

Date : 25/05/2018 7:20:17 AM
From : "BIRCHLEY Michael"
To : "KEARNAN Wally"
Cc : "FEELY Alan"
Subject : Proposed Inspection Today - South Stradbroke Island
Wally

I met with GCCC yesterday regarding major impasse we have on several lease rents and proposed lease surrenders and reserve dealings at the moment, in particular the old Tiplers resort and camping area. Staff have been trying to deal with it but escalated after no resolution. I'm now scheduled to inspect site with GCCC today 12.30pm to 3.00pm [73(2)Irrelevant] Undertaking inspection with Council officers. Will be operating under GCCC WHS so will check with our WHS team whether separate Fieldops required and will send to you for approval.

In addition, our staff (and in particular Desley) have been have been getting a lot of contact from the commercial lessee of [73(2)Irrelevant]

[73(2)Irrelevant]

[73(2)Irrelevant] I have arranged to build this into inspection schedule for 2pm today.

Hope to be available for 1pm yarn re Tangalooma on mobile but could be a bit scratchy.

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-Sch]

Date : 24/05/2018 9:08:50 PM
From : "BIRCHLEY Michael"
To : "MCCOMISKIE Desley"
Cc : "TUK Daniel" , "BEAN Thomas" , "MCQUADE Diane" , "COLLIS Suzanne" , "HOLESZKO Chris"
Subject : RE: Derm Meeting
Attachment :
image001.png;image002.jpg;image003.jpg;image004.jpg;image005.jpg;image006.png;image007.jpg;image008.jpg;image009.jpg;image010.png;image011.jpg;

Desley

Proposing to inspect Tipplers NCL and 73(2)Irrelevant leases tomorrow 1.00pm to 2.30pm.

This will include meeting CTPI 49-S on site at 2pm, albeit briefly.

Will update you early next week.

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-Sq

From: MCCOMISKIE Desley
Sent: Thursday, 24 May 2018 3:34 PM
To: BIRCHLEY Michael <Michael.Birchley@dnrme.qld.gov.au>
Subject: FW: Derm Meeting

FYI

73(2)Irrelevant

Date : 23/05/2018 4:13:16 PM

From : "BIRCHLEY Michael"

To : "BMADDEN@goldcoast.qld.gov.au" , "BEAN Thomas"

Subject : Re: Meeting to Discuss Land Tenure Issues

God day Brendan

Just wanting to confirm you're still fine to meet tomorrow afternoon at 2pm.

I also wanted to discuss the A-line if we have time.

Cheers

Mike Birchley

Sent from my iPhone

> On 10 May 2018, at 10:45 am, BIRCHLEY Michael <Michael.Birchley@dnrme.qld.gov.au> wrote:

>

> God day Brendan

>

> Thanks for your time on the phone earlier.

>

> As mentioned, in addition to any other matters you may wish to cover, keen to discuss proposed term lease surrenders, Tipplers lease and granting of volumetric interests under reserves.

>

> Thought it might be good to take a look at some of the sites if we have time, otherwise happy to meet at our Robina office or your offices.

>

> Cheers

>

>

> Mike Birchley

> Regional Manager

> Land Services

> South Region

> Department of Natural Resources, Mines and Energy

> Email: Michael.Birchley@dnrme.qld.gov.au <mailto:Michael.Birchley@dnrme.qld.gov.au>

> Tel: 4529 1360

> Mobile: CTPI 49-Scf

>

>

>

>

>

>

>

> <meeting.ics>

24 May 2018 - GCCC

Thursday, 24 May 2018
2:34 PM

Trustee leases back into the reserve

1. Tipplers

- a. South Stradbroke island
- b. Council reserves under trusteeship, accessible by boat for camping.
The state administer a number of term leases adjoining the camp grounds

73(2)Irrelevant

- iii. Tipplers resort is on perpetual lease
- c. In 2005-10, GCCC bought out the lease for \$7.5m, Grollo's (operator behind the lease). Council cleaned up the site.
- d. Council want to surrender the lease, \$96k/ year.
 - i. Turned it into the camping area.
 - ii. Operating expenses are huge for council. Revenue stream established via kiosk.
 - iii. It's no longer a resort.
 - iv. Surrender doc signed in April 2017
 - v. Cabins exist, but are only used for Gov staff
 - vi. Council have stopped paying rent.
 - vii. Council operate the kiosk, not sublet.
 - viii. DNRME issues
 - 1. Kiosk operation: table service with meals, indoors and outdoors. Licenced premises. Large facility, well over 30 plus people. Can it be incorporated as a secondary use?

73(2)Irrelevant

73(2)Irrelevant

73(2)Irrelevant

Overall position

- Give council responsibility for land management across the city. This would include all capital works and public infrastructure expenses.
- Allow for inconsistent uses to continue 73(2)Irrelevant .
- Noting inconsistent approaches across the state.
- They are only talking about the historic anomalies of the past, not creating new business in open space reserves. They are protectors of the open space.

Meet at rainbow bay at 12.30

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.



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

Published on DNRME Disclosure Log
RTI Act 2009

Date : 17/12/2018 9:32:09 AM
From : "TUK Daniel"
To : "MCCOMISKIE Desley"
Cc : "MCQUADE Diane"
Subject : City of Gold Coast - debts
Attachment : image001.png;image002.jpg;
Hi Des

There is a meeting happening on Wednesday to discuss a number of the City of Gold Coasts (Council) outstanding applications. For some of their applications (Tipplers and 73(2)Irrelevant), Council has stopped making payments for their current State leases.

In preparation for this meeting, Ken Sherwood has asked if you were able to prepare a summary, spreadsheet or report, which outlined all of the council's debts relating to State leases that it has stopped paying, or any other debts that need to be discussed with Council.

Feel free to give me a call to discuss.

