eLVAS Client Interaction Report
For Interaction id: 1236904

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	24-Feb-2015 8:46 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Outgoing email	Covenants registered- email to Barro	24-Feb-2015

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	24-Feb-2015
Details:	

Assignment History

Released under the RTI Act 2009 - DNRM

eLVAS Client Interaction Report
For Interaction id: 1235930

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Letter
Interaction date:	20-Feb-2015 9:40 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Redland City Council, Redland

Documents

Document Type	Title	Received/Sent
Outgoing Letter/Document	Letter to Redland City Council - PRC finalised	20-Feb-2015

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	20-Feb-2015
Details:	

Assignment History

Released under the RTI Act 2009 - DNRM

Releas

Queensland Government

Department of
Natural Resources and Mines

Author Diane McQuade
File / Ref number 2013/006984,
2013/006985, 2013/006986
Directorate / Unit State Land Asset Management
Phone (07)38848055

20 February 2015

The Chief Executive Officer
Redland City Council
PO Box 21
CLEVELAND QLD 4163

Released under the RTI Act 2009 - DNRM

Dear Sir/Madam

PERMANENT ROAD CLOSURE – TRAVERSING LOT 370 ON S311071, LOT 162 ON S31962 AND LOT 17 ON RP108970, LOCALITY OF MOUNT COTTON

I refer to the above application and council's letter received on 13 March 2014 lodging an objection to the proposed permanent road closure within parcels Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970 at Mount Cotton.

I wish to advise this application has been finalised and the areas of road have been permanently closed. After consideration of all the objections received, the Minister's Delegate was satisfied the area of road under application was no longer needed for the gazette purpose.

The Barro Group Pty Ltd have undertaken an Operational Fire Management Plan (QFPM) which has been approved and supported by Queensland Fire and Emergency Service/Rural Fire Service Queensland.

Individual Deeds of Grant have been issued over the areas of road closed, this ensures the quarry materials are retained in the ownership of the State.

Covenant documents have been lodged in the titles registry to ensure no separate transfers of the parcels which will create landlocked parcels.

This case is now closed. I have enclosed copies of the plans registered of the permanent road closures, creating Lot 1 on SP272090, Lot 2 on SP272091 and Lot 3 on SP272092.

Postal :
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Telephone : (07)38848055
Fax: (07)38848024

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

All future correspondence relative to this matter is to be referred to the contact Officer diane.mcquade@dnrm.qld.gov.au the or by email to SLAM-beenleigh@dnrm.qld.gov.au .

Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2013/006984, 2013/006985 and 2013/006986 in any future correspondence.

Yours sincerely

sch4p4(6) Personal information

Diane Mcquade
Senior Land Officer

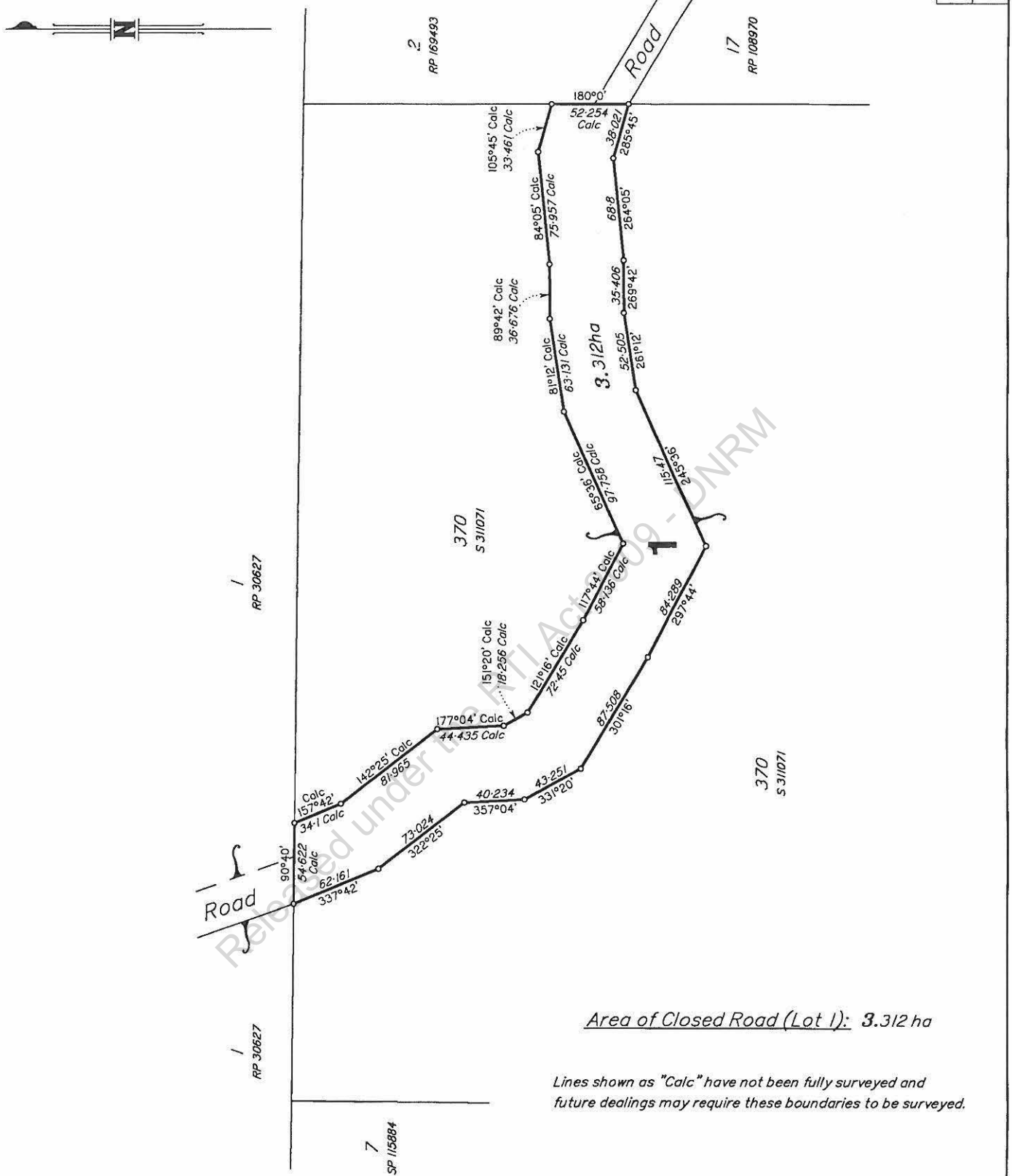
Encl. SP272090, SP272091 and SP272092

Released under the RTI Act 2009 - DNRM

Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 1



Area of Closed Road (Lot 1): 3.312 ha

Lines shown as "Calc" have not been fully surveyed and future dealings may require these boundaries to be surveyed.

Scale 1:2500 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350
0 50 mm 100 mm 150 mm

State copyright reserved.

STATEWIDE SURVEY GROUP PTY. LTD. ABN 77088 374 869 hereby certifies that the corporation, by Walter Trevor NINNES, cadastral surveyor, for whose work the corporation accepts responsibility, has made this plan pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the plan is accurate, and compiled from S311071 in the Department of Natural Resources and Mines.

Common Seal
ABN 77088 374 869
Date: 21.10.2014

sch4p4(6) Personal information

Plan of Lot 1

Cancelling Part of USL being Closed Road (adjacent to Lot 370 on S 311071)

LOCAL GOVERNMENT: **REDLAND CITY** LOCALITY: MOUNT COTTON

Meridian: S311071

Survey Records: No

Scale: 1:2500

Format: STANDARD

SP272090

4951–14 BKC

Released under the RTI Act 2008 - DNRM

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

716175702

$333.00
02/12/2014 14:15

BH 494

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

5. Lodged by BH2340
Department of Natural Resources + Mines
PO Box 1164
Beenleigh QLD 4207
Att- Di McQuade
2013/006986.
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We .....

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
–	USL	1	–	–

2. Planning Body Approval.

* .....
hereby approves this plan in accordance with the :
%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9542–42114

9. Parish :
REDLAND

10. County :
STANLEY

11. Passed & Endorsed :
By : STATEWIDE SURVEY GROUP PTY. LTD.
Date : 21.10.2014
Signed :
Designation : CADASTRAL SURVEYOR/DIRECTOR

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

Lais rec. 2123223 - 23/6/2014
13. Lodgement Fees : lais 2159240 - 26/11/201

Survey Deposit	$.....
Lodgement	$ 333-00
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

3. Plans with Community Management Statement :
CMS Number :
Name :

4. References :
Dept File :
Local Govt :
Surveyor : 4951–14

14. Insert Plan Number SP 272090

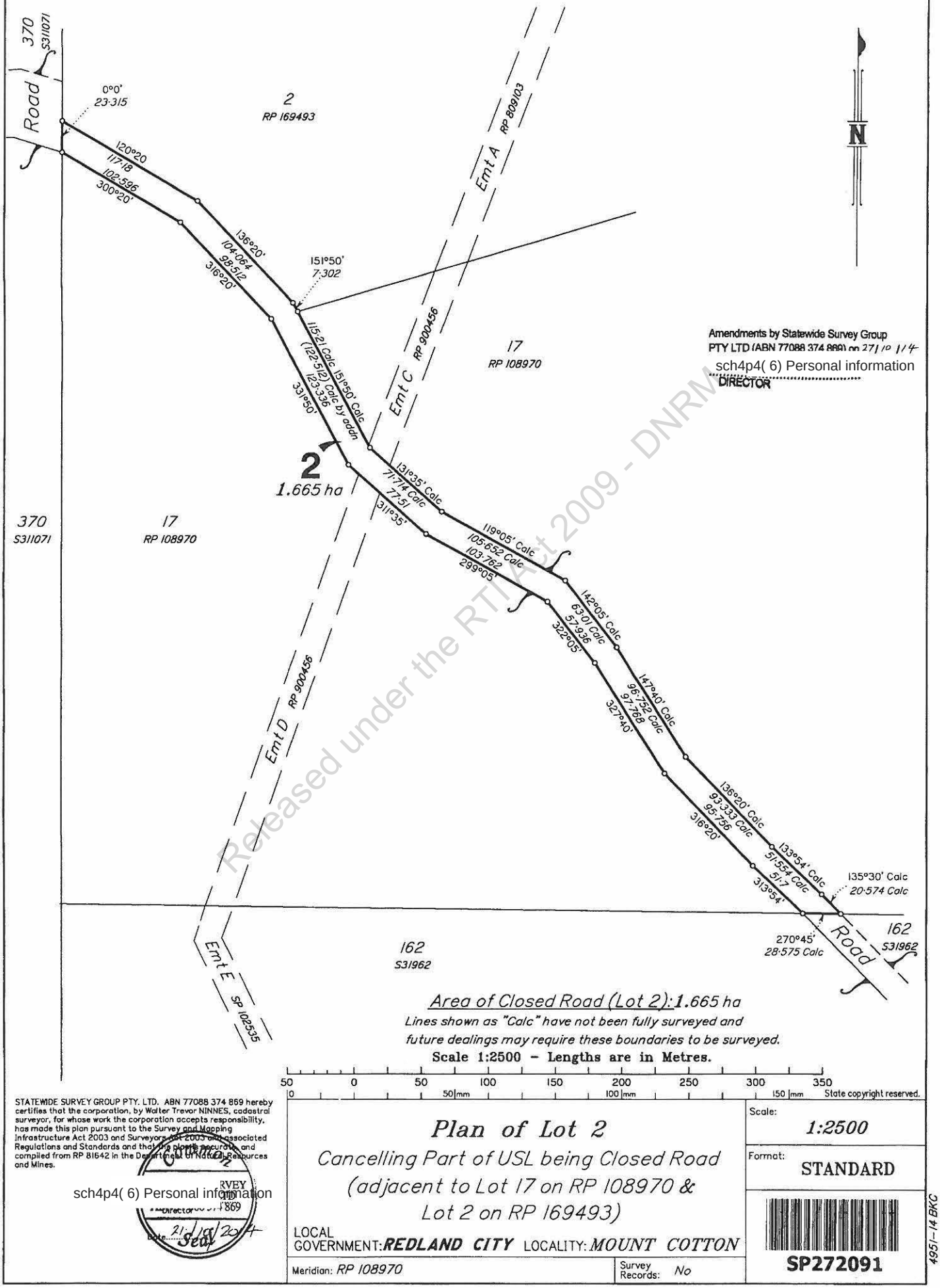
Released under the RTI Act 2009 - DNRM

sch 4 (6) Personal information

Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 1



Amendments by Statewide Survey Group
PTY LTD (ABN 77088 374 869) on 27/10/14
sch4p4(6) Personal information
DIRECTOR

Released under the RTI Act 2009 - DNRM

Area of Closed Road (Lot 2): 1.665 ha

Lines shown as "Calc" have not been fully surveyed and future dealings may require these boundaries to be surveyed.

Scale 1:2500 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350
0 50 mm 100 mm 150 mm

State copyright reserved.

STATEWIDE SURVEY GROUP PTY. LTD. ABN 77088 374 869 hereby certifies that the corporation, by Walter Trevor NINNES, cadastral surveyor, for whose work the corporation accepts responsibility, has made this plan pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the plan is accurate, and compiled from RP 81642 in the Department of Natural Resources and Mines.

sch4p4(6) Personal information
Director
21/10/2014
Seal

Plan of Lot 2

Cancelling Part of USL being Closed Road (adjacent to Lot 17 on RP 108970 & Lot 2 on RP 169493)

LOCAL GOVERNMENT: **REDLAND CITY** LOCALITY: MOUNT COTTON

Meridian: RP 108970

Survey Records: No

Scale: 1:2500

Format: STANDARD

SP272091

4951–14 BKC

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

716175668

$333.00
02/12/2014 14:13

BH 494

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

5. Lodged by BH 2340
Department of Natural Resources + Mines
PO Box 1164
Beenleigh QLD 4207
Att- Di McQuade
2013/006985.
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We .....

.....

.....

.....

.....

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

.....
Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6.	Existing	Created		
Title Reference	Description	New Lots	Road	Secondary Interests
–	USL	2	–	–

2. Planning Body Approval.

*.....
hereby approves this plan in accordance with the :
%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9542–42114

9. Parish :
REDLAND

10. County :
STANLEY

11. Passed & Endorsed :
By : STATEWIDE SURVEY GROUP PTY. LTD.
Date : ~~21-10-14~~ W 27.10.14
Signed : sch4p4(6) Personal information
Designation : CADASTRAL SURVEYOR/DIRECTOR

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

....
Cadastral Surveyor/Director * Date
*delete words not required

Lot 2123223 – 23/6/2014
13. Lodgement Fees : 2159240 – 26/11/2014

Survey Deposit	$.....
Lodgement	$ 333.00
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

14. Insert Plan Number SP 272091

3. Plans with Community Management Statement :
CMS Number :
Name :

4. References :
Dept File :
Local Govt :
Surveyor : 4951–14

Released under the RTI Act 2009 - DNRM

Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 1

17 RP 108970

Road

90°45' 28·575 Calc
315°30'
135°30' Calc 73·082
90°727
315°30'
150°30' Calc 88·654
84·289
330°30'
160°15' Calc 125·856
123·115
340°15'
166°05' Calc 99·371
101·188
346°05'
150°0' Calc 81·955
86·295
330°0'
147°10' Calc 171·406
170·188
327°10'
156°55' Calc 150·976
132·687
336°55'
137°35' Calc 89·194
91·531
317°35'
144°01' Calc 16·181 Calc
270°45' 25·096

3

1.806 ha

162 S31962

162 S31962

16 RP 108970

1 RP 104882

6 RP 104645

7 RP 104645

2 RP 104882

Road

Amendments by Statewide Survey Group
PTY LTD (ABN 77088 374 869) on 27/10/2014

sch4p4(6) Personal information

DIRECTOR

Area of Closed Road(Lot 3): 1.806 ha

Lines shown as "Calc" have not been fully surveyed and future dealings may require these boundaries to be surveyed.

Scale 1:2500 – Lengths are in Metres.

50 0 0 50 100 150 200 250 300 350
50mm 100mm 150mm

Released under the RTI Act 2009 - DNRM

State copyright reserved.

STATEWIDE SURVEY GROUP PTY. LTD. ABN 77088 374 869 hereby certifies that the corporation, by Walter Trevor NINNES, cadastral surveyor, for whose work the corporation accepts responsibility, has made this plan pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that this plan is accurate, and compiled from S31962 and RP 104882 on the Department of Natural Resources and Mines.

sch4p4(6) Personal information

STATEWIDE SURVEY GROUP PTY LTD
ABN 77 088 374 869
Date 27-10-14
Seal

Plan of Lot 3

Cancelling Part of USL being Closed Road
(adjacent to Lot 162 on S31962)

LOCAL GOVERNMENT: REDLAND CITY LOCALITY: MOUNT COTTON

Meridian: S31962 Survey Records: No

Scale: 1:2500

Format: STANDARD

SP272092

4951–14 BKC

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

716175564

$333.00
02/12/2014 14:09

BH 494

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

5. Lodged by BH 2340

Department of Natural Resources & Mines
PO Box 1164
Beenleigh Q 4207
Att - Di McQuade
2013/006984
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We .....

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
–	USL	3	–	–

2. Planning Body Approval.

* .....

hereby approves this plan in accordance with the :

%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9542–42114

9. Parish :
REDLAND

10. County :
STANLEY

11. Passed & Endorsed :

By : STATEWIDE SURVEY GROUP PTY. LTD.
Date : ~~21.10.14~~ 27.10.14
Signed
Designation : CADASTRAL SURVEYOR/DIRECTOR

12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees : paid on lais receipt 2123223 23/6/14 + 2159240 on 26/11/2014

Survey Deposit	$
Lodgement	$ 333-00
.....New Titles	$
Photocopy	$
Postage	$
TOTAL	$

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : 4951–14

14. Insert Plan Number SP 272092

Released under the RTI Act 2009 - DNRM

sch 4 (6) Personal information

eLVAS Client Interaction Report
For Interaction id: 1235788

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Letter
Interaction date:	19-Feb-2015 3:07 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Outgoing Letter/Document	let to barro finalised	19-Feb-2015

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	19-Feb-2015
Details:	

Assignment History

Released under the RTI Act 2009 - DNRM

Queensland Government

Department of Natural Resources and Mines

Tax Invoice

Issued

Tax Invoice Number:	623213	**Account No:**	1302006984
Invoice Date:	10/02/2015		
Enquiry Reference:	2013/006984/2		

Issuer:	Department of Natural Resources and Mines PO Box 15216, City East Brisbane QLD 4002 Australia
ABN No.	59 020 847 551
Recipient:	Barro Group Pty Ltd 191 Drummond St Carlton South VIC 3053 Australia
ABN No.	
ACN/ARBN No:	005 105 724

Item Description	Quantity	Amount ($)	Amount Invoiced ($)
Total Sale Price (GST Incl if applicable)			
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)			
Plan Lodgement Fee (Div 81)			
Invoice Total (including GST where GST applies)			
GST included in Invoice Total			

s.37(3)(d) Deferral of access

NOTE: Items shown as Div 81 are GST Free
This invoice is provided for Taxation purposes only
No payment on this invoice is required

19 February 2015

Departmental Copy
Released under the RTI Act 2009 - DNRM

Queensland Government

Department of **Natural Resources and Mines**

Author Diane McQuade
File / Ref number 2013/006984, 2013/006985, 2013/006986
Directorate / Unit State Land Asset Management
Phone (07)38848055

19 February 2015

Mr Ian Ridoutt
Barro Group Pty Ltd
191 Drummond Street
CARLTON SOUTH VIC 3053

Dear Sir

PERMANENT ROAD CLOSURES FINALISED – DEEDS OF GRANT ISSUED TO BARRO GROUP PTY.LTD A.C.N. 005105724 OVER LOT 1 ON SP272090, LOT 2 ON SP272091 AND LOT 3 ON SP272092, COUNTY OF STANLEY, PARISH OF REDLAND

I wish to advise the permanent road closures adjoining the Barro Group Pty Ltd's freehold properties has now been finalised and three (3) Deeds of Grant have been issued.

I am currently undertaking the lodgement of the covenants to tie the freehold parcels together, as per the department's offer to prevent separate dealings of the parcels.

The ownership of the quarry material within the areas of Lot 1 on SP272090, Lot 2 on SP272091 and Lot 3 on SP272092 must be retained by the State. You are advised that any use or interference with the quarry material from these areas will require an authority under the Forestry Act 1959. Please contact Forest Products, Department of Agriculture, Fisheries and Forestry Ph. 5480 5351 if you require further information regarding this matter.

I have enclosed the department's tax invoice (for your records only, no payment required), recording advices for the Deeds of Grant and also copies of registered plans SP272090, SP272091 and SP272092.

I wish to advise this case is now closed.

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

Please quote reference number 2013/006984, 2013/006985, 2013/006986 in any future correspondence.

Yours sincerely

sch4p4(6) Personal information

Diane McQuade
Senior Land Officer

Encl. Tax Invoices x 3
Recording advices x 3
Copy of SP272090, SP272091 and SP272092

Released under the RTI Act 2009 - DNRM

Postal :
Department of Natural Resources and Mines
PO Box 1164
Beenleigh

Telephone : (07)38848055
Fax: Fax (07) 38848079

Queensland Government

Department of Natural Resources and Mines

Tax Invoice

Issued

Tax Invoice Number:	623213	**Account No:**	1302006984
Invoice Date:	10/02/2015		
Enquiry Reference:	2013/006984/2		

Issuer:	Department of Natural Resources and Mines PO Box 15216, City East Brisbane QLD 4002 Australia
ABN No.	59 020 847 551
Recipient:	Barro Group Pty Ltd 191 Drummond St Carlton South VIC 3053 Australia
ABN No.	
ACN/ARBN No:	005 105 724

Released under the RTI Act 2009 - DNRM

Item Description	Quantity	Amount ($)	Amount Invoiced ($)
Total Sale Price (GST Incl if applicable)			
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)		s.37(3)(d) Deferral of access	
Plan Lodgement Fee (Div 81)			
Invoice Total (including GST where GST applies)			
GST included in Invoice Total			

NOTE: Items shown as Div 81 are GST Free
This invoice is provided for Taxation purposes only
No payment on this invoice is required

19 February 2015

Queensland Government

Department of Natural Resources and Mines

Tax Invoice

Issued

Tax Invoice Number:	623216	**Account No:**	1302006985
Invoice Date:	10/02/2015		
Enquiry Reference:	2013/006985/2		

Issuer:	Department of Natural Resources and Mines PO Box 15216, City East Brisbane QLD 4002 Australia
ABN No.	59 020 847 551
Recipient:	Barro Group Pty Ltd 191 Drummond St Carlton South VIC 3053 Australia
ABN No.	
ACN/ARBN No:	005 105 724

Released under the RTI Act 2009 - DNRM

Item Description	Quantity	Amount ($)	Amount Invoiced ($)
Total Sale Price (GST Incl if applicable)			
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)			
Invoice Total (including GST where GST applies)			
GST included in Invoice Total			

s.37(3)(d) Deferral of access

NOTE: Items shown as Div 81 are GST Free
This invoice is provided for Taxation purposes only
No payment on this invoice is required

19 February 2015

Queensland Government

Department of Natural Resources and Mines

Tax Invoice

Issued

Tax Invoice Number:	623217	**Account No:**	1302006986
Invoice Date:	10/02/2015		
Enquiry Reference:	2013/006986/2		

Issuer:	Department of Natural Resources and Mines PO Box 15216, City East Brisbane QLD 4002 Australia
ABN No.	59 020 847 551
Recipient:	Barro Group Pty Ltd 191 Drummond St Carlton South VIC 3053 Australia
ABN No.	
ACN/ARBN No:	005 105 724

Released under the RTI Act 2009 - DNRM

Item Description	Quantity	Amount ($)	Amount Invoiced ($)
Total Sale Price (GST Incl if applicable)			
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)		s.37(3)(d) Deferral of access	
Invoice Total (including GST where GST applies)			
GST included in Invoice Total			

NOTE: Items shown as Div 81 are GST Free
This invoice is provided for Taxation purposes only
No payment on this invoice is required

19 February 2015

Queensland Government

Department of Natural Resources and Mines

11 February 2015

Enquiries to: McQuade, Diane
Telephone: (07)38848023

RECORDING ADVICE - NEW DOCUMENT

Case: 2013/006986 Action: 2 DG 1.1 USL (Sect 122 or 127) Purchase Only

Service Centre: Beenleigh

Deed of Grant issued on 10 February 2015.

Other details relating to the new tenure are as follows:

Title Reference: 40069351

Lot	Plan	Parish
1	SP272090	Redland

Area (ha): 3.3120 (ha) Surveyed

Tenancy: SOLE TENANT

Grantee
BARRO GROUP PTY. LIMITED ACN 005105724

Tenant Correspondent:
Correspondence Address:

Released under the RTI Act 2009 - DNRM

Queensland Government

Department of Natural Resources and Mines

11 February 2015

Enquiries to: McQuade, Diane
Telephone: (07)38848023

RECORDING ADVICE - NEW DOCUMENT

Case: 2013/006985 Action: 2 DG 1.1 USL (Sect 122 or 127) Purchase Only

Service Centre: Beenleigh

Deed of Grant issued on 10 February 2015.

Other details relating to the new tenure are as follows:

Title Reference: 40069350

Lot	Plan	Parish
2	SP272091	Redland

Area (ha): 1.6650 (ha) Surveyed

Tenancy: SOLE TENANT

Grantee
BARRO GROUP PTY. LIMITED ACN 005105724

Tenant Correspondent:
Correspondence Address:

Released under the RTI Act 2009 - DNRM

Relea

Queensland Government

Department of Natural Resources and Mines

11 February 2015

Enquiries to: McQuade, Diane
Telephone: (07)38848023

RECORDING ADVICE - NEW DOCUMENT

Case: 2013/006984 Action: 2 DG 1.1 USL (Sect 122 or 127) Purchase Only

Service Centre: Beenleigh

Deed of Grant issued on 10 February 2015.

Other details relating to the new tenure are as follows:

Title Reference: 40069349

Lot	Plan	Parish
3	SP272092	Redland

Area (ha): 1.8060 (ha) Surveyed

Tenancy: SOLE TENANT

Grantee
BARRO GROUP PTY. LIMITED ACN 005105724

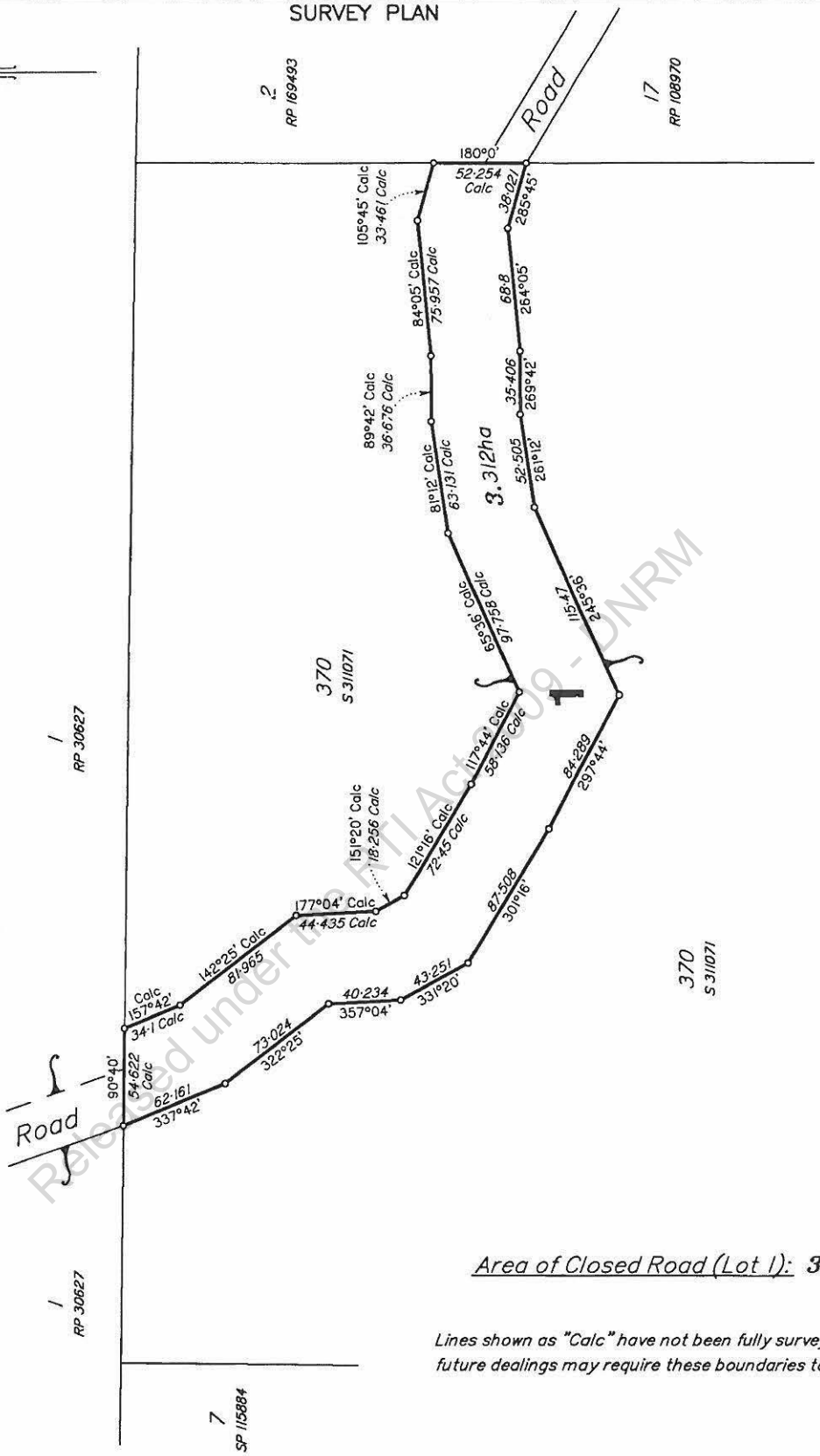
Tenant Correspondent:
Correspondence Address:

Released under the RTI Act 2009 - DNRM

Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 1



Area of Closed Road (Lot 1): 3.312 ha

Lines shown as "Calc" have not been fully surveyed and future dealings may require these boundaries to be surveyed.

Released under the RTI Act 2008 - DNRM

Scale 1:2500 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350
0 50mm 100mm 150mm

State copyright reserved.

STATEWIDE SURVEY GROUP PTY. LTD. ABN 77088 374 869 hereby certifies that the corporation, by Walter Trevor NINNES, cadastral surveyor, for whose work the corporation accepts responsibility, has made this plan pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the plan is accurate, and compiled from S311071 in the Department of Natural Resources and Mines.

Common Seal
ABN 77 088
Date 21/10/2014

sch4p4(6) Personal information

Plan of Lot 1

Cancelling Part of USL being Closed Road (adjacent to Lot 370 on S 311071)

LOCAL GOVERNMENT: **REDLAND CITY** LOCALITY: *MOUNT COTTON*

Meridian: S311071

Survey Records: No

Scale: 1:2500

Format: STANDARD

SP272090

4951–14 BKC

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

716175702

$333.00
02/12/2014 14:15

BH 494

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

5. Lodged by BH2340
Department of Natural Resources & Mines
PO Box 1164
Beenleigh QLD 4207
Att- Di McQuade
20131006986
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We .....

.....

.....

.....

.....

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

.....
Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
–	USL	1	–	–

2. Planning Body Approval.

*.....

hereby approves this plan in accordance with the :

%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9542–42114

9. Parish :
REDLAND

10. County :
STANLEY

11. Passed & Endorsed :
By : STATEWIDE SURVEY GROUP PTY. LTD.
Date : 21·10·2014
Signed s 194(6) Personal information
Designation : CADASTRAL SURVEYOR/DIRECTOR

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

.....
Cadastral Surveyor/Director * Date
*delete words not required

13. Lodgement Fees : Lots rec. 2123223 - 23/6/2014
Lots 2159240 - 26/11/201

Survey Deposit	$.....
Lodgement	$333.00
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

14. Insert Plan Number SP 272090

3. Plans with Community Management Statement :
CMS Number :
Name :

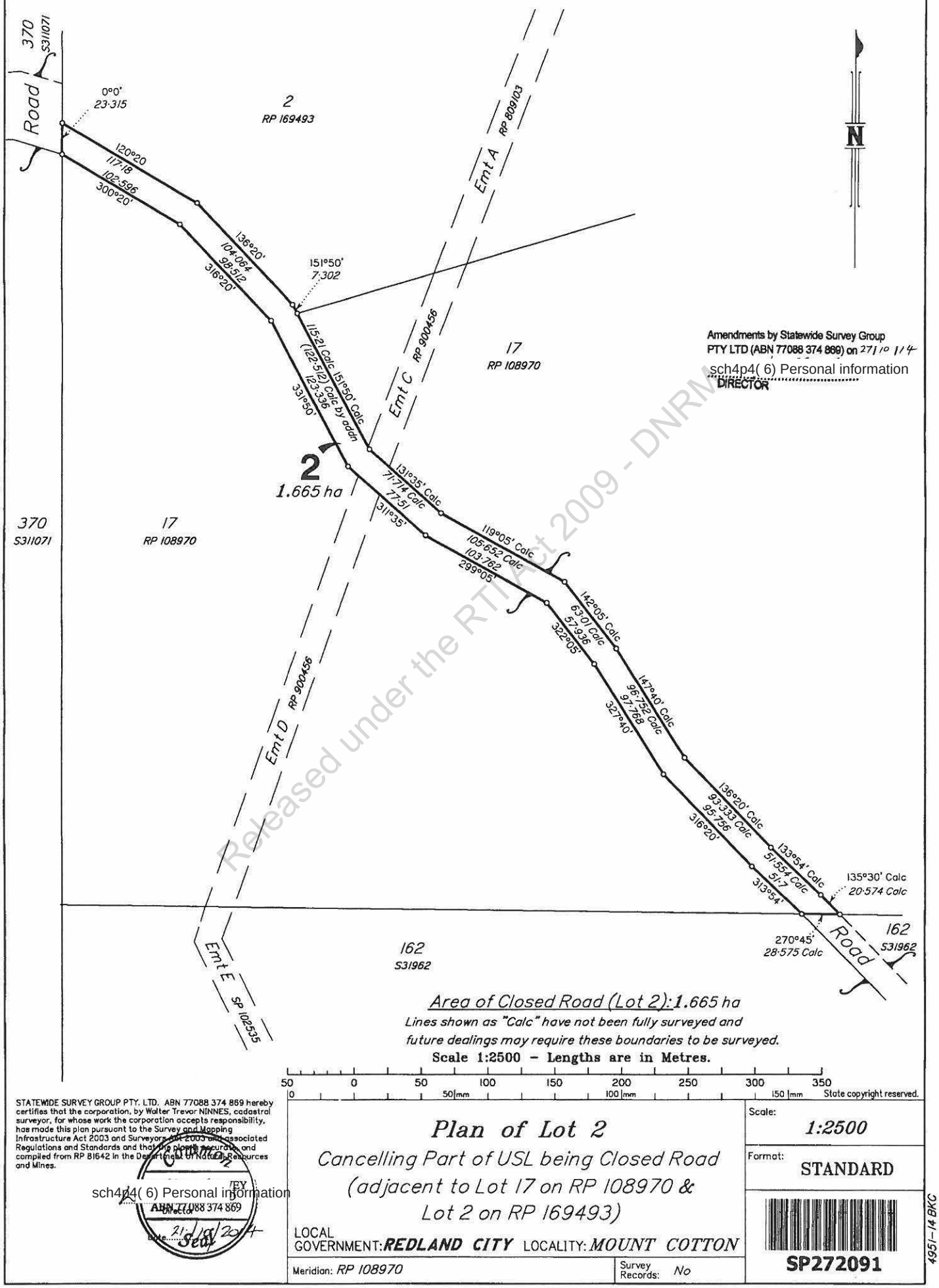
4. References :
Dept File :
Local Govt :
Surveyor : 4951–14

Released under the RTI Act 2009 - DNRM

Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 1



Amendments by Statewide Survey Group PTY LTD (ABN 77088 374 869) on 27/10/14
sch4p4(6) Personal information
DIRECTOR

Released under the RTI Act 2009 - DNRM

Area of Closed Road (Lot 2): 1.665 ha

Lines shown as "Calc" have not been fully surveyed and future dealings may require these boundaries to be surveyed.

Scale 1:2500 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350
0 50 mm 100 mm 150 mm

State copyright reserved.

STATEWIDE SURVEY GROUP PTY. LTD. ABN 77088 374 869 hereby certifies that the corporation, by Walter Trevor NINNES, cadastral surveyor, for whose work the corporation accepts responsibility, has made this plan pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the plan is accurate, and compiled from RP 81642 in the Department of Natural Resources and Mines.

sch4p4(6) Personal information
Director
ABN 77088 374 869
Date 21/10/2014
Seal

Plan of Lot 2

Cancelling Part of USL being Closed Road (adjacent to Lot 17 on RP 108970 & Lot 2 on RP 169493)

LOCAL GOVERNMENT: REDLAND CITY LOCALITY: MOUNT COTTON

Meridian: RP 108970

Survey Records: No

Scale: 1:2500

Format: STANDARD

SP272091

4951-14 BKC

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716175668

$333.00
02/12/2014 14:13

BH 494

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

5. Lodged by BH2340
Department of Natural Resources + Mines
PO Box 1164
Beenleigh QLD 4207
Att- Di McQuade
2013/006985.
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We .....

.....

.....

.....

.....

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

.....
Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
–	USL	2	–	–

2. Planning Body Approval.

*.....
hereby approves this plan in accordance with the :
%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9542–42114

9. Parish :
REDLAND

10. County :
STANLEY

11. Passed & Endorsed :
By : STATEWIDE SURVEY GROUP PTY. LTD.
Date : ~~21.10.14~~ 27.10.14
Signed : s6b4p(6) Personal information
Designation : CADASTRAL SURVEYOR/DIRECTOR

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

....
Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees : Lge 2123223 – 23/6/2014 2159240 – 26/11/2014

Survey Deposit	$.....
Lodgement	$333-00
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

14. Insert Plan Number SP 272091

3. Plans with Community Management Statement :
CMS Number :
Name :

4. References :
Dept File :
Local Govt :
Surveyor : 4951–14

Released under the RTI Act 2009 - DNRM

Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 1

17 RP 108970

Road

17 RP 108970

90°45'
28·575 Calc

315°30'
90·727
73·082 Calc

135°30' Calc

330°30'
84·289
88·654 Calc

150°30' Calc

340°15'
123·115
125·858 Calc

160°15' Calc

346°05'
101·188
99·371 Calc

166°05' Calc

330°0'
85·295
81·955 Calc

150°0' Calc

327°10'
170·188
171·406 Calc

147°10' Calc

336°55'
152·687
150·976 Calc

158°55' Calc

317°35'
91·531
89·194 Calc

137°35' Calc

270°45'
25·096

144°01' Calc
16·181 Calc

3

1.806 ha

162
S31962

162
S31962

16 RP 108970

1 RP 104882

6 RP 104645

7 RP 104645

2 RP 104882

Road

Amendments by Statewide Survey Group
PTY LTD (ABN 77088 374 869) on 27/10/2014

sch4-Signature
DIRECTOR

Area of Closed Road(Lot 3): 1.806 ha

Lines shown as "Calc" have not been fully surveyed and future dealings may require these boundaries to be surveyed.

Scale 1:2500 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350

0 50mm 100mm 150mm

Released under the RTI Act 2009 - DNRM

State copyright reserved.

STATEWIDE SURVEY GROUP PTY. LTD. ABN 77088 374 869 hereby certifies that the corporation, by Walter Trevor NINNES, cadastral surveyor, for whose work the corporation accepts responsibility, has made this plan pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that this plan is accurate, and compiled from S31962 and RP 104882 on the Department of Natural Resources and Mines.

Common Seal
STATEWIDE SURVEY GROUP PTY LTD
ABN 77 088 374 869
Date 27-10-14

sch4-(6) Personal information

Plan of Lot 3

Cancelling Part of USL being Closed Road
(adjacent to Lot 162 on S31962)

LOCAL GOVERNMENT: **REDLAND CITY** LOCALITY: *MOUNT COTTON*

Meridian: *S31962*

Survey Records: *No*

Scale: *1:2500*

Format: **STANDARD**

SP272092

4951–14 BKC

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

716175564

$333.00
02/12/2014 14:09

BH 494

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

5. Lodged by — BH 2340

Department of Natural Resources & Mines
PO Box 1164
Beenleigh Qld 4207
Att - Di McQuade
2013/006984
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We .....

.....

.....

.....

.....

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

.....
Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
–	USL	3	–	–

2. Planning Body Approval.

*.....
hereby approves this plan in accordance with the :
%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9542–42114

9. Parish :
REDLAND

10. County :
STANLEY

11. Passed & Endorsed :
By : STATEWIDE SURVEY GROUP PTY. LTD.
Date : ~~24.10.14~~ 27.10.14
Signed : sch4p4(6) Personal information
Designation : CADASTRAL SURVEYOR/DIRECTOR

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

.....
Cadastral Surveyor/Director * Date
*delete words not required

13. Lodgement Fees : paid on lqi's receipt 2123223 23/6/14 + 2159240 on 26/11/2014

Survey Deposit	$.....
Lodgement	$333-00
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

14. Insert Plan Number — SP 272092

3. Plans with Community Management Statement :
CMS Number :
Name :

4. References :
Dept File :
Local Govt :
Surveyor : 4951–14

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DEPT OF NATURAL RESOURCES AND MINES

AUTOMATED TITLES SYSTEM DEE110

16/02/2015 10:40 Page 1

LODGEMENT SUMMARY REPORT
CLIENT COPY

This Summary Lists the Dealings Lodged under Lodgement Summary Numbers:
3579909

_***_

Lodgement No: 3579909
Date Created: 16/02/2015
Location: GEN GENERAL
Lodger: SLAM - BEENLEIGH
PO BOX 1164
BEENLEIGH
4207
Email: SLAM-beenleigh@nrw.qld.gov.au

Assessed Fees: 0.00
No of Dealings: 2 Receipted: 0.00
Receipt No:

Dealing	Description	Lodgement Date	1st Title	Assessed Fee	Receipted
716314747	COVENANT	16/02/2015 10:39	10317021	0.00	0.00
716314753	COVENANT	16/02/2015 10:40	10741078	0.00	0.00

****END OF REPORT****

Released under the RTI Act 2009 - DNRM

This listing of documents is not an official receipt for the specified fees

COVENANT

Dealing Number 616

OFFICE USE ONLY

Privacy Statement
Collection of this information is authorised by the Land Title Act 1994 and the Land Act 1994 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see the department's website.

Lodger (Name, address, E-mail & phone number)
Department of Natural Resources & Mines
PO Box 1164
Beenleigh Qld 4207
Attention: Diane McQuade
2013/006984,2013/006985

Lodger Code
BH2340

1. Covenantor

BARRO GROUP PTY. LTD A.C.N. 005 105 724

2. Description of Covenant / Lot on Plan

Description of Covenant / Lot on Plan	County	Parish	Title Reference
LOT 2 ON SP 272091	STANLEY	REDLAND	40069350
LOT 3 ON SP 272092	STANLEY	REDLAND	40069349
LOT 162 ON S31962	STANLEY	REDLAND	10317021
LOT 17 ON RP108970	STANLEY	REDLAND	13881196

3. Covenantee

THE STATE OF QUEENSLAND REPRESENTED BY THE DEPARTMENT OF NATURAL RESOURCES & MINES

4. Description of Covenant (include reference to relevant section of legislation)

PURSUANT TO SECTION 97(A) (3) (C) OF LAND TITLE ACT 1994 AND 373 (A) (3) OF THE LAND ACT 1994

5. Execution

The Covenantor being the registered owner of the lot described in item 2 covenants with the Covenantee in respect of the covenant described in item 4 and:- *the attached schedule; *the attached schedule and document no. ..... ; document no. ..... .* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Common Seal
BARRO GROUP PTY. LTD. A.C.N. 005 105 724

.....signature

.....full name

.....qualification

17/6/2014

sch4p4(6) Personal information

Witnessing Officer | **Execution Date** | **Covenantor's Signature**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

DIRECTOR/SECRETARY
BARRO GROUP PTY. LTD ACN 005105724

Common Seal
BARRO GROUP PTY. LTD. A.C.N. 005 105 724

.....signature

.....full name

.....qualification

17/6/2014

sch4p4(6) Personal information

Witnessing Officer | **Execution Date** | **Covenantor's Signature**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

DIRECTOR
BARRO GROUP PTY. LTD
ACN 005105724

sch4p4(6) Personal information

.....signature

Michael John Richardson .....full name

Comms. Dec. .....qualification

12/02/2015

sch4p4(6) Personal information

Witnessing Officer | **Execution Date** | **Covenantee's Signature**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Diane Therese McQuade
Senior Land Officer, as a duly authorised delegate of the Minister under the Land Act (Ministerial) Delegation No. 1 2014.

Released under the RTI Act 2009 - DNRM

SCHEDULE / ENLARGED PANEL / ADDITIONAL PAGE / DECLARATION

Title Reference[40069350, 40069349, 10317021, 13881196]
Statement about alteration or minor correction to Land Registry Form
Form being altered or correction: Form 31,

Name of authorised person or solicitor: Judith Gaye Howard

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):
Diane Therese McQuade, Senior Land Officer

Item/s being altered or corrected: Form 31: Item 2: Lot on Plan Description and Title Reference

Details of alteration or minor correction:
Additional information after Deed of Grants issued over Lot 2 on SP272091 and Lot 3 on SP272092 - being Lot/Plan Description and Titles references

Party represented (where signed by solicitor):
Diane Therese McQuade
Senior Land Officer
A duly authorised delegate of the Minister under
The current Land Act (Ministerial) Delegation (No. 1) 2014

..... sch4p4(6) Personal information .....
Authorised person's or Solicitor's Signature

Name of authorised person or solicitor:

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency);

Item/s being altered or corrected:

Details of alteration or minor correction:

Party represented (where signed by solicitor):

.....
Authorised person's or Solicitor's Signature

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GENERAL CONSENT

1. Lot on Plan Description	County	Parish	Title Reference
Lot 2 on SP272091	Stanley	Redland	40069350
Lot 3 on SP272092	Stanley	Redland	40069349
Lot 162 on S31962	Stanley	Redland	10317021
Lot 17 on RP108970	Stanley	Redland	13881196

2. Instrument/document being consented to

Instrument/document type Form 31 covenant

Dated / /

Names of parties The State of Queensland (represented by Department of Natural Resources and Mines)
and
Barro Group Pty. Ltd A.C.N. 005 105 724

3. Instrument/document under which consent required

Instrument/document type Form 31 covenant

Dealing No.

Name of consenting party The Minister administering the Land Act 1994

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument/document identified in item 2.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

No Witness Required ..... signature

..... full name

..... qualification

Witnessing Officer

12 /02/ 2015
Execution Date

(sch4p4(6) Personal information
.....
Diane Therese McQuade
Senior Land Officer,
as duly authorised delegate of the
Minister under Land Act (Ministerial)
Delegation (No 1) 2014
Consenting Party's Signature

(Witnessing officer must be in accordance with Schedule 1
of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Privacy Statement
Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W, see http://www.nrw.qld.gov.au/about/privacy/index.html.

Released under the RTI Act 2009 - DNRM

Queensland Government

Department of Natural Resources and Mines

11 February 2015

Enquiries to: McQuade, Diane
Telephone: (07)38848023

RECORDING ADVICE - NEW DOCUMENT

Case: 2013/006984 Action: 2 DG 1.1 USL (Sect 122 or 127) Purchase Only

Service Centre: Beenleigh

Deed of Grant issued on 10 February 2015.

Other details relating to the new tenure are as follows:

Title Reference: 40069349

Lot	Plan	Parish
3	SP272092	Redland

Area (ha): 1.8060 (ha) Surveyed

Tenancy: SOLE TENANT

Grantee
BARRO GROUP PTY. LIMITED ACN 005105724

Tenant Correspondent:
Correspondence Address:

Released under the RTI Act 2009 - DNRM

Releas

DRAWING

Sheet 1 of 1

1 SP151622 | B SP204257 | C SP204257 | 2 SP151622 | 2 RP47624

2 RP30627 | 2 RP30627 | 1 RP905845 | 2 RP905845 | 1 RP46098

Road Proposed To Be Permanently Closed Part A
abt 6300 m²

HILLVIEW ROAD | ROAD

1 RP30627 | 1 RP30627 | 2 RP209666

Road Proposed To Be Permanently Closed Part B
abt 5840 m²

2 RP30611 | 3 RP209666

MOUNT COTTON ROAD

7 SP115884 | 370 S311071 | ROAD | A RP809103 | 2 RP169493

8 SP126858 | 3 RP186560

1 RP108970 | 2 RP108970 | 3 RP108970 | 4 RP108970 | 5 RP108970 | 6 RP108970 | 7 RP108970 | 8 RP108970 | 22 RP848595

C RP900456 | D RP900456 | 17 RP108970 | 17 RP108970

370 S311071

Road Proposed To Be Permanently Closed Part C
abt 6.82 ha

ROAD | 10 RP108970 | 11 RP108970 | 12 RP108970 | 13 RP108970 | 14 RP108970 | 15 RP108970 | 16 RP108970 | 1 RP104882

238 SP218968 | Creek | E SP102535 | 162 S31962 | 162 S31962

California

GRAMZOW ROAD

6 RP104645 | 7 RP104645 | 2 RP104882

Scale 1:8000

0 100 200 400 600 800 1,000 Metres

0 50 mm 100 mm 150 mm

N

Released under the RTI Act 2009 - DNRM

Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

Queensland Government

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DCDB and sketch on file | Drawn by: BDC

File Ref: Case Id 2013/006984 File A | Map Ref: 9542-42114 | Date: 23/12/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 13/250

© The State of Queensland (Department of Natural Resources & Mines) 2013
Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.

Releas

DRAWING

Sheet 1 of 1

1 SP151622 | B SP204257 | C SP204257 | 2 SP151622 | 2 RP47624

2 RP30627 | 2 RP30627 | 1 RP905845 | 2 RP905845 | 1 RP46098

Road Proposed To Be Permanently Closed Part A
abt 6300 m²

HILLVIEW ROAD | ROAD

1 RP30627 | 1 RP30627 | 2 RP209666

Road Proposed To Be Permanently Closed Part B
abt 5840 m²

2 RP30611 | 3 RP209666

MOUNT COTTON ROAD

7 SP115884

370 S311071

ROAD

8 SP126858

A RP809103 | 2 RP169493

Road Proposed To Be Permanently Closed Part C
abt 3.35 ha

3 RP186560

1 RP108970 | 2 RP108970 | 3 RP108970 | 4 RP108970 | 5 RP108970 | 6 RP108970 | 7 RP108970 | 8 RP108970 | 22 RP848595

C RP900456 | 17 RP108970

D RP900456 | 17 RP108970

Road Proposed To Be Permanently Closed Part D
abt 1.67 ha

370 S311071

E SP102535 | 162 S31962 | 162 S31962

ROAD

10 RP108970 | 11 RP108970 | 12 RP108970 | 13 RP108970 | 14 RP108970 | 15 RP108970 | 16 RP108970 | 1 RP104882

Road Proposed To Be Permanently Closed Part E
abt 1.8 ha

238 SP218968

Creek

California

GRAMZOW ROAD

6 RP104645 | 7 RP104645 | 2 RP104882

Scale 1:8000

0 100 200 400 600 800 1,000 Metres

0 50 mm 100 mm 150 mm

N

Released under the RTI Act 2009 - DNRM

Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

Queensland Government

© The State of Queensland (Department of Natural Resources & Mines) 2013
Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file | Drawn by: BDC

File Ref: Case Id 2013/006984 File A | Map Ref: 9542-42114 | Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

AUDIT

QUEENSLAND

DEED OF GRANT OF LAND

Land Act 1994

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, under the Land Act 1994, grant in fee simple all that parcel of land described in Item 2 to the person described in Item 3,

SUBJECT TO the reservations and conditions specified, and such other reservations and conditions as may be contained in and declared by the laws of the State.

Specified Reservations -

(a) All minerals (as defined by the Mineral Resources Act 1989) on and below the surface of the land
(b) The right of access for the purpose of searching for and working any mines (as defined by the Mineral Resources Act 1989) in any part of the land
(c) All petroleum (as defined by the Petroleum Act 1923) on and below the surface of the land
(d) 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 pipelines and other purposes requisite for obtaining and conveying petroleum in the event of petroleum being obtained in any part of the said land
(e) All quarry material (as defined by the Forestry Act 1959) on and below the surface of the land

Specified Conditions - Nil

IN TESTIMONY WHEREOF, WE have caused this OUR grant to be sealed with the Seal of the State of Queensland.

Witness: ??????????????????

Released under the RTI Act 2009 - DNRM

ITEM 1 - TERMINOLOGY

- 'The Act' means the *Land Act 1994* (Q), as amended from time to time and if that Act is repealed, any Act which replaces that Act
- 'Approval' means any approval, consent or permission required by law, including under the Act

ITEM 2 - PARTICULARS OF LAND

Lot /Plan	County	Parish
3/SP272092	STANLEY	REDLAND

Area: Surveyed 1.8060 Ha.

Note: For details of description, dimensions and marking of boundaries refer to plan mentioned above.

ITEM 3 - GRANTEE DETAILS

The holders of the Deed of Grant are to be recorded as:-

BARRO GROUP PTY. LIMITED ACN 005105724

Department of Natural Resources and Mines Reference: 2013/006984-2
Previous Title Reference:

Reference Details

Reference No.	2013/006984
Action Type:	DG 1.1 USL (Sect 122 or 127) Purchase Only
Action Status:	Approved by MD
Title Ref:	
Tenure Type:	Deed of Grant
Service Centre:	Beenleigh
Region:	South East

Interested Parties

Name:	Department of Agriculture, Fishe / Forest Products South East FMA
Address:	27 OConnell Street, Gympie, QLD, 4570
Ref:	
Name:	Department of Natural Resources / Brisbane - Mines (PO Box 15216)
Address:	Level 16, 61 Mary Street, City East, QLD, 4002
Ref:	
Name:	Telstra Corporation Limited / Network Integrity Brisbane
Address:	Locked Mail Bag 3573, Brisbane, QLD, 4001
Ref:	
Name:	Spencer, Peter James
Address:	1491 Mount Cotton Road, Mount Cotton, QLD, 4165
Ref:	
Name:	Energex Limited / Network Strategy & Property Development
Address:	GPO Box 1461, Brisbane, QLD, 4001
Ref:	
Name:	Benfer, Albert
Address:	132 Seaview Road, Mount Cotton, QLD, 4165
Ref:	
Name:	Department of Transport and Main / Nerang
Address:	PO Box 442, Nerang, QLD, 4211
Ref:	
Name:	Redland City Council / Redland
Address:	PO Box 21, Cleveland, QLD, 4163
Ref:	
Name:	Department of Environment and He / Koala Habitat Areas

Released under the RTI Act 2009 - DNRM

Address: GPO Box 2454, Brisbane, QLD, 4001
Ref:

Name: Dowling, Peter
Address: PO Box 397, Cloncurry, QLD, 4824
Ref:

Name: Hall, Carmel
Address: 1719-1727 Mount Cotton Road, Mt Cotton, QLD, 4165
Ref:

Description of Land

Total Area (ha): 1.8060 Surveyed

Exclusions/Restrictions/Reservations: No

Lot/Plan Details

Lot/Plan	Area
3/SP272092	1.8060 ha

Parish
Redland

County
Stanley

Local Authority
Redland City Council

No Forestry Entitlement

No Future Conservation Areas

Tenancy Details

Tenancy: Sole Tenant

Grantee
BARRO GROUP PTY. LIMITED ACN 005105724

No Tenant Correspondents

Act References

Act	Section
Land Act 1994	14(1)

Released under the RTI Act 2009 - DNRM

Land Act 1994 122 (1)

Distribution Of Document

Name: Barro Group Pty Ltd / Carlton South
Address: 191 Drummond St, Carlton South, VIC, 3053
Their Ref:

No Encumbrances

No Parent Titles

No Attached Tenures

No Reserves

Land Value Information

Purpose:
Category:
Sub Category:
Rental Type:
Fixed Rent Expires:
Rate:
Annual Rent:
Purchase Price:
Sale Price: s.37(3)(d) Deferral of access
Improvements Value: $
Deposit: $

Timber Value: $
Timber Installment: $

Further Deed Information

Optional Conditions

Nil

Optional Reservations

Released under the RTI Act 2009 - DNRM

All quarry material (as defined by the Forestry Act 1959) on and below the surface of the land

Released under the RTI Act 2009 - DNRM

Offer Account

This is not a Tax Invoice

Draft

Queensland Government

Department of
Natural Resources and Mines

To ensure proper crediting of your account, please forward both copies of this account if you require a receipt, or one copy if a receipt is not required, together with your payment to: Department of Natural Resources and Mines, (ABN 59 020 847 551)

Payment Reference:	623213	**Account No:**	1302006984
Offer Account Date:	30/05/2014	**Account Due Date:**	30/06/2014
Enquiry Reference:	2013/006984/2		

Applicant:	Barro Group Pty Ltd 191 Drummond St Carlton South VIC 3053 Australia
ABN No.	
ACN/ARBN No.	**005 105 724**

Item Description	Quantity	Amount ($)	Amount Due ($)
Total Sale Price (GST Incl if applicable)			
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)			
Plan Lodgement Fee (Div 81)			
Total Payable at Acceptance/Settlement:			

s.37(3)(d) Deferral of access

Released under the RTI Act 2009 - DNRM

Comment:
Compensation payable for road to be closed within Lot 162 on S31962 being Part E on Dwg 14/003 - about 1.8 hectares.

If applicable a Tax Invoice will be provided on completion of this dealing.
5-Jan-2015

Reference Details

Reference No.	2013/006984
Action Type:	DG 1.1 USL (Sect 122 or 127) Purchase Only
Action Status:	Approved by MD
Title Ref:	
Tenure Type:	Deed of Grant
Service Centre:	Beenleigh
Region:	South East

Interested Parties

Name:	Department of Agriculture, Fishe / Forest Products South East FMA
Address:	27 OConnell Street, Gympie, QLD, 4570
Ref:	
Name:	Department of Natural Resources / Brisbane - Mines (PO Box 15216)
Address:	Level 16, 61 Mary Street, City East, QLD, 4002
Ref:	
Name:	Telstra Corporation Limited / Network Integrity Brisbane
Address:	Locked Mail Bag 3573, Brisbane, QLD, 4001
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Name:	Spencer, Peter James
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Name:	Redland City Council / Redland
Address:	PO Box 21, Cleveland, QLD, 4163
Ref:	
Name:	Department of Environment and He / Koala Habitat Areas

Released under the RTI Act 2009 - DNRM

Address: GPO Box 2454, Brisbane, QLD, 4001
Ref:

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Description of Land

Total Area (ha): 1.8060 Surveyed

Exclusions/Restrictions/Reservations: No

Lot/Plan Details

Lot/Plan	Area
3/SP272092	1.8060 ha

Parish
Redland

County
Stanley

Local Authority
Redland City Council

No Forestry Entitlement

No Future Conservation Areas

Tenancy Details

Tenancy: Sole Tenant

Grantee
BARRO GROUP PTY. LIMITED ACN 005105724

No Tenant Correspondents

Act References

Act	Section
Land Act 1994	14(1)

Released under the RTI Act 2009 - DNRM

Land Act 1994 122 (1)

Distribution Of Document

Name: Barro Group Pty Ltd / Carlton South
Address: 191 Drummond St, Carlton South, VIC, 3053
Their Ref:

No Encumbrances

No Parent Titles

No Attached Tenures

No Reserves

Land Value Information

Purpose:
Category:
Sub Category:
Rental Type:
Fixed Rent Expires:
Rate:
Annual Rent:
Purchase Price:
Sale Price: s.37(3)(d) Deferral of access
Improvements Value: $
Deposit: $

Timber Value: $
Timber Installment: $

Further Deed Information

Optional Conditions

Nil

Optional Reservations

Released under the RTI Act 2009 - DNRM

All quarry material (as defined by the Forestry Act 1959) on and below the surface of the land

Released under the RTI Act 2009 - DNRM

Offer Account

This is not a Tax Invoice

Draft

Queensland Government

Department of
Natural Resources and Mines

To ensure proper crediting of your account, please forward both copies of this account if you require a receipt, or one copy if a receipt is not required, together with your payment to: Department of Natural Resources and Mines, (ABN 59 020 847 551)

Payment Reference:	623213	**Account No:**	1302006984
Offer Account Date:	30/05/2014	**Account Due Date:**	30/06/2014
Enquiry Reference:	2013/006984/2		

Applicant:	Barro Group Pty Ltd 191 Drummond St Carlton South VIC 3053 Australia
ABN No.	
ACN/ARBN No.	**005 105 724**

Item Description	Quantity	Amount ($)	Amount Due ($)
Total Sale Price (GST Incl if applicable)			
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)		s.37(3)(d) Deferral of access	
Plan Lodgement Fee (Div 81)			
Total Payable at Acceptance/Settlement:			

Released under the RTI Act 2009 - DNRM

Comment:
Compensation payable for road to be closed within Lot 162 on S31962 being Part E on Dwg 14/003 - about 1.8 hectares.

If applicable a Tax Invoice will be provided on completion of this dealing.
23-Dec-2014

eLVAS Client Interaction Report
For Interaction id: 1217287

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	23-Dec-2014 1:09 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Incoming email	email from Barro - re titles have been amended	22-Dec-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	23-Dec-2014
Details:	

Assignment History

Released under the RTI Act 2009 - DNRM

eLVAS Client Interaction Report
For Interaction id: 1211129

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	5-Dec-2014 1:32 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Incoming email	Editing verified Party	5-Dec-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	5-Dec-2014
Details:	

Assignment History

Released under the RTI Act 2009 - DNRM

eLVAS Client Interaction Report
For Interaction id: 1211127

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	5-Dec-2014 1:29 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Outgoing email	email to Barro re change of name required	5-Dec-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	5-Dec-2014
Details:	

Assignment History

Released under the RTI Act 2009 - DNRM

INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 05/12/2014 13:09 Title Reference: 10317021
Date Created: 12/02/1878

REGISTERED OWNER

Dealing No: 706992250 16/09/2003

BARRO GROUP PTY LTD A.C.N. 005 105 724

ESTATE AND LAND

Estate in Fee Simple

LOT 162 CROWN PLAN S31962
County of STANLEY Parish of REDLAND
Local Government: REDLAND

For exclusions / reservations for public purposes refer to
Plan CP S31962

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10317021 (POR 162)

2. EASEMENT IN GROSS No 704398171 01/11/2000 at 09:22
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT E ON SP102535
Lodged at 09:22 on 01/11/2000 Recorded at 12:40 on 09/11/2000

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
712786771	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:49	CUR	IH-GEN -00
715574862	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2014 16:19	CUR	BG-GEN -00

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 713656623 Certificate No. 4

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Released under the RTI Act 2009 - DNRM

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ASIC
Australian Securities & Investments Commission

Australian Company

BARRO GROUP PTY. LIMITED
ACN 005105724

Extracted from ASIC's database at AEST 13:37:30 on 13/01/2014

Company Summary

Name:	BARRO GROUP PTY. LIMITED
ACN:	005105724
Previous State Number:	C0110469Z
Previous State of Registration:	Victoria
Registration Date:	05/06/1975
Next Review Date:	05/06/2014
Former Name(s):	SAGANA PTY. LIMITED
Status:	Registered
Type:	Australian Proprietary Company, Limited By Shares
Locality of Registered Office:	CARLTON VIC 3053
Regulator:	Australian Securities & Investments Commission

Further information relating to this organisation may be purchased from ASIC.

Released under the RTI Act 2009 - DNRM

LAND TITLE ACT

REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Dealing Registered: Date: 04/12/2014 at 14:28

SURVEY PLAN No 716175564

Released under the RTI Act 2009 - DNRM

Lodgement No: 3547089
Office: BEENLEIGH

Email: SLAM-beenleigh@nrw.qld.gov.au
SLAM - BEENLEIGH
PO BOX 1164
BEENLEIGH 4207

Releas

2013/006984

DEPT OF NATURAL RESOURCES AND MINES

AUTOMATED TITLES SYSTEM DEE110

02/12/2014 14:12 Page 1

LODGEMENT SUMMARY REPORT
CLIENT COPY

This Summary Lists the Dealings Lodged under Lodgement Summary Numbers:
3547089

_***_

Lodgement No: 3547089
Date Created: 02/12/2014
Location: GEN GENERAL
Lodger: SLAM - BEENLEIGH
PO BOX 1164
BEENLEIGH
4207
Email: SLAM-beenleigh@nrw.qld.gov.au

Assessed Fees: 333.00
No of Dealings: 1 Receipted: 333.00
Receipt No: BH-4-4601

Dealing	Description	Lodgement Date	1st Title	Assessed Fee	Receipted
716175564	SURVEY PLAN	02/12/2014 14:09	0	333.00	333.00

****END OF REPORT****

Released under the RTI Act 2009 - DNRM

This listing of documents is not an official receipt for the specified fees

eLVAS Client Interaction Report
For Interaction id: 1208325

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	1-Dec-2014 9:08 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Incoming email	QPES & RFSQ support for fire management plan.	27-Nov-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	1-Dec-2014
Details:	

Assignment History

Released under the RTI Act 2009 - DNRM

Releas

QUEENSLAND LAND REGISTRY

Land Title Act 1994 and Land Act 1994

PLAN

Dealing No

494

Lodger Name, address & phone number LODGER CODE ⇓

Department of Natural Resources & Mines
PO Box 1164
BEENLEIGH QLD 4207
Att: Diane McQuade
.....BH2340.....
....Ref: 2013/006984.....

Plan Number: .....SP272092.....

DIRECTIVE WORKSHEET (Office Use Only)	LOTS
ENCUMBRANCES:	
ASSOCIATED DEALINGS:	

		Standard	
		Standard with Common	
		Building Format	
		Volumetric	
		Crown	
Surveyor Certificate Completed (Date)		CT LODGED	
Barcode label attached		Mortgagee Consent	
Format of Plan completed		Name Checked	
L/G Consent within time		CISP Lodgement	
Item 3 completed		Ambulatory Boundary	
Building Format: Item 12 completed		E-mail Survey Group	
All sheets lodged		Data Entry	
		New Title Directive	

Public Use Land		
Park	Access	YES/NO
Road		YES/NO

NEW TITLES

Released under the RTI Act 2009 - DNRM

Relea

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

SCHEDULE / ENLARGED PANEL / ADDITIONAL PAGE / DECLARATION

Form 20 Version 3
Page [ ] of [ ]

Title References [USL **]**

eLVAS Case Id [2013/006984 **]**

Plan lodgement under the *Land Act 1994*

Statement of Intent

1. Enter the Lot and Plan Number lodged eg. SP123456

Lot	Plan
Lot 3	SP272092

go to 2

2. Select the sections(s) under the *Land Act 1994* authorising the dealings(s) with the land
(one or more selections can be made)

- ☐ Section 18 exchange land
- ☐ Section 24 disposal of reservation no longer needed — **Executive Council Minute No.** [ ]
- ☐ Section 31 dedication of a reserve
- ☐ Section 31A changing boundaries of reserve
- ☐ Section 33 whole or partial revocation of reserve — **Title Reference of Reserve being fully Revoked.** [ ]
- ☐ Section 36 amalgamating land subject to deeds of grant in trust
- ☐ Section 44 appointment of trustees
- ☐ Section 55D whole or partial surrender of deed of grant in trust
- ☐ Section 94 dedication of road
- ☑ Section 98 permanent closure of road
- ☐ Section 109A change of description of deed of grant resulting from simultaneous opening and closing of roads
- ☐ Section 109B change of description trust land or lease resulting from simultaneous opening and closing of roads
- ☐ Section 162 renewal of lease
- ☐ Section 172 conversion of lease
- ☐ Section 176G subdivision of lease
- ☐ Section 176S amalgamation of leases
- ☐ Section 239 conversion of lease to a lesser area rather than forfeiture of lease
- ☐ Section 327E whole or partial surrender of lease
- ☐ Section 358 change of deed of grant description or boundary of land
- ☐ Section 360A(2) resurvey of lease land
- ☐ Section 360A(2) mutual exchange between lessees
- ☐ Section 360A(2) inclusion of unallocated state land
- ☐ Section 360A(2) absorption of no longer needed reservation
- ☐ Section 481E whole or partial cancellation of occupation licence
- ☐ Section 481F whole or partial surrender of occupation licence
- ☐ Subdivision of USL for further dealing

go to 3

- ☐ Survey Plan to provide a more adequate and accurate description of State land

Released under the RTI Act 2009 - DNRM

Relea

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

SCHEDULE / ENLARGED PANEL / ADDITIONAL PAGE / DECLARATION

Form 20 Version 3
Page [ ] of [ ]

Title References [USL **]** **eLVAS Case Id [** 2013/006984 **]**

3. Enter new description of continuing tenure affected (AMENDED) by the plan

New Lot / Plan number	Title Reference
Lot 3 on SP272092	

(if there is insufficient space, please attached information on a Schedule 20)

go to 4

4. Enter details of the AMENDMENT of the continuing tenure/s affected by the plan

Omit		Insert	
(Lot on Plan)	(AREA)	(Lot on Plan)	(AREA)

(if there is insufficient space, please attached information on a Schedule 20)

This item is not required for renewal, conversion, subdivision or amalgamation dealings as this item is used to amend the current tenure only. For these dealings the current tenure description will not be amended, it is the new tenure/s that will issue with the new description.

PLEASE NOTE – ITEMS 5 TO 8 ARE ONLY TO BE COMPLETED WHERE A NEW RESERVE IS BEING DEDICATED OTHERWISE LEAVE BLANK

5. If land is dedicated as a reserve for a community purpose, the allocated title reference for the dedicated land:

Title Reference Number for new Reserve: [ ] 8 digit number allocated from ATS

Community purpose of new Reserve: [ ]

go to 6

6. Enter the names in full of the person(s) appointed as trustee by this notice

Subject to the conditions, if any on the attached page.

go to 7

7. Enter details of the particular item being created

Lot / Plan number	Area

go to 8

8. List of public utility easements continued under the authority of s 372 as a registered interest in the land

Dealing No	New Lot affected

All dealings registered against a continued public utility easement applicable to the land continue to the reserve dedicated by this notice.

go to 9

Released under the RTI Act 2009 - DNRM

Title References [OSL **]** **eLVAS Case Id [** 2013/006984 **]**

9. Declaration

I hereby declare that this action is approved under the relevant legislation and request details shown in this notice be recorded in the Land Register.

Signature of Delegated Officer

sch4p4(6) Personal information

Delegated Officers full name:	Diane Therese McQuade
Delegated Officers position title:	Senior Land Officer
Regional Office:	Beenleigh Office, South Region
Date:	1 / 12 / 2014

Released under the RTI Act 2009 - DNRM

Queensland Government

Department of Natural Resources and Mines

Author Diane McQuade
File / Ref number 2013/006984
Directorate / Unit State Land Asset Management
Phone (07)38848055

1 December 2014

The Registrar of Titles
Titles Office
GPO Box 1401
BRISBANE QLD 4000

Released under the RTI Act 2009 - DNRM

Dear Sir

LODGEMENT OF SURVEY PLAN SP272092 - FEES PRIOR TO 1 JULY 2014

Reference is made to the abovementioned survey plan for lodgement in the Titles Registry.

Please be advised the Department requested the fees from the applicant for the lodgement of the survey plan SP272092 on 30 May 2014 prior to the fee increase which came into effect on 1 July 2014.

The fees quoted for the lodgement of survey plan was $333.00. The fees charged were paid on lais receipt 2123223 dated 23 June 2014 and lais receipt 2159240 dated 26 November 2014.

If you require any further information please contact Diane McQuade, Land Administration Officer on (07) 3884 8055.

Yours sincerely

(sch4p4(6) Personal information

Diane McQuade
Senior Land Officer

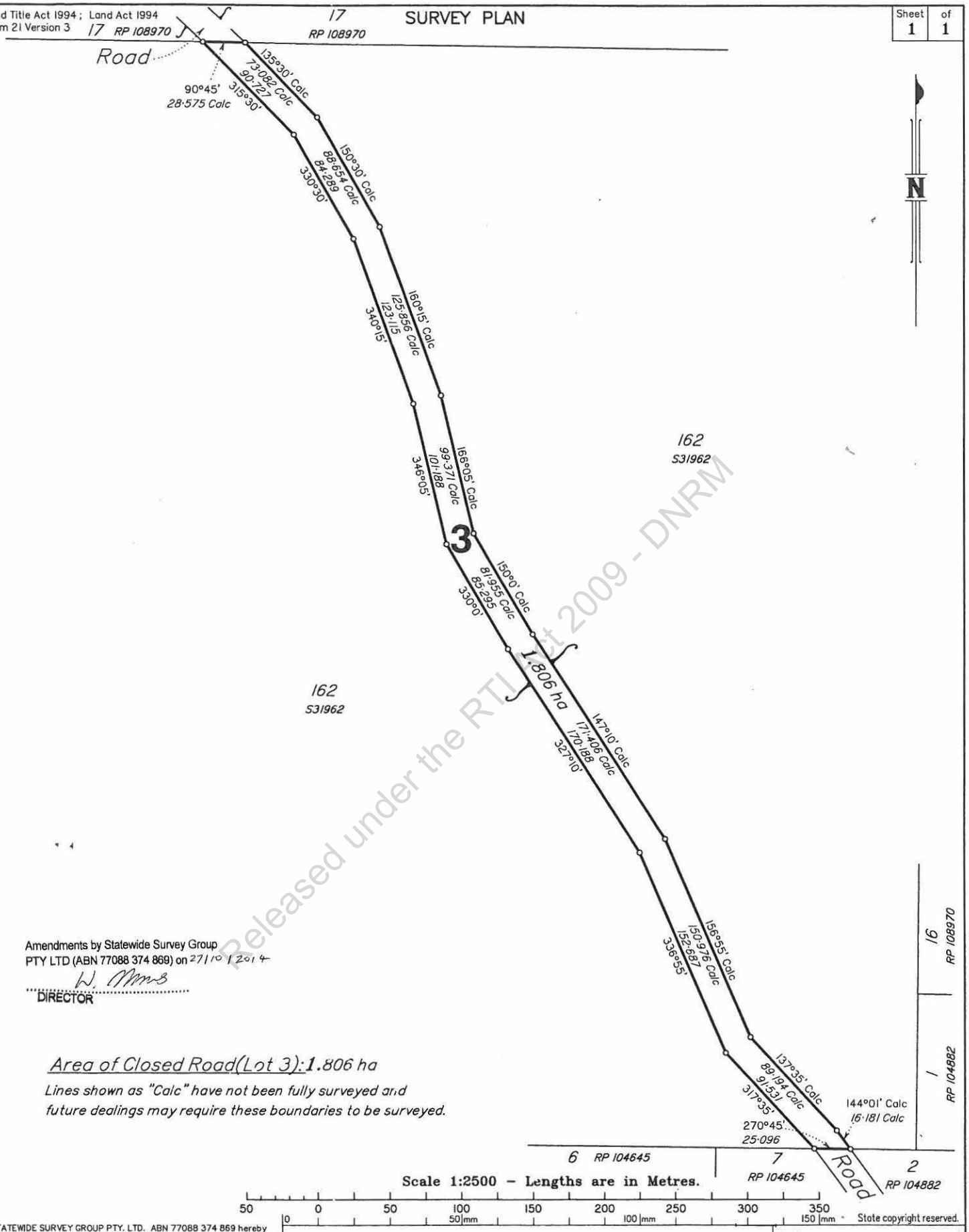
Postal :
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Telephone : (07)38848055
Fax: (07)38848079

Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 1



Amendments by Statewide Survey Group
PTY LTD (ABN 77088 374 869) on 27/10/2014
W. Nnns
DIRECTOR

Area of Closed Road(Lot 3): 1.806 ha

Lines shown as "Calc" have not been fully surveyed and future dealings may require these boundaries to be surveyed.

Scale 1:2500 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350

0 50 mm 100 mm 150 mm

State copyright reserved.

Released under the RTI Act 2009 - DNRM

STATEWIDE SURVEY GROUP PTY. LTD. ABN 77088 374 869 hereby certifies that the corporation, by Walter Trevor NINNES, cadastral surveyor, for whose work the corporation accepts responsibility, has made this plan pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that this plan is accurate, and compiled from S31962 and RP 104882 in the Department of Natural Resources and Mines.

Common Seal
ABN 77 088 374 869
Date 27/10/14

sch4p4(6) Personal information

Plan of Lot 3

Cancelling Part of USL being Closed Road (adjacent to Lot 162 on S31962)

LOCAL GOVERNMENT: REDLAND CITY LOCALITY: MOUNT COTTON

Meridian: S31962 File A Survey Records: No

Scale: 1:2500

Format: STANDARD

SP272092

14-330

495/–14 BKC

(Dealing No.)

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We .....

