/09/2010	BILL		$24,197.25	$-6,452.60		01/09/2010		CHQ/306240	3197452	01/07/2010	30/09/2010
16/02/2011	01/09/2010	CAPB	$6,452.60		$0.00				CHQ/308785	0		
16/02/2011	01/09/2010	BILM	$96,000.00		$96,000.00		01/06/2011		CHQ/308785	3197452	01/07/2010	30/06/2011
16/02/2011	01/09/2010	CAPM		$25,600.00	$70,400.00				CHQ/306240	0		

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ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
27/10/2010	01/12/2010	BILL	$24,197.25		$94,597.25		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
27/10/2010	01/12/2010	AVEB		$0.00	$94,597.25		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
27/10/2010	01/12/2010	CAPB		$6,452.60	$88,144.65		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
16/02/2011	01/12/2010	BILL		$24,197.25	$63,947.40		01/12/2010		CHQ/306240	3197452	01/10/2010	31/12/2010
16/02/2011	01/12/2010	CAPB	$6,452.60		$70,400.00				CHQ/308785	0		
28/02/2011	25/02/2011	CSRE		$53,818.60	$16,581.40			03970854	CHQ/307657	0		
24/01/2011	01/03/2011	BILL	$23,671.20		$40,252.60		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	AVEB		$0.00	$40,252.60		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	CAPB		$6,312.33	$33,940.27		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	ROFF		$0.02	$33,940.25				CHQ/306591	0		
16/02/2011	01/03/2011	BILL		$23,671.20	$10,269.05		01/03/2011		CHQ/306240	3197452	01/01/2011	31/03/2011
16/02/2011	01/03/2011	CAPB	$6,312.33		$16,581.38				CHQ/308785	0		
01/07/2011	30/06/2011	MPEN	$146.10		$16,727.48		30/06/2011		CHQ/395593	03223824		
02/08/2011	31/07/2011	MPEN	$161.11		$16,888.59		31/07/2011		CHQ/449448	03268710		
01/09/2011	31/08/2011	CSRE		$94,496.55	$-77,607.96			04033196	CHQ/468041	03268710		
01/09/2011	31/08/2011	PEN	$162.66		$-77,445.30				CHQ/468041	03268710		
17/07/2011	01/09/2011	BILL	$96,000.00		$18,554.70		01/09/2011		CHQ/442142	03223824	01/07/2011	30/06/2012
17/07/2011	01/09/2011	CAPB		$18,560.00	$-5.30		01/09/2011		CHQ/442142	03223824	01/07/2011	30/06/2012
30/08/2012	29/08/2012	CSRE		$85,178.70	$-85,184.00			04149387	CHQ/731791	03312459		
26/07/2012	01/09/2012	BILL	$96,000.00		$10,816.00		01/09/2012		CHQ/691592	03268710	01/07/2012	30/06/2013
26/07/2012	01/09/2012	CAPB		$10,816.00	$0.00		01/09/2012		CHQ/691592	03268710	01/07/2012	30/06/2013
24/08/2013	23/08/2013	CSRE		$93,702.00	$-93,702.00			02055761	CHQ/977858	03359454		
22/07/2013	01/09/2013	BILL	$96,000.00		$2,298.00		01/09/2013		CHQ/954098	03312459	01/07/2013	30/06/2014
22/07/2013	01/09/2013	CAPB		$2,298.00	$0.00		01/09/2013		CHQ/954098	03312459	01/07/2013	30/06/2014
16/08/2014	15/08/2014	CSRE		$96,000.00	$-96,000.00			02135265	CHQ/1322738	03401609		
19/07/2014	01/09/2014	BILL	$96,000.00		$0.00		01/09/2014		CHQ/1300446	03359454	01/07/2014	30/06/2015
07/08/2015	07/08/2015	CSRE		$96,000.00	$-96,000.00			02212515	CHQ/1620113	03441602		
18/07/2015	01/09/2015	BILL	$96,000.00		$0.00		01/09/2015		CHQ/1602965	03401609	01/07/2015	30/06/2016
10/08/2016	10/08/2016	CSRE		$96,000.00	$-96,000.00			02287866	CHQ/1947881	03479822		
16/07/2016	01/09/2016	BILL	$96,000.00		$0.00		01/09/2016		CHQ/1924839	03441602	01/07/2016	30/06/2017
15/07/2017	01/09/2017	BILL	$96,000.00		$96,000.00		31/10/2017		CHQ/2256841	03479822	01/07/2017	30/06/2018

REFUNDS

EFF-DATE	ADJ	AMOUNT	PAYEE
26/02/2010	PAID	$119.25	COUNCIL OF THE GOLD COAST

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CUSTOMER CONTACT DETAILS:

Name	:	COUNCIL OF THE CITY OF GOLD COAST	Delivery Address	:	THE CHIEF EXECUTIVE OFFICER, PO BOX 5042, GOLD COAST MC, QLD, 4217	Association	: LESSEE
						Payment Terms	:
Delivery Preference	:	POST	Email Address	:			
Telephone	:		Contact (Other)	:			
Mobile	:						
Facsimile	:						

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*** END OF REPORT ***

Queensland Government

eLVAS: Intersection Report

Layer Intersection Summary

Parcels Found

39WD6594
56WD5576

Parcels Not Found

None

Group	Layer Name	Intersected?	Details
Built Environment	QLD Railways	No	
	Roads	Yes	
Coastal	Coastal Protection Building Lines	No	
	Coastal Protection Coastal Zone	Yes	
	Coastal Protection Hazzard 40M on HAT	Yes	
	Coastal Protection Hazzard All	Yes	
	Coastal Protection Hazzard Calc Dist	No	
	Coastal Protection Hazzard High Storm Tide	Yes	
	Coastal Protection Hazzard Med Storm Tide	Yes	
	Coastal Protection Management Dist	Yes	
	Coastal S86 Permit Areas	No	
	Coastal S86 Permit Lines	No	
	QLD Interim Coastline Area	Yes	
	QLD Interim Coastline Line	No	
Environmental Areas	Nature Refuge Areas	No	
	Qld Coordinated Conservation Areas	No	
	QLD Protected Area Estate Type	No	
	World Heritage Areas	No	
Fish Habitat Areas	Fish Habitat Areas	No	
Forest Products	Forest entitlement area	No	
	Forest Management Areas	Yes	SOUTH EAST
	Forest Products MUIDs	No	
	Forest Products SUIDs	No	
	Plantation Licence Area	No	
Heritage Register	Heritage Places	No	
Koala	SPP Koala Habitat Value	Yes	
	SPRP Koala Habitat Value	No	
Mining	Exploration permits for coal	No	
	Exploration permits for minerals	No	
	Exploration permits for petroleum	No	
	Qld coal seam gas wells	No	
	Qld Mining leases	No	
	Qld petroleum leases	No	
	Qld petroleum wells	No	
National trail	National trail	No	
Planning Scheme Zoning	State-Wide Planning Scheme (SPA)	Yes	
	State-Wide Planning Scheme (Zoning)	Yes	Sport and Recreation
Regional Planning	DLGP Regional Planning Areas	Yes	South East Queensland Regional Plan
Stock Routes	Stockroute	No	
ULDA	Declared Urban Land Development Areas (ULDA)	No	
Vegetation	Essential Habitat	Yes	
	High Value Regrowth	No	
Water	Dams and Lakes 100k	No	
	Dams and weirs	No	
	Drainage 100K	No	
	Drainage 250K	No	
	EPP Water 2009 (SEQ)	No	
	Groundwater bores	No	
	Groundwater monitoring network	No	
	Springs	No	
	Water Resource Planning Area	No	
	Waterbodies 10M	No	

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Wetlands	Wetlands - Directory of Important Wetlands	Yes

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Map



Published

eLVAS INTERSECTION REPORT - INTERNAL MAP

Map Generated: Wednesday, 11 October 2017 8:43 AM

NON-STANDARD MAP

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

Disclaimer

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

Produced by: The Department of Natural Resources and Mines

Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)

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

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

Search Date: 11/10/2017 08:43 Title Reference: 17660178
Date Created: 21/10/1995

DESCRIPTION OF LAND

Tenure Reference: NCL 6/2882

Lease Type: PERPETUAL

LOT 56 CROWN PLAN WD5576
Local Government: GOLD COAST
LOT 39 CROWN PLAN WD6594
Local Government: GOLD COAST

Area: 2.039500 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
BUSINESS (TOURIST AND ASSOCIATED FACILITIES)

TERM OF LEASE

Day of beginning of lease

Lease in perpetuity commencing on 01/10/1983

REGISTERED LESSEE

Dealing No: 712271760 11/03/2009

COUNCIL OF THE CITY OF GOLD COAST

CONDITIONS

K1 The lessee shall maintain the leased land free from noxious plants.

M76 The Lessee shall use the leased land for Business (Tourist and Associated Facilities) only.

M76 The Lessee shall maintain all improvements on the leased land to the satisfaction of the Minister administering the Land Act.

M76 The Lessee shall comply with any lawful requirements of the Council of the Shire of Albert.

M76 The Lessee shall within one (1) year from the commencement of the term of the lease enter into an Agreement with the Queensland Tourist and Travel Corporation regarding the conducting of a tourist resort on the leased land.

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

Search Date: 11/10/2017 08:43 Title Reference: 17660178
Date Created: 21/10/1995

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Lease No. 17660178

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current State Tenure Search **

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

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eLVAS Client Interaction Report
For Interaction id: 1528826

Contact Details

Business unit:	State Land Asset Management
Business context:	Verbal (Inwards) Case
Interaction method:	Telephone
Interaction date:	4-Oct-2017 9:24 AM
Entered by:	Collis, Suze
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent

Interaction Record History

Service Centre:	Robina
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Collis, Suze
Date:	4-Oct-2017
Details:	Jerry rang from Council asking for an update I advised her that we were still looking at the Concept plan as we do require a Land Management Plan, more specific and date relative. I said we would call her in due course .

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1514622

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	15-Aug-2017 4:16 PM
Entered by:	Collis, Suze
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming email	email fm Anita with concept plan	15-Aug-2017

Interaction Record History

Service Centre:	Robina
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Collis, Suze
Date:	15-Aug-2017
Details:	

Assignment History

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Date : 15/08/2017 2:40:53 PM
From : "RAMSAY Anita"
To : "COLLIS Suzanne"
Subject : APPLICATION TO SURRENDER - NCL 2882
Attachment : TRACKS-#28603603-v1-TIPPLERS_HUB_CONCEPT_PLAN.PDF;TRACKS-#28112684-v1-10_07_13_TIPPLERS_HUB_SUPPORTING_INFO_SMALL.PDF;image002.png;image004.png;

Suze

I refer to the City's application dated 5 January 2017 making application to surrender NCL2882 being a lease on South Stradbroke Island. Subsequent to that correspondence a Surrender of Lease was executed by the City on 26 April 2017 and forwarded to the Department on 26 April 2017.

Recently in conversation you advised that the Department is going to request the preparation of a Land Management Plan for the site although nothing formal has been received at this time. For many years the City has kept the Department advised of matters in relation to South Stradbroke Island including regular updates to Departmental Officer – Ken Rogers. Over the last 10 years there has been extensive consultation with the community and the Department on the future of this site which resulted in the development and adoption of the Tipplers Passage Master Plan as well as a Tippers Hub Concept Plan. I have attached a copy of the approved Tipplers Hub Concept Plan and the supporting information that was adopted with that plan. City officers are of the view that this information was provided to the prior Departmental Officer, Ken Rogers, in the past. The only change to that is that the City has more recently resolved not to proceed with the educational precinct and as outlined in the email of 7 April 2017 the cabins on site are progressively being removed.

Noting the above and the attachments the City considers it unreasonable that the Department would be requesting a Land Management Plan as all of the requirements have been addressed in the attach plans at significant cost to the City.

I trust this adequately addressed the Department's concern in regard to the surrender and it is requested that such proceed as a matter of urgency.

Finally, the City is in receipt of the annual rental notices one of which includes a notice for this lease. Please be advised that the City no longer holds a budget to pay rental for this site. As a result of prior Council resolutions for the surrender of the lease, the application being lodged in January 2017 and the surrender signed in April 2017 the Council did not approve funding for rental of the site post 30 June 2017. As such, the City will not be paying the current rental notice that has been received.

regards

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 **F:** 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au

CITY OF GOLDCOAST.

From: WHALE Robert
Sent: Tuesday, 15 August 2017 12:11 PM
To: RAMSAY Anita
Subject: TIPPLERS HUB CONCEPT PLAN

The draft copy

Council of the City of Gold Coast - confidential communication

This email and any files transmitted with it are confidential and are intended solely for the use of the addressee. If you are not the intended recipient be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email and any file attachments is strictly prohibited. If you have received this email in error, please immediately notify us. You must destroy the original transmission and its contents. Before opening or using attachments, check them for viruses and defects. The contents of this email and its attachments may become scrambled, truncated or altered in transmission. Please notify us of any anomalies. Our liability is limited to resupplying the email and attached files or the cost of having them resupplied.