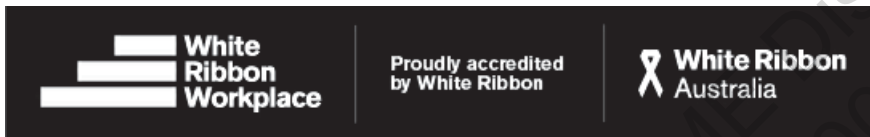
Regards



Daniel Tuk
Senior Land Officer
State Land Asset Management | Land Services - South Region
Department of Natural Resources, Mines and Energy

P: 5451 2212 M: CTPI 49-Sch
E: Daniel.Tuk@dnrme.qld.gov.au

A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



Date : 12/06/2018 4:26:12 PM

From : "McComiskie Desley via eLVAS"

To : "TUK Daniel"

Subject : eLVAS Case Assignment

You have been assigned the following case:

Case Id: 2017/000099

Your Role: Action Officer

Assigned By: McComiskie, Desley

Details:

Tipplers case for you.

Published on DNRME Disclosure Log
RTI Act 2009

Date : 3/07/2018 8:14:01 AM

From : "McQuade Diane"

To : "TUK Daniel"

Subject : eLVAS Client Interaction Follow-Up Requested

You have been assigned a follow-up action as part of a Client Interaction within the eLVAS system. Details are as follows:

Interaction Id: 1609021

Interaction Date: 03/07/2018

Assignment Date: 03/07/2018

Assigned By: McQuade, Diane

Date Required:

Details:

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 Tiplers

Published on DNRME Disclosure Log
RTI Act 2009

Date : 18/12/2018 12:42:03 PM

From : "TUK Daniel"

To : "SHERWOOD Kenneth" , "MCQUADE Diane" , "MACCHERONI Annie" , "BURLING Sharron"

Subject : FW: 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;

Hi team

Note the email below relating to Tipplers. As you will note, council believe the attached concept plan will suffice as a land management plan.

For discussion at 2pm.

Dan

From: RAMSAY Anita <ARAMSAY@goldcoast.qld.gov.au>

Sent: Tuesday, 15 August 2017 2:41 PM

To: COLLIS Suzanne

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 Tipplers 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
GOLD COAST.

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.

Date : 7/11/2018 3:17:11 PM
From : "TUK Daniel"
To : "MCQUADE Diane"
Subject : FW: Debt Report End of August 2018
Attachment : image001.png;image002.jpg;
Hi Di

I don't suppose you know what the current debt is for (1) 73(2)Irrelevant and (2) tipplers is? And when council stopped paying...

I want to add that the table we started the other week in prep for our meeting with council.

Dan

From: BURLING Sharron
Sent: Thursday, 27 September 2018 12:02 PM
To: TUK Daniel; MACCHERONI Annie
Subject: FW: Debt Report End of August 2018

Status update on these two matters next week would be great.
Please can you make some time in our respective diaries to discuss.
Many thanks

SB

From: COLLIS Suzanne
Sent: Tuesday, 25 September 2018 2:36 PM
To: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Cc: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>; CROMBIE Elizabeth <Elizabeth.Crombie@dnrme.qld.gov.au>
Subject: RE: Debt Report End of August 2018

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

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.

- o Gold Coast City Council owe approx. \$200K on leases they wish to surrender (Tiplers & 73(2)Irrelevant)
- o 73(2)Irrelevant
- o



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



Date : 19/02/2019 2:51:48 PM
From : "TUK Daniel"
To : "MCQUADE Diane"
Cc : "MACCHERONI Annie"
Subject : FW: GCCC Priority Dealings - actions from todays meeting
Attachment : GCCC priority dealings - next steps;image001.png;image002.jpg;
Hi Di

Just letting you know that the Tipplers documents, as sent in by Council, are scanned and uploaded to case 2017/000099.

Regards
Dan

From: TUK Daniel
Sent: Monday, 18 February 2019 4:52 PM
To: BURLING Sharron; MCQUADE Diane; CROSS Debbie; MACCHERONI Annie
Subject: GCCC Priority Dealings - actions from todays meeting

Hi all

Note the actions from today's meeting:

- Annie/ Deb to meet and discuss allocation of work going forward
- Sharron to call Brendan on Wednesday with a view to pushing the meeting back by one week.
- 73(2)Irrelevant
- Tipplers
 - o Dan to scan and upload master plan docs to case
 - o Di to review and prepare a draft GAP analysis
 - o Annie to review GAP analysis

- 73(2)Irrelevant

Also, find attached GCCC Priority Dealing table and terms of reference.

Regards



Daniel Tuk
Senior Land Officer
State Land Asset Management | Land Services - South Region
Department of Natural Resources, Mines and Energy

P: 5451 2212 **M:** CTPI 49-Sch4
E: Daniel.Tuk@dnrme.qld.gov.au

A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



Proudly accredited
by White Ribbon



Date : 9/01/2019 4:53:31 PM
From : "TUK Daniel"
To : "SHERWOOD Kenneth" , "MCQUADE Diane" , "BURLING Sharron"
Cc : "CROSS Debbie" , "SLAM - South Complex"
Subject : GCCC priority dealings - next steps
Attachment : Draft Terms of Reference - DNRME and GCCC.doc;GCCC Priority Dealings.docx;image001.png;image002.jpg;

Good afternoon all

I have updated the GCCC Priority dealings table based on the outcomes of our meeting this afternoon. To note, I have amended the document to include a "general items" table at the beginning of the document which contains the following items:

1. Terms of reference
2. Southport Spit Masterplan
3. Assigning priority for dealings

In addition, a column has been created for council to nominate a priority for each individual dealing which will assist DNRME to appropriately assign resources to those dealings which are higher in priority.

The following action items were established at this afternoon's meeting.

1. 73(2)Irrelevant
- 2.

Please advise if you require any further information.