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6.	Existing	Created		
Title Reference	Description	New Lots	Road	Secondary Interests
–	USL	3	–	–

2. Planning Body Approval.

* .....

hereby approves this plan in accordance with the :

%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9542–42114

9. Parish :
REDLAND

10. County :
STANLEY

11. Passed & Endorsed :

By : STATEWIDE SURVEY GROUP PTY. LTD.
Date : ~~21.10.14~~ 27.10.14
Signed :
Designation : CADASTRAL SURVEYOR/DIRECTOR

12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees : paid on lais receipt 2123223 23/6/14 + 2159240 on 26/11/20

Survey Deposit	$
Lodgement	$ 333-00
.....New Titles	$
Photocopy	$
Postage	$
TOTAL	$

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : 4951–14

14. Insert Plan Number SP 272092

Released under the RTI Act 2009 - DNRM

Releas

ORIGINAL NRM-LAIS

Queensland Government ABN: 59 020 847 551
Department of Natural Resources & Mines

RECEIPT

Received from: mr IAN RIDOUTT No.: 2159240
ABN/Address:

Description	Qty	Unit Val	Extended	Discount	Ext Value	GST	Total Price
DEALING LODGEMENTS	1	621.20	621.20	0.00	621.20		621.20

CommonwealthBank

DNRM - NR BEENLEIGH
BEENLEIGH QLD
TERMINAL 84532800
REFERENCE 005571
DUPLICATE RECEIPT
MERCHANT COPY
CARD NO: 7680(m)
EXPIRY DATE:
MASTERCARD
CREDIT
PURCHASE $621.20
TOTAL AUD $621.20

MOTO APPROVED 00
AUTH NO: 020318
26 NOV 2014 09:01
THANK YOU.

Released under the RTI Act 2009 - DNRM

Date: 26/11/14	Time: 09:02	DMASTERC	621.20	Tot Value:	621.20
				GST:	0.00
Brch: nrmbeenl	SPer: ahm			Tot Price:	621.20
				Tendered:	621.20
CYC: 18687	Reg: 28	Tendered	621.20	Change:	0.00

Cheques or other negotiable instruments accepted subject to clearance.

eLVAS Client Interaction Report
For Interaction id: 1198964

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	4-Nov-2014 1:32 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Outgoing email	Email to Ian Riddoutt- plan lodgement fees .	4-Nov-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	4-Nov-2014
Details:	

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1198963

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	4-Nov-2014 1:30 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Outgoing email	email to Ian Riddoutt - re Deeds cutoff	4-Nov-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	4-Nov-2014
Details:	

Assignment History

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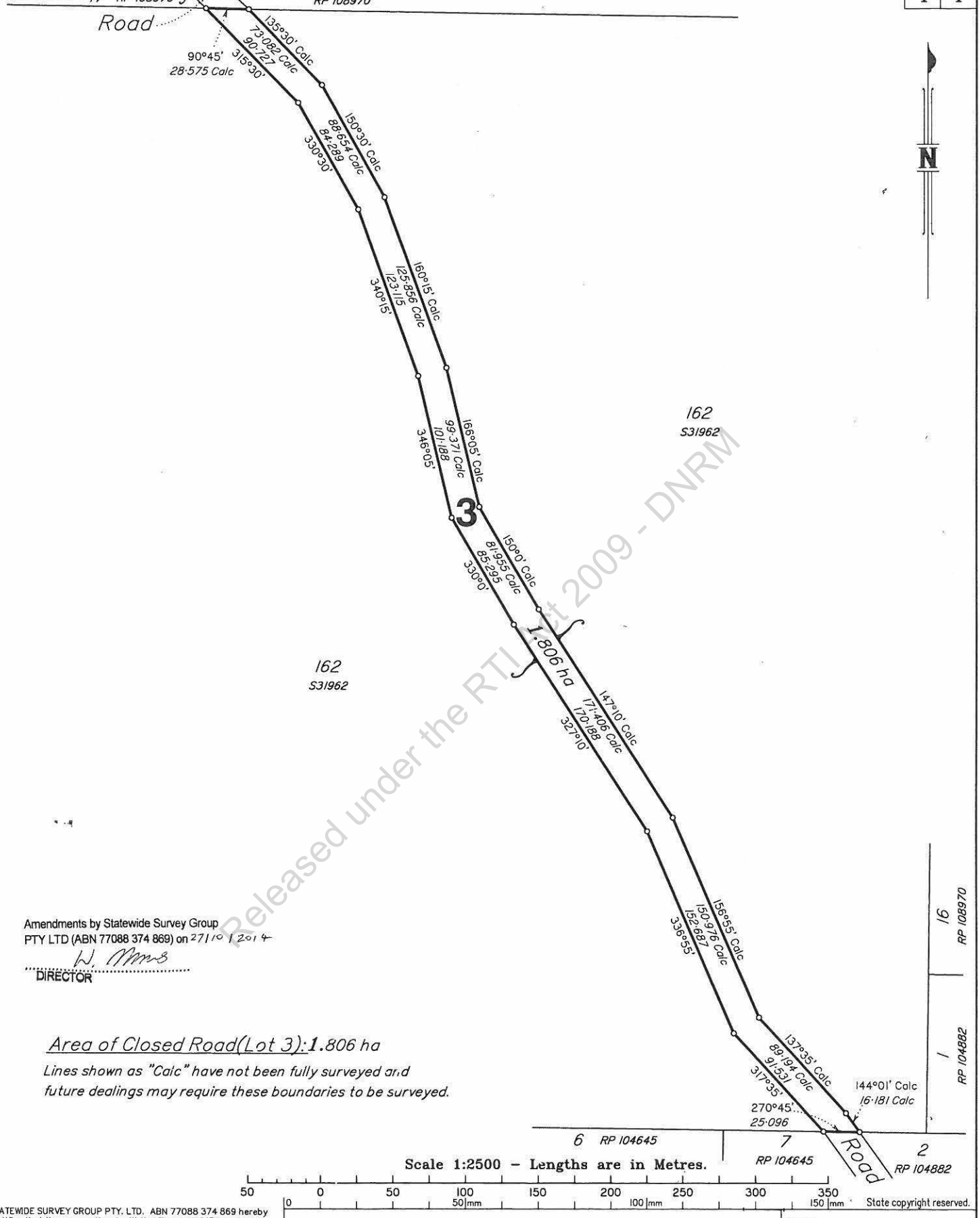
Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 1



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Amendments by Statewide Survey Group PTY LTD (ABN 77088 374 869) on 27/10/2014

W. Ninnes
DIRECTOR

Area of Closed Road(Lot 3): 1.806 ha

Lines shown as "Calc" have not been fully surveyed and future dealings may require these boundaries to be surveyed.

Scale 1:2500 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350
0 50 mm 100 mm 150 mm

State copyright reserved.

STATEWIDE SURVEY GROUP PTY. LTD. ABN 77088 374 869 hereby certifies that the corporation, by Walter Trevor NINNES, cadastral surveyor, for whose work the corporation accepts responsibility, has made this plan pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the plan is accurate, and compiled from S31962 and RP 104882 on the Department of Natural Resources and Mines.

sch4p4(6) Personal information

ABN 77 088 374 869
Date 27/10/14
Seal

14-330

Plan of Lot 3

Cancelling Part of USL being Closed Road (adjacent to Lot 162 on S31962)

LOCAL GOVERNMENT: REDLAND CITY LOCALITY: MOUNT COTTON

Meridian: S31962 File A Survey Records: No

Scale: 1:2500

Format: STANDARD

SP272092

4951-14 BKC

(Dealing No.)

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We .....

.....

.....

.....

.....

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

SIGN HERE

.....

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6.	Existing	Created		
Title Reference	Description	New Lots	Road	Secondary Interests
–	USL	3	–	–

2. Planning Body Approval.

*.....

hereby approves this plan in accordance with the :

%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9542–42114

9. Parish :
REDLAND

10. County :
STANLEY

11. Passed & Endorsed :

By : STATEWIDE SURVEY GROUP PTY. LTD.
Date : ~~21.10.14~~ 27.10.14
Designation : CADASTRAL SURVEYOR/DIRECTOR

12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

....
Cadastral Surveyor/Director * Date
*delete words not required

13. Lodgement Fees :

Survey Deposit	$.....
Lodgement	$.....
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

3. Plans with Community Management Statement :

CMS Number :

Name : 14-330

4. References :

Dept File :
Local Govt :
Surveyor : 4951–14

14. Insert Plan Number SP 252092

Released under the RTI Act 2009 - DNRM

Sch4p4(6) Personal information File A

eLVAS Client Interaction Report
For Interaction id: 1177969

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	12-Sep-2014 12:38 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Outgoing email	email to Barro-ext of time granted till 5 Dec 2014	12-Sep-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	12-Sep-2014
Details:	

Assignment History

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Reference Details

Reference No.	2013/006984
Action Type:	DG 1.1 USL (Sect 122 or 127) Purchase Only
Action Status:	Approved by MD
Title Ref:	
Tenure Type:	Deed of Grant
Service Centre:	Beenleigh
Region:	South East

Interested Parties

Name:	Department of Agriculture, Fishe / Forest Products South East FMA
Address:	27 OConnell Street, Gympie, QLD, 4570
Ref:	
Name:	Department of Natural Resources / Brisbane - Mines (PO Box 15216)
Address:	Level 16, 61 Mary Street, City East, QLD, 4002
Ref:	
Name:	Telstra Corporation Limited / Network Integrity Brisbane
Address:	Locked Mail Bag 3573, Brisbane, QLD, 4001
Ref:	
Name:	Spencer, Peter James
Address:	1491 Mount Cotton Road, Mount Cotton, QLD, 4165
Ref:	
Name:	Energex Limited / Network Strategy & Property Development
Address:	GPO Box 1461, Brisbane, QLD, 4001
Ref:	
Name:	Benfer, Albert
Address:	132 Seaview Road, Mount Cotton, QLD, 4165
Ref:	
Name:	Department of Transport and Main / Nerang
Address:	PO Box 397, Nerang, QLD, 4211
Ref:	
Name:	Redland City Council / Redland
Address:	PO Box 21, Cleveland, QLD, 4163
Ref:	
Name:	Department of Environment and He / Koala Habitat Areas

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Address:	GPO Box 2454, Brisbane, QLD, 4001
Ref:	
Name:	Dowling, Peter
Address:	PO Box 397, Cloncurry, QLD, 4824
Ref:	
Name:	Hall, Carmel
Address:	1719-1727 Mount Cotton Road, Mt Cotton, QLD, 4165
Ref:	

Description of Land

Total Area (ha): 0.0000

Exclusions/Restrictions/Reservations: No

Details: Road Lot within Lot 162

No Lot/Plans

No Forestry Entitlement

No Future Conservation Areas

No Tenancy Details

No Tenant Correspondents

Act References

Act	Section
Land Act 1994	14(1)
Land Act 1994	122 (1)

No Document Recipient

No Encumbrances

No Parent Titles

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No Attached Tenures

No Reserves

Land Value Information

Purpose:
Category:
Sub Category:
Rental Type:
Fixed Rent Expires:
Rate:
Annual Rent:
Purchase Price:
Sale Price: s.37(3)(d) Deferral of access
Improvements Value: $
Deposit: $

Timber Value: $
Timber Installment: $

Further Deed Information

Optional Conditions

Nil

Optional Reservations

Nil

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Offer Account

This is not a Tax Invoice

Draft

Queensland Government

Department of
Natural Resources and Mines

To ensure proper crediting of your account, please forward both copies of this account if you require a receipt, or one copy if a receipt is not required, together with your payment to: Department of Natural Resources and Mines, (ABN 59 020 847 551)

Payment Reference:	623213	**Account No:**	1302006984
Offer Account Date:	30/05/2014	**Account Due Date:**	30/06/2014
Enquiry Reference:	2013/006984/2		

Applicant:	Barro Group Pty Ltd 191 Drummond St Carlton South VIC 3053 Australia
ABN No.	
ACN/ARBN No.	**005 105 724**

Item Description	Quantity	Amount ($)	Amount Due ($)
Total Sale Price (GST Incl if applicable)			
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)		s.37(3)(d) Deferral of access	
Plan Lodgement Fee (Div 81)			
Total Payable at Acceptance/Settlement:			

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Comment:
Compensation payable for road to be closed within Lot 162 on S31962 being Part E on Dwg 14/003 - about 1.8 hectares.

If applicable a Tax Invoice will be provided on completion of this dealing.
8-Sep-2014

eLVAS Submission Report
For Case id: 2013/006984

Submission Details

Type: Submission
Title: Submission - Extension of time requested
Created: 8-Sep-2014
Submitted: 8-Sep-2014 **Submitted By:** McQuade, Diane

Actioning Officer's Recommendation:

The department made an offer to the Barro Group for the proposed permanent road closure within Lot 162 on S31962 being part E as shown on drawing 14/003

The applicant has advised the department that they are dealing with certain complexities relating to the compilation of the survey plan and have requested an extension of time to undertake the survey and meet the requirements of the department's offer including the bushfire management plan.

The applicant anticipates this will be completed on or before the 5th December 2014.

The applicant has accepted the department's offer and fully satisfied the offer account.

May an extension of time be granted until 5th December 2014.

Diane McQuade
Senior Land Officer

Optional Recommendation Document:

None

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Documents

Component	Document Type	Title	Received/Sent
	Outgoing Letter/Document	Offer Docs Barro Group PL Lot 162 S31962	30-May-2014
	Internal Document/Report	Lais receipt Offer paid 2123223 23 June 2014	23-Jun-2014
	Incoming email	Extension of time requested till 5 December 2014	8-Sep-2014
	Audit Report	Submission Verification Report (Action 1)	8-Sep-2014
	Audit Report	Submission Verification Report (Action 2)	8-Sep-2014

Case issues

No case issues

Case notes

No case notes

Applications

Application Id	Application Type	Status	Primary
1	Permanent Road Closure	Approved by MD	Y
	No Decision		

Actions

Action Id	Action Type	Status	Status Date
1	Permanent Road Closure	Approved by MD	23-Dec-2014
	No Decision		
Action Id	**Action Type**	**Status**	**Status Date**
2	DG 1.1 USL (Sect 122 or 127) Purchase Only	Approved by MD	10-Feb-2015
	No Decision		

Additional comments

An extension of time is hereby granted until 5th December 2014 for the applicant to comply with the department's letter of offer.

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Reference Details

Reference No.	2013/006984
Action Type:	Permanent Road Closure
Action Status:	Approved by MD
Title Ref:	
Tenure Type:	Untenured
Service Centre:	Beenleigh
Region:	South East

Interested Parties

Name:	Department of Agriculture, Fishe / Forest Products South East FMA
Address:	27 OConnell Street, Gympie, QLD, 4570
Ref:	
Name:	Department of Natural Resources / Brisbane - Mines (PO Box 15216)
Address:	Level 16, 61 Mary Street, City East, QLD, 4002
Ref:	
Name:	Telstra Corporation Limited / Network Integrity Brisbane
Address:	Locked Mail Bag 3573, Brisbane, QLD, 4001
Ref:	
Name:	Spencer, Peter James
Address:	1491 Mount Cotton Road, Mount Cotton, QLD, 4165
Ref:	
Name:	Energex Limited / Network Strategy & Property Development
Address:	GPO Box 1461, Brisbane, QLD, 4001
Ref:	
Name:	Benfer, Albert
Address:	132 Seaview Road, Mount Cotton, QLD, 4165
Ref:	
Name:	Department of Transport and Main / Nerang
Address:	PO Box 397, Nerang, QLD, 4211
Ref:	
Name:	Redland City Council / Redland
Address:	PO Box 21, Cleveland, QLD, 4163
Ref:	
Name:	Department of Environment and He / Koala Habitat Areas

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Address: GPO Box 2454, Brisbane, QLD, 4001
Ref:

Name: Dowling, Peter
Address: PO Box 397, Cloncurry, QLD, 4824
Ref:

Name: Hall, Carmel
Address: 1719-1727 Mount Cotton Road, Mt Cotton, QLD, 4165
Ref:

Description of Land

Total Area (ha): 0.0000

Exclusions/Restrictions/Reservations: No

Details: Area of road to be closed

No Lot/Plans

No Forestry Entitlement

No Future Conservation Areas

No Tenant Correspondents

No Acts and Sections

No Document Recipient

No Encumbrances

No Parent Titles

No Attached Tenures

No Reserves

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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 Client Interaction Report
For Interaction id: 1175750

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	8-Sep-2014 4:49 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Incoming email	Extension of time requested till 5 December 2014	8-Sep-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	8-Sep-2014
Details:	

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1148834

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	24-Jun-2014 12:21 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Outgoing Letter/Document	Letter to Barro with receipts for offers	24-Jun-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	24-Jun-2014
Details:	

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1148762

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	24-Jun-2014 11:15 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Department of Natural Resources, Brisbane

Documents

Document Type	Title	Received/Sent
Incoming email	email to Wally - re possible media enquiries.	24-Jun-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	24-Jun-2014
Details:	

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1148601

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Letter
Interaction date:	24-Jun-2014 8:46 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Incoming Letter	Agreement of Offer signed by Barro	23-Jun-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	24-Jun-2014
Details:	

Assignment History

Released under the RTI Act 2009 - DNRM

eLVAS Client Interaction Report
For Interaction id: 1148592

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Letter
Interaction date:	24-Jun-2014 8:25 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Incoming Letter	Letter from Barro acceptance of offer	20-Jun-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	24-Jun-2014
Details:	

Assignment History

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Queensland Government

Department of Natural Resources and Mines

Author Diane McQuade
File / Ref number 2013/006984, 2013/006985, 2013/006986
Directorate / Unit State Land Asset Management
Phone (07)38848055

24 June 2014

Barro Group Pty Ltd
191 Drummond Street
CARLTON SOUTH VIC 3053

Attention: Mr Ian Riddout

Dear Sir

PROPOSED PERMANENT ROAD CLOSURE – 2013/006984, 85 AND 86

Reference is made to the application lodged by the Barro Group Pty Ltd received by the department on 10 December 2013.

Thankyou for payment of the department's offer accounts for all three (3) permanent road closures affecting the Barro Group land.

The department has also received the executed Agreement to Offer and the land registry form 31 Covenant documents.

The department now awaits the plan of survey and approval of bushfire management plan from Queensland Fire and Emergency Services to suffice the remainder of the department's offer. The due date for this documentation is 5 September 2014.

If you require an extension of time to provide this documentation, please arrange via an email or letter explaining the reasons why you require this extension and a suitable timeframe.

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

Please quote reference number 2013/006984, 85 and 86 in any future correspondence.

Yours sincerely

sch4p4(6) Personal information

Diane McQuade
Senior Land Officer

Encl. Receipts x 3

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Postal :
Department of Natural Resources and Mines
PO Box 1164
Beenleigh

Telephone : (07)38848055
Fax: Fax (07) 38848079

ORIGINAL NRM-LAIS

Queensland Government ABN: 59 020 847 551
Department of Natural Resources & Mines

RECEIPT

Received from: barro group pty ltd No.: 2123220
ABN/Address:

Description		Qty	Unit Val	Extended	Discount	Ext Value	GST	Total Price
Barro Group Pty Ltd	1/SALE/99/1302006986/ /17 [623217]			104501				
Barro Group Pty Ltd	1/SALE/99/1302006986/ /21 [623217]			433084				

s.37(3)(d) Deferral of access

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Date: 23/06/14 Time: 13:28	CHEQUE	s.37(3)(d) Deferral of access	Tot Value:	
			GST:	
Brch: nrmbeenl SPer: lkt			Tot Price:	s.37(3)(d) Deferral of acces
			Tendered:	
CYC: 14413 Reg: 28	Tendered	s.37(3)(d) Deferral of access	Change:	

Cheques or other negotiable instruments accepted subject to clearance.

Releas

ORIGINAL NRM-LAIS

Queensland Government ABN: 59 020 847 551
Department of Natural Resources & Mines

RECEIPT

Received from: barro group pty ltd No.: 2123218
ABN/Address:

Description		Qty	Unit Val	Extended	Discount	Ext Value	GST	Total Price
Barro Group Pty Ltd	1/SALE/99/1302006985/ /17 [623216]			104501		s.37(3)(d) Deferral of access		
Barro Group Pty Ltd	1/SALE/99/1302006985/ /21 [623216]			433084				

Released under the RTI Act 2009 - DNRM

Date: 23/06/14	Time: 13:27	CHEQUE	s.37(3)(d) Deferral of access	Tot Value:	
				GST:	
Brch: nrmbeenl	SPer: lkt			Tot Price:	s.37(3)(d) Deferral of acces
				Tendered:	
CYC: 14413	Reg: 28	Tendered	s.37(3)(d) Deferral of access	Change:	

Cheques or other negotiable instruments accepted subject to clearance.

Releas

ORIGINAL NRM-LAIS

Queensland Government ABN: 59 020 847 551
Department of Natural Resources & Mines

RECEIPT

Received from: barro group pty ltd No.: 2123223
ABN/Address:

Description		Qty	Unit Val	Extended	Discount	Ext Value	GST	Total Price
Barro Group Pty Ltd	1/SALE/99/1302006984/ /17 [623213]			104501		s.37(3)(d) Deferral of access		
Barro Group Pty Ltd	1/SALE/99/1302006984/ /21 [623213]			433084				

Released under the RTI Act 2009 - DNRM

Date: 23/06/14 Time: 13:29	CHEQUE	Tot Value:	
		GST:	
Brch: nrmbeenl SPer: lkt	s.37(3)(d) Deferral of access	Tot Price:	s.37(3)(d) Deferral of acces
		Tendered:	
CYC: 14413 Reg: 28	Tendered	Change:	

Cheques or other negotiable instruments accepted subject to clearance.

Releas

Agreement to Offer permanent road closure
Requirements and notification of acceptance of offer

DNRM reference number: 2013/006984

OVERVIEW

Subject to compliance with the Offer Requirements as set out in this document, approval has been given for the permanent closure of the area of road, as advertised, in the Government Gazette of 10 January 2014, No. 4 at page 16, subject to the terms and conditions as set out in this document. (An area of about 1.8 hectares of road proposed to be closed within Lot 162 on S31962, Parish of Redland, County of Stanley as shown on drawing as Part E on Dwg 14/003.

- Approval will be sought for the issue of a standalone Deed of Grant over the area of road to be closed. Deed of Grant to issue to Barro Group Pty Ltd A.C.N. 005 105 724

Your completion and return of this form together with payment of the attached account constitutes written agreement to the offer.

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OFFER REQUIREMENTS

This offer will lapse unless the following requirements are lodged by the specified time, with the DNRM Beenleigh Office –

1. Completion and return of this Agreement. This document should be completed by all proposed tenure holders

2. Forwarding of the sum of s.37(3)(d) Deferral of assessment as detailed in the attached account. A copy of the account should be returned to the department along with your payment.

3. Provide an original survey plan in respect of this application showing the area of road to be closed as a standalone lot – Part E as shown on Dwg 14/003 being an about 1.8ha.

4. Execution of Covenant document to tie parcels Parts D and E with Lot 17 on RP108970 and Lot 162 on S31962 (this will ensure no separate transfers of these parcels are to be undertaken).

5. Provide evidence of Queensland Fire and Emergency Services (QFES) approval of bushfire management plan for the land parcels associated with the extraction industry.

The **Agreement to Offer a permanent road closure** together with payment of all required monies must be returned to the department by close of business on **30 June 2014**, otherwise this offer will lapse.

All other conditions of this offer must be satisfied by close of business on **5 September 2014** otherwise this offer lapses.

© The State of Queensland (Department of Natural Resources and Mines)

If you believe you will be unable to comply with **any** of the conditions of this offer by the due date, you should apply in writing for an extension of time. Any application for extension of time is to 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 time for which the extension of time is requested, including reasons for the amount of time required.

- **Note –**

1. if you do not apply for an extension of time and the offer lapses, you will need to make a fresh application and pay the required application fee. If the new application is accepted, the application will be re-investigated and include re-assessment of the purchase price, all conditions and requirements applicable to the dealing. This re-investigation may also result in the application being refused.
2. Required monies -
   - where the purchase price is $10,000 or less - payment of an amount equivalent to the total amount of the offer.
   - where the purchase price is more than $10,000 - payment of an amount equivalent to the total of all prescribed fees and charges, the calculated GST, plus $10,000
   - for a lease/licence/permit - all prescribed fees and charges, GST and first year's rent

PARTICULARS OF LAND

Tenure Type - An area of road to be closed being 1.8 hectares as shown on Dwg 14/003 Part E

Description - Road within Lot 162 on S31962

Parish - Redland **County -** Stanley

Area (ha) - An about area of about 1.8 ha as shown as Part E on Dwg 14/003.

Purchase price - s.37(3)(d) Deferral of access (exclusive of GST)

TENANCY DETAILS

The holders of the [Insert adjoining land or new tenure] are to be recorded as:- N/A

NAME BARRO GROUP PTY LTD

[Insert for inclusion in adjoining land the full names of the registered owners of the lot/s as recorded in the land Registry to which the area of closed road is to be included, if new tenure to issue leave blank]

N/A

COMPANY ACN No. (where applicable) BARRO GROUP PTY LTD - 005 105 724

☑ Sole Tenant ☐ Joint Tenants ☐ Tenants in Common

If to be held as Tenants in Common, complete the following -

INTEREST	NAME

For example - ½ share For example – John Robert Smith. If insufficient space, please attach separate page.

Note – If to be held as trust land under the Land Act (Reserve) no need to identify Sole tenant, Joint tenants or Tenants in Common. If new tenure to be held on Trust, copy of Trust document to be lodged with offer requirements.

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

P.O. BOX 663

Town/City: CARLTON SOUTH **State:** VIC **Postcode:** 3053

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Release

PURCHASE PRICE - STANDALONE DEED OF GRANT TO ISSUE TO BARRO GROUP PTY LTD A.C.N. 005 105 724

The purchase price has been determined at s.37(3)(d) Deferral of access + GST s.37(3)(d) Deferral of access and is subject to payment of all associated costs.

Please note that a tax invoice will be issued to the applicant after the offer conditions have been met and the Deed of Grant is issued or freeholding lease or reserve is amended.

(A Deed of Grant will issue over both parcels being Part E and Part D, this Deed of Grant will be tied with a covenant to Lot 17 on RP108970 and Lot 162 on S31962).

GOODS AND SERVICES TAX (GST)

Goods and Services Tax (GST) is payable on all land transactions in accordance with *A New Tax System (Goods and Services Tax) Act 1999* unless it is an input taxed supply under Division 40 or specifically exempted from GST under Division 38 of that Act.

Where GST is payable, the annual rent payable by the lessee to the department shall be increased by the amount equal to that which the department is obliged to remit to the Deputy Commissioner of Taxation as GST on the supply.

TAX INVOICE

A tax invoice for obtaining of area of closed road as one whole lot will be issued to the Barro Group Pty Ltd, registered owners within 28 days of the date of the issue of the Deed of Grant.

PLAN REQUIREMENTS

The department requires a plan to be prepared at your expense to satisfy the requirements of this offer and arrangements should be made with a Registered Consulting Surveyor to prepare the plan.

The plan must show, the area of road to be proposed to be closed being about 1.8 ha to be shown as one whole lot. This is to ensure the ownership of the quarry materials within the area of interest is retained by the State and to enable future identification of the quarry material resource.

(You may submit one plan showing all three (3) lots associated with this closure being Part E, Part D and Part C to eliminate the expense of preparing survey plans for each part of the road closure owned by the Barro Group Pty Ltd). If you choose to submit separate plans you must include an extra $333.00 per plan lodgement fee (as this has not been calculated into this account).

Your Registered Consulting Surveyor should contact the department's Principal Surveyor or Senior Surveyor, DNRM Beenleigh Office, if there are any questions or concerns in relation to any survey or plan requirements. Stewart Harden, Surveyor (Beenleigh DNRM) contact no. 3884 8031.

Released under the RTI Act 2009 - DNRM

Releas

FOREIGN OWNERSHIP

Your attention is drawn to the requirements of the *Foreign Ownership of Land Register Act 1988* that a foreign person (as defined in that Act) or a trustee of a foreign person or a foreign trust, must lodge a Notification of Ownership Form for each interest acquired. No fee is payable and further enquiries should be directed to the Foreign Ownership of Land Registry on (07) 3227 7262.

If you are a permanent resident of Australia, and Australian Citizen or wholly owned Australian Company, there is no requirement for you to take further action in this matter.

CONTAMINATION

Landowners and occupiers of land have a responsibility under section 371(1) of the *Environmental Protection Act 1994* to notify the administering authority within 22 business days if they become aware that a notifiable activity is being carried out on the land.

There are penalties for landowners under section 371 of the *Environmental Protection Act 1994* for not complying with the responsibility to notify.

For more information visit the EHP website website: www.ehp.qld.gov.au; or contact Waste and Land Contamination Assessments, Department Environment and Heritage Protection - email: WLCA@ehp.qld.gov.au

Released under the RTI Act 2009 - DHRM

ABORIGINAL OR TORRES STRAIT ISLANDER CULTURAL HERITAGE

All significant Aboriginal and Torres Strait Islander cultural heritage in Queensland, is protected under the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*, and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land.

Aboriginal cultural heritage which may occur on the subject land is protected under the terms of the *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* even if DATSIMA has no records relating to it.

Please refer to the website - http://www.datsima.qld.gov.au/atsis/aboriginal-torres-strait-islander-peoples/indigenous-cultural-heritage for a copy of the gazetted Cultural Heritage Duty of Care Guidelines which set out reasonable and practical measures for meeting the duty of care.

Further assistance or advice in relation to this matter please contact the Cultural Heritage Unit on (07) 3405 3050.

APPROVALS AND/OR REQUIREMENTS OF THE COMMONWEALTH, STATE OR LOCAL GOVERNMENT

It should be noted that it is the responsibility of the holder of the tenure to ensure that all the necessary approvals and/or requirements of the Commonwealth, State or local government in respect of the use of the area are obtained and/or satisfied.

Releas

FOREST PRODUCTS

Forest Product, Department of Agriculture, Fisheries and Forestry objected to subject areas of road proposed to be closed and amalgamated with the adjoining freehold parcels. However, Forest Products is supportive of the application subject to the affected areas being retained as separate lots with separate Deeds of Grant issued for these ex-road areas to enable future identification of the quarry material resource and with the Deeds of Grant making specific reservation of the quarry material to the State.

Barro Group Pty Ltd is to be advised that any use of interference with quarry material from these areas will require an authority under the Forestry Act 1959.

QUEENSLAND FIRE AND EMERGENCY SERVICES (QFES)

The proposed road to be closed is not functional for firefighting purposes and the QFES would recommend that a bushfire management plan for the area be developed with fire management control lines/fire breaks in strategic areas adjacent to the perimeter of the land parcels associated with the extraction industry.

You will need to provide evidence of this approved document with QFES.

COVENANT

Given the road closure within Lot 162 on S31962 is creating a landlocked parcel being Lot 17 on RP108970, which is not an ideal result of the permanent road closure, the area of road proposed to be closed being Part E on Dwg 14/003 and the area of road within Lot 17 on RP108970 being Part D on Dwg 14/003 are to be issued as 2 lots on one Deed of Grant. A covenant will be required to "tie" this Deed of Grant to Lot 17 on RP108970 and Lot 162 on S31962 which will prevent separate transfers of the parcels.

Released under the RTI Act 2009 - DNRM

DECLARATION

The information provided in this Agreement to Offer and any attachments is authorised under the *Land Act 1994* and is being used to process your application. The department will endeavour to maintain the confidentiality of information relating to your application. However, consideration of your application may involve consultation with other parties and if so, details of your application may be disclosed to third parties. This information will not otherwise be disclosed outside of the department unless required or authorised by law such as under the *Right to Information Act 2009*.

I/We agree, subject to compliance with the Offer Requirements, the area of road to be closed (being about 1.8ha as shown as Part E on Dwg 14/003 is for:

- A Deed of Grant will then issue over Part E being the area of road to be closed as one whole lot to the Barro Group Pty Ltd. (As outlined previously, the Deed of Grant to issue will be 2 lots being Part E and Part D).

on terms and conditions stated in this document and the attached Conditions Report and note that this acceptance shall not be effective until I/We have complied with the Offer Requirements.

Note - If the proposed tenure issues, the details of the tenure, including the registered owner will be registered in the Land Registry which is available to the public to search.

DECLARATION BY A PERSON

Name and Signature of all applicants	**In the presence of: Full Name and Signature of Witness**

NOTE - This document must be signed by all persons who are nominated as the holder/s of the proposed tenure. If insufficient space please add additional information as an attachment.

A.B.N No.

Dated ____ day of ____ Year ____

DECLARATION BY A CORPORATION

Executed for and on behalf of:

Corporation name

BARRO GROUP PTY LTD 005 105 724.

A.C.N or A.R.B.N No. ACN 005 105 724

In accordance with section 127 of the *Corporations Act 2001*,

Dated 17th day of JUNE Year 2014

Name and Signature of authorised person/s

IAN. P. ALEXANDER DIRECTOR/SECRETARY

sch4p4(6) Personal information

- DIRECTOR -

sch4p4(6) Personal information

Note – Sole Directors simply insert name and sign as sole director. Other Companies require signature of two Directors or by a Director and Secretary. Where an attorney or other agent executes this Agreement on behalf of a company, the form of the execution must indicate the source of this authority and a certified copy of authority must be provided to the Department. A witness is only required for an attorney or other agent where the source of authority requires a witness.

In relation to this agreement to offer, it is recommended you seek independent legal advice.

Postal :
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Email: SLAM-beenleigh@dnrm.qld.gov.au
Telephone : (07)38848055
Fax: (07)38848079

END OF DOCUMENT

Released under the RTI Act 2009 - DNRM

COVENANT

Dealing Number

OFFICE USE ONLY

Privacy Statement
Collection of this information is authorised by the Land Title Act 1994 and the Land Act 1994 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see the department's website.

Lodger (Name, address, E-mail & phone number)
Department of Natural Resources & Mines
PO Box 1164
Beenleigh Qld 4207
Attention: Diane McQuade
2013/006984,2013/006985

Lodger Code
BH2340

1. Covenantor

BARRO GROUP PTY LTD A.C.N. 005 105 724

2. Description of Covenant / Lot on Plan	County	Parish	Title Reference
LOT ON SP	STANLEY	REDLAND	
LOT ON SP	STANLEY	REDLAND	
LOT 162 ON S31962	STANLEY	REDLAND	10317021
LOT 17 ON RP108970	STANLEY	REDLAND	13881196

3. Covenantee

THE STATE OF QUEENSLAND REPRESENTED BY THE DEPARTMENT OF NATURAL RESOURCES & MINES

4. Description of Covenant (include reference to relevant section of legislation)

PURSUANT TO SECTION 97(A) (3) (C) OF LAND TITLE ACT 1994 AND 373 (A) (3) OF THE LAND ACT 1994

5. Execution

The Covenantor being the registered owner of the lot described in item 2 covenants with the Covenantee in respect of the covenant described in item 4 and:- *the attached schedule; *the attached schedule and document no. ..... ; document no. .....
.* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Common Seal
BARRO GROUP
PTY. LTD.
A.C.N.
005 105 724

.....signature

.....full name

.....qualification

sch4p4(6) Personal information

Witnessing Officer	Execution Date	Covenantor's Signature
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	17 / 6 / 2014	DIRECTOR/SECRETARY BARRO GROUP PTY LTD ACN 005105724

Common Seal
BARRO GROUP
PTY. LTD.
A.C.N.
005 105 724

.....signature

.....full name

.....qualification

sch4p4(6) Personal information

Witnessing Officer	Execution Date	Covenantor's Signature
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	17 / 6 / 2014	DIRECTOR BARRO GROUP PTY LTD ACN 005105724

.....signature

.....full name

.....qualification

Witnessing Officer	Execution Date	Covenantee's Signature
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	/ /	

Released under the RTI Act 2009 - DNRM

BARRO GROUP

BARRO GROUP PTY LIMITED
A.C.N. 005 105 724 A.B.N. 25 553 947 414 191 DRUMMOND STREET CARLTON VICTORIA 3053 AUSTRALIA
PO BOX 663 CARLTON SOUTH FACSIMILE (03) 9663 2555 TELEPHONE (03) 9663 1333
website: www.barro.com.au email: barro@barro.com.au

20 June 2014

Ms Diane McQuade
Senior Land Officer
Department of Natural Resources & Mines
PO Box 1164
BEENLEIGH QLD 4207

Dear Diane,

Proposed Permanent Road Closure over Lot 162 on S31962 Parish of Redland, County of Stanley as per DWG 14/003 being about 1.8ha shown as Part E
Your Ref: 2013/006984

We refer to your letter of 30 May 2014 and enclose the following:

1. Cheque payable to Dept of Natural Resources and Mines for sch4p3(3)(d) Deferral of access
2. Copy of Offer Account
3. Executed Agreement to Offer permanent road closure
   Requirements and notification of acceptance of offer
   DNRM reference number 2013/006984
4. Execution of Covenant document t to tie parcels Part D and Part E with Lot 17 on RP108970 and Lot 162 on S31962

We look forward to receiving the tax invoice in due course.

The following matters will be forwarded to you as soon as they come to hand:

a) Original survey plan in respect of this application showing the area of road to be closed as a standalone lot – Part E as shown on Dwg 14/003 being about 1.8ha
b) Evidence of Queensland Fire and Emergency Services (QFES) approval of bushfire management plan for the land parcels associated with the extraction industry.

Should you have any queries please do not hesitate to contact the undersigned.

Yours sincerely
BARRO GROUP PTY LIMITED

sch4p4(6) Personal information

Ian P Alexander
Company Secretary

att

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PREMIXED CONCRETE, QUARRY PRODUCTS, SAND PRODUCTS, BUILDERS' SUPPLIES, CONCRETE ROOF TILES, CAR & TRUCK TYRES, TYRE RELUGGING, LABORATORY SERVICES, TRANSPORT, CONSTRUCTION.

BARRO GROUP

REMITTANCE ADVICE

BARRO GROUP PTY LIMITED
A.C.N. 005 105 724
191 DRUMMOND STREET
CARLTON VICTORIA 3053
FACSIMILE: (03) 9663 2555
TELEPHONE: (03) 9663 1333

CHEQUE NO. 070115
70115

REMIT TO

DEPT OF NATURAL RESOURCES & MINES
P O BOX 15216
CITY EAST, QLD 4002
Australia

CHEQUE DATE 19 Jun 14

VENDOR NO. 10865

INVOICE NO.	INVOICE DATE	INVOICE AMOUNT	DISCOUNT	NET AMOUNT
17-JUN-14	17-Jun-14	s.37(3)(d) Deferral of access	0.00	s.37(3)(d) Deferral of access

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TOTAL $ s.37(3)(d) Deferral of access

* COPY *

NRM-LAIS

Queensland Government
Department of Natural Resources & Mines

ABN: 59 020 847 551

RECEIPT

Received from: barro group pty ltd
ABN/Address:

No.: 2123223

Description		Qty	Unit Val	Extended	Discount	Ext Value	GST	Total Price
Barro Group Pty Ltd	1/SALE/99/1302006984/ /17 [623213]			104501				
Barro Group Pty Ltd	1/SALE/99/1302006984/ /21 [623213]			433084				

s.37(3)(d) Deferral of access

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Date: 23/06/14 Time: 13:29 | CHEQUE s.37(3)(d) Deferral of access | Tot Value:
| GST:
Brch: nrmbeenl SPer: lkt | Tot Price: s.37(3)(d) Deferral of access
| Tendered:
CYC: 14413 Reg: 28 | Change:

Cheques or other negotiable instruments accepted subject to clearance.

eLVAS Client Interaction Report
For Interaction id: 1142650

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Letter
Interaction date:	30-May-2014 3:38 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Outgoing Letter/Document	Offer Docs Barro Group PL Lot 162 S31962	30-May-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	30-May-2014
Details:	

Assignment History

Released under the RTI Act 2009 - DNRM

Offer Account

This is not a Tax Invoice

Issued

Queensland Government

Department of
Natural Resources and Mines

To ensure proper crediting of your account, please forward both copies of this account if you require a receipt, or one copy if a receipt is not required, together with your payment to: Department of Natural Resources and Mines, (ABN 59 020 847 551)

Payment Reference:	623213	**Account No:**	1302006984
Offer Account Date:	30/05/2014	**Account Due Date:**	30/06/2014
Enquiry Reference:	2013/006984/2		

Applicant:	Barro Group Pty Ltd 191 Drummond St Carlton South VIC 3053 Australia
ABN No.	
ACN/ARBN No.	**005 105 724**

Item Description	Quantity	Amount ($)	Amount Due ($)
Total Sale Price (GST Incl if applicable)			
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)		s.37(3)(d) Deferral of access	
Plan Lodgement Fee (Div 81)			
Total Payable at Acceptance/Settlement:			

Comment:
Compensation payable for road to be closed within Lot 162 on S31962 being Part E on Dwg 14/003 - about 1.8 hectares.

A Tax Invoice will be provided on completion of this dealing.
30-May-2014

Departmental Copy
Released under the RTI Act 2009 - DNRM

eLVAS Client Interaction Report
For Interaction id: 1142418

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	30-May-2014 10:56 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Dept Infrastructure & Planning, City East

Documents

Document Type	Title	Received/Sent
Incoming email	email to and from GLAM - approval to proceed.	30-May-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	30-May-2014
Details:	

Assignment History

Date assigned:	30-May-2014
Assigned to:	Devoil, Cath
Date required:	
Action required:	Interaction for Case Id 2013/006984
	The following document has been added to the case. Id:2518043 Type: Incoming email Title: email to and from GLAM - approval to proceed.
Date actioned:	30-May-2014
Action taken:	Noted. CdV

Released under the RTI Act 2009 - DNRM

Releas

Queensland Government

Department of
Natural Resources and Mines

Author Diane McQuade
File / Ref number 2013/006984
Directorate / Unit State Land Asset Management
Phone (07)38848055

30 May 2014

Mr Ian Ridoutt
Barro Group Pty Ltd
191 Drummond Street
CARLTON VIC 3053

released under the RTI Act 2009 - DNRM

Dear Sir

PROPOSED PERMANENT ROAD CLOSURE OVER LOT 162 ON S31962, PARISH OF REDLAND, COUNTY OF STANLEY AS PER DWG 14/003 BEING ABOUT 1.8HA SHOWN AS PART E – APPLICANTS: BARRO GROUP PTY LTD A.C.N. 005 105 724

Reference is made to the application lodged by the Barro Group Pty Ltd received by the department on 10 December 2013.

It is advised that approval will be sought for the issue of a Deed of Grant for the about area of road being 1.8 ha (shown as Part E on Dwg 14/003) to be closed and a Deed to issue over one whole parcel, subject to the terms and conditions as set out in the attached **Agreement to Offer for a Permanent Road Closure** and compliance with the requirements of offer to Barro Group Pty Ltd A.C.N. 005 105 724.

(As outlined in the agreement a Deed of Grant is proposed to issue over Part D and Part E as closing the road within Lot 162 on S31962 will create a landlocked parcel being Lot 17 on RP108970, as this is not an ideal situation. A covenant is required to be executed and returned to "tie" these parcels together with Lot 162 and Lot 17 to prevent separate transfers of the parcels).

The attached agreement duly signed, together with payment of all required monies, being the amounts of s47(3)(d) Deferral of access must be returned to the Department by close of business on **30 June 2014**, otherwise this offer lapses. Business days include those days that the Department office is normally open and excludes weekends and public holidays.

All other conditions of this offer, including payment of the balance amount on the offer account, (i.e. less any of the required money paid as outlined in the 2nd page of the Agreement to Offer), must be satisfied by close of business on **5 September 2014** otherwise this offer lapses.

Postal :
Department of Natural Resources and Mines
PO Box 1164
Beenleigh

Telephone : (07)38848055
Fax: Fax (07) 38848079

If you believe you will be unable to comply with **any** of the conditions of this offer by the specified date, you should apply in writing for an extension of time. Any application for an extension of time should 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 time for which the extension is requested, including reasons for the amount of time required.

If you **do not apply** for an extension of time and **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 will include re-assessment of the land value and all conditions and requirements applicable to the dealing. This re-assessment may also result in the application being refused.

Note - Section 442 of the Land Act states that if an offer is not accepted in writing within the stated time, the offer lapses. An application to extend the stated time may be made at any time before the time passes.

Once the stated time has passed, an application may only be made within **42 days** after the time has passed. Where an application is made after the stated time has passed but within the following 42 day period, the time can only be extended where exceptional circumstances exist.

No applications for extension of time made after the 42 day period referred to in section 442 will be considered.

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

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

You may wish to seek your own legal advice with regard to this offer.

Please quote reference number 2013/006984 in any future correspondence.

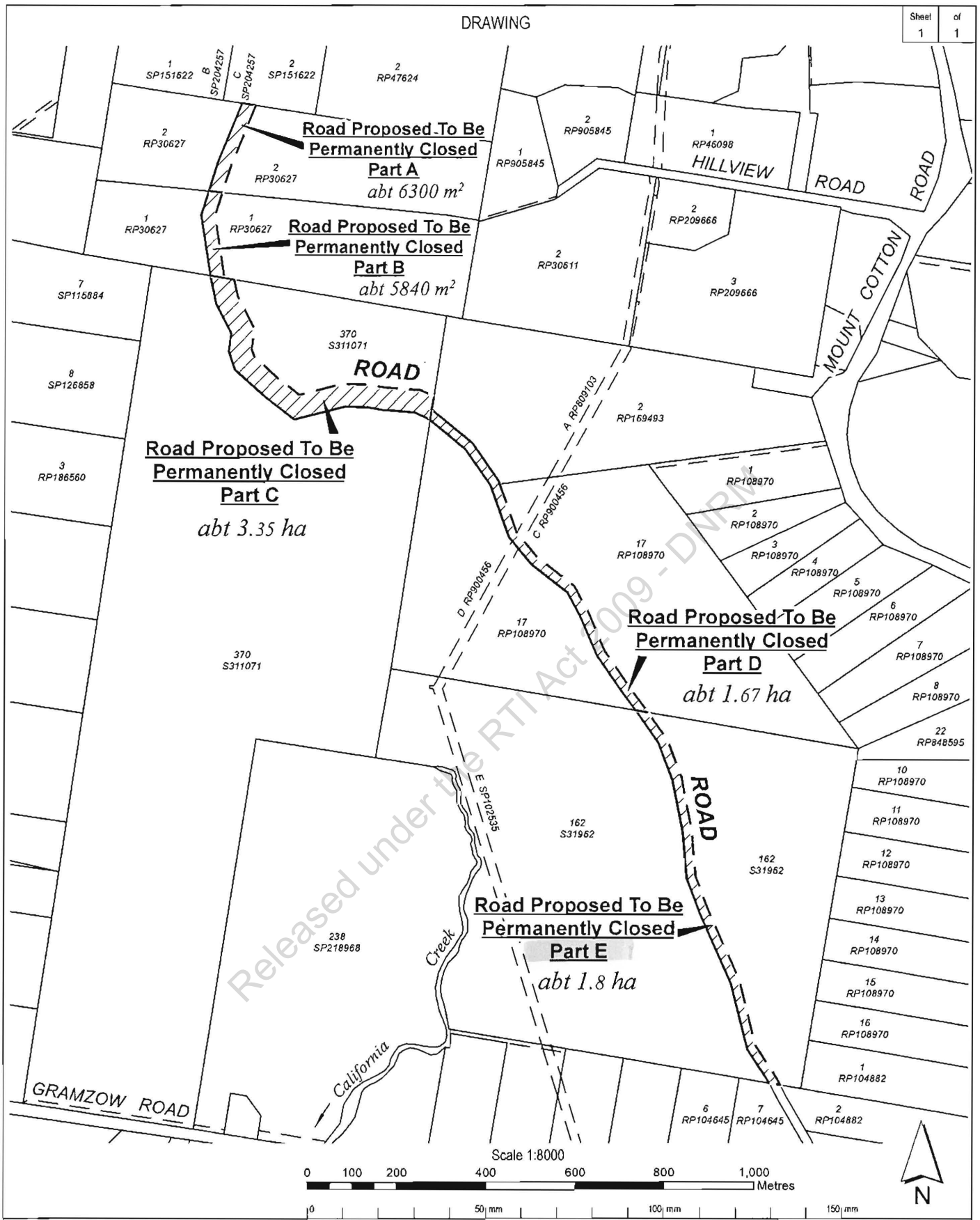
Yours sincerely

sch4p4(6) Personal information

Diane McQuade
Senior Land Officer

Encl. Dwg 14/003
Account and 'copy'
Agreement to Offer Permanent Road Closure
Form 31 Covenant – land registry form

Released under the RTI Act 2009 - DNRM



Released under the RTI Act 2009 - DNRM

Queensland Government

Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file | Drawn by: BDC

File Ref: Case Id 2013/006984 | Map Ref: 9542-42114 | Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

© The State of Queensland (Department of Natural Resources & Mines) 2013
Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.

Offer Account

This is not a Tax Invoice

Issued

Queensland Government

Department of
Natural Resources and Mines

To ensure proper crediting of your account, please forward both copies of this account if you require a receipt, or one copy if a receipt is not required, together with your payment to: Department of Natural Resources and Mines, (ABN 59 020 847 551)

Payment Reference:	623213	**Account No:**	1302006984
Offer Account Date:	30/05/2014	**Account Due Date:**	30/06/2014
Enquiry Reference:	2013/006984/2		

Applicant: Barro Group Pty Ltd
191 Drummond St
Carlton South VIC 3053
Australia

ABN No.

ACN/ARBN No. **005 105 724**

Item Description	Quantity	Amount ($)	Amount Due ($)
Total Sale Price (GST Incl if applicable)			
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)			
Plan Lodgement Fee (Div 81)			
Total Payable at Acceptance/Settlement:			

s.37(3)(d) Deferral of access

Released under the RTI Act 2009 - DNRM

Comment:
Compensation payable for road to be closed within Lot 162 on S31962 being Part E on Dwg 14/003 - about 1.8 hectares.

A Tax Invoice will be provided on completion of this dealing.
30-May-2014

COPY

Offer Account

This is not a Tax Invoice

Issued

Queensland Government

Department of
Natural Resources and Mines

To ensure proper crediting of your account, please forward both copies of this account if you require a receipt, or one copy if a receipt is not required, together with your payment to: Department of Natural Resources and Mines, (ABN 59 020 847 551)

Payment Reference:	623213	**Account No:**	1302006984
Offer Account Date:	30/05/2014	**Account Due Date:**	30/06/2014
Enquiry Reference:	2013/006984/2		

Applicant:	Barro Group Pty Ltd 191 Drummond St Carlton South VIC 3053 Australia
ABN No.	
ACN/ARBN No.	**005 105 724**

Item Description	Quantity	Amount ($)	Amount Due ($)
Total Sale Price (GST Incl if applicable)		s.37(3)(d) Deferral of access	
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)			
Plan Lodgement Fee (Div 81)			
Total Payable at Acceptance/Settlement:			

Comment:
Compensation payable for road to be closed within Lot 162 on S31962 being Part E on Dwg 14/003 - about 1.8 hectares.

A Tax Invoice will be provided on completion of this dealing.
30-May-2014

Released under the RTI Act 2009 - DNRM

Releas

Agreement to Offer permanent road closure
Requirements and notification of acceptance of offer

DNRM reference number: 2013/006984

OVERVIEW

Subject to compliance with the Offer Requirements as set out in this document, approval has been given for the permanent closure of the area of road, as advertised, in the Government Gazette of 10 January 2014, No. 4 at page 16, subject to the terms and conditions as set out in this document. (An area of about 1.8 hectares of road proposed to be closed within Lot 162 on S31962, Parish of Redland, County of Stanley as shown on drawing as Part E on Dwg 14/003.

- Approval will be sought for the issue of a standalone Deed of Grant over the area of road to be closed. Deed of Grant to issue to Barro Group Pty Ltd A.C.N. 005 105 724

Your completion and return of this form together with payment of the attached account constitutes written agreement to the offer.

Released under the RTI Act 2009 - DNRM

OFFER REQUIREMENTS

This offer will lapse unless the following requirements are lodged by the specified time, with the DNRM Beenleigh Office –

1. Completion and return of this Agreement. This document should be completed by all proposed tenure holders

2. Forwarding of the sum of as detailed in the attached account. A copy of the account should be returned to the department along with your payment.

s.37(3)(d) Deferral of access

3. Provide an original survey plan in respect of this application showing the area of road to be closed as a standalone lot – Part E as shown on Dwg 14/003 being an about 1.8ha.

4. Execution of Covenant document to tie parcels Parts D and E with Lot 17 on RP108970 and Lot 162 on S31962 (this will ensure no separate transfers of these parcels are to be undertaken).

5. Provide evidence of Queensland Fire and Emergency Services (QFES) approval of bushfire management plan for the land parcels associated with the extraction industry.

The **Agreement to Offer a permanent road closure** together with payment of all required monies must be returned to the department by close of business on **30 June 2014**, otherwise this offer will lapse.

All other conditions of this offer must be satisfied by close of business on **5 September 2014** otherwise this offer lapses.

© The State of Queensland (Department of Natural Resources and Mines)

If you believe you will be unable to comply with **any** of the conditions of this offer by the due date, you should apply in writing for an extension of time. Any application for extension of time is to 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 time for which the extension of time is requested, including reasons for the amount of time required.

- **Note –**

1. if you do not apply for an extension of time and the offer lapses, you will need to make a fresh application and pay the required application fee. If the new application is accepted, the application will be re-investigated and include re-assessment of the purchase price, all conditions and requirements applicable to the dealing. This re-investigation may also result in the application being refused.
2. Required monies -
   - where the purchase price is $10,000 or less - payment of an amount equivalent to the total amount of the offer.
   - where the purchase price is more than $10,000 - payment of an amount equivalent to the total of all prescribed fees and charges, the calculated GST, plus $10,000
   - for a lease/licence/permit - all prescribed fees and charges, GST and first year's rent

PARTICULARS OF LAND

Tenure Type - An area of road to be closed being 1.8 hectares as shown on Dwg 14/003 Part E

Description - Road within Lot 162 on S31962

Parish - Redland **County -** Stanley

Area (ha) - An about area of about 1.8 ha as shown as Part E on Dwg 14/003.

Purchase price - s.37(3)(d) Deferral of fees (exclusive of GST)

TENANCY DETAILS

The holders of the [Insert adjoining land or new tenure] are to be recorded as:- N/A

NAME

[Insert for inclusion in adjoining land the full names of the registered owners of the lot/s as recorded in the land Registry to which the area of closed road is to be included, if new tenure to issue leave blank]

N/A

COMPANY ACN No. (where applicable)

☐ Sole Tenant ☐ Joint Tenants ☐ Tenants in Common

If to be held as Tenants in Common, complete the following -

INTEREST	**NAME**

For example - ½ share For example – John Robert Smith. If insufficient space, please attach separate page.

Note – If to be held as trust land under the Land Act (Reserve) no need to identify Sole tenant, Joint tenants or Tenants in Common. If new tenure to be held on Trust, copy of Trust document to be lodged with offer requirements.

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

Town/City: **State:** **Postcode:**

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PURCHASE PRICE - STANDALONE DEED OF GRANT TO ISSUE TO BARRO GROUP PTY LTD A.C.N. 005 105 724

The purchase price has been determined at s.37(3)(d) Deferral of access + GST s.37(3)(d) Deferral of access and is subject to payment of all associated costs.

Please note that a tax invoice will be issued to the applicant after the offer conditions have been met and the Deed of Grant is issued or freeholding lease or reserve is amended.

(A Deed of Grant will issue over both parcels being Part E and Part D, this Deed of Grant will be tied with a covenant to Lot 17 on RP108970 and Lot 162 on S31962).

GOODS AND SERVICES TAX (GST)

Goods and Services Tax (GST) is payable on all land transactions in accordance with *A New Tax System (Goods and Services Tax) Act 1999* unless it is an input taxed supply under Division 40 or specifically exempted from GST under Division 38 of that Act.

Where GST is payable, the annual rent payable by the lessee to the department shall be increased by the amount equal to that which the department is obliged to remit to the Deputy Commissioner of Taxation as GST on the supply.

TAX INVOICE

A tax invoice for obtaining of area of closed road as one whole lot will be issued to the Barro Group Pty Ltd, registered owners within 28 days of the date of the issue of the Deed of Grant.

PLAN REQUIREMENTS

The department requires a plan to be prepared at your expense to satisfy the requirements of this offer and arrangements should be made with a Registered Consulting Surveyor to prepare the plan.

The plan must show, the area of road to be proposed to be closed being about 1.8 ha to be shown as one whole lot. This is to ensure the ownership of the quarry materials within the area of interest is retained by the State and to enable future identification of the quarry material resource.

(You may submit one plan showing all three (3) lots associated with this closure being Part E, Part D and Part C to eliminate the expense of preparing survey plans for each part of the road closure owned by the Barro Group Pty Ltd). If you choose to submit separate plans you must include an extra $333.00 per plan lodgement fee (as this has not been calculated into this account).

Your Registered Consulting Surveyor should contact the department's Principal Surveyor or Senior Surveyor, DNRM Beenleigh Office, if there are any questions or concerns in relation to any survey or plan requirements. Stewart Harden, Surveyor (Beenleigh DNRM) contact no. 3884 8031.

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FOREIGN OWNERSHIP

Your attention is drawn to the requirements of the *Foreign Ownership of Land Register Act 1988* that a foreign person (as defined in that Act) or a trustee of a foreign person or a foreign trust, must lodge a Notification of Ownership Form for each interest acquired. No fee is payable and further enquiries should be directed to the Foreign Ownership of Land Registry on (07) 3227 7262.

If you are a permanent resident of Australia, and Australian Citizen or wholly owned Australian Company, there is no requirement for you to take further action in this matter.

CONTAMINATION

Landowners and occupiers of land have a responsibility under section 371(1) of the *Environmental Protection Act 1994* to notify the administering authority within 22 business days if they become aware that a notifiable activity is being carried out on the land.

There are penalties for landowners under section 371 of the *Environmental Protection Act 1994* for not complying with the responsibility to notify.

For more information visit the EHP website website: www.ehp.qld.gov.au; or contact Waste and Land Contamination Assessments, Department Environment and Heritage Protection - email: WLCA@ehp.qld.gov.au

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ABORIGINAL OR TORRES STRAIT ISLANDER CULTURAL HERITAGE

All significant Aboriginal and Torres Strait Islander cultural heritage in Queensland, is protected under the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*, and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land.

Aboriginal cultural heritage which may occur on the subject land is protected under the terms of the *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* even if DATSIMA has no records relating to it.

Please refer to the website - http://www.datsima.qld.gov.au/atsis/aboriginal-torres-strait-islander-peoples/indigenous-cultural-heritage for a copy of the gazetted Cultural Heritage Duty of Care Guidelines which set out reasonable and practical measures for meeting the duty of care.

Further assistance or advice in relation to this matter please contact the Cultural Heritage Unit on (07) 3405 3050.

APPROVALS AND/OR REQUIREMENTS OF THE COMMONWEALTH, STATE OR LOCAL GOVERNMENT

It should be noted that it is the responsibility of the holder of the tenure to ensure that all the necessary approvals and/or requirements of the Commonwealth, State or local government in respect of the use of the area are obtained and/or satisfied.

FOREST PRODUCTS

Forest Product, Department of Agriculture, Fisheries and Forestry objected to subject areas of road proposed to be closed and amalgamated with the adjoining freehold parcels. However, Forest Products is supportive of the application subject to the affected areas being retained as separate lots with separate Deeds of Grant issued for these ex-road areas to enable future identification of the quarry material resource and with the Deeds of Grant making specific reservation of the quarry material to the State.

Barro Group Pty Ltd is to be advised that any use of interference with quarry material from these areas will require an authority under the Forestry Act 1959.

QUEENSLAND FIRE AND EMERGENCY SERVICES (QFES)

The proposed road to be closed is not functional for firefighting purposes and the QFES would recommend that a bushfire management plan for the area be developed with fire management control lines/fire breaks in strategic areas adjacent to the perimeter of the land parcels associated with the extraction industry.

You will need to provide evidence of this approved document with QFES.

COVENANT

Given the road closure within Lot 162 on S31962 is creating a landlocked parcel being Lot 17 on RP108970, which is not an ideal result of the permanent road closure, the area of road proposed to be closed being Part E on Dwg 14/003 and the area of road within Lot 17 on RP108970 being Part D on Dwg 14/003 are to be issued as 2 lots on one Deed of Grant. A covenant will be required to "tie" this Deed of Grant to Lot 17 on RP108970 and Lot 162 on S31962 which will prevent separate transfers of the parcels.

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DECLARATION

The information provided in this Agreement to Offer and any attachments is authorised under the *Land Act 1994* and is being used to process your application. The department will endeavour to maintain the confidentiality of information relating to your application. However, consideration of your application may involve consultation with other parties and if so, details of your application may be disclosed to third parties. This information will not otherwise be disclosed outside of the department unless required or authorised by law such as under the *Right to Information Act 2009.*

I/We agree, subject to compliance with the Offer Requirements, the area of road to be closed (being about 1.8ha as shown as Part E on Dwg 14/003 is for:

- A Deed of Grant will then issue over Part E being the area of road to be closed as one whole lot to the Barro Group Pty Ltd. (As outlined previously, the Deed of Grant to issue will be 2 lots being Part E and Part D).

on terms and conditions stated in this document and the attached Conditions Report and note that this acceptance shall not be effective until I/We have complied with the Offer Requirements.

Note - If the proposed tenure issues, the details of the tenure, including the registered owner will be registered in the Land Registry which is available to the public to search.

DECLARATION BY A PERSON

Name and Signature of all applicants	**In the presence of:** **Full Name and Signature of Witness**

NOTE - This document must be signed by all persons who are nominated as the holder/s of the proposed tenure. If insufficient space please add additional information as an attachment.

A.B.N No.

Dated day of Year

DECLARATION BY A CORPORATION

Executed for and on behalf of:

Corporation name

A.C.N or A.R.B.N No.

In accordance with section 127 of the *Corporations Act 2001*,

Dated day of Year

Name and Signature of authorised person/s

Note – Sole Directors simply insert name and sign as sole director Other Companies require signature of two Directors or by a Director and Secretary. Where an attorney or other agent executes this Agreement on behalf of a company, the form of the execution must indicate the source of this authority and a certified copy of authority must be provided to the Department. A witness is only required for an attorney or other agent where the source of authority requires a witness.

In relation to this agreement to offer, it is recommended you seek independent legal advice.

Postal :
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Email: SLAM-beenleigh@dnrm.qld.gov.au
Telephone : (07)38848055
Fax: (07)38848079

END OF DOCUMENT

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COVENANT

Dealing Number

OFFICE USE ONLY

Privacy Statement
Collection of this information is authorised by the Land Title Act 1994 and the Land Act 1994 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see the department's website.

Lodger (Name, address, E-mail & phone number)
Department of Natural Resources & Mines
PO Box 1164
Beenleigh Qld 4207
Attention: Diane McQuade
2013/006984,2013/006985

Lodger Code
BH2340

1. Covenantor

BARRO GROUP PTY LTD A.C.N. 005 105 724

2. Description of Covenant / Lot on Plan	County	Parish	Title Reference
LOT ON SP	STANLEY	REDLAND	
LOT ON SP	STANLEY	REDLAND	
LOT 162 ON S31962	STANLEY	REDLAND	10317021
LOT 17 ON RP108970	STANLEY	REDLAND	13881196

3. Covenantee

THE STATE OF QUEENSLAND REPRESENTED BY THE DEPARTMENT OF NATURAL RESOURCES & MINES

4. Description of Covenant (include reference to relevant section of legislation)

PURSUANT TO SECTION 97(A) (3) (C) OF LAND TITLE ACT 1994 AND 373 (A) (3) OF THE LAND ACT 1994

5. Execution

The Covenantor being the registered owner of the lot described in item 2 covenants with the Covenantee in respect of the covenant described in item 4 and:- *the attached schedule; *the attached schedule and document no. ..... ; document no. .....
.* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

.....signature

.....full name

.....qualification

Witnessing Officer | / / **Execution Date** | ..... **Covenantor's Signature**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

.....signature

.....full name

.....qualification

Witnessing Officer | / / **Execution Date** | ..... **Covenantor's Signature**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

.....signature

.....full name

.....qualification

Witnessing Officer | / / **Execution Date** | ..... **Covenantee's Signature**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

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Reference Details

Reference No.	2013/006984
Action Type:	DG 1.1 USL (Sect 122 or 127) Purchase Only
Action Status:	Proposed
Title Ref:	
Tenure Type:	Deed of Grant
Service Centre:	Beenleigh
Region:	South East

Interested Parties

Name:	Department of Agriculture, Fishe / Forest Products South East FMA
Address:	27 OConnell Street, Gympie, QLD, 4570
Ref:	
Name:	Department of Natural Resources / Brisbane - Mines (PO Box 15216)
Address:	Level 16, 61 Mary Street, City East, QLD, 4002
Ref:	
Name:	Telstra Corporation Limited / Network Integrity Brisbane
Address:	Locked Mail Bag 3573, Brisbane, QLD, 4001
Ref:	
Name:	Spencer, Peter James
Address:	1491 Mount Cotton Road, Mount Cotton, QLD, 4165
Ref:	
Name:	Energex Limited / Network Strategy & Property Development
Address:	GPO Box 1461, Brisbane, QLD, 4001
Ref:	
Name:	Benfer, Albert
Address:	132 Seaview Road, Mount Cotton, QLD, 4165
Ref:	
Name:	Department of Transport and Main / Nerang
Address:	PO Box 397, Nerang, QLD, 4211
Ref:	
Name:	Redland City Council / Redland
Address:	PO Box 21, Cleveland, QLD, 4163
Ref:	
Name:	Department of Environment and He / Koala Habitat Areas

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Address:	GPO Box 2454, Brisbane, QLD, 4001
Ref:	
Name:	Dowling, Peter
Address:	PO Box 397, Cloncurry, QLD, 4824
Ref:	
Name:	Hall, Carmel
Address:	1719-1727 Mount Cotton Road, Mt Cotton, QLD, 4165
Ref:	

Description of Land

Total Area (ha): 0.0000

Exclusions/Restrictions/Reservations: No

Details: Road Lot within Lot 162

No Lot/Plans

No Forestry Entitlement

No Future Conservation Areas

No Tenancy Details

No Tenant Correspondents

Act References

Act	Section
Land Act 1994	14(1)
Land Act 1994	122 (1)

No Document Recipient

No Encumbrances

No Parent Titles

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No Attached Tenures

No Reserves

Land Value Information

Purpose:
Category:
Sub Category:
Rental Type:
Fixed Rent Expires:
Rate:
Annual Rent:
Purchase Price:
Sale Price: s.37(3)(d) Deferral of access
Improvements Value: $
Deposit: $

Timber Value: $
Timber Installment: $

Further Deed Information

Optional Conditions

Nil

Optional Reservations

Nil

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Offer Account

This is not a Tax Invoice

Draft

Queensland Government

Department of
Natural Resources and Mines

To ensure proper crediting of your account, please forward both copies of this account if you require a receipt, or one copy if a receipt is not required, together with your payment to: Department of Natural Resources and Mines, (ABN 59 020 847 551)

Payment Reference:	623213	**Account No:**	
Offer Account Date:	19/05/2014	**Account Due Date:**	17/06/2014
Enquiry Reference:	2013/006984/2		

Applicant:	Barro Group Pty Ltd 191 Drummond St Carlton South VIC 3053 Australia
ABN No.	
ACN/ARBN No.	**005 105 724**

Item Description	Quantity	Amount ($)	Amount Due ($)
Total Sale Price (GST Incl if applicable)	s.37(3)(d) Deferral of access		
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)			
Plan Lodgement Fee (Div 81)			
Total Payable at Acceptance/Settlement:			

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Comment:
Compensation payable for road to be closed within Lot 162 on S31962 being Part E on Dwg 14/003 - about 1.8 hectares.

A Tax Invoice will be provided on completion of this dealing.
20-May-2014

Reference Details

Reference No.	2013/006984
Action Type:	Permanent Road Closure
Action Status:	Proposed
Title Ref:	
Tenure Type:	Untenured
Service Centre:	Beenleigh
Region:	South East

Interested Parties

Name:	Department of Agriculture, Fishe / Forest Products South East FMA
Address:	27 OConnell Street, Gympie, QLD, 4570
Ref:	
Name:	Department of Natural Resources / Brisbane - Mines (PO Box 15216)
Address:	Level 16, 61 Mary Street, City East, QLD, 4002
Ref:	
Name:	Telstra Corporation Limited / Network Integrity Brisbane
Address:	Locked Mail Bag 3573, Brisbane, QLD, 4001
Ref:	
Name:	Spencer, Peter James
Address:	1491 Mount Cotton Road, Mount Cotton, QLD, 4165
Ref:	
Name:	Energex Limited / Network Strategy & Property Development
Address:	GPO Box 1461, Brisbane, QLD, 4001
Ref:	
Name:	Benfer, Albert
Address:	132 Seaview Road, Mount Cotton, QLD, 4165
Ref:	
Name:	Department of Transport and Main / Nerang
Address:	PO Box 397, Nerang, QLD, 4211
Ref:	
Name:	Redland City Council / Redland
Address:	PO Box 21, Cleveland, QLD, 4163
Ref:	
Name:	Department of Environment and He / Koala Habitat Areas

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Address:	GPO Box 2454, Brisbane, QLD, 4001
Ref:	
Name:	Dowling, Peter
Address:	PO Box 397, Cloncurry, QLD, 4824
Ref:	
Name:	Hall, Carmel
Address:	1719-1727 Mount Cotton Road, Mt Cotton, QLD, 4165
Ref:	

Description of Land

Total Area (ha): 0.0000

Exclusions/Restrictions/Reservations: No

Details: Area of road to be closed

No Lot/Plans

No Forestry Entitlement

No Future Conservation Areas

No Tenant Correspondents

No Acts and Sections

No Document Recipient

No Encumbrances

No Parent Titles

No Attached Tenures

No Reserves

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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: 2013/006984

Submission Details

Type: Submission
Title: Submission - Proposed Permanent Road Closure
Created: 20-May-2014
Submitted: 20-May-2014 **Submitted By:** McQuade, Diane

Actioning Officer's Recommendation:
Please see attached submission for the proposed permanent road closure within Lot 162 on S31962 being Part E as shown on drawing 14/003.

Diane McQuade
Senior Land Officer

Optional Recommendation Document:
Submission for Proposed Permanent Road Closure

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Documents

Component	Document Type	Title	Received/Sent
	Internal Document/Report	SmartMap for 162 S31962	10-Dec-2013
	Application	Application Forms	10-Dec-2013
	Incoming email	Deputy Premier's decison for MCU - Barro Quarry	2-Jan-2014
	Maps/Plans/Sketches	Dwg 14-003	6-Jan-2014
	Incoming email	Telstra - no objection.msg	13-Jan-2014
	Internal Document/Report	EMR & CLR Lot 162 S31962 - no issues	13-Jan-2014
	Internal Document/Report	Cultural Heritage Search - 1257962 - no sites	14-Jan-2014
	Incoming email	Energex - No Objections to PRC.	10-Feb-2014
	Incoming email	Forest Prod-no obj but cond re quarry materials	10-Mar-2014
	Internal Document/Report	Objections for Barro Group - Table	12-Mar-2014
	Internal Document/Report	Support for Barro Group - table	12-Mar-2014
	Incoming email	email from RCC - Councils Decision .	13-Mar-2014
	Incoming email	email from Barro -	14-Mar-2014

	QFRS response to PRC.	
Internal Document/Report	EHP Biodiversity Assessment Report	14-Mar-2014
Incoming email	email advice from Mines	18-Mar-2014
Maps/Plans/Sketches	Photo taken inspection 24 March 2014 - camp fire	24-Mar-2014
Maps/Plans/Sketches	Photo taken inspection 24 March 2014 - rubbish dum	24-Mar-2014
Maps/Plans/Sketches	Photo taken inspection 24 March 2014	24-Mar-2014
Incoming email	Forest Products response - no depth restrictions	4-Apr-2014
Ministerial Correspondence	Finalised Meeting Brief DDG	8-Apr-2014
External Document/Report	Forest Products - Quarry Material separate DOG.	9-Apr-2014
Native Title Documentation	Native_Title_Assessment_Apr	15-Apr-2014
Native Title Documentation	Plan S31962	15-Apr-2014
Native Title Documentation	Deed of Grant 10317021.	15-Apr-2014
Maps/Plans/Sketches	DA2_006 - Quarry Extension approval map.	22-Apr-2014
Incoming email	TMR no objection to PRC	24-Apr-2014
Incoming email	email from Bill Gordon to SLAMPolicy FP	29-Apr-2014
Incoming email	email from RCC - alternate route	5-May-2014
Outgoing email	DLO Dot points email Dep Premier Brief	7-May-2014
Incoming email	email from RCC - re article in local paper	7-May-2014
Incoming email	email Forest Prd-Barro not buying quarry material	9-May-2014
Internal Document/Report	Most Appropriate Use Assessment	9-May-2014
Incoming email	email from Policy - re landlocked parcels	12-May-2014
SVS report	Amended valuation report - Lot 162 - s.37(3)(d) Deferral of access	19-May-2014
Internal Document/Report	OSR Calculation on s.37(3)(d) Deferral of access	19-May-2014
Internal Document/Report (Draft)	Draft Offer Account - Barro Group - PRC Lot 162	19-May-2014

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Internal Document/Report (Draft)	Draft agreement to offer	19-May-2014
Internal Document/Report (Draft)	Form 31 Covenant	19-May-2014
Internal Document/Report (Draft)	Draft_Cover_Letter_for_Offer	19-May-2014
Internal Document/Report	Current Title 10317021 (162 S31962)	20-May-2014
Audit Report	Submission Verification Report (Action 1)	20-May-2014
Audit Report	Submission Verification Report (Action 2)	20-May-2014

Case issues

No case issues

Case notes

No case notes

Applications

Application Id	Application Type	Status	Primary
1	Permanent Road Closure	Approved by MD	Y

Decision: Approved by MD **Decision Date:** 30-May-2014

Basis for Decision:
Section 109 (1)Land Act 1994

Additional Comments:
None

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

Devoil, Catherine De Voil
Principal 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	Permanent Road Closure	Approved by MD	23-Dec-2014

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Decision: Approved by MD **Decision Date:** 30-May-2014

Basis for Decision:

Additional Comments:
Approved for permanent road closure as per drawing DWG 14/003. CdV

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

Devoil, Catherine De Voil
Principal Land Officer
Department of Environment and Resource Management
In accordance with Land Act (1994)

Action Id	Action Type	Status	Status Date
2	DG 1.1 USL (Sect 122 or 127) Purchase Only	Approved by MD	10-Feb-2015

Decision: Approved by MD **Decision Date:** 30-May-2014

Basis for Decision:

Additional Comments:
Sect 122 approval to send offer to Barro group for part as per drawing DWG 14/003 for Stand alone deed of grant. CdV

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

Devoil, Catherine De Voil
Principal Land Officer
Department of Environment and Resource Management
In accordance with Land Act (1994)

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Additional comments

None

INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 20/05/2014 09:08 Title Reference: 10317021
Date Created: 12/02/1878

REGISTERED OWNER

Dealing No: 706992250 16/09/2003

BARRO GROUP PTY LTD A.C.N. 005 105 724

ESTATE AND LAND

Estate in Fee Simple

LOT 162 CROWN PLAN S31962
County of STANLEY Parish of REDLAND
Local Government: REDLAND

For exclusions / reservations for public purposes refer to
Plan CP S31962

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10317021 (POR 162)

2. EASEMENT IN GROSS No 704398171 01/11/2000 at 09:22
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT E ON SP102535
Lodged at 09:22 on 01/11/2000 Recorded at 12:40 on 09/11/2000

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
712786771	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:49	CUR	IH-GEN -00
715574862	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2014 16:19	CUR	BG-GEN -00

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 713656623 Certificate No. 4

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

Date: 20 May 2014 **Application Type:** Roads

eLVAS Case Id: 2013/006984

Applicant & Fee: Barro Group Pty Ltd – application fee $236.20 – lais receipt 2083184

Description of Land: An about area of 1.8 hectares of road proposed to be closed within Lot 162 on S31962, Parish of Redland, County of Stanley, as shown on drawing as Part E on Dwg 14/003.

Local Government: Redland City Council

Tenure: Road

Proposed Action: 1. Permanent Road Closure
2. DG 1.1 USL (Sect 122 or 127) Purchase Only

Background: The Barro Group Pty Ltd have made applications received in the department on 10 December 2013 for the areas of road within their freehold parcels as shown as Part C, Part D and Part E on Dwg 14/003. The road is unnamed and unformed. The permanent road closure area traverses five (5) properties, three (3) of them are the Barro Group Pty Ltd freehold properties which is an active quarry in the southern parts of the proposed permanent road closure. The two (2) northern properties are owned by Mr and Mrs Heidenreichs and Mr and Mrs Stiller.

I attended the site of the permanent road closure during an inspection on 24 March 2014 also in attendance was Principal Land Officer Mr Ken Rogers.

The only access to the parcels which are owned by the Barro Group Pty Ltd is via Gramzow Road. Gramzow Road to the quarry boundary is unformed and appears to be the dumping ground for car bodies, asbestos, illegal campfires and drug use which was confirmed at the inspection of the site and photographs are attached to the case (doc id. 2503523, 2503525, 2503526) Access to the actual quarry is via a private easement through Lot 1 on RP108970 which adjoins Mount Cotton Road. Lot 1 on RP108970 is owned by the Barro Group Pty Ltd.