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Date : 15/08/2017 2:40:53 PM
From : "RAMSAY Anita"
To : "COLLIS Suzanne"
Subject : APPLICATION TO SURRENDER - NCL 2882
Attachment : TRACKS-#28603603-v1-TIPPLERS_HUB_CONCEPT_PLAN.PDF;TRACKS-#28112684-v1-10_07_13_TIPPLERS_HUB_SUPPORTING_INFO_SMALL.PDF;image002.png;image004.png;

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regards

Anita Ramsay
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City of Gold Coast

T: 07 5581 6441 **F:** 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au

CITY OF GOLDCOAST.

From: WHALE Robert
Sent: Tuesday, 15 August 2017 12:11 PM
To: RAMSAY Anita
Subject: TIPPLERS HUB CONCEPT PLAN

The draft copy

Council of the City of Gold Coast - confidential communication

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eLVAS: Intersection Report

Layer Intersection Summary

Parcels Found

39WD6594
56WD5576

Parcels Not Found

None

Group	Layer Name	Intersected?	Details
Built Environment	QLD Railways	No	
	Roads	Yes	
Coastal	Coastal Protection Building Lines	No	
	Coastal Protection Coastal Zone	Yes	
	Coastal Protection Hazzard 40M on HAT	Yes	
	Coastal Protection Hazzard All	Yes	
	Coastal Protection Hazzard Calc Dist	No	
	Coastal Protection Hazzard High Storm Tide	Yes	
	Coastal Protection Hazzard Med Storm Tide	Yes	
	Coastal Protection Management Dist	Yes	
	Coastal S86 Permit Areas	No	
	Coastal S86 Permit Lines	No	
	QLD Interim Coastline Area	Yes	
	QLD Interim Coastline Line	No	
Environmental Areas	Nature Refuge Areas	No	
	Qld Coordinated Conservation Areas	No	
	QLD Protected Area Estate Type	No	
	World Heritage Areas	No	
Fish Habitat Areas	Fish Habitat Areas	No	
Forest Products	Forest entitlement area	No	
	Forest Management Areas	Yes	SOUTH EAST
	Forest Products MUIDs	No	
	Forest Products SUIDs	No	
	Plantation Licence Area	No	
Heritage Register	Heritage Places	No	
Koala	SPP Koala Habitat Value	Yes	
	SPRP Koala Habitat Value	No	
Mining	Exploration permits for coal	No	
	Exploration permits for minerals	No	
	Exploration permits for petroleum	No	
	Qld coal seam gas wells	No	
	Qld Mining leases	No	
	Qld petroleum leases	No	
	Qld petroleum wells	No	
National trail	National trail	No	
Planning Scheme Zoning	State-Wide Planning Scheme (SPA)	Yes	
	State-Wide Planning Scheme (Zoning)	Yes	Sport and Recreation
Regional Planning	DLGP Regional Planning Areas	Yes	South East Queensland Regional Plan
Stock Routes	Stockroute	No	
ULDA	Declared Urban Land Development Areas (ULDA)	No	
Vegetation	Essential Habitat	Yes	
	High Value Regrowth	No	
Water	Dams and Lakes 100k	No	
	Dams and weirs	No	
	Drainage 100K	No	
	Drainage 250K	No	
	EPP Water 2009 (SEQ)	No	
	Groundwater bores	No	
	Groundwater monitoring network	No	
	Springs	No	
	Water Resource Planning Area	No	
	Waterbodies 10M	No	

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Wetlands	Wetlands - Directory of Important Wetlands	Yes

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Map



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eLVAS INTERSECTION REPORT - INTERNAL MAP

Map Generated: Thursday, 10 August 2017 10:05 AM

NON-STANDARD MAP

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

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Produced by: The Department of Natural Resources and Mines

Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)

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

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

Search Date: 10/08/2017 10:04 Title Reference: 17660178
Date Created: 21/10/1995

DESCRIPTION OF LAND

Tenure Reference: NCL 6/2882

Lease Type: PERPETUAL

LOT 56 CROWN PLAN WD5576
Local Government: GOLD COAST
LOT 39 CROWN PLAN WD6594
Local Government: GOLD COAST

Area: 2.039500 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
BUSINESS (TOURIST AND ASSOCIATED FACILITIES)

TERM OF LEASE

Day of beginning of lease

Lease in perpetuity commencing on 01/10/1983

REGISTERED LESSEE

Dealing No: 712271760 11/03/2009

COUNCIL OF THE CITY OF GOLD COAST

CONDITIONS

K1 The lessee shall maintain the leased land free from noxious plants.

M76 The Lessee shall use the leased land for Business (Tourist and Associated Facilities) only.

M76 The Lessee shall maintain all improvements on the leased land to the satisfaction of the Minister administering the Land Act.

M76 The Lessee shall comply with any lawful requirements of the Council of the Shire of Albert.

M76 The Lessee shall within one (1) year from the commencement of the term of the lease enter into an Agreement with the Queensland Tourist and Travel Corporation regarding the conducting of a tourist resort on the leased land.

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

Search Date: 10/08/2017 10:04 Title Reference: 17660178
Date Created: 21/10/1995

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Lease No. 17660178

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** 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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SLAM Internal Document

SUBMISSION

INTRODUCTION

Date:	24 May 2017	**Application Type:**	Surrender
eLVAS Case Id:	2017/000099	**Tenure:**	Term Lease

Application Fee: $130.70 paid on the 22/12/2016 as per lais receipt 2316413

Applicant Name Council of the City of Gold Coast

Description of Land: Lot 56 CPWD5576 and Lot 39 CPWD6594, NCL 6/2882 – Title ref 17660178,
Total area 2.039500HA

Local Government: Council of the City of Gold Coast

Proposed Action:

1. Surrender of NCL 6/2882 as per section 327A of the Land Act 1994
2. Dedicate Lot 39 WD6594 as a Reserve for Recreation with Council of the City of Gold Coast as Trustees under section 31 & 44 of the Land Act 1994
3. Open Lot 56 WD5576 as road under section 94 of the Land Act 1994

Current rental status: Nil balance as of 23/5/17 – Rent is paid in August of every year

BACKGROUN

File check:

2006/001378 – Rental Payment plan - Approved
2009/001610 – Ministers Consent to Transfer NCL 6/2882 – Approved
2011/005315 – Resource Entitlement – Approved
2013/004537 – Owners Consent for Beach nourishment – Approved
2013/006172 – Surrender NCL 6/2882 – Council decided to renew and not surrender
2014/006847 - Amendment – amend lease conditions – Application terminated

Application history:

An application to surrender NCL 6/2882, which commenced on the 1 October 1983 for Tourist facilities, has been applied for by the Council of the City of Gold Coast (The Council). The lease was initially issued for commercial business purposes and following the City's implementation of the Tipplers Hub concept, commercial use is no longer occurring on site.

They have requested that the department surrenders the lease and that Lot 39 WD6594 be dedicated as a reserve for recreation under the control of the Council as trustees, or be amalgamated with the adjoining reserve known as Lot 47 WD4132 for Recreation.

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They have advised that the cabins are to be progressively removed from the Island and that some will hopefully be removed by the end of the financial year.



LIST OF EVIDENCE

- A Departmental surrender form has been received signed by the Council. The form has been signed on the 26 April 2017.

Rent:
Rent has a nil balance. Rent is paid yearly within the month of August.

Departmental Policies and Relevant Legislation:

- **Section 4** – sets out the objects of the Act by having regard to seven principles: sustainability, evaluation, development, community purpose, protection, consultation and administration.
- **Section 16 –** Deciding appropriate tenure - Before land is allocated under this Act, the chief executive must evaluate the land to assess the most appropriate tenure and use for the land.
- The evaluation must take into account of State, regional and local planning strategies and policies and the object of the Act.
- **Section 31** of the Land Act 1994 – Minister may dedicate USL as a Reserve for one or more community purposes.
- **Section 44** of the Land Act 1994 – Minister may appoint trustees to trust land
- **Section 94 of the Land Act 1994 –** Dedication of road
- **Section 327A of the *Land Act 1994*** – Surrender of Lease
  A lessee may surrender, absolutely or conditionally, all or part of a lease on terms agreed to between the Minister and the lessee and with the Ministers written approval.

Recommendation:

In consideration of the application made by the Council, to surrender NCL 6/2882 and have Lot 39 WD6594 dedicated as a Reserve for recreation and Lot 56 WD5576 opened as road, may the following now be approved in terms of section 31, 44, 94 and 327(A) of the *Land Act 1994* and relevant Departmental policy:

- Request that Council prepare a Land Management Plan (LMP) in respect of the proposed reserve land. The plan shall address the ongoing management and enhancement of the trust land.
- Sign the Agreement form to Surrender NCL 6/2882, which is over Lot 39 WD6594 and Lot 56 WD5576
- Lot 39 WD6594 to be dedicated as a reserve for Recreation purposes – Form 14 and Form 20
- Council of the City of Gold Coast to be appointed as Trustees
- Once the Term lease has been surrendered open Lot 56 WD5576 as Road. Confirmation from Council that they have no objections will be requested within the Agreement form.
- Advice to DNRM - Cartos / Vals Admin will be forwarded to advise that NCL 6/2882 has been surrendered.

Submitted by:
Suze Collis
Land Administration Officer

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Department of
Natural Resources and Mines

Author Suzanne Collis
File / Ref number 2017/000099
Directorate / Unit State Land Asset Management
Phone (07) 56266801

???? May 2017

Council of the City of Gold Coast
PO Box 5042
GCMC QLD 9729
Attention Anita Ramsay

Dear Anita

SURRENDER OF NCL 6/2882 OVER LOT LOT 39 WD6594 AND LOT 56 WD5576

Reference is made to your application for the surrender of the above. It is advised that approval has been given by the Ministers delegate for the surrender of NCL 6/2882 on the following conditions & the returned signed agreement:

- That Council prepare a Land Management Plan (LMP) in respect of the proposed reserve land. The plan shall address the ongoing management and enhancement of the trust land.
- Once the LMP has been received the surrender of NCL 6/2882 which is over Lot 39 WD6594 and Lot 56 WD5576 will commence
- Lot 39 WD6594 to be dedicated as a reserve for Recreation purposes with Council of the City of Gold Coast to be appointed as Trustees
- Lot 56 WD5576 will be opened as Road.

Once we have received your advice then the final process for the surrender can be completed. If you wish to discuss this matter please contact Suze Collis on (07) 56266801.

Please quote reference number 2017/000099 in any future correspondence.

Yours sincerely

Suze Collis
Land Administration Officer
Land Services – South Region

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Postal :
DNRM Robina
PO Box 4297
Robina Town Centre
4230 QLD

Telephone : (07)55831721
Fax: (07)55831744

TENURE DETAILS

Tenure Status	:	AC					
Title Ref	:	17660178	**District Office**	:	ROBINA	**Financial Category**	: 13.0.1 (BUSINESS & GOV'T - TOURISM)
Proposal	:		**Contact Telephone**	:	07 3199 7817	**Legal Category**	: 13 (BUSINESS & GOV'T)
SLAM File Ref	:		**Local Authority**	:	GOLD COAST CITY COUNCIL	**Purpose**	: BUSINESS (TOURIST AND ASSOCIATED
Lease Number	:	NCL 6/2882	**Lot/Plan**	:	39/WD6594	**Ind Estate**	:
Former Lease No	:					**Residential**	: NO

LESSEES

NAME
COUNCIL OF THE CITY OF GOLD COAST

ACCOUNT DETAILS : MAIN (1)

Account Type	:	MAIN (1)	Legislative Group	:	1 (LEASEHOLD - RENTAL	CURRENT BILLING DETAILS:		
Addressee	:	GCCC - PROPERTY	Control Group	:	6 (10 NCL)	Bill Frequency	:	ANNUAL_QUARTERLY
Service Address		DEPE 10, PO BOX 5042, GOLD COAST MC, QLD, 4217	Other Accounts	:	NO	Last Bill Issued:	:	01/08/2016
			Term	:		Bill Start Date	:	01/07/2016
			Commencement Date	:	01/10/1983	Bill End Date	:	30/06/2017
Customer Ext Ref:	:		Expiry Date	:		Payment Due	:	01/09/2016
Deposit	:	$0.00	Purchase Price	:	$0.00	FPC Date	:	
eLVAS Case Id	:		Penalties Accrued	:		FPC Number	:	

BILLING EVENT

START	FINISH	POSTED	BILLING FREQUENCY	CERT-NO
01/07/2016	30/06/2017	16/07/2016 07:36:01	ANNUAL	CHQ/1924839

TERM BILLING ACCEPTANCE

ACCEPTED	START	POSTED	CERT-NO
false	01/07/2010	07/04/2011 15:50:19	CHQ/326409

GST SCHEDULES

GST CODE	EFF-DATE	POSTED	CERT-NO
SZ	01/07/2008	15/07/2008 03:39:45	-1_DCON

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ACCOUNT DETAILS : MAIN (1)