Regards



Daniel Tuk
Senior Land Officer
State Land Asset Management | Land Services - South Region
Department of Natural Resources, Mines and Energy

P: 5451 2212 M: [CTPI 49-Sch4](tel:0754512212)
E: Daniel.Tuk@dnrme.qld.gov.au
A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



Proudly accredited
by White Ribbon



Terms of Reference – DNRME & GCCC Bi-Monthly Portfolio Meeting

Purpose – Strategic “priority dealings overview”	The Portfolio meeting is an opportunity to conduct an operational review of the agreed priority dealings, identify opportunities/constraints and to agree future actions for the next period. Proposed plan for these meetings: • Review of agreed priority dealings & confirmation of status • Actions completed in month and plan going forward • Identifies & discuss roadblocks/inconsistent views • Develop risk mitigation strategies • Transparent and constructive conversations • Measures outcomes and success	
Responsibility – Engagement and contribution	Members are responsible for their participation in meetings, specifically: • contribute content for the agenda • develop and deliver material as required • read the agenda and any supporting materials prior to meeting • suggest workable solutions to issues raised • facilitate improved stakeholder engagement • undertake any actions resulting from the meeting • disseminate outcomes to their broader working groups It is noted that the DNRME will distribute the agenda for comment prior to each meeting.	
Membership	Members	GCCC • TBC • TBC
Outcomes	• Improved transparency of plans/decisions • Increased efficiency measured by increased timeliness in provision of advice and decision making • Agreement and endorsement of more holistic plan • Consistency of approach to dealings • Completion of actions resulting from the Portfolio Meetings within the nominated timeframe • Avoidance of compliance action • Improved stakeholder relations	
Meeting Protocols	Frequency	Meetings will occur on a bi-monthly basis or as appropriate. DNRME will confer with GCCC in relation to scheduling the date, time and location of meetings. Any external invitees to be communicated and agreed to by DNRME & GCCC prior to any meeting
Reporting	DNRME will be responsible for minute taking and the distribution of the minutes DNRME will report regularly to ensure actions are completed	



City of Gold Coast – General items

ID	item	description	Meeting outcomes
01	Terms of reference (TOR)	DNRME has prepared a TOR to define the purpose, responsibilities, membership, outcomes, protocols and reporting for ongoing DNRME/ GCCC meetings.	Meeting outcomes - 19 Dec 2018: DNRME to forward draft TOR to council for review with suggested changes to be discussed at the next meeting.
02	73(2)Irrelevant		
03	Assigning priority for dealings	It would be beneficial to understand the level of priority for each dealing outlined in the table "City of Gold Coast – Priority Dealings". This will assist DNRME to appropriately assign resources to those dealings, which are higher in priority.	Meeting outcomes - 19 Dec 2018: Council to review the table "City of Gold Coast – Priority Dealings" and advise of each dealings priority. Priority status examples may include "routine", "high" and "urgent".

City of Gold Coast – Priority Dealings

ID	Dealing name	Dealing description (Council proposal)	DNRME preliminary position	Meeting outcomes	Priority
01	73(2)Irrelevant				

ID	Dealing name	Dealing description (Council proposal)	DNRME preliminary position	Meeting outcomes	Priority
	73(2)Irrelevant				

Published on DNRME Disclosure Log
RTI Act 2009

ID	Dealing name	Dealing description (Council proposal)	DNRME preliminary position	Meeting outcomes	Priority
	73(2) Irrelevant				
02	Tipplers Licenced Cafe	- Council has made application to surrender its Non-Competitive Lease 6/2882 over the site comprising Tipplers Licenced Café for its inclusion into the adjoining Reserve for Park and Recreation. - The adjoining Reserve is predominantly setup for camping sites and open space recreation. - Current debt on lease rental is \$202,614.52, as at 7 November 2018.	Compatibility with DNRME Policy Analysis of the Secondary Use of Trust Land Policy has determined that Council's proposal to establish a licenced café/ restaurant within a reserve for park and recreation purposes is considered to be an inconsistent use of trust land. As such, this will require the development of a trust land management plan and public consultation, in line with the Land Management Planning for Reserves or Deeds of Grant in Trust Information Kit. As part of its land management planning processes, council will need to demonstrate that this	Meeting outcomes - 19 Dec 2018: - Discussed the process associated with applying for an inconsistent secondary use of trust land, including the requirement for land management plans where an inconsistent use (i.e. trustee lease) of a reserve is proposed. - Discussed outstanding lease rent. - Discussed the master planning activities that have occurred at South Stradbroke Island, which Council believe will adequately cover the requirement for a land management plan (including public consultation).	Council to advise

ID	Dealing name	Dealing description (Council proposal)	DNRME preliminary position	Meeting outcomes	Priority
			proposed use will not diminish the reserves purpose or adversely impact surrounding businesses. In addition, in accordance with Section 327C (2) of the Act, council will need to issue a notice any party with a registered interest on the lease to advise of its intention to surrender the lease. DNRME would need to be satisfied that those parties with registered interests are supportive of this proposal before any action is taken by council relating to land management planning or public consultation. Recommendations • Discuss the process associated with applying for an inconsistent secondary use of trust land. • Discuss outstanding lease rent and council's requirement to pay outstanding amount.	Next steps: • Council to locate and forward previous master plan documentation to DNRME. • DNRME will then assess the master plan documentation and advise Council of its findings.	
03	73(2) Irrelevant				Council to advise

ID	Dealing name	Dealing description (Council proposal)	DNRME preliminary position	Meeting outcomes	Priority
	73(2)Irrelevant Published on DNRME Disclosure Log RTI Act 2009				
04					Council to advise

ID	Dealing name	Dealing description (Council proposal)	DNRME preliminary position	Meeting outcomes	Priority
	73(2)Irrelevant Published on DNRME Disclosure Log RTI Act 2009				
05					Council to advise

ID	Dealing name	Dealing description (Council proposal)	DNRME preliminary position	Meeting outcomes	Priority
	73(2)Irrelevant				
06					Council to advise

Published on DNRME Disclosure Log
RTI Act 2009

ID	Dealing name	Dealing description (Council proposal)	DNRME preliminary position	Meeting outcomes	Priority
07	73(2)Irrelevant Published on DNRME Disclosure Log RTI Act 2009				Council to advise
08					Council to advise

ID	Dealing name	Dealing description (Council proposal)	DNRME preliminary position	Meeting outcomes	Priority
	73(2)Irrelevant				

Published on DNRME Disclosure Log
RTI Act 2009

Date : 15/04/2019 10:26:04 AM
From : "TUK Daniel"
To : "MACCHERONI Annie"
Cc : "PETCHELL Blake"
Subject : FW: LMP re: 73(2)Irrelevant
Attachment : image001.png;image002.jpg;
Hi Annie

Just going through my emails from last week and saw this one from Di. Based on my understanding and conversations with yourself, Sharron and Deb – I don't have any outstanding work in the cases outlined in Di's email. For your information, Deb assured me that she had Tippler's in hand with Di and I wasn't to be involved.