The quarry has a current Mines Directive dated 1 July 2009 in place to ensure adequate hazard controls are applied to reduce and manage the risk of persons entering the quarry by construction of a suitable fence with a locked gate located across the gazetted road to prevent unauthorised access to the site. Therefore no access to the road within the active quarry can traversed on within Lot 162 on S31962 and Lot 17 on RP108970.

The road within the Barro Group's properties does not provide any connectivity to any major road network or local network. The road stops after traversing through Lot 2 on RP30627. The two (2) parcels of land to the north

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of the road closure being Lot 1 and 2 on RP30627 access their properties via an easement which was registered on the title in1906.

The local community has a very strong action group that objects to the quarrying activity and recently in December 2013 the approval by the Honourable Jeff Seeney MP, the Deputy Premier for the expansion of the quarry.

The community have stated that they have used this road for over 100 years, I believe that the community has not been able to access most of the road from the Gramzow entrance for the past 30 years due to the operational quarry. Access to the northern road is via private easements. The community is also aware that the Barro Group undertook unauthorised quarrying within part of the road reserve, this was investigated at the time by the former Department of Environment and Resource Management, royalties were paid by the Barro Group and the appropriate action taken at the time to deal with the matter.

Council initially did not object to the road closure provided the applicant demonstrates a bushfire management plan and the applicant puts in alternative arrangements to deal with bushfire hazards, this was dated 5 March 2014. Council advised the department on 13 March 2014 that the council objects to the applicant to permanently close the road until the applicant realigns an alternative dedicated road around the Quarry pit to function as an environmental trail and fire buffer.

Queensland Fire and Emergency Services (QFES) provided comment on 5 March 2014 to the Barro Group and Redland City Council advising that the road currently is not serviceable and would involve considerable expense to establish and maintain for operational firefighting purposes. The proposed road to be closed is not functional for firefighting purposes and QFES would recommend that a bushfire management plan for the area be developed with the opportunity to place roads or fire management control lines/fire breaks in strategic areas adjacent to the perimeter of the land parcels associated with the extraction industry.

Redland City Council was requested on 31 March 2014 to provide an alternate route of the road suitable to Council and the community's needs. Council responded on 5 May 2014 the alternative location of the road is likely to be best placed around the quarry site to the west or east of the current or approved quarry pit whilst proceeding north west to the environmental escarpment adjacent to its current location. Council advised the western side of the Barro Group's property appears to have ample width of over 100 metres to rural residential property boundaries, and believe the eastern side was also expressed as a preferred option as linking to the current site entrance and Mt Cotton Road where it was believed the Barro Group had interests in adjoining land which could accommodate a road reserve north around the quarry site. Council's also advised their disaster management advisor has again reiterated the significance of the road reserve function along its entire length towards and around the quarry site to be maintained and enhanced into the future. Council advised these two alternative routes are a solution to the past development condition to maintain the vertical alignment of the road in a trafficable state after the operations and the 1993 Deed of Agreement between Council and the Barro Group's alternative road which was proposed around the original western quarry face but now runs

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through the recent approved quarry expansion to the west hence the reason for the shifting of same.

Issues will remain in relation to unauthorised access to the site, even if an alternate route is determined. Given the rugged topography of the site and the Mines directive, the alternate route would need to be clear of the extraction site and given the approval of the expansion of the quarry being approved late last year, the new quarry pit is to be located on Lot 370 on S311071 and Lot 238 on SP218968. This does not give provision for an adequate alternate road.

Noting database: 14N1010

Checklist: I have undertaken a Most Appropriate Use assessment and have come to the conclusion that there is no connectivity of the road and the most appropriate use would be to offer freehold to the adjoining owner. Note: This assessment did not take into consideration that parcels may/will be landlocked in the event of the road closure.

Native Title: Native Title has been undertaken and assessed under module CB as the road has been surveyed on one side which indicates it is a road and the Deed of Grant No. 35261 does indicate a map of portion 161 and annotated with the words 'Road 100 Wide". The proposed dealing area is clearly described/delineated as road on plan S31962.

Cultural Heritage: A cultural heritage search was undertaken and the results dated 14 January 2014 advised that no Aboriginal cultural heritage is recorded on the Cultural Heritage Database and Register in this proposed area of permanent road closure. The applicant will be made aware of the information regarding Aboriginal cultural heritage in Queensland and advised of the contact number for Department of Aboriginal and Torres Strait Islander and Multicultural Affairs, Cultural Heritage for any further enquiries or information required.

Contaminated Land:
Lot 162 on S31962 is NOT included on the Environmental Management Register.
Lot 162 on S31962 is NOT included on the Contaminated Land Register.

Appropriate Public Notice - Gazette Notice for Advertising of Proposed Permanent Road Closure:
The proposed permanent road closure was gazetted on 10 January 2014 No. 4 page 16. Objections for public consultation closed on 20 February 2014. The applicant complied with the advertising requirements of the department by placing the advertisement provided in The Redland times on 17 January 2014 and place signs on site at each end of the proposed permanent road closure areas.

Public Consultation – Views/Objections:
The application for permanent road closure was advertised in the Redland Times newspaper giving the public an opportunity to object to the road closure.

26 'in time' objections were received.
1 'out of time' objection was received.
7 letters of support received for the proposed permanent road closure.

The content of the majority of the objections were of similar nature upon a standard theme that –

- The unformed road should be made available for community access as a nature/environmental trail.
- The road has been used for community use historically to access Mount Cotton.
- Diverse Rainforest system – endangered ecosystem.

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- The Barro Group has undertaken unauthorised quarrying of the unformed road.
- Barro Group's internal work safe practices.
- The unformed road provides the community with stunning panoramic views of Redlands along Mount Cotton's south east ridgeline.

Interested Parties Views: **Views from interested parties were requested on 10 January 2014 giving two (2) months to respond to the department's request. The results as follows:**

Telstra: Advised letter dated 10 January of no objection to the proposed closure. The applicant will be made aware of the Dial Before you Dig contact details.

Energex: Advised via email on 10 February 2014 of no objection to the proposed road closure. Energex advised they are currently liaising with the owners (Barro Group Pty Ltd properties) in relation to development of the site impacting the existing infrastructure.

APA Group: Advised via email on 13 February 2014 of no objection to the proposed permanent road closure.

Forest Products: Advised on 10 March 2014 and 9 April 2014 that the ownership of the quarry material within the areas of interest being Part C, D and E on Dwg 14/003 must be retained by the State if the road closure application is approved. If in time these former road reserves are quarried under a sales permit issued under the Forestry Act 1959, the State will benefit from the substantial royalties that will be payable for quarry material from these areas. Accordingly, Forest Products, DAFF objects to the subject areas being amalgamated with the various adjoining freehold reserves. Forest Products are support of the application subject to the affected areas being retained as separate Lots with separate Deeds of Grant issued for these ex-road reserves to enable future identification of the quarry material resource and with the Deeds of Grant making specific reservation of the quarry material to the State. The application should be advised that any use or interference with quarry material from these areas will require an authority under the Forestry Act 1959.

Redland City Council: Council advised on 13 March 2014 that council objects to the application to permanently close the road until the applicant realigns an alternative dedicated road around the Quarry pit to function as an environmental trail and fire buffer. (The previous Council minutes dated 5 March 2014 indicated that the council did not object to the proposed road closure provided the applicant demonstrates that the road reserve is not required for bushfire management purposes and that alternative arrangements can be put in place to deal with bushfire hazards.

The Council's Legal Services Officer, Mr Andrew Ross, has advised that the council would like to preserve this road area as a future environmental and nature trail. The council's objection indicated historical, current and potential use of the road as a public recreational trail consistent with Council's environmental and connection strategies.

Department of Environment and Heritage Protection (EHP): Koala Unit – advised 14 March 2014 EHP would prefer to see the retention of koala habitat values in this area and would support the retention of koala habitat in reserves. An appropriate tenure for the land can perhaps be determined after any development application has been assessed.

The Assessment Report prepared by EHP also advised under **Regulated Vegetation** heading:- Except for the cleared area where quarrying works have taken

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Department of Natural Resources and Mines – Mines unit: (Request was sent to Mines in relation to if there any mining policy requirements that need to be addressed if the road is realigned around the quarry pit for an environmental trailing taking into consideration the extension of the quarry to the west that has been approved). Advised on 18 March 2014 the State Planning Policy December 2013 is silent on 'roads' as such. The resource area would need to be kept clear of any developments/changes in land use that might constrain or prevent future extraction. At Mount Cotton KRA 71, the resource /processing area mostly coincides with the quarry and associated structures.

Department of Transport and Main Roads: Advised on 24 April 2014 they have no issue with this proposed road closure.

Views were also requested from the immediate adjoining owners: No objections were received from this correspondence.

Inspection and Valuation: Valuation report has been completed by the department's State Valuation Service s.37(3)(d) Deferral of access s.37(3)(d) Deferral of access exclusive of GST.

Survey: Survey will be at the expense of the applicant.

Access:
Access to the Barro Groups freehold parcel being Lot 162 on S31962 is via Gramzow Road, however the Barro Group does not access the quarry from this entry. The Barro Group access their freehold parcels via Mount Cotton Road through a private access easement burdening Lot 1 on RP108970 which adjoins Barro's parcel being Lot 17 on RP108970.

Departmental Policies And Relevant Legislation:

Section 14 of the *Land Act 1994* - Governor in Council may grant land (1) The Governor in Council may grant, in fee simple, unallocated State land, an operational reserve or rail land.

Section 16 of the *Land Act 1994* – Deciding Appropriate tenure

(1) Before land is allocated under this Act, the chief executive must evaluate to assess the most appropriate tenure and use for the land.
(2) The evaluation must take account of State, regional and local planning strategies and policies and the object of this Act.

Section 98(1) of the *Land Act 1994* – Closure of road – If after enquiry and notice of the Minister considers appropriate, the Minister is satisfied a road is not needed, the Minister may, (1) permanently close the road under division 4.

Section 99 of the *Land Act 1994* – Application to close road.
The registered owner, lessee or trustee of land adjoining a road may apply to the Minister for the permanent closure of the road.

Section 99(7) of the *Land Act 1994* – The Minister may refuse a road closure application if the Minister is satisfied (a) the road is the only dedicated access to a person's land; or (b) the road is, or may be, used regularly by the public as a road or stock route; or (c) the road provides continuity to a road network.

Section 100 of the *Land Act 1994* – Public Notice of Closure

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If the Minister is satisfied a road closure application should proceed, the Minister must – (1) give appropriate public notice of the application and (b) make appropriate enquiries about the effect the closure would have.

Section 109 of the *Land Act 1994* – Closed road may be dealt with as lot or amalgamated with adjoining land.

Section 122(1) of the *Land Act 1994* – Deeds of Grant of unallocated State land. (1) A deed of grant of unallocated State land may be granted without competition if the grant is to MEDQ or if the Minister decides – (a) the land is not needed for a public purpose; and (b) the intended use is the most appropriate use of the land; and (c) 1 or more of the priority criteria apply.

PUX/901/101 *– Land Allocation Deciding Appropriate Tenure and Management (version 3.5)*
Provides guidance on deciding the most appropriate tenure, when allocating unallocated State land or when reviewing the most appropriate form of tenure.

PUX/952/122 *– Roads under the Land Act 1994 (version 1.1)*
To address issues which are of a general nature in relation to dealing with roads.

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Assessment
In accordance with the provisions of the *Land Act 1994*, the Department is required to determine if the road is still required for its dedicated use when investigating the permanent road closure. After investigation of all aspects of this area of about 1.8 hectares within Lot 162 on S31962 shown as Part E on dwg 14/003, the following points need to be considered:

- The closure of about 1.8 hectares being part of unnamed, unformed road at Mount Cotton will not impact the community directly in relation to connectivity to Mt Cotton. The community cannot access the road through the quarry due to the Mines Directive currently in place. There would be no need for the community to access the road through the quarry, the road is unformed and does not provide connectivity to any of the road network at Mount Cotton. The road traverses through the current quarry pit, which will provide no views or environmental, flora and fauna wildlife.

- The objections received from the community were based on a similar nature and a standard theme that the unformed road should be made available for community access as a nature/environmental trail as it is one of the most scenic nature trails with panoramic views to Stradbroke and the Bay Islands. Also mentioned is that the road has been a community use to access Mount Cotton. The Barro Group has undertaken unauthorised quarrying on part of the unformed road.

  In consideration of the above comments it is noted:
  - The unformed road through the quarry and the connection to the northern properties has not been available for approximately thirty (30) years due to the quarrying operations.
  - The unformed road has never provided access to Mount Cotton.
  - The royalties for the quarrying activities on the unformed road were dealt with by the former Department of Environment and Resource Management.
  - Views are available from the unformed road where it severs Lot 2 on RP30627, but access to this lot is only available through a private easement. If the general public wished to see these views they would be trespassing on private property.
  - Views from the Gramzow Road access point are not scenic.

- A field inspection undertaken by myself and Principal Land Officer, Mr Ken Rogers on 24 March 2014 revealed there are no views from the southern end of the proposed road closure, it is densely vegetated and within the existing quarry pit there is of course no views.

- Due to the current Mines Directive in place the community cannot access the road within the quarry for safety reasons and prevents unauthorised persons within the site. This has not been accessed for the past thirty (30) years or so that the quarry has been in existence.

- At Mount Cotton KRA71, the resource/processing area mostly coincides with the quarry and associated structures. Given the rugged topography of the site and the Mines response regarding the area being a resource area, it would need to be kept clear of any developments/changes in land use that might constrain future extraction. Issues will remain if an alternate route of the road is proposed. Barro Group would experience the same issues as they are dealing with now of preventing unauthorised access to the site to ensure a safe environment in an operational quarry.

- The road proposed to be closed traverses through five (5) properties and does not provide connectivity to any local roads or main roads at Mount Cotton.

- An alternate route does not seem feasible given the rugged topography and taking into consideration the expansion of the new quarry pit and safety issues of keeping unauthorised persons out of the quarry site will remain even if there is an alternate road.

- The application was assessed under the relevant provisions of the *Land Act 1994* and relevant departmental policies and the interest of all parties have been considered.

- This Department, as the representative of The State of Queensland, the owner of the dedicated road, administers tenure over roads.

- Closing the road area within Lot 162 on S31962 will result in Lot 17 on RP108970 being landlocked.

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Points to Consider:

- Creating landlocked parcels is not an ideal situation – closing the road within Lot 162 on S31962 will leave the parcel to the north being Lot 17 on RP108970 landlocked. The access to this parcel is currently via a private access easement which burdens Lot 1 on RP108970.

- A road is considered still needed when it gives the only practical access to a parcel of land whether or not there is some other dedicated access to such land; or it is the only dedicated access to a parcel of land (whether or not the owner of the parcel agrees to the closure).

- Currently there is a Mines directive in place to prevent unauthorised access through the existing quarry site and therefore locked gates are in place as a safety precaution through the active quarry site.

Maker of Decisions:

When a road is still needed under the ***Land Act 1994*** **section 98(1)** provides that if the Minister is satisfied a road is not needed, the Minister may permanently or temporarily close the road. In turn this is expanded upon under sections 99, 100 and 101.

Section 99(7) of the *Land Act 1994* provides that the Minister may refuse a road closure application if the Minister is satisfied;

a. The road is the only dedicated access to a person's land; or
b. The road is, or may be, used regularly by the public as a road or stock route; or
c. The road provides continuity to a road network.

If the proposed road closure is to proceed to make an offer, it is recommended;
Approval of the Minister be granted in accordance with section 98 of the *Land Act 1994* for the permanent closure of approximately 1.8 ha being part of unnamed and unformed road at Mount Cotton within Lot 162 on S31962, Parish of Redland, County of Stanley and shown as Part E of road to be permanently closed on department drawing DWG 14/003. Under section 122(1) of the *Land Act* 1994 a Deed of Grant to be issued to the applicant Barro Group Pty Ltd for the area of road closure being approximately 1.8 hectares, this standalone Deed of Grant will retain the State's quarry materials and will provide the quarry materials to be identified in the future.
The adopted valuation is s.85(3)(d) Deferral of access (exclusive of GST) subject to the following conditions:

- The execution and return of Agreement of Notification of Acceptance of Offer.
- Payment of the offer account
- The lodgement in this office of a survey plan, providing for the subject area of road to be closed and shown as one lot (to reserve the quarry materials to the Crown).
- Comply with Queensland Fire and Emergency Services requirements with regard to a bushfire management plan for the area.
- Upon compliance of these requirements may it be approved to recommend in accordance with 14(1) and 122(1)of the *Land Act 1994*, to the Governor in Council the issue of a Deed of Grant.
- Given the road closure within Lot 162 on S31962 is creating a landlocked parcel being Lot 17 on RP108970 it is recommended that the area of road proposed to be closed being Part E on Dwg 14/003 and the area of road within Lot 17 on RP108970 being Part D on Dwg 14/003 be issued as 2 lots on one Deed of Grant and a covenant be in place to tie this Deed of Grant to Lot 17 on RP108970 and Lot 162 on S31962.

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Requirements of offer:

- Complete and return Notification of Agreement Acceptance of Offer
- Payment of the account.
- Provide a survey plan showing the area of road to be closed shown on Dwg 14/003 being Part E an about area of 1.8 hectares shown as one whole lot.
- Complete and return a signed Land Registry Form 31 Covenant.
- Compliance with Queensland Fire and Emergency Services of an adequate bushfire management plan for the area.

Or

Recommendation to Refuse the Road Closure Application:
Approval of the Minister be granted in accordance with section 99(7) of the *Land Act 1994* to refuse the road closure application given the closure of the road within Lot 162 on S31962 will result in denying Lot 17 on RP108970 of the only dedicated access.

Submitted by:

Diane McQuade
Senior Land Officer

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Author Diane McQuade
File / Ref number 2013/006984
Directorate / Unit State Land Asset Management
Phone (07)38848055

20 May 2014

Mr Ian Ridoutt
Barro Group Pty Ltd
1513 Mt Cotton Road
MT COTTON QLD 4165

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Dear Sir

PROPOSED PERMANENT ROAD CLOSURE OVER LOT 162 ON S31962, PARISH OF REDLAND, COUNTY OF STANLEY AS PER DWG 14/003 BEING ABOUT 1.8HA SHOWN AS PART E – APPLICANTS: BARRO GROUP PTY LTD A.C.N. 005 105 724

Reference is made to the application lodged by the Barro Group Pty Ltd received by the department on 10 December 2013.

It is advised that approval will be sought for the issue of a Deed of Grant for the about area of road being 1.8 ha (shown as Part E on Dwg 14/003) to be closed and a Deed to issue over one whole parcel, subject to the terms and conditions as set out in the attached **Agreement to Offer for a Permanent Road Closure** and compliance with the requirements of offer to Barro Group Pty Ltd A.C.N. 005 105 724.

(As outlined in the agreement a Deed of Grant is proposed to issue over Part D and Part E as closing the road within Lot 162 on S31962 will create a landlocked parcel being Lot 17 on RP108970, as this is not an ideal situation. A covenant is required to be executed and returned to "tie" these parcels together with Lot 162 and Lot 17 to prevent separate transfers of the parcels).

The attached agreement duly signed**,** together with payment of all required monies, being the amount of s.49(3)(d) Deferral of amount 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 lapses. Business days include those days that the Department office is normally open and excludes weekends and public holidays.

All other conditions of this offer, including payment of the balance amount on the offer account, (i.e. less any of the required money paid as outlined in the 2nd page of the Agreement to 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 lapses.

If you believe you will be unable to comply with **any** of the conditions of this offer by the specified date, you should apply in writing for an extension of time. Any application for an extension of time should 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 time for which the extension is requested, including reasons for the amount of time required.

If you **do not apply** for an extension of time and **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 will include re-assessment of the land value and all conditions and requirements applicable to the dealing. This re-assessment may also result in the application being refused.

Note - Section 442 of the Land Act states that if an offer is not accepted in writing within the stated time, the offer lapses. An application to extend the stated time may be made at any time before the time passes.

Once the stated time has passed, an application may only be made within **42 days** after the time has passed. Where an application is made after the stated time has passed but within the following 42 day period, the time can only be extended where exceptional circumstances exist.

No applications for extension of time made after the 42 day period referred to in section 442 will be considered.

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

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

You may wish to seek your own legal advice with regard to this offer.

Please quote reference number 2013/006984 in any future correspondence.

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Yours sincerely

Diane McQuade
Senior Land Officer

Encl. Dwg 14/003
Account and 'copy'
Agreement to Offer Permanent Road Closure
Form 31 Covenant – land registry form

COVENANT

Dealing Number

OFFICE USE ONLY

Privacy Statement
Collection of this information is authorised by the Land Title Act 1994 and the Land Act 1994 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see the department's website.

Lodger (Name, address, E-mail & phone number)
Department of Natural Resources & Mines
PO Box 1164
Beenleigh Qld 4207
Attention: Diane McQuade
2013/006984,2013/006985

Lodger Code
BH2340

1. Covenantor

BARRO GROUP PTY LTD A.C.N. 005 105 724

2. Description of Covenant / Lot on Plan	**County**	**Parish**	**Title Reference**
LOT ON SP	STANLEY	REDLAND	
LOT ON SP	STANLEY	REDLAND	
LOT 162 ON S31962	STANLEY	REDLAND	10317021
LOT 17 ON RP108970	STANLEY	REDLAND	13881196

3. Covenantee

THE STATE OF QUEENSLAND REPRESENTED BY THE DEPARTMENT OF NATURAL RESOURCES & MINES

4. Description of Covenant (include reference to relevant section of legislation)

PURSUANT TO SECTION 97(A) (3) (C) OF LAND TITLE ACT 1994 AND 373 (A) (3) OF THE LAND ACT 1994

5. Execution

The Covenantor being the registered owner of the lot described in item 2 covenants with the Covenantee in respect of the covenant described in item 4 and:- *the attached schedule; *the attached schedule and document no. …… ; document no. ……
.* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... signature

..... full name

..... qualification

Witnessing Officer	**Execution Date**	**Covenantor's Signature**
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	/ /	.....

..... signature

..... full name

..... qualification

Witnessing Officer	**Execution Date**	**Covenantor's Signature**
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	/ /	.....

..... signature

..... full name

..... qualification

Witnessing Officer	**Execution Date**	**Covenantee's Signature**
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	/ /	.....

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DNRM reference number: 2013/006984

OVERVIEW

Subject to compliance with the Offer Requirements as set out in this document, approval has been given for the permanent closure of the area of road, as advertised, in the Government Gazette of 10 January 2014, No. 4 at page 16, subject to the terms and conditions as set out in this document. (An area of about 1.8 hectares of road proposed to be closed within Lot 162 on S31962, Parish of Redland, County of Stanley as shown on drawing as Part E on Dwg 14/003.

- Approval will be sought for the issue of a standalone Deed of Grant over the area of road to be closed. Deed of Grant to issue to Barro Group Pty Ltd A.C.N. 005 105 724

Your completion and return of this form together with payment of the attached account constitutes written agreement to the offer.

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OFFER REQUIREMENTS

This offer will lapse unless the following requirements are lodged by the specified time, with the DNRM Beenleigh Office –

1. Completion and return of this Agreement. This document should be completed by all proposed tenure holders

2. Forwarding of the sum of as detailed in the attached account. A copy of the account should be returned to the department along with your payment.

s.49(3)(d) Deferral of access

3. Provide an original survey plan in respect of this application showing the area of road to be closed as a standalone lot – Part E as shown on Dwg 14/003 being an about 1.8ha.

4. Execution of Covenant document to tie parcels Parts D and E with Lot 17 on RP108970 and Lot 162 on S31962 (this will ensure no separate transfers of these parcels are to be undertaken).

5. Provide evidence of Queensland Fire and Emergency Services (QFES) approval of bushfire management plan for the land parcels associated with the extraction industry.

The **Agreement to Offer a permanent road closure** 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 lapses.

If you believe you will be unable to comply with **any** of the conditions of this offer by the due date, you should apply in writing for an extension of time. Any application for extension of time is to 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 time for which the extension of time is requested, including reasons for the amount of time required.

- **Note –**

1. if you do not apply for an extension of time and the offer lapses, you will need to make a fresh application and pay the required application fee. If the new application is accepted, the application will be re-investigated and include re-assessment of the purchase price, all conditions and requirements applicable to the dealing. This re-investigation may also result in the application being refused.

2. Required monies -
- o where the purchase price is $10,000 or less - payment of an amount equivalent to the total amount of the offer.
- o where the purchase price is more than $10,000 - payment of an amount equivalent to the total of all prescribed fees and charges, the calculated GST, plus $10,000
- o for a lease/licence/permit - all prescribed fees and charges, GST and first year's rent

PARTICULARS OF LAND

Tenure Type - An area of road to be closed being 1.8 hectares as shown on Dwg 14/003.

Description - Road within Lot 162 on S31962

Parish - Redland **County -** Stanley

Area (ha) - An about area of about 1.8 ha as shown as Part B on Dwg 14/003.

Purchase price - s.37(3)(d) Deferral of access (exclusive of GST)

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TENANCY DETAILS

The holders of the [Insert adjoining land or new tenure] are to be recorded as:- N/A

NAME

[Insert for inclusion in adjoining land the full names of the registered owners of the lot/s as recorded in the land Registry to which the area of closed road is to be included, if new tenure to issue leave blank]

N/A

COMPANY ACN No. (where applicable)

☐ Sole Tenant ☐ Joint Tenants ☐ Tenants in Common

If to be held as Tenants in Common, complete the following -

INTEREST	**NAME**

For example - ½ share For example – John Robert Smith. If insufficient space, please attach separate page.

Note – If to be held as trust land under the Land Act (Reserve) no need to identify Sole tenant, Joint tenants or Tenants in Common. If new tenure to be held on Trust, copy of Trust document to be lodged with offer requirements.

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

Town/City:		**State:**		**Postcode:**	

PURCHASE PRICE - STANDALONE DEED OF GRANT TO ISSUE TO BARRO GROUP PTY LTD A.C.N. 005 105 724

The purchase price has been determined at s.37(3)(d) Deferral of access + GST s.37(3)(d) Deferral of access and is subject to payment of all associated costs.

Please note that a tax invoice will be issued to the applicant after the offer conditions have been met and the Deed of Grant is issued or freeholding lease or reserve is amended.

(A Deed of Grant will issue over both parcels being Part E and Part D, this Deed of Grant will be tied with a covenant to Lot 17 on RP108970 and Lot 162 on S31962).

GOODS AND SERVICES TAX (GST)

Goods and Services Tax (GST) is payable on all land transactions in accordance with *A New Tax System (Goods and Services Tax) Act 1999* unless it is an input taxed supply under Division 40 or specifically exempted from GST under Division 38 of that Act.

Where GST is payable, the annual rent payable by the lessee to the department shall be increased by the amount equal to that which the department is obliged to remit to the Deputy Commissioner of Taxation as GST on the supply.

TAX INVOICE

A tax invoice for obtaining of area of closed road as one whole lot will be issued to the Barro Group Pty Ltd, registered owners within 28 days of the date of the issue of the Deed of Grant.

PLAN REQUIREMENTS

The department requires a plan to be prepared at your expense to satisfy the requirements of this offer and arrangements should be made with a Registered Consulting Surveyor to prepare the plan.

The plan must show, the area of road to be proposed to be closed being about 1.8 ha to be shown as one whole lot. This is to ensure the ownership of the quarry materials within the area of interest is retained by the State and to enable future identification of the quarry material resource.

(You may submit one plan showing all three (3) lots associated with this closure being Part E, Part D and Part C to eliminate the expense of preparing survey plans for each part of the road closure owned by the Barro Group Pty Ltd). If you choose to submit separate plans you must include an extra $333.00 per plan lodgement fee (as this has not been calculated into this account).

Your Registered Consulting Surveyor should contact the department's Principal Surveyor or Senior Surveyor, DNRM Beenleigh Office, if there are any questions or concerns in relation to any survey or plan requirements. Stewart Harden, Surveyor (Beenleigh DNRM) contact no. 3884 8031.

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FOREIGN OWNERSHIP

Your attention is drawn to the requirements of the *Foreign Ownership of Land Register Act 1988* that a foreign person (as defined in that Act) or a trustee of a foreign person or a foreign trust, must lodge a Notification of Ownership Form for each interest acquired. No fee is payable and further enquiries should be directed to the Foreign Ownership of Land Registry on (07) 3227 7262.

If you are a permanent resident of Australia, and Australian Citizen or wholly owned Australian Company, there is no requirement for you to take further action in this matter.

CONTAMINATION

Landowners and occupiers of land have a responsibility under section 371(1) of the *Environmental Protection Act 1994* to notify the administering authority within 22 business days if they become aware that a notifiable activity is being carried out on the land.

There are penalties for landowners under section 371 of the *Environmental Protection Act 1994* for not complying with the responsibility to notify.

For more information visit the EHP website website: www.ehp.qld.gov.au; or contact Waste and Land Contamination Assessments, Department Environment and Heritage Protection - email: WLCA@ehp.qld.gov.au

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ABORIGINAL OR TORRES STRAIT ISLANDER CULTURAL HERITAGE

All significant Aboriginal and Torres Strait Islander cultural heritage in Queensland, is protected under the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*, and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land.

Aboriginal cultural heritage which may occur on the subject land is protected under the terms of the *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* even if DATSIMA has no records relating to it.

Please refer to the website - http://www.datsima.qld.gov.au/atsis/aboriginal-torres-strait-islander-peoples/indigenous-cultural-heritage for a copy of the gazetted Cultural Heritage Duty of Care Guidelines which set out reasonable and practical measures for meeting the duty of care.

Further assistance or advice in relation to this matter please contact the Cultural Heritage Unit on (07) 3405 3050.

APPROVALS AND/OR REQUIREMENTS OF THE COMMONWEALTH, STATE OR LOCAL GOVERNMENT

It should be noted that it is the responsibility of the holder of the tenure to ensure that all the necessary approvals and/or requirements of the Commonwealth, State or local government in respect of the use of the area are obtained and/or satisfied.

FOREST PRODUCTS

Forest Product, Department of Agriculture, Fisheries and Forestry objected to subject areas of road proposed to be closed and amalgamated with the adjoining freehold parcels. However, Forest Products is supportive of the application subject to the affected areas being retained as separate lots with separate Deeds of Grant issued for these ex-road areas to enable future identification of the quarry material resource and with the Deeds of Grant making specific reservation of the quarry material to the State.

Barro Group Pty Ltd is to be advised that any use of interference with quarry material from these areas will require an authority under the Forestry Act 1959.

QUEENSLAND FIRE AND EMERGENCY SERVICES (QFES)

The proposed road to be closed is not functional for firefighting purposes and the QFES would recommend that a bushfire management plan for the area be developed with fire management control lines/fire breaks in strategic areas adjacent to the perimeter of the land parcels associated with the extraction industry.

You will need to provide evidence of this approved document with QFES.

COVENANT

Given the road closure within Lot 162 on S31962 is creating a landlocked parcel being Lot 17 on RP108970, which is not an ideal result of the permanent road closure, the area of road proposed to be closed being Part E on Dwg 14/003 and the area of road within Lot 17 on RP108970 being Part D on Dwg 14/003 are to be issued as 2 lots on one Deed of Grant. A covenant will be required to "tie" this Deed of Grant to Lot 17 on RP108970 and Lot 162 on S31962 which will prevent separate transfers of the parcels.

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DECLARATION

The information provided in this Agreement to Offer and any attachments is authorised under the *Land Act 1994* and is being used to process your application. The department will endeavour to maintain the confidentiality of information relating to your application. However, consideration of your application may involve consultation with other parties and if so, details of your application may be disclosed to third parties. This information will not otherwise be disclosed outside of the department unless required or authorised by law such as under the *Right to Information Act 2009*.

I/We agree, subject to compliance with the Offer Requirements, the area of road to be closed (being about 1.8ha as shown as Part E on Dwg 14/003 is for:

- A Deed of Grant will then issue over Part E being the area of road to be closed as one whole lot to the Barro Group Pty Ltd. (As outlined previously, the Deed of Grant to issue will be 2 lots being Part E and Part D).

on terms and conditions stated in this document and the attached Conditions Report and note that this acceptance shall not be effective until I/We have complied with the Offer Requirements.

Note - If the proposed tenure issues, the details of the tenure, including the registered owner will be registered in the Land Registry which is available to the public to search.

DECLARATION BY A PERSON

Name and Signature of all applicants	**In the presence of: Full Name and Signature of Witness**

NOTE - This document must be signed by all persons who are nominated as the holder/s of the proposed tenure. If insufficient space please add additional information as an attachment.

A.B.N No.

Dated ____ **day of** ____ **Year** ____

DECLARATION BY A CORPORATION

Executed for and on behalf of:

Corporation name

A.C.N or A.R.B.N No.

In accordance with section 127 of the *Corporations Act 2001,*

Dated ____ **day of** ____ **Year** ____

Name and Signature of authorised person/s

Note – Sole Directors simply insert name and sign as sole director. Other Companies require signature of two Directors or by a Director and Secretary. Where an attorney or other agent executes this Agreement on behalf of a company, the form of the execution must indicate the source of this authority and a certified copy of authority must be provided to the Department. A witness is only required for an attorney or other agent where the source of authority requires a witness.

In relation to this agreement to offer, it is recommended you seek independent legal advice.

Postal :
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Email: SLAM-beenleigh@dnrm.qld.gov.au
Telephone : (07)38848055
Fax: (07)38848079

END OF DOCUMENT

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Offer Account

This is not a Tax Invoice

Draft

Queensland Government

Department of
Natural Resources and Mines

To ensure proper crediting of your account, please forward both copies of this account if you require a receipt, or one copy if a receipt is not required, together with your payment to: Department of Natural Resources and Mines, (ABN 59 020 847 551)

Payment Reference:	623213	**Account No:**	
Offer Account Date:	19/05/2014	**Account Due Date:**	17/06/2014
Enquiry Reference:	2013/006984/2		

Applicant:	Barro Group Pty Ltd 191 Drummond St Carlton South VIC 3053 Australia
ABN No.	
ACN/ARBN No.	**005 105 724**

Item Description	Quantity	Amount ($)	Amount Due ($)
Total Sale Price (GST Incl if applicable)			
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)			
Plan Lodgement Fee (Div 81)			
Total Payable at Acceptance/Settlement:			

s.37(3)(d) Deferral of access

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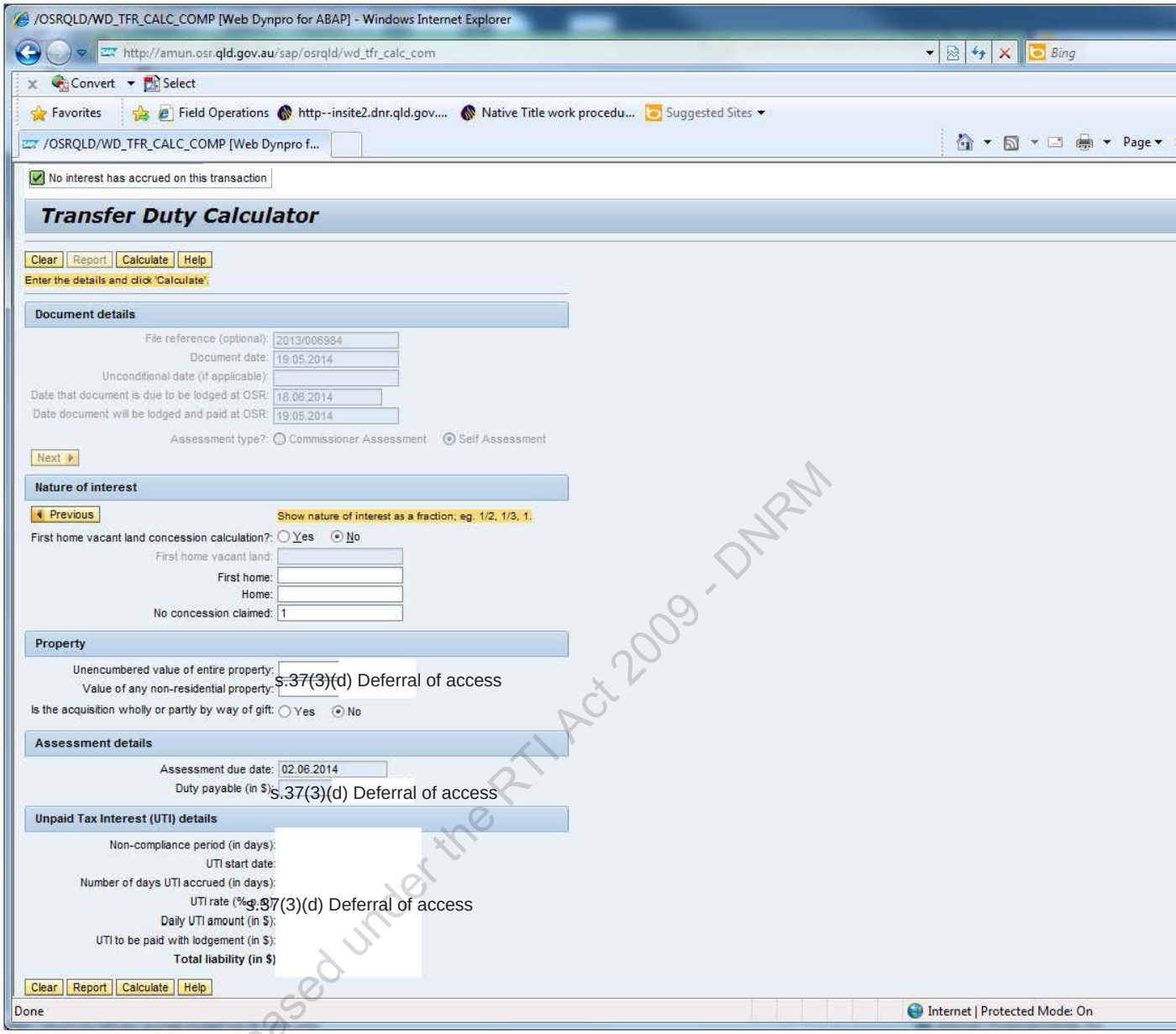
Comment:
Compensation payable for road to be closed within Lot 162 on S31962 being Part E on Dwg 14/003 - about 1.8 hectares.

A Tax Invoice will be provided on completion of this dealing.
19-May-2014



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INSTRUCTION FROM	Diane McQuade, Senior Land, State Land Asset Management
Business Unit Name (if applicable)	State Land Asset Management
Contact Number	3884 8055
Valuation prepared by	State Valuation Services
Address	32 Tansey Street, Beenleigh Qld 4207
Applicant Details	Barro Group Pty Ltd
Purpose of Valuation	Proposed purchase of road consisting of about 1.8 hectares within Lot 162 on S31962. Area of road to be valued as one whole lot.

PROPERTY DETAILS

Reference	2013/006984
MIS Code	
Property Name / Address	195 Gramzow Road, Mount Cotton
Tenure	Freehold

Real Property Description

Lot	162	**Plan**	S31962
Lot		**Plan**	
Lot		**Plan**	

Property Type	Road reserve
Encumbrances	As per title
Area	About 1.8 ha
Current Use	Road reserve
Highest and Best Use	Conservation
Indicative Planning	Conservation
Proposed Use	Quarry buffer
Local Authority	Redland City Council

Roads and Access

No proper formed access.

Brief Description of Country

An area of about 1.8ha to be closed on conservation country with vegetation coverage, no formed access, irregular in shape making the land unsuitable for rural residential use.

Improvements

Nil

Additional Comments:

The road closure area comprises part of the expansion of the existing Barro Group Quarry located at Mount Cotton in the key resource area (KRA) that was recently called in by the deputy Premier late last year. The road closure has been applied for as part of this expansion process. Any quarry material within the road closure area will remain reserved to the State regardless of the depth required to extract quarry material. The road closure has been done as one valuation as a separate title is required due to the State having rights to any Quarry materials from the closure area**.**

The land has been valued as an individual parcel having regard to market sales evidence, shape, topography, current and proposed use. In addition the subject lands are to be valued as one stand-alone parcel with no formed access. A covenant is also to be issued on title preventing the sale of the subject land being sold as a stand-alone separate parcel. Public perception has also been considered in the valuation. Rates for conservation type land vary from s.37(3)(d) Deferral of access s.37(3)(d) Deferral of access per hectare to per hectare in the locality.

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Valuation calculation

s.37(3)(d) Deferral of access

Services: Nil
Noxious Plants: Nil
Public Use: Nil
Timber: Some vegetation
Contaminated Land: No
Native Title: No

Property ID	Address	Sale Date	Price	Comments (similar/superior/inferior)
138614	sch4p4(6) Personal information Waterford West QLD 4133 2.024 ha Flood impact land	09/01/2014		
155900	sch4p4(6) Personal information Carbrook QLD 4130 7.689ha Flood impact conservation land	07/01/2013		s.37(3)(d) Deferral of access

Issues Identified during Inspection
Nil – Desktop inspection

VALUATION

Date of Valuation	10 April 2014	**Date of Inspection**	10 April 2014

VALUATION

s.37(3)(d) Deferral of access

Valuers Signature	**Valuers Name / Qualification**
sch4p4(6) Personal information	R Fernandez / QVRB 3491
Endorsing Officers Signature	**Valuers File Ref:**
sch4p4(6) Personal information R M Bein Principal Valuer SVS Beenleigh	

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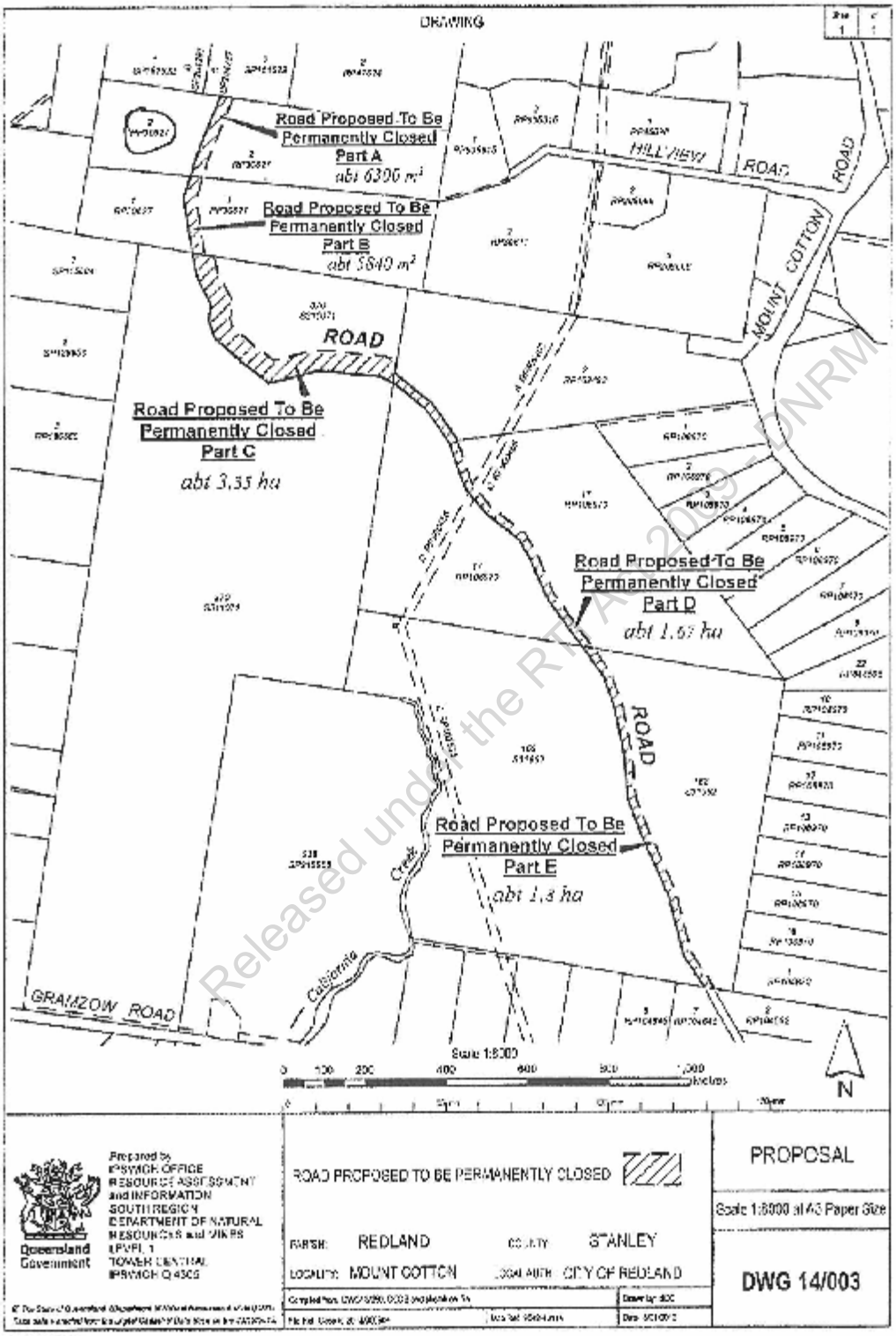
Appendix A – Locality Map

Released

Appendix B – Survey Plan



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Appendix C – Copy of Title Search

INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND
Search Date: 10/04/2014 09:00 Title Reference: 10317021
Date Created: 12/02/1878
REGISTERED OWNER
Dealing No: 706992250 16/09/2003
BARRO GROUP PTY LTD A.C.N. 005 105 724
ESTATE AND LAND
Estate in Fee Simple
LOT 162 CROWN PLAN S31962
County of STANLEY Parish of REDLAND
Local Government: REDLAND
For exclusions / reservations for public purposes refer to
Plan CP S31962
EASEMENTS, ENCUMBRANCES AND INTERESTS
1. Rights and interests reserved to the Crown by
Deed of Grant No. 10317021 (POR 162)
2. EASEMENT IN GROSS No 704398171 01/11/2000 at 09:22
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT E ON SP102535
Lodged at 09:22 on 01/11/2000 Recorded at 12:40 on 09/11/2000
ADMINISTRATIVE ADVICES
Dealing Type Lodgement Date Status Location
712786771 VEG NOTICE 12/10/2009 11:49 CUR IH-GEN -00
VEGETATION MANAGEMENT ACT 1999
715574862 VEG NOTICE 31/01/2014 16:19 CUR BG-GEN -00
VEGETATION MANAGEMENT ACT 1999
UNREGISTERED DEALINGS - NIL
CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 713656623 Certificate No. 4
Caution - Charges do not necessarily appear in order of priority
** End of Current Title Search **
For Internal Use Only - Not to be used for External Viewing
Page 1/1

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eLVAS Client Interaction Report
For Interaction id: 1136662

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	9-May-2014 10:21 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Redland City Council, Redland

Documents

Document Type	Title	Received/Sent
Incoming email	email from Council - with newspaper article re du	7-May-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	9-May-2014
Details:	

Assignment History

Released under the RTI Act 2009 - DNRM

eLVAS Client Interaction Report
For Interaction id: 1136625

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	9-May-2014 9:39 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Department of Agriculture, Fishe, Forest Products South East FMA

Documents

Document Type	Title	Received/Sent
Incoming email	email Forest Prd- Barro not buying quarry material	9-May-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	9-May-2014
Details:	

Assignment History

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Department of Natural Resources and Mines

SLAM – Internal Document
Most appropriate use assessment checklist by SLAM Officer

SLAM details

Date:		**eLVAS Case id:**	
SLAM Case Officer:		**Regional Office:**	

Description of land:

Land tenure: ☐ Road ☐ Reserve ☐ Leased land ☐ USL

Local Government:

Current use of land:

Most appropriate use (if issue not listed below use Additional information field)

Legal (dedicated) access	☐ Yes	☐ No	☐ Not known
Physical access	☐ Yes	☐ No	☐ Not known
Public utilities on the subject land or in near vicinity	☐ Yes	☐ No	☐ Not known
Subject land is near or in the vicinity of a protected area estate	☐ Yes	☐ No	☐ Not known
Environmental or conservation features identified	☐ Yes	☐ No	☐ Not known
Subject land is near or in the vicinity of a watercourse, lake, spring or wetland etc	☐ Yes	☐ No	☐ Not known
Subject to water management issues	☐ Yes	☐ No	☐ Not known
Subject land is in a coastal area	☐ Yes	☐ No	☐ Not known
Subject land needed for a community purpose	☐ Yes	☐ No	☐ Not known
Subject land needed to provide public access	☐ Yes	☐ No	☐ Not known
Subject to Queensland Cultural Heritage	☐ Yes	☐ No	☐ Not known
Any indigenous cultural heritage issues	☐ Yes	☐ No	☐ Not known
Subject land suitable to be made available under the indigenous Land Acts i.e. the ALA or TSILA	☐ Yes	☐ No	☐ Not known
Subject to vegetation issues	☐ Yes	☐ No	☐ Not known
Subject to forest products (commercial timber) or quarry materials	☐ Yes	☐ No	☐ Not known
Contamination issues	☐ Yes	☐ No	☐ Not known
Subject land part of Stock route network or in near vicinity	☐ Yes	☐ No	☐ Not known
Subject land is part of Bicentennial national trail	☐ Yes	☐ No	☐ Not known
Subject land is within a mining/petroleum area or in the vicinity of a mining/petroleum project	☐ Yes	☐ No	☐ Not known
Subject land is used/proposed for grazing and/or agricultural purposes	☐ Yes	☐ No	☐ Not known
Subject land is used/proposed for residential purposes	☐ Yes	☐ No	☐ Not known

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Subject land is used/proposed for tourist (business) purposes	☐	Yes	☐	No	☐	Not known
Subject land is used/proposed for government e.g. State or local government service	☐	Yes	☐	No	☐	Not known
Subject land is used/proposed for community group or charity purposes	☐	Yes	☐	No	☐	Not known
Compliance with purpose and tenure conditions	☐	Yes	☐	No	☐	Not known
Illegal uses	☐	Yes	☐	No	☐	Not known
Risk of degradation	☐	Yes	☐	No	☐	Not known
Risks or hazard issues (flood, fire, landslips, public safety etc)	☐	Yes	☐	No	☐	Not known
Evidence of pest animals and plans on the subject land	☐	Yes	☐	No	☐	Not known
Is proposed use consistent with the Local Government planning scheme, State planning policies and Regional plans	☐	Yes	☐	No	☐	Not known

CONCLUSION

Is the proposed or existing use the most appropriate use of the land?	☐	Yes	☐	No

Most appropriate tenure

The most appropriate tenure needs to consider (in addition to other issues e.g. government policy where freehold is not supported such as on off shore islands, or freehold is not supported in an area eg. Gold Coast Spit) the degree of oversight the State requires to retain for the land.

The most appropriate tenure is subject to native title being satisfactorily addressed.

Freehold is the predominant tenure in the locality	☐	Yes	☐	No	☐	Not known
Legislation or Policy does not support Freehold tenure (Eg. Off shore islands, or freehold is not supported in an area eg. Gold Coast Spit)	☐	Yes	☐	No	☐	Not known
On-going protection of the site is required by the State	☐	Yes	☐	No	☐	Not known
Protection or management by the State cannot be adequately managed under a covenant, agreements or planning scheme	☐	Yes	☐	No	☐	Not known
Additional management of the land by the State is required (eg. land management agreement or conditions)	☐	Yes	☐	No	☐	Not known
Land is required for a community purpose defined under the Land Act	☐	Yes	☐	No	☐	Not known
Land is required to be protected for conservation or similar purposes e.g. under the Nature Conservation Act or Forestry Act	☐	Yes	☐	No	☐	Not known
Land is required to be made available under the indigenous Land Acts (Eg.ALA or TSILA)	☐	Yes	☐	No	☐	Not known
Temporary or short term tenure is require	☐	Yes	☐	No	☐	Not known

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Additional information

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CONCLUSION (only if Planning advice is not to be sought)

[Insert the most appropriate tenure e.g. freehold, leasehold, reserve]

END DOCUMENT

eLVAS Client Interaction Report
For Interaction id: 1134134

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	30-Apr-2014 3:10 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Redland City Council, Redland

Documents

Document Type	Title	Received/Sent
Outgoing Letter/Document	email to RCC - Request for response	30-Apr-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	30-Apr-2014
Details:	

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1133972

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	30-Apr-2014 11:37 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Department of Natural Resources, Brisbane - Mines (PO Box 15216)

Documents

Document Type	Title	Received/Sent
Incoming email	email advice from SLAM re Forest Products	30-Apr-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	30-Apr-2014
Details:	

Assignment History

Released under the RTI Act 2009 - DNRM

eLVAS Client Interaction Report
For Interaction id: 1133960

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	30-Apr-2014 11:29 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Department of Agriculture, Fishe, Forest Products South East FMA

Documents

Document Type	Title	Received/Sent
Incoming email	email from Bill Gordon to SLAMPolicy FP	29-Apr-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	30-Apr-2014
Details:	

Assignment History

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MCQUADE Diane

From: KEARNAN Amanda
Sent: Wednesday, 30 April 2014 8:37 AM
To: GORDON Bill; KEARNAN Wally
Cc: HOFFMAN Belinda; LUDLOW John; TAYLOR David; MCQUADE Diane
Subject: RE: Barro Group Enquiry
Attachments: FW: Views Requested - Permanent Road Closure - Mt Cotton - Quarry Related Road Closure; Masters Road Wamuran.pdf

Hi Everyone

2 Options are available -

- Standalone Deed over the area of closed road - similar to the Masters Road at Wamuran, this option allows for the quarry reservation to be contained within the deed; or
- Quarry material purchased as part of the road closure and area then included in adjoining land.

While the standalone deed is not the best solution it is one regularly used to protect the reservation to ensure sure it is not lost within a freehold title that does not contain any reservation.

Please note the Peterson Road scenario in the attached email is not an option that should be considered as it has a risk that the reservation is lost.

Happy to discuss further if needed.

Amanda Kearnan
Team Leader, State Land Administration
State Land Operations
Operations Support – Service Delivery

Telephone: 07 31997948 - Mobile s6h4p4(6) Personal information
Email: amanda.kearnan@dnrm.qld.gov.au

Department of Natural Resources and Mines
Level 15, 61 Mary Street, Brisbane. QLD. 4001
PO Box 15216, City East. QLD. 4002.

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From: GORDON Bill
Sent: Tuesday, 29 April 2014 12:51 PM
To: KEARNAN Wally; KEARNAN Amanda
Cc: HOFFMAN Belinda; LUDLOW John; TAYLOR David; MCQUADE Diane
Subject: FW: Barro Group Enquiry

Wally / Amanda
I refer to the email below dated 29 April 2014 from Belinda Hoffman and to my email dated 14 April 2014 (copy attached) to Wally, which I subsequently discussed with Amanda (and Steve Langford) on Tuesday 15 April 2014.

For your advice please so that Forest Products DAFF can get back to Mr Ridout as soon as possible. Can you please advise if DNRM / SLAM will support Forest Products DAFF's proposal for the closure of the Mt Cotton roads and have a separate Deed of Grant issued to reserve the quarry material within the areas of the former road reserves - as was done with the closure of Masters Road at Wamuran (see attached documentation).

Regards
Bill Gordon
Manager, Sales and Marketing
Forest Products
Department of Agriculture, Fisheries and Forestry

Level 6 Primary Industries Building
80 Ann Street
GPO Box 46
BRISBANE QLD 4001

P 3247 4258
F 3221 4049
E bill.gordon@daff.qld.gov.au

From: HOFFMAN Belinda
Sent: Tuesday, 29 April 2014 12:04 PM
To: LUDLOW John; GORDON Bill
Cc: TAYLOR David
Subject: Barro Group Enquiry

Gents,

As discussed, I received a call from Ian Ridoutt (General Manager, Barro Group Qld) regarding the PRC application at Mt Cotton.

He had been talking to Diane McQuade from SLAM re the separate Lot/Deed of Grant for the former road reserve and thought it seemed fairly complicated.

I advised him that this method has been used on numerous other occasions and that it ensures that the road reserve could be identified easily in the future and provides a point of truth for both parties. He didn't seem particularly adverse to this idea.

He thought that was good given their issues with encroachment in the past. He was interested in seeing examples of how it has been applied – I advised that I would check to see if we could provide these copies. The Masters Road example would probably be best given it was through part of a quarry (Bracalba) – copy attached.

He then asked if there was a figure we would put on the material to give a clear title to the land. I advised I would have to check with John about this as well.

He advised that the current development approval doesn't include the road. He considers it very unlikely that they would expand the quarry development onto the road reserve given veg/fauna issues as well as the type of quarry material present.

Ian's contact details are: Phone 3254 0033; Mobile Sch4p4(6) Personal information Email ian.ridoutt@barro.com.au

For your advice please.

Regards,

Belinda Hoffman
Manager Business Operations

Released under the RTI Act 2009 - DNRM

South East Forest Management Area, Gympie
Forest Products
Department of Agriculture, Fisheries and Forestry
Telephone: 07 5480 5351 **Facsimile:** 07 5480 5302
Mobile: sch4p4(6) Personal information
Email: belinda.hoffman@daff.qld.gov.au

27 O'Connell Street, Gympie Q 4570
LMB 383, Gympie Q 4570

Released under the RTI Act 2009 - DNRM

Releas

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18295445
Search Date: 03/04/2014 10:13

Title Reference: 50652076
Date Created: 26/02/2007

Previous Title: 11529181
11994056
15459157
17101202
50651011

REGISTERED OWNER

Dealing No: 710363253 23/02/2007

BRISBANE CITY COUNCIL

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 183559
County of CANNING Parish of WARARBA
Local Government: MORETON BAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10414124 (POR 21)
Deed of Grant No. 11083094 (POR 13V)
(POR 49V)
Deed of Grant No. 11346210 (POR 49V)
(POR 13V)
Deed of Grant No. 40053268 (Lot 1 on SP 183551)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

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Requested By: SMIS .

Released under the RTI Act 2009 - DNRM

[Form 1.1]

Title Reference:40053268

40053268

QUEENSLAND

DEED OF GRANT OF LAND

Land Act 1994

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, under the Land Act 1994, grant in fee simple all that parcel of land described in Schedule 1 to the person described in Schedule 2,

SUBJECT TO the reservations and conditions specified, and such other reservations and conditions as may be contained in and declared by the laws of the State

Specified Reservations -

(a) All minerals (as defined by the Mineral Resources Act 1989) on and below the surface of the land
(b) The right of access for the purpose of searching for and working any mines (as defined by the Mineral Resources Act 1989) in any part of the land
(c) All petroleum (as defined by the Petroleum Act 1923) on and below the surface of the land
(d) 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 pipelines and other purposes requisite for obtaining and conveying petroleum in the event of petroleum being obtained in any part of the said land
(e) All quarry material (as defined by the Forestry Act 1959) on and below the surface of the land

Specified Conditions - Nil

IN TESTIMONY WHEREOF, WE have caused this OUR grant to be sealed with the Seal of the State of Queensland.

WITNESS our Trusty and Well-beloved Her Excellency Quentin Bryce, Companion of the Order of Australia, Governor in and over the State of Queensland and its Dependencies, in the Commonwealth of Australia, at Government House, Brisbane, in Queensland aforesaid, this 15th day of February in the 56th Year of Our Reign and in the year of Our Lord 2007.

SCHEDULE 1 - DESCRIPTION OF LAND

Lot /Plan	County	Parish
1/SP183551	CANNING	WARARBA

sch4p4(6) Personal information

Area Surveyed 2.7550 Ha.

Note: For details of description, dimensions and marking of boundaries refer to plan mentioned above.

SCHEDULE 2 - GRANTEE

BRISBANE CITY COUNCIL

Department of Natural Resources and Water Reference: 2005/000111-3
Previous Title Reference:

Page 1 of 1

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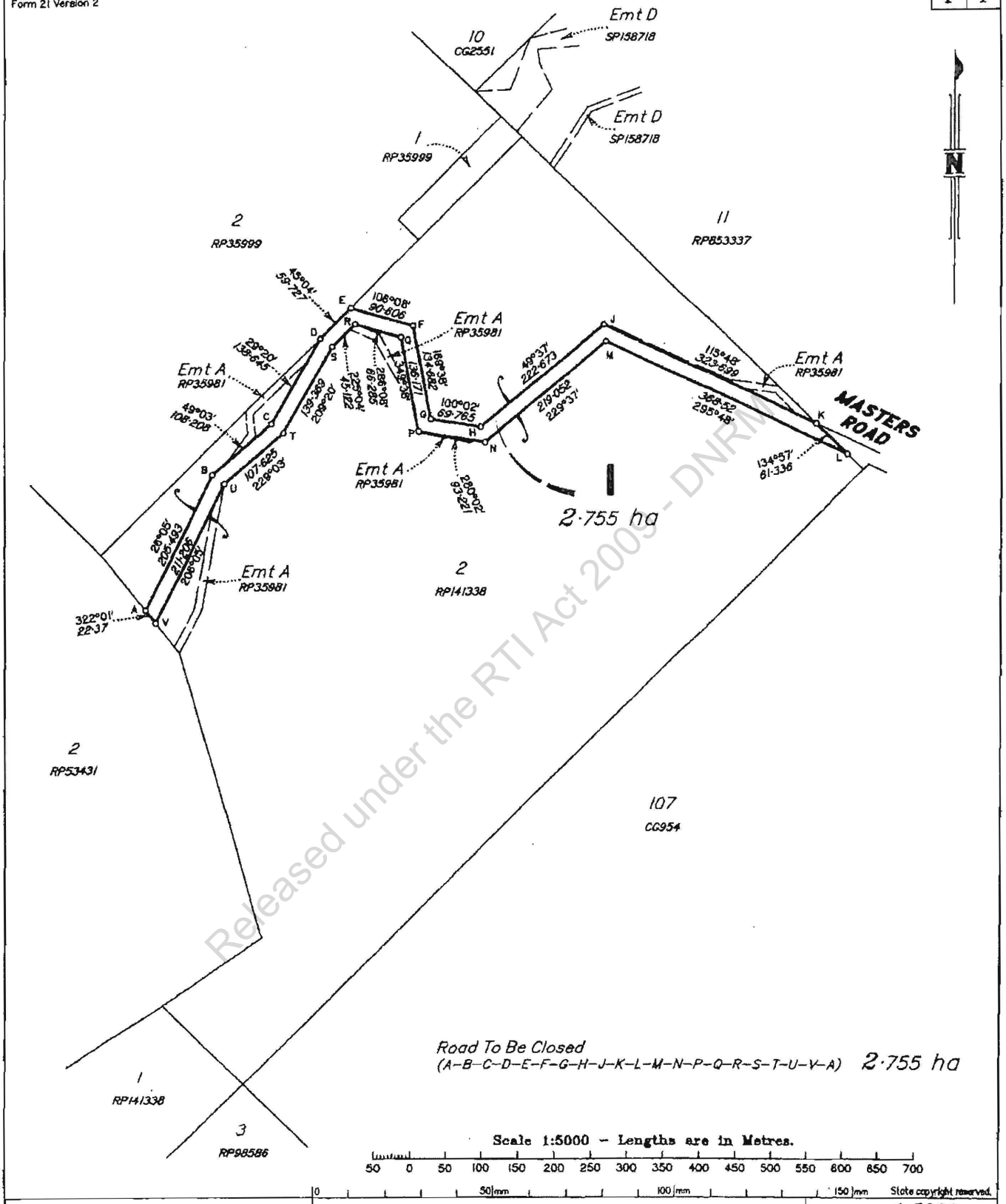
Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 1



State copyright reserved.

I, Donald Leith PARK hereby certify that I have made this plan pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the plan is accurate, and compiled from CG1477 in the Department of Natural Resources and Mines.

Date 30/8/2006 Cadastral Surveyor

CD061165

Plan of Lot 1

Cancelling Part of USL being Closed Road adjacent to Lot 2 on RP141338

PARISH: WARARBA COUNTY: Canning

Meridian: CG 1477 F/N's: No

Scale: 1:5000

Format: STANDARD

SP183551

Plan Status: SP183551

sch4p4(6) Personal information

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Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

710248659

NO FEE
11/01/2007 13:45

CE 494

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

Registered

5. Lodged by
Sandra Hagland o86
NRW Caboolture.

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We BRISBANE CITY COUNCIL

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

sch4p4(6) Personal information

Plan in accordance with Land Act approval, Michael Peter Kelly, Acting Senior Land Officer, as delegate of the Minister for Natural Resources and Water.

Plan initiated by NRW section 290 J (1) (f) and (h) does not apply

* Rule out whichever is inapplicable

2. Local Government Approval.

* BRISBANE City Council

hereby approves this plan in accordance with the :

% INTEGRATED PLANNING ACT 1997

Dated this 22nd day of December, 2006

sch4p4(6) Personal information

LESLIE HOWARD ACWORTH
Appointed Officer

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990
# Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File 2005/000111

Local Govt :

Surveyor : CD061165

6. Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
			1		

Lots	Orig

7. Portion Allocation :

8. Map Reference :
9443-14144

9. Locality :
BRACALBA

10. Local Government :
CABOOLTURE SHIRE COUNCIL

11. Passed & Endorsed :

By : D.L. PARK

Date : 20/8/2006

Signed sch4p4(6) Personal information

Designation : Cadastral Surveyor

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date

*delete words not required

13. Lodgement Fees :

Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

14. Insert Plan Number SP183551

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MCQUADE Diane

From: GORDON Bill
Sent: Monday, 14 April 2014 8:51 AM
To: KEARNAN Wally
Subject: FW: Views Requested - Permanent Road Closure - Mt Cotton - Quarry Related Road Closure
Attachments: Masters Road Wamuran.pdf; Petersen Road Gympie.pdf; dwg14-003.pdf; Cadastre overlay of parcels.pdf; FW: Views Requested - Permanent Road Closure

Wally
Further to our telephone conversation on late Friday afternoon. Please refer to the email below dated 14 April 2014 from John Ludlow.

A good example of the type of outcome that Forest Products DAFF is seeking for the Mt Cotton road closures is as per the outcome for Petersen Road at Gympie – see attached example for Lot 100 on SP258985.

I am happy to meet with you sometime this week to further discuss Forest Products DAFF's requirements.

Regards
Bill Gordon
Manager, Sales and Marketing
Forest Products
Department of Agriculture, Fisheries and Forestry

Level 6 Primary Industries Building
80 Ann Street
GPO Box 46
BRISBANE QLD 4001

P 3247 4258
F 3221 4049
E bill.gordon@daff.qld.gov.au

From: LUDLOW John
Sent: Monday, 14 April 2014 7:43 AM
To: GORDON Bill
Cc: TAYLOR David; HOFFMAN Belinda
Subject: RE: Views Requested - Permanent Road Closure - Mt Cotton - Quarry Related Road Closure

Bill,

Subsequent to our original response on this one, Dianne from DNRM sought clarification about whether DAFF wanted it reserved as separate lot on plan so we subsequently amended / clarified our advice and requested it be retained as a separate lot on Plan. This was the first time we hadn't specifically requested it be reserved as separate lot on plan and it followed from a range of discussions with DNRM where they advised despite our requests they hadn't been issuing separate lots on plan for some time. We were assured that it could still be reserved to the state in the deed even though there wasn't a separate lot on plan. The down side was that it wouldn't show on cadastral maps.

The attached examples show how DNRM have been doing it for some time. It appears as though they have been creating a lot within a lot on plan so when you delve into the deed for a lot on plan you will see a summary of the rights and interests and a map showing the original location of the road within which QM is reserved to the state. I think this is a good outcome for us that in spite of not showing up on a map when you dig into it you can clearly see the reservation to the state.

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DAFF has no objection to the road being closed and the quarry being developed we just want to ensure we are compensated at some time for the value of the quarry material if and when it gets used. The attached email is our revised response.

I understand Council has some objection to complete closure.

I am on the road today if you need to discuss ring me on the mobile.

Cheers!

John Ludlow
Manager, South East FMA
Forest Products
Department of Agriculture, Fisheries and Forestry
Telephone: 07 5480 5352 Facsimile: 07 5480 5302
Mobile: sch4p4(6) Personal information
Email: john.ludlow@daff.qld.gov.au

27 O'Connell Street, Gympie Q 4570
LMB 383, Gympie Q 4570

From: GORDON Bill
Sent: Friday, 11 April 2014 4:53 PM
To: LUDLOW John
Cc: TAYLOR David; HOFFMAN Belinda
Subject: RE: Views Requested - Permanent Road Closure - Mt Cotton - Quarry Related Road Closure

John
I refer to the email correspondence below.

I have been advised that I have meet next week with Mr Wally Kearnan, Executive Director, South Region, DNRM about Forest Products DAFF's request below for reservation of some of the quarry material within the road applied for permanent closure.

In preparation for this, can you please:

- Provide me with a map showing, as referenced below, Parts A and B (no objection from DAFF) and Parts C, D and E (where there may be significant volumes of quarry material and hence reservation was requested).
- Provide me with actual examples where you have been successful in having the quarry material within a closed road reserve reserved to the State without the former road reserve having to be retained as a separate Lot.

Regards
Bill Gordon
Manager, Sales and Marketing
Forest Products
Department of Agriculture, Fisheries and Forestry

Level 6 Primary Industries Building
80 Ann Street
GPO Box 46
BRISBANE QLD 4001

P 3247 4258
F 3221 4049
E bill.gordon@daff.qld.gov.au

From: HOFFMAN Belinda
Sent: Friday, 4 April 2014 5:19 PM
To: Mcquade Diane
Cc: LUDLOW John; TAYLOR David; GORDON Bill
Subject: RE: Views Requested - Permanent Road Closure

Released under the RTI Act 2009 - DNRM

Hi Diane,

There are no depth restrictions on the reservation of quarry material.

It should all remain reserved to the State irrespective of depth.

Regards,

Belinda Hoffman
Manager Business Operations
South East Forest Management Area, Gympie
Forest Products
Department of Agriculture, Fisheries and Forestry
Telephone: 07 5480 5351 **Facsimile:** 07 5480 5302
Mobile: s.4(4)p4(6) Personal information
Email: belinda.hoffman@daff.qld.gov.au

27 O'Connell Street, Gympie Q 4570
LMB 383, Gympie Q 4570

From: Mcquade Diane
Sent: Friday, 4 April 2014 10:37 AM
To: HOFFMAN Belinda
Subject: RE: Views Requested - Permanent Road Closure

Hi Belinda
Thankyou for your response as per below. The applicant has queries if the quarry material in this road area goes down to a certain depth?

Diane

From: Hoffman Belinda
Sent: Monday, 10 March 2014 4:42 PM
To: Mcquade Diane
Cc: Taylor David; PETERSEN Bradley; Ludlow John; Stumm Lance
Subject: RE: Views Requested - Permanent Road Closure

Hi Diane,

Forest Products has assessed this application.

We have no interests in Parts A and B and therefore have no objection to this part of the proposal.

We believe Parts C, D and E may contain significant volumes of quarry material. Therefore, we have no objection to the application provided the quarry material remains the property of the State.

Please contact me if you require any further information.

Regards,

Belinda Hoffman
Manager Business Operations
South East Forest Management Area, Gympie
Forest Products

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Department of Agriculture, Fisheries and Forestry
Telephone: 07 5480 5351 **Facsimile:** 07 5480 5302
Mobile: s.4p4(6) Personal information
Email: belinda.hoffman@daff.qld.gov.au

27 O'Connell Street, Gympie Q 4570
LMB 383, Gympie Q 4570

From: Mcquade Diane
Sent: Monday, 10 March 2014 3:30 PM
To: Forest Products - SLAM Use - South East FMA
Subject: FW: Views Requested - Permanent Road Closure

Good Afternoon
Is there any chance of getting a progress report the views requests for this one. I've not received anything to date yet.
Kind regards
Diane

From: Mcquade Diane
Sent: Friday, 10 January 2014 11:49 AM
To: property@energex.com.au; F0501488@team.telstra.com; propsearch@powerlink.com.au; mapping@apa.com.au; forestproducts-SLAMuse-southeastFMA@derm.qld.gov.au; Veg SEQSouth; 'metropolitanregion@tmr.qld.gov.au'
Subject: Views Requested - Permanent Road Closure

Our Reference: 2013/006982, 2013/006983, 2013/006984, 2013/006985 and 2013/006986

10 January 2014

RE: PROPOSED PERMANENT ROAD CLOSURE – ABOUT AREAS TOTALLING 8.034 HECTARES BEING PART OF UNNAMED ROAD INTERSECTING LOT 1 AND 2 ON RP30627, LOT 370 ON S311071, LOT 162 ON S31962 AND LOT 17 ON RP108970, LOCALITY OF MOUNT COTTON

The Department has received an application affecting the abovementioned parcels for a proposed permanent road closure at Mount Cotton.

The permanent road closures affecting parcels Lot 370 on S311071, Lot 17 on RP108970 and Lot 162 on S31962 has been initiated by the applicant being the Barro Group Pty Ltd as the registered owner of these parcels. The Barro Group Pty Ltd owns and operates the Mount Cotton Quarry, the operation consists of quarrying rock resources, with associated crushing, screening and blending and concrete batching. The Barro Group Pty Ltd advised the quarry resources on other parcels owned by them will be exhausted in the near future and significant future quarry resources have been identified on the adjoining lands owned by the Barro Group Pty Ltd and therefore the road closure is proposed to use these parcels.

Please advise the Department of your views or requirements that the department should consider when assessing this application. Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on 10 March 2014. If you offer an objection to the application, a full explanation stating the reason for such an object should be forwarded to this Office.

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe. If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

Released under the RTI Act 2009 - DNRM

This information has been provided to you in confidence for the purpose of seeking your views on this matter. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the department unless required.

Any objections received may be viewed by other parties interested in the proposed road closure in accordance with the provisions of the *Right to Information Act 2009*.

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

All future correspondence relative to this matter is to be referred to the contact Officer at DNRM Beenleigh Office, PO Box 1164, Beenleigh Qld 4207 or by email to diane.mcquade@dnrm.qld.gov.au or SLAM-beenleigh@dnrm.qld.gov.au
Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986 in any future correspondence.

Yours sincerely

Diane McQuade
Land Administration Officer

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Relea

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18311146
Search Date: 04/04/2014 16:41

Title Reference: 50919216
Date Created: 17/07/2013

Previous Title: 50917384
50919214

REGISTERED OWNER

Dealing No: 715189541 08/07/2013

FORTRUS PASTORAL PTY LTD A.C.N. 132 124 951

ESTATE AND LAND

Estate in Fee Simple

LOT 1333 SURVEY PLAN 258985
County of LENNOX Parish of BROOYAR
Local Government: GYMPIE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 11817011 (POR 1333)
   Deed of Grant No. 40066615 (Lot 100 on SP 258984)

2. EASEMENT IN GROSS No 602712517 (D243600) 21/07/1965
   burdening the land
   QUEENSLAND ELECTRICITY COMMISSION
   over
   EASEMENTS B AND C ON SKETCH PLAN

3. TRANSFER No 703629139 13/10/1999 at 13:25
   EASEMENT IN GROSS: 602712517 (D243600)
   SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION LIMITED A.C.N.
   078 849 055

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: SMIS .

Released under the RTI Act 2009 - DNRM

[Form 1.1]

Title Reference:40066615

40066615

QUEENSLAND

DEED OF GRANT OF LAND

Land Act 1994

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, under the Land Act 1994, grant in fee simple all that parcel of land described in Schedule 1 to the person described in Schedule 2,

SUBJECT TO the reservations and conditions specified, and such other reservations and conditions as may be contained in and declared by the laws of the State.

Specified Reservations -

(a) All minerals (as defined by the Mineral Resources Act 1989) on and below the surface of the land
(b) The right of access for the purpose of searching for and working any mines (as defined by the Mineral Resources Act 1989) in any part of the land
(c) All petroleum (as defined by the Petroleum Act 1923) on and below the surface of the land
(d) 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 pipelines and other purposes requisite for obtaining and conveying petroleum in the event of petroleum being obtained in any part of the said land
(e) All quarry material (as defined by the Forestry Act 1959) on and below the surface of the land

Specified Conditions - Nil

IN TESTIMONY WHEREOF, WE have caused this OUR grant to be sealed with the Seal of the State of Queensland.

Witness our Trusty and Well-beloved Her Excellency Penelope Anne Wensley, Governor in and over the State of Queensland and its Dependencies, in the Commonwealth of Australia, this 27th day of June in the 62nd Year of Our Reign and in the year of Our Lord 2013

SCHEDULE 1 - DESCRIPTION OF LAND

Lot /Plan	County	Parish
100/SP258984	LENNOX	BROOYAR

sch4p4(6) Personal information

Area Surveyed 3.4920 Ha.

Note: For details of description, dimensions and marking of boundaries refer to plan mentioned above.