NOTINGS

DATE	NOTE	USER
04/05/2011	SOUTH STRADBROKE ISLAND	ZAHNOW, ROBYN

DEBIT CONTROL: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	ANN-RATE	DIFFERENCE	CERT-NO	RENT-TYPE	RENT-EXPIRY	UV	CALC-RATE	FINANCIAL CATEGORY
30/06/1989	30/06/1989	AA	$11,300.00	$11,300.00	2/3794	C			0.00	0
01/07/1993	01/07/1993	LRSD	$18,000.00	$18,000.00	E4361	C		$600,000.00	3.00	9.2
01/07/1994	01/07/1994	LRSD	$21,000.00	$21,000.00	LRS94	C		$600,000.00	3.50	9.2
01/07/1995	01/07/1995	LRSD	$29,925.00	$29,925.00	GDC/252	C		$855,000.00	3.50	9.2
01/07/1996	01/07/1996	LRSD	$26,600.00	$26,600.00	GDC 11	C		$700,000.00	3.80	9.2
06/07/1997	30/06/1997	CCAL	$26,600.00	$26,600.00	CHQ/3299	C			4.00	9.2
08/07/1997	01/07/1997	VANN	$28,000.00	$28,000.00	BDL/18	C		$700,000.00	4.00	9.2
06/07/1998	01/07/1998	VANN	$28,000.00	$28,000.00	BDL/451	C		$700,000.00	4.00	9.2
03/07/1999	01/07/1999	VANN	$28,000.00	$28,000.00	BDL/1207	C		$700,000.00	4.00	9.2
07/07/2000	01/07/2000	VANN	$28,000.00	$28,000.00	BDL/1386	C		$700,000.00	4.00	9.2
03/07/2001	01/07/2001	VANN	$28,000.00	$28,000.00	BDL/1501	C		$700,000.00	4.00	9.2
11/07/2002	01/07/2002	VANN	$28,000.00	$28,000.00	BDL/1616	C		$700,000.00	4.00	9.2
03/07/2003	01/07/2003	VANN	$28,000.00	$28,000.00	BDL/1717	C		$700,000.00	4.00	9.2
02/07/2004	01/07/2004	VANN	$28,000.00	$28,000.00	BDL/1829	C		$700,000.00	4.00	9.2
02/07/2005	01/07/2005	VANN	$42,000.00	$42,000.00	BDL/1920	C		$1,050,000.00	4.00	9.2
05/07/2006	01/07/2006	VANN	$42,000.00	$42,000.00	BDL/2562	C		$1,050,000.00	4.00	9.2
03/07/2007	01/07/2007	VANN	$58,000.00	$58,000.00	BDL/2639	C		$1,450,000.00	4.00	9.2
02/07/2008	01/07/2008	VANN	$64,000.00	$64,000.00	BDL/2716	C		$1,600,000.00	4.00	9.2
02/07/2009	01/07/2009	VANN	$64,000.00	$64,000.00	BDL/2848	C		$1,600,000.00	4.00	9.2
02/07/2010	01/07/2010	VANN	$96,000.00	$96,000.00	BDL/2921	C		$1,600,000.00	6.00	13
02/07/2010	01/07/2010	AVER	$96,000.00	$0.00	BDL/2921	C		$1,600,000.00	6.00	13
02/07/2010	01/07/2010	VCAP	$70,400.00	$-25,600.00	BDL/2921	C		$1,600,000.00	6.00	13
01/07/2011	01/07/2011	VANN	$96,000.00	$96,000.00	CHQ/399400	C		$1,600,000.00	6.00	13
01/07/2011	01/07/2011	AVER	$96,000.00	$0.00	CHQ/399400	C		$1,600,000.00	6.00	13
01/07/2011	01/07/2011	VCAP	$77,440.00	$-18,560.00	CHQ/399400	C		$1,600,000.00	6.00	13
03/07/2012	01/07/2012	VANN	$96,000.00	$96,000.00	CHQ/649293	C		$1,600,000.00	6.00	13
03/07/2012	01/07/2012	AVER	$96,000.00	$0.00	CHQ/649293	C		$1,600,000.00	6.00	13
03/07/2012	01/07/2012	VCAP	$85,184.00	$-10,816.00	CHQ/649293	C		$1,600,000.00	6.00	13
30/06/2013	01/07/2013	VANN	$96,000.00	$96,000.00	CHQ/905618	C		$1,600,000.00	6.00	13
30/06/2013	01/07/2013	AVER	$96,000.00	$0.00	CHQ/905618	C		$1,600,000.00	6.00	13
30/06/2013	01/07/2013	VCAP	$93,702.00	$-2,298.00	CHQ/905618	C		$1,600,000.00	6.00	13
01/07/2014	01/07/2014	VANN	$96,000.00	$96,000.00	CHQ/1247178	C		$1,600,000.00	6.00	13
01/07/2014	01/07/2014	AVER	$96,000.00	$0.00	CHQ/1247178	C		$1,600,000.00	6.00	13
21/05/2016	01/07/2015	CAT	$96,000.00	$96,000.00	ROB/1832900	C		$1,600,000.00	6.00	13.0.1
21/05/2016	01/07/2015	AVER	$96,000.00	$0.00	ROB/1832900	C		$1,600,000.00	6.00	13.0.1
02/07/2016	01/07/2016	VANN	$96,000.00	$96,000.00	CHQ/1883672	C		$1,600,000.00	6.00	13.0.1
02/07/2016	01/07/2016	AVER	$96,000.00	$0.00	CHQ/1883672	C		$1,600,000.00	6.00	13.0.1

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ACCOUNT DETAILS : MAIN (1)

AVERAGING: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	YEAR-1	YEAR-2	YEAR-3	YEAR-4	YEAR-5	AVERAGE	CERT-NO
02/07/2010	01/07/2010	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	BDL/2921
01/07/2011	01/07/2011	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/399400
03/07/2012	01/07/2012	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/649293
30/06/2013	01/07/2013	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/905618
01/07/2014	01/07/2014	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/1247178
21/05/2016	01/07/2015	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	ROB/1832900
02/07/2016	01/07/2016	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/1883672

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
01/06/1990	01/06/1990	CBAL		$0.00	$0.00				TAKE ON	0		
04/09/1990	01/10/1990	BILL	$11,300.00		$11,300.00		01/10/1990		TAKE ON	9901001	01/10/1990	30/09/1991
01/10/1990	01/10/1990	CSRE		$2,825.00	$8,475.00			NOTRECORDED	TAKE ON	0		
16/11/1990	07/11/1990	CSRE		$2,825.00	$5,650.00			NOTRECORDED	TAKE ON	0		
17/01/1991	07/11/1990	APEN	$29.13		$5,679.13				E1036	0		
10/12/1990	17/12/1990	CSRE		$2,825.00	$2,854.13			NOTRECORDED	TAKE ON	0		
10/12/1990	17/12/1990	APEN	$53.93		$2,908.06				TAKE ON	0		
17/01/1991	11/01/1991	CSRE		$2,825.00	$83.06			NOTRECORDED	TAKE ON	0		
17/01/1991	11/01/1991	APEN	$8.50		$91.56				TAKE ON	0		
25/03/1991	21/03/1991	CSRE		$95.34	$-3.78			NOTRECORDED	TAKE ON	0		
25/03/1991	21/03/1991	APEN	$3.78		$0.00				TAKE ON	0		
22/08/1991	01/10/1991	BILL	$11,300.00		$11,300.00		01/10/1991		TAKE ON	9911001	01/10/1991	30/09/1992
15/10/1991	11/10/1991	CSRE		$2,825.00	$8,475.00			NOTRECORDED	TAKE ON	0		
15/10/1991	11/10/1991	APEN	$7.53		$8,482.53				TAKE ON	0		
15/11/1991	13/11/1991	CSRE		$2,825.00	$5,657.53			NOTRECORDED	TAKE ON	0		
15/11/1991	13/11/1991	APEN	$33.67		$5,691.20				TAKE ON	0		
11/12/1991	09/12/1991	CSRE		$2,825.00	$2,866.20			NOTRECORDED	TAKE ON	0		
11/12/1991	09/12/1991	APEN	$53.16		$2,919.36				TAKE ON	0		
20/01/1992	31/12/1991	APEN	$72.78		$2,992.14				TAKE ON	0		
24/01/1992	03/01/1992	CSRE		$2,825.00	$167.14			NOTRECORDED	TAKE ON	0		
24/01/1992	03/01/1992	PEN	$1.76		$168.90				TAKE ON	0		
27/08/1992	01/10/1992	BILL	$11,300.00		$11,468.90		01/10/1992		TAKE ON	9921001	01/10/1992	30/09/1993
11/07/1993	01/10/1992	CBIL		$11,300.00	$168.90		01/10/1992		E4359	0	01/10/1992	30/09/1993
11/07/1993	01/10/1992	BILL	$8,475.00		$8,643.90		01/10/1992		E4359	0	01/10/1992	30/09/1993
11/03/1993	08/03/1993	CSRE		$2,000.00	$6,643.90			NOTRECORDED	92387	0		
11/03/1993	08/03/1993	PEN	$128.70		$6,772.60				92387	0		
18/04/1993	13/04/1993	CSRE		$2,000.00	$4,772.60			NOTRECORDED	92716	0		
18/04/1993	13/04/1993	PEN	$138.60		$4,911.20				92716	0		
17/05/1993	12/05/1993	CSRE		$2,000.00	$2,911.20			NOTRECORDED	92930	0		
17/05/1993	12/05/1993	PEN	$160.15		$3,071.35				92930	0		
17/06/1993	15/06/1993	CSRE		$2,000.00	$1,071.35			NOTRECORDED	93205	0		
17/06/1993	15/06/1993	PEN	$185.70		$1,257.05				93205	0		
14/07/1993	01/07/1993	APEN		$153.29	$1,103.76				E4360	0		
19/07/1993	09/07/1993	CSRE		$2,000.00	$-896.24			NOTRECORDED	93452	0		

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ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
19/07/1993	09/07/1993	PEN	$112.50		$-783.74				93452	0		
01/09/1993	23/08/1993	CSRE		$2,041.26	$-2,825.00			NOTRECORDED	93867	0		
01/09/1993	01/09/1993	BILL	$18,000.00		$15,175.00		01/09/1993		0016189	9930901	01/07/1993	30/06/1994
30/09/1993	28/09/1993	CSRE		$1,175.00	$14,000.00			NOTRECORDED	340253	0		
30/09/1993	28/09/1993	PEN	$10.10		$14,010.10				340253	0		
09/11/1993	01/11/1993	CSRE		$2,000.00	$12,010.10			NOTRECORDED	340604	0		
09/11/1993	01/11/1993	PEN	$38.50		$12,048.60				340604	0		
09/12/1993	07/12/1993	CSRE		$2,000.00	$10,048.60			NOTRECORDED	340926	0		
09/12/1993	07/12/1993	PEN	$61.30		$10,109.90				340926	0		
01/03/1994	21/01/1994	CSRE		$5,000.00	$5,109.90			NOTRECORDED	436938	0		
01/03/1994	21/01/1994	PEN	$225.45		$5,335.35				436938	0		
16/03/1994	08/03/1994	CSRE		$2,000.00	$3,335.35			NOTRECORDED	341673	0		
16/03/1994	08/03/1994	PEN	$120.05		$3,455.40				341673	0		
22/04/1994	18/04/1994	CSRE		$3,000.00	$455.40			NOTRECORDED	422054	0		
22/04/1994	18/04/1994	PEN	$220.70		$676.10				422054	0		
03/06/1994	31/05/1994	CSRE		$740.00	$-63.90			NOTRECORDED	422740	0		
03/06/1994	31/05/1994	PEN	$59.45		$-4.45				422740	0		
12/09/1994	30/08/1994	CSRE		$20,995.55	$-21,000.00			NOTRECORDED	551260	0		
01/09/1994	01/09/1994	BILL	$21,000.00		$0.00		01/09/1994		0041666	9940901	01/07/1994	30/06/1995
01/09/1995	01/09/1995	BILL	$21,000.00		$21,000.00		01/09/1995		0087013	9950901	01/07/1995	30/06/1996
01/12/1995	01/09/1995	BILL		$21,000.00	$0.00		01/09/1995		GDC/252	0	01/07/1995	30/06/1996
01/12/1995	01/09/1995	BILL	$29,925.00		$29,925.00		01/02/1996		GDC/252	9960201	01/07/1995	30/06/1996
01/09/1995	04/09/1995	CSRE		$21,000.00	$8,925.00			NOTRECORDED	771260	0		
01/09/1995	04/09/1995	PEN	$22.40		$8,947.40				771260	0		
01/03/1996	28/02/1996	CSRE		$8,947.40	$0.00			NOTRECORDED	821652	0		
01/03/1996	28/02/1996	PEN	$85.20		$85.20				821652	0		
13/02/1997	01/07/1996	LROB		$5,890.00	$-5,804.80		01/07/1996		GDC 11	0	01/07/1996	30/06/1997
13/02/1997	01/07/1996	LINT		$112.23	$-5,917.03				GDC 11	0		
08/08/1996	02/08/1996	CSRE		$90.20	$-6,007.23			NOTRECORDED	891709	0		
08/08/1996	02/08/1996	PEN	$5.50		$-6,001.73				891709	0		
01/09/1996	01/09/1996	BILL	$32,490.00		$26,488.27		01/09/1996		0131412	9960901	01/07/1996	30/06/1997
11/11/1996	31/10/1996	CSRE		$33,231.10	$-6,742.83			NOTRECORDED	00955602	0		
11/11/1996	31/10/1996	PEN	$694.35		$-6,048.48				00955602	0		
07/03/1997	14/02/1997	RRED	$6,048.00		$-0.48				GDC 13	0		
19/07/1997	01/09/1997	BILL	$28,000.00		$27,999.52		01/09/1997		CHQ/4837	160247	01/07/1997	30/06/1998
19/07/1997	01/09/1997	ROFF		$0.02	$27,999.50				CHQ/4837	0		
08/09/1997	01/09/1997	CSRE		$27,999.50	$0.00			01102819	CHQ/6321	0		
18/07/1998	01/09/1998	BILL	$28,000.00		$28,000.00		01/09/1998		CHQ/20156	210104	01/07/1998	30/06/1999
02/09/1998	01/09/1998	CSRE		$28,000.00	$0.00			01282447	CHQ/22438	0		
24/07/1999	01/09/1999	BILL	$28,000.00		$28,000.00		01/09/1999		CHQ/37173	246954	01/07/1999	30/06/2000
03/09/1999	01/09/1999	CSRE		$28,000.00	$0.00			02161730	CHQ/39233	0		
22/07/2000	01/09/2000	BILL	$28,000.00		$28,000.00		01/09/2000		CHQ/53570	282983	01/07/2000	30/06/2001
08/11/2000	06/11/2000	PEN	$430.15		$28,430.15				CHQ/60641	0		
08/11/2000	06/11/2000	CSRE		$28,417.30	$12.85			02382019	CHQ/60641	0		
21/07/2001	01/09/2001	BILL	$28,000.00		$28,012.85		01/09/2001		CHQ/75088	318296	01/07/2001	30/06/2002
19/11/2001	16/11/2001	PEN	$495.40		$28,508.25				CHQ/81596	0		
19/11/2001	16/11/2001	CSRE		$28,424.90	$83.35			02578225	CHQ/81596	0		