Could you please let me know if your understanding of my involvement in these cases aligns with mine? If it does, I won't take any further action.

Regards
Dan

From: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>
Sent: Tuesday, 9 April 2019 11:57 AM
To: CROSS Debbie; TUK Daniel; BURLING Sharron; MACCHERONI Annie; PETCHELL Blake; COLLIS Suzanne
Subject: RE: LMP re: 73(2)Irrelevant

Hi Everyone

Just a few cases that need some priority over the next few days -

73(2)Irrelevant

Case ref: 2017/000099 – Tipplers – Council were made the offer to surrender and are now not willing to provide trustee lease, as Council believe their management contract is in place. This does not provide for insurance, indemnity etc to cover the State – Deb was going to discuss with Annie. (all corro on case).

The cases are still sitting in my tree in elvas.

If anyone is not comfortable making the decisions, then these need to be escalated to another MD.

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

From: MCQUADE Diane
Sent: Tuesday, 2 April 2019 9:13 AM
To: CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>; MACCHERONI Annie <Annie.Maccheroni@dnrme.qld.gov.au>; PETCHELL Blake <Blake.Petchell@dnrme.qld.gov.au>
Subject: RE: LMP re: 73(2)Irrelevant

Hi Everyone

I'm just starting to assess the LMP using these guidelines and I just have some concerns regarding the processing side of things and the decision making.

I recommended the Natural Justice and then subsequent refusal of the surrender of term lease application originally in elvas and Deb made the decisions.

Is this decision for the LMP going to be made at a higher level?

Thanks
Di

From: PETCHELL Blake
Sent: Tuesday, 26 March 2019 6:50 PM
To: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>
Cc: CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>; MACCHERONI Annie <Annie.Maccheroni@dnrme.qld.gov.au>
Subject: RE: LMP re 73(2)Irrelevant

Hi Di,

For the purpose of the recent zipline LMP review we are having to rely on our existing framework and supporting documents (publically available), being the secondary use policy, land management planning information kit, and LMP submission template.

The attached supplementary document is an attempt Dan and I had at filtering the key themes out of those documents. We are only able to use it for note taking purposes at this point as it hasn't been formally adopted or endorsed.

A few key points are listed below from some of the recent dealings complex has been involved with;

- Ensure the LMP applies to the entire parcel, including capturing all existing inconsistent/ consistent uses.
- Has consultation been conducted, if so, and if issues are identified, how is the issue proposed mitigated?
- Has alternative site selection been considered for the proposed secondary use? (may not apply to existing uses such as 73(2)Irrelevant)
- Ultimately the Act considerations are the key parameters that will have to be addressed as part of the decision making (and building evidence around them);
 - Does the proposed secondary use diminish the purpose of the reserve
 - Does the proposed secondary use impact surrounding businesses

I'm happy to discuss any of the info above, or the proposed response to GCCC on the inadequacies of the LMP. Just give me a call if you want to talk it through.

Thanks



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

P: 5451 2408 **M:** CTPI 49-Sch4
E: Blake.Petchell@dnrme.qld.gov.au
A: Level 1/9-13 Mill Street, Nambour | PO Box 573, Nambour, QLD 4560
W: www.dnrme.qld.gov.au



From: BURLING Sharron
Sent: Monday, 25 March 2019 3:34 PM
To: PETCHELL Blake <Blake.Petchell@dnrme.qld.gov.au>
Cc: MCQUADE Diane <Diane.Mcquade@dnrme.qld.gov.au>; CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>; TUK Daniel <Daniel.Tuk@dnrme.qld.gov.au>; MACCHERONI Annie <Annie.Maccheroni@dnrme.qld.gov.au>
Subject: LMP re: 73(2)Irrelevant

Hello BP

At the last meeting with GCCC, we were handed a LMP in relation to 73(2)Irrelevant which the GCCC asserted was in final form.

Di is in the process of reviewing the documentation and at the outset there are some obvious inadequacies.

Please can you send Di the framework that we have used to review the Zipline LMP and any other guidance material we have?

I realise we are still in the process of securing some further advice in this regard but it's important we convey the nature of the inadequacies to the GCCC as soon as possible.

Thanks
SB



Sharron Burling
A/Manager
State Land Asset Management | Southern Region
Department of Natural Resources, Mines and Energy
Mental Health First Aider
P: 07 5626 6828 M: CTPI 49-Sch4
E: sharron.burling@dnrm.qld.gov.au
A: APVC Building, 14 Edgewater Court, Robina QLD 4226 | PO Box 4297, Robina Town Centre, Qld, 4230
W: www.dnrm.qld.gov.au

Published on DNRME Disclosure Log
RTI Act 2009

Date : 17/12/2018 3:40:52 PM

From : "TUK Daniel"

To : "MCQUADE Diane"

Subject : FW: Previous correspondence to council regrading proposed surrender of Tipplers

Attachment : 2013 Letter to council re tipplers.pdf;image001.png;image002.jpg;

Hi Di

Are you able to access and compare the 2013 council application to surrender its lease with the 2017 application? Just need to confirm if the details of the applications are the same, or if there are differences – then what are they?

Could you please bring your findings to tomorrow afternoons catch-up?

Cheers

Dan

From: TUK Daniel

Sent: Monday, 17 December 2018 3:20 PM

To: SHERWOOD Kenneth; BURLING Sharron; MCQUADE Diane

Cc: MACCHERONI Annie

Subject: Previous correspondence to council regrading proposed surrender of Tipplers

Hi all

Find attached letter from SLAM to GCCC in 2013 regarding the departments position relating to a proposed surrender of the Tipplers Lease in exchange for the land to be returned to reserve. As I understand, council never proceeded with lodging the application, until an application was received in 2017.

This will need to be discussed at our meeting tomorrow afternoon.