SCHEDULE 2 - GRANTEE

FORTRUS PASTORAL PTY LTD ACN 132124951

Released under the RTI Act 1999 - DNRM

Department of Natural Resources and Mines Reference: 2012/003401-2
Previous Title Reference:

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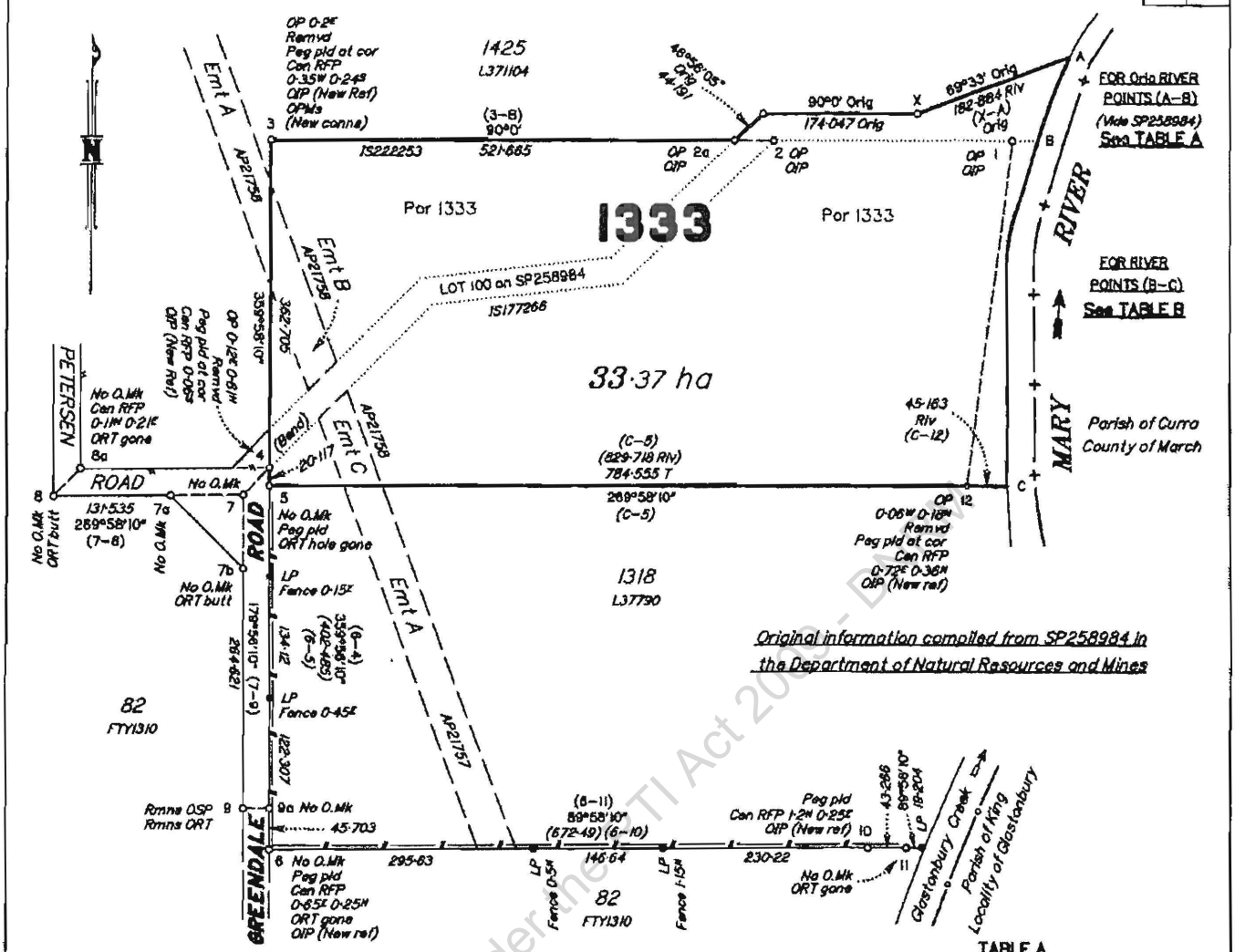
Land Title Act 1994; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 2



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	7/IS177268	264°17'	3·884
2	OIP	9/IS177266	197°01'30"	1·74
2a	OIP	9b/IS177266	327°43'	1·811
3	OIP (New Ref)	4/IS222253	256°50'	0·795
4	OIP (New Ref)	B/IS177268	53°15'30"	1·85
5	ORT hole gone	L371104	139°58'10"	17·099
6	OIP (New ref)	C/IS177268	32°36'	4·41
6	ORT gone	5/L37790	64°56'10"	12·07
7b	Pin		19°29'	1·547
7b	ORT butt	9/L371396	261°06'10"	14·424
8	Pin		246°38'	1·553
8	ORT butt	7/L371396	282°46'10"	4·023
8a	Pin		53°03'	2·2
8a	ORT gone	L371104	41°58'10"	5·23
9	Pin		120°57'	2·35
9	Rmns ORT	10/L371396	305°36'10"	5·532
10	Pin		0°52'30"	2·33
10	OIP (New ref)	D/IS177268	35°18'20"	17·665
11	ORT gone	6/L37790	329°56'10"	8·851
12	OIP (New ref)	7/IS222253	215°15'	0·665

TRAVERSES ETC

LINE	BEARING	DISTANCE
1–2	270°0'	268·358
1–B (Riv)	90°0'	29·13
1–12	187°22'10"	385·58
2–2a	270°0'	44·191
4–7	224°57'10"	42·661
7–7a	269°58'10"	82·021
7–7b	179°56'10"	82·121
8–8a	44°57'40"	42·868
9–9a	89°56'10"	30·175

First new plan of survey under Section 108 of the Survey and Mapping Infrastructure Act 2003.

TABLE A

Orig RIVER POINTS (A–B)
(Vide SP258984)

STN	BEARING	DISTANCE	STN	
A	202°23'25"	82·853		Orig
	198°33'40"	37·932	B	Orig

TABLE B

RIVER POINTS (B–C)

STN	BEARING	DISTANCE	STN
B	198°33'40"	3·465	
	197°12'30"	45·85	
	198°31'50"	38·73	
	189°02'50"	54·42	
	179°31'	97·405	
	178°49'40"	74·071	
	181°15'50"	58·6	
	175°50'45"	14·816	C

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
3–OPM (New conn)	12/SP143938	324°07'45"	635·384	146564	
3–OPM (New conn)	12/SP143938	301°51'15"	1108·47	126026	

Scale 1:5000 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350 400 450 500 550 600 650 700
50 links 0 100 mm 150 mm

State copyright reserved.

SUNSHINE COAST SURVEY & PLANNING PTY LTD(ACN 091 809 433) hereby certify that the land comprised in this plan was surveyed by the corporation, by Philip Andrew HASS surveying associate, for whose work the corporation accepts responsibility, under the supervision of Andrew John Marcom, Cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 5.04.2013

sch4p4(6) Personal information.....
Director

Date 11.4.2013

PLAN OF

LOT 1333

Cancelling Lot 100 on SP258984 & Lot 1333 on L371104

LOCAL GOVERNMENT: Gympie Regional Council

LOCALITY: Bells Bridge

Meridian: Vide SP258984

Survey Records: Report see Sheet 2

Scale: 1:5000

Format: STANDARD

SP258985

3120-00/5 312000 B6

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WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

715189541

NO FEE
08/07/2013 12:51

GE 495

Registered

5. Lodged by

Fortrus Pastoral Pty Ltd
PO Box 508
NOOSAVILLE QLD 4566

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We FORTRUS PASTORAL PTY LTD

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan~~

sch4p4(6) Personal information DIRECTOR

Signature of *Registered Owners ~~*Lessees~~

ACN 132 124 951
FORTRUS PASTORAL PTY LTD

* Rule out whichever is inapplicable

6.

Existing			Created		
Title Reference	Lot	Plan	New Lots	Road	Secondary Interests
11817011	100	SP258984	1333		
	1333	L371104	1333		

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
602712517 (Emts B & C on Sketch Plan AP21758)	1333

2. Planning Body Approval

*

hereby approves this plan in accordance with the :

%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Local Government.
# Insert designation of signatory or delegation
% Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990

1333	Lot 100 on SP258984 & Por 1333
Lots	Orig

7. Orig Grant Allocation: 11817011

8. Map Reference : 9445-43411

9. Parish: BROOYAR

10. County: Lennox

11. Passed & Endorsed :
Sunshine Coast Survey & Planning
By: Pty. Ltd. ACN 091 809 433
Date : 11.4.2013
Signed: sch4p4(6) Personal information
Designation : Cadastral Surveyor

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining* lots and road

..... * .....
Licensed Surveyor/Director * Date
*Delete words not required

13. Lodgement Fees :

Survey Deposit	$.....
Lodgement	$.....
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

Receipt No 2013161

14. Insert Plan Number **SP258985**

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File : 2012/003401
Local Govt :
Surveyor :

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Releas

Land Title Act 1994; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 2 of 2

REPORT

Survey of Ambulatory boundary; Lot 1333 on SP258985

The purpose of the surveys depicted on SP258984 and SP258985 is to permanently close Road and amalgamate it with Lot 1333 on L37/104.

Original Survey plan L37.790 surveyed the Mary River in 1881 for the extent as shown between B and C on SP258985. Field notes for L37.790 were searched and used to compute and set out the surveyed natural feature. These measurements identified a well defined and stable high bank.

The current location of the natural feature defining this section of the non-tidal Mary River has been determined by field survey for SP258985. From this survey and inspection it can be determined with confidence that L37.790 adopted the top of a high bank for the ambulatory boundary.

We note that there has been some overall erosion of the Mary River and the original high bank between B & C on SP258985, but this has been of a gradual nature.

Accordingly we have adopted a high bank as the natural feature defining the ambulatory boundary on SP258985. This feature ensures the ambulatory boundary on SP258985 is generally no closer to the opposite boundary of the water course than that defined on L37.790.

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State copyright reserved.

Insert Plan Number SP258985

0 50 mm 100 mm 150 mm

eLVAS Client Interaction Report
For Interaction id: 1131615

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Email
Interaction date:	17-Apr-2014 9:47 AM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Department of Natural Resources, Beenleigh

Documents

Document Type	Title	Received/Sent
Incoming email	Valuation email from SVS.	11-Apr-2014

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	McQuade, Diane
Date:	17-Apr-2014
Details:	

Assignment History

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To: Wally Kearnan
Acting Deputy Director-General, Service Delivery

From: Mr Ken Sherwood
Acting Executive Director, South Region

Approved / Not Approved / Noted **Further information required**
……
A/Deputy Director-General SD
Dated ……/……/……..

Endorsed: Paul Harris, Acting Regional Manager, Land Services, South Region

8 April 2014

Meeting with the Barro Group – Proposed Permanent Road Closure – Mount Cotton
3.00pm on 8 April 2014 in the A/DDG SD's office, Level 14, 61 Mary Street, Brisbane

Attendees for this meeting are: Wally Kearnan, A/DDG SD, Mr Ridott, General Manager, the Barro Group

Recommendation

1. The suggested approach the A/Deputy Director-General should take for this meeting is:
   - **Note** that three applications for permanent road closure (PRC) through the Mount Cotton quarry are currently being assessed. A further two applications have also been received for PRC within properties to the north of the quarry where the road terminates. The Barro Group Pty Ltd (Barro Group) lodged all applications with consent from the northern property owners as required.
   - **Note** that the Department of Natural Resources and Mines (DNRM) is awaiting a response from the Redland City Council (the council) about the location of a new road for an environmental trail within the Barro Group Quarry land. The response is due by 1 May 2014.
   - **Note** that the land owned by the Barro Group has had a recent approval by the Honourable Jeff Seeney MP, the Deputy Premier, for extractive industries, quarrying.
   - **Note** that the land is within a Key Resource Area.

Timing

2. Brief is required prior to the meeting with the Barro Group at 3.00pm on 8 April 2014.

Background

3. The Barro Group has made five applications for proposed PRC over an unnamed and unformed road at Mount Cotton.
4. The road partly runs through the floor of the existing quarry.
5. The PRC area traverses several properties and is shown on DWG 14/003 **(Attachment 1)**. The two northern properties are private land holders (Lots 1 and 2 on RP30627).
6. The Barro Group owns Lot 370 on S311071, Lots 1 and 17 on RP108970 and Lot 162 on S31962 in freehold tenure.
7. The application for PRC was advertised for public consultation. There have been 26 'in time' objections, 1 'out of time' objection and 7 letters of support received for the PRC.
8. Most of the objections received were of a similar nature based upon a standard theme that:
   - The unformed road should be made available for community access as a nature/environmental trail.
   - The road has been used for community use historically to access Mt Cotton. The Barro Group should comply with a 1982/1983 development agreement with the council.
   - The Barro Group has undertaken unauthorised quarrying of the unformed road.
   - The unformed road provides the community with stunning panoramic views of Redlands along Mt Cotton's south east ridgeline.

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9. In consideration of the reasons for objection the following is noted:
    - It appears the unformed road through the quarry and the connection to the northern properties has not been available for approximately 30 years due to the quarrying operations.
    - The unformed road has never provided access to Mt Cotton. It appears the development agreement of 1982/1983 may have made provision for an alternative road connection to the northern properties.
    - This has now been investigated and addressed by the Department of Agriculture, Fisheries and Forestry (DAFF). The Barro Group has paid the State for quarry materials taken from the unformed road after negotiation with DAFF.
    - The section of unformed road that connects to Gramzow Road does not provide any views. Views are available from the unformed road, where it severs Lot 2 on RP30627, but access to this lot is only available through a private easement. DNRM officers were not able to see views of the Redlands area from other parts of the unformed road during an inspection of the PRC area with Mr Ridoutt from the Barro Group. The Barro Group had sought permission from landowners to access their private properties for the inspection.
10. The consultation process has also included public utility providers and the council.
11. DAFF, Forestry Products Division advised it had no objection to the PRC over Parts A and B on DWG 14/003, but Parts C, D and E may contain significant volumes of quarry material. DAFF had no objection to the application provided the quarry material remains the property of the State.
12. The council advised DNRM on 13 March 2014, that the council objects to the application to permanently close the road until the applicant realigns an alternative dedicated road around the Quarry pit to function as an environmental trail and fire buffer.
13. The previous council minutes dated 5 March 2014 indicated that the council did not object to the proposed road closure provided the applicant demonstrates that the road reserve is not required for bushfire management purposes and that alternative arrangements can be put in place to deal with bushfire hazards.
14. On 24 March 2014, Ms Diane McQuade, Senior Land Officer and Mr Ken Rogers, Principal Land Officer met the Barro Group representatives Mr Ian Ridoutt and Mr Greg Matthews for an inspection of the application areas.
15. Mr Rogers informed Mr Ridott and Mr Matthews that he was present to support Ms McQuade during the inspection and would take no part in any decision making as it could be considered he had a conflict of interest given his brother in law and sister in law lived on a property adjoining the quarry operations and they had objected to the quarry development.
16. During the inspection of Lot 2 on RP30627, it was confirmed that the owners have built a dwelling which encroaches onto part of the road area proposed to be closed. Views to the east from this property of Moreton Bay and Redlands are available as vegetation has been cleared along a powerline that provides power to the property.
17. Access to the southern part of the road proposed to be closed is via Gramzow Road. Gramzow Road to the Quarry boundary is unformed. The southern end of the proposed road closure does appear to be a dumping ground for rubbish, car bodies and meeting ground for drug use, which was evidenced at the site inspection on 24 March 2014.
18. The Barro Group's existing quarry on Lot 162 on S31962 has the road traversing through the middle of the quarry pit. The Barro Group did extract quarry materials some time ago from the unformed road and the former Department of Environment and Resource Management (now DAFF) investigated the extraction and appropriate action was taken at the time to deal with the taking of the quarry materials matter.
19. The council's Legal Services Officer, Mr Andrew Ross, has advised that the council would like to preserve this road area as a future environmental and nature trail. The council's objection indicated historical, current and potential use of the road as a public recreational trail consistent with Council's environmental and connection strategies.
20. The council's Seven Cs Connection Strategy dated July 2011 identifies both urban and rural trail networks and connection strategies. This Strategy does not identify this road as an environmental or nature trail.

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21. Currently there is no access to the northern part of the road proposed to be closed unless the general public trespass on private property. Lots 1 and 2 on RP30627 access their properties via access easements that were registered in 1906 as access along the unformed road would have been difficult because of the topography of the land.
22. DNRM wrote to the council on 31 March 2014 requesting its advice for an alternative route for a dedicated road for future use as an environmental trail and fire buffer which will satisfy the community needs and the council's requirements. The council has until 1 May 2014 to respond (20 business days).
23. A large majority of the site (including the existing and proposed extraction pits) is within a Key Resource Area (KRA) under the State Planning Policy 2013.
24. The Deputy Premier exercised his Ministerial powers on 20 December 2013 under the *Sustainable Planning Act 2009 (SPA)* by calling in and approving the development application for the extension of the Barro Quarry. Extension of the new proposed quarry pit will be within Lot 370 on S311071 and Lot 238 on SP218968 as per attached DA2-006 **(Attachment 2)**.
25. DNRM's Mining and Petroleum Operations Unit has advised that the resource area would need to be kept clear of any developments/changes in land use that might constrain or prevent future extraction.
26. There is currently a Mines Directive dated 1 July 2009 in place at the quarry to ensure adequate hazard controls are applied to reduce and manage the risk of persons entering the quarry by construction of a suitable fence with a locked gate located across the gazetted road to prevent unauthorised access to the site.
27. Dependent on the receipt of views from the council due on 1 May 2014, DNRM anticipates that a decision will be made on the PRCs by 30 May 2014.

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Attachments

28. **Attachment 1**: DWG 14/003.
29. **Attachment 2**: DA2-006.

Clearance

30. Does this have a budget or financial impact? **NO**
31. Does this have an impact for Service Delivery or any other area in DNRM? **YES**
    Mining and Petroleum Operations has directed that access to the quarry be prevented.

Ken Sherwood

Action Officer: Diane McQuade, Senior Land Officer
Telephone: 3884 8055

Deputy Director-General - Natural Resources and Mines

Comments:

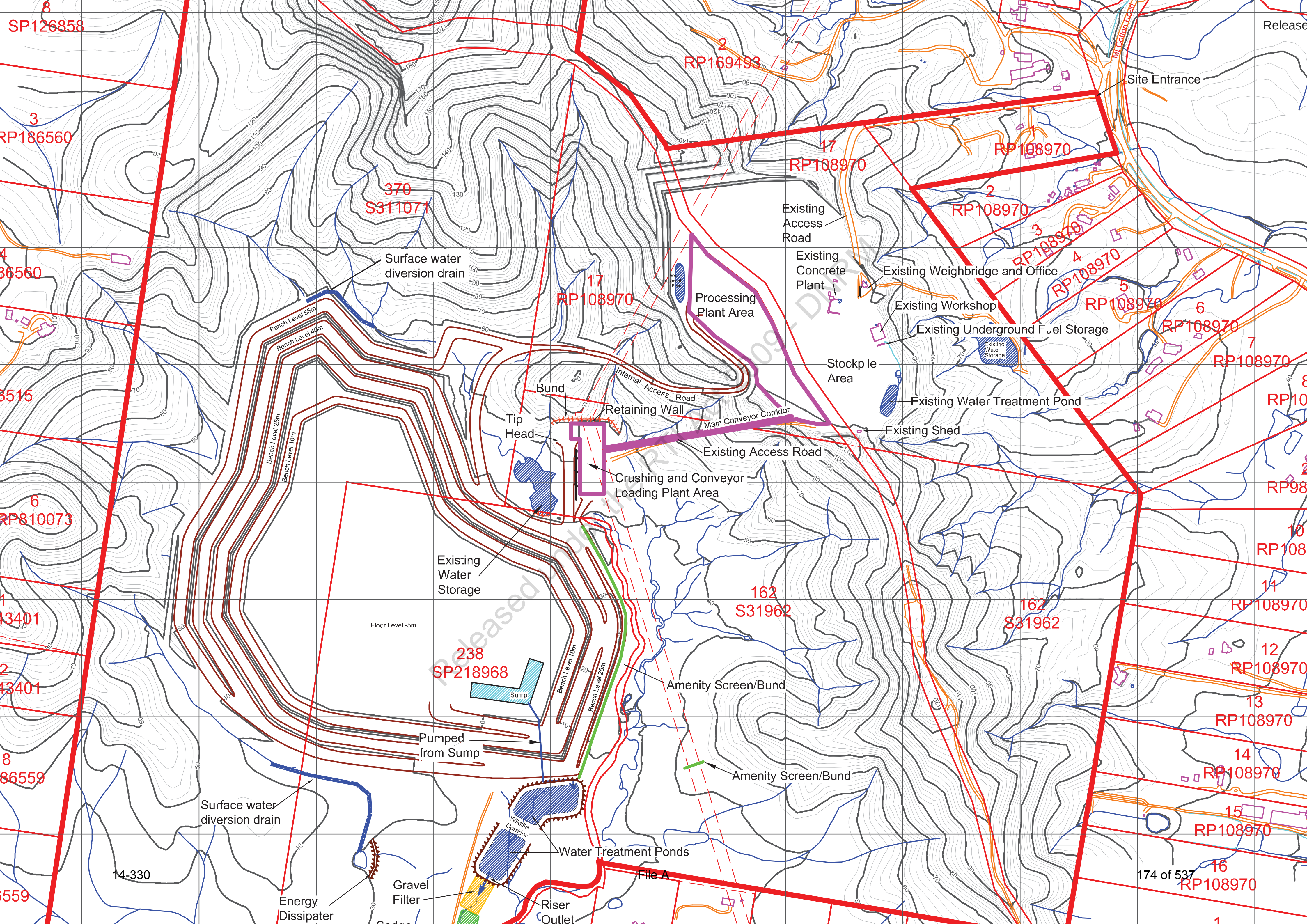
_____

_____

_____

_____

_____



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Releas

Queensland Government

Hon Andrew Cripps MP
Minister for Natural Resources and Mines

Ref MO/14/0618
CTS 07273/14

Level 17 QMEC Building
61 Mary Street Brisbane QLD 4000
PO Box 15216 City East
Queensland 4002 Australia
Telephone +61 7 3199 8215
Facsimile +61 7 3224 2491
Email nrm@ministerial.qld.gov.au

15 APR 2014

Mr Luke and Ms Jean Daglish
122 Fabian Road
CORNUBIA QLD 4310

Dear Mr and Ms Daglish

I refer to your email dated 20 March 2014 addressed to the Honourable Andrew Cripps MP, Minister for Natural Resources and Mines concerning an application for permanent road closure received by the Department of Natural Resources and Mines (DNRM), over an unnamed and unformed road at Mount Cotton. The Minister has asked me to respond on his behalf.

The road closure area traverses several properties and is shown on the attached drawing DWG 14/003. DNRM has commenced the assessment of the road closure application, which includes a public consultation process allowing for objections to the closure to be submitted to DNRM for consideration. This consultation process includes seeking the views of the Redland City Council and public utility providers.

Your objection was lodged on 5 February 2014 and will be considered as part of the road closure decision making process. In accordance with section 101(3) of the *Land Act 1994*, the Minister must consider all properly made objections to the proposed road closure prior to making a decision.

I note your comments in your email regarding 'theft, illegal dumping and serious workplace health and safety practices'. The former Department of Environment and Resource Management investigated the extraction of quarry materials from the road and undertook appropriate action to deal with this matter. Consequently, DNRM considers this matter closed.

If you have any questions about my advice to you, Mrs Diane McQuade, Senior Land Officer, Land Services, Department of Natural Resources and Mines will be pleased to assist you and can be contacted on telephone 3884 8055.

Yours sincerely

Les Cox
Senior Policy Advisor

Att

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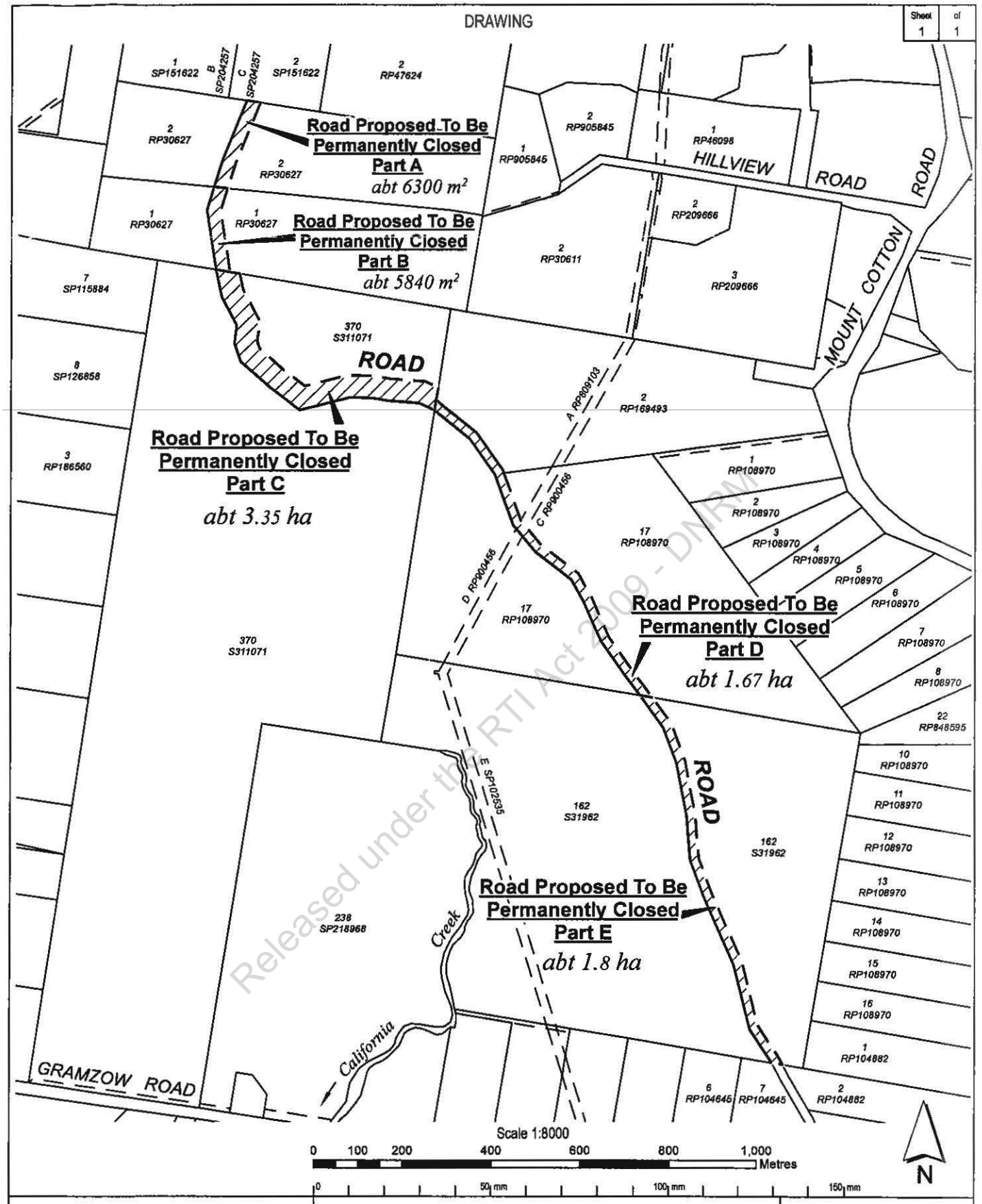

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Queensland Government

Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

© The State of Queensland (Department of Natural Resources & Mines) 2013
Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file | Drawn by: BDC

File Ref: Case Id 2013/006964 | Map Ref: 9542-42114 | Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

Releas

No. 35261

County Stanley

Parish Redland

Date of Purchase 19th April 1873

Area 160 acres

QUEENSLAND.

A. LAND PURCHASE.

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith, and so forth:—

TO ALL to whom these Presents shall come, Greeting:—

WHEREAS, in conformity with the Regulations now in force for the Sale of Crown Lands in Our Territory of Queensland, Heinrich Wendt of has become the Purchaser of the Land hereinafter described, for the Sum of Land Order No 916 issued under the provisions of the Immigration Act of 1869 Sterling. Now Know Ye, That for and in consideration of the said Sum, for and on Our behalf well and truly paid into the Colonial Treasury of Our said Territory, before these Presents are issued, And in further consideration of the Quit-Rent hereinafter reserved, We, with the advice of Our Executive Council of Queensland, have granted, and for Us, Our Heirs and Successors, do hereby Grant unto the said Heinrich Wendt his Heirs and Assigns, subject to the several and respective Reservations hereinafter mentioned, All that Piece or Parcel of Land in Our said Territory, containing by Admeasurement One hundred and sixty acres be the same more or less, situated in the County of Stanley and Parish of Redland Selection 64/1869A Brisbane district, Portion One hundred and sixty two, Commencing on the left bank of Greenhide Creek at the Northeast corner of portion 116A and bounded thence on part of the South by lines bearing two hundred and sixty eight degrees twelve minutes two chains and forty five links two hundred and sixty nine degrees fifty five minutes six chains and sixty links On the West by a line bearing forty five minutes ten chains On the North by a line bearing ninety degrees forty five minutes fifty three chains On the East by a line bearing One hundred and eighty degrees forty five minutes thirty eight chains and twenty links On the remainder of the South by a line bearing two hundred and seventy degrees forty five minutes forty chains and seventeen links to Greenhide Creek and on the West by that Creek upwards to the point of Commencement exclusive of a reserved road One chain wide as shewn on plan of Survey deposited in the Surveyor Generals Office. Being the land Selected under the 9th Section of the Immigration Act of 1869 with all the Rights and Appurtenances whatsoever thereto belonging: To Hold unto the said Heinrich Wendt his Heirs and Assigns for ever, Yielding and paying therefor Yearly unto Us, Our Heirs and Successors, the Quit-Rent of One Peppercorn for ever, if demanded: Provided Nevertheless, and We do hereby Reserve unto Us, Our Heirs and Successors, all such parts and so much of the said Land as may hereafter be required for making Public Ways, Canals, or Railroads, in, over, and through the same, to be set out by Our Governor for the time being of Our said Territory, or some person by him authorised in that respect; And also all Sand, Clay, Stone, Gravel, and Indigenous Timber, and all other Materials, the natural produce of the said Land, which may be required at any time or times hereafter for the construction and repair of any Public Ways, Bridges, Canals, and Railroads, or any Fences, Embankments, Dams, Sewers, or Drains, necessary for the same, together with the right of taking and removing all such Materials; And We do hereby further Reserve unto Us, Our Heirs and Successors, the right of full and free ingress, egress, and regress, into, out of, and upon the said Land, for the several purposes aforesaid: In Testimony Whereof We have caused this Our Grant to be Sealed with the Seal of Our said Territory.

WITNESS Our Trusty and well-beloved Sir ARTHUR EDWARD KENNEDY, *Knight Commander of the Most Distinguished Order of St. Michael and St. George, Companion of the Most Honourable Order of the Bath, Governor and Commander-in-Chief of the Colony of* QUEENSLAND *and its Dependencies, at Government House, Brisbane, in* QUEENSLAND *aforesaid, this* Fourteenth *day of* January *in the* forty first *year of Our Reign, and in the year of our Lord One thousand eight hundred and seventy-* eight

Ext.

R

A Kennedy

VOL: S 317 FOL: 21

10317021

ENTERED in the Register Book , *Vol.* 317 , *Folio* 21 , *this* Twelfth *day of* February 1878.

S W Peluson

14-330 2-77-8.

File A

177 of 537

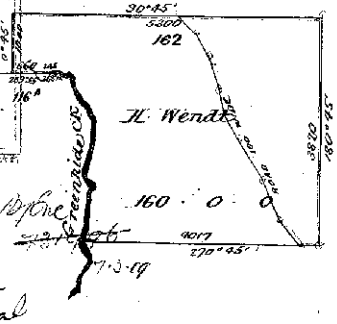
REGISTRAR-GENERAL.

© The State of Queensland (Dept of Natural Resources and Mines) 2014

No 52988. Transfer of the whole of the land to Franz Kummel produced 7th June 1878 at 2:41 pm
Reg Entered June 1878
Cancelled in full Code
Vol 325. folio 1/2 Dep Reg. Gen

NEW TITLE No. 91012 a
PURSUANT to Memo. of TRANSFER No. 308590 Produced 17 May 1897 at 10.35 am Regd. 21 May 1897.
Sophia Fabian - wife
OF Rudolph Fabian is now SEISED of an Estate IN FEE SIMPLE in the WHOLE of the within land.
Witness: [signature] Dep. Registrar of Titles.

PARISH OF REDLAND



No 731996 Bill of Encumbrance produced 28 Feb 1919 at 12.20 pm. registered 24 Mar 1919 from Sophia Fabian to secure to Anna Elizabeth Charlotte Fabian Spinster Gustav Heinrich Traugott Fabian and Herbert Paul Christian Fabian in equal shares the sum of £900 payable with interest as herein stated.
[signature] Dep. Registrar of Titles

Scale 20 chains to an inch

NEW TITLE No. 265361 a
PURSUANT to Memo. of TRANSFER No. 731997 Produced 28 Feb 1919 at 12.21 pm Regd. 24 Mar 1919
Ernest Henry Rudolph Fabian
is now SEISED of an Estate in FEE SIMPLE in the WHOLE of the within land.
Subject to Encumbrance No 731996
[signature] [signature]

John Barry Mills
now seised of an Estate in fee-simple in the within land.
Transfer No. D825846 Produced 2 Jan 1970 at 9.51 A m.
Registered 6 Jan 1970
[signature] REGISTRAR OF TITLES

No. D 825847 Bill of Mortgage to Chester Arthur Lemon and Norma Edith Lemon
Produced 7 Jan 1970 at 9.51 A m.
Registered 6 Jan 1970
[signature] REGISTRAR OF TITLES

PURSUANT to Memo. of TRANSFER No. B218087 produced 28 Oct 1953 at 9.40 a m., registered 10 Feb 1954
Chester Arthur Lemon and Norma Edith Lemon his wife are now SEISED of an Estate IN FEE SIMPLE in the WHOLE of the within Land, as joint tenants
[signature] REGISTRAR OF TITLES

W. F. M. Investments Proprietary Limited
now seised of an Estate in fee-simple in the within land.
Transfer No. E225604 Produced 2 June 1972 at 11.20 a m.
Registered 10 July 1972
Subject to Bill of Mortgage No D825847
[signature] REGISTRAR OF TITLES

THE DESCRIPTION OF THE WITHIN LAND IS CONVERTED TO LOT(S) 162
ON ~~REGISTERED~~ PLAN No. S31962
10 FEB 1986
[signature] REGISTRAR OF TITLES

No. B218088 BILL OF MORTGAGE produced 28 Oct 1953 at 9.40 a m., registered 10 Feb 1954
from Chester Arthur Lemon and Norma Edith Lemon to
The National Bank of Australasia Limited
to secure the payment of the monies and interest therein referred to.
RELEASED VIDE No. D 825847 Prod. 2 Jan 1970 Regd. 6 Jan 1970
[signature] REGISTRAR OF TITLES

P 162

317. 21

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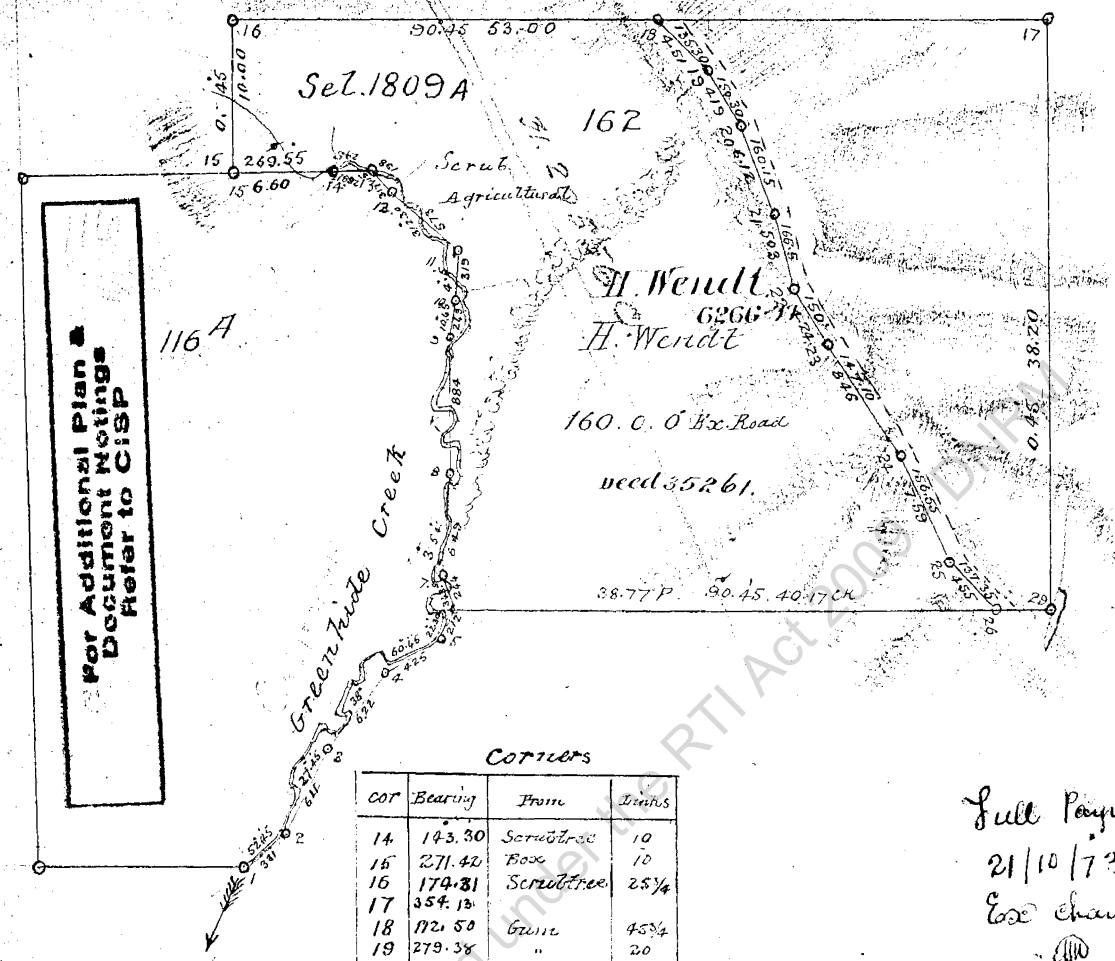
Releas

T I N 18

4811
25 September
1873.



Corners

cor	Bearing	From	Links
14	143.30	Screwtree	10
15	271.42	Box	10
16	174.31	Screwtree	25¼
17	354.13		
18	172.50	Gum	45¾
19	279.38	"	20
20	213.45	"	64
21	155.08	"	18½
22	144.49	Box	11¼
23	283.54	Gum	43
24	356.55	Gum	30½
25	142.13	Gum	33½
26	319.10	Box	89
28	60.38	Blueburn	22
29	278.49	Ironbark	18

"Country" land alienated, &c.;
vol. 1, p. 437. G. 9.5.78.

Full Payment
21/10/73.
Ex charted.

Scale 10 Chains to an Inch

"Country," vol. 5, p. 42.
R. 28.10.75.

Surveyed under _____ Instructions from Surveyor-General _____

No. 967 dated 23/10/73 & 19/9/73

Transmitted to the Surveyor-General _____

with my Letter No. 118 dated 19 Sept 1873

Martin Lavelle
Lic. Surveyor

SURVEY Wg. Dft. Land. 18.12.73

OF PORTION No. 162

PARISH OF Redland

COUNTY OF Stanley

DISTRICT OF _____

Cat. No. S31 962

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Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

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 NTCO. If your NTCO is unsure how to proceed, Indigenous 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

Proposed road closure within Lot 162 on S31962 (2013/006984)

Proposed Dealing Area

Lot(s)/Plan(s): Road within Lot 162 on S31962

Parish: Redland **County:** Stanley

Current Status: Road

Locality Description: 195 Gramzow Road, Mount Cotton

Attached Plan/Map: DWG 14/003, RPS31962, Deed of Grant 35261 (10317021)

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

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

x **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

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

x **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**

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☐ **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: Low Impact Modules: L

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

Requirement 1:
The proposed dealing area is clearly described/delineated as road on plan S31962.

Requirement 2:
This Deed of Grant No. 35261 (titles 10317021), makes reference to the reserved road within portion 161 being *"exclusive of a reserved road one chain wide as shown on plan of survey deposited in the Surveyor Generals Office. Being the land selected under the 9th section of The Crown Lands Alienation Act of 1869"*. The Date of the Deed of Grant is 14 January 1878.

The Deed of Grant No. 35261 does indicate a map of portion 162 and annotated with the words 'Road 100 Wide'.

Given the fact that it is surveyed on one side would indicate that it is road. In accordance with the requirements of Module CB of the NTWP including the Dedication Assessment Table, native title has been extinguished over the proposed dealing area on the basis that it is a validly dedicated road.

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 Indigenous Services through NTCO

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Name, title and signature of officer making this assessment –

Name: Diane McQuade

Title: Senior Land Officer

Department/Agency: Department of Natural Resources and Mines

Signature:

Date:

Don't forget to:

1) Enter your research into QNTIME.

   RB / ____

   RI / _____

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

INSTRUCTION FROM	Diane McQuade, Senior Land, State Land Asset Management
Business Unit Name (if applicable)	**Contact Number**
State Land Asset Management	3884 8055
Valuation prepared by	**Address**
State Valuation Services	32 Tansey Street, Beenleigh Qld 4207

Applicant Details

Barro Group Pty Ltd

Purpose of Valuation

Proposed purchase of road consisting of about 1.8 hectares within Lot 162 on S31962. Area of road to be valued as one whole lot.

PROPERTY DETAILS

Reference	**MIS Code**
2013/006984	

Property Name / Address	**Tenure**
195 Gramzow Road, Mount Cotton	Freehold

Real Property Description				**Property Type**	**Encumbrances**	**Area**
Lot	162	**Plan**	S31962	Road reserve	As per title	About 1.8 ha
Lot		**Plan**		**Current Use**	**Highest and Best Use**	
Lot		**Plan**		Road reserve	Conservation	
Indicative Planning				**Proposed Use**	**Local Authority**	
Conservation				Quarry buffer	Redland City Council	

Roads and Access

No proper formed access.

Brief Description of Country

An area of about 1.8ha to be closed on conservation country with vegetation coverage, no formed access, irregular in shape making the land unsuitable for rural residential use.

Improvements

Nil

Additional Comments:

The road closure area comprises part of the expansion of the existing Barro Group Quarry located at Mount Cotton in the key resource area (KRA) that was recently called in by the deputy Premier late last year. The road closure has been applied for as part of this expansion process. Any quarry material within the road closure area will remain reserved to the State regardless of the depth required to extract quarry material. The road closure has been done as one valuation as a separate title is required due to the State having rights to any Quarry materials from the closure area**.**

The land has been valued as an individual parcel having regard to market sales evidence, shape, topography, current and proposed use. Rates for conservation type land vary from s.37(3)(d) Deferral of access per hectare to s.37(3)(d) Deferral of access per hectare.

Valuation calculation

s.37(3)(d) Deferral of access

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Services: Nil
Noxious Plants: Nil
Public Use: Nil
Timber: Some vegetation
Contaminated Land: No
Native Title: No

Basis/Sales

Property ID	Address	Sale Date	Price	Comments (similar/superior/inferior)
138614	sch4p4(6) Personal information Waterford West QLD 4133 2.024 ha Flood impact land	09/01/2014	s.37(3)(d) Deferral of access	
138703	sch4p4(6) Personal information Waterford West QLD 4133 2023 m2 Flood impact land	26/07/2013		
155900	sch4p4(6) Personal information Carbrook QLD 4130 7.689ha Flood impact conservation land	07/01/2013		

Issues Identified during Inspection

Nil – Desktop inspection

VALUATION

Date of Valuation	10 April 2014	**Date of Inspection**	10 April 2014

VALUATION

s.37(3)(d) Deferral of access

Valuers Signature	**Valuers Name / Qualification**
sch4p4(6) Personal information	R Fernandez / QVRB 3491
Endorsing Officers Signature	**Valuers File Ref:**
sch4p4(6) Personal information R M Bein Principal Valuer SVS Beenleigh	

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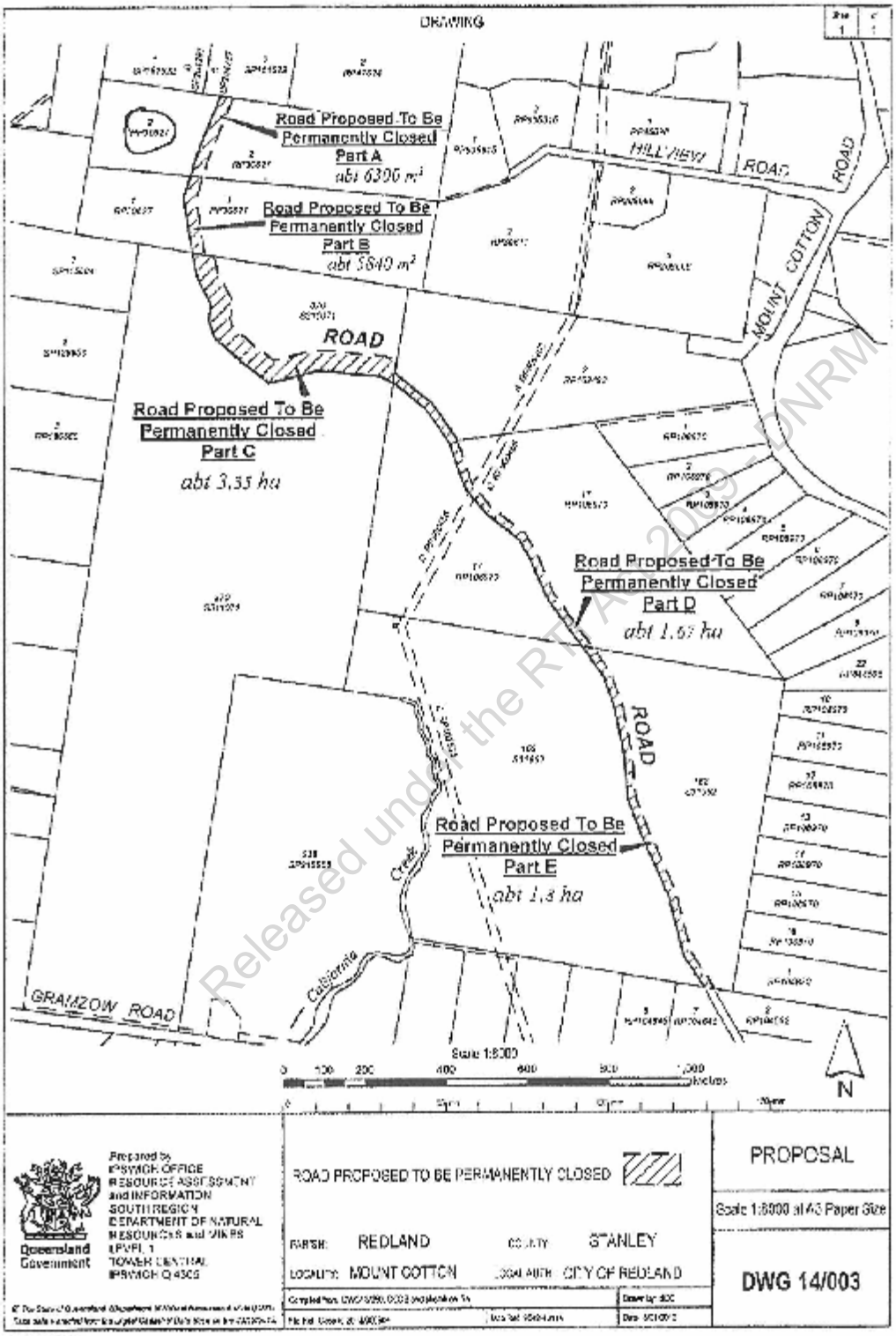
Appendix A – Locality Map

Released

Appendix B – Survey Plan



Appendix C – Copy of Title Search

INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND
Search Date: 10/04/2014 09:00 Title Reference: 10317021
Date Created: 12/02/1878
REGISTERED OWNER
Dealing No: 706992250 16/09/2003
BARRO GROUP PTY LTD A.C.N. 005 105 724
ESTATE AND LAND
Estate in Fee Simple
LOT 162 CROWN PLAN S31962
County of STANLEY Parish of REDLAND
Local Government: REDLAND
For exclusions / reservations for public purposes refer to
Plan CP S31962
EASEMENTS, ENCUMBRANCES AND INTERESTS
1. Rights and interests reserved to the Crown by
Deed of Grant No. 10317021 (POR 162)
2. EASEMENT IN GROSS No 704398171 01/11/2000 at 09:22
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT E ON SP102535
Lodged at 09:22 on 01/11/2000 Recorded at 12:40 on 09/11/2000
ADMINISTRATIVE ADVICES
Dealing Type Lodgement Date Status Location
712786771 VEG NOTICE 12/10/2009 11:49 CUR IH-GEN -00
VEGETATION MANAGEMENT ACT 1999
715574862 VEG NOTICE 31/01/2014 16:19 CUR BG-GEN -00
VEGETATION MANAGEMENT ACT 1999
UNREGISTERED DEALINGS - NIL
CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 713656623 Certificate No. 4
Caution - Charges do not necessarily appear in order of priority
** End of Current Title Search **
For Internal Use Only - Not to be used for External Viewing
Page 1/1

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INSTRUCTION FROM	Diane McQuade, Senior Land, State Land Asset Management

Business Unit Name (if applicable)	**Contact Number**
State Land Asset Management	3884 8055
Valuation prepared by	**Address**
State Valuation Services	32 Tansey Street, Beenleigh Qld 4207

Applicant Details

Barro Group Pty Ltd

Purpose of Valuation

Proposed purchase of road consisting of about 1.8 hectares within Lot 162 on S31962. Area of road to be valued as one whole lot.

PROPERTY DETAILS

Reference	**MIS Code**
2013/006984	

Property Name / Address	**Tenure**
195 Gramzow Road, Mount Cotton	

Real Property Description				**Property Type**	**Encumbrances**	**Area**
Lot	162	**Plan**	S31962			About 1.8 ha
Lot		**Plan**		**Current Use**	**Highest and Best Use**	
Lot		**Plan**				

Indicative Planning	**Proposed Use**	**Local Authority**
		Redland City Council

Roads and Access

Brief Description of Country

Improvements

Additional Comments:

Services:
Noxious Plants:
Public Use:
Timber:
Contaminated Land:
Native Title:

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Basis/Sales

Property ID	**Address**	**Sale Date**	**Price**	**Comments (similar/superior/inferior)**

Issues Identified during Inspection

VALUATION

Date of Valuation		**Date of Inspection**	

VALUATION

Valuers Signature	**Valuers Name / Qualification**

Endorsing Officers Signature **Valuers File Ref:**

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Appendix A – Locality Map

Released under the RTI Act 2009 - DNRM

Appendix B – Survey Plan

Released under the RTI Act 2009 - DNRM

Appendix C - Photographs

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INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 09/04/2014 09:18 Title Reference: 13881196
Date Created: 12/05/1966

Previous Title: 13578159

REGISTERED OWNER

BARRO GROUP PTY LTD

ESTATE AND LAND

Estate in Fee Simple

LOT 17 REGISTERED PLAN 108970
County of STANLEY Parish of REDLAND
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10312039 (POR 161)

2. EASEMENT No 601640773 (K850005H) 22/11/1991
BENEFITING THE LAND
OVER EASEMENT B ON RP807062
Lodged at 00:00 on 22/11/1991 Recorded at 00:00 on 24/02/1992

3. EASEMENT IN GROSS No 701572350 27/09/1996 at 09:41
burdening the land to
SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION
over
EASEMENTS C AND D ON RP900456
Lodged at 09:41 on 27/09/1996 Recorded at 15:54 on 08/10/1996

4. TRANSFER No 703627843 13/10/1999 at 09:44
EASEMENT IN GROSS: 701572350
SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION LIMITED A.C.N.
078 849 055
Lodged at 09:44 on 13/10/1999 Recorded at 11:22 on 19/10/1999

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
712786769	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:48	CUR	IH-GEN -00
715574862	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2014 16:19	CUR	BG-GEN -00

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 713656551 Certificate No. 3

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Released under the RTI Act 2009 - DNRM

INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 09/04/2014 09:17 Title Reference: 10741078
Date Created: 08/03/1889

REGISTERED OWNER

Dealing No: 706992250 16/09/2003

BARRO GROUP PTY LTD A.C.N. 005 105 724

ESTATE AND LAND

Estate in Fee Simple

LOT 370 CROWN PLAN S311071
County of STANLEY Parish of REDLAND
Local Government: REDLAND

For exclusions / reservations for public purposes refer to
Plan CP S311071

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10741078 (POR 370)

2. EASEMENT IN GROSS No 712152190 09/01/2009 at 11:32
burdening the land
THE COORDINATOR-GENERAL
over
EASEMENT F ON SP218967
Lodged at 11:32 on 09/01/2009 Recorded at 17:17 on 14/01/2009

3. VESTING No 715263535 19/08/2013 at 11:56
EASEMENT IN GROSS: 712152190
QUEENSLAND BULK WATER SUPPLY AUTHORITY
Lodged at 11:56 on 19/08/2013 Recorded at 15:37 on 20/08/2013

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
711481353	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	06/03/2008 10:41	CUR	IH-GEN -00
712786771	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:49	CUR	IH-GEN -00
715574862	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2014 16:19	CUR	BG-GEN -00

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 715273450 Certificate No. 3

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Released under the RTI Act 2009 - DNRM

INSTRUCTION FROM	Diane McQuade, Senior Land, State Land Asset Management

Business Unit Name (if applicable)	**Contact Number**
State Land Asset Management	3884 8055
Valuation prepared by	**Address**
State Valuation Services	32 Tansey Street, Beenleigh Qld 4207

Applicant Details

Barro Group Pty Ltd

Purpose of Valuation

Proposed purchase of road consisting of about 3.35ha, about 1.67 hectares and about 1.8 hectares shown as Parts C, D and E on DWG 14/003. Valuation of road to be one whole lot is required – a combined area of 6.82 hectares. Forest Products have advised all quarry material within the road area will remain reserved to the State irrespective of the depth of the quarry materials.

PROPERTY DETAILS

Reference	**MIS Code**
2013/006984, 2013/006985, 2013/006986	

Property Name / Address	**Tenure**
195 Gramzow Road, Mount Cotton	

Real Property Description

Lot	370	**Plan**	S311071
Lot	17	**Plan**	RP108970
Lot	162	**Plan**	S31962

Property Type	**Encumbrances**	**Area**
		About 6.82 ha

Current Use	**Highest and Best Use**

Indicative Planning	**Proposed Use**	**Local Authority**
		Redland City Council

Roads and Access

Brief Description of Country

Improvements

Additional Comments:

Services:
Noxious Plants:
Public Use:
Timber:
Contaminated Land:
Native Title:

Basis/Sales

Property ID	**Address**	**Sale Date**	**Price**	**Comments (similar/superior/inferior)**

Issues Identified during Inspection

VALUATION

Date of Valuation		**Date of Inspection**	

VALUATION

Valuers Signature **Valuers Name / Qualification**

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Endorsing Officers Signature	**Valuers File Ref:**

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Appendix A – Locality Map

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Appendix B – Survey Plan

Released under the RTI Act 2009 - DNRM

Appendix C - Photographs

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To: Wally Kearnan
Acting Deputy Director-General, Service Delivery

From: Mr Ken Sherwood
Acting Executive Director, South Region

Approved / Not Approved / Noted
Further information required

……
A/Deputy Director-General SD

Dated ……/……/……..

Endorsed: Paul Harris, Acting Regional Manager, Land Services, South Region

8 April 2014

Meeting with the Barro Group – Proposed Permanent Road Closure – Mount Cotton
3.00pm on 8 April 2014 in the A/DDG SD's office, Level 14, 61 Mary Street, Brisbane

Attendees for this meeting are: Wally Kearnan, A/DDG SD, Mr Ridott, General Manager, the Barro Group

Recommendation

1. The suggested approach the A/Deputy Director-General should take for this meeting is:
   - **Note** that three applications for permanent road closure (PRC) through the Mount Cotton quarry are currently being assessed. A further two applications have also been received for PRC within properties to the north of the quarry where the road terminates. The Barro Group Pty Ltd (Barro Group) lodged all applications with consent from the northern property owners as required.
   - **Note** that the Department of Natural Resources and Mines (DNRM) is awaiting a response from the Redland City Council (the council) about the location of a new road for an environmental trail within the Barro Group Quarry land. The response is due by 1 May 2014.
   - **Note** that the land owned by the Barro Group has had a recent approval by the Honourable Jeff Seeney MP, the Deputy Premier, for extractive industries, quarrying.
   - **Note** that the land is within a Key Resource Area.

Timing

2. Brief is required prior to the meeting with the Barro Group at 3.00pm on 8 April 2014.

Background

3. The Barro Group has made five applications for proposed PRC over an unnamed and unformed road at Mount Cotton.
4. The road partly runs through the floor of the existing quarry.
5. The PRC area traverses several properties and is shown on DWG 14/003 **(Attachment 1)**. The two northern properties are private land holders (Lots 1 and 2 on RP30627).
6. The Barro Group owns Lot 370 on S311071, Lots 1 and 17 on RP108970 and Lot 162 on S31962 in freehold tenure.
7. The application for PRC was advertised for public consultation. There have been 26 'in time' objections, 1 'out of time' objection and 7 letters of support received for the PRC.
8. Most of the objections received were of a similar nature based upon a standard theme that:
   - The unformed road should be made available for community access as a nature/environmental trail.
   - The road has been used for community use historically to access Mt Cotton. The Barro Group should comply with a 1982/1983 development agreement with the council.
   - The Barro Group has undertaken unauthorised quarrying of the unformed road.
   - The unformed road provides the community with stunning panoramic views of Redlands along Mt Cotton's south east ridgeline.

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9. In consideration of the reasons for objection the following is noted:
    - It appears the unformed road through the quarry and the connection to the northern properties has not been available for approximately 30 years due to the quarrying operations.
    - The unformed road has never provided access to Mt Cotton. It appears the development agreement of 1982/1983 may have made provision for an alternative road connection to the northern properties.
    - This has now been investigated and addressed by the Department of Agriculture, Fisheries and Forestry (DAFF). The Barro Group has paid the State for quarry materials taken from the unformed road after negotiation with DAFF.
    - The section of unformed road that connects to Gramzow Road does not provide any views. Views are available from the unformed road, where it severs Lot 2 on RP30627, but access to this lot is only available through a private easement. DNRM officers were not able to see views of the Redlands area from other parts of the unformed road during an inspection of the PRC area with Mr Ridoutt from the Barro Group. The Barro Group had sought permission from landowners to access their private properties for the inspection.
10. The consultation process has also included public utility providers and the council.
11. DAFF, Forestry Products Division advised it had no objection to the PRC over Parts A and B on DWG 14/003, but Parts C, D and E may contain significant volumes of quarry material. DAFF had no objection to the application provided the quarry material remains the property of the State.
12. The council advised DNRM on 13 March 2014, that the council objects to the application to permanently close the road until the applicant realigns an alternative dedicated road around the Quarry pit to function as an environmental trail and fire buffer.
13. The previous council minutes dated 5 March 2014 indicated that the council did not object to the proposed road closure provided the applicant demonstrates that the road reserve is not required for bushfire management purposes and that alternative arrangements can be put in place to deal with bushfire hazards.
14. On 24 March 2014, Ms Diane McQuade, Senior Land Officer and Mr Ken Rogers, Principal Land Officer met the Barro Group representatives Mr Ian Ridoutt and Mr Greg Matthews for an inspection of the application areas.
15. Mr Rogers informed Mr Ridott and Mr Matthews that he was present to support Ms McQuade during the inspection and would take no part in any decision making as it could be considered he had a conflict of interest given his brother in law and sister in law lived on a property adjoining the quarry operations and they had objected to the quarry development.
16. During the inspection of Lot 2 on RP30627, it was confirmed that the owners have built a dwelling which encroaches onto part of the road area proposed to be closed. Views to the east from this property of Moreton Bay and Redlands are available as vegetation has been cleared along a powerline that provides power to the property.
17. Access to the southern part of the road proposed to be closed is via Gramzow Road. Gramzow Road to the Quarry boundary is unformed. The southern end of the proposed road closure does appear to be a dumping ground for rubbish, car bodies and meeting ground for drug use, which was evidenced at the site inspection on 24 March 2014.
18. The Barro Group's existing quarry on Lot 162 on S31962 has the road traversing through the middle of the quarry pit. The Barro Group did extract quarry materials some time ago from the unformed road and the former Department of Environment and Resource Management (now DAFF) investigated the extraction and appropriate action was taken at the time to deal with the taking of the quarry materials matter.
19. The council's Legal Services Officer, Mr Andrew Ross, has advised that the council would like to preserve this road area as a future environmental and nature trail. The council's objection indicated historical, current and potential use of the road as a public recreational trail consistent with Council's environmental and connection strategies.
20. The council's Seven Cs Connection Strategy dated July 2011 identifies both urban and rural trail networks and connection strategies. This Strategy does not identify this road as an environmental or nature trail.

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21. Currently there is no access to the northern part of the road proposed to be closed unless the general public trespass on private property. Lots 1 and 2 on RP30627 access their properties via access easements that were registered in 1906 as access along the unformed road would have been difficult because of the topography of the land.
22. DNRM wrote to the council on 31 March 2014 requesting its advice for an alternative route for a dedicated road for future use as an environmental trail and fire buffer which will satisfy the community needs and the council's requirements. The council has until 1 May 2014 to respond (20 business days).
23. A large majority of the site (including the existing and proposed extraction pits) is within a Key Resource Area (KRA) under the State Planning Policy 2013.
24. The Deputy Premier exercised his Ministerial powers on 20 December 2013 under the *Sustainable Planning Act 2009 (SPA)* by calling in and approving the development application for the extension of the Barro Quarry. Extension of the new proposed quarry pit will be within Lot 370 on S311071 and Lot 238 on SP218968 as per attached DA2-006 **(Attachment 2)**.
25. DNRM's Mining and Petroleum Operations Unit has advised that the resource area would need to be kept clear of any developments/changes in land use that might constrain or prevent future extraction.
26. There is currently a Mines Directive dated 1 July 2009 in place at the quarry to ensure adequate hazard controls are applied to reduce and manage the risk of persons entering the quarry by construction of a suitable fence with a locked gate located across the gazetted road to prevent unauthorised access to the site.
27. Dependent on the receipt of views from the council due on 1 May 2014, DNRM anticipates that a decision will be made on the PRCs by 30 May 2014.

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Attachments

28. **Attachment 1**: DWG 14/003.
29. **Attachment 2**: DA2-006.

Clearance

30. Does this have a budget or financial impact? **NO**
31. Does this have an impact for Service Delivery or any other area in DNRM? **YES**
    Mining and Petroleum Operations has directed that access to the quarry be prevented.

Ken Sherwood

Action Officer: Diane McQuade, Senior Land Officer
Telephone: 3884 8055

Deputy Director-General - Natural Resources and Mines

Comments:

_____

_____

_____

_____

_____

Queensland Government

Department of Natural Resources and Mines

Author Diane McQuade
File / Ref number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986
Directorate / Unit State Land Asset Management
Phone (07)38848055

31 March 2014

The Chief Executive Officer
Redland City Council
PO Box 21
CLEVELAND QLD 4163

Released under the RTI Act 2009 - DNRM

Dear Sir/Madam

APPLICATION FOR PROPOSED PERMANENT ROAD CLOSURE – TRAVERSING THROUGH LOTS 1 AND 2 ON RP30627, LOT 370 ON S311071, LOT 162 ON S31962 AND LOT 17 ON RP108970, LOCALITY OF MOUNT COTTON

The Department hereby acknowledges receipt of Council's decision received on 13 March 2014.

Council advised the road has been known as an environmental trail which is consistent with Council's environmental and connection strategies. Council advised the road if closed would deprive the development of the road as a future trail.

The quarry has current applications approved i.e. quarry extension but not for the section of the site containing the road reserve. Council objected to the application to permanently close the road as shown on department drawing DWG14/003 until the applicant realigns an alternative dedicated road around the quarry pit to function as an environmental trail and fire buffer.

Can Council advise of an alternative route for a dedicated road for future use as an environmental trail and fire buffer which will satisfy the community needs and Council's requirements.

Counci's response is required within twenty (20) business days of the date of this letter.

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

All future correspondence relative to this matter is to be referred to the contact Officer diane.mcquade@dnrm.qld.gov.au the address below or by email to SLAM-beenleigh@dnrm.qld.gov.au .

Postal :
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Telephone : (07)38848055
Fax: (07)38848024

Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2013/006982 in any future correspondence.

Yours sincerely

sch4p4(6) Personal information

Diane Mcquade
Senior Land Officer

Encl. Department DWG 14/003

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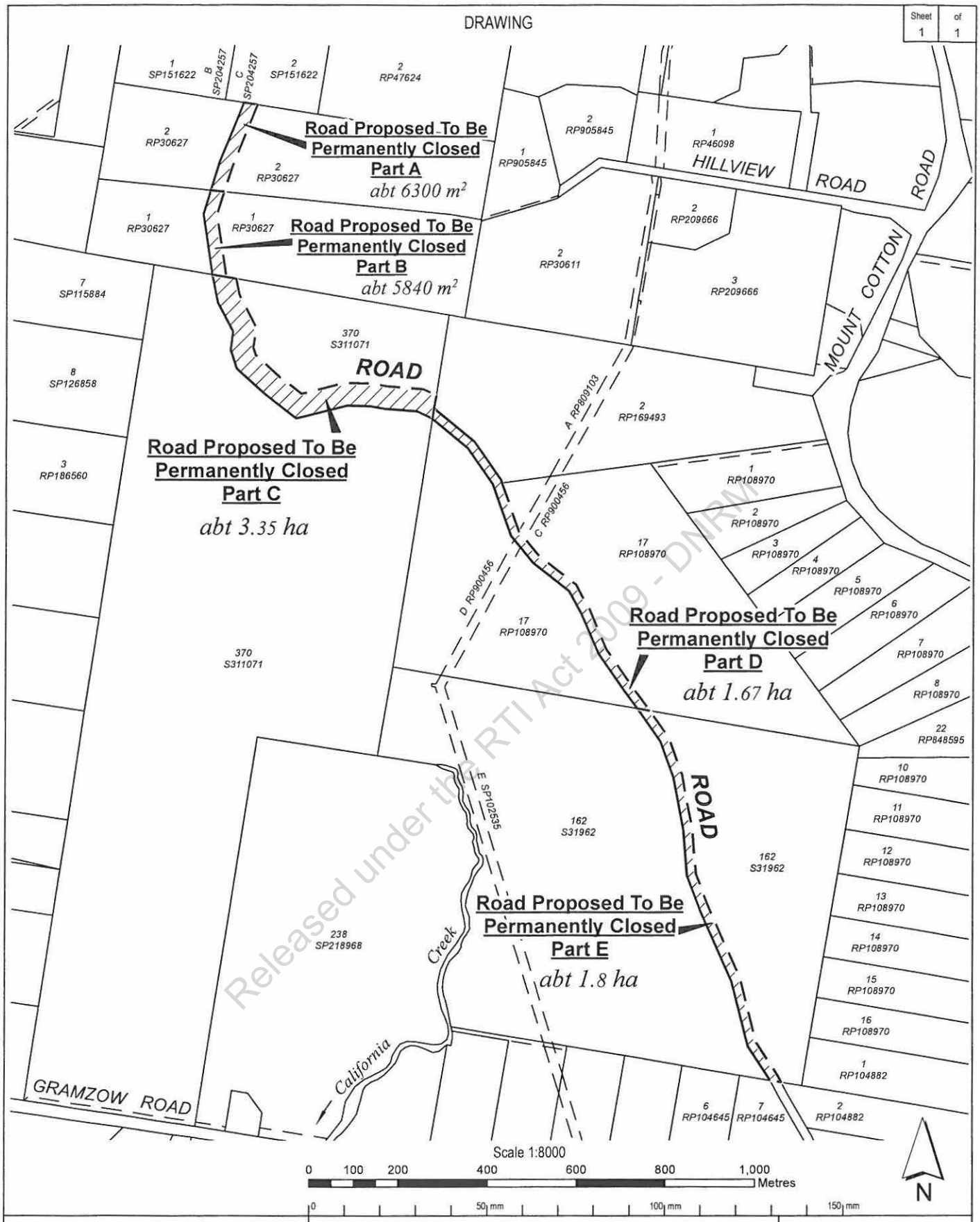
Release



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Queensland Government

Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

© The State of Queensland (Department of Natural Resources & Mines) 2013
Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file | Drawn by: BDC

File Ref: Case Id 2013/006984 | Map Ref: 9542-42114 | Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

eLVAS Client Interaction Report
For Interaction id: 1126224

Contact Details

Business unit:	State Land Asset Management
Business context:	Verbal (Inwards) Case
Interaction method:	Telephone
Interaction date:	28-Mar-2014 1:24 PM
Entered by:	McQuade, Diane
Reference:	
Contact with:	Department of Natural Resources, Brisbane - Mines (PO Box 15216)

Documents

Document Type	Title	Received/Sent

Interaction Record History

Service Centre:	Beenleigh
Associated to Case:	2013/006984
Revision No.:	1
Updated by:	McQuade, Diane
Date:	28-Mar-2014
Details:	Had a phone call with Phil Goode, Acting CIM and Regional Inspector of Mines - South Region. Phil advised there is no rules about roads within quarry areas, except they must keep unauthorised people out of the quarry. So if the road is within a quarry or they plan to realign a road within the quarry then precautions need to be in place i.e. fence off the boundary of the road close to the quarry to prevent people from straying into the road.
Revision No.:	0
Updated by:	McQuade, Diane
Date:	28-Mar-2014
Details:	

Assignment History

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While every care is taken to ensure the accuracy of this data, the Department of Natural Resource and Mines makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way or for any reason.

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DCDB extracted Jan 2014

Aerial photography captured Jul 2011
Based on or contains data provided by the State of Queensland (Department of Natural Resource and Mines) 2013.
In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must no be used for direct marketing or be used in breach of the privacy laws.

NORTH

Lot 2 on RP30627

Queensland Government

0m 200m 400m

GDA

Scale 1 : 4000

Reasons for Permanent Road Closure

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BARRO GROUP

Releas

BARRO GROUP

Why Closure is necessary?

- To minimise safety risk involving potential access to the quarry.
- To preserve and enhance the ecological values of this strip of land.
  5.7ha will be incorporated into Barro Groups 172ha conservation area
- To enhance property security for local residents in fear of theft or break-in.
- The two other landholders have also made concurrent applications to close that part of the Road reserve that bisects their properties.
- The owners of 16 allotments in the immediate vicinity of the Road support the permanent closure.
- The south end of the Road is an illegal dumping ground.
- Three stolen vehicles have been burnt out there in the last few years, asbestos dumped and used syringes, condoms and bongs discarded.
- Redland Council is continually cleaning up the area and many residents living along Mt Cotton Road want the Road permanently closed.

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Dumped Car Bodies
Condom Wrapper
Beer Bottles and Bongs
Dumped Asbestos

Release

BARRO GROUP

What is the Area?

- In most parts the Road alignment is not distinguishable & it is **not** passable without trespassing onto freehold land.
- A physical 6m high quarry wall barrier was created across the entire width of the Road in the 1960's at the south end of the Road possibly by the Main Roads Department.
- **No** continuous traverse along the Road to the north has been possible for 50 years without trespass on to freehold property.
- 550m of the Road is through the middle of the quarry processing and stockpiling area.

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Release

Released under the RTI Act 2009 - DNRM

Release

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Nature Trail?

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- The Road is **not** included in the Redlands nature trails nor is it included in the 34 page Redland City Cycling and Walking Guide.
- Nature trails, walking tracks and quarries are not compatible land uses. Within the immediate vicinity, Venman Bushland National Park and Daisy Hill Reserve provide a large range of safe nature trails and walking tracks. 33,000 and 11,000 volt powerlines on the same horizontal alignment as the Road are completely incompatible.
- The proposed closure length is approximately 2800m, 550m of which is through an operating quarry area.
- It terminates in a dead end well over 0.5km from the 230m high peak of Mt Cotton. The Road's most probable original function was related to logging.
- The only vista available is from the high points on Barro Land abutting the Quarry itself. At all other locations, views are blocked by dense vegetation.

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Land locked houses and Access?

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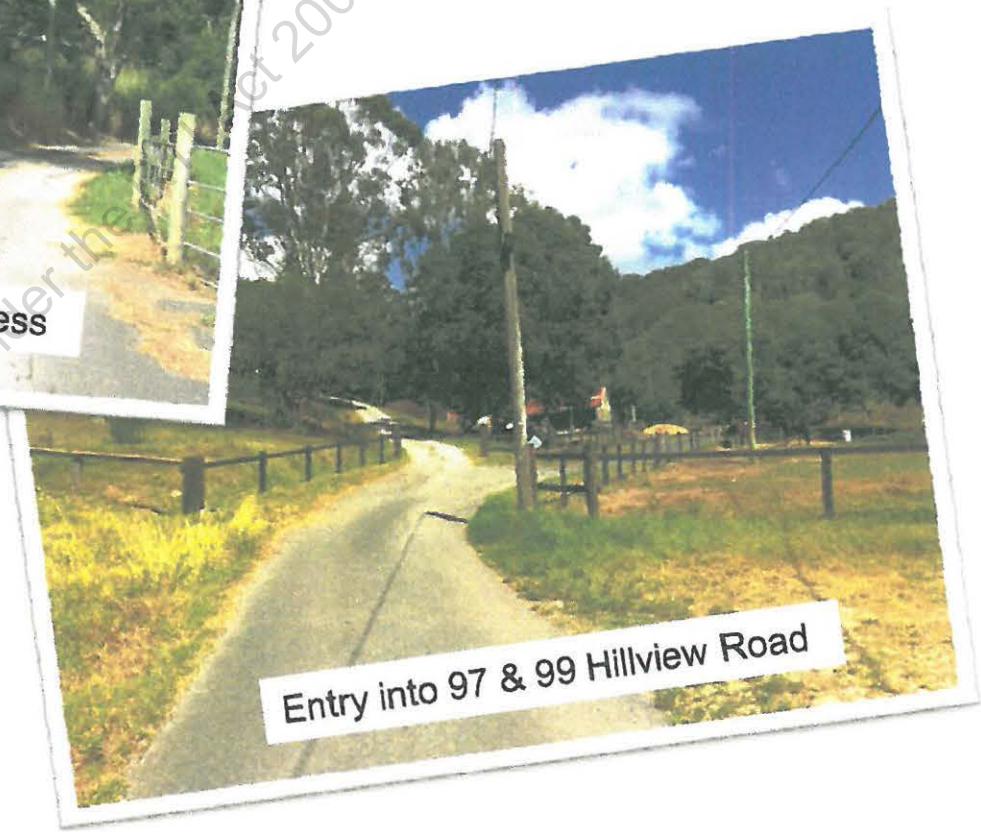
- The two properties to the north have full legal access via Hillview Road, which was established in 1906.
- These property owners have also applied to have the Road permanently closed.
- Because of Main Roads decisions and excavations in the 60's and 70's the land has never since been able to be used as Road or even as a walking track.
- Queensland Fire and Emergency Services have confirmed the area is of no use for fire-fighting purposes.
- The Road has never been a Regional corridor through Mt Cotton; it has always been a dead end.

BARRO GROUP

Established Northern Lot Access



Entry into 97 & 99 Hillview Road

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Release

BARRO GROUP

The Land and the Law

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- The Road was included in the property details in the Ministers Notice of Decision to approve the quarry extension development issued on the 20th December 2013.

- It is fully understood that heavy on road and off road vehicles will use the Road as part of the approved quarry extension activities and it is not safe to allow public access in this location.

- In 2009 The Mines Department identified the need to manage risk and issued a permanent Directive to construct barriers across the Road to prevent unauthorised site access.

- Unless the Road is permanently closed, Redlands City Council and Barro Group share the responsibility to prevent access and share the liability for injury and accident.