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ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
06/05/2002	01/05/2002	PEN	$4.65		$88.00				CHQ/87930	0		
06/05/2002	01/05/2002	CSRE		$88.00	$0.00			02661942	CHQ/87930	0		
20/07/2002	01/09/2002	BILL	$28,000.00		$28,000.00		01/09/2002		CHQ/93609	352341	01/07/2002	30/06/2003
15/11/2002	14/11/2002	PEN	$474.30		$28,474.30				CHQ/99571	0		
15/11/2002	14/11/2002	CSRE		$28,000.00	$474.30			02765735	CHQ/99571	0		
04/02/2003	14/11/2002	TRAN		$474.30	$0.00				CHQ/102788	0		
19/07/2003	01/09/2003	BILL	$28,000.00		$28,000.00		01/09/2003		CHQ/110257	385859	01/07/2003	30/06/2004
06/11/2003	05/11/2003	PEN	$416.35		$28,416.35				CHQ/114991	0		
06/11/2003	05/11/2003	CSRE		$28,000.00	$416.35			02946710	CHQ/114991	0		
02/12/2003	01/12/2003	PEN	$8.75		$425.10				CHQ/116720	0		
02/12/2003	01/12/2003	CSRE		$425.10	$0.00			02958988	CHQ/116720	0		
17/07/2004	01/09/2004	BILL	$28,000.00		$28,000.00		01/09/2004		CHQ/129756	418675	01/07/2004	30/06/2005
05/01/2005	04/01/2005	PEN	$792.00		$28,792.00				CHQ/139591	0		
05/01/2005	04/01/2005	CSRE		$28,000.00	$792.00			03146015	CHQ/139591	0		
21/07/2005	01/09/2005	BILL	$42,000.00		$42,792.00		01/09/2005		CHQ/147924	3005590	01/07/2005	30/06/2006
21/07/2005	01/09/2005	GSTB	$4,200.00		$46,992.00		01/09/2005		CHQ/147924	3005590	01/07/2005	30/06/2006
16/01/2006	13/01/2006	PEN	$1,491.35		$48,483.35				CHQ/158924	0		
16/01/2006	13/01/2006	CSRE		$47,059.30	$1,424.05			03318033	CHQ/158924	0		
14/03/2006	13/03/2006	PEN	$63.80		$1,487.85				CHQ/166813	0		
14/03/2006	13/03/2006	CSRE		$1,483.70	$4.15			03341865	CHQ/166813	0		
15/07/2006	01/09/2006	BILL	$42,000.00		$42,004.15		01/09/2006		CHQ/179971	3039017	01/07/2006	30/06/2007
15/07/2006	01/09/2006	GSTB	$4,200.00		$46,204.15		01/09/2006		CHQ/179971	3039017	01/07/2006	30/06/2007
04/12/2006	01/12/2006	PEN	$978.15		$47,182.30				CHQ/188010	0		
04/12/2006	01/12/2006	CSRE		$47,119.05	$63.25			03456220	CHQ/188010	0		
16/07/2007	01/09/2007	BILL	$58,000.00		$58,063.25		01/09/2007		CHQ/201124	3068695	01/07/2007	30/06/2008
08/01/2008	07/01/2008	CSRE		$59,511.60	$-1,448.35			03612172	CHQ/208221	0		
08/01/2008	07/01/2008	PEN	$1,723.35		$275.00			03612172	CHQ/208221	0		
15/07/2008	01/09/2008	BILL	$64,000.00		$64,275.00		01/09/2008		CHQ/225215	3098034	01/07/2008	30/06/2009
19/12/2008	18/12/2008	PEN	$1,640.50		$65,915.50				CHQ/233567	0		
19/12/2008	18/12/2008	CSRE		$65,915.50	$0.00			03729897	CHQ/233567	0		
15/07/2009	01/09/2009	BILL	$64,000.00		$64,000.00		01/09/2009		CHQ/245095	3127202	01/07/2009	30/06/2010
01/12/2009	01/10/2009	PEN	$447.10		$64,447.10				CHQ/260370	0		
01/12/2009	01/10/2009	CSRE		$64,566.35	$-119.25			03831892	CHQ/260370	0		
02/03/2010	26/02/2010	RFND	$119.25		$0.00			1900016947	CHQ/270935	0		
15/07/2010	01/09/2010	BILL	$24,197.25		$24,197.25		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
15/07/2010	01/09/2010	AVEB		$0.00	$24,197.25		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
15/07/2010	01/09/2010	CAPB		$6,452.60	$17,744.65		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
16/02/2011	01/09/2010	BILL		$24,197.25	$-6,452.60		01/09/2010		CHQ/306240	3197452	01/07/2010	30/09/2010
16/02/2011	01/09/2010	CAPB	$6,452.60		$0.00				CHQ/308785	0		
16/02/2011	01/09/2010	BILM	$96,000.00		$96,000.00		01/06/2011		CHQ/308785	3197452	01/07/2010	30/06/2011
16/02/2011	01/09/2010	CAPM		$25,600.00	$70,400.00				CHQ/306240	0		
27/10/2010	01/12/2010	BILL	$24,197.25		$94,597.25		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
27/10/2010	01/12/2010	AVEB		$0.00	$94,597.25		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
27/10/2010	01/12/2010	CAPB		$6,452.60	$88,144.65		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
16/02/2011	01/12/2010	BILL		$24,197.25	$63,947.40		01/12/2010		CHQ/306240	3197452	01/10/2010	31/12/2010
16/02/2011	01/12/2010	CAPB	$6,452.60		$70,400.00				CHQ/308785	0		
28/02/2011	25/02/2011	CSRE		$53,818.60	$16,581.40			03970854	CHQ/307657	0		

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ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
24/01/2011	01/03/2011	BILL	$23,671.20		$40,252.60		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	AVEB		$0.00	$40,252.60		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	CAPB		$6,312.33	$33,940.27		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	ROFF		$0.02	$33,940.25				CHQ/306591	0		
16/02/2011	01/03/2011	BILL		$23,671.20	$10,269.05		01/03/2011		CHQ/306240	3197452	01/01/2011	31/03/2011
16/02/2011	01/03/2011	CAPB	$6,312.33		$16,581.38				CHQ/308785	0		
01/07/2011	30/06/2011	MPEN	$146.10		$16,727.48		30/06/2011		CHQ/395593	03223824		
02/08/2011	31/07/2011	MPEN	$161.11		$16,888.59		31/07/2011		CHQ/449448	03268710		
01/09/2011	31/08/2011	CSRE		$94,496.55	$-77,607.96			04033196	CHQ/468041	03268710		
01/09/2011	31/08/2011	PEN	$162.66		$-77,445.30				CHQ/468041	03268710		
17/07/2011	01/09/2011	BILL	$96,000.00		$18,554.70		01/09/2011		CHQ/442142	03223824	01/07/2011	30/06/2012
17/07/2011	01/09/2011	CAPB		$18,560.00	$-5.30		01/09/2011		CHQ/442142	03223824	01/07/2011	30/06/2012
30/08/2012	29/08/2012	CSRE		$85,178.70	$-85,184.00			04149387	CHQ/731791	03312459		
26/07/2012	01/09/2012	BILL	$96,000.00		$10,816.00		01/09/2012		CHQ/691592	03268710	01/07/2012	30/06/2013
26/07/2012	01/09/2012	CAPB		$10,816.00	$0.00		01/09/2012		CHQ/691592	03268710	01/07/2012	30/06/2013
24/08/2013	23/08/2013	CSRE		$93,702.00	$-93,702.00			02055761	CHQ/977858	03359454		
22/07/2013	01/09/2013	BILL	$96,000.00		$2,298.00		01/09/2013		CHQ/954098	03312459	01/07/2013	30/06/2014
22/07/2013	01/09/2013	CAPB		$2,298.00	$0.00		01/09/2013		CHQ/954098	03312459	01/07/2013	30/06/2014
16/08/2014	15/08/2014	CSRE		$96,000.00	$-96,000.00			02135265	CHQ/1322738	03401609		
19/07/2014	01/09/2014	BILL	$96,000.00		$0.00		01/09/2014		CHQ/1300446	03359454	01/07/2014	30/06/2015
07/08/2015	07/08/2015	CSRE		$96,000.00	$-96,000.00			02212515	CHQ/1620113	03441602		
18/07/2015	01/09/2015	BILL	$96,000.00		$0.00		01/09/2015		CHQ/1602965	03401609	01/07/2015	30/06/2016
10/08/2016	10/08/2016	CSRE		$96,000.00	$-96,000.00			02287866	CHQ/1947881			
16/07/2016	01/09/2016	BILL	$96,000.00		$0.00		01/09/2016		CHQ/1924839	03441602	01/07/2016	30/06/2017

REFUNDS

EFF-DATE	ADJ	AMOUNT	PAYEE
26/02/2010	PAID	$119.25	COUNCIL OF THE GOLD COAST

CUSTOMER CONTACT DETAILS:

Name : COUNCIL OF THE CITY OF GOLD COAST

Delivery Address : THE CHIEF EXECUTIVE OFFICER,
PO BOX 5042,
GOLD COAST MC, QLD,
4217

Association : LESSEE

Payment Terms :

Delivery Preference : POST
Telephone :
Mobile :
Facsimile :

Email Address :
Contact (Other) :

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*** END OF REPORT ***

Department of **Natural Resources and Mines**

Requirements and notification of acceptance of Surrender of NCL 6/2882

DNRM reference number: 2017/000099

We,

Council of the City of Gold Coast

(Full Name/s of Applicants)

of,

(residential address or registered office)

being the person/s to whom an offer has been made in terms Sections 327A of the Land Act 1994 and in accordance with the Department's letter dated 24 May 2017.

HEREBY GIVE YOU NOTICE that:

☐

- I/we accept the conditions of the offer to surrender NCL 6/2882, title reference 17660178, once the surrender has finalised Lot 39 on WD6594 is to be dedicated as a reserve for Recreation purposes under the control of the Council of the City of Gold Coast as Trustees.
- Lot 56 WD5576, once surrendered will be opened as Road within the Esplanade, South Stradbroke Island
- Preparation of a Land Management Plan (LMP) in respect of the proposed reserve land. The plan shall address the ongoing management and enhancement of the trust land.

I/We note that this acceptance shall not be effective until I/we have complied with all the conditions of the offer within the time specified.

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Particulars of land

Tenure Type -	NCL 6/2882, title reference 17660178				
Description	Lot 56 CPWD5576 and Lot 39 CPWD6594	**Parish**		**County**	
Area (ha) -	Total area being 2.039500HA				

Office :
NRM Robina
Level 1, APVC Building
14 Edgewater Court
Robina QLD 4226

Postal :
NRM Robina
PO Box 4297
Robina Town Centre
4230 QLD

Telephone : (07)55831721
Fax: (07)55831744

File A© The State of Queensland (Department of Natural Resources and Mines

The **Notification of Acceptance of Offer** form must be returned, signed, to the Department by close of business on 9 June 2017. All other conditions of this offer must be satisfied by close of business on 23 June 2017, otherwise this offer will lapse. If you believe you will be unable to comply with all the conditions of this offer by the due date, you may apply in writing for an extension of time. Applications for extensions of time must be made before the offer lapses and must address the following -

- what action you have taken to comply with the offer conditions; **AND**
- why the conditions cannot be complied with by the due date; **AND**
- the extension of time requested.