Regards



Daniel Tuk

Senior Land Officer

State Land Asset Management | Land Services - South Region

Department of Natural Resources, Mines and Energy

P: 5451 2212 M: CTPI 49-Sch4

E: Daniel.Tuk@dnrme.qld.gov.au

A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



Proudly accredited
by White Ribbon





SURRENDER OF LEASE / LICENCE / PERMIT

(In accordance with Sections 105, 180, 327 and 481 of the *Land Act 1994*)

THIS APPLICATION IS TO BE LODGED WITH THE NEAREST OFFICE OF THE DEPARTMENT OF NATURAL RESOURCES AND WATER

1. Property Description

Title Reference	Lot/Plan	Parish	Local Government
17660178	56WD5576 39/WD6594	Curree	Gold Coast City

2. Surrender of Part or Whole of the Lease or Whole of the Licence / Permit Area

☐ *Part or ☒ *Whole (**"X" which ever is applicable)

If 'Part', specify area (in hectares) being surrendered :

3. Lessee / Licensee / Permittee

Council of the City of Gold Coast

4. Conditions of Surrender (If applicable)

Upon surrender, Lot 39 on WD6594, to be set aside as a Reserve for Park and Recreation purposes with Council of the City of Gold Coast as trustee

5. Execution

*I / *We being the *lessee / *licensee / *permittee in item 3, do hereby surrender and transfer to The State of Queensland, all of *my / *our right, title and interest in and to the said *lease / *licence / *permit as described in items 1 and 2, subject to any conditions detailed in item 4.

(* Cross out which ever is not applicable)

Witness

Execution Date

Lessee / Licensee / Permittee Signature

.....signature

...../...../.....

.....

.....full name

.....qualification

(eg Legal Practitioner, JP, C.Dec)





SURRENDER OF LEASE / LICENCE / PERMIT

(In accordance with Sections 105, 180, 327 and 481 of the *Land Act 1994*)

THIS APPLICATION IS TO BE LODGED WITH THE NEAREST OFFICE OF THE DEPARTMENT OF NATURAL RESOURCES AND WATER

1. Property Description

Title Reference	Lot/Plan	Parish	Local Government
17552049	45WD5694 51/WD5694	Curree	Gold Coast City

2. Surrender of Part or Whole of the Lease or Whole of the Licence / Permit Area

☐ *Part or ☒ *Whole (**X" which ever is applicable)

If 'Part', specify area (in hectares) being surrendered :

3. Lessee / Licensee / Permittee

Council of the City of Gold Coast

4. Conditions of Surrender (If applicable)

Upon surrender, Lot 45 on WD5694, to be set aside as a Reserve for Park and Recreation purposes with Council of the City of Gold Coast as trustee

5. Execution

*I / *We being the *lessee / *licensee / *permittee in item 3, do hereby surrender and transfer to The State of Queensland, all of *my / *our right, title and interest in and to the said *lease / *licence / *permit as described in items 1 and 2, subject to any conditions detailed in item 4.
(* Cross out which ever is not applicable)

Witness

Execution Date

Lessee / Licensee / Permittee Signature

.....signature

...../...../.....

.....

.....full name

.....qualification

(eg Legal Practitioner, JP, C.Dec)



Date : 25/03/2019 9:33:04 AM
From : "TUK Daniel"
To : "BURLING Sharron" , "MCQUADE Diane" , "CROSS Debbie"
Cc : "MACCHERONI Annie"
Subject : FW: SURRENDER OF LEASE - TIPPLERS
Attachment : image001.png;image002.png;
Thanks Sharron,

Di/ Deb, I am going to try to look at the Tippler's submission later this week (unless there is another major priority that jumps the queue). It might be worth letting Anita know that our timeframes have been impacted by a number of high priority transactions and we'll work to get them a formal response by the end of next week.

Regards
Dan

From: BURLING Sharron <Sharron.Burling@dnrme.qld.gov.au>
Sent: Monday, 25 March 2019 9:04 AM
To: TUK Daniel; CROSS Debbie; MCQUADE Diane; MACCHERONI Annie
Subject: RE: SURRENDER OF LEASE - TIPPLERS

DT

I have spoken with Deb on Friday and clarified that you will provide advice and guidance to Di to make the submission watertight and cover off any concerns that Deb has. Deb will remain the decision maker in this instance.

Please liaise with Deb and Di. I will leave it to you very capable people to work out timeframes.

Many thanks
SB

From: RAMSAY Anita <ARAMSAY@goldcoast.qld.gov.au>
Sent: Monday, 25 March 2019 8:42 AM
To: MCQUADE Diane
Cc: BURLING Sharron; TUK Daniel
Subject: SURRENDER OF LEASE - TIPPLERS

Hi Di

I am following up on an outcome from the meeting on 12 March 2019 in regard to confirmation that the Department is proceeding with a surrender of the lease for South Stradbroke Island. I understood from the meeting that the City would receive confirmation by Friday 15 March 2019 of the Department's position.

I have been unable to locate a response so could I ask that you email me a copy for our records.

thanks

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
GOLD COAST.

Find your success.....starting at City Libraries. Our 12 libraries are here to support you to get ahead - helping you achieve personal growth and business success in a place of learning. Check out [here](#) to find out more.

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.

Date : 15/03/2019 3:58:44 PM
From : "TUK Daniel"
To : "MACCHERONI Annie"
Subject : FW: Tiplers 2017/000099
Hi Annie

For info, Deb has asked that I review the matter below and provide further advice regarding how the improvements will be dealt under the new arrangement and to clearly justify how this matter differs from the example of the 73(2)Irrelevant which is also under consideration at this time.

I intend to review this matter next week.

Regards
Dan

From: CROSS Debbie <Debbie.Cross@dnrme.qld.gov.au>
Sent: Friday, 15 March 2019 3:04 PM
To: TUK Daniel
Subject: Tiplers 2017/000099

Hi Dan
Di has sent me Tiplers for consideration....

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.

Can you please give me a call to discuss, as I understand you have been heavily involved in this case. .

Thanks

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

P 07 5352 4242
M CTPI 49-Sch4
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/>

WITHOUT PREJUDICE AND CONFIDENTIAL

The information in this email together with any attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any form of review, disclosure, modification, distribution and/or publication of this email message is prohibited, unless as a necessary part of Departmental business. If you have received this message in error, you are asked to inform the sender as quickly as possible and delete this message and any copies of this message from your computer and/or computer system network.