Releas

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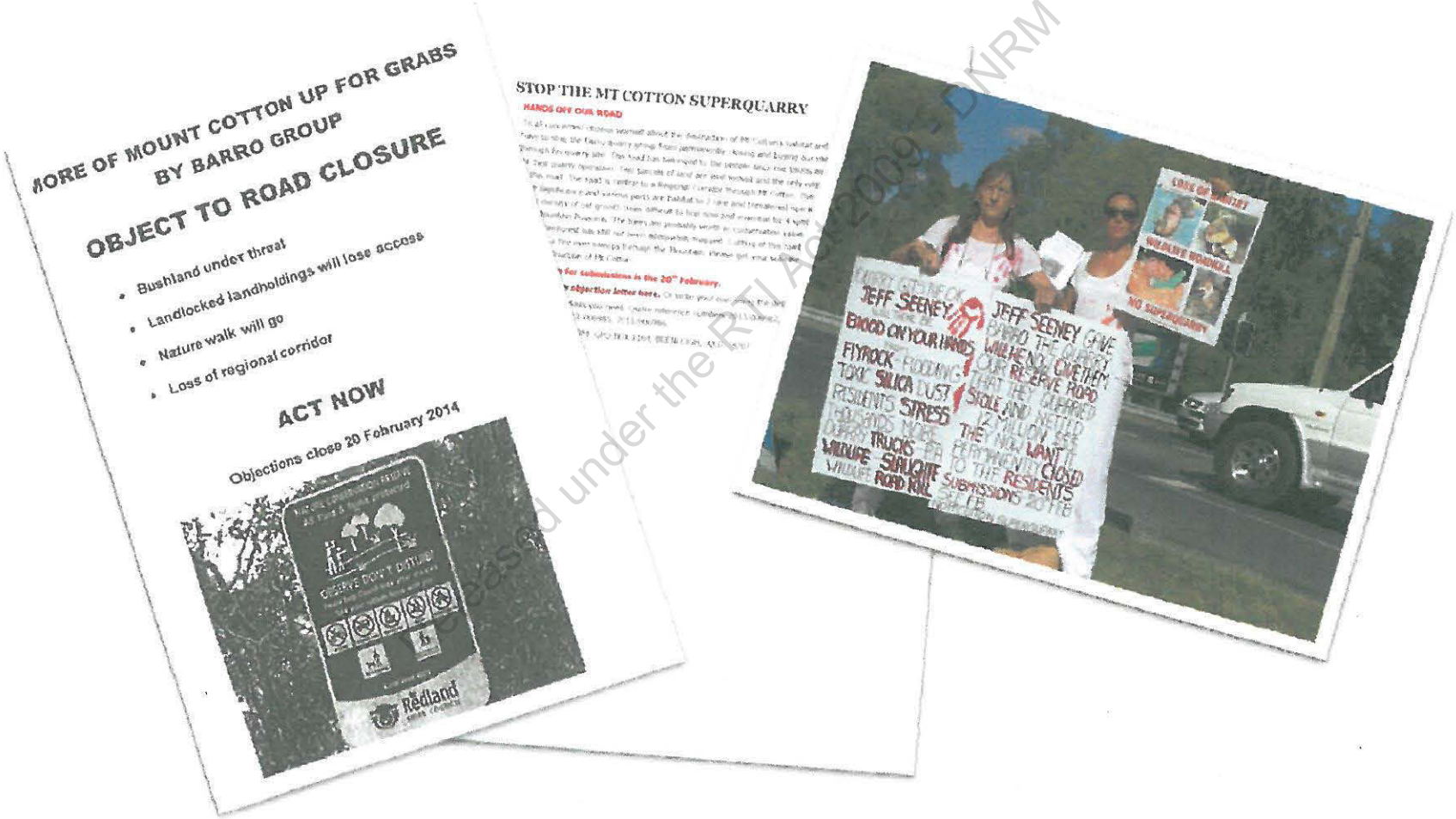
Confused objectives from Anti-Quarry protestors

BARRO GROUP



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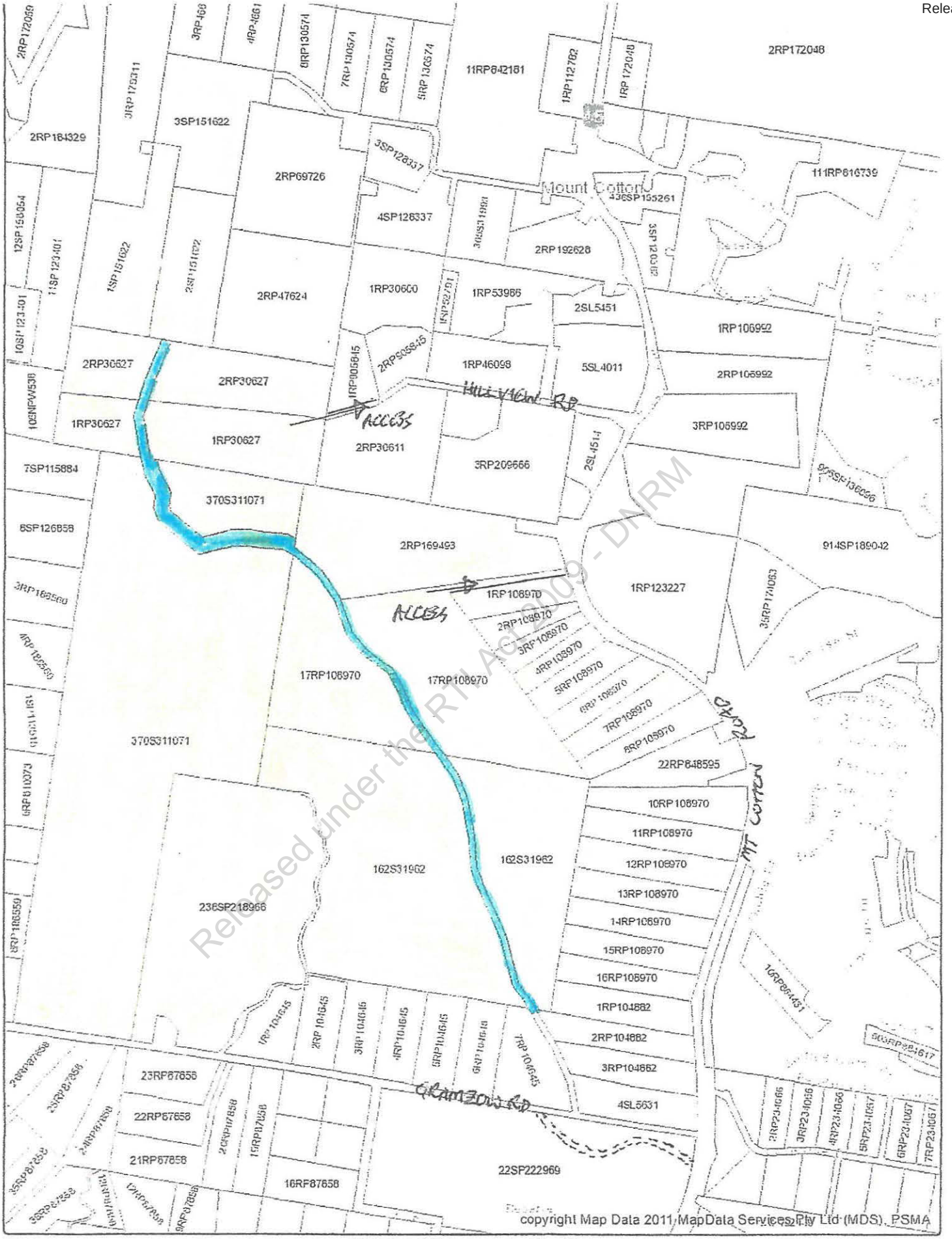
27 pro-forma objections lodged - Or an attempt to stop the quarry?



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State Planning Policy

Making or amending a local planning instrument and designating land for community infrastructure

Department of State Development

Date: 28/02/2014

Disclaimer:

0 95 190 380 570 760

Metres

LAND OWNERS SUPPORTING PERMANENT ROAD CLOSURE

PROPOSED AREA OF PERMANENT ROAD CLOSURE

Release

Released

Released under the Act 2009 - [illegible]

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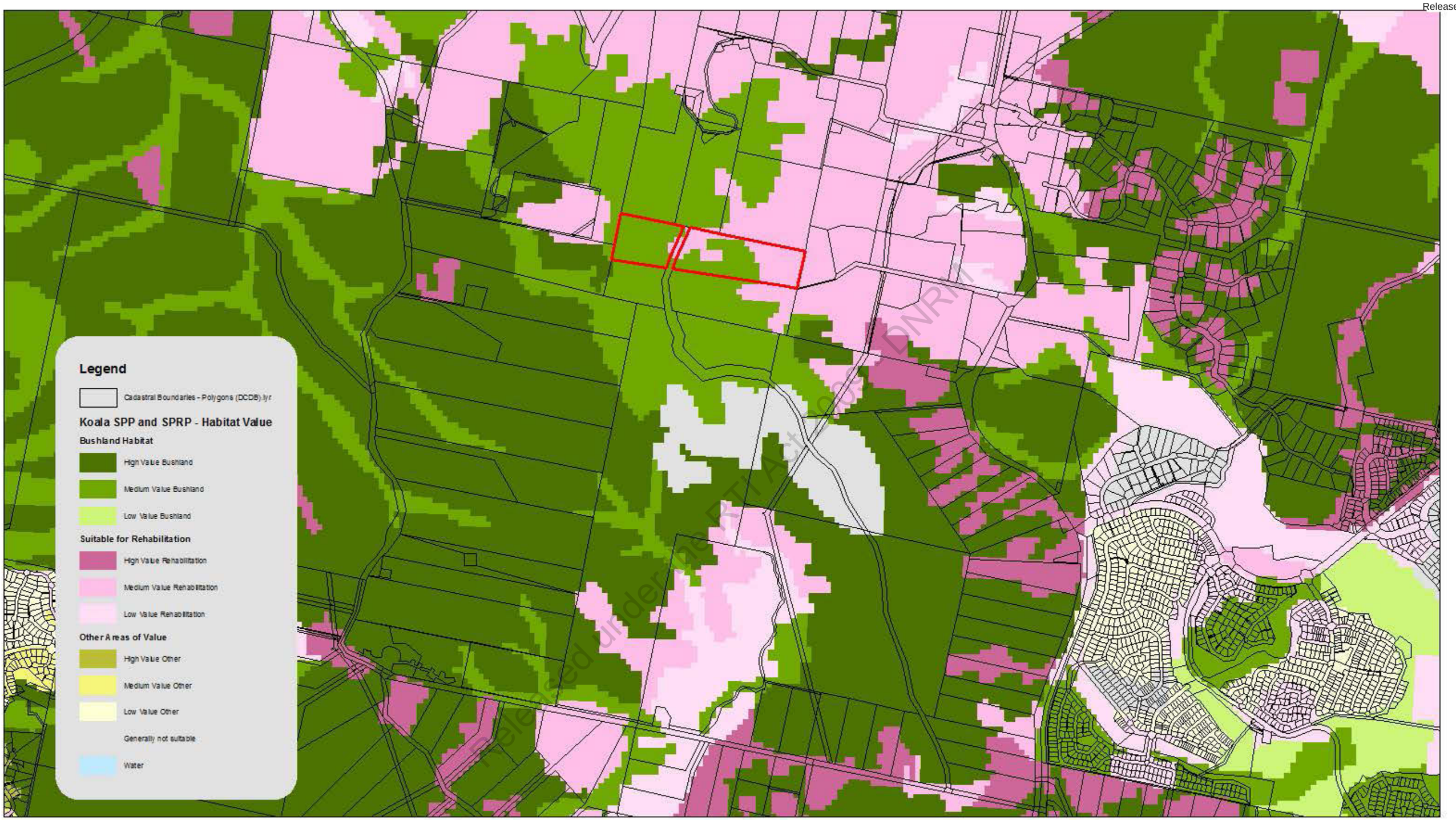

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0 200 400 600 Meters

SCALE - 1 : 16,179.56

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Cadastre:	Extracted: Jan 2014
Vegetation:	NA
Aerial Imagery:	Captured: 2012
Contours:	NA
Drainage:	NA
Datum:	Horizontal: Geocentric Datum of Australia (GDA94) Vertical: Australian Height Datum (AHD)
Locality:	N/A
Local Authority:	N/A
Produced by:	Compliance Coordination and GIS Analysis

EHP Assessment
Road closure Barro Quarry Mt Cotton

FIGURE 3 - Koala Habitat

Releas

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0 200 400 600 Meters

SCALE - 1 : 16,179.56

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Locality:	N/A
Local Authority:	N/A
Produced by:	Compliance Coordination and GIS Analysis

EHP Assessment
Road closure Barro Quarry Mt Cotton

FIGURE 2 - KRA

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Legend

Cadastral Boundaries - Polygons (DCDB).lyr

Key Resource Areas

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Cadastre:	Extracted: Jan 2014
Vegetation:	NA
Aerial Imagery:	Captured: 2012
Contours:	NA
Drainage:	NA
Datum:	Horizontal: Geocentric Datum of Australia (GDA94) Vertical: Australian Height Datum (AHD)
Locality:	N/A
Local Authority:	N/A
Produced by:	Compliance Coordination and GIS Analysis

EHP Assessment
Road closure Barro Quarry Mt Cotton

FIGURE 1 - KRA

EHP ASSESSMENT REPORT

March 2014
Biodiversity Services, Southern Region
Department of Environment & Heritage Protection

1. SITE INFORMATION

Lot/Plan	Unnamed road intersecting Lot 1 and 2 on RP30627, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970, locality of Mount Cotton.
Address	Barro Quarry Mt Cotton Road, Mt Cotton
Tenure	Road Reserve
Owner (trustee)	State Government
Area	8.034 ha
Local government	Redland City Council
EHP Assessment required for:	Dept. of Natural Resources and Mines Reference: 2013/006984 Contact: Diane McQuade, Senior Land Officer Beenleigh Office, South Region; Phone: (07) 3884 8055 Due 14 March 2014
EHP contact	Carole Rayner; ph 3330 5048 Esres.Southernescbranch@ehp.qld.gov.au

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2. PROPOSED DEALING AND USE OF THE LAND

An application has been made under the Land Act 1994 for permanent closure of an area of road of about 8.034ha being part of unnamed road intersecting Lot 1 and 2 on RP30627, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970, locality of Mount Cotton. (Refer **Figure 1**).

The permanent road closure has been initiated by the applicant being the Barro Group Pty Ltd as the registered owners of these parcels. The Barro Group Pty Ltd owns and operates the Mount Cotton Quarry, the operation consists of quarrying rock resources, with associated crushing, screen and blending and concrete batching. The Barro Group Pty Ltd has advised the quarry resources on other parcels owned by them will be exhausted in the near future and significant future quarry resources have been identified on the adjoining lands owned by the Barro Group and therefore the road closure is proposed to use these parcels.

The advice provided in this report is to inform the assessment of the application by SLAM.

3. ASSESSMENT SUMMARY AND RECOMMENDATION

A desktop assessment was undertaken to examine the mapped Department of Environment and Heritage Protection (EHP) biodiversity values present on the site. The road reserve contains biodiversity values and mapped Matters of State Environmental Significance (MSES), namely wildlife habitat for the koala. The site is located within the Koala Coast area east of Brisbane and is adjacent to the Venman's Bushland Reserve.

The site is a Key Resource area and the operator of the existing quarry intends to lodge and application to extract the quarry resource. Therefore the assessment process should consider

the koala habitat values and where these cannot be avoided, impacts should be mitigated and residual impacts offset. This quarry activity is an Environmentally Relevant Activity (ERA) under the Environmental Protection Act 1994 (EPAct). The Sate Development Assessment Provisions (SDAP) Module 4 sets out the assessment requirements for any applications sought for and Environmental Authority to operate an ERA and includes requirements to avoid, minimise and offset matters of state environmental significance (MSES) in Performance Outcome 3.

Recommendation:

EHP would prefer to see the retention of koala habitat values in this area and would support the retention of koala habitat in reserves. An appropriate tenure for the land can perhaps be determined after any development application has been assessed.

4. KEY RESOURCE AREA (KRA) and QUARRY APPROVALS

The KRA extend across some of the road reserve but not the entire length. See **Figure 2.** EHP has been involved in assessments of development applications for quarry activity on the site. Redland City Council refused the application but this was subsequently called in by the Queensland Government Planning Ministers utilising the powers the minister has in the Sustainable Planning Act to do so. The quarry was approved with conditions.

The proposed road closure does not impact the recent development approval (granted by DSDIP due to a ministerial call-in of the application) which will be converted in the future to an approval to conduct environmentally relevant activities, as the footprint of the approved quarrying activities is outside the road reserve. The activity does however require the movement of quarry materials across the road reserve for despatch from the site. In October 2008 the community made a complaint to the then Department of Natural Resources and Water regarding the quarrying of materials in the road reserve without the appropriate Quarry Material Allocation. The matter was investigated and action was taken to recover the royalties for the quarry materials.

The local community does not currently have access to the section road reserve with traverses Barro's property due to Workplace Health and Safety considerations (ie it is an active quarry) however this may not always have been the case as there are indications in previous correspondence that members of the public have used the road reserve as a kind of nature trail. Some people in the local community have a keen interest in the road reserve and its role in potentially preserving local environmental values whilst it remains in its unformed state.

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5. MAPPED BIODIVERSITY VALUES - DESKTOP

Matters of State Environmental Significance

The site is mapped as containing the following MSES:

Wildlife Habitat

- The road reserve is mapped as Essential Habitat for koalas (RE 12.11.5) and for Macadamia nut (12.11.5) except in the vegetated section adjoining lot 162 and where quarrying works have taken place in Lot 17.

- Then section of the road, north of the cleared and quarries road reserve is almost wholly classified as Medium Value Bushland in EHP's Koala Habitat mapping, except for a small section of regrowth within Lot 2 RP30627. The section south of the quarried area is wholly

classified as High Value Bushland. As a consequence, the site has been mapped as **wildlife habitat** for an **endangered fauna species (**the koala) classified vulnerable under both the state *Nature Conservation Act 1992* (NCA) and federal *Environment Protection and Biodiversity Conservation Act 1999* (EPBC). Refer **Figure 3.**

- Further supporting this MSES wildlife habitat classification **protected animals** records - Wildnet Conservation Significant Animal Records - are mapped within a 300 metre buffer to the site:
    - *Phascolarctos cinereus* – Koala (southeast Queensland bioregion) (vulnerable EPBC and NCA)

- A **vulnerable species** under the EPBC is a Matter of National Environmental Significance. Any potential development of the site would need to take this into account. An ecological survey of the site would need to be undertaken to determine the presence of the species and whether assessment is required under the EPBC.

Regulated Vegetation

- Except for the cleared area where quarrying works have taken place in Lot 17, the road reserve is almost entirely mapped as a Category A or B area of Regulated Vegetation under the *Vegetation Management Act 1999* (VMA) that is a least concern regional ecosystem. Category B areas are Remnant Vegetation.

- The underlying classification for the remnant vegetation within the road reserve is Least Concern Regional Ecosystems RE12.11.3 and RE12.11.5, in both heterogeneous and homogenous polygons.

- 12.11.3 - *Eucalyptus siderophloia, E. propinqua +/- E. microcorys, Lophostemon confertus, Corymbia intermedia, E. acmenoides* open forest on metamorphics +/- interbedded volcanics

- 12.11.5 - *Corymbia citriodora subsp. variegata, Eucalyptus siderophloia, E. major* open forest on metamorphics +/- interbedded volcanics

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Habitat Corridors/Further Information

Connectivity

- Currently, the road reserve and the habitat contained within is highly connected with adjacent sites. The quarry has current applications approved but not for the section of the site containing the raod reserve and so there is still significant habitat areas connecting to Venman's Bushland Reserve to the west.

Redland City Council Planning Scheme

- The Redlands Planning Scheme maps the road reserve as Conservation.

Biodiversity Planning Assessment

- The road reserve is mapped under the SEQ Biodiversity Planning Assessment v3.5. as having State Biodiversity Significance and is within a regional biodiversity corridor. This is a non-statutory tool that helps inform biodiversity assessments and planning processes.

Protected Plants

- If a proposed activity involves the taking of endangered plant species in the wild, a clearing permit may be needed under the Nature Conservation Act 1992 (NCA). The Nature Conservation (Protected Plants) Conservation Plan 2000 and the Nature Conservation

Regulation 1994 also apply to the clearing of protected plants in the wild. These are separate to vegetation clearing permits required under the VMA.

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APPENDIX 1 MAPS

Figure 1: Site map

Figure 2: KRA map

Figure 3: Koala Habitat map

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eLVAS Submission Report
For Case id: 2013/006984

Submission Details

Type: Submission
Title: Submission -Extension for Views
Created: 10-Mar-2014
Submitted: 10-Mar-2014 **Submitted By:** McQuade, Diane

Actioning Officer's Recommendation:
2013/006984

Email received from Redland City Council this afternoon in relation to the views requested on 10th January 2014 to the permanent road closure at Mt Cotton lodged on behalf of the Barro Group. The views requested are due today 10 March 2014 and Council have requested an extension of time to provide their views up to 5pm Thursday 13th March 2014. The officers have drafted a submission and they are in the process of having it authorised by the Councillors and have requested the extension to liaise with their Councillors.

Diane McQuade

Optional Recommendation Document:
None

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Documents

Component	Document Type	Title	Received/Sent
	Maps/Plans/Sketches	Dwg 14-003	6-Jan-2014
	Incoming email	email from Redland City Council request EOT for vi	10-Mar-2014

Case issues

No case issues

Case notes

No case notes

Applications

Application Id	Application Type	Status	Primary
1	Permanent Road Closure	Approval to Advertise	Y

No Decision

No Actions

Additional comments

approved to provide an extension of time to council to provide views on the PRC application

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Reference number : 2013/006984, 2013/006985, 2013/006986

Declaration that application for closure posted on road proposed to be closed.

I/We, Barro Group Pty Ltd

of 191 Drummond Street, Carlton Vic 3053

do hereby declare that the Notice of Application for the closure of about 6.82 hectares being part of unnamed road intersecting, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970 (parish of Redland, locality of Mt Cotton) and shown as Road Proposed to be Permanently Closed on Drawing 14/003 as advertised in the Government Gazette of 10 January 2014, has been conspicuously posted on or near that Road and has been maintained in such position, for a period of six (6) weeks from **13 January 2014 to 20 February 2014**, in accordance with Section 100 of the *Land Act 1994*.

Dated at Carlton, Vic this 26th day of February 2014.

sch4p4(6) Personal information

Signature

Signature

DAN PETER ALEXANDER

Full Name of Signature

sch4p4(6) Personal information

Full Name of Signature

sch4p4(6) Personal information

Witness

sch4p4(6) Personal information

Witness

MONICA CASAUCA

Full Name of Witness

MONICA CASAUCA

Full Name of Witness

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Queensland Government

Department of Natural Resources and Mines

Author Diane McQuade
File / Ref number 2013/006982, 2013/006983, 2013/006984
2013/006985, 2013/006986
Directorate / Unit State Land Asset Management
Phone (07)38848055

10 January 2013

Barro Group Pty Limited
1513 Mt Cotton Road
MT COTTON QLD 4165

Attention: Mr Greg Matthews
Quarry Manager

Released under the RTI Act 2009 - DNRM

Dear Mr Matthews

APPLICATION FOR PROPOSED PERMANENT ROAD CLOSURE – ABOUT AREAS TOTALLING 8.034 HECTARES BEING PART OF UNNAMED ROAD INTERSECTING LOT 1 AND 2 ON RP30627, LOT 370 ON S311071, LOT 162 ON S31962 AND LOT 17 ON RP108970 – LOCALITY OF MOUNT COTTON AS PER DWG 14/003

Enclosed are copies of a Notice published in the Government Gazette of 10 January 2014 (copy attached) relative to an application for the proposed road closure for all applications lodged on behalf of the Barro Group Pty Limited and as per drawing 14/003 being the total area of about 8.034 hectares being unnamed road intersecting the abovementioned parcels. The enclosed laminated notices are for display on the area of road as advertised.

- These laminated notices are to be placed, in conspicuous positions, immediately on or near each end of the road advertised. The notices must be maintained in such positions up to and including **20 February 2014**, being the latest date for objections.

If the road is a formed form, care should be taken to place the notices in a position that will not create a dangerous situation or prevent public use of the road.

At the expiration of the objection period and before 7 March 2014, the enclosed declarations must be executed to confirm that the requirements of the *Land Act 1994* in respect of posting and maintaining the laminated notices have been complied with. The executed declarations must be returned to this Office.

Postal :
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Telephone (07)38848055
Fax: (07)38848079

Please arrange for the insertion (once only) of the attached draft notice in the public notices section of the specified newspaper prior to **17 January 2014**. It is stressed that no alteration is to be made to the draft notice.

By 7 March 2014 it will be necessary for you to advise the Department in writing that the notice was inserted in the specified newspaper. This advice must include a copy of the entire page of the newspaper, showing the notice and the date and name of the newspaper.

- Unless the following documents are submitted to the Department by before 7 March 2014, no further action will be taken to investigate the application –

    1. the declarations (will need to be signed by the registered owners of all parcels involved therefore there are 3 declarations regarding the posting of the laminated notices on the road for a period considered satisfactory by the Minister administering the *Land Act 1994*; and

    2. a copy of the entire page (showing newspaper header and footer with dates of publication) of the newspaper in which the notice appeared.

- Provided all the requirements are satisfied the Department will arrange for an Officer to inspect the subject road area and furnish a report and recommendation to this Office, taking into account any objections which may have been received.

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

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

Please quote reference number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986 in any future correspondence.

Yours sincerely

sch4p4(6) Personal information

Diane McQuade
Land Administration Officer

Encl. Gazette Notice dated 10 January 2014
Advertisement for newspaper
Declarations for advertising x 3
Laminate Notices

Released under the RTI Act 2009 - DNRM

Relea

Land Act 1994

OBJECTIONS TO PROPOSED ROAD CLOSURE NOTICE (No 01) 2014

Short title

1. This notice may be cited as the *Objections to Proposed Road Closure Notice (No 01) 2014*.

Application for road closure [s.100 of the Act]

2. Applications have been made for the permanent closure of the roads mentioned in the Schedule.

Objections

3.(1) An objection (in writing) to a proposed road closure mentioned in the Schedule may be lodged with the Regional Service Director, Department of Natural Resources and Mines, at the regional office for the region in which the road is situated.

(2) Latest day for lodgement of objections is **20 February 2014**.

(3) Any objections received may be viewed by other parties interested in the proposed road closure under the provisions of the *Right to Information Act 2009*. If you lodge an objection, please include in your objection letter whether you would like to be consulted if this issue becomes the subject of an access request under the *Right to Information Act 2009*.

Plans

4. Inspection of the plans of the proposed road closures may be made at-

(a) the Department of Natural Resources and Mines Offices at Rockhampton, Beenleigh, Bundaberg, Gympie and Warwick; and

(b) the Local Government Offices of Gladstone Regional, Logan City, Redland City, Bundaberg Regional, Gympie Regional and Goondiwindi Regional;

for a particular plan in that district or that local government area.

SCHEDULE

PERMANENT CLOSURE

Central Region, Rockhampton Office

1 An area of about 6.37 ha being part of an unnamed road abutting the eastern boundary of Lot 1 on SP238753 (parish of Mt Larcom, locality of East End) and shown as plan of proposed road to be permanently closed on Drawing 13/036. (2013/005161)

South Region, Beenleigh Office

2 An area of about 845 m2 being part of Quinton Court separating Lot 930 from Lot 931 on RP222656 (parish of Boyd, locality of Mount Warren Park) and shown as road proposed to be permanently closed on Drawing 13/248. (2013/006790)

3 Areas totalling about 8.034 ha being part of the unnamed road intersecting Lot 1 and 2 on RP30627, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970; and separating Lot 17 on RP108970 from Lot 2 on RP169493 (parish of Redland, locality of Mount Cotton) and shown as road proposed to be permanently closed on Drawing 14/003. (2013/006982, 2013/006983, 2013/006984, 2013/006985 and 2013/006986)

South Region, Bundaberg Office

4 An area of about 5587 m2 being part of Garden Street abutting the northern boundary of Lot 1 on RP890925 (parish of Bundaberg, locality of Bundaberg West) and shown as road proposed to be permanently closed on Drawing 13/246. (2013/006764)

South Region, Gympie Office

5 An area of about 3870 m2 being part of the road abutting the northern boundary of Lot 2 on RP134682 (parish of Glastonbury, locality of Langshaw) and shown as road proposed to be permanently closed on Drawing 13/235. (2013/006393)

South Region, Warwick Office

6 An area of about 15.4 ha being the roads intersecting Lot 37 on SP216655 and separating Lot 37 on SP216655 from Lot 1 on SP178932 and Lot 55 on CVE111 (parish of Beebo, locality of Beebo) and shown as proposed permanently closed road on Drawing DD2013_194. (2013/005658)

ENDNOTES

1. Published in the Gazette on 10 January 2014.
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Natural Resources and Mines.

Gov. Gaz., 10 January 2014, No. 4 page 16

Brisbane

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Released under the RTI Act 2009 - DNRM

Reference number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986

ADVERTISEMENT

NEWSPAPER:	Redland Times
DATE:	To be inserted once only prior to **17 January 2014**
SPACE:	Single Column - Set solid.
CLASSIFICATION:	Public Notice Column.

PROPOSED PERMANENT ROAD CLOSURE

Attention is directed to an application for Permanent Road Closure being areas totalling about 8.034 ha being part of the unnamed road intersecting Lot 1 and 2 on RP30627, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970; and separating Lot 17 on RP108970 from Lot 2 on RP169493 (parish of Redland, locality of Mount Cotton) and shown as road proposed to be permanently closed on Drawing 14/003 in the manner specified in the Government Gazette of 10 January 2014.

A copy of the notification and of the drawing in illustration may be viewed at Redland City Council Chambers, Cleveland and Department of Natural Resources and Mines (DNRM), 32 Tansey Street, Beenleigh Qld 4207.

Objections to the application must be in writing and submitted to DNRM Beenleigh Office, PO Box 1164, Beenleigh Qld 4207 no later than 20 February 2014.

Any objections received may be viewed by other parties interested in the proposed road closure under the provisions of the *Right to Information Act 2009*.

For further details contact the DNRM Beenleigh Office, on (07)38848055 quoting reference numbers 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986.

Released under the RTI Act 2009 - DNRM

Reference number : 2013/006984, 2013/006985, 2013/006986

Declaration that application for closure posted on road proposed to be closed.

I/We, Barro Group Pty Ltd

of 191 Drummond Street, Carlton Vic 3053

do hereby declare that the Notice of Application for the closure of about 6.82 hectares being part of unnamed road intersecting, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970 (parish of Redland, locality of Mt Cotton) and shown as Road Proposed to be Permanently Closed on Drawing 14/003 as advertised in the Government Gazette of 10 January 2014, has been conspicuously posted on or near that Road and has been maintained in such position, for a period of six (6) weeks from **13 January 2014 to 20 February 2014**, in accordance with Section 100 of the *Land Act 1994*.

Dated at Carlton, Vic this 26th day of February 2014.

sch4p4(6) Personal information

Signature

IAN PETER ALEXANDER

Full Name of Signature

sch4p4(6) Personal information

Witness

MONICA CASAUCA

Full Name of Witness

sch4p4(6) Personal information

Signature

sch4p4(6) Personal information

Full Name of Signature

sch4p4(6) Personal information

Witness

MONICA CASAUCA

Full Name of Witness

Released under the RTI Act 2009 - DNRM

MEETING POINT

GENT 40'S seeks non smoker female traveller for trip around England in April Phone 0419 729 790

PETS

Dirty Dog Mobile Washing & Grooming
eXpress Hydrobath, Dog Grooming,
Dog Walking, Dog holiday care
Ph 0412 835 362 or 3824 4905

IS YOUR DOG HOT?
I Can Help You
With Dog Washing and Grooming.
Call to book. 6 yrs exp. Deb 0406 197 587

PUBLIC NOTICES

Relocation of Street Posting Box

Australia Post proposes to relocate the red street posting box (369A) on the Cnr Donald Rd/Collins St, Redland Bay to Red Edge Shopping Centre, 30 Cypress Street.

Relocation is scheduled for 12/1/14.

If you have any enquiries, please contact Australia Post on telephone 13 13 18.

Certain work defined as 'building work' in the QBCC legislation may only be undertaken by licensed contractors or, if undertaken by unlicensed contractors, only to the value of $3,300.

However, work falling outside that definition may be performed by unlicensed contractors and is not subject to any value limit.

To check whether a contractor holds a QBCC licence visit www.qbcc.qld.gov.au or call the QBCC on 1300 272 272.

PROPOSED PERMANENT ROAD CLOSURE

Attention is directed to an application for Permanent Road Closure being area totalling about 8.034 ha being part of the unnamed road intersecting Lot 1 and 2 on RP30627, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970, and separating Lot 17 on RP108970 from Lot 2 on RP169493 (parish of Redland, locality of Mount Cotton) and shown as road proposed to be permanently closed on Drawing 14/003 in the manner specified in the Government Gazette of 10 January 2014.

A copy of the notification and of the drawing in illustration may be viewed at Redland City Council Chambers, Cleveland and Department of Natural Resources and Mines (DNRM), 32 Tansey Street, Beenleigh Qld 4207.

Objections to the application must be in writing and submitted to DNRM Beenleigh Office, PO Box 1164, Beenleigh Qld 4207 no later than 20 February 2014.

Any objections received may be viewed by other parties interested in the proposed road closure under the provisions of the *Right to Information Act 2009*.

For further details contact the DNRM Beenleigh Office, on (07) 38848055 quoting reference numbers 2013/006982, 2013/006983, 2013 /0066984, 2013/006985, 2013/006986.

POSITIONS VACANT

BRISBANE & BAYSIDE FAMILY DAYCARE
Require Early Childhood Educators in Redland Bay, Mt Cotton, Victoria Pt & Thornlands to work from home. Support & Training provided. Excellent income.
3393 4444
www.brisbaneandbaysidefamilydaycare.com

SIRROMET
★★★★★
A FIVE STAR WINERY

Casual Cleaner

As Cleaner your aim is to ensure all common areas of the property and outdoor food areas are always clean and tidy and ultimately compliment the high quality food, wine and entertainment Sirromet Wines represents and offers to every customer.

The person we are seeking needs to have a keen eye for detail and regular tasks would include dusting, vacuuming, mopping, cleaning of toilets, polishing glass and any other associated duties.

Experience in a similar role is a major advantage but not essential, but you must be flexible and willing to undertake a variety of cleaning tasks, present well and possess a friendly and engaging personality, have your own transport, and be available to work 25-30 hours per week including weekends.

To apply for this position please email your resume to hrm@sirromet.com

POSITIONS VACANT

CLEANER SCHOOL

Reg'd with own ABN & have exp. Up to 3 hrs/day, 3pm - 6pm, $18 p/hr. Vic Pt area.
Call 0431 334 744

Concrete Pump Operator

Req for late model boom pump at Lindum depot. Full time position available after qualifying period.
Ph Bruce Bayside Concrete pumping 0433 443 381

Domestic Cleaner

10 - 15 hrs per week. I am looking for a reliable, efficient & conscientious cleaner.

Experience not necessary as full training will be given. Own transport required.

Call Denise on 0421 352 340

Exp Trowel hand/tradesman

required for cement rendering. Must be reliable & have white card. Have own transport. Willing to work long hours.
Ph 0412 697 202

Experienced Motor Mechanic

Experienced Motor Mechanic required. Specialising in Toyota Hiace. Hours vary and must be available weekends / after hours. Agreed conditions / salary apply.

Email resume to:
admin@brisbanemaxitaxis.com.au

Full Time Reception/Admin Assistant

Share Bayside Inc is seeking a self-motivated individual who will be responsible for providing frontline communication and support. The predominant function of the role is reception duties, filing and provision of general administration support.

Applicants require:
- Self motivation and initiative
- Attention to detail
- Intermediate skills in Microsoft Office Suite
- Empathy for people with a disability
- Strong understanding of privacy, dignity and confidentiality

Email business@shareinc.net for a position description. Closing date 31 January 2014.

HAIRDRESSING APPRENTICESHIP

1ST or 2ND Stage - Full time position

We are looking for an enthusiastic, well-presented, fashion conscious person to embark on a hairdressing career.

You need to have a passion for hairdressing and fashion. You must also have a genuine interest in people and enjoy looking after them with excellent communication skills.

We provide extensive training and above award wages in a happy, friendly but professional environment.

Must apply in person with your resume to Maureen or Tara S.

Hair Do We Do
Shop 7 Waterloo Centre
Cnr Queen & Waterloo Street, Cleveland
Ph. 3286 1992 or 0412 463 571
hairdowedo@optusnet.com.au
Previous applicants need not apply.

Nurseryhand Position

Approx 35 hrs pw. General Nursery Duties. Must have Nursery experience.
Email resume to:
rainforest@futureweb.com.au

OFFSIDER

For whitegoods & furniture truck. Junior wage applies. 10 day fortnight, approx 40hrs p/w, Fit, strong, neat & tidy.

Ph 0421 602 789 after 8am

Off-sider Required

To assist in gutter mesh install. Able to work at height. Mature person preferred. Must have own accident insurance & ABN.

Call David 0412 891 356

Spray Painter

First class Tradesman for smash repairs to start New Year.
Phone 3207 7944

POSITIONS VACANT

PART-TIME BOOKKEEPER QUICKBOOKS

Cleveland software company, two days 10 hours week, Bank reconciliations, invoicing, general office duties.

Please send CV to:
admin@gobookings.com.au

TAFFY FINANCE PTY LTD

Receptionist/Office Junior

Taffy Finance Cleveland is looking for a Receptionist / Office Junior to join our team. Experience is not necessary, but a strong work ethic, commitment to excellent customer service and a willingness to learn are essential. Award rates apply.

Please apply with resume directly to:
redlands@taffyfinance.com.au

Salespeople
Automotive Retail
Keema Automotive Group

Due to the rapid expansion of Keema Cars in South East Queensland, we are currently seeking proactive, positive people to share in the excitement and unique participative culture of Keema Cars. If you're an honest and passionate person with car sales exp, or maybe you're a retail/hospitality guru looking for a new challenge, then please contact me ASAP!

Jason 0417 317 417
or email:
careers@keema.com.au

Senior Service Technician
Min 5 yrs experience

Critical Cooling, a leading mechanical engineering company is seeking a Senior Service Technician.

Reporting to the Service Manager, the main focus will be to carry out preventative and routine maintenance, fault finding, servicing, mechanical repairs.

We are looking for a committed technician with the ability to assist with continued growth of the company.

$$ negotiable depending on level of experience. This is a permanent position with growth in the company intended.

Must be a current Australian Resident.

If interested, please apply now and send a cover letter outlining why you would be an asset to the company. Please forward this with your resume to:

admin@criticalcooling.com.au

Only the applicants required for an interview will be contacted.

Taxi Driver and Silver Service Driver

Full time days and full time nights and casual. Wakerley change over.
Phone Ray 0408 749 106

Travel 60K Plus

Portrait Photographic Team (suit couple with no ties), Travel NSW, VIC, SA town to town. Experience not necessary. All training provided. Other states once experienced.

You will require a reliable car and something to sleep in. Assistance with equipment provided. Retainer/commission/ bonuses.

Capalaba 07 3823 2221 or 0418 959 627

WANT TO EARN EXTRA $$ FROM HOME?

Help keep our community informed & support local business by becoming a folder/deliverer of Bayside Bulletin and The Redland Times.
Must be reliable and have own car.
Ph: 3245 4023 during office hours or leave a message and we will contact you.
Redlands Media Distributors

POSITIONS VACANT

'EMPLOYERS!'

Notify unsuccessful applicants that your position has been filled ...
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POSITIONS WANTED

BEFORE/AFTER School Educator/Nanny Fully Qualified 20+ yrs exp $25hr Ph 0438 939 396

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Over 25yrs Recruitment experience

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May involve the purchase of stock, a kit or capital outlay and may be on a commission only basis.

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Ashfield Ballet School

Nicole Ashfield
Registered Teacher RAD
Examiner A.T.O.D. Ltd
Diploma Australian Ballet School
Hayley Ashfield-Predl
Bachelor of Arts (Dance) QUT
Examiner A.T.O.D. Ltd

- Classical Ballet
- Tap ■ Contemporary
- Jazz and Modern Dance
- National Character
- Hip Hop

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Enquiries and 2014 new enrolments:

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0411 037 331
email: info@ashfieldballet.com.au

www.ashfieldballet.com.au

Barrick Ballet Academy

Principal: Leah Belford

● Classical Ballet ● Tap ● Jazz
● Hip Hop ● Contemporary
● Tiny Tots

Studios:
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Enquiries & Enrolments
Phone: 0417 621 375
E: info@barrickballet.com.au
W: www.barrickballet.com.au

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0431 744 155 or btrainingservices.com.au

ENGLISH, Music, Japanese classes. Experienced teacher. Excellent, fun. Ph. Christine 0467 792 955

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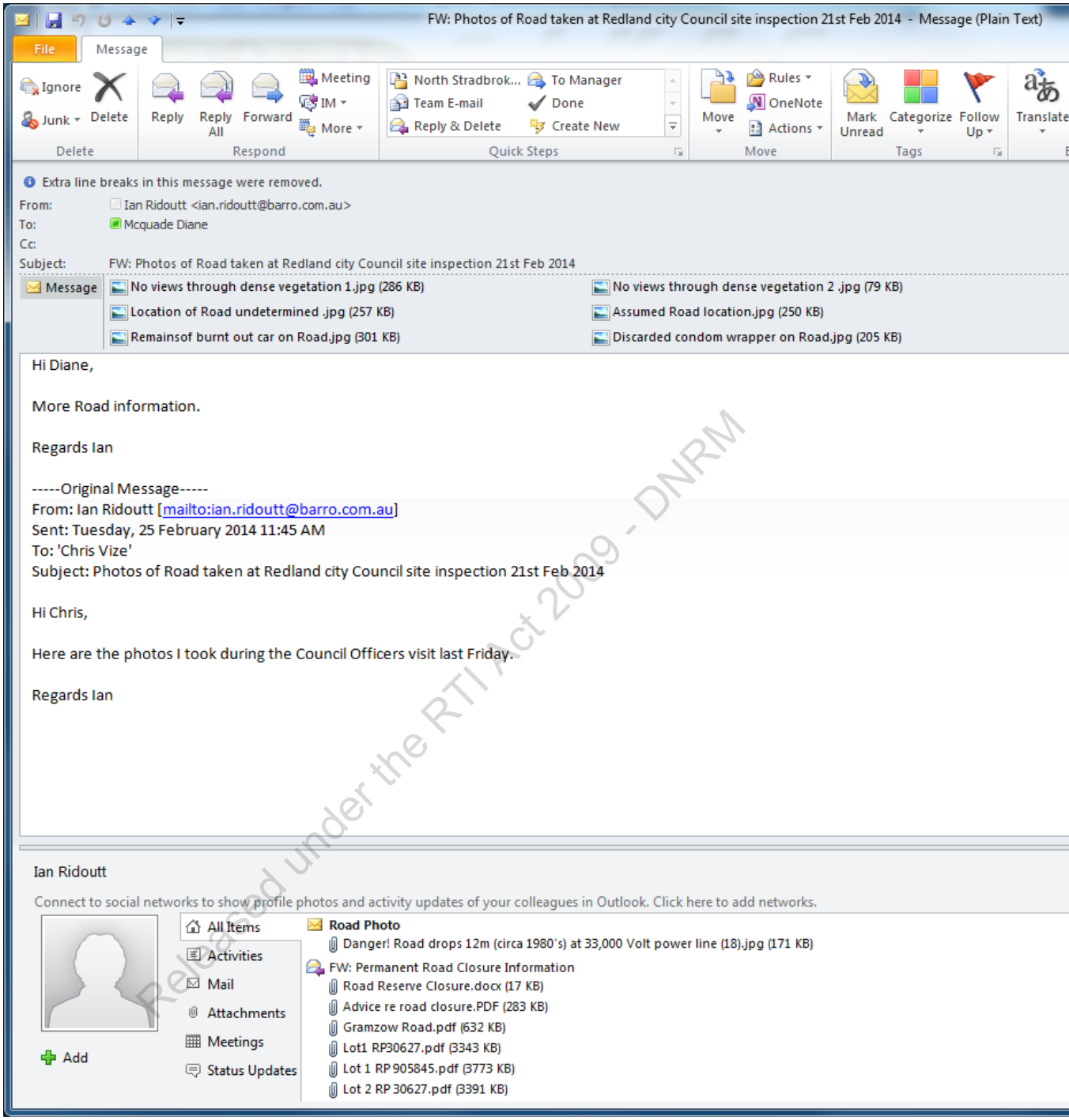

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Release

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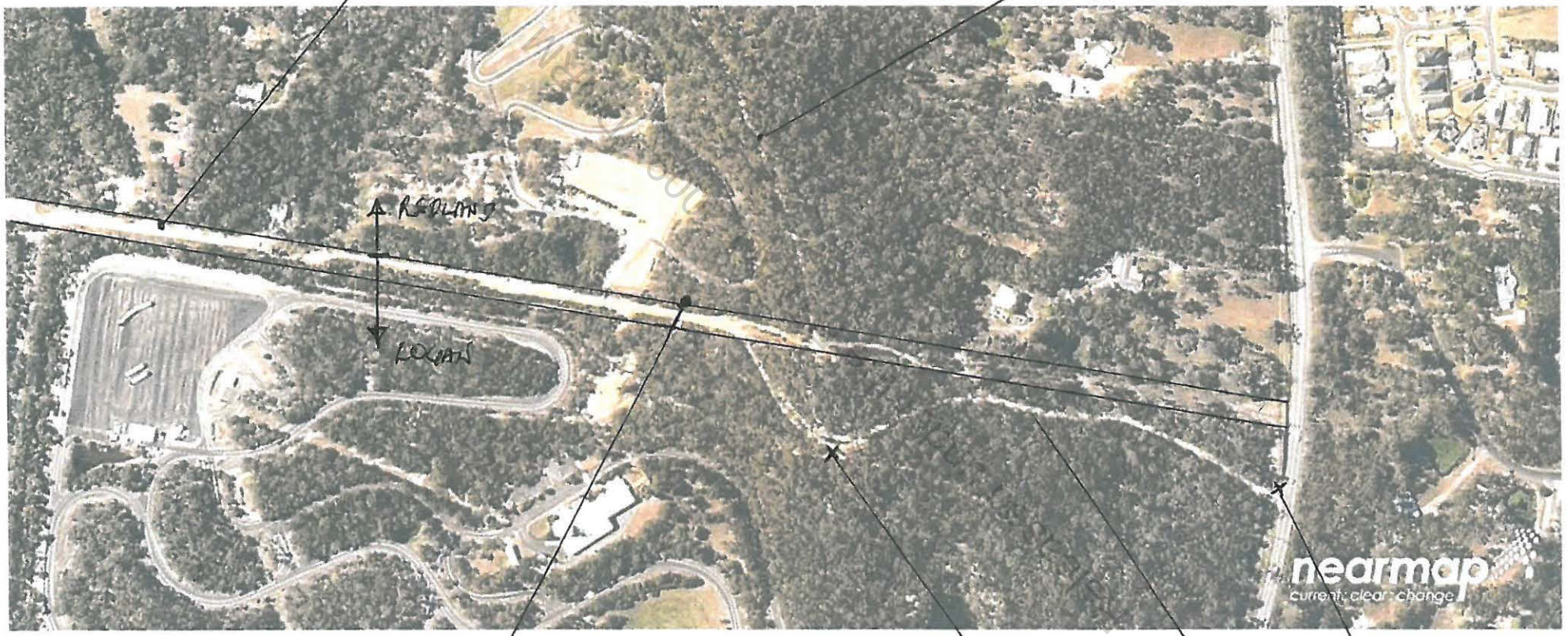
Released under RTI



REDLAND CITY BOUNDARY IS THE NORTH SIDE OF THE GRAMZOW ROAD EASEMENT.

WELCOME TO REDLAND CITY SIGN. (IN LOGAN CITY COUNCIL)

TRACK TO HILLCLIMB SITE ON MT COTTON DRIVER TRAINING CENTRE LAND.

LOCATION OF SIGNS IDENTIFIED BY BAGLISH + CO. (IN LOGAN CITY COUNCIL)

Release

CURRENT TITLE SEARCH
NATURAL RESOURCES AND WATER, QUEENSLAND
Request No: 5080509
Search Date: 13/10/2008 12:27 Title Reference: 14471009
Date Created: 15/07/1970

Previous Title: 11449006

REGISTERED OWNER		Interest
Dealing No: 701491678 13/08/1996		
GARY JOHN HEIDENREICH JOANNE ELIZABETH HEIDENREICH	JOINT TENANTS INTER SE	1/2
COLIN STILLER ROBYN GAYLE STILLER	JOINT TENANTS INTER SE	1/2
	AS TENANTS IN COMMON	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 30627
County of STANLEY Parish of REDLAND
Local Government: REDLAND

For exclusions refer to Plan RP 30627

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 10349103 (POR 366)

2. EASEMENT No 601228770 (437897) 05/12/1906
   BENEFITING THE LAND
   OVER SUB 1 OF POR 152A ON RP30613

3. MORTGAGE No 703829404 21/01/2000 at 14:07
   BANK OF QUEENSLAND LIMITED A.C.N. 009 656 740

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES AND WATER) [2008]
Requested By: D APPLICATIONS GLOBAL X

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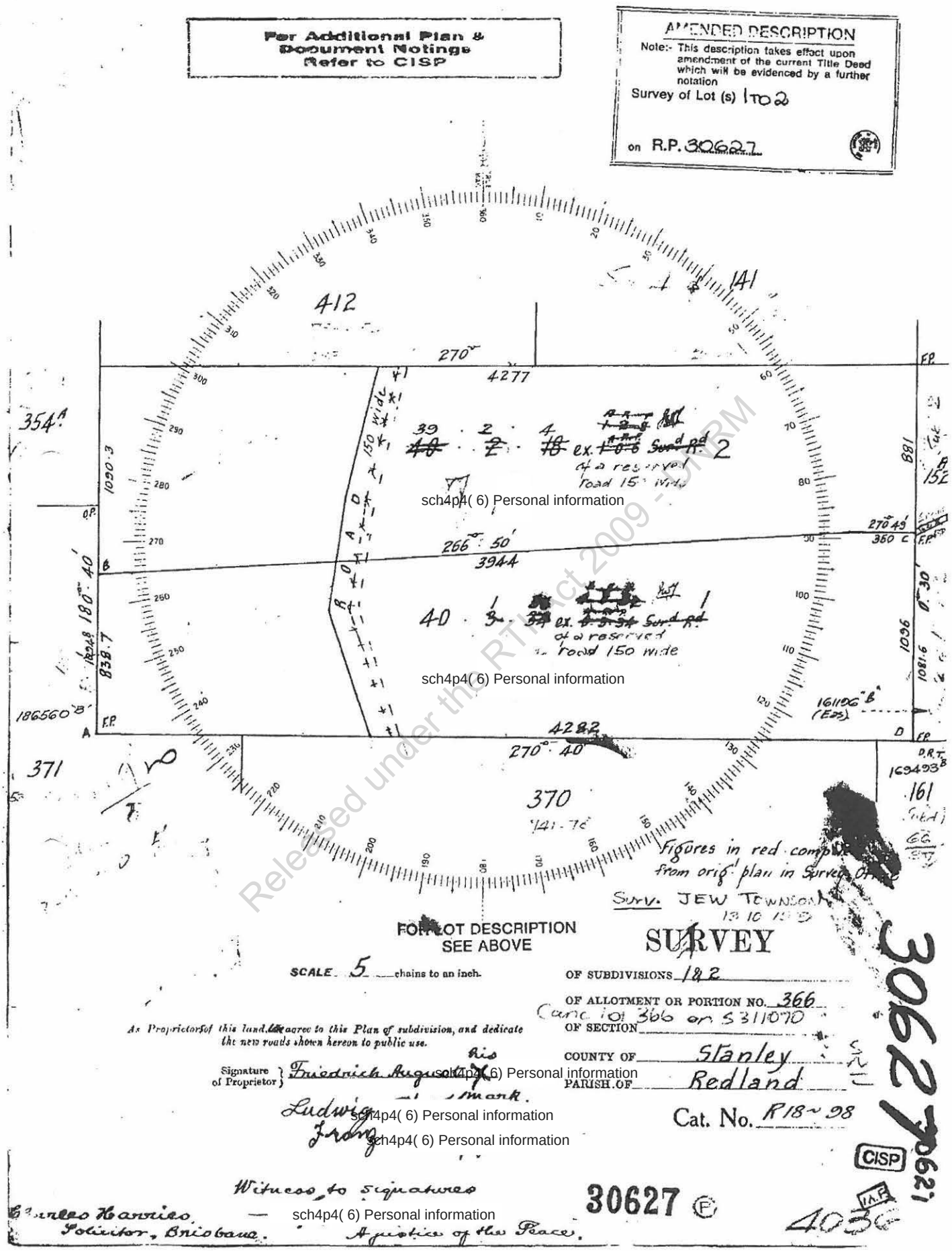
14/330 File 268 of 537



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No 437897

Grant of Easement

H. Heinemann — Grantor

C. J. Colburn — Grantee

Particulars entered in Register Book Vol. 497 Folio 64.122 the 20 day of Dec 1906 at 11 21 am

sch4p4(6) Personal information

sch4p4(6) Personal information Dep. Registrar of Titles

Lodged

Dec

601228770

437897 EASEMENT

attion mugegor

No 72574

Recd (1) deed mentioned herein

2 - 1 - 07

attion mugegor

Sales for purchase all parties

No. 760133 Transfer of the benefit and enjoyment of the within Easement to Ludwig Hermann Kopp.

Sgd T. E. Baynes

Dep. REGISTRAR OF TITLES

Bill No 760133 inside Easement

No A161113 BILL OF MORTGAGE produced 8 Dec 1931 at 3.13 p.m., registered 14 Dec 1931 from Ludwig Hermann Kopp to The National Bank of Australasia Limited to secure the payment of the monies and interest therein referred to.

RELEASE No 457971 endorsed on duplicate Bill of Mortgage produced 11 Aug 1944 at registered 1944

sch4p4(6) Personal information

No A284797 RECORD OF DEATH of Friedrich August Kopp on 9 July 1922 as appears by Certificate of Death and declaration of Identity. Produced 5 Feby 1936 at 3.33 p.m. Entered 28 August 1936

sch4p4(6) Personal information

REGISTRAR OF TITLES.

No A284798 RECORD OF DEATH of Emma Kopp on 15 September 1935 as appears by Certificate of Death and declaration of Identity. Produced 5 Feby 1936 at 3.33 p.m. Entered 28 August 1936

sch4p4(6) Personal information

REGISTRAR OF TITLES

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No. D171684 Transfer of the benefit and enjoyment of the within Easement to Selwyn Loise

sch4p4(6) Personal information

REGISTRAR OF TITLES QUEENSLAND

sch4p4(6) Personal information

No. D171685 Bill of Mortgage to Archibald Hastie and Caroline Hastie his wife

Produced D 384728 at 1.49 m.

Registered 1 Jan 1965

R M Miller

REGISTRAR OF TITLES

REGISTRAR OF TITLES QUEENSLAND

No. D384728 Transfer of the benefit and enjoyment of the within Easement to Arnold Newnham and Mabel Frances Newnham, his wife

R M Miller

REGISTRAR OF TITLES

REGISTRAR OF TITLES QUEENSLAND

No. D 888941 Transfer of the benefit and enjoyment of the within Easement to Thomas Robert Oxlee and Verena Barbara Oxlee his wife as owners of Lot 2

sch4p4(6) Personal information

REGISTRAR OF TITLES

REGISTRAR OF TITLES QUEENSLAND

BILL OF MORTGAGE to Commonwealth Savings Bank of Australia

No. D888942 PRODUCED 3 June 1970

at 9.49 a.m. RECD 16 July 1970

sch4p4(6) Personal information

REGISTRAR OF TITLES

BILL OF MORTGAGE to Arnold Newnham and Mabel Frances Newnham his wife

No. D888943 PRODUCED 3 June 1970

at 10.2 a.m. 16 July 1970

sch4p4(6) Personal information

REGISTRAR OF TITLES

RECD. 5 DEC 1906 10.36

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Grant of Easement

I HENRY HEINEMANN of Mount Cotton being the registered proprietor of an estate in fee simple subject however to such encumbrances liens and interests as are notified by memorandum endorsed hereon in all that piece of land situate in the County of Stanley Parish of Redland containing six acres one rood thirteen perches and seven-tenths of a perch more or less being portion one hundred and fifty two A and being the whole of the land comprised in Certificate of Title No.72574 Register Book Volume 497 Folio 64 in consideration of the sum of Five pounds paid to me by CLARA JANE COLBURN wife of Henry James Colburn the receipt of which sum is hereby acknowledged DO HEREBY GRANT unto the said Clara Jane Colburn her heirs and assigns FULL RIGHT AND LIBERTY for her the said Clara Jane Colburn her executors administrators and assigns as registered proprietor or registered proprietors for the time being of all that piece of land situate in the County and Parish aforesaid containing eighty acres be the same more or less being portion three hundred and sixty six and being the whole of the land comprised in Certificate of Title No. 72632 Register Book Volume 497 Folio 122 to and for her and them and her and their tenants and servants and all other persons authorised by her or them from time to time and at all times hereafter at her and their will and pleasure to pass and repass with or without horses and other animals carts and carriages over and along that piece of land described as subdivision one (easement) of portion one hundred and fifty two A in the County of Stanley and Parish of Redland containing thirty eight perches and six-tenths of a perch more or less commencing at the south corner of the portion and bounded thence on the west by part of portion three hundred and sixty six bearing 31' thirty links and three-tenths of a link on the north west by subdivision two bearing 64° 37' eight chains eighty five links and three-

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tenths of a link on the east by a road bearing 180° thirty links and two-tenths of a link on the south east by a line bearing 244° 37' eight chains eighty six links and two-tenths of a link to the point of commencement for all purposes whatsoever AND IT IS HEREBY AGREED that the said road shall be used and enjoyed by the said Clara Jane Colburn her executors administrators and assigns in common with the said Henry Heinemann his executors administrators and assigns AND the said Clara Jane Colburn doth hereby for herself her executors administrators and assigns covenant with the said Henry Heinemann that she the said Clara Jane Colburn her executors administrators and assigns and her and their tenants and servants and all other persons authorised by her or them will at all times properly close all gates and sliprails in connection with the said road IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this fourth day of December one thousand nine hundred and six.

SIGNED SEALED AND DELIVERED by the said HENRY HEINEMANN in the presence of

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sch4p4(6) Personal information

AND by the said CLARA JANE COLBURN in the presence of

sch4p4(6) Personal information

J. G. Macgregor
Sol.
Brisbane

Correct for the purpose of registration
Macgregor
Solicitors for both parties

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Annexed to Easement No. 437897 this 18th day of August 1936 for the purpose of recording memorials.

So far as relates to
CT No. 25726 Vol. 1449 Fol. 5

sch4p4(6) Personal information

REGISTRAR OF TITLES

Easement.

No. 760132 A T. & C. Bill of Sale dated 14th March 1898 produced 22 Feb 1920 at 12.20 pm by Offered 19 April 1930 from Franz Friedrich Kopp to Friedrich August Kopp and Emma Kopp his wife as joint tenants during their joint lives and to the survivor of them the sum of ten shillings per week payable [illegible]

sch4p4(6) Personal information

Transfer of the benefit and enjoyment of the within Easement to Harold John Smith and Margaret Irene Smith

sch4p4(6) Personal information

REGISTRAR OF TITLES

Easement

No. A28127 3 RECORD OF DEATH of Friedrich August Kopp on 9 July 1922 as appears by Certificate of Death and declaration of Identity. Produced 21 Dec 1935 at 10.33 a.m. Entered 28 August 1936

REGISTRAR OF TITLES.

No. A784440 BILL OF MORTGAGE produced 27 Apr 1946 at 2.26 p.m. registered 28 May 1946 from Harold John Smith and Margaret Irene Smith to The Commercial Bank of Australia Limited to secure the payment of the monies and interest therein referred to.

RELEASE No. A784440 endorsed on duplicate of Mortgage Bill 784440 Released 21 Aug 1946 at 2.26 p.m.

sch4p4(6) Personal information

REGISTRAR OF TITLES

No. A28127 4 RECORD OF DEATH of Emma Kopp on 15 September 1935 as appears by Certificate of Death and declaration of Identity. Produced 21 Dec 1935 at 10.33 a.m. Entered 28 August 1936

sch4p4(6) Personal information

REGISTRAR OF TITLES.

No. B127992 Transfer of the benefit and enjoyment of the within Easement to Allen George Cathcart and Mary Elizabeth Cathcart

sch4p4(6) Personal information

No. [illegible] Transfer of the benefit and enjoyment of the within Easement to Gordon Sumner Isaell as owner of Lot 2

sch4p4(6) Personal information

REGISTRAR OF TITLES

Easement

No. B127993 BILL OF MORTGAGE produced 15 Aug 1952 at 10.5a m. registered 29 Oct 1952 from Allen George Cathcart and Mary Elizabeth Cathcart to Commonwealth Bank of Australia to secure the payment of the monies and interest therein referred to.

Released Vide No. D111056 Prod. 14/5/57 10.50 a.m.

sch4p4(6) Personal information

REGISTRAR OF TITLES

Easement

No. A692069 BILL OF MORTGAGE produced 27 Nov 1946 at 10.30 a.m. registered 7 Feb 1947 from [illegible] to The Commercial Bank of Australia Limited to secure the payment of the monies and interest therein referred to.

RELEASE No. A692069 endorsed on duplicate of Mortgage Bill 692069 Released 27 Aug 1947 at 10.30 a.m.

sch4p4(6) Personal information

REGISTRAR OF TITLES

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No. B348030 Transfer of the benefit and enjoyment of the within Easement to Archibald Hastie and Caroline Hastie

sch4p4(6) Personal information

REGISTRAR OF TITLES

— Easement —

No. B348031 BILL OF MORTGAGE produced 21 June 1955 at 10.44 a.m., registered 2 Sep 1955 from Archibald Hastie and Caroline Hastie to The Commercial Bank of Australia Limited to secure the payment of the monies and interest therein referred to.

RELEASED No. D171623 Prod. 25 Nov 1964 Regd. 19 Jan 1965 REGISTRAR OF TITLES

sch4p4(6) Personal information

REGISTRAR OF TITLES

No. D111057 Transfer of the benefit and enjoyment of the within Easement to Douglas Allen Cathcart and Kathleen Mary Cathcart his wife as owners and occupiers of Hub. 1

sch4p4(6) Personal information

REGISTRAR OF TITLES

No. D242113 Bill of Mortgage to The Commercial Bank of Australia Limited

Produced 16 July 1965 at 11.45 a.m.

Registered 19 July 1965

sch4p4(6) Personal information

REGISTRAR OF TITLES

Released under the RTI Act 2009 - DNRM

Release

Mcquade Diane

From: Ian Ridoutt <ian.ridoutt@barro.com.au>
Sent: Wednesday, 26 February 2014 12:02 PM
To: Mcquade Diane
Subject: FW: Permanent Road Closure Information
Attachments: Road Reserve Closure.docx; Advice re road closure.PDF; Gramzow Road.pdf; Lot1 RP30627.pdf; Lot 1 RP 905845.pdf; Lot 2 RP 30627.pdf

Hi Dianne,

I have provided information to Redland City Council about the Road which I will pass on to you in a series of emails. Redland Council Officers walked the Road on Friday 21st February so they should now have a better understanding of the matter.

Regards,

Ian

From: Ian Ridoutt [mailto:ian.ridoutt@barro.com.au]
Sent: Wednesday, 19 February 2014 1:06 PM
To: 'Chris Vize'
Subject: FW: Permanent Road Closure Information

Hi Chris,

Info on the Road as discussed this morning.

Regards Ian

****

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This e-mail and any attachments may be privileged and confidential and are intended for the named addressee only. You must not disclose or use the information contained in this e-mail if you are not the intended recipient. Any confidentiality, privilege or copyright is not waived or lost if this e-mail has been sent to you in error. If you have received this e-mail in error, please notify us immediately and delete the e-mail and all copies. Barro Group Pty Ltd and its related bodies corporate [Barro] do not guarantee that this e-mail is virus or error free. The attached files are provided and may only be used on the basis that the user assumes all responsibility for any loss, damage or consequence resulting directly or indirectly from the use of the attached files, whether caused by the negligence of the sender or not. Barro is not responsible for any changes made to a document other than those made by Barro, or for the effect of any changes (not made by Barro) on a document's meaning. The content and opinions contained in this e-mail are solely those of the author and do not represent those of Barro unless expressly otherwise stated. If this is a commercial electronic message within the meaning of the Spam Act, you may indicate that you do not wish to receive any further commercial electronic messages from Barro by sending an e-mail to: barro@barro.com.au

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Release

Unnamed Road Closure Mount Cotton

Background:

- Barro Group has applied to DNRM to permanently close part of a dedicated but unformed and unused road bisecting and adjoining its property. Two other landholders to the north of Barro property have concurrently applied to permanently close the section of the road that bisects their properties.
- The location of the road in most places is impossible to determine as it unmarked by survey or fences and is unformed and unconstructed and resembles the terrain and vegetation of the surrounding freehold land. In many cases people claiming historical use of the road as a walking track is misguided and erroneous and in fact it is more likely they have strayed on to private property (Barro owned).
- The proposed total road reserve closure length is approximately 2800m of the full length which is approximately 3200m. The width of the road reserve varies between 100 links (20.12m), 150 links (30.18m) and 250 links (50.29m). DNRM advise that the area proposed to be closed is approximately 8.034 ha.
- The road reserve terminates as a dead end at the north and meets Gramzow Road reserve at the south. The road reserve is unformed, unmade and steep, mountainous and heavily timbered in many parts and dissects the operational area of Mount Cotton Quarry and Key Resource Area for a distance of 550m.
- There is no legal public access to the road reserve at either end. The northern end terminates at freehold property and the southern end meets an unmade track off Mount Cotton Road that winds up the hill over freehold land owned by the Mount Cotton Diver Training Centre. For clarity, this unmade track is not on the Gramzow Road reserve but on freehold property. The intersection of the track with Mount Cotton Road has very poor sight visibility and has been identified as being very a dangerous entry point and traffic hazard.
- The road reserve was reserved for a road circa the 1870's but never fully surveyed.
- 140 years later the road reserve has still never been fully surveyed, formed or constructed.
- Circa 1960's the southern quarry was established, possibly by the Main Roads Department, on the road reserve and as a result a 6m high vertical quarry face across the full width of the road was created which has now prevented any continuous access to the northern section of the road reserve for over 50 years.
- Since 1960's any claims of people using the road reserve are misguided and erroneous as access to the north along the road reserve is only possible by traversing around the vertical face and on to private property (Barro owned).
- Circa 1960's to 1980's the northern quarry was established by parties other than Barro Group and with it a 12m vertical drop was formed across the entire width of the road reserve further preventing access to the north without trespass on to private property (Barro owned since 1992). Circa 1990's to present the quarry has been developed by Barro in accordance with Redland Shire approved quarry working plans and a northern quarry highwall established with a 40m vertical face across the entire width of the road reserve preventing access to the north without trespass on to private property (Barro owned).

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- Circa 2000's a house was built partially on the road reserve by the most northern land owner at end of the road reserve.
- Over 100 years ago in 1906 it was determined that access to the two northern lots bisected by the road reserve was impossible via the road reserve because of the enormous construction costs associated with the length of road reserve and the mountainous terrain. Alternate access arrangements were created for the two blocks in 1906 via Hilllview Road. Enduring legal access was secured for the two lots by an easement which was registered on the land titles. The two lots have legal addresses know as 97 and 99 Hillview Road which are recorded on Redland City Council Red-e-map system. These two lots have had Hillview Road access arrangements for 107 years and have no need for the road reserve and have made application for its permanent closure.
- It is estimated that construction of the road to service the northern properties, including connection to Mount Cotton Road would today cost in excess of s37(3)(d) Deferral of access

Future uses:

- **Quarrying**
  The section of the road bisecting the quarry operations was included in the property details in the Notice of Decision to approve the quarry extension development issued by the State Government on 20th December 2013. As the quarry extension has a life 50 year plus it follows that this section of the road will be used by heavy on road and off road vehicles until at least the year 2064. This being the case then it follows for health and safety reasons that the road be permanently closed.
- **Domestic use**
  The section of the road bisecting the northern has a house and its access built over that a section of the road. To allow the use of this part of the road for any other purpose would require demolition of part of the house and it access and fencing of the road to delineate its boundaries. It is considered that the best manner to deal with this anomaly is permanently close the road and incorporate the land into the adjoining freehold title.
- **Conservation**
  For a large sections of the road Barro Group have committed to allocation of their abutting freehold landholdings to be used for conservation purposes. This land will maintained and protected for conservation by Barro Group until at least 2064 and it is considered that limited access to these areas over such a long time frame will result in excellent ecological outcomes, better than the outcomes that may be achieve in State or Federal parks and reserves over the same time period. Unauthorised access to these areas, which may be gained from the road, has the potential to reduce the long term ecological values. Incorporation of the road land into the adjoining titles will permit the rezoning of the land in the Redland Planning Scheme to in most cases to the status of Conservation Zone adding long term protection for the high ecological values. Incorporation of the land into the adjoining titles also resolves any future fencing and possible edge effects which may restrict fauna movement or produce adverse ecological outcomes.
- **Public access**
  It is not considered likely that the future use past 2064 would be suitable for public access even in the form of a walking track. The road reserve is narrow and long terminating in

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private freehold land and is not connected to any other State or Federal parks or environmental landholdings. Delineating the boundary of the road from that of private property and managing trespass issues would be difficult even if the road was fenced. Given the ecological values of sections of the road fencing would have a negative ecological impact and potential plant species of high ecological value would be exposed to damage by people walking along the track. If road closure was undertaken only under the Local Government Act then Redland Council are bound to "do everything necessary to stop traffic (other than quarry traffic) using the road after it is closed" and would share a responsibility for keeping potential trespassers out of the extractive areas and a liability for the safety of users of the road. (see Herbert Smith Freehills advice).

There are many conservation places in the near vicinity, such as Venman National Park and Daisy Hill Conservation Park that far more appropriately cater for people pursuing bushwalking activities.

- **Tourism**

  No suitable tourist operations could be established on the land due to it long narrow nature.

Barro Group

3rd February 2014

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Pages 280 through 281 redacted for the following reasons:
- -
s.37(3)(d) Deferral of access

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ASIC
Australian Securities & Investments Commission

Australian Company

BARRO GROUP PTY. LIMITED
ACN 005105724

Extracted from ASIC's database at AEST 13:37:30 on 13/01/2014

Company Summary

Name:	BARRO GROUP PTY. LIMITED
ACN:	005105724
Previous State Number:	C0110469Z
Previous State of Registration:	Victoria
Registration Date:	05/06/1975
Next Review Date:	05/06/2014
Former Name(s):	SAGANA PTY. LIMITED
Status:	Registered
Type:	Australian Proprietary Company, Limited By Shares
Locality of Registered Office:	CARLTON VIC 3053
Regulator:	Australian Securities & Investments Commission

Further information relating to this organisation may be purchased from ASIC.

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Case Note Report

Case id:	2013/006984	**Service Centre:**	Beenleigh	**Assigned to:**	Not Assigned
Category:	Roads	**Local Government:**	Redland City Council	**Applicant:**	Barro Group Pty Ltd
Note id:	55504				

Case Note Revision History

Revision: 0 **Revision Date:** 10/01/2014 15:42:22

Summary: Advertising Docs

Details: Advertising Docs sent via registered post on 10/01/2013 - via RP498461437013 to Barro Group Pty Ltd; 1513 Mt Cotton Road, Mt Cotton Qld 4165. Attention: Mr Greg Matthews.

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Releas

Queensland Government

Department of Natural Resources and Mines

Author Diane McQuade
File / Ref number 2013/006982, 2013/006983, 2013/006984
2013/006985, 2013/006986
Directorate / Unit State Land Asset Management
Phone (07)38848055

10 January 2014

Barro Group Pty Limited
1513 Mt Cotton Road
MT COTTON QLD 4165

Attention: Mr Greg Matthews
Quarry Manager

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Dear Mr Matthews

APPLICATION FOR PROPOSED PERMANENT ROAD CLOSURE – ABOUT AREAS TOTALLING 8.034 HECTARES BEING PART OF UNNAMED ROAD INTERSECTING LOT 1 AND 2 ON RP30627, LOT 370 ON S311071, LOT 162 ON S31962 AND LOT 17 ON RP108970 – LOCALITY OF MOUNT COTTON AS PER DWG 14/003

Enclosed are copies of a Notice published in the Government Gazette of 10 January 2014 (copy attached) relative to an application for the proposed road closure for all applications lodged on behalf of the Barro Group Pty Limited and as per drawing 14/003 being the total area of about 8.034 hectares being unnamed road intersecting the abovementioned parcels. The enclosed laminated notices are for display on the area of road as advertised.

- These laminated notices are to be placed, in conspicuous positions, immediately on or near each end of the road advertised. The notices must be maintained in such positions up to and including **20 February 2014**, being the latest date for objections.

If the road is a formed form, care should be taken to place the notices in a position that will not create a dangerous situation or prevent public use of the road.

At the expiration of the objection period and before 7 March 2014, the enclosed declarations must be executed to confirm that the requirements of the *Land Act 1994* in respect of posting and maintaining the laminated notices have been complied with. The executed declarations must be returned to this Office.

Postal :
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Telephone : (07)38848055
Fax: (07)38848079

Please arrange for the insertion (once only) of the attached draft notice in the public notices section of the specified newspaper prior to **17 January 2014**. It is stressed that no alteration is to be made to the draft notice.

By 7 March 2014 it will be necessary for you to advise the Department in writing that the notice was inserted in the specified newspaper. This advice must include a copy of the entire page of the newspaper, showing the notice and the date and name of the newspaper.

- Unless the following documents are submitted to the Department by before 7 March 2014, no further action will be taken to investigate the application –

    1. the declarations (will need to be signed by the registered owners of all parcels involved therefore there are 3 declarations regarding the posting of the laminated notices on the road for a period considered satisfactory by the Minister administering the *Land Act 1994;* and

    2. a copy of the entire page (showing newspaper header and footer with dates of publication) of the newspaper in which the notice appeared.

- Provided all the requirements are satisfied the Department will arrange for an Officer to inspect the subject road area and furnish a report and recommendation to this Office, taking into account any objections which may have been received.

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

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

Please quote reference number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986 in any future correspondence.

Yours sincerely

Released under the RTI Act 2009 - DNRM

sch4p4(6) Personal information

Diane McQuade
Land Administration Officer

Encl. Gazette Notice dated 10 January 2014
Advertisement for newspaper
Declarations for advertising x 3
Laminate Notices

Releas

Land Act 1994

OBJECTIONS TO PROPOSED ROAD CLOSURE NOTICE (No 01) 2014

Short title

1. This notice may be cited as the *Objections to Proposed Road Closure Notice (No 01) 2014*.

Application for road closure [s.100 of the Act]

2. Applications have been made for the permanent closure of the roads mentioned in the Schedule.

Objections

3.(1) An objection (in writing) to a proposed road closure mentioned in the Schedule may be lodged with the Regional Service Director, Department of Natural Resources and Mines, at the regional office for the region in which the road is situated.

(2) Latest day for lodgement of objections is **20 February 2014**.

(3) Any objections received may be viewed by other parties interested in the proposed road closure under the provisions of the *Right to Information Act 2009*. If you lodge an objection, please include in your objection letter whether you would like to be consulted if this issue becomes the subject of an access request under the *Right to Information Act 2009*.

Plans

4. Inspection of the plans of the proposed road closures may be made at-

(a) the Department of Natural Resources and Mines Offices at Rockhampton, Beenleigh, Bundaberg, Gympie and Warwick; and

(b) the Local Government Offices of Gladstone Regional, Logan City, Redland City, Bundaberg Regional, Gympie Regional and Goondiwindi Regional;

for a particular plan in that district or that local government area.

SCHEDULE

PERMANENT CLOSURE

Central Region, Rockhampton Office

1 An area of about 6.37 ha being part of an unnamed road abutting the eastern boundary of Lot 1 on SP238753 (parish of Mt Larcom, locality of East End) and shown as plan of proposed road to be permanently closed on Drawing 13/036. (2013/005161)

South Region, Beenleigh Office

2 An area of about 845 m2 being part of Quinton Court separating Lot 930 from Lot 931 on RP222656 (parish of Boyd, locality of Mount Warren Park) and shown as road proposed to be permanently closed on Drawing 13/248. (2013/006790)

3 Areas totalling about 8.034 ha being part of the unnamed road intersecting Lot 1 and 2 on RP30627, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970; and separating Lot 17 on RP108970 from Lot 2 on RP169493 (parish of Redland, locality of Mount Cotton) and shown as road proposed to be permanently closed on Drawing 14/003. (2013/006982, 2013/006983, 2013/006984, 2013/006985 and 2013/006986)

South Region, Bundaberg Office

4 An area of about 5587 m2 being part of Garden Street abutting the northern boundary of Lot 1 on RP890925 (parish of Bundaberg, locality of Bundaberg West) and shown as road proposed to be permanently closed on Drawing 13/246. (2013/006764)

South Region, Gympie Office

5 An area of about 3870 m2 being part of the road abutting the northern boundary of Lot 2 on RP134682 (parish of Glastonbury, locality of Langshaw) and shown as road proposed to be permanently closed on Drawing 13/235. (2013/006393)

South Region, Warwick Office

6 An area of about 15.4 ha being the roads intersecting Lot 37 on SP216655 and separating Lot 37 on SP216655 from Lot 1 on SP178932 and Lot 55 on CVE111 (parish of Beebo, locality of Beebo) and shown as proposed permanently closed road on Drawing DD2013_194. (2013/005658)

ENDNOTES

1. Published in the Gazette on 10 January 2014.
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Natural Resources and Mines.

Gov. Gaz., 10 January 2014, No. 4 page 16

Brisbane

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Reference number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986

ADVERTISEMENT

NEWSPAPER: Redland Times

DATE: To be inserted once only prior to **17 January 2014**

SPACE: Single Column - Set solid.

CLASSIFICATION: Public Notice Column.

PROPOSED PERMANENT ROAD CLOSURE

Attention is directed to an application for Permanent Road Closure being areas totalling about 8.034 ha being part of the unnamed road intersecting Lot 1 and 2 on RP30627, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970; and separating Lot 17 on RP108970 from Lot 2 on RP169493 (parish of Redland, locality of Mount Cotton) and shown as road proposed to be permanently closed on Drawing 14/003 in the manner specified in the Government Gazette of 10 January 2014.

A copy of the notification and of the drawing in illustration may be viewed at Redland City Council Chambers, Cleveland and Department of Natural Resources and Mines (DNRM), 32 Tansey Street, Beenleigh Qld 4207.

Objections to the application must be in writing and submitted to DNRM Beenleigh Office, PO Box 1164, Beenleigh Qld 4207 no later than 20 February 2014.