However an extension of time may not be granted to make payment of all required monies.

If you do not apply for an extension of time the offer lapses, a new application and application fee will be required. If you make a new application, the matter will be re-investigated and a new decision will be made that may include re-assessment of the land values involved and all conditions and requirements applicable to the dealing. The re-assessment may also result in the application being refused.

Dated at **this** **day of** **2017.**

_____	_____
(SIGNATURE/S)	**(WITNESS)**
_____	_____
(SIGNATURE/S)	**(WITNESS)**
(ABN Number if applicable for Issue of Tax Invoice)	**(ACN Number if no Company Seal required)**

NOTE: ***This document should be signed by all persons to whom the offer has been made. All persons to whom the offer has been made or their registered Power of Attorney for and on their behalf should sign this document. In the event of a company being offered the tenure, this document is to be executed either under the Company Seal., with the signatories designation within the Company stated. Or, without the seal and signed by two (2) directors or, a director and the secretary.***

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eLVAS Client Interaction Report
For Interaction id: 1480562

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Letter
Interaction date:	27-Apr-2017 3:20 PM
Entered by:	Collis, Suze
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming Letter	Covering ltr fm Council	26-Apr-2017

Interaction Record History

Service Centre:	Robina
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Collis, Suze
Date:	27-Apr-2017
Details:	

Assignment History

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

Search Date: 24/04/2017 12:44 Title Reference: 17660178
Date Created: 21/10/1995

DESCRIPTION OF LAND

Tenure Reference: NCL 6/2882

Lease Type: PERPETUAL

LOT 56 CROWN PLAN WD5576
Local Government: GOLD COAST
LOT 39 CROWN PLAN WD6594
Local Government: GOLD COAST

Area: 2.039500 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
BUSINESS (TOURIST AND ASSOCIATED FACILITIES)

TERM OF LEASE

Day of beginning of lease

Lease in perpetuity commencing on 01/10/1983

REGISTERED LESSEE

Dealing No: 712271760 11/03/2009

COUNCIL OF THE CITY OF GOLD COAST

CONDITIONS

K1 The lessee shall maintain the leased land free from noxious plants.

M76 The Lessee shall use the leased land for Business (Tourist and Associated Facilities) only.

M76 The Lessee shall maintain all improvements on the leased land to the satisfaction of the Minister administering the Land Act.

M76 The Lessee shall comply with any lawful requirements of the Council of the Shire of Albert.

M76 The Lessee shall within one (1) year from the commencement of the term of the lease enter into an Agreement with the Queensland Tourist and Travel Corporation regarding the conducting of a tourist resort on the leased land.

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

Search Date: 24/04/2017 12:44 Title Reference: 17660178
Date Created: 21/10/1995

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Lease No. 17660178

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** 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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Aerial April 2017



TENURE DETAILS

Tenure Status	:	AC					
Title Ref	:	17660178	**District Office**	:	ROBINA	**Financial Category**	: 13.0.1 (BUSINESS & GOV'T - TOURISM)
Proposal	:		**Contact Telephone**	:	07 3199 7817	**Legal Category**	: 13 (BUSINESS & GOV'T)
SLAM File Ref	:		**Local Authority**	:	GOLD COAST CITY COUNCIL	**Purpose**	: BUSINESS (TOURIST AND ASSOCIATED
Lease Number	:	NCL 6/2882	**Lot/Plan**	:	39/WD6594	**Ind Estate**	:
Former Lease No	:					**Residential**	: NO

LESSEES

NAME
COUNCIL OF THE CITY OF GOLD COAST

ACCOUNT DETAILS : MAIN (1)

Account Type	:	MAIN (1)	Legislative Group	:	1 (LEASEHOLD - RENTAL	CURRENT BILLING DETAILS:		
Addressee	:	GCCC - PROPERTY	Control Group	:	6 (10 NCL)	Bill Frequency	:	ANNUAL_QUARTERLY
Service Address		DEPE 10, PO BOX 5042, GOLD COAST MC, QLD, 4217	Other Accounts	:	NO	Last Bill Issued:	:	01/08/2016
			Term	:		Bill Start Date	:	01/07/2016
			Commencement Date	:	01/10/1983	Bill End Date	:	30/06/2017
Customer Ext Ref:	:		Expiry Date	:		Payment Due	:	01/09/2016
Deposit	:	$0.00	Purchase Price	:	$0.00	FPC Date	:	
eLVAS Case Id	:		Penalties Accrued	:		FPC Number	:	

BILLING EVENT

START	FINISH	POSTED	BILLING FREQUENCY	CERT-NO
01/07/2016	30/06/2017	16/07/2016 07:36:01	ANNUAL	CHQ/1924839

TERM BILLING ACCEPTANCE

ACCEPTED	START	POSTED	CERT-NO
false	01/07/2010	07/04/2011 15:50:19	CHQ/326409

GST SCHEDULES

GST CODE	EFF-DATE	POSTED	CERT-NO
SZ	01/07/2008	15/07/2008 03:39:45	-1_DCON

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ACCOUNT DETAILS : MAIN (1)

NOTINGS

DATE	NOTE	USER
04/05/2011	SOUTH STRADBROKE ISLAND	ZAHNOW, ROBYN

DEBIT CONTROL: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	ANN-RATE	DIFFERENCE	CERT-NO	RENT-TYPE	RENT-EXPIRY	UV	CALC-RATE	FINANCIAL CATEGORY
30/06/1989	30/06/1989	AA	$11,300.00	$11,300.00	2/3794	C			0.00	0
01/07/1993	01/07/1993	LRSD	$18,000.00	$18,000.00	E4361	C		$600,000.00	3.00	9.2
01/07/1994	01/07/1994	LRSD	$21,000.00	$21,000.00	LRS94	C		$600,000.00	3.50	9.2
01/07/1995	01/07/1995	LRSD	$29,925.00	$29,925.00	GDC/252	C		$855,000.00	3.50	9.2
01/07/1996	01/07/1996	LRSD	$26,600.00	$26,600.00	GDC 11	C		$700,000.00	3.80	9.2
06/07/1997	30/06/1997	CCAL	$26,600.00	$26,600.00	CHQ/3299	C			4.00	9.2
08/07/1997	01/07/1997	VANN	$28,000.00	$28,000.00	BDL/18	C		$700,000.00	4.00	9.2
06/07/1998	01/07/1998	VANN	$28,000.00	$28,000.00	BDL/451	C		$700,000.00	4.00	9.2
03/07/1999	01/07/1999	VANN	$28,000.00	$28,000.00	BDL/1207	C		$700,000.00	4.00	9.2
07/07/2000	01/07/2000	VANN	$28,000.00	$28,000.00	BDL/1386	C		$700,000.00	4.00	9.2
03/07/2001	01/07/2001	VANN	$28,000.00	$28,000.00	BDL/1501	C		$700,000.00	4.00	9.2
11/07/2002	01/07/2002	VANN	$28,000.00	$28,000.00	BDL/1616	C		$700,000.00	4.00	9.2
03/07/2003	01/07/2003	VANN	$28,000.00	$28,000.00	BDL/1717	C		$700,000.00	4.00	9.2
02/07/2004	01/07/2004	VANN	$28,000.00	$28,000.00	BDL/1829	C		$700,000.00	4.00	9.2
02/07/2005	01/07/2005	VANN	$42,000.00	$42,000.00	BDL/1920	C		$1,050,000.00	4.00	9.2
05/07/2006	01/07/2006	VANN	$42,000.00	$42,000.00	BDL/2562	C		$1,050,000.00	4.00	9.2
03/07/2007	01/07/2007	VANN	$58,000.00	$58,000.00	BDL/2639	C		$1,450,000.00	4.00	9.2
02/07/2008	01/07/2008	VANN	$64,000.00	$64,000.00	BDL/2716	C		$1,600,000.00	4.00	9.2
02/07/2009	01/07/2009	VANN	$64,000.00	$64,000.00	BDL/2848	C		$1,600,000.00	4.00	9.2
02/07/2010	01/07/2010	VANN	$96,000.00	$96,000.00	BDL/2921	C		$1,600,000.00	6.00	13
02/07/2010	01/07/2010	AVER	$96,000.00	$0.00	BDL/2921	C		$1,600,000.00	6.00	13
02/07/2010	01/07/2010	VCAP	$70,400.00	$-25,600.00	BDL/2921	C		$1,600,000.00	6.00	13
01/07/2011	01/07/2011	VANN	$96,000.00	$96,000.00	CHQ/399400	C		$1,600,000.00	6.00	13
01/07/2011	01/07/2011	AVER	$96,000.00	$0.00	CHQ/399400	C		$1,600,000.00	6.00	13
01/07/2011	01/07/2011	VCAP	$77,440.00	$-18,560.00	CHQ/399400	C		$1,600,000.00	6.00	13
03/07/2012	01/07/2012	VANN	$96,000.00	$96,000.00	CHQ/649293	C		$1,600,000.00	6.00	13
03/07/2012	01/07/2012	AVER	$96,000.00	$0.00	CHQ/649293	C		$1,600,000.00	6.00	13
03/07/2012	01/07/2012	VCAP	$85,184.00	$-10,816.00	CHQ/649293	C		$1,600,000.00	6.00	13
30/06/2013	01/07/2013	VANN	$96,000.00	$96,000.00	CHQ/905618	C		$1,600,000.00	6.00	13
30/06/2013	01/07/2013	AVER	$96,000.00	$0.00	CHQ/905618	C		$1,600,000.00	6.00	13
30/06/2013	01/07/2013	VCAP	$93,702.00	$-2,298.00	CHQ/905618	C		$1,600,000.00	6.00	13
01/07/2014	01/07/2014	VANN	$96,000.00	$96,000.00	CHQ/1247178	C		$1,600,000.00	6.00	13
01/07/2014	01/07/2014	AVER	$96,000.00	$0.00	CHQ/1247178	C		$1,600,000.00	6.00	13
21/05/2016	01/07/2015	CAT	$96,000.00	$96,000.00	ROB/1832900	C		$1,600,000.00	6.00	13.0.1
21/05/2016	01/07/2015	AVER	$96,000.00	$0.00	ROB/1832900	C		$1,600,000.00	6.00	13.0.1
02/07/2016	01/07/2016	VANN	$96,000.00	$96,000.00	CHQ/1883672	C		$1,600,000.00	6.00	13.0.1
02/07/2016	01/07/2016	AVER	$96,000.00	$0.00	CHQ/1883672	C		$1,600,000.00	6.00	13.0.1

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ACCOUNT DETAILS : MAIN (1)

AVERAGING: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	YEAR-1	YEAR-2	YEAR-3	YEAR-4	YEAR-5	AVERAGE	CERT-NO
02/07/2010	01/07/2010	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	BDL/2921
01/07/2011	01/07/2011	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/399400
03/07/2012	01/07/2012	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/649293
30/06/2013	01/07/2013	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/905618
01/07/2014	01/07/2014	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/1247178
21/05/2016	01/07/2015	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	ROB/1832900
02/07/2016	01/07/2016	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	CHQ/1883672