Date : 2/04/2019 3:01:08 PM

From : "MCQUADE Diane"

To : "CROSS Debbie" , "TUK Daniel" , "MACCHERONI Annie" , "BURLING Sharron"

Subject : FW: Tiplers Surrender

Attachment : TRACKS-#41662776-v10-PART_F_LG314_411_14_092__MANAGEMENT_OF_THE_COGC_TO....pdf;Offer letter & docs Tiplers.pdf;image002.png;image004.png;

Hi everyone

Please find here below the response received from Council regarding the offer for the surrender of Tiplers. 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: Tiplers 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
GOLD COAST.

From: MCQUADE Diane [mailto:Diane.Mcquade@dnrme.qld.gov.au]

Sent: Monday, 1 April 2019 9:26 AM

To: RAMSAY Anita

Subject: Tiplers Surrender

Good Morning Anita

Please find the attached the department's offer letter and Notification of Acceptance for the surrender of Tiplers.

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

The information in this email together with any attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. There is no waiver of any confidentiality/privilege by your inadvertent receipt of this material. Any form of review, disclosure, modification, distribution and/or publication of this email message is prohibited, unless as a necessary part of Departmental business.
If you have received this message in error, you are asked to inform the sender as quickly as possible and delete this message and any copies of this message from your computer and/or your computer system network.

This email originates from outside of the City of Gold Coast. If suspicious send it to spam@goldcoast.qld.gov.au

Find your success.....starting at City Libraries. Our 12 libraries are here to support you to get ahead - helping you achieve personal growth and business success in a place of learning. Check out [here](#) to find out more.

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.

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

1



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)

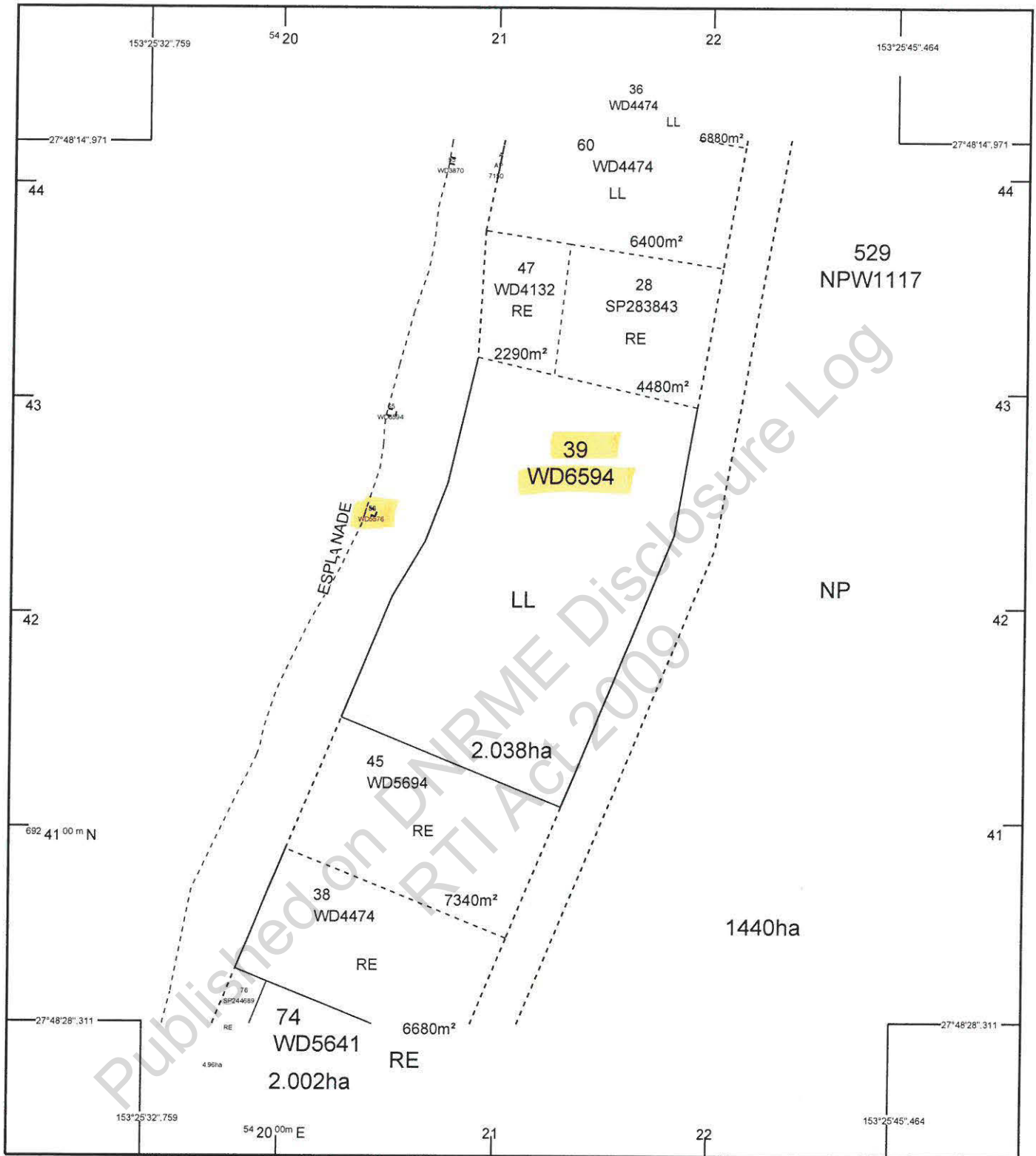
(WITNESS)

(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



STANDARD MAP NUMBER
9542-21422

MAP WINDOW POSITION &
NEAREST LOCATION



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

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

Despite Department of Natural Resources, Mines and Energy(DNRME)'s best efforts, DNRME makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

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

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

(c) The State of Queensland,
(Department of
Natural Resources,
Mines and Energy) 2019.