Any objections received may be viewed by other parties interested in the proposed road closure under the provisions of the *Right to Information Act 2009.*

For further details contact the DNRM Beenleigh Office, on (07)38848055 quoting reference numbers 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986.

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Releas

Reference number : 2013/006984, 2013/006985, 2013/006986

Declaration that application for closure posted on road proposed to be closed.

I/We,_____Barro Group Pty Ltd _____

of _____,

do hereby declare that the Notice of Application for the closure of about 6.82 hectares being part of unnamed road intersecting, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970 (parish of Redland, locality of Mt Cotton) and shown as Road Proposed to be Permanently Closed on Drawing 14/003 as advertised in the Government Gazette of 10 January 2014, has been conspicuously posted on or near that Road and has been maintained in such position, for a period of six (6) weeks from **13 January 2014 to 20 February 2014,** in accordance with Section 100 of the *Land Act 1994*.

Released under the RTI Act 2009 - DNRM

Dated at _____ this _____ day of _____ 2014.

_____	_____
Signature	**Signature**
_____	_____
Full Name of Signature	**Full Name of Signature**
_____	_____
Witness	**Witness**
_____	_____
Full Name of Witness	**Full Name of Witness**

Reference number : 2013/006983

Declaration that application for closure posted on road proposed to be closed.

We, sch4p4(6) Personal information

of _____,

do hereby declare that the Notice of Application for the closure of about 5,840m2 of unnamed road within Lot 1 on RP30627 (parish of Redland, locality of Mt Cotton) and shown as Part B Road Proposed to be Permanently Closed on Drawing 14/003 as advertised in the Government Gazette of 10 January 2014, has been conspicuously posted on or near that Road and has been maintained in such position, for a period of six (6) weeks from **13 January 2014 to 20 February 2014,** in accordance with Section 100 of the *Land Act 1994*.

Released under the RTI Act 2009 - DNRM

Dated at _____ **this** _____ **day of** _____ **2014.**

_____	_____
Signature	**Signature**
_____	_____
Full Name of Signature	**Full Name of Signature**
_____	_____
Witness	**Witness**
_____	_____
Full Name of Witness	**Full Name of Witness**

Reference number : 2013/006982

Declaration that application for closure posted on road proposed to be closed.

We, sch4p4(6) Personal information

sch4p4(6) Personal information

of _____,

do hereby declare that the Notice of Application for the closure of about 6,300m2 of unnamed road within Lot 2 on RP30627 (parish of Redland, locality of Mt Cotton) and shown as Part A Road Proposed to be Permanently Closed on Drawing 14/003 as advertised in the Government Gazette of 10 January 2014, has been conspicuously posted on or near that Road and has been maintained in such position, for a period of six (6) weeks from , from **13 January 2014 to 20 February 2014,** in accordance with Section 100 of the *Land Act 1994*.

Released under the RTI Act 2009 DNRM

Dated at _____ **this** _____ **day of** _____ **2014.**

_____	_____
Signature	**Signature**
_____	_____
Full Name of Signature	**Full Name of Signature**
_____	_____
Witness	**Witness**
_____	_____
Full Name of Witness	**Full Name of Witness**

Releas

Queensland Government

Department of
Natural Resources and Mines

Author Diane McQuade
File / Ref number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986
Directorate / Unit State Land Asset Management
Phone (07)38848055

10 January 2014

The Chief Executive Officer
Redland City Council
PO Box 21
CLEVELAND QLD 4163

Released under the RTI Act 2009 - DNRM

Dear Sir/Madam

RE: PROPOSED PERMANENT ROAD CLOSURE – ABOUT AREAS TOTALLING 8.034 HECTARES BEING PART OF UNNAMED ROAD INTERSECTING LOT 1 AND 2 ON RP30627, LOT 370 ON S311071, LOT 162 ON S31962 AND LOT 17 ON RP108970, LOCALITY OF MOUNT COTTON

Please find enclosed a copy of the Notice published in the Government Gazette of 10 January 2014 relative to the above application.

The permanent road closures affecting parcels Lot 370 on S311071, Lot 17 on RP108970 and Lot 162 on S31962 has been initiated by the applicant being the Barro Group Pty Ltd as the registered owner of these parcels. The Barro Group Pty Ltd owns and operates the Mount Cotton Quarry, the operation consists of quarrying rock resources, with associated crushing, screening and blending and concrete batching. The Barro Group Pty Ltd advised the quarry resources on other parcels owned by them will be exhausted in the near future and significant future quarry resources have been identified on the adjoining lands owned by the Barro Group Pty Ltd and therefore the road closure is proposed to use these parcels.

Please advise the Department of your views or requirements that the department should consider when assessing this application. Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on 10 March 2014. If you offer an objection to the application, a full explanation stating the reason for such an object should be forwarded to this Office.

Postal :
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Telephone : (07)38848055
Fax: (07)38848079

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe. If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

This information has been provided to you in confidence for the purpose of seeking your views on this matter. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the department unless required.

Any objections received may be viewed by other parties interested in the proposed road closure in accordance with the provisions of the *Right to Information Act 2009*.

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

All future correspondence relative to this matter is to be referred to the contact Officer at DNRM Beenleigh Office, PO Box 1164, Beenleigh Qld 4207 or by email to diane.mcquade@dnrm.qld.gov.au or SLAM-beenleigh@dnrm.qld.gov.au
Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986 in any future correspondence.

Yours sincerely

sch4p4(6) Personal information

Diane McQuade
Land Administration Officer

Encl. Gazette Notice dated 10 January 2014
Department drawing 14/003
Cadastre overlay

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Releas

Land Act 1994

OBJECTIONS TO PROPOSED ROAD CLOSURE NOTICE (No 01) 2014

Short title

1. This notice may be cited as the *Objections to Proposed Road Closure Notice (No 01) 2014*.

Application for road closure [s.100 of the Act]

2. Applications have been made for the permanent closure of the roads mentioned in the Schedule.

Objections

3.(1) An objection (in writing) to a proposed road closure mentioned in the Schedule may be lodged with the Regional Service Director, Department of Natural Resources and Mines, at the regional office for the region in which the road is situated.

(2) Latest day for lodgement of objections is **20 February 2014**.

(3) Any objections received may be viewed by other parties interested in the proposed road closure under the provisions of the *Right to Information Act 2009*. If you lodge an objection, please include in your objection letter whether you would like to be consulted if this issue becomes the subject of an access request under the *Right to Information Act 2009*.

Plans

4. Inspection of the plans of the proposed road closures may be made at-

(a) the Department of Natural Resources and Mines Offices at Rockhampton, Beenleigh, Bundaberg, Gympie and Warwick; and

(b) the Local Government Offices of Gladstone Regional, Logan City, Redland City, Bundaberg Regional, Gympie Regional and Goondiwindi Regional;

for a particular plan in that district or that local government area.

SCHEDULE

PERMANENT CLOSURE

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1 An area of about 6.37 ha being part of an unnamed road abutting the eastern boundary of Lot 1 on SP238753 (parish of Mt Larcom, locality of East End) and shown as plan of proposed road to be permanently closed on Drawing 13/036. (2013/005161)

South Region, Beenleigh Office

2 An area of about 845 m2 being part of Quinton Court separating Lot 930 from Lot 931 on RP222656 (parish of Boyd, locality of Mount Warren Park) and shown as road proposed to be permanently closed on Drawing 13/248. (2013/006790)

3 Areas totalling about 8.034 ha being part of the unnamed road intersecting Lot 1 and 2 on RP30627, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970; and separating Lot 17 on RP108970 from Lot 2 on RP169493 (parish of Redland, locality of Mount Cotton) and shown as road proposed to be permanently closed on Drawing 14/003. (2013/006982, 2013/006983, 2013/006984, 2013/006985 and 2013/006986)

South Region, Bundaberg Office

4 An area of about 5587 m2 being part of Garden Street abutting the northern boundary of Lot 1 on RP890925 (parish of Bundaberg, locality of Bundaberg West) and shown as road proposed to be permanently closed on Drawing 13/246. (2013/006764)

South Region, Gympie Office

5 An area of about 3870 m2 being part of the road abutting the northern boundary of Lot 2 on RP134682 (parish of Glastonbury, locality of Langshaw) and shown as road proposed to be permanently closed on Drawing 13/235. (2013/006393)

South Region, Warwick Office

6 An area of about 15.4 ha being the roads intersecting Lot 37 on SP216655 and separating Lot 37 on SP216655 from Lot 1 on SP178932 and Lot 55 on CVE111 (parish of Beebo, locality of Beebo) and shown as proposed permanently closed road on Drawing DD2013_194. (2013/005658)

ENDNOTES

1. Published in the Gazette on 10 January 2014.
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Natural Resources and Mines.

Gov. Gaz., 10 January 2014, No. 4 page 16

Brisbane

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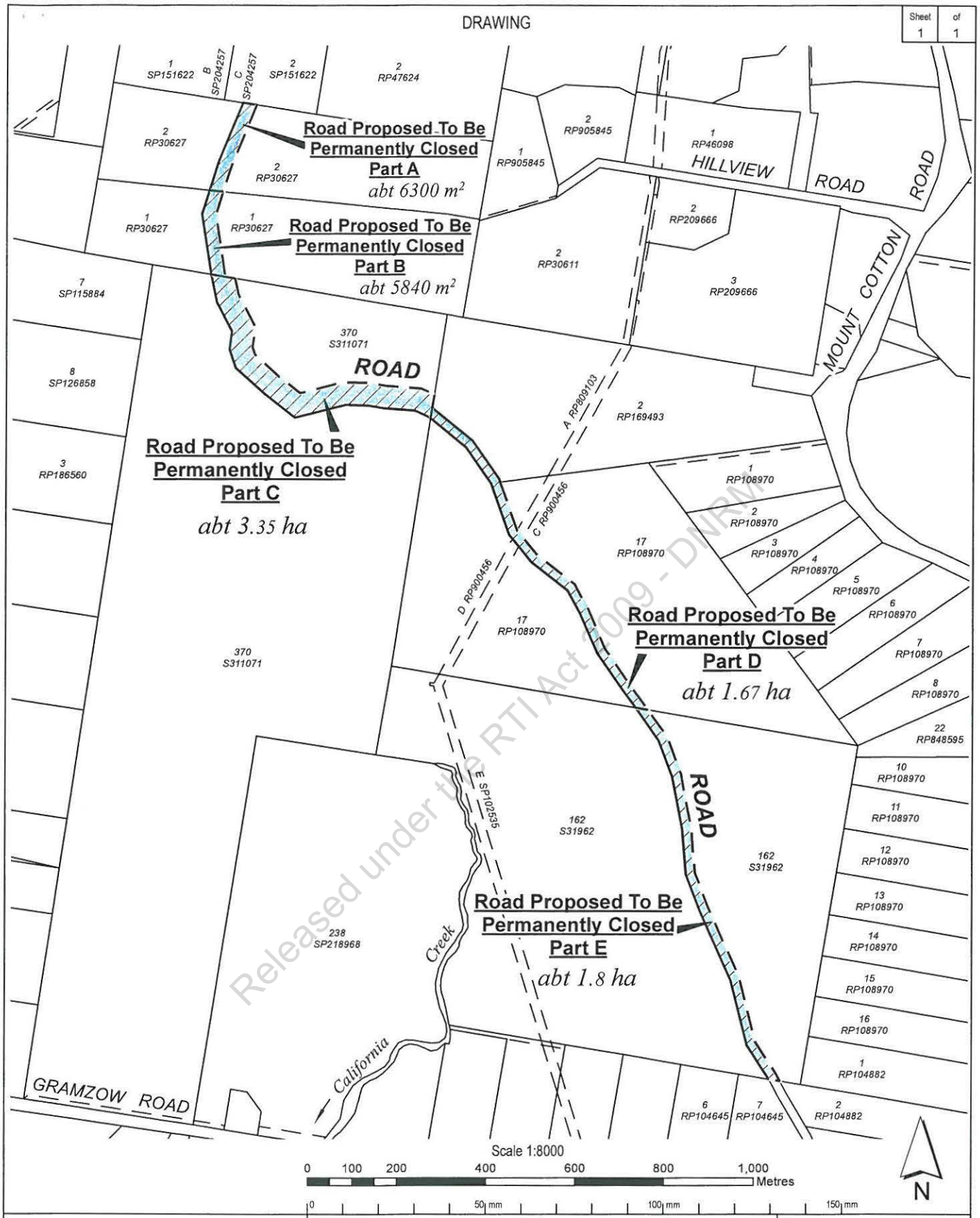

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Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

Queensland Government

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file | Drawn by: BDC

File Ref: Case Id 2013/006984 | Map Ref: 9542-42114 | Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

© The State of Queensland (Department of Natural Resources & Mines) 2013
Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.

ROBINA_96

While every care is taken to ensure the accuracy of this data, 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 all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete or unreliable in any way or for any reason.

© The State of Queensland (Department of Natural Resources and Mines) 2014
DLOB extracted Jan 2014

Aerial photography captured Jul 2012
Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2013
In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

NORTH

ROAD CLOSURE PROPOSAL
CARBROOK

0m 250m 500m

Scale 1:7500 on A3 paper size

Releas

Queensland Government

Department of Natural Resources and Mines

Author Diane McQuade
File / Ref number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986
Directorate / Unit State Land Asset Management
Phone: 38848055

10 January 2014

The Chief Executive Officer
Redland City Council
PO Box 21
CLEVELAND QLD 4163

Dear Sir/Madam

RE: PROPOSED PERMANENT ROAD CLOSURE – ABOUT AREAS TOTALLING 8.034 HECTARES BEING PART OF UNNAMED ROAD INTERSECTING LOT 1 AND 2 ON RP30627, LOT 370 ON S311071, LOT 162 ON S31962 AND LOT 17 ON RP108970 (WHICH ADJOINS SEPARATES FROM LOT 2 ON RP169493) LOCALITY OF MOUNT COTTON

Forwarded herewith is a copy of a Notice published in the Government Gazette of 10 January 2014, No.4 at page 16, relative to the applications for permanent closure of a road, locality of Mount Cotton for inclusion into the appropriate adjoining parcels.

Please display this notice in the Council Chambers foyer for public view for a duration of 6 weeks commencing 13 January 2014 to 20 February 2014.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to SLAM-Beenleigh@dnrm.qld.gov.au

Please quote reference number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986 in any future correspondence.

Yours sincerely

Diane McQuade
Land Administration Officer

Encl. Gazette Notice dated 10 January 2014
Laminate notice for display

Postal :
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Telephone : (07)38848055
Fax: (07)38848079

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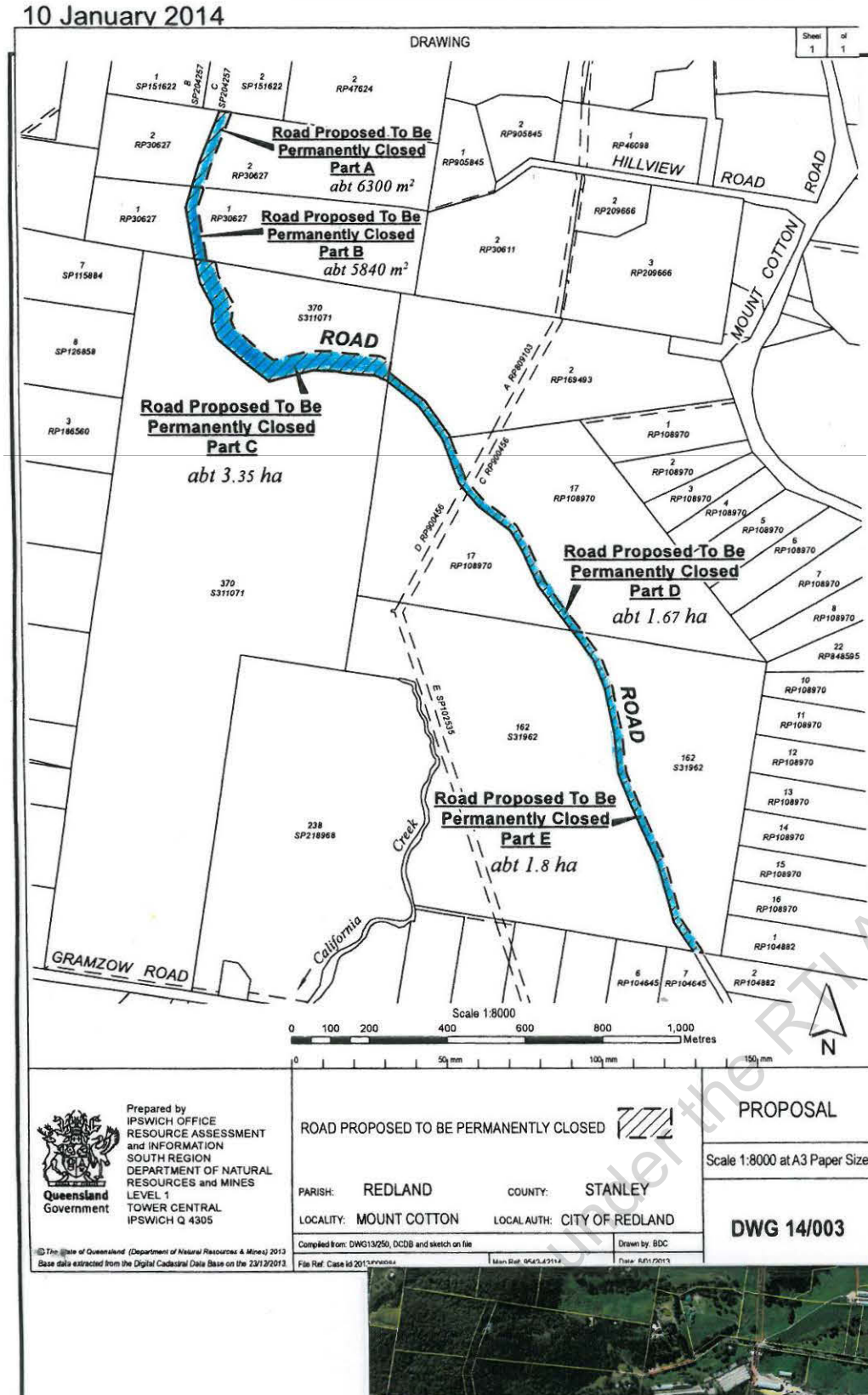
Releas

Department of **Natural Resources and Mines**

Application for Closure of Road

10 January 2014

File / Ref number 2013/002013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986



Notice is given of an application made under section 100 of the *Land Act 1994* for the permanent closure of the road described as:

DESCRIPTION OF ROAD

Description of proposed road closure: Areas totalling about 8.034 ha being part of the unnamed road intersecting Lot 1 and 2 on RP30627, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970; and separating Lot 17 on RP108970 from Lot 2 on RP169493 and shown as road proposed to be permanently closed on Drawing 14/003.

Parish: Redland
Locality: Mount Cotton
Local Government: Redland City Council

Any person who may consider their interest affected by the application is required to submit their objections and/or enquires in writing before 20 February 2014 to the Department:

Postal Address –
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Delivery Address -
DNRM Beenleigh
Dnr Building
32 Tansey Street
Beenleigh QLD 4207

Telephone: (07)38848055

Fax: (07)38848079

Email: SLAM-Beenleigh@dnrm.qld.gov.au

Any objections received may be viewed by other parties interested in the proposed road closure under the provisions of the *Right to Information Act 2009* (the RTI Act).

If you lodge an objection, please include in your objection letter whether you would like to be consulted if this issue becomes the subject of an access request under the RTI Act.

LATEST DATE FOR OBJECTIONS – 20 FEBRUARY 2014

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(Version – September 2012)

Queensland Government

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DCDB extracted Jan 2014

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NORTH

ROAD CLOSURE PROPOSAL
CARBROOK

0m 250m 500m

eLVAS Submission Report
For Case id: 2013/006984

Submission Details

Type: Submission
Title: Submission - Advertising approval requested PRC
Created: 6-Jan-2014
Submitted: 6-Jan-2014 **Submitted By:** McQuade, Diane

Actioning Officer's Recommendation:
2013/006984

An application was received on 10th December for the permanent road closure of an about area of 1.8 hectares of road separating Lot 162 on Crown Plan S31962 as shown on drawing 14/003 as Part E. The application has been made by the Barro Group Pty Ltd A.C.N. 005 105 724 being the registered owner of Lot 162 on Crown Plan S31962.

Barro Group Pty Ltd owns and operates the Mount Cotton Quarry, the operation consist of quarrying rock resources, with associated crushing, screening and blending and concrete batching. Barro Group advised the quarry resources on Lots 1 and 17 on RP108970 will be exhausted in the near future and significant further quarry resources have been identified on the adjoining lands and therefore the road closure is proposed to use these parcels. This case is linked with 2013/006982, 2013/006983, 2013/006985, 2013/006986 as this is part of the Barro Group#s permanent road closure.

Recommendation:
May it be approved in accordance with section 100 of the Land Act 1994 to gazette the proposed permanent road closure in the Government Gazette, being about 1.8 hectares of road to be permanently closed separating Lot 162 on Crown Plan S31962 (parish of Redland, locality of Mount Cotton) as shown as Part E as per drawing 14/003.

Diane McQuade
Land Administration Officer

Optional Recommendation Document:
None

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Documents

Component	Document Type	Title	Received/Sent
	Internal Document/Report	Current Title 10317021 (162 S31962)	10-Dec-2013
	Internal Document/Report	SmartMap for 162 S31962	10-Dec-2013
	Application	Application Forms	10-Dec-2013
	Maps/Plans/Sketches	Dwg 14-003	6-Jan-2014
	ECT Form(s)	ECT form for	6-Jan-2014

advertising PRC

Case issues

No case issues

Case notes

No case notes

Applications

Application Id	Application Type	Status	Primary
1	Permanent Road Closure	Approval to Advertise	Y

Decision: Approval to Advertise **Decision Date:** 6-Jan-2014

Basis for Decision:
Section 100Land Act 1994

Additional Comments:
None

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

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

No Actions

Additional comments

None

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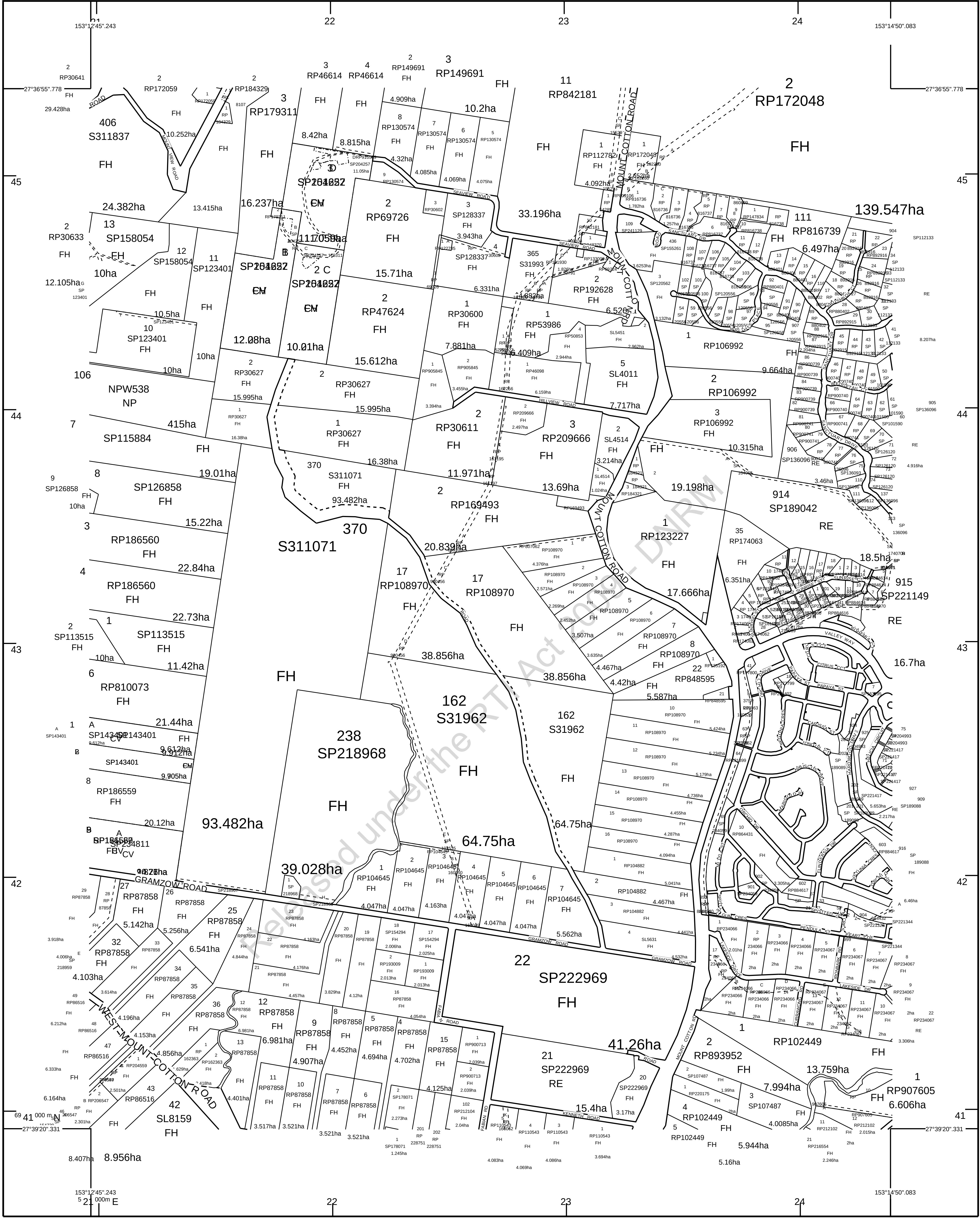

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STANDARD MAP NUMBER
9542-42114

0 300 600 900 1200 1500 m

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 15000

MAP WINDOW POSITION & NEAREST LOCATION

153°13'47".663
27°38'08".054
MOUNT COTTON
2.16 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	17/RP108970
Area/Volume	38.856ha
Tenure	FREEHOLD
Local Government	REDLAND CITY
Locality	MOUNT COTTON
Parish	REDLAND
County	STANLEY
Segment/Parcel	28665/4

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 06/01/2014

DCDB 03/01/2014 (Lots with an area less than 1500m² are not shown)

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File A

GDA

14-330

SmartMap

An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base

Queensland Government

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Request to publish in the DERM component of the Qld Government Gazette

(This form is not required if publishing of a matter is in conjunction with Governor in Council approval involved)

It is not necessary to enter this form and accompanying documents on the Ministerial Executive Correspondence System.

Anticipated Date for publication in Qld Govt Gazette: (NB: Publishes each Friday other than Easter)		
Contact Details	Name	Diane McQuade
	Division/Regional Office	SLAM – Beenleigh
	Phone	3884 8055
State type of Gazettal Notice: e.g. ⇒ Aboriginal Land Trust ⇒ Amendment/Correction of a Notice ⇒ Advertisement of Permanent/Temporary Road Closure (s.100) complete attachment ⇒ Error in Deed or Cancellation of Deed (1st Stage) (Advertisement only) ⇒ Place Names request ⇒ Water Notice ⇒ Temporary Road Closure (s.98) ⇒ Reopening of Temporarily Closed Road (s.107) ⇒ Correction/Repeal Request	Permanent Road Closure (s.100)	
	File Reference (if relevant):	2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986
Has there been a Ministerial Briefing Note approved? **(If yes, please include a copy of the signed Brief with this form)**	No	
Draft Notices and documentation to be provided with this form. *Note:* *- For Road matters under the Land Act 1994, please complete Part 2 of the attachment.* *- The attachment details the documentation to accompany this form. The attachment is a guide only and is to be removed.*	List below the documents attached: •	
Cost Code (WBSe) (Please provide Cost Code to be charged).	**Internal Order No. 8101895**	

If requested, a copy of the Gazette notice, as it will appear in the Government Gazette, can be emailed to the action officer by close of business the Tuesday of the week the Gazette notice is to be published.	Delete which is not applicable	
	Yes (copy required)	

***ENDORSED** _____ Executive Director/General Manager/Regional Services Director Date / / (originating Business Group) (eLVAS users to obtain electronic approval only)	* Or to be signed by Appropriate Officer as agreed by relevant division.

Once this form has been endorsed by the appropriate officer, the hardcopy of the form is to be delivered to the Executive Council Team, Level 3, 400 George Street and all documents are to be emailed to the 'Executive Council Team' Mailbox. (eLVAS users are to submit electronically only).

Comments (if necessary)

EXECUTIVE COUNCIL TEAM USE ONLY

Anticipated date of Gazettal		/ /	
ECT Reference No.		ECT documentation Prepared	/ /
ECT Enquiries – phone 3330 5129 or email Executive.CouncilTeam@derm.qld.gov.au			

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PART 1 **THE TABLE BELOW INDICATES WHAT DOCUMENTS ARE TO BE SUPPLIED WITH THIS FORM:**

☑ Indicates documents to be supplied.

	Draft Gazette notice	Copy of Plan/s.	Copy of Internal Title Search or Road Licence (a Road Licence is required for Reopening of Temporarily Closed Road cases only)	Other Supporting Documentation (if relevant)
Temporary Road Closure (s.98 of the *Land Act 1994*)		✓		
Road Closure (s.100 of the *Land Act 1994*)		✓		
Reopening of temporarily closed road (s.107 of the *Land Act 1994*)		✓	✓	
Error in Deed or Cancellation of Deed (1ST Stage) (s.359 (1) of the *Land Act 1994*)	✓	✓	✓	✓
Correction/Repeal of a published notice (original Act and s.24AA of the *Acts Interpretation Act 1954*)	✓	If relevant	If relevant	e.g Copy of original Order or Notice in which the error occurred attached.
Place Names (ss.9 or 11 of the *Place Names Act 1994*)	✓	✓		✓
Miscellaneous	✓	✓	If relevant	e.g Ministerial Briefing Notes, Chief Executive Memo, Forms.

PART 2 **FOR ROAD MATTERS UNDER THE LAND ACT 1994 COMPLETE THE BELOW INFORMATION:**

Parish::	Redland	**Town/Locality/City:**	Mount Cotton	**Local Government:**	Redland City

DESCRIPTION FOR GAZETTE NOTICE (see annotation for example descriptions)

REGION: (where land is situated)	**South**	**OFFICE:** (where land is situated)	**Beenleigh**
Areas totalling about 8.034 ha being part of unnamed road intersecting Lot 1 and 2 on RP30627, Lot 370 on			
S311071, Lot 162 on S31962 and Lot 17 on RP108970 and separating from Lot 2 on RP169493 (parish of Redland,			
Locality of Mount Cotton) and shown as road to be permanently closed on Drawing 14/003.			

For Advertisement of Permanent/Temporary Road Closure cases only tick if relevant

✓ **The proposed closure of this road is in conjunction with the proposed opening of another road**

ANNOTATION –

Examples of Temporary Road Closure descriptions (s.98 of *Land Act 1994*):

a) Areas totalling 1.2839 ha contained within stations 2-3-**-**-13-14-2, 7-**-9-**-7 and 3-**-5-**-11-3 (parish of Gilston, locality of Gilston) and shown as road to be closed on SP1562** deposited in the Department of [name of department].

b) An area of 1.2839 ha now established as Lot ** on SP1562** (parish of Gilston, city of Gold Coast) deposited in the Department of [name of department].

Examples of Advertisement of Road Closure descriptions (s.100 of *Land Act 1994*):

a) An area of about 1012 m2 being part of Sh** Street separating Lot 131 on T118** from Lot 2*1 on T1188* (parish of Coonambelah, locality of Belgian Gardens and shown as road to be permanently closed on Drawing 2005/*.

b) An area of about 8.79 ha abutting the southern boundary of Lot 3 on RP20*4 and Lot 16 on WV1*8 (parish of Euthulla, locality of Euthulla) as shown on Drawing DD200*/*4.

c) An area of about 460 m2 being part of Thompson Lane abutting Lot 2 on RP124**8 (parish of Warner, locality of Strathpine) and shown as Lot 1 on AP1*4 in the Department of [name of department].

Examples of Reopening of Temporarily Closed Road descriptions – must include whether "being the land or being part of the land contained within former Road Licence No. **" (s.107 of *Land Act 1994*):**

a) An area of about 6071 m2 abutting the southern boundary of Lot 51 on CI1**, being the land contained within former Road Licence No. 20**, (parish of Abingdon).

b) An area of about 1.395 ha abutting the western boundaries of Lot 8 on SP13**** and Lot 1 on RP7042**, and shown as Lot A on AP14095, being part of the land contained within former Road Licence No. 27**, (parish of Hamilton).

c) An area of about 5800 m2 separating Lot 6 on RP736*** from Lot 3 on RP725***, being the land contained within former Road Licence No. 85**, (parish of Ossa).

d) An area of about 18.616 ha being the road abutting on the north-east boundary of portion 41 the road through portion 45; and about fifty-seven chains of the southern end of the road separating portion 46 from portion 3, being part of the land contained within former Road Licence No. 9**, (parish of Combabula).

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DRAWING

Sheet 1 of 1

Road Proposed To Be Permanently Closed Part A
abt 6300 m²

Road Proposed To Be Permanently Closed Part B
abt 5840 m²

Road Proposed To Be Permanently Closed Part C
abt 3.35 ha

Road Proposed To Be Permanently Closed Part D
abt 1.67 ha

Road Proposed To Be Permanently Closed Part E
abt 1.8 ha

1 SP151622; B SP204257; C SP204257; 2 SP151622; 2 RP47624; 2 RP30627; 2 RP30627; 1 RP30627; 1 RP30627; 1 RP905845; 2 RP905845; 1 RP46098; HILLVIEW ROAD; MOUNT COTTON ROAD; 2 RP209666; 2 RP30611; 3 RP209666; 7 SP115884; 370 S311071; ROAD; 8 SP126858; A RP809103; 2 RP169493; 3 RP186560; 1 RP108970; 2 RP108970; 3 RP108970; 4 RP108970; 5 RP108970; 6 RP108970; 7 RP108970; 8 RP108970; 22 RP848595; C RP900456; D RP900456; 17 RP108970; 370 S311071; 17 RP108970; E SP102535; 162 S31962; 162 S31962; ROAD; 10 RP108970; 11 RP108970; 12 RP108970; 13 RP108970; 14 RP108970; 15 RP108970; 16 RP108970; 1 RP104882; 238 SP218968; Creek; California; GRAMZOW ROAD; 6 RP104645; 7 RP104645; 2 RP104882

Scale 1:8000

0 100 200 400 600 800 1,000 Metres

0 50 mm 100 mm 150 mm

N

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Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

Queensland Government

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file — Drawn by: BDC

File Ref: Case Id 2013/006984 File A — Map Ref: 9542-42114 — Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

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Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.

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STANDARD MAP NUMBER
9542-42114

MAP WINDOW POSITION & NEAREST LOCATION

153°13'47".663
27°38'08".054
MOUNT COTTON
2.16 KM

0 300 600 900 1200 1500 m

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 15000

GDA 14-330

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	17/RP108970
Area/Volume	38.856ha
Tenure	FREEHOLD
Local Government	REDLAND CITY
Locality	MOUNT COTTON
Parish	REDLAND
County	STANLEY
Segment/Parcel	28665/4

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 19/12/2013

DCDB 18/12/2013 (Lots with an area less than 1500m² are not shown)

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eLVAS Client Interaction Report
For Interaction id: 1099588

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Outwards) Case
Interaction method:	Email
Interaction date:	16-Dec-2013 3:55 PM
Entered by:	Reid, Madonna
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Outgoing Letter/Document	Acknowledgement Email with receipts	16-Dec-2013

Interaction Record History

Service Centre:	Townsville
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	Reid, Madonna
Date:	16-Dec-2013
Details:	

Assignment History

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Case Note Report

Case id:	2013/006984	**Service Centre:**	Beenleigh	**Assigned to:**	Not Assigned
Category:	Roads	**Local Government:**	Redland City Council	**Applicant:**	Barro Group Pty Ltd
Note id:	55275				

Case Note Revision History

Revision: 0 **Revision Date:** 16/12/2013 14:39:23

Summary: Client Interaction Removed

Details: Client Interaction (1099474) was removed from this Case on 16-Dec-2013 2:39 PM by Reid, Madonna

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eLVAS Client Interaction Report
For Interaction id: 1098810

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (outwards) General
Interaction method:	Letter
Interaction date:	13-Dec-2013 9:29 AM
Entered by:	Tippett, Wendy
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Outgoing Letter/Document	Acknowledgement Letter	13-Dec-2013

Interaction Record History

Service Centre:	Townsville
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	Tippett, Wendy
Date:	13-Dec-2013
Details:	

Assignment History

Date assigned:	13-Dec-2013
Assigned to:	Akacich, Katie
Date required:	
Action required:	Interaction for Case Id 2013/006984 The following document has been added to the case. Id:2412903 Type: Outgoing Letter/Document Title: Acknowledgement Letter
Date actioned:	13-Dec-2013
Action taken:	No further CPL action required

Released under the RTI Act 2009 - DNRM

Author: W Tippett
Your File / Ref number: N/A
Departmental File / Ref number: 2013/006984, 2013/006985 & 2013/006986
Directorate / Unit: State Land Asset Management

13 December 2013

Mr Ian Ridoutt
Barro Group Pty Limited
191 Drummond Street
CARLTON VIC 3053

Dear Mr Ridoutt

APPLICATION FOR PERMANENT ROAD CLOSURES OVER ROADS ADJOINING LOT 162 ON PLAN S31962, LOT 17 ON PLAN RP108970 AND LOT 370 ON PLAN S11071

Thank you for lodging your application under *the Land Act 1994* with the Department of Natural Resources and Mines.

Your application was received on 10 December 2013 and the department has initiated assessing it. Your reference numbers are 2013/006984, 2013/006985 and 2013/006986.

An officer of the department who has been assigned your case 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).

Yours sincerely

sch4p4(6) Personal information

Wendy Tippett
Customer Service Officer
North Region

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eLVAS Client Interaction Report
For Interaction id: 1098678

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Letter
Interaction date:	12-Dec-2013 10:24 AM
Entered by:	Cairns, Carla
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Incoming Letter	Consent to PRC + Title Search	6-Dec-2013

Interaction Record History

Service Centre:	Townsville
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	Cairns, Carla
Date:	12-Dec-2013
Details:	Scanned document received from Barro Group Pty Ltd

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1098677

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Letter
Interaction date:	12-Dec-2013 10:24 AM
Entered by:	Cairns, Carla
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Incoming Letter	Consent to PRC + Title Search	6-Dec-2013

Interaction Record History

Service Centre:	Townsville
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	Cairns, Carla
Date:	12-Dec-2013
Details:	Scanned document received from Barro Group Pty Ltd

Assignment History

Released under the RTI Act 2009 - DNRM

eLVAS Client Interaction Report
For Interaction id: 1098674

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Letter
Interaction date:	12-Dec-2013 10:24 AM
Entered by:	Cairns, Carla
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Incoming Letter	Consent to PRC + Title Search	6-Dec-2013

Interaction Record History

Service Centre:	Townsville
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	Cairns, Carla
Date:	12-Dec-2013
Details:	Scanned document received from Barro Group Pty Ltd

Assignment History

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eLVAS Client Interaction Report
For Interaction id: 1098673

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Letter
Interaction date:	12-Dec-2013 10:24 AM
Entered by:	Cairns, Carla
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Application	Application Forms	6-Dec-2013

Interaction Record History

Service Centre:	Townsville
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	Cairns, Carla
Date:	12-Dec-2013
Details:	Scanned document received from Barro Group Pty Ltd

Assignment History

Released under the RTI Act 2009 - DNRM

eLVAS Client Interaction Report
For Interaction id: 1098670

Contact Details

Business unit:	State Land Asset Management
Business context:	Written (Inwards) Case
Interaction method:	Letter
Interaction date:	12-Dec-2013 10:24 AM
Entered by:	Cairns, Carla
Reference:	
Contact with:	Barro Group Pty Ltd, Carlton South

Documents

Document Type	Title	Received/Sent
Incoming Letter	Receipt #2083184	11-Dec-2013

Interaction Record History

Service Centre:	Townsville
Associated to Case:	2013/006984
Revision No.:	0
Updated by:	Cairns, Carla
Date:	12-Dec-2013
Details:	Scanned document received from Barro Group Pty Ltd

Assignment History

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Mt. Cotton Quarry - consent to permanent road closure

We are the registered owners of Lot 2 on SP151622.

An unformed and unnamed road (the **road**) abuts the rear (southern) boundary of Lot 2.

We do not use the road for access.

We access our land across Easement A (no. 602127663), on Lot 3 on SP151622, to Seaview Road.

Easement A burdens Lots 1, 2 and 3 on SP151622 and grants access to Lot 2 on RP179311 to the north west.

Notwithstanding this, we are in a position to formalise any other easement arrangement from Lot 2 to Seaview Road that may be required.

We consent to the road being permanently closed.

Signed:

Albert John Benfer: sch4p4(6) Personal information ..... Date: 26.11.13

Alison Lesley Benfer: sch4p4(6) Personal information .. Date: 26.11.13

Released under the RTI Act 2009 - DNRM

22293098.2

Relea

CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND
Request No: 15807322
Search Date: 21/03/2013 16:41 Title Reference: 50437485
Date Created: 06/05/2003

Previous Title: 50371860
50371861

REGISTERED OWNER Interest

Dealing No: 706563577 30/04/2003

ALBERT JOHN BENFER 1/2
ALISON LESLEY BENFER 1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 151622
County of STANLEY Parish of REDLAND
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10735152 (POR 412)

2. EASEMENT No G02127663 (G733119) 27/05/1982
BURDENING THE LAND
TO LOT 2 ON RP179311
OVER EASEMENT A ON RP179311

3. MORTGAGE No 706942869 01/09/2003 at 14:59
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

4. COVENANT No 710761730 28/06/2007 at 12:41
REDLAND SHIRE COUNCIL
OVER COVENANT C ON SP204257

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D APPLICATIONS GLOBAL X

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Mt. Cotton Quarry - consent to permanent road closure

We are the registered owners of Lot 1 on RP30627.

An unformed and unnamed road (the **road**) bi-sects Lot 1.

We do not use the road for access.

The preferred access to our land is across an easement (no. 601228770), which benefits Lot 1 and grants us access to Hillview Road.

We consent to the road being permanently closed.

Signed:

Colin Stiller: sch4p4(6) Personal information Date: 30/11/2013

Robyn Gayle Stiller: sch4p4(6) Personal information Date: 30/11/2013

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Department of Natural Resources and Mines
~~Beenleigh Office~~
~~32 Tansey Street~~
~~BEENLEIGH QLD 4207~~

P.O. Box 5318
TOWNSVILLE QLD 4810

Dear Sir/Madam

Mount Cotton Quarry - Application for permanent road closure

Barro Group Pty Limited (**Barro**) is the registered owner of land located at 1513-1515 Mount Cotton Road, and more properly described as:

- Lot 1 on RP108970;
- Lot 17 on RP108970;
- Lot 370 on Crown Plan S311071;
- Lot 238 on SP218968; and
- Lot 162 on Crown Plan S31962.

An unformed and unnamed road (**the road**) bi-sects or adjoins Lot 17 on RP108970, Lot 370 on CP S311071 and Lot 162 on CP S31962.

Barro has had previous discussions with Dianne McQuaid of the Department regarding the permanent closure of this road.

Accordingly, please find **attached** the following:

1 Completed Part A *Contact and Land Details* (Form LA00) and Part B *Application for a road closure* (Form LA18) (**the Application**);

2 A cheque in the sum of $236.20 being the application fee.

The road traverses land with three separate adjoining owners. Accordingly, this Application is one of three for the permanent closure of the road and should be considered and processed in a coordinated way with the other two applications.

Please do not hesitate to contact us if you have any queries.

Yours sincerely

sch4p4(6) Personal information

Barro Group Pty Limited

06/12/13.

Doc 11508268.8

RECEIVED
[illegible] 2013
DEPT. OF NATURAL RESOURCES
& MINES [illegible]

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DEPARTMENT OF NATURAL RESOURCES AND MINES

Application form
Contact and Land Details
Part A

Application form requirements

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

Important information

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

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

Email:
SLAMlodgement@dnrm.qld.gov.au

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

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

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

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

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Contact details

Lodger Details and Mailing Address

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

Full Name(s)		
Title	First name	Surname

Company name(s)

Postal Address			
Phone number		Mobile phone	
Email			
Fax			

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Applicant(s) Details and Mailing Address

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

Full Name(s)

Title	First name	Surname
Mr	Ian	Ridoutt

Company name(s)

Barro Group Pty Limited

If a Corporation then record ☐ ACN ☐ ARBN ☐ ABN

Postal Address	191 Drummond Street
	CARLTON VIC 3053
	Attention: Ian Ridoutt
Phone number	(07) 3206 6211 **Mobile phone** sch4p4(6) Personal information
Email	ian.ridoutt@barro.com.au
Fax	(07) 3206 6480

Future correspondence should be sent to ☐ Lodger ☑ Applicant

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Details of land for which the application is being lodged

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

☐ Permit ☐ Lease

☐ Licence ☐ Unallocated State Land (USL) go to 2

☐ Trust Land Reserve/Deed of Grant in Trust (DOGIT) ☑ Road

☐ Other

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

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

Lot	Plan	Title Reference
Lot 162	Crown Plan S31962	10317021
Lot 17	RP108970	13881196
Lot 370	Crown Plan S311071	10741078

go to 3

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

3. Enter additional details of the land

Dealing number

Tenure type: Fee Simple — Tenure number

Local Government: Redland City Council

Other details of land location (optional): See Attachment 1 to Part B of this application

go to 4

4. Have you participated in a pre-lodgement meeting with the department? ☐ Yes go to 5 ☑ No

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

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

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

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DEPARTMENT OF NATURAL RESOURCES AND MINES

Application for road closure

Part B

Application form requirements

1. This Application is for road closure.
2. Read the respective *Application for road closure* Fact Sheet which include application restrictions
3. Payment of the prescribed application fee

   Regards of fees are available on the Department of Natural Resources and Mines (DNRM) website or from a regional DNRM office.
4. Any additional information to support application
5. **Part A:** Contact and details of land will need to be completed and submitted with your application.
6. Your application will not be considered as having been properly made unless all parts of this application form need to be completed accurately, otherwise your application may be returned to you to complete.

Important information

An adjoining landholder may apply for a permanent or temporary road closure. A public utility provider as defined under the *Land Act 1994* may also apply for a permanent road closure and an application for temporary closure can be considered for another person for:

- pipes for irrigation purposes that cross the road beneath its surface
- water channels for irrigation purposes that cross the road

A road maybe closed "in strata" to provide for works such as:

- connecting overhead viaduct, or underground tunnel for commercial purposes between two buildings;
- structure which will overhang a road;
- car park or building under or over a road;

You may be required to pay a purchase price for the permanent closure of a road.

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

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9 311662 185211
Road Closure

9 311662 185228
Temporary Road Closure

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1.	The Application is for:	☑ Permanent road closure	go to 2
		☐ Temporary road closure	go to 2

2.	Are you a public utility provider or the registered owner, lessee or trustee of the land adjoining the area of road subject to this **road closure** application?	☑ Yes	go to 4	☐ No Application cannot be considered unless temporary closure is for reasons stipulated in Question 3

Section 99(1) of the *Land Act 1994*, only a public utility provider or the registered owner, lessee or trustee of the land adjoining a road may apply for a **permanent closure** of the road.

Section 99(2) of the *Land Act 1994*, only the registered owner, lessee or trustee of the land adjoining a road may apply for a temporary closure of the road or another person for (a) Pipes for irrigation purposes that cross the road beneath its surface or (b) Water channels for irrigation purposes that cross the road.

3.	Is the temporary closure to make structural improvements for:	☐ Pipes for irrigation purposes that cross the road beneath its surface	
		☐ Water channels for irrigation purposes that cross the road	go to 4

4.	Provide details in Schedule 1 below, of any land you lease from the state or are the registered owner that adjoins or is in the vicinity of the land applied for. (If there is insufficient space, please lodge as an attachment)	go to 5

Schedule 1

You must enter either the Lot on Plan or Title Reference of the land.

Lot	Plan	Title Reference
See Attachment 1		

5.	Have you made a previous application for closure of this area of road?	☐ Yes	go to 6	☑ No	go to 9
6.	Was this application refused?	☐ Yes	go to 7	☐ No	go to 9
7.	Has there been any change in circumstances from the previous application, which may lead to this application being accepted for further consideration?	☐ Yes	go to 8	☐ No	go to 9

The application maybe rejected without further consideration.

8.	Provide details of the change in circumstances from the previous application. (If there is insufficient space, please lodge as an attachment)	go to 9

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9. Is any use currently being made of the road area? ☑ Yes go to 10 ☐ No go to 11

10. Provide details of the current use of road e.g. grazing, encroachment of building or structure go to 11
(If there is insufficient space, please lodge as an attachment)

See Attachment 1

11. Provide details of the proposed use of the road area. go to 12
(If there is insufficient space, please lodge as an attachment)

See Attachment 1

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

Attachments

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

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

☑ Application fee

☑ Copy of sketch/drawing

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

Declaration

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

Signature of applicant (or their legal representative)

sch4p4(6) Personal information

Tark Ridout

Date: 06 / 12 / 13

If applicant, section 142 of the *Land Act 1994* states a person is eligible to apply for, buy or hold land under the *Land Act 1994* if the person is an adult, that is, 18 years of age or over.
If the legal representative of the applicant is signing as the applicant then the legal representative's full name must be printed immediately below the signature.

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Application for permanent road closure

Attachment 1

This Attachment 1 forms part of Barro Group Pty Limited's Application for Road Closure.

Part B (Form LA18)

Item 4

Provide details in Schedule 1 below, of any land you lease from the state or are the registered owner that adjoins or is in the vicinity of the land applied for

Schedule 1 You must enter either the Lot on Plan or Title Reference of the Land		
Lot	**Plan**	**Title Reference**
Lot 162	Crown Plan S31962	10317021
Lot 17	RP108970	13881196
Lot 370	Crown Plan S311071	10741078

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Barro Group Pty Limited (**the Applicant**) is the registered owner of the above land which adjoins, or is bi-sected by, the unnamed and unformed road the subject of this application (**the road**).

The Applicant is also the registered owner of the following land which is in the vicinity of the road:

- Lot 1 on RP108970, Title Reference 13881180; and
- Lot 238 on SP218968, Title Reference 50755376.

The Applicant's land and the road are shown on the Smart Map attached in Annexure 1. The portion of the road reserve which is highlighted is the portion sought to be closed by this application.

Item 10

Provide details of the current use of the road e.g. grazing, encroachment of building or structure

The Applicant is the registered owner of land located at 1513-1515 Mount Cotton Road, Mount Cotton and more properly described as:

- Lot 1 on RP108970;
- Lot 17 on RP108970;
- Lot 370 on Crown Plan S311071;
- Lot 238 on SP218968; and

- Lot 162 on Crown Plan S31962.

Since 1992, the Applicant has owned and operated the Mount Cotton Quarry with its existing operations being located on Lots 1 and 17 on RP108970.

The existing quarry was established in the 1960s. The operation consists of quarrying rock resources, with associated crushing, screening and blending and concrete batching. The quarry is an important source of materials for building and construction in the Redland City local government area and surrounding areas.

Lot 17 on RP108970, Lot 162 on Crown Plan S31962 and Lot 370 on Crown Plan S311071 are bi-sected by, or adjoin, the road.

Various parts of the road are subject to the following uses:

- The heavily treed areas in the northern part of the road have no current active use.
- The central part of the road is currently used for traversing by quarry traffic.
- The balance area of the road to the south is partly treed and in parts contains an access track occasionally used by quarry vehicles but is otherwise vacant apart from grazing use from time to time.

Item 11

Provide details of the proposed use of the road area

The existing quarry resources on Lots 1 and 17 on RP108970 will be exhausted in the near future. However, significant further quarry resources have been identified on lands adjoining and to the south-west of the existing quarry workings.

Consequently, the Applicant is proposing to extend its existing quarry operations onto land adjacent to the existing quarry (Lot 162 on SP31962, Lot 238 on SP218968 and Lot 370 on S311071).

The Applicant has lodged a development application with Redland City Council for this extension while maintaining and utilising existing ancillary facilities (including crushing and screening plant, stockpile areas, access road, workshop, fuel storage, water storages, weighbridge, amenities, office buildings and ancillary facilities) at the existing quarry (Lots 1 and 17 on RP108970).

The development application was supported by the required evidence from the Chief Executive of the then Department of Environment and Resource Management under the now repealed s.264 of the *Sustainable Planning Act 2009* that the development may proceed in the absence of an allocation of, or an entitlement to, the road.

This application was recommended for approval, subject to conditions, by the relevant Council officer and none of the referral agencies for the application (Department of Transport and Main Roads, Department of Environment and Resource Management and ENERGEX) required or recommended the application be refused. However, the Council refused the application by way of a decision notice dated 12 June 2013.

Barro lodged an appeal against the Council's decision to the Planning and Environment Court on 28 June 2013. However, the appeal is now of no effect as the application was called in by the Deputy Premier and Minister for State Development Infrastructure and Planning Jeff Seeney on 26 September 2013 who will now reassess it and make a final determination. The final decision is expected before the end of the year.

If the development application is approved, the Applicant proposes to continue using the road for the purposes set out in Item 10 above.

Item 12

Provide details of any additional information to support the application

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The following information is provided in support of the Application:

Access

(a) The road is not required for access to the Applicant's land.

The Applicant obtains direct access to its land from Mount Cotton Road through Lot 1 on RP108970.

(b) That part of the road which adjoins Lot 17 on RP108970 also adjoins the rear of Lot 2 on RP169493 (Title Reference 17055234), which is to the north and east of the Applicant's Land, and is owned by James Peter Spencer and Jennifer Anne Spencer. However, Lot 2 on RP169493 does not require access from the road as it has direct access from its frontage to Mount Cotton Road.

(c) The road extends past the Applicant's land to the north via an unformed road (**the road extension**) which bisects the following 2 lots:

- Lot 1 on RP30627 (Title Reference 18655168) which is owned by Colin Stiller and Robyn Gayle Stiller; and
- Lot 2 on RP30627 (Title Reference 14471009) which is owned by Gary John Heidenreich, Joanne Elizabeth Heidenreich, Colin Stiller and Robyn Gayle Stiller.

The road extension is the subject of two other concurrent applications to the Department for permanent closure by the respective owners of the above 2 lots.

The road extension then terminates at the point where it adjoins the following lot:

- Lot 2 on SP151622 in Title Reference 50437485 which is owned by Albert John Benfer and Alison Lesley Benfer.

The above 3 lots do not rely on the road for access. Each of these properties has its own direct independent access.

Annexure 2 contains the written consent of each of the registered owners of these 3 properties to the road closure.

Use of road

(d) The road traverses the Applicant's existing quarry operations and is not used by the public for road purposes.

(e) The road is not used as a stock route.

(f) The road, while dedicated, is a historical road reserve and has never been constructed and cannot at present be traversed in full by vehicle.

Road network

(g) The road is not required to provide continuity to the road network surrounding the Applicant's land.

(h) The road is not required to provide access to the Applicant's land, or to any of the properties to the north of the Applicant's land.

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Current development application

(i) As mentioned above, the Applicant has lodged a development application with the Redland City Council which is currently in the re-assessment phase of a call in by the Deputy Premier and Minister for State Development, Infrastructure and Planning in the decision stage.

The development application was supported by the required evidence from the Chief Executive of the then Department of Environment and Resource Management under the now repealed s.264 of the *Sustainable Planning Act 2009* that the development may proceed in the absence of an allocation of, or an entitlement to, the road.

Relevantly, the development application does not propose any clearing or quarrying activities in the road reserve.

Key Resource Area

(j) The land comprising the Applicant's existing quarry, and its proposed extension, is an identified Key Resource Area (KRA 71) under State Planning Policy 2/07: Protection of Extractive Resources.

The road itself is also located within both the Resource/Processing and Separation Areas of KRA 71.

The KRA is an extractive resource identified by the State as being of State or regional significance. The aim of the State Planning Policy is to protect this resource from developments that might prevent or severely constrain current or future extraction.

The closure of the road and amalgamation with the Applicant's land is consistent with KRA 71 of SPP 2/07 given land on either side of the road is the subject of current and proposed quarrying activities by the Applicant.

Closure of the road will also ensure the Applicant has appropriate control over the land comprising the road which will help facilitate the safe and efficient operation of the current and future quarry activities on its land.

Vegetation and Koala Habitat Management

(k) The road reserve other than the part which is included in the Resource/Processing Area of KRA 71:

(i) adjoining the northern part of Lot 17 on RP108970 and bi-secting Lot 370 on Crown Plan S311071 is identified as:

(A) Remnant vegetation containing endangered regional ecosystems;

(B) Vegetation Management Act Essential Habitat;

(C) Medium Value Bushland (Koala Habitat);

(D) Priority Koala Assessable Development Area.

(ii) which bi-sects Lot 162 on Crown Plan S31962 is identified as:

(A) Remnant vegetation that is a least concern regional ecosystem;

(B) Vegetation Management Act Essential Habitat;

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(C) High Value Bushland (Koala Habitat);

(D) Priority Koala Assessable Development Area.

While none is currently contemplated, any proposed future clearing of the road reserve area following closure of the road would require a development application which will be assessed against the relevant vegetation management codes and the South East Queensland Koala Conservation State Planning Regulatory Provisions.

Amalgamation and purchase of road area

(l) The Applicant requests that the road area be amalgamated with the relevant land specified in Item 4 above. The Applicant is prepared to purchase the road area if it is offered on reasonable commercial terms which are acceptable to the Applicant.

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Annexure 1

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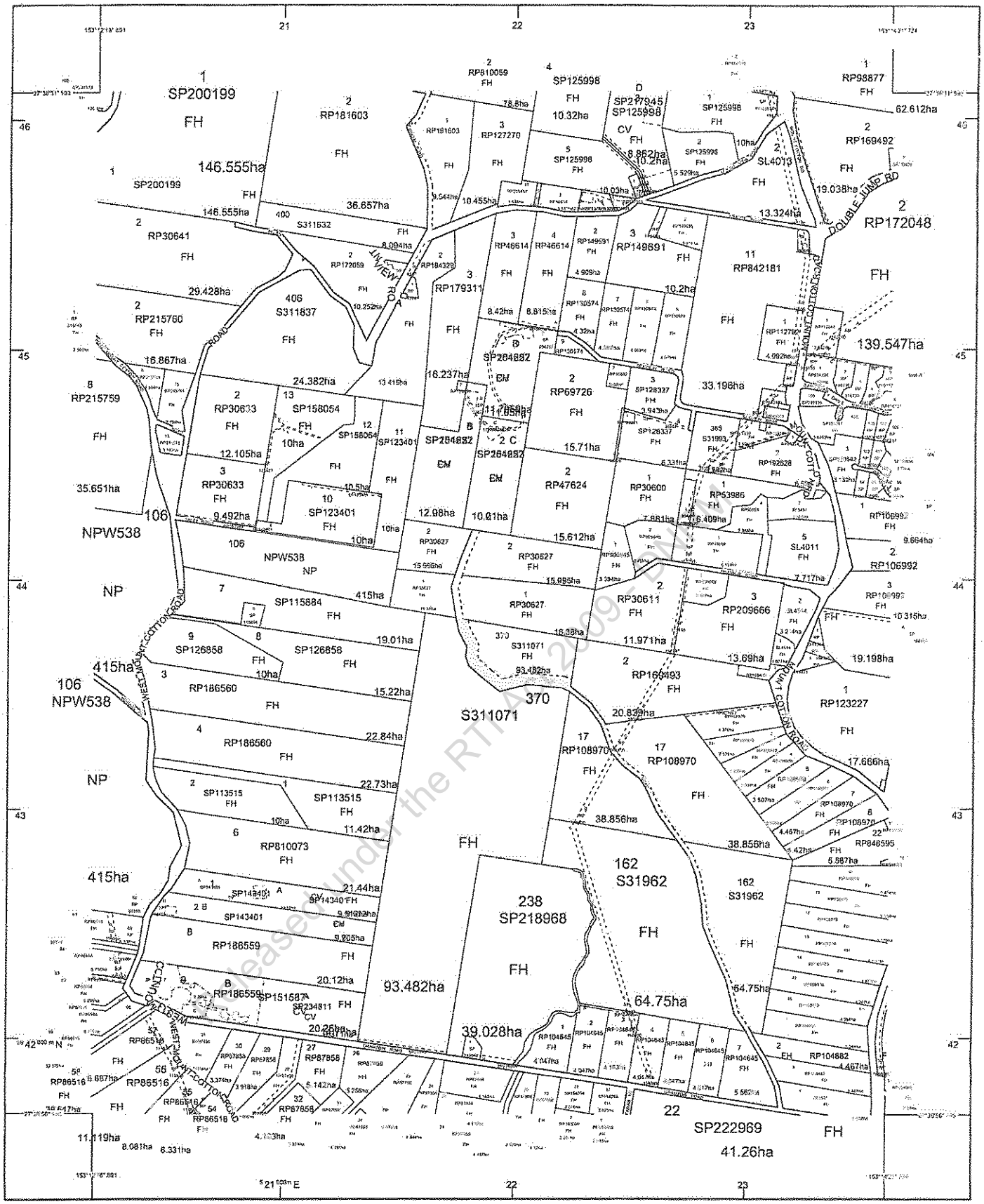

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STANDARD MAP NUMBER
9542-42114

MAP WINDOW POSITION & WEARES' LOCATION

0 300 600 900 1200 1500 m

HORIZONTAL DATUM GDA94 ZONE 56 SCALE 1 : 1000

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	1/RP[illegible]
Area/Volume	16.38ha
Tenure	FREEHOLD
Local Government	REDLAND CITY
Locality	MOUNT COTTON
Parish	REDLAND
County	STANLEY
Segment/Parcel	28579/17

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 22/05/2013

DCDB 21/05/2013 (Lots with an area less than 1500m² are not shown)

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Despite Department of Natural Resources and Mines (DNRM) best efforts, DNRM 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://www.qld.gov.au/property/maps/ng/sitemap

GDA

SmartMap
An Enterprise Product of SmartMap Information Services
Based under an extraction from the Digital Cadastral Data Base

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Annexure 2

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Release

ORIGINAL NRM-LAIS

Queensland Government ABN: 59 020 847 551
Department of Natural Resources & Mines

RECEIPT

Received from: I K Ridout No.: 2083184
ABN/Address: 191 Drummond Street, Carlton VIV 3053

Description	Qty	Unit Val	Extended	Discount	Ext Value	GST	Total Price
APPLICATION PERMANENT ROAD CLOSURE-LA18	1	236.20	236.20	0.00	236.20		236.20

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Date: 11/12/13	Time: 14:08	CHEQUE	236.20	Tot Value:	236.20
				GST:	0.00
Brch: nrmtown	SPer: np			Tot Price:	236.20
				Tendered:	236.20
CYC: 9658	Reg: 36	Tendered	236.20	Change:	0.00

Cheques or other negotiable instruments accepted subject to clearance.

Application Verification Form (PRC)

A copy of this document **MUST** be scanned into eLVAS.

Service Centre	**TOWNSVILLE (CPL)**
eLVAS Case No	Insert eLVAS case id 2013/006982, 6983, 6984, 6985, 6986

- ☑ Part A form Completed
- ☑ Part B form correct
- ☑ Part B signed by all relevant parties
- ☑ All relevant parts on form completed
- ☑ All relevant supporting documentation attached
- ☑ Application fee paid, if required
- ☐ Any current condition of lease prevent this application? (please comment below)
- ☐ Any Legislation or Policy prevents application being lodged? (please comment below)

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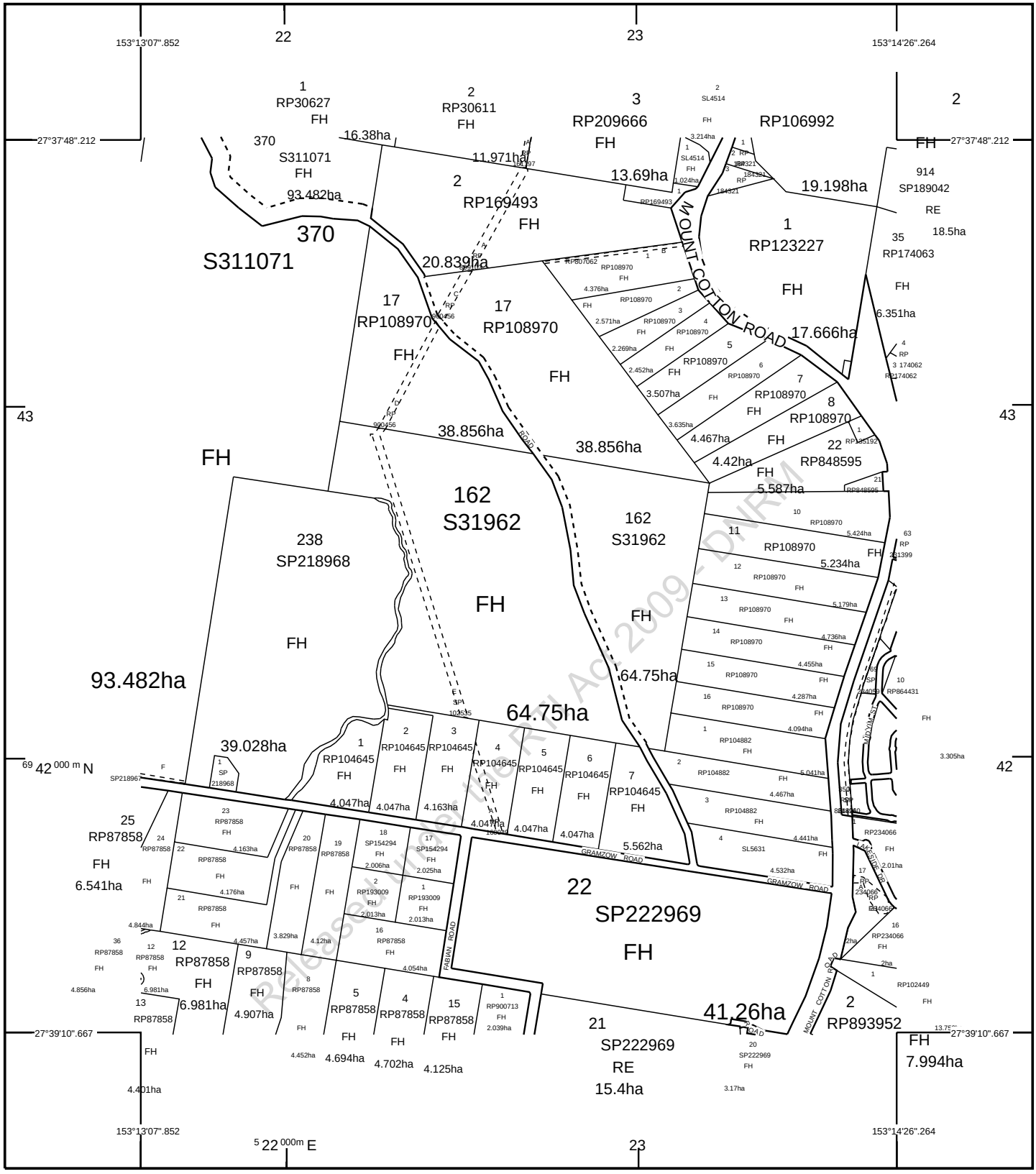
Additional information

Section 99 of the *Land Act 1994* may apply;

PUX/901/236 General Issues on Roads Version 2 may apply.

Application checked by	Katie Akacich		
Number of pages		Date	12/12/2013

END DOCUMENT



STANDARD MAP NUMBER
9542-42113

0 309 618 927 1236 1545 m

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 15453

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION & NEAREST LOCATION

153°13'47".058
27°38'29".440
CORNUBIA
2.75 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	162/S31962
Area/Volume	64.75ha
Tenure	FREEHOLD
Local Government	REDLAND CITY
Locality	MOUNT COTTON
Parish	REDLAND
County	STANLEY
Segment/Parcel	28664/4

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PRINTED (dd/mm/yyyy) 10/12/2013

DCDB 09/12/2013 (Lots with an area less than 3000m² are not shown)

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14-330

File A

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SLAM LARIE - Intersection Report

LAYER INTERSECTION SUMMARY

LotPlans found

162S31962

LotPlans not found

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

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

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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:

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

Produced by: The Department of Natural Resources and Mines

Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)

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

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

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INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 10/12/2013 15:30 Title Reference: 10317021
Date Created: 12/02/1878

REGISTERED OWNER

Dealing No: 706992250 16/09/2003

BARRO GROUP PTY LTD A.C.N. 005 105 724

ESTATE AND LAND

Estate in Fee Simple

LOT 162 CROWN PLAN S31962
County of STANLEY Parish of REDLAND
Local Government: REDLAND

For exclusions / reservations for public purposes refer to
Plan CP S31962

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10317021 (POR 162)

2. EASEMENT IN GROSS No 704398171 01/11/2000 at 09:22
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT E ON SP102535
Lodged at 09:22 on 01/11/2000 Recorded at 12:40 on 09/11/2000

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
712786771	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:49	CUR	IH-GEN -00

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 713656623 Certificate No. 4

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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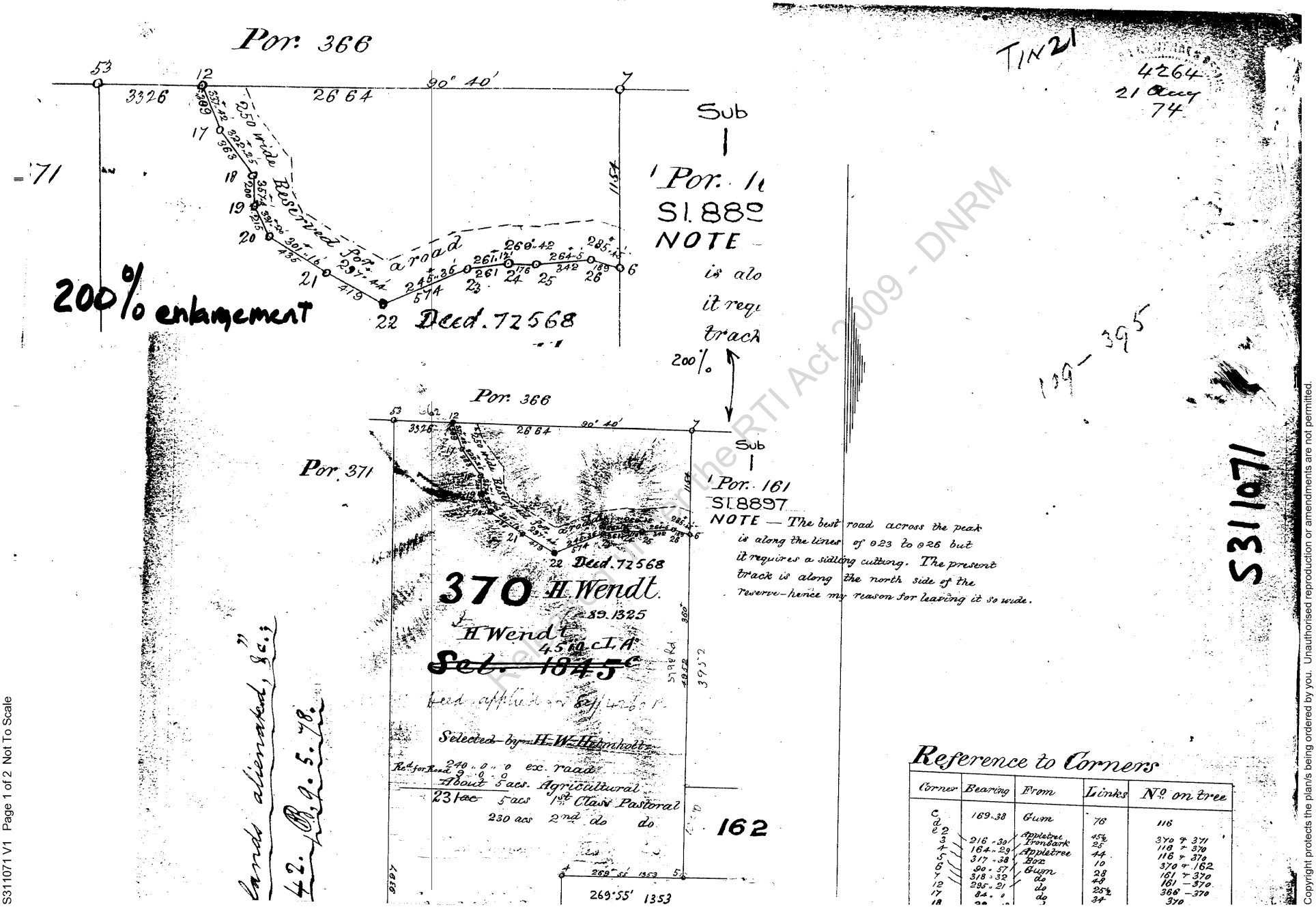
For Internal Use Only - Not to be used for External Viewing

Release



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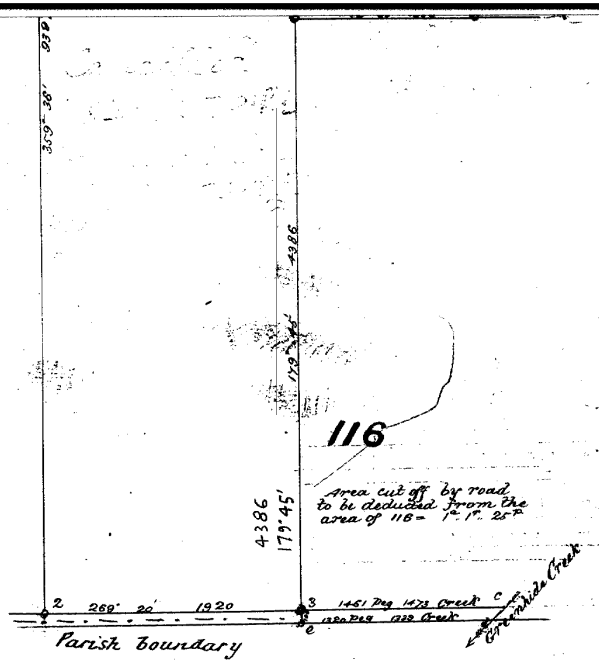
"Country la...
vol. 1, p. 442

12	285 . 21	do	25½	366 - 370
17	84 . 0	do	34	370
18	22 . 18	do	52	"
19	133 . 3	do	21¾	"
20	305 . 20	do	50	"
21	113 . 9	do	48½	"
22	124 . 15	do	9¼	"
23	321 . 2	do	38	"
24	17 . 8	Peppermint	22	"
25	209 . 11	S. bark	49	"
26	218 . 45	Peppermint		"
53	62 . 40	S. bark	17½	370 & 371

Advance 8.9.74
Bal. 2.10.74
Exchanted



Scale 10 Chains to Inch

Vol 4 Fol 46

DWpaned
25 2-55

E.L.D. Lewis 19.5.76

Surveyed under _____ Instructions from Surveyor-General _____

No. 1299 / 4895 dated 1-5 / 14-10 1873

Transmitted to the Surveyor-General _____

with my Letter No. 58 dated 4th August 1874

SURVEY

OF PORTION Nos. 370

PARISH OF Redland

COUNTY OF Stanley

DISTRICT OF Brisbane

Cat. No. S31 1071

C

S31 1071

S31 1071

For Additional Plan & Document Notings Refer to CISP

sch4p4(6) Personal information

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Releas

Hon Jeff Seeney MP
Deputy Premier
Minister for State Development, Infrastructure and Planning

Our ref: MBN13/1339

20 DEC 2013

Ms Kelly Alcorn
Barro Group Pty Ltd
C/- Groundwork Plus
Level 2, 15 Lang Parade
MILTON QLD 4064

Dear Ms Alcorn

NOTICE OF DECISION

I refer to my decision on 26 September 2013 to exercise my Ministerial powers under the *Sustainable Planning Act 2009* (SPA) and call in the development application for the extension of the Barro Quarry at Mount Cotton.

Please be advised that on 20 December 2013, I decided to approve the development application subject to conditions.

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Applicant details	
Name of Applicant	Barro Group Pty Ltd, C/- Groundwork Plus
Address of Applicant	Level 2 15 Lang Parade MILTON QLD 4064

Application details	
Original assessment manager	Redland City Council (Council)
Date application properly made	2 February 2011
Approvals sought	Development Permit for Material Change of Use for Extractive Industry and Environmentally Relevant Activities (ERA) 8(3)(a) (Chemical Storage 10m^3 to 500m^3 of chemicals or dangerous goods Class 3 of Class C1 or C2 combustible liquids under AS1940), 16(2)(c) (Extracting rock or other material 100,000 tonnes – 1,000,000 tonnes per year), 16(3)(b) (Screening rock or other material 100,000 tonnes – 1,000,000 tonnes per year) and 21 (Motor Vehicle Workshop Operations)

Level 12 Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3224 4600
Facsimile +61 7 3210 2185
Email deputypremier@ministerial.qld.gov.au

Release

Description of development	Extension of a quarry and associated environmentally relevant activities
Category of development	Impact Assessment

Property details

Real property description	Lot 162 S31962 Lot 238 SP218968 Lot 370 S311071 Lot 1 RP108970 Lot 17 RP108970
Address of property	1513 and 1515-1521 Mount Cotton Road and 163-177 and 195 Gramzow Road, Mount Cotton; the land comprising that part of Greenhide (California) Creek located between Lot 162 SP31962 and Lot 238 SP218968, which is the property of the State; the unformed road bisecting and adjoining Lot 17 RP108970, Lot 370 S311071 and Lot 162 S31962

Ministerial call in details

Date call in notice given	26 September 2013

I re-assessed and re-decided the development application under the normal assessment and decision provisions under sections 314, 324 and 326 of the SPA.