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
01/06/1990	01/06/1990	CBAL		$0.00	$0.00				TAKE ON	0		
04/09/1990	01/10/1990	BILL	$11,300.00		$11,300.00		01/10/1990		TAKE ON	9901001	01/10/1990	30/09/1991
01/10/1990	01/10/1990	CSRE		$2,825.00	$8,475.00			NOTRECORDED	TAKE ON	0		
16/11/1990	07/11/1990	CSRE		$2,825.00	$5,650.00			NOTRECORDED	TAKE ON	0		
17/01/1991	07/11/1990	APEN	$29.13		$5,679.13				E1036	0		
10/12/1990	17/12/1990	CSRE		$2,825.00	$2,854.13			NOTRECORDED	TAKE ON	0		
10/12/1990	17/12/1990	APEN	$53.93		$2,908.06				TAKE ON	0		
17/01/1991	11/01/1991	CSRE		$2,825.00	$83.06			NOTRECORDED	TAKE ON	0		
17/01/1991	11/01/1991	APEN	$8.50		$91.56				TAKE ON	0		
25/03/1991	21/03/1991	CSRE		$95.34	$-3.78			NOTRECORDED	TAKE ON	0		
25/03/1991	21/03/1991	APEN	$3.78		$0.00				TAKE ON	0		
22/08/1991	01/10/1991	BILL	$11,300.00		$11,300.00		01/10/1991		TAKE ON	9911001	01/10/1991	30/09/1992
15/10/1991	11/10/1991	CSRE		$2,825.00	$8,475.00			NOTRECORDED	TAKE ON	0		
15/10/1991	11/10/1991	APEN	$7.53		$8,482.53				TAKE ON	0		
15/11/1991	13/11/1991	CSRE		$2,825.00	$5,657.53			NOTRECORDED	TAKE ON	0		
15/11/1991	13/11/1991	APEN	$33.67		$5,691.20				TAKE ON	0		
11/12/1991	09/12/1991	CSRE		$2,825.00	$2,866.20			NOTRECORDED	TAKE ON	0		
11/12/1991	09/12/1991	APEN	$53.16		$2,919.36				TAKE ON	0		
20/01/1992	31/12/1991	APEN	$72.78		$2,992.14				TAKE ON	0		
24/01/1992	03/01/1992	CSRE		$2,825.00	$167.14			NOTRECORDED	TAKE ON	0		
24/01/1992	03/01/1992	PEN	$1.76		$168.90				TAKE ON	0		
27/08/1992	01/10/1992	BILL	$11,300.00		$11,468.90		01/10/1992		TAKE ON	9921001	01/10/1992	30/09/1993
11/07/1993	01/10/1992	CBIL		$11,300.00	$168.90		01/10/1992		E4359	0	01/10/1992	30/09/1993
11/07/1993	01/10/1992	BILL	$8,475.00		$8,643.90		01/10/1992		E4359	0	01/10/1992	30/09/1993
11/03/1993	08/03/1993	CSRE		$2,000.00	$6,643.90			NOTRECORDED	92387	0		
11/03/1993	08/03/1993	PEN	$128.70		$6,772.60				92387	0		
18/04/1993	13/04/1993	CSRE		$2,000.00	$4,772.60			NOTRECORDED	92716	0		
18/04/1993	13/04/1993	PEN	$138.60		$4,911.20				92716	0		
17/05/1993	12/05/1993	CSRE		$2,000.00	$2,911.20			NOTRECORDED	92930	0		
17/05/1993	12/05/1993	PEN	$160.15		$3,071.35				92930	0		
17/06/1993	15/06/1993	CSRE		$2,000.00	$1,071.35			NOTRECORDED	93205	0		
17/06/1993	15/06/1993	PEN	$185.70		$1,257.05				93205	0		
14/07/1993	01/07/1993	APEN		$153.29	$1,103.76				E4360	0		
19/07/1993	09/07/1993	CSRE		$2,000.00	$-896.24			NOTRECORDED	93452	0		

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ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
19/07/1993	09/07/1993	PEN	$112.50		$-783.74				93452	0		
01/09/1993	23/08/1993	CSRE		$2,041.26	$-2,825.00			NOTRECORDED	93867	0		
01/09/1993	01/09/1993	BILL	$18,000.00		$15,175.00		01/09/1993		0016189	9930901	01/07/1993	30/06/1994
30/09/1993	28/09/1993	CSRE		$1,175.00	$14,000.00			NOTRECORDED	340253	0		
30/09/1993	28/09/1993	PEN	$10.10		$14,010.10				340253	0		
09/11/1993	01/11/1993	CSRE		$2,000.00	$12,010.10			NOTRECORDED	340604	0		
09/11/1993	01/11/1993	PEN	$38.50		$12,048.60				340604	0		
09/12/1993	07/12/1993	CSRE		$2,000.00	$10,048.60			NOTRECORDED	340926	0		
09/12/1993	07/12/1993	PEN	$61.30		$10,109.90				340926	0		
01/03/1994	21/01/1994	CSRE		$5,000.00	$5,109.90			NOTRECORDED	436938	0		
01/03/1994	21/01/1994	PEN	$225.45		$5,335.35				436938	0		
16/03/1994	08/03/1994	CSRE		$2,000.00	$3,335.35			NOTRECORDED	341673	0		
16/03/1994	08/03/1994	PEN	$120.05		$3,455.40				341673	0		
22/04/1994	18/04/1994	CSRE		$3,000.00	$455.40			NOTRECORDED	422054	0		
22/04/1994	18/04/1994	PEN	$220.70		$676.10				422054	0		
03/06/1994	31/05/1994	CSRE		$740.00	$-63.90			NOTRECORDED	422740	0		
03/06/1994	31/05/1994	PEN	$59.45		$-4.45				422740	0		
12/09/1994	30/08/1994	CSRE		$20,995.55	$-21,000.00			NOTRECORDED	551260	0		
01/09/1994	01/09/1994	BILL	$21,000.00		$0.00		01/09/1994		0041666	9940901	01/07/1994	30/06/1995
01/09/1995	01/09/1995	BILL	$21,000.00		$21,000.00		01/09/1995		0087013	9950901	01/07/1995	30/06/1996
01/12/1995	01/09/1995	BILL		$21,000.00	$0.00		01/09/1995		GDC/252	0	01/07/1995	30/06/1996
01/12/1995	01/09/1995	BILL	$29,925.00		$29,925.00		01/02/1996		GDC/252	9960201	01/07/1995	30/06/1996
01/09/1995	04/09/1995	CSRE		$21,000.00	$8,925.00			NOTRECORDED	771260	0		
01/09/1995	04/09/1995	PEN	$22.40		$8,947.40				771260	0		
01/03/1996	28/02/1996	CSRE		$8,947.40	$0.00			NOTRECORDED	821652	0		
01/03/1996	28/02/1996	PEN	$85.20		$85.20				821652	0		
13/02/1997	01/07/1996	LROB		$5,890.00	$-5,804.80		01/07/1996		GDC 11	0	01/07/1996	30/06/1997
13/02/1997	01/07/1996	LINT		$112.23	$-5,917.03				GDC 11	0		
08/08/1996	02/08/1996	CSRE		$90.20	$-6,007.23			NOTRECORDED	891709	0		
08/08/1996	02/08/1996	PEN	$5.50		$-6,001.73				891709	0		
01/09/1996	01/09/1996	BILL	$32,490.00		$26,488.27		01/09/1996		0131412	9960901	01/07/1996	30/06/1997
11/11/1996	31/10/1996	CSRE		$33,231.10	$-6,742.83			NOTRECORDED	00955602	0		
11/11/1996	31/10/1996	PEN	$694.35		$-6,048.48				00955602	0		
07/03/1997	14/02/1997	RRED	$6,048.00		$-0.48				GDC 13	0		
19/07/1997	01/09/1997	BILL	$28,000.00		$27,999.52		01/09/1997		CHQ/4837	160247	01/07/1997	30/06/1998
19/07/1997	01/09/1997	ROFF		$0.02	$27,999.50				CHQ/4837	0		
08/09/1997	01/09/1997	CSRE		$27,999.50	$0.00			01102819	CHQ/6321	0		
18/07/1998	01/09/1998	BILL	$28,000.00		$28,000.00		01/09/1998		CHQ/20156	210104	01/07/1998	30/06/1999
02/09/1998	01/09/1998	CSRE		$28,000.00	$0.00			01282447	CHQ/22438	0		
24/07/1999	01/09/1999	BILL	$28,000.00		$28,000.00		01/09/1999		CHQ/37173	246954	01/07/1999	30/06/2000
03/09/1999	01/09/1999	CSRE		$28,000.00	$0.00			02161730	CHQ/39233	0		
22/07/2000	01/09/2000	BILL	$28,000.00		$28,000.00				CHQ/53570	282983	R	30/06/2001
08/11/2000	06/11/2000	PEN	$430.15		$28,430.15				CHQ/60641	0		
08/11/2000	06/11/2000	CSRE		$28,417.30	$12.85			02382019	CHQ/60641	0		
21/07/2001	01/09/2001	BILL	$28,000.00		$28,012.85		01/09/2001		CHQ/75088	318296	01/07/2001	30/06/2002
19/11/2001	16/11/2001	PEN	$495.40		$28,508.25				CHQ/81596	0		
19/11/2001	16/11/2001	CSRE		$28,424.90	$83.35			02578225	CHQ/81596	0		

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ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
06/05/2002	01/05/2002	PEN	$4.65		$88.00				CHQ/87930	0		
06/05/2002	01/05/2002	CSRE		$88.00	$0.00			02661942	CHQ/87930	0		
20/07/2002	01/09/2002	BILL	$28,000.00		$28,000.00		01/09/2002		CHQ/93609	352341	01/07/2002	30/06/2003
15/11/2002	14/11/2002	PEN	$474.30		$28,474.30				CHQ/99571	0		
15/11/2002	14/11/2002	CSRE		$28,000.00	$474.30			02765735	CHQ/99571	0		
04/02/2003	14/11/2002	TRAN		$474.30	$0.00				CHQ/102788	0		
19/07/2003	01/09/2003	BILL	$28,000.00		$28,000.00		01/09/2003		CHQ/110257	385859	01/07/2003	30/06/2004
06/11/2003	05/11/2003	PEN	$416.35		$28,416.35				CHQ/114991	0		
06/11/2003	05/11/2003	CSRE		$28,000.00	$416.35			02946710	CHQ/114991	0		
02/12/2003	01/12/2003	PEN	$8.75		$425.10				CHQ/116720	0		
02/12/2003	01/12/2003	CSRE		$425.10	$0.00			02958988	CHQ/116720	0		
17/07/2004	01/09/2004	BILL	$28,000.00		$28,000.00		01/09/2004		CHQ/129756	418675	01/07/2004	30/06/2005
05/01/2005	04/01/2005	PEN	$792.00		$28,792.00				CHQ/139591	0		
05/01/2005	04/01/2005	CSRE		$28,000.00	$792.00			03146015	CHQ/139591	0		
21/07/2005	01/09/2005	BILL	$42,000.00		$42,792.00		01/09/2005		CHQ/147924	3005590	01/07/2005	30/06/2006
21/07/2005	01/09/2005	GSTB	$4,200.00		$46,992.00		01/09/2005		CHQ/147924	3005590	01/07/2005	30/06/2006
16/01/2006	13/01/2006	PEN	$1,491.35		$48,483.35				CHQ/158924	0		
16/01/2006	13/01/2006	CSRE		$47,059.30	$1,424.05			03318033	CHQ/158924	0		
14/03/2006	13/03/2006	PEN	$63.80		$1,487.85				CHQ/166813	0		
14/03/2006	13/03/2006	CSRE		$1,483.70	$4.15			03341865	CHQ/166813	0		
15/07/2006	01/09/2006	BILL	$42,000.00		$42,004.15		01/09/2006		CHQ/179971	3039017	01/07/2006	30/06/2007
15/07/2006	01/09/2006	GSTB	$4,200.00		$46,204.15		01/09/2006		CHQ/179971	3039017	01/07/2006	30/06/2007
04/12/2006	01/12/2006	PEN	$978.15		$47,182.30				CHQ/188010	0		
04/12/2006	01/12/2006	CSRE		$47,119.05	$63.25			03456220	CHQ/188010	0		
16/07/2007	01/09/2007	BILL	$58,000.00		$58,063.25		01/09/2007		CHQ/201124	3068695	01/07/2007	30/06/2008
08/01/2008	07/01/2008	CSRE		$59,511.60	$-1,448.35			03612172	CHQ/208221	0		
08/01/2008	07/01/2008	PEN	$1,723.35		$275.00			03612172	CHQ/208221	0		
15/07/2008	01/09/2008	BILL	$64,000.00		$64,275.00		01/09/2008		CHQ/225215	3098034	01/07/2008	30/06/2009
19/12/2008	18/12/2008	PEN	$1,640.50		$65,915.50				CHQ/233567	0		
19/12/2008	18/12/2008	CSRE		$65,915.50	$0.00			03729897	CHQ/233567	0		
15/07/2009	01/09/2009	BILL	$64,000.00		$64,000.00		01/09/2009		CHQ/245095	3127202	01/07/2009	30/06/2010
01/12/2009	01/10/2009	PEN	$447.10		$64,447.10				CHQ/260370	0		
01/12/2009	01/10/2009	CSRE		$64,566.35	$-119.25			03831892	CHQ/260370	0		
02/03/2010	26/02/2010	RFND	$119.25		$0.00			1900016947	CHQ/270935	0		
15/07/2010	01/09/2010	BILL	$24,197.25		$24,197.25		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
15/07/2010	01/09/2010	AVEB		$0.00	$24,197.25		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
15/07/2010	01/09/2010	CAPB		$6,452.60	$17,744.65		01/12/2010		CHQ/306590	3170983	01/07/2010	30/09/2010
16/02/2011	01/09/2010	BILL		$24,197.25	$-6,452.60		01/09/2010		CHQ/306240	3197452	01/07/2010	30/09/2010
16/02/2011	01/09/2010	CAPB	$6,452.60		$0.00				CHQ/308785	0		
16/02/2011	01/09/2010	BILM	$96,000.00		$96,000.00		01/06/2011		CHQ/308785	3197452	01/07/2010	30/06/2011
16/02/2011	01/09/2010	CAPM		$25,600.00	$70,400.00				CHQ/306240	0		
27/10/2010	01/12/2010	BILL	$24,197.25		$94,597.25		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
27/10/2010	01/12/2010	AVEB		$0.00	$94,597.25		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
27/10/2010	01/12/2010	CAPB		$6,452.60	$88,144.65		01/12/2010		CHQ/293437	3188603	01/10/2010	31/12/2010
16/02/2011	01/12/2010	BILL		$24,197.25	$63,947.40		01/12/2010		CHQ/306240	3197452	01/10/2010	31/12/2010
16/02/2011	01/12/2010	CAPB	$6,452.60		$70,400.00				CHQ/308785	0		
28/02/2011	25/02/2011	CSRE		$53,818.60	$16,581.40			03970854	CHQ/307657	0		