Date : 22/03/2018 4:22:25 PM
From : "MCCOMISKIE Desley"
To : "MACCHERONI Annie"
Subject : FW: 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;

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 Tiplers Passage Master Plan as well as a Tippers Hub Concept Plan. I have attached a copy of the approved Tiplers 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
GOLD COAST

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.

Date : 25/03/2019 8:53:50 AM
From : "TUK Daniel"
To : "BURLING Sharron"
Cc : "MACCHERONI Annie"
Subject : FW: SURRENDER OF LEASE - TIPPLERS
Attachment : image005.png;image006.png;
Hi Sharron

As discussed last week, complex has been asked to review the submission to ensure there is sufficient analysis to support a decision to surrender the Council's term lease. As you clarified, complex will not be making the decision but will provide the analysis to support a decision which is to be made by core. To note, I have not spoken to Deb or Di about this approach.

Due to conflicting priorities I have not been able to attend to this matter. In addition, based on my current workload, I don't believe I will be able to begin reviewing this until later this week (at the earliest and without any other priority issues that may arise).

Given my workload and Council's eagerness to progress this, I suggest that Council are notified that DNRME's response has been delayed due to other priorities.

Feel free to give me a call to discuss.

Dan

From: RAMSAY Anita <ARAMSAY@goldcoast.qld.gov.au>
Sent: Monday, 25 March 2019 8:42 AM
To: MCQUADE Diane
cc: BURLING Sharron; TUK Daniel
Subject: SURRENDER OF LEASE - TIPPLERS

Hi Di

I am following up on an outcome from the meeting on 12 March 2019 in regard to confirmation that the Department is proceeding with a surrender of the lease for South Stradbroke Island. I understood from the meeting that the City would receive confirmation by Friday 15 March 2019 of the Department's position.

I have been unable to locate a response so could I ask that you email me a copy for our records.

thanks

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
GOLD COAST

Find your success.....starting at City Libraries. Our 12 libraries are here to support you to get ahead - helping you achieve personal growth and business success in a place of learning. Check out [here](#) to find out more.

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.

Date : 2/04/2019 3:01:08 PM

From : "MCQUADE Diane"

To : "CROSS Debbie" , "TUK Daniel" , "MACCHERONI Annie" , "BURLING Sharron"

Subject : FW: Tiplers Surrender

Attachment : TRACKS-#41662776-v10-PART_F_LG314_411_14_092__MANAGEMENT_OF_THE_COGC_TO....pdf;Offer letter & docs Tiplers.pdf;image002.png;image004.png;

Hi everyone

Please find here below the response received from Council regarding the offer for the surrender of Tiplers. 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: Tiplers 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
GOLD COAST.

From: MCQUADE Diane [mailto:Diane.Mcquade@dnrme.qld.gov.au]

Sent: Monday, 1 April 2019 9:26 AM

To: RAMSAY Anita

Subject: Tiplers Surrender

Good Morning Anita

Please find the attached the department's offer letter and Notification of Acceptance for the surrender of Tiplers.

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

The information in this email together with any attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. There is no waiver of any confidentiality/privilege by your inadvertent receipt of this material. Any form of review, disclosure, modification, distribution and/or publication of this email message is prohibited, unless as a necessary part of Departmental business.
If you have received this message in error, you are asked to inform the sender as quickly as possible and delete this message and any copies of this message from your computer and/or your computer system network.

This email originates from outside of the City of Gold Coast. If suspicious send it to spam@goldcoast.qld.gov.au"

Find your success.....starting at City Libraries. Our 12 libraries are here to support you to get ahead - helping you achieve personal growth and business success in a place of learning. Check out [here](#) to find out more.

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.

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 Tiplers,
 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 Tiplers 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



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)

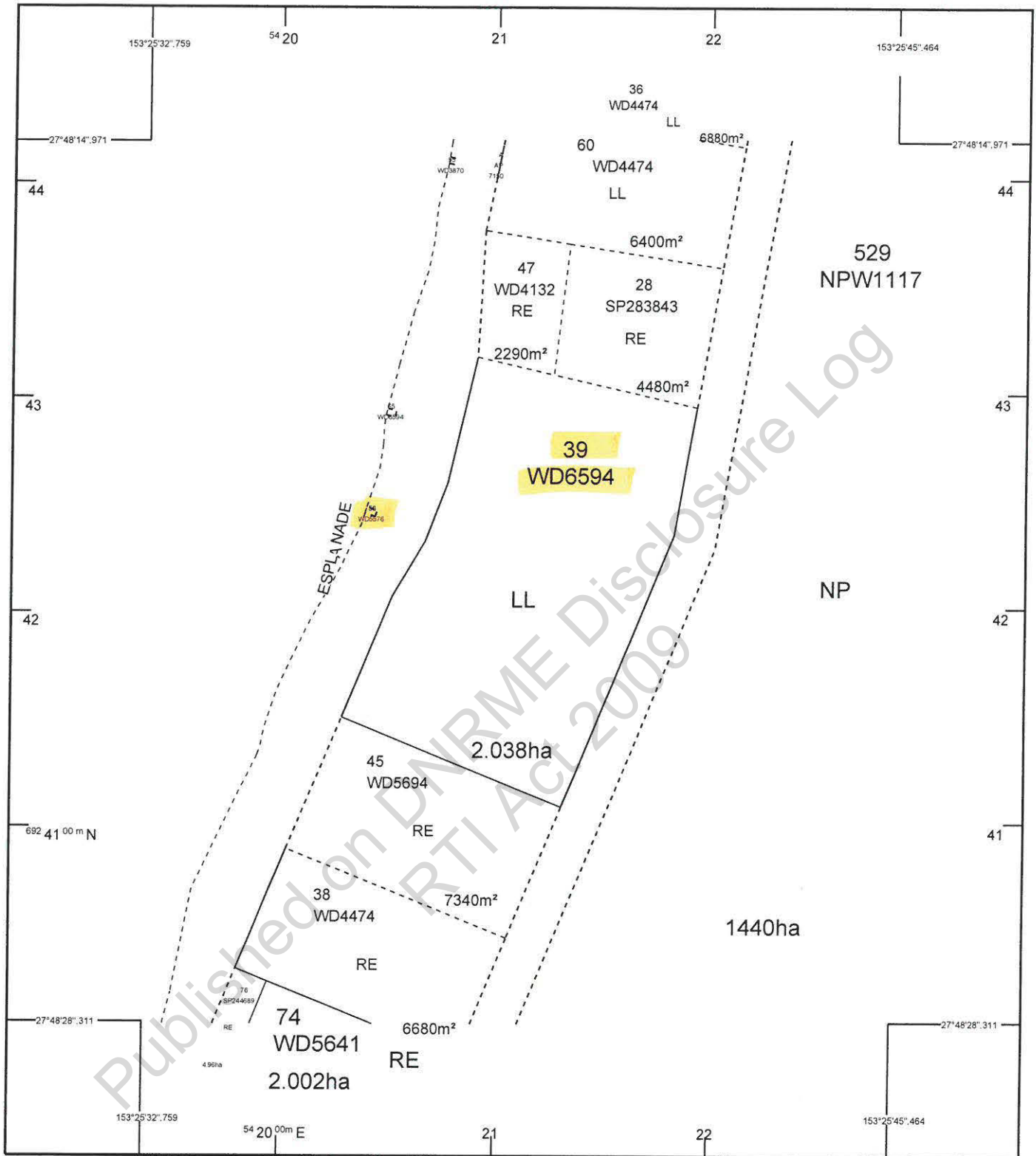
(WITNESS)