Date of decision	20 December 2013
Details of decision	Approved subject to conditions
Type of approval	Development Permit for Material Change of Use for Extractive Industry and Environmentally Relevant Activities (ERA) 8(3)(a) (Chemical Storage 10m^3 to 500m^3 of chemicals or dangerous goods Class 3 of Class C1 or C2 combustible liquids under AS1940), 16(2)(c) (Extracting rock or other material 100,000 tonnes – 1,000,000 tonnes per year), 16(3)(b) (Screening rock or other material 100,000 tonnes – 1,000,000 tonnes per year) and 21 (Motor Vehicle Workshop Operations)

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Referral Agencies

The following agencies were referral agencies for the development application. As a result of my decision to call in the development application under section 425(1) of the SPA, any concurrence agencies for the development application are taken to be an advice agency until I give the decision notice (section 427(4) of the SPA).

Referral agency (name at the time of lodgement)	Referral agency	Address	Advice or concurrence
Department of Natural Resources and Mines (DNRM)	Department of Environment and Resource Management (DERM)	PO Box 15216 CITY WEST QLD 4001	Concurrence
Department of Environment and Resource Management (DERM)	Department of Environment and Heritage Protection (EHP)	GPO Box 2454 BRISBANE QLD 4001	Concurrence and Advice
Department of Transport and Main Roads (TMR)	Department of Transport and Main Roads (TMR)	GPO Box 50 BRISBANE QLD 4001	Concurrence
Energex Energy (Energex)	Energex Energy (Energex)	GPO Box 1461 BRISBANE QLD 4001	Advice
Logan City Council	Logan City Council	PO Box 3226 LOGAN CITY QLD DC 4114	Concurrence and Advice

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Further to this, the application was also forwarded to the following entities for advice:

Entity	Address	Advice or concurrence
Department of Community Safety (DCS)	GPO Box 1425 BRISBANE QLD 4001	Advice
Department of Science, Information Technology, Innovation and the Arts (DSITIA)	GPO Box 5078 BRISBANE QLD 4001	Advice
Queensland Health	GPO Box 48 BRISBANE QLD 4001	Advice
Redland City Council	PO Box 21 CLEVELAND QLD 4163	Advice

Relea

Approval subject to conditions
The conditions of this approval are set out in **Schedules 1 - 5.** The Department of Community Safety advice is provided at **Schedule 6.**

Despite there being what I consider a minor conflict with the Redland Planning Scheme, I consider that there are sufficient grounds to approve the development application for the extension of the Mt Cotton quarry. These grounds include that the conflict is minor in nature, being limited to ancillary uses that are generally consistent with the Redland Planning Scheme, and there is an economic need for the extension of the quarry.

Other development permits and compliance permits
The other development permits and compliance permits necessary to allow the development to be carried out are set out in **Schedule 1**.

Properly made submissions
Approximately 1139 properly made submissions and 85 not properly made submissions were received in respect of this development application during the public notification period between 25 May 2012 and 12 July 2012. The name and address of each principal submitter is set out in **Schedule 8**.

Deemed approval of applications
As a result of my decision to call in and re-assess and re-decide the development application, chapter 6, part 5, division 3, subdivision 4 of the SPA does not apply to the development application (section 427(7) of the SPA).

Any code the applicant may need to comply with for self-assessable development related to development approved
Excavation and Fill - Self assessable (if complying with the acceptable solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code and the acceptable solutions in A1.(1)(b),(c),(d) in section 7.6.4 of the Excavation and Fill Code)

Details of any compliance assessment required under chapter 6, part 10 of SPA for documents or work in relation to the development
See condition 55 in **Schedule 1**.

Referenced plans
Copies of the approved plans are included in **Schedule 7**.

If you require any further information, please email: ministerial_call_in@dsdip.qld.gov.au.

Yours sincerely

JEFF SEENEY MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning

Enc (8)

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From: Ian Ridoutt [ian.ridoutt@barro.com.au]
Sent: Thursday, 2 January 2014 11:47 AM
To: Mcquade Diane
CC: 'Greg Matthews'
Subject: Ministers approval of MCU for Mount Cotton Quarry Extension
Attachments: Mount Cotton Approval.pdf

Hi Diane,

As discussed here is a copy of the Ministers approval of the Development which was made on the 20th December 2013.

Regards,

Ian

Ian Ridoutt
General Manager Qld

Tel: *(07) 3254 0033*
Fax: *(07) 3254 2377*
Mobile: sch4p4(6) Personal information
Email: *ian.ridoutt@barro.com.au*

BARRO GROUP PTY LIMITED | 191 Drummond Street Carlton South Vic 3053 Australia
Tel: +61 (3) 9663 1333 | Fax: +61 (3) 9663 2555
Email:barro@barro.com.au | Website:www.barro.com.au

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From: Mcquade Diane [Diane.Mcquade@dnrm.qld.gov.au]
Sent: Thursday, 2 January 2014 12:14 PM
To: 'Ian Ridoutt'
Subject: RE: Ministers approval of MCU for Mount Cotton Quarry Extension

Thanks Ian
I will attach this info to the case.

Just to give you a brief overview of the process being undertaken now for the proposed permanent road closure;

- I am awaiting the drawing to return from our cartographic unit of the proposed road closure.
- Once this is completed I can request approval for the advertising to occur. I will then send the request through the department' s Executive Council team for the proposed road closure to be gazetted.
- When the road closure appears in the gazette I will then prepare the documentation for the advertising to the Barro Group along with the laminated signs to be placed at each end of the proposed permanent road closure.
- It is a 6 week period of advertising, the signs will need to remain for this period on site, however the advertisement will only need to be published in the local paper once, in which I will let you know and provide you with the wording.
- I will seek the views from the local authority and other interested parties upon gazettal of the proposed permanent road closure.

Hope this helps you out with the department's processes a little more.

Thanks so much
Kind regards
Diane

Diane McQuade
Land Administration Officer
Department of Natural Resources and Mines

Ph. 3884 8055
Fax. 38848079

PO Box 1164
Beenleigh Qld 4207

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From: Ian Ridoutt [mailto:ian.ridoutt@barro.com.au]
Sent: Thursday, 2 January 2014 11:48 AM
To: Mcquade Diane
Cc: 'Greg Matthews'
Subject: Ministers approval of MCU for Mount Cotton Quarry Extension

Hi Diane,

As discussed here is a copy of the Ministers approval of the Development which was made on the 20th December 2013.

Regards,

Ian

Ian Ridoutt
General Manager Qld

Tel: *(07) 3254 0033*
Fax: *(07) 3254 2377*
Mobile: sch4p4(6) Personal information
Email: *ian.ridoutt@barro.com.au*

BARRO GROUP PTY LIMITED | 191 Drummond Street Carlton South Vic 3053 Australia
Tel: +61 (3) 9663 1333 | Fax: +61 (3) 9663 2555
Email:barro@barro.com.au | Website:www.barro.com.au

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Acts Interpretation Act 1954
Place Names Act 1994

PLACE NAME DECISION (AMENDMENT) NOTICE (No 01) 2014

Short title

1. This notice may be cited as the Place Name Decision (Amendment) Notice (No 01) 2014.

Notice of Amendment of Place Name Decision [s.24AA of the *Acts Interpretation Act 1954* and s.11 of the *Place Names Act 1994*]

2. Notice is given that the Place Name Decision (Amendment) Notice (No 19) 2010 published in the Gazette on 19 November 2010 at pages 730-732 (QPN1067); the Correction of Place Name Decision (Amendment) Notice (No 01) 2011 published in the Gazette on 28 January 2011 at pages 125-126 (QPN1067); the Place Name Decision (Amendment) Notice (No 03) 2011 published in the Gazette on 4 February 2011 at pages 168-169 (QPN1067); the Place Name Decision (Amendment) Notice (No 05) 2011 published in the Gazette on 21 April 2011 at page 650 (QPN1067); the Correction of Place Name Decision (Amendment) Notice (No 02) 2011 published in the Gazette on 13 May 2011 at page 50 (QPN1067); the Place Name Decision (Amendment) Notice (No 13) 2011 published in the Gazette on 23 December 2011 at pages 871-872 (QPN1067); the Correction of Place Name Decision (Amendment) Notice (No 01) 2012 published in the Gazette on 17 February 2012 at page 291 (QPN1067); the Place Name Decision (Amendment) Notice (No 03) 2012 published in the Gazette on 2 March 2012 at page 665 (QPN1067); the Place Name Decision (Amendment) Notice (No 08) 2012 published in the Gazette on 5 April 2012 at pages 901-902 (QPN1067); and the Place Name Decision (Amendment) Notice (No 06) 2013 published in the Gazette on 26 July 2013 at page 895 (QPN1067) are amended by omitting the details in the overriding Schedules of the notices, and inserting the details in the Schedule below.

SCHEDULE

Name	Feature	Local Government Area	Geog. Co-ords		Plan No.	Remarks
			Lat. S.	Long. E.		
Alexandra Headland	Suburb	Sunshine Coast Regional	26°40'24" S	153°06'04" E	QPN1242	
Aroona	Suburb	Sunshine Coast Regional	26°46'59" S	153°07'01" E	QPN1242	
Bald Knob	Locality	Sunshine Coast Regional	26°46'57" S	152°54'30" E	QPN1242	
Balmoral Ridge	Locality	Sunshine Coast Regional	26°44'37" S	152°53'30" E	QPN1242	
Battery Hill	Suburb	Sunshine Coast Regional	26°46'45" S	153°07'45" E	QPN1242	
Beerburrum	Locality	Sunshine Coast Regional	26°57'07" S	152°58'21" E	QPN1242	
Beerwah	Locality	Sunshine Coast Regional	26°51'26" S	152°57'35" E	QPN1242	
Belli Park	Locality	Sunshine Coast Regional	26°31'01" S	152°49'01" E	QPN1242	
Bells Creek	Locality	Sunshine Coast Regional	26°49'05" S	153°03'43" E	QPN1242	
Birtinya	Suburb	Sunshine Coast Regional	26°44'43" S	153°06'57" E	QPN1242	
Bli Bli	Locality	Sunshine Coast Regional	26°37'04" S	153°02'14" E	QPN1242	
Bokarina	Suburb	Sunshine Coast Regional	26°44'20" S	153°07'46" E	QPN1242	
Booroobin	Locality	Sunshine Coast Regional	26°48'45" S	152°48'01" E	QPN1242	Also a locality in Moreton Bay R.C.
Bribie Island North	Locality	Sunshine Coast Regional	26°52'58" S	153°07'22" E	QPN1242	
Bridges	Locality	Sunshine Coast Regional	26°32'24" S	152°56'34" E	QPN1242	
Buddina	Suburb	Sunshine Coast Regional	26°41'38" S	153°07'58" E	QPN1242	
Buderim	Suburb	Sunshine Coast Regional	26°41'24" S	153°04'04" E	QPN1242	
Burnside	Locality	Sunshine Coast Regional	26°37'54" S	152°56'04" E	QPN1242	
Caloundra	Suburb	Sunshine Coast Regional	26°47'51" S	153°07'41" E	QPN1242	
Caloundra West	Suburb	Sunshine Coast Regional	26°48'22" S	153°06'08" E	QPN1242	
Cambroon	Locality	Sunshine Coast Regional	26°38'58" S	152°40'27" E	QPN1242	
Chevallum	Locality	Sunshine Coast Regional	26°41'54" S	152°59'34" E	QPN1242	
Coes Creek	Locality	Sunshine Coast Regional	26°38'54" S	152°56'34" E	QPN1242	
Conondale	Locality	Sunshine Coast Regional	26°44'36" S	152°40'48" E	QPN1242	
Coochin Creek	Locality	Sunshine Coast Regional	26°53'22" S	153°03'20" E	QPN1242	
Coolabine	Locality	Sunshine Coast Regional	26°35'54" S	152°47'04" E	QPN1242	
Cooloolabin	Locality	Sunshine Coast Regional	26°32'24" S	152°54'04" E	QPN1242	
Coolum Beach	Suburb	Sunshine Coast Regional	26°32'26" S	153°04'23" E	QPN1242	
Crohamhurst	Locality	Sunshine Coast Regional	26°48'30" S	152°51'40" E	QPN1242	
Curramore	Locality	Sunshine Coast Regional	26°40'34" S	152°45'16" E	QPN1242	
Currimundi	Suburb	Sunshine Coast Regional	26°45'57" S	153°07'20" E	QPN1242	
Diamond Valley	Locality	Sunshine Coast Regional	26°45'22" S	152°55'35" E	QPN1242	
Dicky Beach	Suburb	Sunshine Coast Regional	26°47'02" S	153°08'08" E	QPN1242	
Diddillibah	Locality	Sunshine Coast Regional	26°38'54" S	153°01'34" E	QPN1242	

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Doonan	Locality	Sunshine Coast Regional	26°27'08" S	153°00'19" E	QPN1242	Also a locality in Noosa S.C. Bdy Amended Vide CHQ 022459/851
Dulong	Locality	Sunshine Coast Regional	26°38'24" S	152°53'34" E	QPN1242	
Eerwah Vale	Locality	Sunshine Coast Regional	26°28'54" S	152°54'34" E	QPN1242	Also a locality in Noosa Shire
Elaman Creek	Locality	Sunshine Coast Regional	26°43'10" S	152°46'49" E	QPN1242	
Eudlo	Locality	Sunshine Coast Regional	26°43'54" S	152°56'34" E	QPN1242	
Eumundi	Locality	Sunshine Coast Regional	26°27'54" S	152°57'34" E	QPN1242	Bdy Amended Vide CHQ 022459/853 and CHQ 022459/854
Flaxton	Locality	Sunshine Coast Regional	26°39'34" S	152°52'09" E	QPN1242	
Forest Glen	Locality	Sunshine Coast Regional	26°40'24" S	153°00'04" E	QPN1242	
Gheerulla	Locality	Sunshine Coast Regional	26°34'35" S	152°48'53" E	QPN1242	
Glass House Mountains	Locality	Sunshine Coast Regional	26°54'10" S	152°55'52" E	QPN1242	
Glenview	Locality	Sunshine Coast Regional	26°46'10" S	153°01'01" E	QPN1242	
Golden Beach	Suburb	Sunshine Coast Regional	26°49'22" S	153°07'19" E	QPN1242	
Highworth	Locality	Sunshine Coast Regional	26°36'54" S	152°55'34" E	QPN1242	
Hunchy	Locality	Sunshine Coast Regional	26°40'49" S	152°54'54" E	QPN1242	
Ilkley	Locality	Sunshine Coast Regional	26°43'54" S	152°59'34" E	QPN1242	
Image Flat	Locality	Sunshine Coast Regional	26°35'55" S	152°56'04" E	QPN1242	
Kenilworth	Locality	Sunshine Coast Regional	26°35'55" S	152°44'04" E	QPN1242	
Kiamba	Locality	Sunshine Coast Regional	26°34'24" S	152°54'34" E	QPN1242	
Kidaman Creek	Locality	Sunshine Coast Regional	26°38'45" S	152°46'20" E	QPN1242	
Kiels Mountain	Locality	Sunshine Coast Regional	26°39'30" S	153°00'01" E	QPN1242	
Kings Beach	Suburb	Sunshine Coast Regional	26°48'07" S	153°08'37" E	QPN1242	
Kulangoor	Locality	Sunshine Coast Regional	26°35'24" S	152°58'04" E	QPN1242	
Kuluin	Suburb	Sunshine Coast Regional	26°39'24" S	153°03'34" E	QPN1242	
Kunda Park	Suburb	Sunshine Coast Regional	26°39'55" S	153°02'04" E	QPN1242	
Kureelpa	Locality	Sunshine Coast Regional	26°36'24" S	152°53'34" E	QPN1242	
Landers Shoot	Locality	Sunshine Coast Regional	26°42'54" S	152°55'34" E	QPN1242	
Landsborough	Locality	Sunshine Coast Regional	26°48'38" S	152°59'09" E	QPN1242	
Little Mountain	Suburb	Sunshine Coast Regional	26°47'08" S	153°05'34" E	QPN1242	
Maleny	Locality	Sunshine Coast Regional	26°45'21" S	152°51'09" E	QPN1242	
Mapleton	Locality	Sunshine Coast Regional	26°37'24" S	152°51'34" E	QPN1242	
Marcoola	Locality	Sunshine Coast Regional	26°35'24" S	153°04'34" E	QPN1242	
Maroochy River	Locality	Sunshine Coast Regional	26°34'55" S	153°01'04" E	QPN1242	
Maroochydore	Suburb	Sunshine Coast Regional	26°39'24" S	153°05'04" E	QPN1242	
Meridan Plains	Locality	Sunshine Coast Regional	26°45'48" S	153°04'44" E	QPN1242	
Minyama	Suburb	Sunshine Coast Regional	26°41'46" S	153°07'19" E	QPN1242	
Moffat Beach	Suburb	Sunshine Coast Regional	26°47'36" S	153°08'19" E	QPN1242	
Mons	Locality	Sunshine Coast Regional	26°41'24" S	153°01'34" E	QPN1242	
Montville	Locality	Sunshine Coast Regional	26°41'24" S	152°53'34" E	QPN1242	
Mooloolaba	Suburb	Sunshine Coast Regional	26°40'55" S	153°07'04" E	QPN1242	
Mooloolah Valley	Locality	Sunshine Coast Regional	26°45'45" S	152°57'48" E	QPN1242	
Mount Coolum	Suburb	Sunshine Coast Regional	26°33'58" S	153°04'58" E	QPN1242	
Mount Mellum	Locality	Sunshine Coast Regional	26°48'52" S	152°56'01" E	QPN1242	
Mountain Creek	Suburb	Sunshine Coast Regional	26°41'55" S	153°06'04" E	QPN1242	
Mudjimba	Suburb	Sunshine Coast Regional	26°37'07" S	153°05'33" E	QPN1242	
Nambour	Locality	Sunshine Coast Regional	26°37'24" S	152°57'34" E	QPN1242	
Ninderry	Locality	Sunshine Coast Regional	26°32'24" S	152°58'34" E	QPN1242	

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North Arm	Locality	Sunshine Coast Regional	26°30'40" S	152°57'52" E	QPN1242	
North Maleny	Locality	Sunshine Coast Regional	26°43'34" S	152°52'23" E	QPN1242	
Obi Obi	Locality	Sunshine Coast Regional	26°37'54" S	152°49'34" E	QPN1242	
Pacific Paradise	Suburb	Sunshine Coast Regional	26°37'24" S	153°04'22" E	QPN1242	
Palmview	Locality	Sunshine Coast Regional	26°44'55" S	153°03'56" E	QPN1242	
Palmwoods	Locality	Sunshine Coast Regional	26°41'24" S	152°57'34" E	QPN1242	
Parklands	Locality	Sunshine Coast Regional	26°35'55" S	152°58'04" E	QPN1242	
Parrearra	Suburb	Sunshine Coast Regional	26°42'40" S	153°07'18" E	QPN1242	
Peachester	Locality	Sunshine Coast Regional	26°50'40" S	152°51'40" E	QPN1242	
Pelican Waters	Suburb	Sunshine Coast Regional	26°49'57" S	153°06'01" E	QPN1242	
Peregian Beach	Suburb	Sunshine Coast Regional	26°27'59" S	153°03'49" E	QPN1242	Also a Suburb in Noosa Shire
Peregian Springs	Suburb	Sunshine Coast Regional	26°29'37" S	153°04'16" E	QPN1242	Bdy Amended Vide CHQ 022459/850
Perwillowen	Locality	Sunshine Coast Regional	26°38'09" S	152°55'34" E	QPN1242	
Point Arkwright	Suburb	Sunshine Coast Regional	26°32'55" S	153°06'04" E	QPN1242	
Reesville	Locality	Sunshine Coast Regional	26°45'25" S	152°47'51" E	QPN1242	
Rosemount	Locality	Sunshine Coast Regional	26°37'24" S	153°00'04" E	QPN1242	
Shelly Beach	Suburb	Sunshine Coast Regional	26°47'47" S	153°08'45" E	QPN1242	Also a suburb in Townsville C. C.
Sippy Downs	Suburb	Sunshine Coast Regional	26°43'24" S	153°05'04" E	QPN1242	
Tanawha	Locality	Sunshine Coast Regional	26°42'55" S	153°02'04" E	QPN1242	
Towen Mountain	Locality	Sunshine Coast Regional	26°38'54" S	152°55'34" E	QPN1242	
Twin Waters	Suburb	Sunshine Coast Regional	26°38'01" S	153°04'53" E	QPN1242	
Valdora	Locality	Sunshine Coast Regional	26°32'55" S	153°00'04" E	QPN1242	
Verrierdale	Locality	Sunshine Coast Regional	26°29'18" S	153°01'08" E	QPN1242	
Warana	Suburb	Sunshine Coast Regional	26°43'12" S	153°07'53" E	QPN1242	
West Woombye	Locality	Sunshine Coast Regional	26°39'44" S	152°55'34" E	QPN1242	
Weyba Downs	Locality	Sunshine Coast Regional	26°26'55" S	153°02'45" E	QPN1242	Bdy Amended Vide CHQ 022459/851
Witta	Locality	Sunshine Coast Regional	26°42'34" S	152°49'37" E	QPN1242	
Woombye	Locality	Sunshine Coast Regional	26°39'54" S	152°58'34" E	QPN1242	
Wootha	Locality	Sunshine Coast Regional	26°47'15" S	152°48'01" E	QPN1242	
Wurtulla	Suburb	Sunshine Coast Regional	26°45'20" S	153°07'36" E	QPN1242	
Yandina	Locality	Sunshine Coast Regional	26°33'54" S	152°57'34" E	QPN1242	
Yandina Creek	Locality	Sunshine Coast Regional	26°31'35" S	153°01'35" E	QPN1242	
Yaroomba	Suburb	Sunshine Coast Regional	26°33'09" S	153°05'34" E	QPN1242	
Black Mountain	Locality	Noosa Shire	26°25'10" S	152°51'15" E	QPN1243	
Boreen Point	Locality	Noosa Shire	26°16'54" S	152°59'05" E	QPN1243	
Castaways Beach	Suburb	Noosa Shire	26°25'54" S	153°06'04" E	QPN1243	
Como	Locality	Noosa Shire	26°14'54" S	153°00'34" E	QPN1243	
Cooran	Locality	Noosa Shire	26°20'04" S	152°48'59" E	QPN1243	
Cooroibah	Locality	Noosa Shire	26°19'55" S	153°00'04" E	QPN1243	
Cooroy	Locality	Noosa Shire	26°25'59" S	152°54'18" E	QPN1243	Bdy Amended Vide CHQ 022459/854
Cooroy Mountain	Locality	Noosa Shire	26°25'55" S	152°57'04" E	QPN1243	Bdy Amended Vide CHQ 022459/853
Cootharaba	Locality	Noosa Shire	26°14'54" S	152°56'34" E	QPN1243	
Doonan	Locality	Noosa Shire	26°25'55" S	153°01'04" E	QPN1243	Also a locality in Sunshine Coast R.C. Bdy Amended Vide CHQ 022459/851
Eerwah Vale	Locality	Noosa Shire	26°28'06" S	152°53'02" E	QPN1243	Also a locality in

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						Sunshine Coast R.C.
Federal	Locality	Noosa Shire	26°24'01" S	152°48'15" E	QPN1243	
Kin Kin	Locality	Noosa Shire	26°15'54" S	152°52'04" E	QPN1243	
Lake Macdonald	Locality	Noosa Shire	26°23'24" S	152°56'19" E	QPN1243	
Marcus Beach	Suburb	Noosa Shire	26°26'54" S	153°06'04" E	QPN1243	
Noosa Heads	Suburb	Noosa Shire	26°23'54" S	153°05'30" E	QPN1243	
Noosa North Shore	Locality	Noosa Shire	26°16'24" S	153°03'04" E	QPN1243	
Noosaville	Suburb	Noosa Shire	26°24'53" S	153°03'13" E	QPN1243	Bdy Amended Vide CHQ 022459/851
Peregian Beach	Suburb	Noosa Shire	26°28'14" S	153°05'16" E	QPN1243	Also a suburb in Sunshine Coast R.C. Bdy Amended Vide CHQ 022459/850
Pinbarren	Locality	Noosa Shire	26°19'24" S	152°52'04" E	QPN1243	
Pomona	Locality	Noosa Shire	26°21'54" S	152°52'05" E	QPN1243	
Ridgewood	Locality	Noosa Shire	26°27'40" S	152°50'01" E	QPN1243	
Ringtail Creek	Locality	Noosa Shire	26°20'24" S	152°57'04" E	QPN1243	
Sunrise Beach	Suburb	Noosa Shire	26°24'59" S	153°06'19" E	QPN1243	
Sunshine Beach	Suburb	Noosa Shire	26°24'24" S	153°06'04" E	QPN1243	
Tewantin	Locality	Noosa Shire	26°23'27" S	153°00'59" E	QPN1243	
Tinbeerwah	Locality	Noosa Shire	26°24'24" S	152°58'34" E	QPN1243	

ENDNOTES

1. Published in the Gazette on 10 January 2014.
2. These amendments shall take effect from 1 January 2014.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Natural Resources and Mines.
5. Datum of Co-ordinates:- Geocentric Datum of Australia 94 (GDA94)
6. File Reference- QPN1242 and QPN1243
7. Formerly administered by Sunshine Coast Regional Council.

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Brisbane

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Acts Interpretation Act 1954
Place Names Act 1994

PLACE NAME DECISION (AMENDMENT) NOTICE (No 02) 2014

Short title

1. This notice may be cited as the Place Name Decision (Amendment) Notice (No 02) 2014.

Notice of Amendment of Place Name Decision [s.24AA of the *Acts Interpretation Act 1954* and s.11 of the *Place Names Act 1994*]

2. Notice is given that the Place Name Decision (Amendment) Notice (No 07) 2010 published in the Gazette on 4 June 2010 at pages 342-344 (QPN1080); the Place Name Decision Notice (No 05) 2012 published in the gazette on 28 September 2012 at page 122 (QPN1165) and the Place Name Decision Notice (No 18) 2013 published in the gazette on 4 October 2013 at page 145 (QPN1079) are amended by omitting the details in the overriding Schedules of the notices, and inserting the details in the Schedule below.

SCHEDULE

Name	Feature	Local Government Area	Geog. Co-ords		Plan No.	Remarks
			Lat. S.	Long. E.		
Allenstown	Suburb	Rockhampton Regional	23°23'48" S	150°30'15" E	QPN1244	
Alton Downs	Locality	Rockhampton Regional	23°18'57" S	150°21'52" E	QPN1244	
Bajool	Locality	Rockhampton Regional	23°41'49" S	150°34'51" E	QPN1244	
Baree	Locality	Rockhampton Regional	23°37'16" S	150°23'23" E	QPN1244	
Berserker	Suburb	Rockhampton Regional	23°21'55" S	150°31'40" E	QPN1244	
Boulder Creek	Locality	Rockhampton Regional	23°40'19" S	150°18'57" E	QPN1244	
Bouldercombe	Locality	Rockhampton Regional	23°31'50" S	150°29'16" E	QPN1244	
Bushley	Locality	Rockhampton Regional	23°35'32" S	150°16'08" E	QPN1244	
Dalma	Locality	Rockhampton Regional	23°21'29" S	150°13'36" E	QPN1244	
Depot Hill	Suburb	Rockhampton Regional	23°23'41" S	150°31'10" E	QPN1244	
Fairy Bower	Suburb	Rockhampton Regional	23°24'17" S	150°27'53" E	QPN1244	
Fletcher Creek	Locality	Rockhampton Regional	23°47'34" S	150°25'03" E	QPN1244	
Frenchville	Suburb	Rockhampton Regional	23°20'57" S	150°32'56" E	QPN1244	
Garnant	Locality	Rockhampton Regional	23°10'17" S	150°15'41" E	QPN1244	
Glenroy	Locality	Rockhampton Regional	23°11'10" S	149°48'54" E	QPN1244	Bdy Amended Vide CHQ 022459/817
Gogango	Locality	Rockhampton Regional	23°33'18" S	149°54'26" E	QPN1244	
Gracemere	Locality	Rockhampton Regional	23°27'33" S	150°27'22" E	QPN1244	
Hamilton Creek	Locality	Rockhampton Regional	23°40'22" S	150°23'46" E	QPN1244	
Horse Creek	Locality	Rockhampton Regional	23°40'03" S	150°22'55" E	QPN1244	
Johnsons Hill	Locality	Rockhampton Regional	23°37'29" S	150°24'42" E	QPN1244	
Kabra	Locality	Rockhampton Regional	23°30'20" S	150°24'03" E	QPN1244	
Kalapa	Locality	Rockhampton Regional	23°27'09" S	150°12'18" E	QPN1244	
Kawana	Suburb	Rockhampton Regional	23°20'16" S	150°30'19" E	QPN1244	
Koongal	Suburb	Rockhampton Regional	23°22'10" S	150°32'54" E	QPN1244	
Lakes Creek	Suburb	Rockhampton Regional	23°22'27" S	150°34'17" E	QPN1244	Also a suburb in Livingstone S.C.
Leydens Hill	Locality	Rockhampton Regional	23°36'39" S	150°24'44" E	QPN1244	
Limestone	Locality	Rockhampton Regional	23°39'43" S	150°25'44" E	QPN1244	
Limestone Creek	Suburb	Rockhampton Regional	23°17'18" S	150°33'55" E	QPN1244	
Marmor	Locality	Rockhampton Regional	23°42'10" S	150°45'29" E	QPN1244	
Midgee	Locality	Rockhampton Regional	23°29'58" S	150°35'09" E	QPN1244	
Moongan	Locality	Rockhampton Regional	23°36'25" S	150°23'57" E	QPN1244	
Morinish	Locality	Rockhampton Regional	23°12'18" S	150°03'09" E	QPN1244	
Morinish South	Locality	Rockhampton Regional	23°21'53" S	150°01'16" E	QPN1244	
Mount Archer	Suburb	Rockhampton Regional	23°19'48" S	150°34'49" E	QPN1244	Also a locality in Somerset R.C.
Mount Morgan	Locality	Rockhampton Regional	23°38'39" S	150°23'39" E	QPN1244	
Nine Mile	Locality	Rockhampton Regional	23°24'49" S	150°20'57" E	QPN1244	
Nine Mile Creek	Locality	Rockhampton Regional	23°43'20" S	150°26'21" E	QPN1244	
Norman Gardens	Suburb	Rockhampton Regional	23°19'39" S	150°32'08" E	QPN1244	
Oakey Creek	Locality	Rockhampton Regional	23°43'45" S	150°18'58" E	QPN1244	

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Park Avenue	Suburb	Rockhampton Regional	23°21'25" S	150°30'41" E	QPN1244	
Parkhurst	Suburb	Rockhampton Regional	23°18'27" S	150°30'21" E	QPN1244	
Pink Lily	Locality	Rockhampton Regional	23°21'07" S	150°27'34" E	QPN1244	
Port Alma	Locality	Rockhampton Regional	23°34'57" S	150°46'20" E	QPN1244	
Port Curtis	Suburb	Rockhampton Regional	23°25'11" S	150°32'26" E	QPN1244	
Ridgelands	Locality	Rockhampton Regional	23°16'44" S	150°15'35" E	QPN1244	
Rockhampton City	Suburb	Rockhampton Regional	23°22'52" S	150°30'28" E	QPN1244	
South Yaamba	Locality	Rockhampton Regional	23°12'41" S	150°20'15" E	QPN1244	Bdy Amended Vide CHQ 022459/849
Stanwell	Locality	Rockhampton Regional	23°32'03" S	150°17'58" E	QPN1244	
Struck Oil	Locality	Rockhampton Regional	23°36'45" S	150°26'47" E	QPN1244	
The Common	Suburb	Rockhampton Regional	23°22'57" S	150°31'55" E	QPN1244	
The Mine	Locality	Rockhampton Regional	23°37'51" S	150°22'19" E	QPN1244	
The Range	Suburb	Rockhampton Regional	23°23'42" S	150°29'43" E	QPN1244	
Trotter Creek	Locality	Rockhampton Regional	23°41'31" S	150°22'43" E	QPN1244	
Walmul	Locality	Rockhampton Regional	23°43'16" S	150°21'57" E	QPN1244	
Walterhall	Locality	Rockhampton Regional	23°37'45" S	150°22'60" E	QPN1244	
Wandal	Suburb	Rockhampton Regional	23°22'16" S	150°29'38" E	QPN1244	
West Rockhampton	Suburb	Rockhampton Regional	23°23'15" S	150°28'53" E	QPN1244	
Westwood	Locality	Rockhampton Regional	23°36'11" S	150°08'18" E	QPN1244	Also a locality in Banana S.C.
Wura	Locality	Rockhampton Regional	23°47'27" S	150°19'50" E	QPN1244	
Wycarbah	Locality	Rockhampton Regional	23°29'42" S	150°05'44" E	QPN1244	
Adelaide Park	Locality	Livingstone Shire	23°05'53" S	150°41'42" E	QPN1245	
Bangalee	Locality	Livingstone Shire	23°04'42" S	150°47'01" E	QPN1245	
Barlows Hill	Locality	Livingstone Shire	23°06'34" S	150°44'26" E	QPN1245	
Barmaryee	Locality	Livingstone Shire	23°08'42" S	150°42'29" E	QPN1245	
Barmoya	Locality	Livingstone Shire	23°07'40" S	150°32'23" E	QPN1245	
Bondoola	Locality	Livingstone Shire	23°11'10" S	150°41'08" E	QPN1245	
Bungundarra	Locality	Livingstone Shire	23°02'45" S	150°38'25" E	QPN1245	
Byfield	Locality	Livingstone Shire	22°53'23" S	150°38'17" E	QPN1245	
Canal Creek	Locality	Livingstone Shire	22°56'42" S	150°23'43" E	QPN1245	
Canoona	Locality	Livingstone Shire	23°00'54" S	150°08'56" E	QPN1245	
Causeway Lake	Locality	Livingstone Shire	23°11'58" S	150°47'46" E	QPN1245	
Cawarral	Locality	Livingstone Shire	23°15'08" S	150°40'23" E	QPN1245	
Cobraball	Locality	Livingstone Shire	23°09'01" S	150°36'46" E	QPN1245	
Cooee Bay	Locality	Livingstone Shire	23°08'32" S	150°45'34" E	QPN1245	
Coorooman	Locality	Livingstone Shire	23°17'09" S	150°44'35" E	QPN1245	
Coowonga	Locality	Livingstone Shire	23°18'42" S	150°43'29" E	QPN1245	
Coral Sea	Locality	Livingstone Shire	22°30'34" S	151°43'56" E	QPN1245	
Emu Park	Locality	Livingstone Shire	23°15'03" S	150°48'30" E	QPN1245	
Etna Creek	Locality	Livingstone Shire	23°13'44" S	150°25'20" E	QPN1245	
Farnborough	Locality	Livingstone Shire	23°01'37" S	150°45'41" E	QPN1245	
Glendale	Locality	Livingstone Shire	23°14'45" S	150°27'16" E	QPN1245	
Glenlee	Locality	Livingstone Shire	23°17'25" S	150°28'07" E	QPN1245	
Greenlake	Locality	Livingstone Shire	23°02'08" S	150°33'18" E	QPN1245	
Hidden Valley	Locality	Livingstone Shire	23°10'05" S	150°43'08" E	QPN1245	
Inverness	Locality	Livingstone Shire	23°07'03" S	150°43'28" E	QPN1245	
Ironpot	Locality	Livingstone Shire	23°16'12" S	150°35'59" E	QPN1245	Also a locality in South Burnett R.C.
Jardine	Locality	Livingstone Shire	23°03'25" S	150°24'07" E	QPN1245	
Joskeleigh	Locality	Livingstone Shire	23°22'52" S	150°48'00" E	QPN1245	
Keppel Sands	Locality	Livingstone Shire	23°20'16" S	150°48'18" E	QPN1245	
Kinka Beach	Locality	Livingstone Shire	23°13'33" S	150°47'29" E	QPN1245	

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Kunwarara	Locality	Livingstone Shire	22°51'06" S	150°06'33" E	QPN1245	
Lake Mary	Locality	Livingstone Shire	23°06'59" S	150°37'21" E	QPN1245	
Lakes Creek	Suburb	Livingstone Shire	23°23’10 S	150°34’47” S	QPN1245	Also a suburb in Rockhampton R.C.
Lammermoor	Locality	Livingstone Shire	23°09'22" S	150°46'21" E	QPN1245	
Marlborough	Locality	Livingstone Shire	22°47'14" S	149°48'37" E	QPN1245	Bdy Amended Vide CHQ 022459/817
Maryvale	Locality	Livingstone Shire	22°59'07" S	150°37'24" E	QPN1245	Also a locality in Southern Downs R.C.
Meikleville Hill	Locality	Livingstone Shire	23°06'59" S	150°44'40" E	QPN1245	
Milman	Locality	Livingstone Shire	23°06'35" S	150°25'20" E	QPN1245	
Mount Chalmers	Locality	Livingstone Shire	23°18'49" S	150°37'57" E	QPN1245	
Mount Gardiner	Locality	Livingstone Shire	22°58'32" S	149°30'37" E	QPN1245	
Mulambin	Locality	Livingstone Shire	23°11'26" S	150°48'24" E	QPN1245	
Mulara	Locality	Livingstone Shire	23°12'22" S	150°36'41" E	QPN1245	
Nankin	Locality	Livingstone Shire	23°25'42" S	150°41'25" E	QPN1245	
Nerimbera	Locality	Livingstone Shire	23°24'49" S	150°35'42" E	QPN1245	
Ogmore	Locality	Livingstone Shire	22°37'30" S	149°39'02" E	QPN1245	
Pacific Heights	Locality	Livingstone Shire	23°06'01" S	150°43'59" E	QPN1245	
Rockyview	Locality	Livingstone Shire	23°15'18" S	150°31'15" E	QPN1245	
Rosslyn	Locality	Livingstone Shire	23°10'21" S	150°48'16" E	QPN1245	
Rossmoya	Locality	Livingstone Shire	23°02'60" S	150°29'30" E	QPN1245	
Sandringham	Locality	Livingstone Shire	23°13'27" S	150°32'18" E	QPN1245	
Shoalwater	Locality	Livingstone Shire	22°31'23" S	150°30'39" E	QPN1245	
Stanage	Locality	Livingstone Shire	22°13'06" S	150°04'12" E	QPN1245	
Stockyard	Locality	Livingstone Shire	22°50'54" S	150°47'46" E	QPN1245	Also a locality in Lockyer Valley R.C.
Tanby	Locality	Livingstone Shire	23°13'22" S	150°44'49" E	QPN1245	
Taranganba	Locality	Livingstone Shire	23°09'01" S	150°45'11" E	QPN1245	
Taroomball	Locality	Livingstone Shire	23°10'14" S	150°45'03" E	QPN1245	
The Caves	Locality	Livingstone Shire	23°10'33" S	150°27'34" E	QPN1245	
The Keppels	Locality	Livingstone Shire	23°11'52" S	150°56'39" E	QPN1245	
Thompson Point	Locality	Livingstone Shire	23°28'29" S	150°50'25" E	QPN1245	
Tungamull	Locality	Livingstone Shire	23°19'57" S	150°41'49" E	QPN1245	
Wattlebank	Locality	Livingstone Shire	23°07'13" S	150°28'21" E	QPN1245	
Weerriba	Locality	Livingstone Shire	22°47'38" S	150°40'23" E	QPN1245	
Woodbury	Locality	Livingstone Shire	22°58'49" S	150°43'02" E	QPN1245	
Yaamba	Locality	Livingstone Shire	23°08'24" S	150°21'00" E	QPN1245	Bdy Amended Vide CHQ 022459/849
Yeppoon	Locality	Livingstone Shire	23°07'37" S	150°45'60" E	QPN1245	
Zilzie	Locality	Livingstone Shire	23°17'46" S	150°48'35" E	QPN1245	

ENDNOTES

1. Published in the Gazette on 10 January 2014.
2. These amendments shall take effect from 1 January 2014.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Natural Resources and Mines.
5. Datum of Co-ordinates:- Geocentric Datum of Australia 94 (GDA94)
6. File Reference- QPN1244 and QPN1245
7. Formerly administered by Rockhampton Regional Council.

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Acts Interpretation Act 1954
Place Names Act 1994

PLACE NAME DECISION (AMENDMENT) NOTICE (No 03) 2014

Short title

1. This notice may be cited as the Place Name Decision (Amendment) Notice (No 03) 2014.

Notice of Amendment of Place Name Decision [s.24AA of the *Acts Interpretation Act 1954* and s.11 of the *Place Names Act 1994*]

2. Notice is given that the Place Name Decision (Amendment) Notice (No 24) 2009 published in the Gazette on 18 September 2009 at pages 154-156 (QPN1091); the Place Name Decision (Amendment) Notice (No 26) 2009 published in the Gazette on 20 November 2009 at page 843 (QPN1091); the Place Name Decision (Amendment) Notice (No 05) 2012 published in the Gazette on 5 April 2012 at page 896 (QPN1091); the Place Name Decision Notice (No 08) 2012 published in the Gazette on 12 October 2012 at page 215 (QPN1222) and the Place Name Decision (Amendment) Notice (No 02) 2013 published in the Gazette on 31 May 2013 at page 127 (QPN1091) are amended by omitting the details in the overriding Schedules of the notices, and inserting the details in the Schedule below.

SCHEDULE

Name	Feature	Local Government Area	Geog. Co-ords		Plan No.	Remarks
			Lat. S.	Long. E.		
Atherton	Locality	Tablelands Regional	17°16'18" S	145°28'47" E	QPN1246	
Barrine	Locality	Tablelands Regional	17°13'40" S	145°36'58" E	QPN1246	
Beatrice	Locality	Tablelands Regional	17°33'44" S	145°35'04" E	QPN1246	
Butchers Creek	Locality	Tablelands Regional	17°20'23" S	145°41'55" E	QPN1246	
Carrington	Locality	Tablelands Regional	17°17'50" S	145°27'08" E	QPN1246	
Danbulla	Locality	Tablelands Regional	17°09'24" S	145°37'44" E	QPN1246	
East Barron	Locality	Tablelands Regional	17°18'07" S	145°32'39" E	QPN1246	
Ellinjaa	Locality	Tablelands Regional	17°30'28" S	145°39'42" E	QPN1246	
Evelyn	Locality	Tablelands Regional	17°30'35" S	145°29'21" E	QPN1246	
Gadgarra	Locality	Tablelands Regional	17°15'27" S	145°43'50" E	QPN1246	
Glen Allyn	Locality	Tablelands Regional	17°22'42" S	145°39'39" E	QPN1246	
Glen Ruth	Locality	Tablelands Regional	18°00'23" S	145°24'41" E	QPN1246	
Gunnawarra	Locality	Tablelands Regional	17°53'25" S	145°04'20" E	QPN1246	
Herberton	Locality	Tablelands Regional	17°23'30" S	145°22'56" E	QPN1246	
Innot Hot Springs	Locality	Tablelands Regional	17°47'46" S	145°16'42" E	QPN1246	
Jaggan	Locality	Tablelands Regional	17°24'32" S	145°34'22" E	QPN1246	
Kaban	Locality	Tablelands Regional	17°30'28" S	145°22'55" E	QPN1246	
Kairi	Locality	Tablelands Regional	17°12'52" S	145°32'38" E	QPN1246	
Kalunga	Locality	Tablelands Regional	17°26'21" S	145°22'00" E	QPN1246	
Kirrama	Locality	Tablelands Regional	18°10'57" S	145°33'49" E	QPN1246	
Koombooloomba	Locality	Tablelands Regional	17°49'40" S	145°32'55" E	QPN1246	
Kureen	Locality	Tablelands Regional	17°20'12" S	145°35'12" E	QPN1246	
Lake Barrine	Locality	Tablelands Regional	17°14'46" S	145°38'27" E	QPN1246	
Lake Eacham	Locality	Tablelands Regional	17°18'10" S	145°38'43" E	QPN1246	
Lake Tinaroo	Locality	Tablelands Regional	17°11'50" S	145°37'37" E	QPN1246	
Maalan	Locality	Tablelands Regional	17°36'28" S	145°35'30" E	QPN1246	
Malanda	Locality	Tablelands Regional	17°22'37" S	145°34'54" E	QPN1246	
Middlebrook	Locality	Tablelands Regional	17°34'04" S	145°38'21" E	QPN1246	
Millaa Millaa	Locality	Tablelands Regional	17°29'43" S	145°36'37" E	QPN1246	
Millstream	Locality	Tablelands Regional	17°37'34" S	145°22'52" E	QPN1246	
Minbun	Locality	Tablelands Regional	17°28'41" S	145°33'00" E	QPN1246	
Minnamoolka	Locality	Tablelands Regional	18°15'55" S	145°02'34" E	QPN1246	Bdy Amended Vide CHQ 022459/816
Moomin	Locality	Tablelands Regional	17°21'32" S	145°24'35" E	QPN1246	
Moregatta	Locality	Tablelands Regional	17°29'29" S	145°34'55" E	QPN1246	
Mount Garnet	Locality	Tablelands Regional	17°38'31" S	145°05'08" E	QPN1246	
Mungalli	Locality	Tablelands Regional	17°32'44" S	145°41'18" E	QPN1246	
North Johnstone	Locality	Tablelands Regional	17°20'02" S	145°39'47" E	QPN1246	
Palmerston	Locality	Tablelands Regional	17°37'31" S	145°39'26" E	QPN1246	Also a locality in Cassowary Coast R.C.

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Peeramon	Locality	Tablelands Regional	17°18'52" S	145°35'56" E	QPN1246	
Ravenshoe	Locality	Tablelands Regional	17°37'16" S	145°30'19" E	QPN1246	
Silver Valley	Locality	Tablelands Regional	17°32'16" S	145°15'45" E	QPN1246	
Tarzali	Locality	Tablelands Regional	17°26'01" S	145°34'45" E	QPN1246	
Tinaroo	Locality	Tablelands Regional	17°10'04" S	145°32'50" E	QPN1246	
Tolga	Locality	Tablelands Regional	17°11'14" S	145°27'43" E	QPN1246	
Topaz	Locality	Tablelands Regional	17°25'28" S	145°42'26" E	QPN1246	
Tumoulin	Locality	Tablelands Regional	17°33'46" S	145°25'58" E	QPN1246	
Upper Barron	Locality	Tablelands Regional	17°23'20" S	145°30'25" E	QPN1246	
Wairuna	Locality	Tablelands Regional	18°23'23" S	145°30'49" E	QPN1246	
Walkamin	Locality	Tablelands Regional	17°08'33" S	145°25'03" E	QPN1246	Bdy Amended Vide CHQ 022459/813
Wondecla	Locality	Tablelands Regional	17°26'11" S	145°25'44" E	QPN1246	
Wongabel	Locality	Tablelands Regional	17°20'01" S	145°28'09" E	QPN1246	
Wooroonooran	Locality	Tablelands Regional	17°25'44" S	145°44'50" E	QPN1246	Also a locality in Cairns R.C. and Cassowary Coast R.C.
Yungaburra	Locality	Tablelands Regional	17°16'21" S	145°35'57" E	QPN1246	
Almaden	Locality	Mareeba Shire	17°24'43" S	144°40'11" E	QPN1247	
Amber	Locality	Mareeba Shire	17°40'16" S	144°14'37" E	QPN1247	
Arbouin	Locality	Mareeba Shire	17°05'03" S	143°58'51" E	QPN1247	
Arriga	Locality	Mareeba Shire	17°04'50" S	145°18'58" E	QPN1247	
Barwidgi	Locality	Mareeba Shire	17°39'56" S	144°38'54" E	QPN1247	
Bellevue	Locality	Mareeba Shire	16°38'47" S	144°15'45" E	QPN1247	
Biboohra	Locality	Mareeba Shire	16°51'11" S	145°25'16" E	QPN1247	
Bolwarra	Locality	Mareeba Shire	17°28'00" S	144°00'36" E	QPN1247	
Bulleringa	Locality	Mareeba Shire	17°36'55" S	143°55'59" E	QPN1247	
Chewko	Locality	Mareeba Shire	17°04'16" S	145°22'12" E	QPN1247	
Chillagoe	Locality	Mareeba Shire	17°06'19" S	144°39'28" E	QPN1247	
Crystalbrook	Locality	Mareeba Shire	17°29'03" S	144°22'15" E	QPN1247	Also a locality in Whitsunday S.C.
Desailly	Locality	Mareeba Shire	16°25'36" S	144°53'50" E	QPN1247	
Dimbulah	Locality	Mareeba Shire	17°10'52" S	145°03'28" E	QPN1247	
Forty Mile	Locality	Mareeba Shire	17°59'07" S	144°44'12" E	QPN1247	Bdy Amended Vide CHQ 022459/816
Fossilbrook	Locality	Mareeba Shire	17°51'34" S	144°15'25" E	QPN1247	
Gamboola	Locality	Mareeba Shire	16°25'35" S	143°24'05" E	QPN1247	
Glen Russell	Locality	Mareeba Shire	16°54'15" S	145°10'36" E	QPN1247	
Groganville	Locality	Mareeba Shire	16°23'38" S	144°21'27" E	QPN1247	
Highbury	Locality	Mareeba Shire	16°19'21" S	142°53'15" E	QPN1247	
Hurricane	Locality	Mareeba Shire	16°31'18" S	144°36'55" E	QPN1247	
Irvinebank	Locality	Mareeba Shire	17°26'41" S	145°06'10" E	QPN1247	
Julatten	Locality	Mareeba Shire	16°34'44" S	145°21'29" E	QPN1247	
Koah	Locality	Mareeba Shire	16°54'21" S	145°33'27" E	QPN1247	
Kuranda	Locality	Mareeba Shire	16°49'59" S	145°36'09" E	QPN1247	
Lyndside	Locality	Mareeba Shire	16°54'60" S	143°37'39" E	QPN1247	
Mareeba	Locality	Mareeba Shire	17°02'51" S	145°30'05" E	QPN1247	Bdy Amended Vide CHQ 022459/813
Mona Mona	Locality	Mareeba Shire	16°43'57" S	145°33'39" E	QPN1247	
Mount Carbine	Locality	Mareeba Shire	16°27'16" S	145°11'15" E	QPN1247	
Mount Molloy	Locality	Mareeba Shire	16°42'23" S	145°23'06" E	QPN1247	
Mount Mulgrave	Locality	Mareeba Shire	16°17'23" S	143°53'32" E	QPN1247	
Mount Mulligan	Locality	Mareeba Shire	16°46'27" S	144°52'06" E	QPN1247	
Munderra	Locality	Mareeba Shire	17°41'21" S	144°51'38" E	QPN1247	

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Mutchilba	Locality	Mareeba Shire	17°10'54" S	145°15'46" E	QPN1247	
Nychum	Locality	Mareeba Shire	16°45'08" S	144°30'42" E	QPN1247	
Paddys Green	Locality	Mareeba Shire	16°54'39" S	145°15'47" E	QPN1247	
Petford	Locality	Mareeba Shire	17°22'00" S	144°54'45" E	QPN1247	
Ravensworth	Locality	Mareeba Shire	17°17'29" S	143°38'14" E	QPN1247	
Red River	Locality	Mareeba Shire	17°26'03" S	143°18'29" E	QPN1247	
Rookwood	Locality	Mareeba Shire	17°01'54" S	144°13'13" E	QPN1247	
Southedge	Locality	Mareeba Shire	16°45'23" S	145°16'31" E	QPN1247	
Speewah	Locality	Mareeba Shire	16°53'29" S	145°37'34" E	QPN1247	
Springfield	Locality	Mareeba Shire	17°55'54" S	144°31'24" E	QPN1247	Also a locality in Ipswich C.C.
Staaten	Locality	Mareeba Shire	16°35'32" S	142°54'53" E	QPN1247	
Strathmore	Locality	Mareeba Shire	17°11'44" S	142°44'05" E	QPN1247	Also a locality in Etheridge S.C.
Thornborough	Locality	Mareeba Shire	16°56'44" S	145°01'58" E	QPN1247	
Watsonville	Locality	Mareeba Shire	17°19'13" S	145°19'28" E	QPN1247	
Wrotham	Locality	Mareeba Shire	16°39'29" S	143°54'40" E	QPN1247	

ENDNOTES

1. Published in the Gazette on 10 January 2014.
2. These amendments shall take effect from 1 January 2014.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Natural Resources and Mines.
5. Datum of Co-ordinates:- Geocentric Datum of Australia 94 (GDA94)
6. File Reference- QPN1246 and QPN1247
7. Formerly administered by Tablelands Regional Council.

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Acts Interpretation Act 1954
Place Names Act 1994

PLACE NAME DECISION (AMENDMENT) NOTICE (No 04) 2014

Short title

1. This notice may be cited as the Place Name Decision (Amendment) Notice (No 04) 2014.

Notice of Amendment of Place Name Decision [s.24AA of the *Acts Interpretation Act 1954* and s.11 of the *Place Names Act 1994*]

2. Notice is given that the Place Name Decision (Amendment) Notice (No 11) 2009 published in the Gazette on 24 July 2009 at pages 1117-1118 (QPN1090); the Place Name Decision (Amendment) Notice (No 15) 2009 published in the Gazette on 7 August 2009 at page 1241 (QPN1090); the Place Name Decision (Amendment) Notice (No 16) 2009 published in the Gazette on 7 August 2009 at page 1241 (QPN1090); the Place Name Decision (Amendment) Notice (No 14) 2010 published in the Gazette on 8 October 2010 at page 331 (QPN1163); the Place Name Decision (Amendment) Notice (No 01) 2011 published in the Gazette on 7 January 2011 at pages 4-5 (QPN1090); the Place Name Decision (Amendment) Notice (No 05) 2012 published in the Gazette on 5 April 2012 at page 896 (QPN1090) and the Correction of Place Name Decision (Amendment) Notice (No 03) 2012 published in the Gazette on 24 August 2012 at page 1036 (QPN1090) are amended by omitting the details in the overriding Schedules of the notices, and inserting the details in the Schedule below.

SCHEDULE

Name	Feature	Local Government Area	Geog. Co-ords		Plan No.	Remarks
			Lat. S.	Long. E.		
Aeroglen	Suburb	Cairns Regional	16°52'34" S	145°45'35" E	QPN1248	
Aloomba	Locality	Cairns Regional	17°08'22" S	145°51'54" E	QPN1248	
Babinda	Locality	Cairns Regional	17°20'48" S	145°55'23" E	QPN1248	
Barron	Suburb	Cairns Regional	16°51'56" S	145°42'36" E	QPN1248	
Barron Gorge	Locality	Cairns Regional	16°52'54" S	145°39'52" E	QPN1248	
Bartle Frere	Locality	Cairns Regional	17°26'23" S	145°53'06" E	QPN1248	
Bayview Heights	Suburb	Cairns Regional	16°57'52" S	145°43'29" E	QPN1248	
Bellenden Ker	Locality	Cairns Regional	17°16'32" S	145°55'38" E	QPN1248	
Bentley Park	Suburb	Cairns Regional	17°00'39" S	145°43'23" E	QPN1248	
Bramston Beach	Locality	Cairns Regional	17°21'06" S	146°00'14" E	QPN1248	
Brinsmead	Suburb	Cairns Regional	16°54'05" S	145°42'53" E	QPN1248	
Bungalow	Suburb	Cairns Regional	16°56'18" S	145°45'20" E	QPN1248	
Cairns City	Suburb	Cairns Regional	16°55'24" S	145°46'24" E	QPN1248	
Cairns North	Suburb	Cairns Regional	16°54'36" S	145°45'42" E	QPN1248	
Caravonica	Suburb	Cairns Regional	16°51'43" S	145°40'58" E	QPN1248	
Clifton Beach	Suburb	Cairns Regional	16°46'19" S	145°40'06" E	QPN1248	
Deeral	Locality	Cairns Regional	17°13'14" S	145°54'46" E	QPN1248	
Earlville	Suburb	Cairns Regional	16°56'52" S	145°43'52" E	QPN1248	
East Russell	Locality	Cairns Regional	17°16'51" S	145°58'35" E	QPN1248	
East Trinity	Locality	Cairns Regional	16°55'31" S	145°49'25" E	QPN1248	
Edge Hill	Suburb	Cairns Regional	16°54'07" S	145°44'35" E	QPN1248	
Edmonton	Suburb	Cairns Regional	17°01'19" S	145°44'48" E	QPN1248	
Ellis Beach	Locality	Cairns Regional	16°43'56" S	145°39'10" E	QPN1248	
Eubenangee	Locality	Cairns Regional	17°24'48" S	145°59'47" E	QPN1248	Also a locality in Cassowary Coast R.C.
Fishery Falls	Locality	Cairns Regional	17°11'11" S	145°53'27" E	QPN1248	
Fitzroy Island	Locality	Cairns Regional	16°55'49" S	145°59'32" E	QPN1248	
Freshwater	Suburb	Cairns Regional	16°53'08" S	145°42'39" E	QPN1248	
Glen Boughton	Locality	Cairns Regional	16°56'42" S	145°49'25" E	QPN1248	
Goldsborough	Locality	Cairns Regional	17°11'24" S	145°44'10" E	QPN1248	
Gordonvale	Locality	Cairns Regional	17°05'51" S	145°46'36" E	QPN1248	
Green Hill	Locality	Cairns Regional	17°01'23" S	145°49'60" E	QPN1248	
Green Island	Locality	Cairns Regional	16°45'46" S	145°58'06" E	QPN1248	
Holloways Beach	Suburb	Cairns Regional	16°50'18" S	145°43'55" E	QPN1248	
Kamerunga	Suburb	Cairns Regional	16°52'50" S	145°41'11" E	QPN1248	
Kanimbla	Suburb	Cairns Regional	16°55'19" S	145°43'15" E	QPN1248	
Kewarra Beach	Suburb	Cairns Regional	16°47'15" S	145°40'35" E	QPN1248	
Lamb Range	Locality	Cairns Regional	17°02'52" S	145°41'19" E	QPN1248	

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Little Mulgrave	Locality	Cairns Regional	17°08'10" S	145°42'55" E	QPN1248	
Macalister Range	Locality	Cairns Regional	16°45'31" S	145°39'06" E	QPN1248	
Machans Beach	Suburb	Cairns Regional	16°51'20" S	145°44'52" E	QPN1248	
Manoora	Suburb	Cairns Regional	16°55'07" S	145°44'09" E	QPN1248	
Manunda	Suburb	Cairns Regional	16°55'09" S	145°44'54" E	QPN1248	
Mirriwinni	Locality	Cairns Regional	17°23'07" S	145°54'58" E	QPN1248	
Mooroobool	Suburb	Cairns Regional	16°56'10" S	145°43'47" E	QPN1248	
Mount Peter	Locality	Cairns Regional	17°03'46" S	145°44'14" E	QPN1248	
Mount Sheridan	Suburb	Cairns Regional	16°59'02" S	145°43'44" E	QPN1248	
Ngatjan	Locality	Cairns Regional	17°28'32" S	145°55'09" E	QPN1248	Also a locality in Cassowary Coast R.C.
Packers Camp	Locality	Cairns Regional	17°01'33" S	145°47'57" E	QPN1248	
Palm Cove	Suburb	Cairns Regional	16°44'49" S	145°39'57" E	QPN1248	
Parramatta Park	Suburb	Cairns Regional	16°55'28" S	145°45'45" E	QPN1248	
Portsmith	Suburb	Cairns Regional	16°56'42" S	145°45'60" E	QPN1248	
Redlynch	Suburb	Cairns Regional	16°55'28" S	145°41'40" E	QPN1248	
Smithfield	Suburb	Cairns Regional	16°49'30" S	145°41'24" E	QPN1248	
Stratford	Suburb	Cairns Regional	16°52'37" S	145°43'54" E	QPN1248	
Trinity Beach	Suburb	Cairns Regional	16°47'36" S	145°41'48" E	QPN1248	
Trinity Park	Suburb	Cairns Regional	16°48'18" S	145°42'15" E	QPN1248	
Waugh Pocket	Locality	Cairns Regional	17°26'27" S	145°55'54" E	QPN1248	
Westcourt	Suburb	Cairns Regional	16°56'07" S	145°43'13" E	QPN1248	
White Rock	Suburb	Cairns Regional	16°58'46" S	145°45'25" E	QPN1248	Also a locality in Ipswich City
Whitfield	Suburb	Cairns Regional	16°54'06" S	145°43'41" E	QPN1248	
Woopen Creek	Locality	Cairns Regional	17°28'22" S	145°52'33" E	QPN1248	
Wooroonooran	Locality	Cairns Regional	17°18'32" S	145°50'18" E	QPN1248	Also a locality in Cassowary Coast R.C. and Tablelands R.C.
Woree	Suburb	Cairns Regional	16°57'46" S	145°44'35" E	QPN1248	
Wrights Creek	Locality	Cairns Regional	17°01'16" S	145°46'26" E	QPN1248	
Yorkeys Knob	Suburb	Cairns Regional	16°49'25" S	145°42'58" E	QPN1248	
Bamboo	Locality	Douglas Shire	16°21'17" S	145°23'30" E	QPN1249	
Bloomfield	Locality	Douglas Shire	16°01'40" S	145°14'49" E	QPN1249	Also a locality in Cook S.C.
Bonnie Doon	Locality	Douglas Shire	16°27'48" S	145°23'56" E	QPN1249	
Cape Tribulation	Locality	Douglas Shire	16°02'05" S	145°25'09" E	QPN1249	
Cassowary	Locality	Douglas Shire	16°31'21" S	145°25'30" E	QPN1249	
Cooya Beach	Locality	Douglas Shire	16°26'44" S	145°24'15" E	QPN1249	
Cow Bay	Locality	Douglas Shire	16°13'19" S	145°25'58" E	QPN1249	
Craiglie	Locality	Douglas Shire	16°32'22" S	145°27'49" E	QPN1249	
Dagmar	Locality	Douglas Shire	16°10'29" S	145°13'17" E	QPN1249	
Daintree	Locality	Douglas Shire	16°15'28" S	145°19'47" E	QPN1249	
Dedin	Locality	Douglas Shire	16°16'25" S	145°10'07" E	QPN1249	
Degarra	Locality	Douglas Shire	15°57'06" S	145°19'40" E	QPN1249	
Diwan	Locality	Douglas Shire	16°11'10" S	145°25'24" E	QPN1249	
Finlayvale	Locality	Douglas Shire	16°27'37" S	145°20'52" E	QPN1249	
Forest Creek	Locality	Douglas Shire	16°14'28" S	145°22'00" E	QPN1249	
Killaloe	Locality	Douglas Shire	16°29'36" S	145°25'36" E	QPN1249	
Kimberley	Locality	Douglas Shire	16°16'29" S	145°27'27" E	QPN1249	
Low Isles	Locality	Douglas Shire	16°23'20" S	145°33'48" E	QPN1249	
Lower Daintree	Locality	Douglas Shire	16°16'48" S	145°23'28" E	QPN1249	
Miallo	Locality	Douglas Shire	16°24'20" S	145°22'06" E	QPN1249	

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Mossman	Locality	Douglas Shire	16°27'31" S	145°22'15" E	QPN1249
Mossman Gorge	Locality	Douglas Shire	16°28'03" S	145°21'07" E	QPN1249
Mowbray	Locality	Douglas Shire	16°35'42" S	145°29'50" E	QPN1249
Newell	Locality	Douglas Shire	16°25'24" S	145°24'06" E	QPN1249
Noah	Locality	Douglas Shire	16°11'16" S	145°20'25" E	QPN1249
Oak Beach	Locality	Douglas Shire	16°35'34" S	145°30'55" E	QPN1249
Port Douglas	Locality	Douglas Shire	16°29'58" S	145°27'39" E	QPN1249
Rocky Point	Locality	Douglas Shire	16°23'24" S	145°24'44" E	QPN1249
Shannonvale	Locality	Douglas Shire	16°30'47" S	145°19'28" E	QPN1249
Spurgeon	Locality	Douglas Shire	16°12'43" S	145°03'02" E	QPN1249
Stewart Creek Valley	Locality	Douglas Shire	16°17'28" S	145°18'22" E	QPN1249
Syndicate	Locality	Douglas Shire	16°25'31" S	145°17'02" E	QPN1249
Thornton Beach	Locality	Douglas Shire	16°09'37" S	145°26'00" E	QPN1249
Upper Daintree	Locality	Douglas Shire	16°12'34" S	145°17'29" E	QPN1249
Wangetti	Locality	Douglas Shire	16°39'41" S	145°33'50" E	QPN1249
Whyanbeel	Locality	Douglas Shire	16°21'00" S	145°21'16" E	QPN1249
Wonga	Locality	Douglas Shire	16°20'02" S	145°24'58" E	QPN1249

ENDNOTES

1. Published in the Gazette on 10 January 2014.
2. These amendments shall take effect from 1 January 2014.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Natural Resources and Mines.
5. Datum of Co-ordinates:- Geocentric Datum of Australia 94 (GDA94)
6. File Reference- QPN 1248, QPN1249
7. Formerly administered by Cairns Regional Council.

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Brisbane

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Land Act 1994

FORFEITURE NOTICE (No 01) 2014

Short title

1. This notice may be cited as the *Forfeiture Notice (No 01) 2014*.

Forfeiture of lease [ss.196 and 240S of the Act]

2. The lease referred to in the Schedule is forfeited for non payment of the rent.

3. The effective date of forfeiture is the date the particulars of the forfeiture are registered in the Leasehold Land Registry.

SCHEDULE

Central Region, Rockhampton Office

Term Lease No. 218395, Lot 47 on CTN911, area about 15.176 ha.

ENDNOTES

1. Published in the Gazette on 10 January 2014.
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Natural Resources and Mines.
4. File Reference- 2013/005914

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Land Act 1994

REOPENING OF TEMPORARILY CLOSED ROAD NOTICE (No 01) 2014

Short title

1. This notice may be cited as the *Reopening of Temporarily Closed Road Notice (No 01) 2014.*

Reopening temporarily closed road [s.107 of the Act]

2. It is declared that the area of land comprised in the former Road Licence mentioned in the Schedule is reopened as road.

SCHEDULE

North Region, Cairns Office

An area of about 0.198 ha being parts of the road abutting parts of Lot 5 on RP744250 and Lot 2 on AP14375, being the land contained within former Road Licence No. 9/8509, (parish of Russell). (2011/005978)

ENDNOTES

1. Published in the Gazette on 10 January 2014.
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Natural Resources and Mines.

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Land Act 1994

OBJECTIONS TO PROPOSED ROAD CLOSURE NOTICE (No 01) 2014

Short title

1. This notice may be cited as the *Objections to Proposed Road Closure Notice (No 01) 2014*.

Application for road closure [s.100 of the Act]

2. Applications have been made for the permanent closure of the roads mentioned in the Schedule.

Objections

3.(1) An objection (in writing) to a proposed road closure mentioned in the Schedule may be lodged with the Regional Service Director, Department of Natural Resources and Mines, at the regional office for the region in which the road is situated.

(2) Latest day for lodgement of objections is **20 February 2014**.

(3) Any objections received may be viewed by other parties interested in the proposed road closure under the provisions of the *Right to Information Act 2009*. If you lodge an objection, please include in your objection letter whether you would like to be consulted if this issue becomes the subject of an access request under the *Right to Information Act 2009*.

Plans

4. Inspection of the plans of the proposed road closures may be made at-

(a) the Department of Natural Resources and Mines Offices at Rockhampton, Beenleigh, Bundaberg, Gympie and Warwick; and

(b) the Local Government Offices of Gladstone Regional, Logan City, Redland City, Bundaberg Regional, Gympie Regional and Goondiwindi Regional;

for a particular plan in that district or that local government area.

SCHEDULE

PERMANENT CLOSURE

Central Region, Rockhampton Office

1 An area of about 6.37 ha being part of an unnamed road abutting the eastern boundary of Lot 1 on SP238753 (parish of Mt Larcom, locality of East End) and shown as plan of proposed road to be permanently closed on Drawing 13/036. (2013/005161)

South Region, Beenleigh Office

2 An area of about 845 m2 being part of Quinton Court separating Lot 930 from Lot 931 on RP222656 (parish of Boyd, locality of Mount Warren Park) and shown as road proposed to be permanently closed on Drawing 13/248. (2013/006790)

3 Areas totalling about 8.034 ha being part of the unnamed road intersecting Lot 1 and 2 on RP30627, Lot 370 on S311071, Lot 162 on S31962 and Lot 17 on RP108970; and separating Lot 17 on RP108970 from Lot 2 on RP169493 (parish of Redland, locality of Mount Cotton) and shown as road proposed to be permanently closed on Drawing 14/003. (2013/006982, 2013/006983, 2013/006984, 2013/006985 and 2013/006986)

South Region, Bundaberg Office

4 An area of about 5587 m2 being part of Garden Street abutting the northern boundary of Lot 1 on RP890925 (parish of Bundaberg, locality of Bundaberg West) and shown as road proposed to be permanently closed on Drawing 13/246. (2013/006764)

South Region, Gympie Office

5 An area of about 3870 m2 being part of the road abutting the northern boundary of Lot 2 on RP134682 (parish of Glastonbury, locality of Langshaw) and shown as road proposed to be permanently closed on Drawing 13/235. (2013/006393)

South Region, Warwick Office

6 An area of about 15.4 ha being the roads intersecting Lot 37 on SP216655 and separating Lot 37 on SP216655 from Lot 1 on SP178932 and Lot 55 on CVE111 (parish of Beebo, locality of Beebo) and shown as proposed permanently closed road on Drawing DD2013_194. (2013/005658)

ENDNOTES

1. Published in the Gazette on 10 January 2014.
2. Not required to be laid before the Legislative Assembly.
3. The administering agency is the Department of Natural Resources and Mines.

Gov. Gaz., 10 January 2014, No. 4 page 16

Brisbane

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From: Allen Rhonda [Rhonda.Allen@dnrm.qld.gov.au]
Sent: Friday, 10 January 2014 9:18 AM
To: sch4p4(6) Personal information
sch4p4(6) Personal information
CC: Executive Council Team; Spatial Information Services North; CRSIG; SQ DCDB_OPER; Allen Rhonda
Subject: Gazette Extracts 10/01/14
Attachments: Extracts 10 01 14

Importance: High

Good morning

Attached are the Gazette notices for matters published in the Government Gazette today, **Friday, 10 January 2014.**

The cases and the relevant action officers are listed below –

Place Name Decision (Amendment) Notice

ch4p4(6) Personal information	QPN1242 and QPN1243
	QPN1244 and QPN1245
	QPN1246 and QPN1247
	QPN1248 and QPN1249

Forfeiture Notice

ch4p4(6) Personal information	2013/005914

Reopening of Temporarily Closed Road Notice

Nicole Garea	2011/005978

Objection to Proposed Road Closure Notice

	2013/005161
sch4p4(6) Personal information	2013/006790
	2013/006982, 2013/006983, 2013/006984, 2013/006985 and
	2013/006986
	2013/006764
sch4p4(6) Personal information	2013/006393
	2013/005658

Thank you

Rhonda Allen
Project Officer
Ministerial Services and CLLO

Department of Natural Resources and Mines

T 07 3199 8212
E rhonda.allen@dnrm.qld.gov.au
W www.dnrm.qld.gov.au

Level 17, 61 Mary Street Brisbane
PO Box 15216, City East Queensland 4002
13 QGOV (13 74 68)

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DCDB extracted Jan 2014

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NORTH

ROAD CLOSURE PROPOSAL
CARBROOK

0m 250m 500m

Scale 1:7500 on A3 paper size

Release

DRAWING

Sheet 1 of 1

1 SP151622 | B SP204257 | C SP204257 | 2 SP151622 | 2 RP47624

2 RP30627 | 2 RP30627 | 1 RP905845 | 2 RP905845 | 1 RP46098 HILLVIEW ROAD | ROAD

Road Proposed To Be Permanently Closed Part A
abt 6300 m²

1 RP30627 | 1 RP30627

Road Proposed To Be Permanently Closed Part B
abt 5840 m²

2 RP209666 | 2 RP30611 | 3 RP209666 | MOUNT COTTON ROAD

7 SP115884 | 370 S311071 | ROAD | A RP809103 | 2 RP169493

8 SP126858

Road Proposed To Be Permanently Closed Part C
abt 3.35 ha

3 RP186560

1 RP108970 | 2 RP108970 | 3 RP108970 | 4 RP108970 | 5 RP108970 | 6 RP108970 | 7 RP108970 | 8 RP108970 | 22 RP848595

C RP900456 | 17 RP108970 | D RP900456

370 S311071 | 17 RP108970

Road Proposed To Be Permanently Closed Part D
abt 1.67 ha

10 RP108970 | 11 RP108970 | 12 RP108970 | 13 RP108970 | 14 RP108970 | 15 RP108970 | 16 RP108970 | 1 RP104882

E SP102535 | 162 S31962 | 162 S31962 | ROAD

Road Proposed To Be Permanently Closed Part E
abt 1.8 ha

238 SP218968 | Creek

California

GRAMZOW ROAD

6 RP104645 | 7 RP104645 | 2 RP104882

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Scale 1:8000

0 100 200 400 600 800 1,000 Metres

0 50 mm 100 mm 150 mm

N

Queensland Government

Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file | Drawn by: BDC

File Ref: Case Id 2013/006984 File A | Map Ref: 9542-42114 | Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

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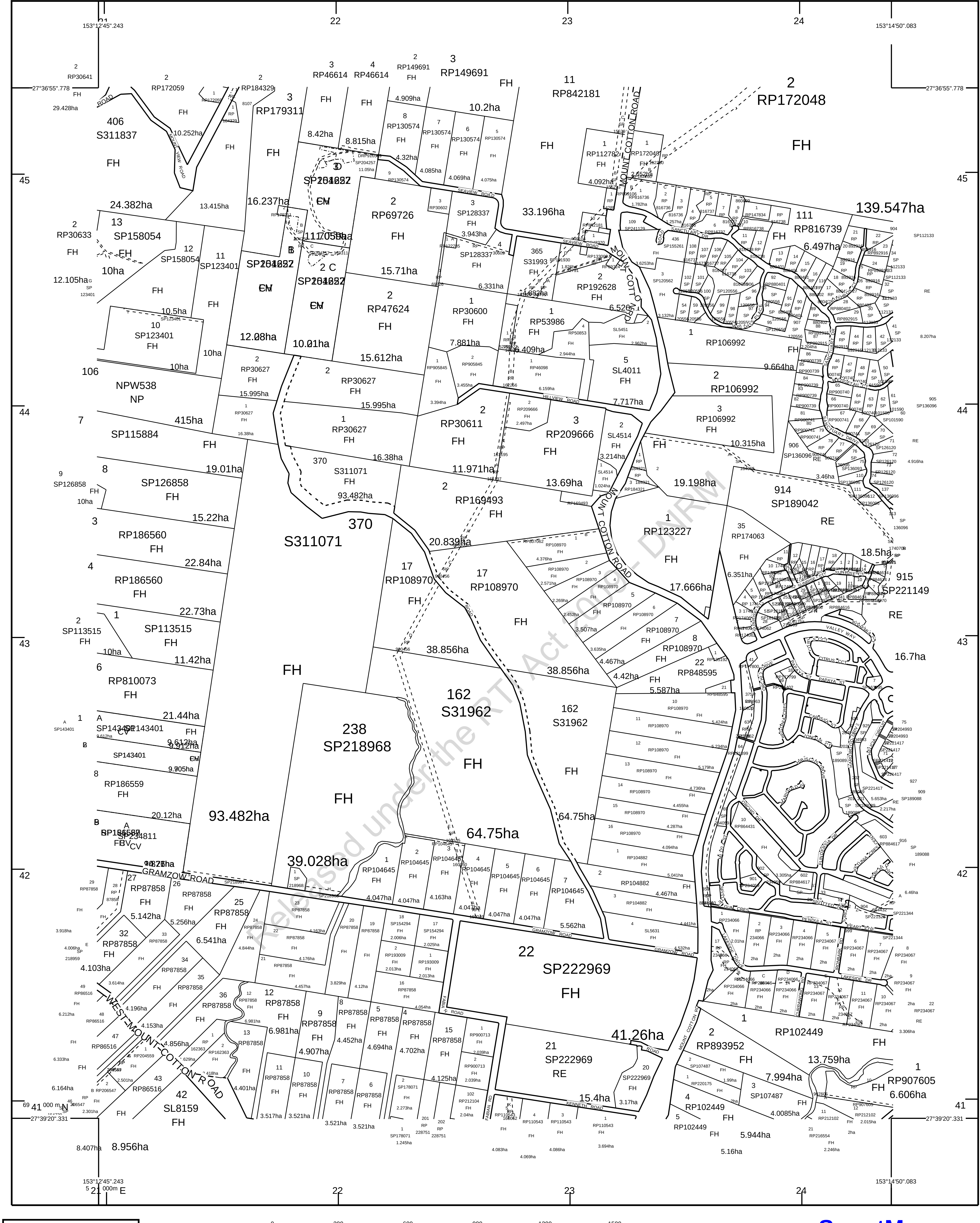
Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.