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ACCOUNT DETAILS : MAIN (1)

OPERATIONAL LEDGER: HISTORICAL ENTRIES

POST-DATE	EFF-DATE	TYPE	DEBIT	CREDIT	BALANCE	UPB	PAY-BY	RECEIPT REF	CERT-NO	DOC-NO	INVOICE FROM	INVOICE TO
24/01/2011	01/03/2011	BILL	$23,671.20		$40,252.60		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	AVEB		$0.00	$40,252.60		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	CAPB		$6,312.33	$33,940.27		01/06/2011		CHQ/306591	3195512	01/01/2011	31/03/2011
24/01/2011	01/03/2011	ROFF		$0.02	$33,940.25				CHQ/306591	0		
16/02/2011	01/03/2011	BILL		$23,671.20	$10,269.05		01/03/2011		CHQ/306240	3197452	01/01/2011	31/03/2011
16/02/2011	01/03/2011	CAPB	$6,312.33		$16,581.38				CHQ/308785	0		
01/07/2011	30/06/2011	MPEN	$146.10		$16,727.48		30/06/2011		CHQ/395593	03223824		
02/08/2011	31/07/2011	MPEN	$161.11		$16,888.59		31/07/2011		CHQ/449448	03268710		
01/09/2011	31/08/2011	CSRE		$94,496.55	$-77,607.96			04033196	CHQ/468041	03268710		
01/09/2011	31/08/2011	PEN	$162.66		$-77,445.30				CHQ/468041	03268710		
17/07/2011	01/09/2011	BILL	$96,000.00		$18,554.70		01/09/2011		CHQ/442142	03223824	01/07/2011	30/06/2012
17/07/2011	01/09/2011	CAPB		$18,560.00	$-5.30		01/09/2011		CHQ/442142	03223824	01/07/2011	30/06/2012
30/08/2012	29/08/2012	CSRE		$85,178.70	$-85,184.00			04149387	CHQ/731791	03312459		
26/07/2012	01/09/2012	BILL	$96,000.00		$10,816.00		01/09/2012		CHQ/691592	03268710	01/07/2012	30/06/2013
26/07/2012	01/09/2012	CAPB		$10,816.00	$0.00		01/09/2012		CHQ/691592	03268710	01/07/2012	30/06/2013
24/08/2013	23/08/2013	CSRE		$93,702.00	$-93,702.00			02055761	CHQ/977858	03359454		
22/07/2013	01/09/2013	BILL	$96,000.00		$2,298.00		01/09/2013		CHQ/954098	03312459	01/07/2013	30/06/2014
22/07/2013	01/09/2013	CAPB		$2,298.00	$0.00		01/09/2013		CHQ/954098	03312459	01/07/2013	30/06/2014
16/08/2014	15/08/2014	CSRE		$96,000.00	$-96,000.00			02135265	CHQ/1322738	03401609		
19/07/2014	01/09/2014	BILL	$96,000.00		$0.00		01/09/2014		CHQ/1300446	03359454	01/07/2014	30/06/2015
07/08/2015	07/08/2015	CSRE		$96,000.00	$-96,000.00			02212515	CHQ/1620113	03441602		
18/07/2015	01/09/2015	BILL	$96,000.00		$0.00		01/09/2015		CHQ/1602965	03401609	01/07/2015	30/06/2016
10/08/2016	10/08/2016	CSRE		$96,000.00	$-96,000.00			02287866	CHQ/1947881			
16/07/2016	01/09/2016	BILL	$96,000.00		$0.00		01/09/2016		CHQ/1924839	03441602	01/07/2016	30/06/2017

REFUNDS

EFF-DATE	ADJ	AMOUNT	PAYEE
26/02/2010	PAID	$119.25	COUNCIL OF THE GOLD COAST

CUSTOMER CONTACT DETAILS:

Name : COUNCIL OF THE CITY OF GOLD COAST

Delivery Address : THE CHIEF EXECUTIVE OFFICER,
PO BOX 5042,
GOLD COAST MC, QLD,
4217

Association : LESSEE

Payment Terms :

Delivery Preference : POST
Telephone :
Mobile :
Facsimile :

Email Address :
Contact (Other) :

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RTI Act 2009

19-082

File A

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RTI Act 2009

*** END OF REPORT ***

eLVAS Client Interaction Report
For Interaction id: 1476420

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	10-Apr-2017 1:59 PM
Entered by:	Collis, Suze
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Incoming email	email advising cabins will be removed slowly	7-Apr-2017

Interaction Record History

Service Centre:	Robina
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Collis, Suze
Date:	10-Apr-2017
Details:	

Assignment History

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RTI Act 2009

Case Note Report

Case id:	2017/000099	**Service Centre:**	Robina	**Assigned to:**	McQuade, Diane (Action Officer)
Category:	Surrender	**Local Government:**	Gold Coast City Council	**Applicant:**	Gold Coast City Council
Note id:	72045				

Case Note Revision History

Revision: 0 **Revision Date:** 07/04/2017 13:39:51

Summary: Spoke to Rhondabout this case and she advise she just wanted to check a few things with Anita

Details: Spoke to Rhondabout this case and she advise she just wanted to check a few things with Anita

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Date : 7/04/2017 1:52:07 PM
From : "RAMSAY Anita"
To : "COLLIS Suzanne"
Cc : "GEITZ Rhonda"
Subject : APPLICATION TO SURRENDER LEASE - NCL 2882
Attachment : img-407133155-0001.pdf;

Suze

I refer to the City's application dated 5 January 2017 for the surrender of NCL 2882. Please find attached a section from the Adopted Report to Council and the Resolution that deals with the old cabins on site.

As you can see by the resolution (No 5) the cabins are to be progressively removed from the Island and the Island Coordinator has advised me today that he is in the process of obtaining quotes to remove some before the end of this financial year. I trust this addresses any concerns the Department has in regard to the surrender application, however, if there are any further questions please let me know.

regards

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 F: 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au

Are you ready for storm season?

We know from years of experience that there are easy steps we can take to keep ourselves, our families and pets safe this storm season. For information visit cityofgoldcoast.com.au/getready

And remember, in a flood situation there's no such thing as taking a calculated risk as conditions can change very quickly. So if it's flooded, forget it.

Council of the City of Gold Coast - confidential communication
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ITEM 6 (Continued)
SOUTH STRADBROKE ISLAND TIPPLERS PRECINCT PROGRESS REPORT 2016
PN184107/16

The 2013, South Stradbroke Island-OMP identified the establishment of a waste management plan for the Island as being a priority outcome. A key action of that plan was the introduction of recycling and green waste management to the Island. Therefore, it is recommended that the kerbside recycling service and green waste program continue on South Stradbroke Island.

5.3.5 Resort Cabins

The 40 cabins at Tipplers Resort were constructed more than 30 years ago. The issue of refurbishing these cabins for accommodation or reusing them for static display and function centre purposes has been given careful consideration and analysis over the past five years without resolution. Chief among the obstacles the City faces in relocating and reusing these cabins are:

- Structural integrity concerns, including termite damage
- Non-compliance with existing legislation and building standards relating to disability access, ceiling heights, stormwater roof guttering, bathroom/ toilet separation and fire regulations
- Incompatibility of the cabins' design for static display and function room purposes
- The negative cost benefit of refurbishing buildings that are at the end of their life cycle.

So far, only six of the cabins have been renovated. Five of these cabins are being used as temporary accommodation by café staff, and the sixth is being used as a site office. The cost of renovating the cabins ranged between $35,000 and $45,000 each. These costs include new network connections to the localised reticulation system and new underground power connections. The renovated cabins were selected due to their proximity to existing essential services and the café.

Current estimates for relocating and refurbishing the remaining cabins are between $45,000 and $55,000 each. Given the practical and legal constraints outlined above and likely high costs involved in renovating the remaining cabins, it is recommended that they are progressively demolished and removed.

5.3.7 Tipplers Hub Land Tenure and lease

The Tipplers Hub is made up of a number of parcels of land for which the City is the trustee. The lots are:

- Lot 39 WD6594 (Old Tippler Resort Site)
- Lot 45WD5694 (Day use Area)
- Lot 38WD4474 (Old Club B site)
- Lot 74WD5641 and Lot 77SP244689 (campgrounds)
- Lot 77SP244689 (Waste Transfer Station site)

Each of the above lots is dedicated as Reserves for Park and Recreation, with exception of Lot 39 WD6594, which allows for commercial activities.

The City received an incumbent Commercial Lease on Lot 39 WD6594 as part of its purchase of the South Stradbroke Island Resort. The demolition of the Tipplers Tavern has removed the last remaining remnant of commercial activity on this lot, bringing into question whether the City needs to retain this Commercial Lease now. The City has received written advice from the Department of Natural Resources and Mines that it has no objection to the activities or uses detailed in the THCP (existing uses) or to the surrender of the commercial lease.

R

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ITEM 6 **COMMUNITY SERVICES**
SOUTH STRADBROKE ISLAND TIPPLERS PRECINCT PROGRESS REPORT 2016
PN184107/16

COMMITTEE RECOMMENDATION **CS16.1201.006**
moved Cr Caldwell seconded Cr PC Young

1 **That Council notes the progress that has been made in implementing the Tipplers Hub Concept Plan as outlined in the report.**

2 **That the Education Centre proposed in Stage 3 of the Tipplers Hub Concept Plan be put on hold until future demand justifies reconsideration of the proposal.**

3 **That management of the pontoon immediately adjacent to the Tipplers Licenced Café is included in the current contract LG314/411/14/092 Management Service for City Tourist facilities and services on South Stradbroke Island.**

4 **That Council continues with the kerbside recycling service and the green waste program on South Stradbroke Island.**

5 **That the cabins within the Tipplers Precinct are progressively removed from South Stradbroke Island on the basis that they have reached the end of their useful life and their renewal or reuse cannot be justified.**

6 **That Council delegates to the Chief Executive Officer the power to surrender the Commercial Lease on Lot 39WD6594.**

CARRIED

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R

eLVAS Client Interaction Report
For Interaction id: 1448658

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	6-Jan-2017 1:05 PM
Entered by:	Dighton, Mandy
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Outgoing email	Acknowledgement email	6-Jan-2017

Interaction Record History

Service Centre:	Townsville
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Dighton, Mandy
Date:	6-Jan-2017
Details:	

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1448657

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	6-Jan-2017 1:01 PM
Entered by:	Dighton, Mandy
Reference:	
Contact with:	Gold Coast City Council, Gold Coast

Documents

Document Type	Title	Received/Sent
Application	Application, Receipt No. 2316413 & Cover letter	6-Jan-2017

Interaction Record History

Service Centre:	Townsville
Associated to Case:	2017/000099
Revision No.:	0
Updated by:	Dighton, Mandy
Date:	6-Jan-2017
Details:	

Assignment History

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Report as at Effective Date of 06/01/2017
Report as at Posting Date of 06/01/2017 12:58:58

Report For

REGION: SOUTH
DISTRICT OFFICE: ROBINA
LEASE NUMBER: NCL 6/2882
TITLE REF: 17660178
LESSEE: COUNCIL OF THE CITY OF GOLD COAST
TENURE GROUP: S183 - 2010 CAPPING (TOURISM LEASES)

ACCOUNT SUMMARY

Account	Fund Code	Rental Position as at 06/01/2017	Payout as at 06/01/2017
MAIN	10	$0.00	N/A
Outstanding Total		$0.00	N/A

Account: MAIN

CALL TYPE: NORMAL
ACCOUNT STATE: ACTIVE
EXPIRY DATE:
ACTIVE CONCESSION:
ACTIVE EXCLUSION:
FINANCIAL RENTAL CATEGORY: 13.0.1 - BUSINESS & GOV'T - TOURISM
LEGAL RENTAL CATEGORY: 13 - BUSINESS & GOV'T

MULTIPLE ANNUAL PAYMENT IMPACT: N
INVOICE TERM: ANNUAL
NEXT DUE DATE: 01/09/2017

RENTAL POSITION

Current Billing Period: 01/07/2016 to 30/06/2017
Last Invoiced Period: 01/07/2016 to 30/06/2017
Fund Code: 10
Control Level: 6
Freehold/Leasehold: LEASEHOLD

CURRENT ANNUAL RATE: (Exclusive of GST) FROM 06/01/2017	$96,000.00	AS AT 06/01/2017
AMOUNT PENDING: (Inclusive of GST) FROM 06/01/2017	$0.00	(Amount due in the near future)
ACCOUNT BALANCE: (Inclusive of GST)	$0.00	(Negative balance means A/C in credit)
PENALTY CHARGED:	$0.00	
PENALTY TO 06/01/2017	$0.00	(Penalty is charged for late payments)
TOTAL AS AT 06/01/2017	$0.00	

I REFER TO YOUR REQUEST OF THE _____/_____/_____ REF:_____
CONFIRMING THAT YOU ARE THE REGISTERED LESSEE OR HAVE AUTHORISATION FROM THE LESSEE TO OBTAIN THIS INFORMATION.