(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



STANDARD MAP NUMBER
9542-21422

MAP WINDOW POSITION &
NEAREST LOCATION



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

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

Despite Department of Natural Resources, Mines and Energy(DNRME)'s best efforts, DNRME makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

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

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

(c) The State of Queensland,
(Department of
Natural Resources,
Mines and Energy) 2019.



Date : 18/02/2019 4:52:08 PM

From : "TUK Daniel"

To : "BURLING Sharron" , "MCQUADE Diane" , "CROSS Debbie" , "MACCHERONI Annie"

Bcc : "PETCHELL Blake"

Subject : GCCC Priority Dealings - actions from todays meeting

Attachment : GCCC priority dealings - next steps;image001.png;image002.jpg;

Hi all

Note the actions from today's meeting:

- Annie/ Deb to meet and discuss allocation of work going forward
- Sharron to call Brendan on Wednesday with a view to pushing the meeting back by one week.

73(2)Irrelevant

- Tipplers
 - o Dan to scan and upload master plan docs to case
 - o Di to review and prepare a draft GAP analysis
 - o Annie to review GAP analysis

73(2)Irrelevant

Also, find attached GCCC Priority Dealing table and terms of reference.

Regards



Daniel Tuk

Senior Land Officer

State Land Asset Management | Land Services - South Region

Department of Natural Resources, Mines and Energy

P: 5451 2212

M: CTPI 49-Sch4

E: Daniel.Tuk@dnrme.qld.gov.au

A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



Proudly accredited
by White Ribbon



Date : 9/01/2019 4:53:31 PM
From : "TUK Daniel"
To : "SHERWOOD Kenneth" , "MCQUADE Diane" , "BURLING Sharron"
Cc : "CROSS Debbie" , "SLAM - South Complex"
Subject : GCCC priority dealings - next steps
Attachment : Draft Terms of Reference - DNRME and GCCC.doc;GCCC Priority Dealings.docx;image001.png;image002.jpg;

Good afternoon all

I have updated the GCCC Priority dealings table based on the outcomes of our meeting this afternoon. To note, I have amended the document to include a "general items" table at the beginning of the document which contains the following items:

1. Terms of reference
2. Southport Spit Masterplan
3. Assigning priority for dealings

In addition, a column has been created for council to nominate a priority for each individual dealing which will assist DNRME to appropriately assign resources to those dealings which are higher in priority.

The following action items were established at this afternoon's meeting.

1. 73(2)Irrelevant
2. Di McQuade to forward both attached documents to Council, along with a new meeting request for late February/ early March. It is suggested that Council be given the opportunity to review the document and amend where necessary.

Please advise if you require any further information.

Regards



Daniel Tuk
Senior Land Officer
State Land Asset Management | Land Services - South Region
Department of Natural Resources, Mines and Energy

P: 5451 2212 M: CTPI 49-Sch4
E: Daniel.Tuk@dnrme.qld.gov.au
A: Level 1, 9-13 Mill Street, Nambour QLD 4560 | PO Box 573, Nambour Qld 4560



Proudly accredited
by White Ribbon



Terms of Reference – DNRME & GCCC Bi-Monthly Portfolio Meeting

Purpose – Strategic “priority dealings overview”	The Portfolio meeting is an opportunity to conduct an operational review of the agreed priority dealings, identify opportunities/constraints and to agree future actions for the next period. Proposed plan for these meetings: • Review of agreed priority dealings & confirmation of status • Actions completed in month and plan going forward • Identifies & discuss roadblocks/inconsistent views • Develop risk mitigation strategies • Transparent and constructive conversations • Measures outcomes and success	
Responsibility – Engagement and contribution	Members are responsible for their participation in meetings, specifically: • contribute content for the agenda • develop and deliver material as required • read the agenda and any supporting materials prior to meeting • suggest workable solutions to issues raised • facilitate improved stakeholder engagement • undertake any actions resulting from the meeting • disseminate outcomes to their broader working groups It is noted that the DNRME will distribute the agenda for comment prior to each meeting.	
Membership	Members	GCCC • TBC • TBC
Outcomes	• Improved transparency of plans/decisions • Increased efficiency measured by increased timeliness in provision of advice and decision making • Agreement and endorsement of more holistic plan • Consistency of approach to dealings • Completion of actions resulting from the Portfolio Meetings within the nominated timeframe • Avoidance of compliance action • Improved stakeholder relations	
Meeting Protocols	Frequency	Meetings will occur on a bi-monthly basis or as appropriate. DNRME will confer with GCCC in relation to scheduling the date, time and location of meetings. Any external invitees to be communicated and agreed to by DNRME & GCCC prior to any meeting
Reporting	DNRME will be responsible for minute taking and the distribution of the minutes DNRME will report regularly to ensure actions are completed	