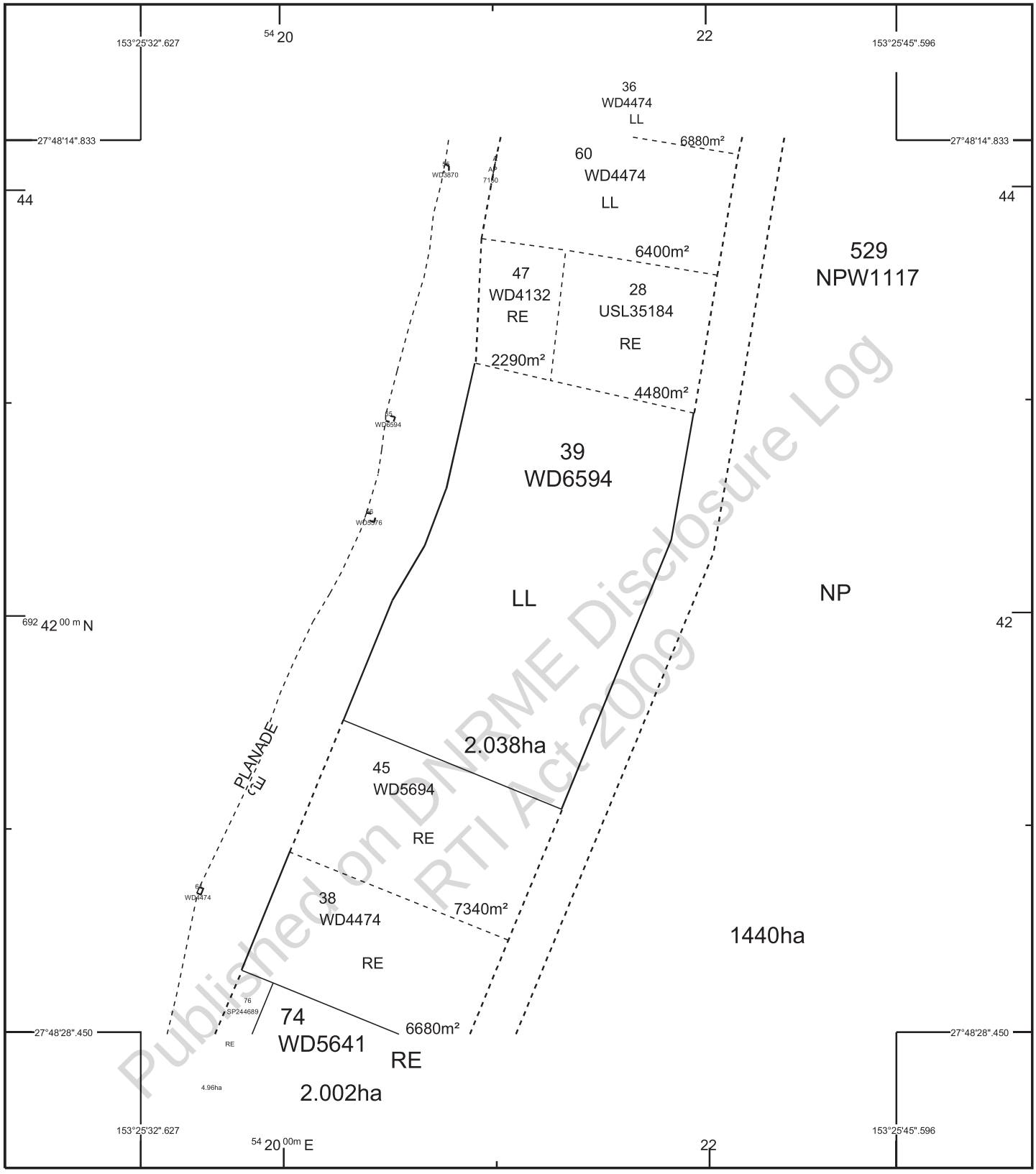
THE ABOVE INFORMATION IS CORRECT ONLY FOR THE DATE OF ISSUE AND MAY BE SUBJECT TO A BACKDATED CHANGE DUE TO INFORMATION NOT PRESENTLY AVAILABLE TO THE LANDS TENURE LEDGER.

FOR DISTRICT MANAGER
Department of Natural Resources and Mines

_____/_____/_____

***** END OF REPORT *****

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STANDARD MAP NUMBER
9542-21422

0 51 102 153 204 255 m

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 2552

MAP WINDOW POSITION & NEAREST LOCATION

153°25'39".112
27°48'21".641
SOUTHERN MORETON BAY ISLANDS
3.59 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	No Lot/Plan Selected.
Area/Volume	No Lot/Plan Selected.
Tenure	No Lot/Plan Selected.
Local Government	No Lot/Plan Selected.
Locality	No Lot/Plan Selected.
Segment/Parcel	No Lot/Plan Selected.

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 06/01/2017

DCDB 05/01/2017

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SmartMap
An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base

Queensland Government

GDA

19-082

File A

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SLAM LARIE - Intersection Report

LAYER INTERSECTION SUMMARY

LotPlans found

39WD6594, 56WD5576

LotPlans not found

Group	Layer Name	Intersected?	Details
Built Environment	Roads (All)	Yes	
	QLD Railways	No	
Coastal	Coastal S86 Permit Areas	No	
	Coastal S86 Permit Lines	No	
	Coastal Protection Building Lines	No	
	Coastal Protection Management Dist	Yes	
	Coastal Protection Hazzard 40M on HAT	Yes	
	Coastal Protection Hazzard All	Yes	
	Coastal Protection Hazzard Calc Dist	No	
	Coastal Protection Hazzard High Storm Tide	Yes	
	Coastal Protection Hazzard Med Storm Tide	Yes	
	Coastal Protection Coastal Zone	Yes	
	QLD Interim Coastline Line	No	
	QLD Interim Coastline Area	Yes	
Environmental Areas	World Heritage Areas	No	
	Nature Refuge Areas	No	
	Qld Coordinated Conservation Areas	No	
	QLD Protected Area Estate Type	No	
Fish Habitat Areas	Fish Habitat Areas	No	
Forest Products	Forest entitlement area	No	
	Forest Management Areas	Yes	SOUTH EAST
	Forest Products MUIDs	No	

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Forest Products	Forest Products SUIDs	No	
	Plantation Licence Area	No	
Heritage Register	Heritage Places	No	
Koala	SPRP Koala Habitat Value	No	
	SPP Koala Habitat Value	Yes	
Mining	Qld coal seam gas wells	No	
	Exploration permits for coal	No	
	Exploration permits for petroleum	No	
	Exploration permits for minerals	No	
	Qld Mining leases	No	
	Qld petroleum leases	No	
	Qld petroleum wells	No	
National trail	National trail	No	
Planning Scheme Zoning	State-Wide Planning Scheme (Zoning)	Yes	Sport and Recreation
	State-Wide Planning Scheme (SPA)	Yes	
Regional Planning	DLGP Regional Planning Areas	Yes	South East Queensland Regional Plan
Stock Routes	Stockroute	No	
ULDA	Declared Urban Land Development Areas (ULDA)	No	
Vegetation	High Value Regrowth	No	
	Essential Habitat	Yes	
Water	Drainage 100K	No	
	Drainage 250K	No	
	EPP Water 2009 (SEQ)	No	
	Springs	No	
	Dams and Lakes 100k	No	
	Waterbodies 10M	No	
	Groundwater bores	No	
	Groundwater monitoring network	No	
	Water Resource Planning Area	No	
	Dams and weirs	No	
Wetlands	Wetlands - Directory of Important Wetlands	Yes	

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MAP



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SLAM LARIE INTERSECTION REPORT – INTERNAL MAP

Map Printed:
Author:

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

N

Queensland Government

NON STANDARD MAP

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

Disclaimer:

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Produced by: The Department of Natural Resources and Mines

Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)

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

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

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R

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

Search Date: 06/01/2017 12:12 Title Reference: 17660178
Date Created: 21/10/1995

DESCRIPTION OF LAND

Tenure Reference: NCL 6/2882

Lease Type: PERPETUAL

LOT 56 CROWN PLAN WD5576
Local Government: GOLD COAST
LOT 39 CROWN PLAN WD6594
Local Government: GOLD COAST

Area: 2.039500 Ha. (SURVEYED)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
BUSINESS (TOURIST AND ASSOCIATED FACILITIES)

TERM OF LEASE

Day of beginning of lease

Lease in perpetuity commencing on 01/10/1983

REGISTERED LESSEE

Dealing No: 712271760 11/03/2009

COUNCIL OF THE CITY OF GOLD COAST

CONDITIONS

K1 The lessee shall maintain the leased land free from noxious plants.

M76 The Lessee shall use the leased land for Business (Tourist and Associated Facilities) only.

M76 The Lessee shall maintain all improvements on the leased land to the satisfaction of the Minister administering the Land Act.

M76 The Lessee shall comply with any lawful requirements of the Council of the Shire of Albert.

M76 The Lessee shall within one (1) year from the commencement of the term of the lease enter into an Agreement with the Queensland Tourist and Travel Corporation regarding the conducting of a tourist resort on the leased land.

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

Search Date: 06/01/2017 12:12 Title Reference: 17660178
Date Created: 21/10/1995

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Lease No. 17660178

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** 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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Date : 6/01/2017 1:04:09 PM
From : "SLAM Lodgement"
To : "'RAMSAY Anita'"
Subject : RE: SURRENDER OF LEASE APPLICATION

Good afternoon,

Your reference: PN184107/16 (P4)

Thank you for lodging your application under the Land Act 1994 with the Department of Natural Resources and Mines.

Your application has been received and the department has commenced assessing it. The case reference number is 2017/000099.
You can track the progress of your lodged land application on the DNRM webpage - https://dashboard.dnrm.qld.gov.au/#/services

An officer of the department who has been assigned your case officer will be in contact with you to provide information about how the application is being assessed and to answer any questions that you may have.

The department encourages the use of electronic correspondence and any hard copy correspondence received is electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps are no larger than 4MB and A3-sized.

For more information about land tenure applications please contact your nearest DNRM business centre or call 13 QGOV (13 74 68).

Thanks

Mandy Dighton
CPL Processing Officer
Central Point of Lodgement
State Land Asset Management Unit
Service Delivery - North Region

Telephone: 07 4447 9181 Facsimile: 07 4447 9200
Email: amanda.dighton@dnrm.qld.gov.au

Address:
Level 9 Verde Tower,
445 Flinders Street, Townsville Qld 4810
Postal:
PO Box 5318
Townsville Qld 4810

NOTE
All new applications to change tenure or for use of State land administered under the Land Act to the central point of lodgement. The central point of lodgement email address is SLAMlodgement@dnrm.qld.gov.au.

For more information please refer to Application forms on the departments webpage.

-----Original Message-----
From: RAMSAY Anita [mailto:ARAMSAY@goldcoast.qld.gov.au]
Sent: Friday, 6 January 2017 10:51 AM
To: SLAM Lodgement
Cc: COLLIS Suzanne
Subject: SURRENDER OF LEASE APPLICATION

Hi

Please find attached correspondence and application associated with an application to surrender a lease.

regards

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing) Property Services First Floor, Waterside West, Holden Place, Bundall City of Gold Coast

T: 07 5581 6441 F: 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9729 cityofgoldcoast.com.au

-----Original Message-----
From: Color 560 [mailto:PRN2385@goldcoast.qld.gov.au]
Sent: Friday, 6 January 2017 9:44 AM
To: RAMSAY Anita
Subject: Scan Data from PRN23851

Number of Images: 1
Attachment File Type: PDF

Device Name: Color 560
Device Location:

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Pack your picnic rug and head to Broadwater Parklands to celebrate Australia Day! Festivities start at 4pm and include a food truck feast, talented local musicians and a massive fireworks display. For more information visit www.cityofgoldcoast.com.au/australiaday

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Date : 6/01/2017 10:51:24 AM
From : "RAMSAY Anita"
To : "SLAM Lodgement"
Cc : "COLLIS Suzanne"
Subject : SURRENDER OF LEASE APPLICATION
Attachment : img-106094333-0001.pdf;img-106094355-0001.pdf;
Hi

Please find attached correspondence and application associated with an application to surrender a lease.

regards

Anita Ramsay
Senior Property Officer (Acquisitions, Divestment & Leasing)
Property Services
First Floor, Waterside West, Holden Place, Bundall
City of Gold Coast

T: 07 5581 6441 F: 07 5581 6445
PO Box 5042 Gold Coast Mail Centre Qld 9729
cityofgoldcoast.com.au

-----Original Message-----
From: Color 560 [mailto:PRN2385@goldcoast.qld.gov.au]
Sent: Friday, 6 January 2017 9:44 AM
To: RAMSAY Anita
Subject: Scan Data from PRN23851

Number of Images: 1
Attachment File Type: PDF

Device Name: Color 560
Device Location:

Pack your picnic rug and head to Broadwater Parklands to celebrate Australia Day! Festivities start at 4pm and include a food truck feast, talented local musicians and a massive fireworks display. For more information visit www.cityofgoldcoast.com.au/australiaday

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CITY OF GOLDCOAST.

Projection MGA94, Zone 56
GDA

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File A

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