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STANDARD MAP NUMBER
9542-42114

0 300 600 900 1200 1500 m

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 15000

MAP WINDOW POSITION & NEAREST LOCATION

153°13'47".663
27°38'08".054
MOUNT COTTON
2.16 KM

GDA

14-330

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	17/RP108970
Area/Volume	38.856ha
Tenure	FREEHOLD
Local Government	REDLAND CITY
Locality	MOUNT COTTON
Parish	REDLAND
County	STANLEY
Segment/Parcel	28665/4

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 06/01/2014

DCDB 03/01/2014 (Lots with an area less than 1500m² are not shown)

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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

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From: Mcquade Diane [Diane.Mcquade@dnrm.qld.gov.au]
Sent: Friday, 10 January 2014 11:48 AM
To: property@energex.com.au; F0501488@team.telstra.com; propsearch@powerlink.com.au; mapping@apa.com.au; forestproducts-SLAMuse-southeastFMA@derm.qld.gov.au; Veg SEQSouth; 'metropolitanregion@tmr.qld.gov.au'
Subject: Views Requested - Permanent Road Closure
Attachments: dwg14-003.pdf; Cadastre overlay of parcels.pdf; SmartMap of parcels.pdf

Our Reference: 2013/006982, 2013/006983, 2013/006984, 2013/006985 and 2013/006986

10 January 2014

RE: PROPOSED PERMANENT ROAD CLOSURE – ABOUT AREAS TOTALLING 8.034 HECTARES BEING PART OF UNNAMED ROAD INTERSECTING LOT 1 AND 2 ON RP30627, LOT 370 ON S311071, LOT 162 ON S31962 AND LOT 17 ON RP108970, LOCALITY OF MOUNT COTTON

The Department has received an application affecting the abovementioned parcels for a proposed permanent road closure at Mount Cotton.

The permanent road closures affecting parcels Lot 370 on S311071, Lot 17 on RP108970 and Lot 162 on S31962 has been initiated by the applicant being the Barro Group Pty Ltd as the registered owner of these parcels. The Barro Group Pty Ltd owns and operates the Mount Cotton Quarry, the operation consists of quarrying rock resources, with associated crushing, screening and blending and concrete batching. The Barro Group Pty Ltd advised the quarry resources on other parcels owned by them will be exhausted in the near future and significant future quarry resources have been identified on the adjoining lands owned by the Barro Group Pty Ltd and therefore the road closure is proposed to use these parcels.

Please advise the Department of your views or requirements that the department should consider when assessing this application. Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on 10 March 2014. If you offer an objection to the application, a full explanation stating the reason for such an object should be forwarded to this Office.

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe. If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

This information has been provided to you in confidence for the purpose of seeking your views on this matter. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the department unless required.

Any objections received may be viewed by other parties interested in the proposed road closure in accordance with the provisions of the *Right to Information Act 2009*.

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

All future correspondence relative to this matter is to be referred to the contact Officer at DNRM Beenleigh Office, PO Box 1164, Beenleigh Qld 4207 or by email to diane.mcquade@dnrm.qld.gov.au or SLAM-beenleigh@dnrm.qld.gov.au
Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986 in any future correspondence.

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Yours sincerely

Diane McQuade
Land Administration Officer

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From: Ian Ridoutt [ian.ridoutt@barro.com.au]
Sent: Wednesday, 26 February 2014 12:03 PM
To: Mcquade Diane
Subject: FW: Mount Cotton Quarry Extension Porject - Proposed Permanent Road Closure

Dianne,

More Road information.

Regards Ian

From: Ian Ridoutt [mailto:ian.ridoutt@barro.com.au]
Sent: Wednesday, 19 February 2014 1:06 PM
To: 'Chris Vize'
Subject: FW: Mount Cotton Quarry Extension Porject - Proposed Permanent Road Closure

Hi Chris,

This was sent to all Councillors, Mayor and CEO.

Regards Ian

From: Ian Ridoutt [mailto:ian.ridoutt@barro.com.au]
Sent: Monday, 17 February 2014 11:10 AM
To: 'alan.beard@redland.qld.gov.au'; 'wendy.boglary@redland.qld.gov.au'; 'craig.ogilvie@redland.qld.gov.au'; 'kim-maree.hardman@redland.qld.gov.au'; 'lance.hewlett@redland.qld.gov.au'; 'mark.edwards@redland.qld.gov.au'; 'julie.talty@redland.qld.gov.au'; 'murray.elliott@redland.qld.gov.au'; 'paul.gleeson@redland.qld.gov.au'; 'paul.bishop@redland.qld.gov.au'
Subject: Mount Cotton Quarry Extension Porject - Proposed Permanent Road Closure

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Dear Councillor,

Following the approval of the Mount Cotton Extension Project on the 20th December 2013 we have been actively liaising with stakeholders including our neighbours and attending to administrative matters associated with the approval conditions.

As part of this process we have made an application to the State to permanently close a road reserve that bisects the quarry and to purchase the land. Two other landholders have also made concurrent applications to close that part of the road reserve that bisects their properties.

The permanent closure of the road reserve is a logical process to minimise the safety risk involving potential community access and quarrying activities.

Part of the closure process involves advertising of the proposal and submissions close on the 20th February 2014.

The anti quarry activist group have been actively disseminating information by social media, local press and letter box drops which is incorrect and has the potential to cause unnecessary community concern.

The table below addresses the claims that have been made concerning the road reserve and provides you with the facts about this matter.

I would also be happy to discuss the issue with you in person or show you the area of land in person.

Regards,

Ian

Ian Ridoutt
General Manager Qld

Tel: (07) 3254 0033
Fax: (07) 3254 2377
Mobile: sch4p4(6) Personal information
Email: ian.ridoutt@barro.com.au

Claim	Fact
Ecology and Visual Amenity Matters	
"The Permanent Road Closure will result in further destruction of Mt Cotton."	Barro Group have applied for the Permanent Closure of approximately 2400m (6.8ha) of Road reserve and the 2 adjoining northern neighbours have concurrently applied for a closure of approximately 400m (1.2ha) of Road reserve. Approx 550m of the proposed Road Closure (1.1ha) dissects the existing quarry processing and stockpiling area. It is proposed that the remaining 1900m (5.7ha) will be incorporated into Barro Groups 172ha conservation area which is protected legally and maintained under a management system. The proposed Permanent Road Closure will further **protect** Mt Cotton ecology.
"The Road is a nature walk."	Those claiming to use the Road as a nature walk are misguided, mistaken or are knowing trespassers. For large sections of the Road its location is indistinguishable from the surrounding Barro freehold land and as far back as the 1960's the Road has **not** been passable without trespassing onto freehold land. A physical 6m high quarry wall barrier was created across the entire width of the Road in the 1960's at the south end of the Road possibly by the Main Roads Department. **No** continuous traverse along the Road to the north has been possible for 50 years without trespass on to freehold property. Whilst some parts of the Road enjoy the value of the nature on Barro's

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	surrounding land the accessible part of the south end of the Road is an unsavoury place and an illegal dumping ground. Three stolen vehicles have been burnt out there in the last few years, asbestos dumped and used syringes discarded. Redland Council is continually cleaning up the area and many residents living along Mt Cotton Road in fear of their property security have wanted the Road closed permanently.
"The Road is included in Redlands nature trails and is the longest scenic trail of its type in the Redlands."	The Road is **not** included in the Redlands nature trails nor is it included in the 34 page Redland City Cycling and Walking Guide. The proposed closure length is approximately 2800m, 550m of which is through an operating quarry area. There are an abundance of dedicated walking tracks in the area such as the 8km Venman track in the National Park or walks of nearly up to 20km through this area and Daisy Hill Conservation Park. The south end of the Road is a dumping ground. 550m of the Road is through the middle of the quarry processing and stockpiling area which could not be argued as being scenic. Parts of the remaining part of the Road would be scenic if you could see through the dense surrounding vegetation. Occasional glimpses are available but it has no value as a scenic walking trail.
"The Road provides stunning panoramic ….views to Stradbroke, Bay Islands and west across the scenic rim."	Stunning panoramic views are only available from the quarry working area because the vista is not blocked with surrounding vegetation. It is illegal to enter this area unless on authorised quarry business.
"The Road is a Nature Conservation Reserve." (picture supplied of Redland Shire Council sign) *2008_1013gramzow00221 (2)*	The sign is erected about 0.5km away from the closet point of the proposed Road Closure. The sign is actually erected in Logan City Council on land owned by the Mt Cotton Driver Training Centre. It is most likely that the sign was placed there as it prohibits a number of activities including dumping which constantly occurs in this area. Adding to the confusion surrounding this matter the access to the proposed Road Closure is over land owned by the Mount Cotton Driver Training Centre, it is not via the Gramzow Road Reserve and ironically the large welcome to Redlands Sign is erected in Logan City. There is currently and has never been in the past any legal vehicle access via Gramzow Road to the south end of the proposed Road Closure.
Claim	**Fact**
Legal Access Matters	
"Local families used to walk and ride their horses along the road."	Those claiming use of the Road to walk or ride horses are misguided, mistaken or are knowing trespassers. For large sections of the Road its location is indistinguishable from the surrounding Barro freehold land and as far back as the 1960's the Road has **not** been passable without trespassing onto freehold land. A physical 6m high quarry wall barrier was created across the entire width of the Road in the 1960's at the

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	south end of the Road possibly by the Main Roads Department. **No** continuous traverse along the Road to the north has been possible for 50 years without trespass on to freehold property.
"Barro Group proceeded to put large rocks across the road."	Barro Group on a number of occasions was asked by neighbours fronting Mt Cotton Road to block the Road to vehicle traffic as they were in fear of intruders getting access to the rear of their properties. Barro Group agreed to these requests and placed rocks across the Road. Many times the rocks were disturbed or new access was established around them over freehold property, each time Barro tried to repair the barrier to prevent access. The process cumulated in a Directive been given to Barro by the Mines Department to stop access and very substantial barriers were installed. Ongoing maintenance is required to repair damage caused during illegal access and a residual risk remains with Barro and the Redland City Council.
"Barro Group put up an illegal sign saying "PRIVATE ROAD KEEP OUT"." (picture supplied) 2008_1013gramzow0025 (2)	The sign is 0.5km from the proposed Road Closure and is hand painted and very old. It was not placed there by Barro Group so it must have existed over 22 years ago and prior to 1992. The sign is actually erected in Logan City Council on land owned by the Mt Cotton Driver Training Centre. Where the sign is placed is in fact a private road but it is unclear what its original intent was.
"Two parcels of land are land locked and the only legal way out is on this road." ***(Claim made by Luke Daglish and others)***	The two northern lots that have made concurrent application for a Permanent Road closure established alternate legal access in 1906 and that access is legally recorded on the titles of each of the lots. The legal address shown on Red-e- map is 97 and 99 Hillview Road. Ironically, these legal access arrangements are exactly the same form that allows Luke Daglish access to his own property via an easement though another property off Fabian Road. This type of access is not uncommon in Mt Cotton as Cr Talty will attest.
"The road is central to a Regional Corridor through Mt Cotton."	The Road has never been a Regional corridor through Mt Cotton, it has always been a dead end. It terminates well over 0.5km from the 230m high peak of Mt Cotton. The Roads most probable original function was related to logging, and this function ceased around 1900.
Claim	**Fact**

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Fire Matters	
"Cutting the road will also hinder fire engines."	Fire engines cannot currently drive along the Road. In any case QFES advise that the Road has no value for the purpose of fire fighting.
"The road is critical to the two northern lots in the event of a fire."	QFES advise that the Road has no value for the purpose of fire fighting.
"We have not learnt anything from the recent Stradbroke fire."	Barro Group have been liaising with QFES regarding a Fire Management Plan for the site. The use of the site as a quarry provides significant resources of personnel and equipment for fire fighting and fire prevention. The quarry voids provide valuable areas from where fires can be safely fought and contained. The Proposed Road Closure and incorporation into Barro freehold land will enhance the ability to fire fight across the site and incorporate all the land into one Fire Plan. QFES advise that an outcome from the Stradbroke fire was that accessibility of equipment and personnel from a mine or quarry is a highly valued resource for fire fighting.
"The Road is identified in the Redlands Planning Scheme bushfire overlay code for fire management and escape."	The Redlands Planning Scheme bushfire overlay code does **not** identify the Road for fire management and escape. The overlay does identify the area as being of High Bushfire Hazard but is inaccurate as it also shows the quarry area in this zone. The most recent DSDIP SPP Bushfire Hazard Mapping now supersedes the RCC overlay. This mapping accurately shows the quarry area as having **no** Bushfire Hazard.
Claim	**Fact**
Community and State Significance Matters	
"The Proposed Road Closure only gives benefit to the Barro Group and no benefit to the community."	The proposed Permanent Road Closure of that part of the Road that is identified in the State Planning Policy as being an extractive industry Key Resource Area has a fundamental outcome of providing long term community benefit. The benefit is that of economic construction materials being available close to their market for the use of the entire community. The long term future use of this part of the Road has been determined as extractive industry and the permanent closure and incorporation of this Road into the surrounding Key Resource Area land is the most effective way of preserving its intended extractive industry use. For other sections of the Road Barro Group propose to incorporate it into their abutting freehold landholdings which is committed to be used for conservation purposes. This land will be maintained and protected at no cost to the community for conservation by Barro Group until at least 2064 and it is considered that limited access to these areas over such a

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	long time frame will result in excellent ecological outcomes, better than the outcomes that may be achieved in State or Federal parks and reserves over the same time period. Unauthorised access to these areas, which may be gained from the Road, has the potential to reduce the long term ecological values. Incorporation of the Road land into the adjoining titles will permit the rezoning of the land in the Redland Planning Scheme to in most cases to the status of Conservation Zone adding long term protection for the high ecological values. Incorporation of the land into the adjoining titles also resolves any future fencing and possible edge effects which may restrict fauna movement or produce adverse ecological outcomes. If the Road is permanently closed and incorporated into Barro freehold land, Barro must pay market value for the surplus asset and the proceeds will be used by the Government for the benefit of the community across the State of Qld.
"The land is also of State Significance and parts of it are home to rare and threatened species."	It is clear that the land is of State Significance for a number of reasons, this matter was well ventilated as part of the Ministers Call In and approval. The Road was included in the property details in the Ministers Notice of Decision to approve the quarry extension development issued on the 20th December 2013. It is fully understood that heavy on road and off road vehicles will use the Road as part of the approved quarry extension activities and it is not safe to allow public access in this location. Logically the Road needs to be permanently closed and incorporated into the surrounding land to provide the highest level of risk management for Barro Group, Redland City Council and the community.
Claim	**Fact**
Safety Matters	
"Barro Group already struggling to safely comply with approval conditions."	Barro have a proactive approach to Safety at the Mt Cotton site which is based on risk management. The hierarchy of Barro risk control is as follows: **Substitute** (find ways not to have the risk) **Isolate** (limit the exposure to the risk) **Engineer Controls** (barriers and guards) **Use PPE** (appropriate personal protection from the risk) In this case the highest level of risk management is to remove any uncertainty or confusion about the location of the Road (and plenty exists) through a Permanent Road Closure and incorporating the Road into the surrounding land.

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"The road should be temporarily closed."	Temporary Closure for 50 years (is this temporary?) under the Local Government Act leaves residual risk for both Barro and Redland Council. Legal advice provided to Redland City Council by Herbert Smith Freehills states: "The Road was included in the property details in the Notice of Decision to approve the quarry extension development issued by the State on 20th December 2013 and it follows that heavy on road and off road vehicles will use the Road as part of the approved quarry extension activities. Accordingly, the Council will remain responsible for the operation of the Road, including risk matters associated with health and safety of Road users be they users engaged in quarry activities or the members of the general public not cognisant of the boundaries of the Road or of the Roads closure to all traffic except quarry traffic. This is a general obligation of Council as it has for any other public road under its control in its local government area pursuant to the Council's obligation to be responsible for the good rule and local government of its local government area under section 8 of the LGA. This means the Council is still legally liable for acts and omissions in relation to the Road."

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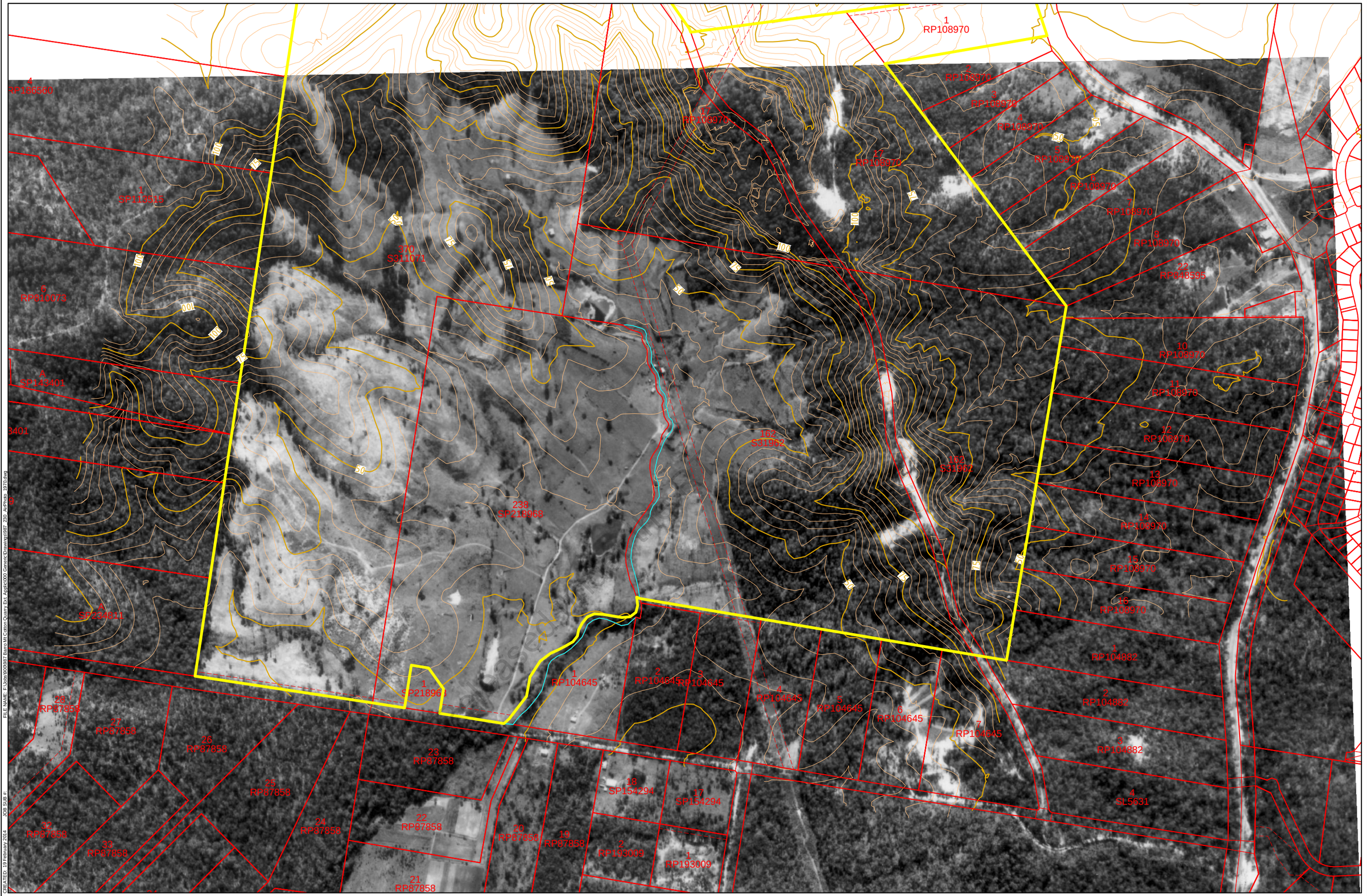

FILE NAME: F:\Jobs\900\987 Barro Mt Cotton Quarry Ext, Appl\2000 Generic\Drawings\987 200 AirPhoto 1970.dwg
JOB SUB #
CREATED: 19 February 2014

REV	DESCRIPTION	DATE	BY

Data Sources:
Photography: 1970
Topography:
Cadastre:
Ecosystem:
Other:

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Legend:

File A

PROJECT: Mt Cotton Quarry

CLIENT: Barro Group

TITLE: Aerial Photograph - 1970

GROUNDWORK plus
PH: +61 7 3871 0411
WWW.GROUNDWORK.COM.AU

SCALE: 1:7,500 When Printed On A3 (0 — 150)
DRAWING NUMBER: 987.230A
REVISION:
DATE: 19 February 2014
DRAWN: MH
DATUM: HORIZONTAL / VERTICAL / ZONE: MGA / /
PRINTED: 19 February 2014
CHECKED:

From: Andrew Ross [Andrew.Ross@redland.qld.gov.au]
Sent: Monday, 10 March 2014 4:14 PM
To: Mcquade Diane
Subject: Road Closure Application - Barro Quarry Mt Cotton - Ref: 2013/006982 to 2013/006986

Diane,

As discussed are you able to provide Council a brief time extension to make a submission on the above application up to 5pm Thursday, 13 March 2014. The officers have drafted a submission and we are in the process of having it authorised by the Councillors and hence the request for the extension.

Thanking you in advance and please don't hesitate to call me to discuss, Andrew

ANDREW ROSS
General Counsel - Legal Services
Redland City Council
3829 8892 Sch 4p4(6) Personal information
andrew.ross@redland.qld.gov.au
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From: Hoffman Belinda [Belinda.Hoffman@daf.qld.gov.au]
Sent: Monday, 10 March 2014 4:42 PM
To: Mcquade Diane
CC: Taylor David; PETERSEN Bradley; Ludlow John; Stumm Lance
Subject: RE: Views Requested - Permanent Road Closure

Hi Diane,

Forest Products has assessed this application.

We have no interests in Parts A and B and therefore have no objection to this part of the proposal.

We believe Parts C, D and E may contain significant volumes of quarry material. Therefore, we have no objection to the application provided the quarry material remains the property of the State.

Please contact me if you require any further information.

Regards,

Belinda Hoffman
Manager Business Operations
South East Forest Management Area, Gympie
Forest Products
Department of Agriculture, Fisheries and Forestry
Telephone: 07 5480 5351 **Facsimile:** 07 5480 5302
Mobile: s.4(3)(b)s.4p4(6) Personal information
Email: belinda.hoffman@daff.qld.gov.au

27 O'Connell Street, Gympie Q 4570
LMB 383, Gympie Q 4570

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From: Mcquade Diane
Sent: Monday, 10 March 2014 3:30 PM
To: Forest Products - SLAM Use - South East FMA
Subject: FW: Views Requested - Permanent Road Closure

Good Afternoon
Is there any chance of getting a progress report the views requests for this one. I've not received anything to date yet.
Kind regards
Diane

From: Mcquade Diane
Sent: Friday, 10 January 2014 11:49 AM
To: property@energex.com.au; F0501488@team.telstra.com; propsearch@powerlink.com.au; mapping@apa.com.au; forestproducts-SLAMuse-southeastFMA@derm.qld.gov.au; Veg SEQSouth; 'metropolitanregion@tmr.qld.gov.au'
Subject: Views Requested - Permanent Road Closure

Our Reference: 2013/006982, 2013/006983, 2013/006984, 2013/006985 and 2013/006986

10 January 2014

RE: PROPOSED PERMANENT ROAD CLOSURE – ABOUT AREAS TOTALLING 8.034 HECTARES BEING PART OF UNNAMED ROAD INTERSECTING LOT 1 AND 2 ON RP30627, LOT 370 ON S311071, LOT 162 ON S31962 AND LOT 17 ON RP108970, LOCALITY OF MOUNT COTTON

The Department has received an application affecting the abovementioned parcels for a proposed permanent road closure at Mount Cotton.

The permanent road closures affecting parcels Lot 370 on S311071, Lot 17 on RP108970 and Lot 162 on S31962 has been initiated by the applicant being the Barro Group Pty Ltd as the registered owner of these parcels. The Barro Group Pty Ltd owns and operates the Mount Cotton Quarry, the operation consists of quarrying rock resources, with associated crushing, screening and blending and concrete batching. The Barro Group Pty Ltd advised the quarry resources on other parcels owned by them will be exhausted in the near future and significant future quarry resources have been identified on the adjoining lands owned by the Barro Group Pty Ltd and therefore the road closure is proposed to use these parcels.

Please advise the Department of your views or requirements that the department should consider when assessing this application. Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on 10 March 2014. If you offer an objection to the application, a full explanation stating the reason for such an object should be forwarded to this Office.

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe. If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

This information has been provided to you in confidence for the purpose of seeking your views on this matter. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the department unless required.

Any objections received may be viewed by other parties interested in the proposed road closure in accordance with the provisions of the *Right to Information Act 2009*.

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

All future correspondence relative to this matter is to be referred to the contact Officer at DNRM Beenleigh Office, PO Box 1164, Beenleigh Qld 4207 or by email to diane.mcquade@dnrm.qld.gov.au or SLAM-beenleigh@dnrm.qld.gov.au
Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986 in any future correspondence.

Yours sincerely

Diane McQuade
Land Administration Officer

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Redland City Council – Objection

Barro Group Pty Ltd - Road Closure Application at Mount Cotton Quarry : Unnamed Road

DNRM Reference 2013/006982 to 2013/006986

Application: The Department of Natural Resources and Mines (DNRM) informed Council of the Barro Group Pty Ltd application to permanently close the unnamed Local Government Road that commences south of the Barro Group Mount Cotton Quarry site, bisects the Quarry and continues north of the Quarry.

Decision: Council objects to the application to permanently close the road until the applicant realigns an alternative dedicated road around the Quarry pit to function as an environmental trail and fire buffer.

Background: The relevant background information includes:

1. *Land Act 1994*: the matters the Minister must consider under s99(7) of the *Land Act 1994*, in particular the road is formed and used by the public south of the Quarry across lot 162 on S31962 and is the only dedicated (but mostly unformed) access to private land north of the Quarry which appears to be principally used for recreational activities from adjoining land owners from:
   a. Lot 1 on RP30627
   b. Lot 2 on RP30627
   c. Lot 2 on SP151622

   Whilst the access easement is registered to service the northern private lots, the permanent road closure would deprive the public of access to this environmental area and any future expansion of the road network as part of council's connection strategy and bushfire management controls.

2. Statutory and Common Law: The Permanent Road Closure would deprive Council and the community currently and into the future of the statutory and common law rights to use and develop the road for its intended purpose; unless an alternative road is dedicated.

3. Historical Approval: Council issued a planning approval in 1968 imposing the condition "that the vertical alignment of the road is left in such a condition as to be trafficable at a later date". The condition of approval was accepted by the Barro Group Pty Ltd as part of a Deed of Agreement with Council in 1993, which contained a proposed alternative road route around the Quarry.

4. Historical Agreements: The 1993 Deed of Agreement between the Barro Group and Council intended the construction of an alternative road around the quarry site linking the southern and northern areas of the road, as demonstrated on the 1992 Quarry Development Plan. It is acknowledged the location of the alternative road route is unsuitable due to its location between the existing and the recently approved quarry expansion but that other alternative routes be developed.

5. Environmental Trail: The historical, current and potential use of the road as a public recreational trail consistent with Council's environmental and connection strategies.

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6. Fire Trail: The road currently bisects the most significant fire risk area on the Redlands mainland and its closure would deprive the development of the road as a future trail. The advice from QFES dated 5 March 2014 states:

   I have looked at the maps of the area and consider the road in question would not be functional for firefighting purposes.

   - *The road is not serviceable – and would involve considerable expense to establish and maintain for operational firefighting purposes.*
   - *There are obstructions along the ridgeline due to building location on private land and the land disturbance/ extraction site.*
   - *Wildfire control from the road along the ridge would be considered unsafe especially during times of high to very high fire danger due to factors affecting fire behaviour and the timing associated with controlling a wildfire giving the area, terrain, vegetation, and potential bushfire hazard.*

   We would recommend that a bushfire management plan for the area be developed with the opportunity to place roads or fire management control lines/fire breaks in strategic areas adjacent to the perimeter of the land parcels associated with the extraction industry.

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sch4p4(6) Personal information

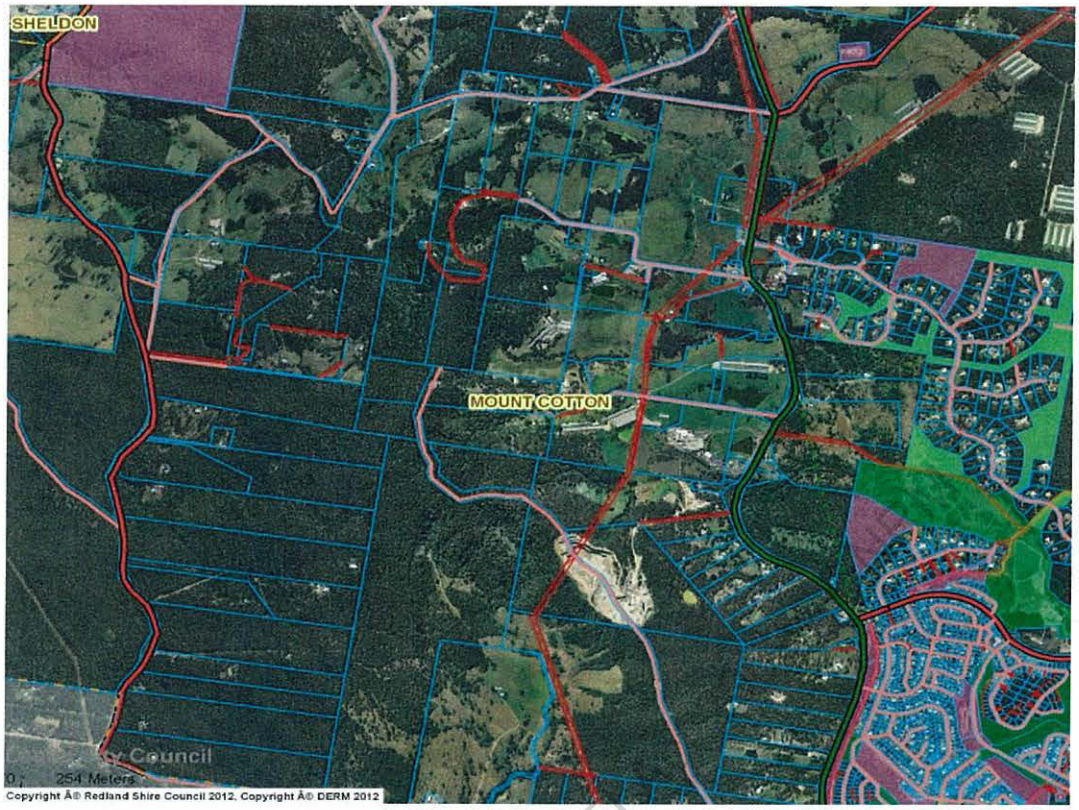
Chief Executive Officer

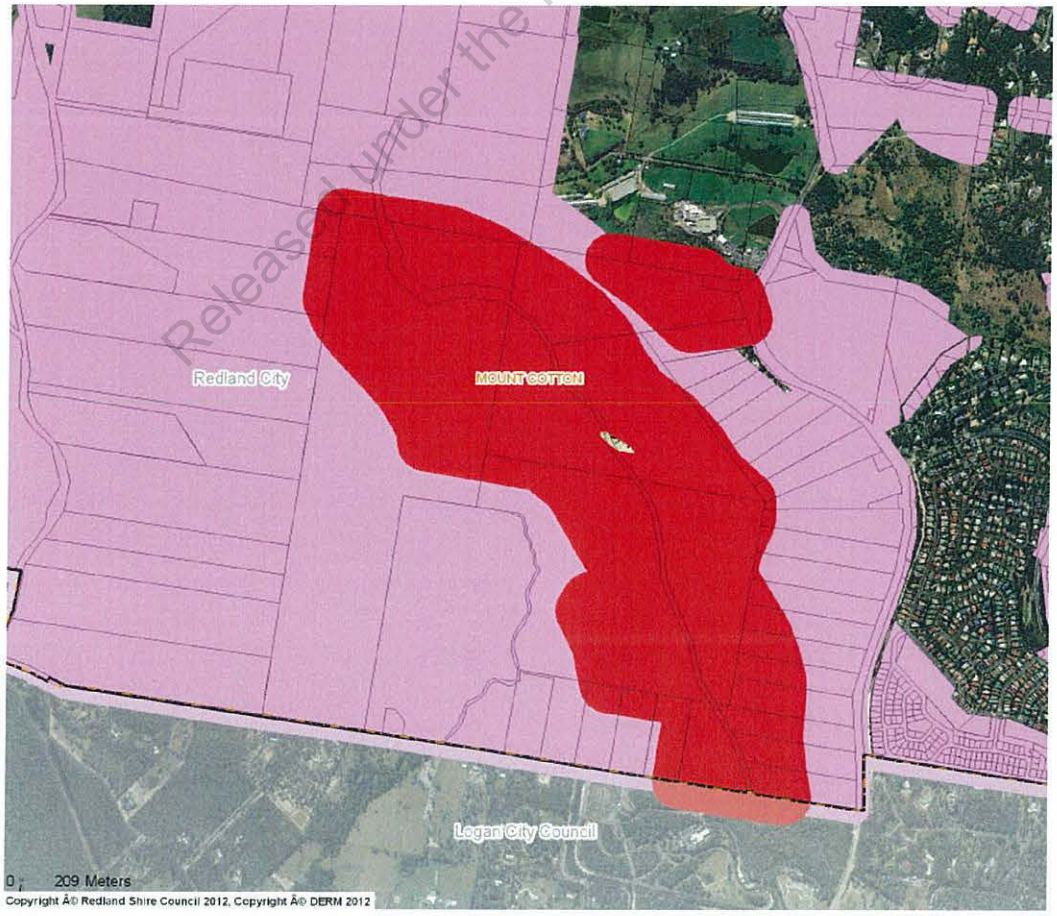
13/3/14

Date

Release

Redemap Aerial Map – Roads, Easements, Fire Hazard





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From: Andrew Ross [Andrew.Ross@redland.qld.gov.au]
Sent: Thursday, 13 March 2014 9:12 AM
To: Mcquade Diane
Subject: RE: Road Closure Application - Barro Quarry Mt Cotton - Ref: 2013/006982 to 2013/006986
Attachments: Submission 13-03-14 on Barro Road Closure Application.pdf

Diane,

Please find enclosed Council's submission that was approved this morning via a Special Meeting. Please let me know if you require further information or clarification, Andrew

ANDREW ROSS
General Counsel - Legal Services
Redland City Council
3829 8892
andrew.ross@redland.qld.gov.au
Private and Confidential for the intended Recipient Only

From: Mcquade Diane [mailto:Diane.Mcquade@dnrm.qld.gov.au]
Sent: Monday, 10 March 2014 4:33 PM
To: Andrew Ross
Subject: RE: Road Closure Application - Barro Quarry Mt Cotton - Ref: 2013/006982 to 2013/006986

Hi Andrew
I have requested an extension of time through submission to the Maker of Decisions. Will let you know once it is approved.

Kind regards
Diane

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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From: Andrew Ross [mailto:Andrew.Ross@redland.qld.gov.au]
Sent: Monday, 10 March 2014 4:15 PM
To: Mcquade Diane
Subject: Road Closure Application - Barro Quarry Mt Cotton - Ref: 2013/006982 to 2013/006986

Diane,

As discussed are you able to provide Council a brief time extension to make a submission on the above application up to 5pm Thursday, 13 March 2014. The officers have drafted a submission and we are in the process of having it authorised by the Councillors and hence the request for the extension.

Thanking you in advance and please don't hesitate to call me to discuss, Andrew

ANDREW ROSS
General Counsel - Legal Services
Redland City Council
3829 8882 sch4p4(6) Personal information
andrew.ross@redland.qld.gov.au
Private and Confidential for the intended Recipient Only

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State interest—emissions and hazardous activities

Community health and safety, sensitive land uses and the natural environment are protected from potential adverse impacts of emissions and hazardous activities, while ensuring the long-term viability of industrial development, and sport and recreation activities.

Making or amending a planning scheme and designating land for community infrastructure

The planning scheme is to appropriately integrate the state interest by:

(1) locating industrial land uses and major sport, recreation and entertainment facilities[10] in areas that avoid, mitigate and manage the adverse impacts of emissions on sensitive land uses, and

(2) locating and managing development for activities involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances to avoid or mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals, and

(3) protecting the following existing and approved land uses or areas from encroachment by development that would compromise the ability of the land use to function safely and effectively:

- (a) medium impact, high impact, extractive, and noxious and hazardous industries, and
- (b) major hazard facilities, and
- (c) intensive animal industries, and
- (d) explosives facilities and explosives reserves, and
- (e) waste management facilities and sewerage treatment plants, and
- (f) industrial land in a state development area, or an enterprise opportunity area or employment opportunity area identified in a regional plan, and
- (g) major sport, recreation and entertainment facilities (including shooting or motor sport facilities) that may cause nuisance or adverse impacts, and

(4) protecting sensitive land uses from the impacts of previous activities that may cause risk to people or property, including former:

- (a) mining activities and hazards (e.g. disused underground mines, tunnels and shafts), or
- (b) landfill and refuse sites, or
- (c) contaminated land, and

(5) including requirements for the rehabilitation of extractive industry sites so that the environmental, social and economic values of the land are restored, and

(6) planning for development involving the storage of hazardous chemicals that exceed a hazardous chemicals flood hazard threshold in a flood hazard area, to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries on storage areas.

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10. In some cases a local government may develop mixed use entertainment/recreation (or similar) precincts in which sensitive uses and recreation/entertainment uses can coexist with appropriate management.

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Part E: Interim development assessment requirements

The SPP includes interim development assessment requirements to ensure that state interests are appropriately considered by local government when assessing development applications where the local government planning scheme has not yet appropriately integrated the state interests in the SPP.

The requirements should be considered by applicants when preparing a development application and must be considered by local government when assessing a development application as assessment manager.

The interim development assessment requirements will remain in force for a particular local government area until such time as a planning scheme that the Minister is satisfied has appropriately integrated the state interests in the SPP, takes effect.

Application of Part E—Interim development assessment requirements

Development assessment by local government

Interim development assessment requirements have been prepared for the following state interests.

- Mining and extractive resources
- Biodiversity
- Coastal environment
- Water quality
- Natural hazards
- Emissions and hazardous activities
- State transport infrastructure
- Strategic airports and aviation facilities

For each of the applicable state interests, Part E sets out:

(1) when the development assessment requirements apply to development; and

(2) what the development application must be assessed against.

These interim requirements apply in relation to the assessment of development applications mentioned in Part E by a local government:

(1) to the extent the SPP has not been identified in the planning scheme as being appropriately integrated, and

(2) in addition to other relevant requirements of the planning scheme.

Level of assessment

The interim development assessment requirements do not alter the level of assessment prescribed by a local government in a planning scheme.

Integration of the SPP into the planning scheme

Part E will apply for the assessment of development applications mentioned in part E by a local government until a planning scheme that appropriately integrates the state interests in the SPP takes effect. Part 2 of a planning scheme made under SPA will outline which state interests the Minister has identified:

- as being appropriately integrated, and
- as being not appropriately integrated, and
- that are not relevant to the local government.

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State interest—mining and extractive resources

These requirements apply to development applications as follows:

For extractive resources

(1) a development application for:

(a) reconfiguring a lot within a KRA, or

(b) a material change of use within the resource/processing area of a KRA or the separation area for the resource/processing area of a KRA, or

(c) a material change of use within the transport route separation area of a KRA that will result in an increase in the number of people living in the transport route separation area, and

(2) requirements of (1) above do not apply to the assessment of a material change of use for a:

(a) dwelling house on an existing lot, or

(b) home-based business (where not employing more than two non-resident people on a full-time equivalent basis), or

(c) caretaker's accommodation (associated with an extractive industry), or

(d) animal husbandry, or

(e) cropping.

The development application is to be assessed against the following requirements:

(1) the development ensures that:

(a) for development within a resource/processing area for a KRA – the undertaking of an existing or future extractive industry development is not significantly impeded, and

(b) sensitive land uses are avoided within the separation area for a resource/processing area of a KRA, and

(c) for development within the transport route separation area of a KRA – the number of residents adversely affected by noise, dust and vibration generated by the haulage of extractive materials along the route does not increase, and

(d) for development adjacent to the transport route – the safe and efficient use of the transport route by vehicles transporting extractive resources is not adversely affected.

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resource/processing area for a KRA means the extent of the extractive resource and any existing or future processing operations.

Editor's note: The extraction of extractive materials can include ripping, blasting or dredging; the processing of extractive materials can include crushing, screening, washing, blending or grading and waste water treatment; and associated activities can include storage, rehabilitation, loading, transportation, administration, and maintenance facilities.

sensitive land uses means a use that is a: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, relocatable home park, residential care facility, retirement facility, short-term accommodation, tourist park.

separation area for a resource/processing area for a KRA, means an area surrounding the resource/processing area, needed to maintain separation of people from undesirable levels of noise, dust, ground vibration or air blast overpressure that may be produced as residual impacts from existing or future extraction or processing of the extractive resource.

ship for a ship-sourced pollutant, see the *Transport Operations (Marine Pollution) Act 1995*.

ship-sourced pollutants means a pollutant, as defined under the *Transport Operations (Marine Pollution) Act 1995*, from a ship.

specified petroleum infrastructure means the petroleum infrastructure in the development plan for a petroleum lease, including facilities for the processing, storage or transport of petroleum or incidental activities in the area of a petroleum lease.

Editor's note: specified petroleum infrastructure can include well heads, compressor stations, collector pipelines, evaporation ponds and workshops.

SPP Interactive Mapping System means the SPP Interactive Mapping System, as amended from time to time, published by the Department of State Development, Infrastructure and Planning and located at www.dsdip.qld.gov.au/spp-mapping.

state development area means a state development area under the *State Development and Public Works Organisation Act 1971*.

state tidal land see the *Coastal Protection and Management Act 1995*, schedule.

state transport corridors means any of the following:

- a state-controlled road
- a railway
- a public passenger transport corridor
- a state-controlled transport tunnel
- an active transport corridor.

state transport infrastructure means any of the following:

- a state-controlled road
- busway transport infrastructure
- light rail transport infrastructure
- railway transport infrastructure
- other rail infrastructure
- active transport infrastructure.

statutory land use plan means:

- for core port land – the Brisbane Port Land Use Plan approved under the *Transport Infrastructure Act 1994*, chapter 8, part 3C, or
- for core port land – a land use plan approved under the *Transport Infrastructure Act 1994*, chapter 8, part 4, or
- for airport land – a land use plan approved under *Airport Assets (Restructuring and Disposal) Act 2008*, chapter 3, part 1.

stock route see the *Land Act 1994*, schedule 6.

storage and handling area means the storage, use or handling of a hazardous chemical or group of hazardous chemicals in any combination.

storm tide inundation area means a medium or high storm tide inundation area shown on the SPP interactive mapping system.

stormwater see the *Environmental Protection Act 1994*, schedule 4.

strategic airport means an airport identified in Table 2 of the SPP.

strategic port means a port identified in Table 3 of the SPP.

tidal land see *Marine Parks Act 2004, schedule.*

tidal prism means the volume of water in an estuary, inlet or river between the level of lowest astronomical tide and highest astronomical tide, or the volume of water that flows into an estuary, inlet or river on the flood tide under normal conditions.

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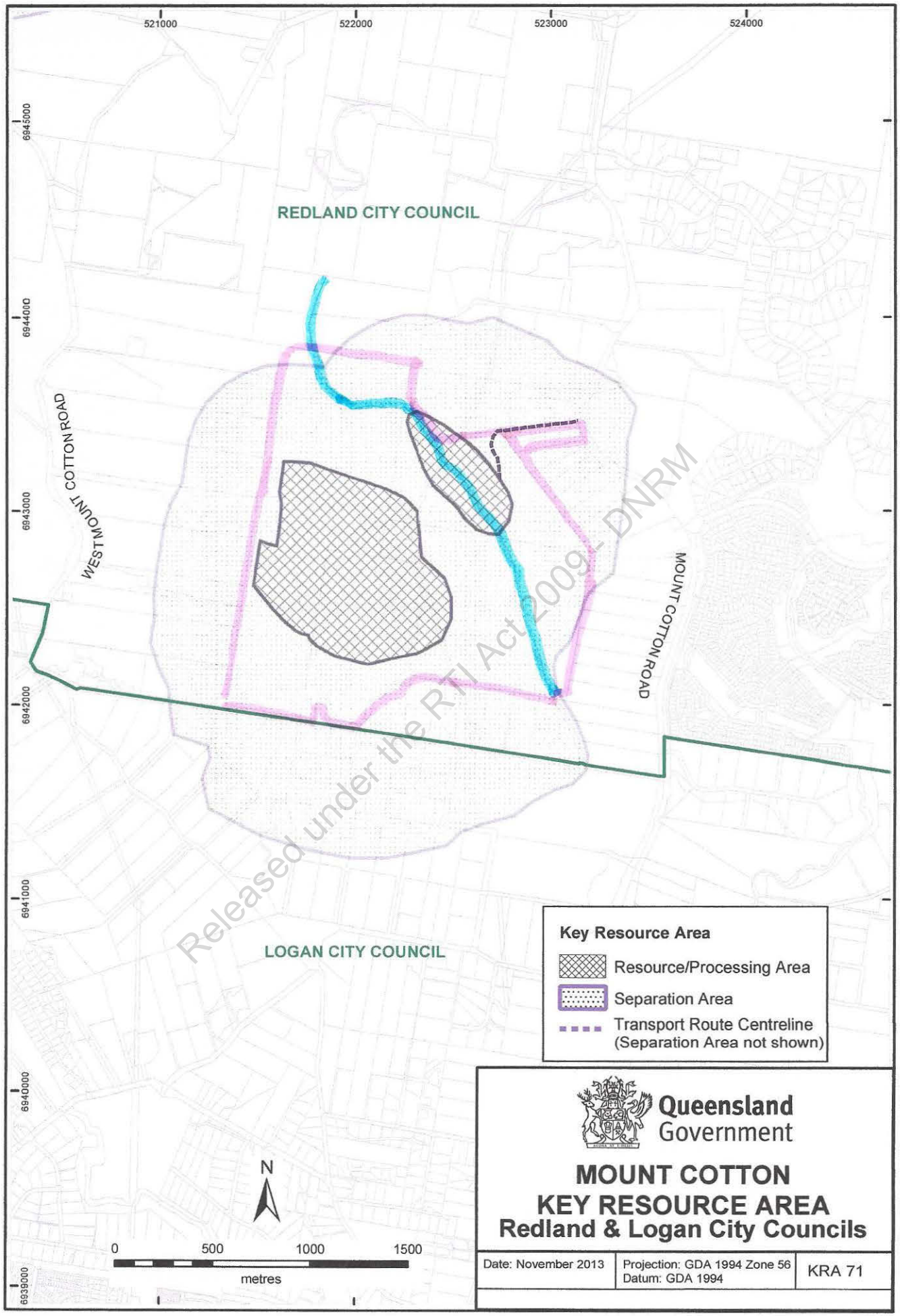

BARRO LAND.

PROPOSED ROAD CLOSURE

From: Ian Ridoutt [ian.ridoutt@barro.com.au]
Sent: Friday, 14 March 2014 2:55 PM
To: Mcquade Diane
Subject: FW: Latest Council Road resolution
Attachments: SPP Road info.pdf

Hi Diane,

Andrew Ross is the author of the paper put to the Councillors on the meeting of the 13th March.

Regards Ian

From: Ian Ridoutt [mailto:ian.ridoutt@barro.com.au]
Sent: Friday, 14 March 2014 1:04 PM
To: 'andrew.ross@redland.qld.gov.au'
Cc: 'bill.lyon@redland.qld.gov.au'
Subject: Latest Council Road resolution

Hi Andrew,

Here is a bit of high level info demonstrating why the Council requirement for an "alternative dedicated road around the quarry pit to function as an environmental trail and fire buffer" is in conflict with the State Planning Policy and hence the Redland Planning Scheme.

A new dedicated road would trigger a lot reconfiguration and most probably assessable development.(MCU?)

You will no doubt understand that a new dedicated road would result in land ownership changes from Barro to the State and Redland Council would become responsible for the road and risk associated with the new road.

Attached are various pages from the SPP with some of the relevant points highlighted. Also attached is a marked up copy of the Mt Cotton KRA showing the proposed road closure and Barro Land.

You will see that the separation completely covers 99% of Barro land leaving no area possible for a new dedicated road.

If you have an alternate view I would be happy to meet with our planners and Councils planners to discuss.

Regards Ian

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From: Ian Ridoutt [ian.ridoutt@barro.com.au]
Sent: Friday, 14 March 2014 3:04 PM
To: Mcquade Diane
Subject: FW: Permanent Road Closure Mt Cotton

Hi Diane,

This is the full advice from QFES.

Regards Ian

From: Fergus Adrian [mailto:Fergus.Adrian@qfes.qld.gov.au]
Sent: Wednesday, 5 March 2014 11:38 AM
To: Ian Ridoutt
Cc: Fergus Adrian; Janette Zingelmann; Michael Dwyer
Subject: RE: Permanent Road Closure Mt Cotton

Hi Ian

I have looked at the maps of the area and consider the road in question would not be functional for firefighting purposes.

- The road is not serviceable – and would involve considerable expense to establish and maintain for operational firefighting purposes.
- There are obstructions along the ridgeline due to building location on private land and the land disturbance/ extraction site.
- Wildfire control from the road along the ridge would be considered unsafe especially during times of high to very high fire danger due to factors affecting fire behaviour and the timing associated with controlling a wildfire giving the area, terrain, vegetation, and potential bushfire hazard.

We would recommend that a bushfire management plan for the area be developed with the opportunity to place roads or fire management control lines/fire breaks in strategic areas adjacent to the perimeter of the land parcels associated with the extraction industry.

Should you require further information please do not hesitate to contact us.

Regards

Fergus Adrian AFSM
Inspector
Acting Area Director
Caboolture
Rural Fire Service Queensland
Queensland Fire and Emergency Services
Phone: 61 7 54201333
Mobile: s44p4(6) Personal information
Email: fergus.adrian@dcs.qld.gov.au

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From: Ian Ridoutt [mailto:ian.ridoutt@barro.com.au]
Sent: Tuesday, 4 March 2014 9:26 AM

To: Fergus Adrian
Subject: Permanent Road Closure Mt Cotton

Hi Fergus,

Following our discussion in mid February about the use of the Road for fire fighting purposes could you please confirm by return email your advice that the Road has no function for fire fighting purposes.

I have attached the formal Closure notice for you information.

I would also like to continue our discussions about developing a fire Management Plan for our Mt Cotton property.

Regards Ian

Ian Ridoutt
General Manager Qld

Tel: (07) 3254 0033
Fax: (07) 3254 2377
Mobile: sch4p4(6) Personal information
Email: *ian.ridoutt@barro.com.au*

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From: Mcquade Diane [Diane.Mcquade@dnrm.qld.gov.au]
Sent: Tuesday, 18 March 2014 3:13 PM
To: IRWIN Malcolm
Subject: Barro Group - Proposed permanent road closure
Attachments: dwg14-003.pdf; DA2_006.pdf; Submission 13-03-14 on Barro Road Closure Application (4).pdf

Good Afternoon Malcolm

As per our discussion this morning, please find attached the department's drawing in relation to the proposed road closure dwg. The Barro Group own parcels being Lot 370 on S311071, Lot 17 on RP108970, Lot 1 on RP108970, Lot 162 on S31962 and Lot 238 on SP218968.

Redland City Council have objected to the permanent road closure on the grounds that until the Barro Group realigns an alternative dedicated road around the Quarry pit to function as an environmental trail and fire buffer.

I have requested a copy of the plan of the extension of the Quarry that was approved by the Hon Jeff Seeney MP on 20th December 2013, attached for your information. (DA2-006).

Are there any mining policy requirements that need to be addressed if the road is realignment around the quarry pit for an environmental trail taking into consideration the extension of the quarry that has been approved.

Kind regards
Diane

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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Legend:
- Cadastral Boundary
- Site Boundary
- Existing Roads/Tracks
- Access Roads
- Amenity Bund
- Water Treatment/Storage

7 SP115884
8 SP126858
3 RP186560
4 RP186560
1 SP113515
6 RP810073
1 SP143401
2 SP143401
8 RP186559
9 RP186559
1 RP30627
370 S311071
2 RP30611
3 RP209666
2 RP169498
370 S311071
17 RP108970
Site Entrance
Mt Colliery Road
1 RP108970
2 RP108970
3 RP108970
4 RP108970
5 RP108970
6 RP108970
7 RP108970
8 RP108970
22 RP9848596
10 RP108970
11 RP108970
12 RP108970
13 RP108970
14 RP108970
15 RP108970
16 RP108970
Existing Access Road
Existing Concrete Plant
Existing Weighbridge and Office
Existing Workshop
Existing Underground Fuel Storage
Existing Water Storage
Existing Water Treatment Pond
Existing Shed
Processing Plant Area
Stockpile Area
Surface water diversion drain
Bench Level 65m
Bench Level 40m
Bench Level 25m
Bench Level 10m
Internal Access Road
Bund
Retaining Wall
Main Conveyor Corridor
Tip Head
Existing Access Road
Crushing and Conveyor Loading Plant Area
Existing Water Storage
Floor Level -5m
238 SP218968
Sump
Bench Level 10m
Bench Level 25m
Pumped from Sump
Amenity Screen/Bund
Amenity Screen/Bund
Surface water diversion drain
Wildlife Corridor
Water Treatment Ponds
Energy Dissipater
Gravel Filter
Sedge Filter
Riser Outlet
162 S31962
162 S31962
1 RP104645
2 RP104645
3 RP104645
4 RP104645
5 RP104645
6 RP104645
7 RP104645
1 RP104882
2 RP104882
3 RP104882
File A

6943800mN
6943600mN
6943400mN
6943200mN
6943000mN
6942800mN
6942600mN
6942400mN
6942200mN
6942000mN
6941800mN
521000mE
521200mE
521400mE
521600mE
521800mE
522000mE
522200mE
522400mE
522600mE
522800mE
523000mE
523200mE

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PH: +61 7 3871 0411
WWW.GROUNDWORK.COM.AU

TITLE:
Quarry Development Plan - Stage 4

SCALE: 1:2500 (Or A3)
0 150
DATE: 9 June 2010
DRAWING NUMBER: 557.147
DRAWING: DA2 006

Release

DRAWING

Sheet 1 of 1

1 SP151622 | B SP204257 | C SP204257 | 2 SP151622 | 2 RP47624

2 RP30627 | 2 RP30627 | 1 RP905845 | 2 RP905845 | 1 RP46098 HILLVIEW ROAD | ROAD

Road Proposed To Be Permanently Closed Part A
abt 6300 m²

1 RP30627 | 1 RP30627

Road Proposed To Be Permanently Closed Part B
abt 5840 m²

2 RP209666 | 2 RP30611 | 3 RP209666 | MOUNT COTTON ROAD

7 SP115884 | 370 S311071 | ROAD | A RP809103 | 2 RP169493

8 SP126858 | 3 RP186560

Road Proposed To Be Permanently Closed Part C
abt 3.35 ha

1 RP108970 | 2 RP108970 | 3 RP108970 | 4 RP108970 | 5 RP108970 | 6 RP108970 | 7 RP108970 | 8 RP108970 | 22 RP848595

C RP900456 | 17 RP108970 | D RP900456

370 S311071 | 17 RP108970

Road Proposed To Be Permanently Closed Part D
abt 1.67 ha

10 RP108970 | 11 RP108970 | 12 RP108970 | 13 RP108970 | 14 RP108970 | 15 RP108970 | 16 RP108970

E SP102535 | 162 S31962 | 162 S31962 | ROAD

238 SP218968 | Creek

Road Proposed To Be Permanently Closed Part E
abt 1.8 ha

California | 1 RP104882 | 2 RP104882 | 6 RP104645 | 7 RP104645

GRAMZOW ROAD

Scale 1:8000

0 100 200 400 600 800 1,000 Metres

0 50 mm 100 mm 150 mm

N

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Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

Queensland Government

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Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file | Drawn by: BDC

File Ref: Case Id 2013/006984 File A | Map Ref: 9542-42114 | Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

Redland City Council – Objection

Barro Group Pty Ltd - Road Closure Application at Mount Cotton Quarry : Unnamed Road

DNRM Reference 2013/006982 to 2013/006986

Application: The Department of Natural Resources and Mines (DNRM) informed Council of the Barro Group Pty Ltd application to permanently close the unnamed Local Government Road that commences south of the Barro Group Mount Cotton Quarry site, bisects the Quarry and continues north of the Quarry.

Decision: Council objects to the application to permanently close the road until the applicant realigns an alternative dedicated road around the Quarry pit to function as an environmental trail and fire buffer.

Background: The relevant background information includes:

1. *Land Act 1994*: the matters the Minister must consider under s99(7) of the *Land Act 1994*, in particular the road is formed and used by the public south of the Quarry across lot 162 on S31962 and is the only dedicated (but mostly unformed) access to private land north of the Quarry which appears to be principally used for recreational activities from adjoining land owners from:
    a. Lot 1 on RP30627
    b. Lot 2 on RP30627
    c. Lot 2 on SP151622

    Whilst the access easement is registered to service the northern private lots, the permanent road closure would deprive the public of access to this environmental area and any future expansion of the road network as part of council's connection strategy and bushfire management controls.

2. Statutory and Common Law: The Permanent Road Closure would deprive Council and the community currently and into the future of the statutory and common law rights to use and develop the road for its intended purpose; unless an alternative road is dedicated.

3. Historical Approval: Council issued a planning approval in 1968 imposing the condition "that the vertical alignment of the road is left in such a condition as to be trafficable at a later date". The condition of approval was accepted by the Barro Group Pty Ltd as part of a Deed of Agreement with Council in 1993, which contained a proposed alternative road route around the Quarry.

4. Historical Agreements: The 1993 Deed of Agreement between the Barro Group and Council intended the construction of an alternative road around the quarry site linking the southern and northern areas of the road, as demonstrated on the 1992 Quarry Development Plan. It is acknowledged the location of the alternative road route is unsuitable due to its location between the existing and the recently approved quarry expansion but that other alternative routes be developed.

5. Environmental Trail: The historical, current and potential use of the road as a public recreational trail consistent with Council's environmental and connection strategies.

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6. Fire Trail: The road currently bisects the most significant fire risk area on the Redlands mainland and its closure would deprive the development of the road as a future trail. The advice from QFES dated 5 March 2014 states:

   I have looked at the maps of the area and consider the road in question would not be functional for firefighting purposes.

   - *The road is not serviceable – and would involve considerable expense to establish and maintain for operational firefighting purposes.*
   - *There are obstructions along the ridgeline due to building location on private land and the land disturbance/ extraction site.*
   - *Wildfire control from the road along the ridge would be considered unsafe especially during times of high to very high fire danger due to factors affecting fire behaviour and the timing associated with controlling a wildfire giving the area, terrain, vegetation, and potential bushfire hazard.*

   We would recommend that a bushfire management plan for the area be developed with the opportunity to place roads or fire management control lines/fire breaks in strategic areas adjacent to the perimeter of the land parcels associated with the extraction industry.

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sch4p4(6) Personal information

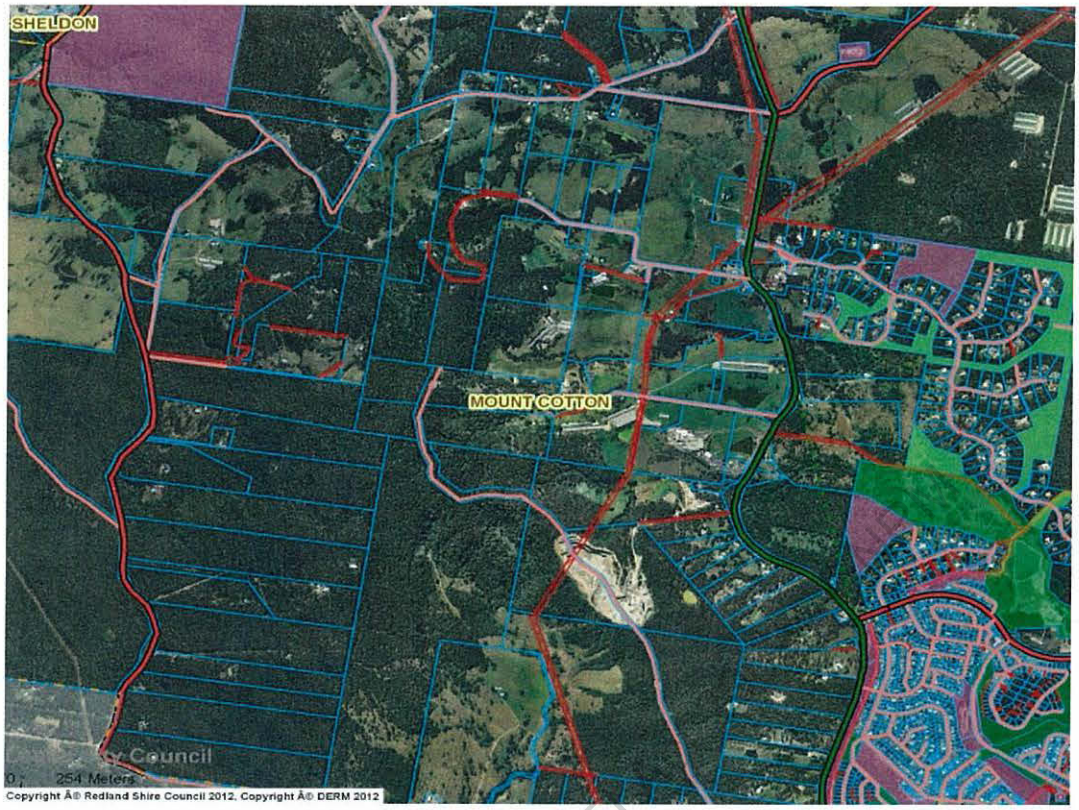
...

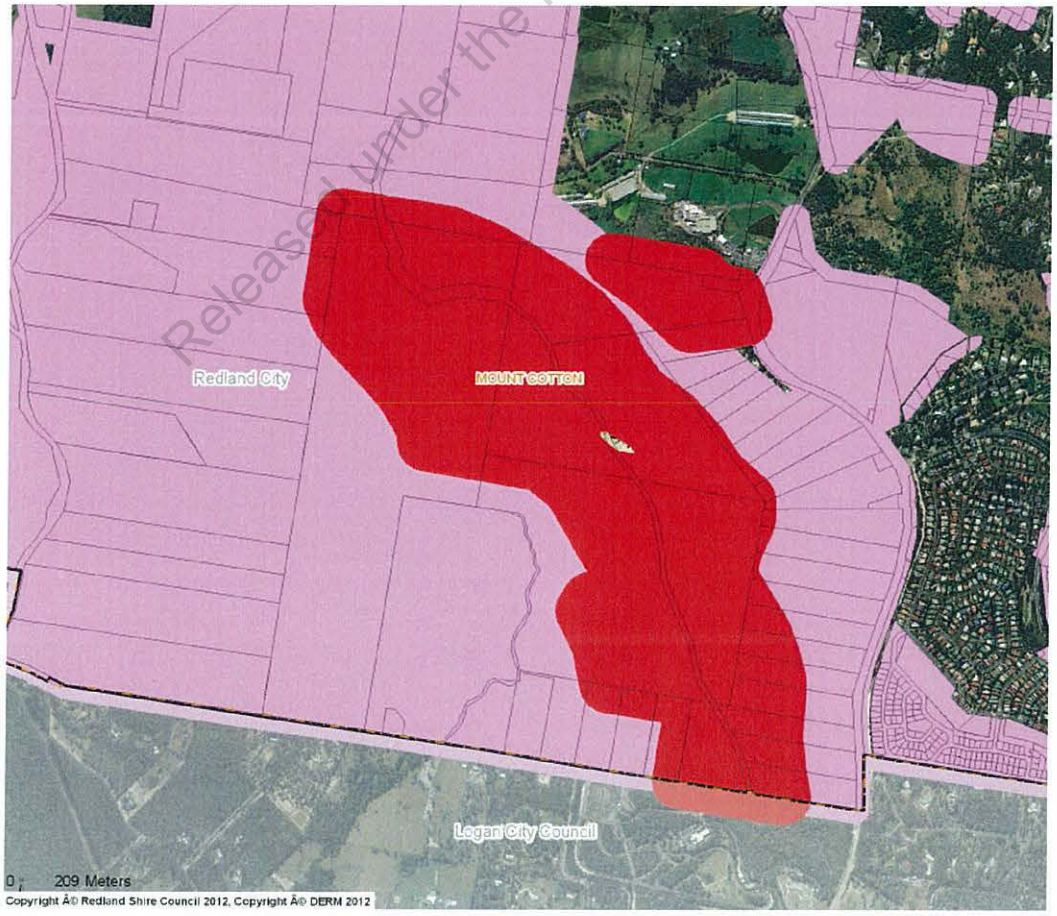
Chief Executive Officer

13/3/14

Date

Redemap Aerial Map – Roads, Easements, Fire Hazard





Released under the RTI

From: IRWIN Malcolm [Malcolm.Irwin@dnrm.qld.gov.au]
Sent: Tuesday, 18 March 2014 3:25 PM
To: Mcquade Diane
Subject: RE: Barro Group - Proposed permanent road closure

Dianne, the Key Resource Area (KRA) components of the separation area and resource/processing area would have differing levels of incompatibility with a road. The State Planning Policy December 2013 is silent on 'roads' as such. The resource area would need to be kept clear of any developments/changes in land use that might constrain or prevent future extraction. At Mount Cotton KRA 71, the resource/processing area mostly coincides with the quarry and associated structures.

However the separation area would not impose restrictions on a road, especially as a recreational or fire trail. Its main purpose to prevent increases in people living within it. There is a section of land between the two resource/processing areas of the KRA 71, but this is crossed by Barro's transport road.

Trusting this information clarifies the situation about the KRA,

Regards,

Malcolm Irwin
Manager,
Resource Planning,
GEOLOGICAL SURVEY OF QUEENSLAND
NATURAL RESOURCES AND MINES
12/61 Mary Street Brisbane CBD 4002
Phone 3035 5287
GSQ

From: Mcquade Diane
Sent: Tuesday, 18 March 2014 3:14 PM
To: IRWIN Malcolm
Subject: Barro Group - Proposed permanent road closure

Good Afternoon Malcolm

As per our discussion this morning, please find attached the department's drawing in relation to the proposed road closure dwg. The Barro Group own parcels being Lot 370 on S311071, Lot 17 on RP108970, Lot 1 on RP108970, Lot 162 on S31962 and Lot 238 on SP218968.

Redland City Council have objected to the permanent road closure on the grounds that until the Barro Group realigns an alternative dedicated road around the Quarry pit to function as an environmental trail and fire buffer.

I have requested a copy of the plan of the extension of the Quarry that was approved by the Hon Jeff Seeney MP on 20th December 2013, attached for your information. (DA2-006).

Are there any mining policy requirements that need to be addressed if the road is realignment around the quarry pit for an environmental trail taking into consideration the extension of the quarry that has been approved.

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Kind regards
Diane

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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DCDB extracted Jan 2014

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NORTH

ROAD CLOSURE PROPOSAL
CARBROOK

0m 250m 500m

Scale 1:7500 on A3 paper size

Release

DRAWING

Sheet 1 of 1

1 SP151622 | B SP204257 | C SP204257 | 2 SP151622 | 2 RP47624

2 RP30627 | 2 RP30627 | 1 RP905845 | 2 RP905845 | 1 RP46098 HILLVIEW ROAD | ROAD

Road Proposed To Be Permanently Closed Part A
abt 6300 m²

1 RP30627 | 1 RP30627

Road Proposed To Be Permanently Closed Part B
abt 5840 m²

2 RP209666 | 2 RP30611 | 3 RP209666 | MOUNT COTTON ROAD

7 SP115884 | 370 S311071 | ROAD | A RP809103 | 2 RP169493

8 SP126858

Road Proposed To Be Permanently Closed Part C
abt 3.35 ha

3 RP186560

1 RP108970 | 2 RP108970 | 3 RP108970 | 4 RP108970 | 5 RP108970 | 6 RP108970 | 7 RP108970 | 8 RP108970 | 22 RP848595

C RP900456 | 17 RP108970 | D RP900456

370 S311071 | 17 RP108970

Road Proposed To Be Permanently Closed Part D
abt 1.67 ha

10 RP108970 | 11 RP108970 | 12 RP108970 | 13 RP108970 | 14 RP108970 | 15 RP108970 | 16 RP108970 | 1 RP104882

E SP102535 | 162 S31962 | 162 S31962 | ROAD

238 SP218968

Road Proposed To Be Permanently Closed Part E
abt 1.8 ha

Creek | California

6 RP104645 | 7 RP104645 | 2 RP104882

GRAMZOW ROAD

Scale 1:8000

0 100 200 400 600 800 1,000 Metres

0 50 mm 100 mm 150 mm

N

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SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

Queensland Government

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file | Drawn by: BDC

File Ref: Case Id 2013/006984 File A | Map Ref: 9542-42114 | Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

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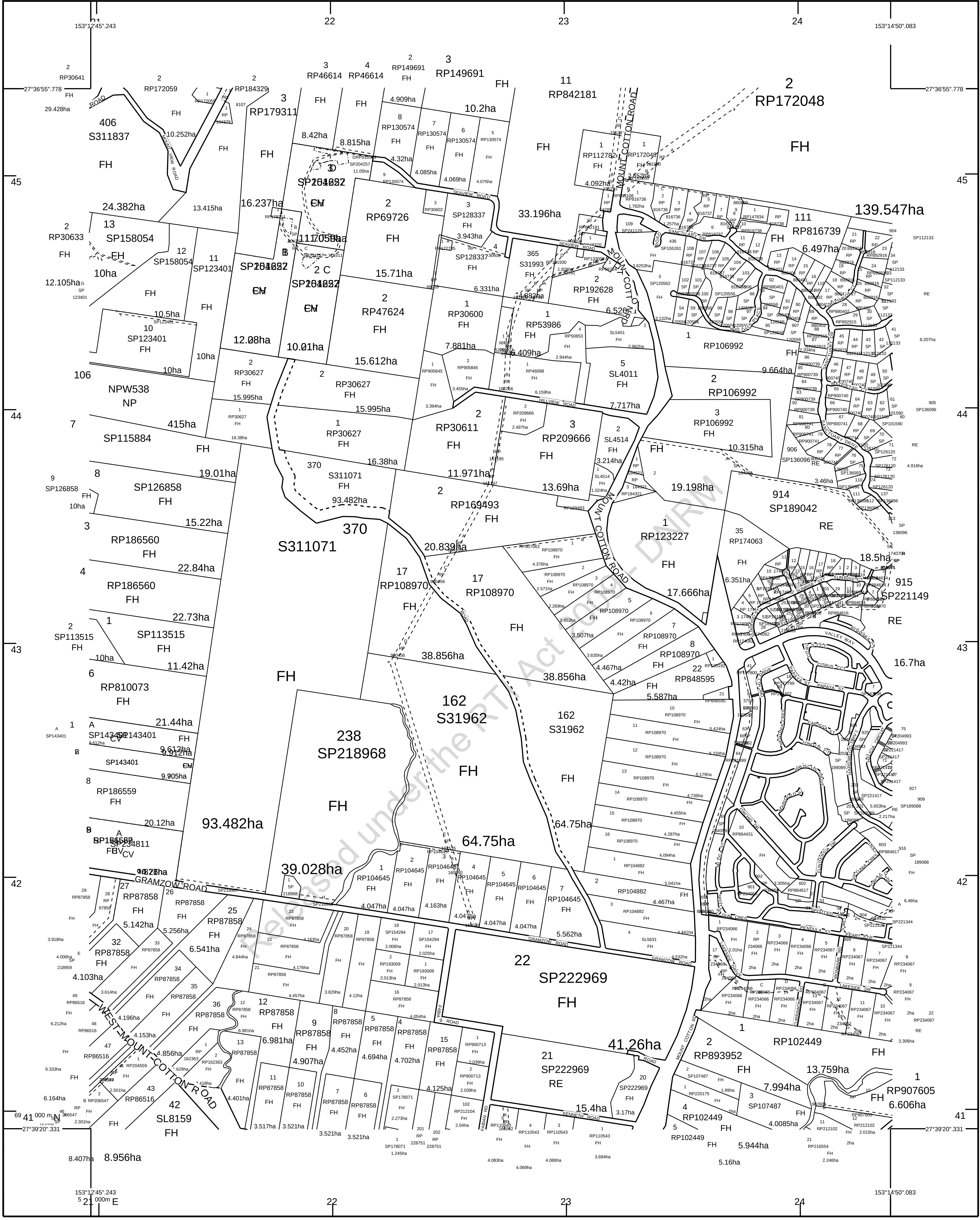

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STANDARD MAP NUMBER
9542-42114

0 300 600 900 1200 1500 m

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 15000

MAP WINDOW POSITION & NEAREST LOCATION

153°13'47".663
27°38'08".054
MOUNT COTTON
2.16 KM

GDA

14-330

SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	17/RP108970
Area/Volume	38.856ha
Tenure	FREEHOLD
Local Government	REDLAND CITY
Locality	MOUNT COTTON
Parish	REDLAND
County	STANLEY
Segment/Parcel	28665/4

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 06/01/2014

DCDB 03/01/2014 (Lots with an area less than 1500m² are not shown)

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From: MCQUADE Diane [Diane.Mcquade@dnrm.qld.gov.au]
Sent: Wednesday, 9 April 2014 9:44 AM
To: KEARNAN Wally
CC: HOOPER Roslyn; SHERWOOD Kenneth; DISALVO Vern; BRAY Neil; ROGERS Ken William; BEIN Ross
Subject: RE: PRC and quarry material

Good Morning Wally

I received advices from Forest Products regarding the reservation of the quarry materials in the road area. Barro Group asked me questions last week regarding what depth the quarry materials are reserved. Forest Products advised that there are no depth restrictions on the reservation of quarry material and the ownership of the quarry material within the areas of interest must all be retained by the State if the road closure application is approved. If in time these former road reserves are quarried under a sales permit issued under the Forestry Act 1959, the State will benefit from the substantial royalties that will be payable for quarry materials from these areas.

Forest Products also advised they object to the subject areas being amalgamated with the various freehold properties (except for the 2 freehold properties to the north) if this application is approved to close the road. The road area within the Barro Group's properties are to be retained as separate lots with separate Deeds of Grant issued for these ex-road reserves to enable future identification of the quarry material resource and with the Deeds of Grant making specific reservation of the quarry material to the State.

The Barro Group will also be advised that any use or interference with quarry material from these areas will require an authority under the Forestry Act 1959.

Whilst the valuation is being undertaken I will proceed with completing the Native Title assessments.

Kind regards

Diane

Diane McQuade

Senior Land Officer

Beenleigh Office, South Region

Phone: (07) 3884 8055

Fax: (07) 3884 8079

Postal Address: PO Box 1164, Beenleigh Qld 4207

Address: 32 Tansey Street, Beenleigh Qld 4207

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From: KEARNAN Wally
Sent: Tuesday, 8 April 2014 3:59 PM
To: MCQUADE Diane
Cc: HOOPER Roslyn; SHERWOOD Kenneth; DISALVO Vern; BRAY Neil; ROGERS Ken William

Subject: FW: PRC and quarry material
Importance: High

Diane,

Without pre-empting Council's advice and our decision on the Barro Road Closure, I have asked that the SVS expedite a valuation of the area potentially to be closed and I ask that discussions commence with Forest Products with a view to having an agreed position on how, if at all, the potential value of any quarry material will be treated if the road is indeed closed.

I am just trying to compress the timing on this so we have all the issues fleshed out so as to make a timely decision.

If you require any assistance please let me know.

Regards

Wally Kearnan

A/Deputy Director-General | Service Delivery

Department of Natural Resources and Mines

Level 14 | 61 Mary Street | Brisbane

ph 07 3199 8277 | **mb** s6(1)p4(6) Personal information | **email** wally.kearnan@dnrm.qld.gov.au

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From: FERGUSON Toni
Sent: Tuesday, 8 April 2014 3:35 PM
To: KEARNAN Wally
Subject: FW: PRC and quarry material
Importance: High

Wally, for future info. Regards Ferg

From: McDougall Lynette

Sent: Thursday, 21 June 2012 10:16 AM

To: Sheppard Steve

Subject: FW: PRC and quarry material

Importance: High

Hi Steve

Toni has discussed this with me, and I agree with him - there is no provision in the Land Act or in the Forestry Act for us to sell the quarry materials as part of a road closure offer.

Quarry materials can only be sold under the Forestry Act by way of a sales permit, with the royalties assessed as the material is removed from the ground and the quantity is thus recorded and can be valued. For Forest Products to say there is 50,000m3 of material worth X dollars, is a nonsense. There may potentially be 50,000m3 of quarry materials in the road, but it only becomes worth X dollars when a quarry operator digs it up. If neither of the adjoining owners ever sells out to a quarry operator, or opens a quarry themselves, then there is never going to be an opportunity for those 50,000m3 to be dug up, even if the road stays open.

Quarry materials are not treated the same as commercial timber on leasehold land or roads, where there is provision for the value of the commercial timber to be paid when a lease is being converted to freehold, and the long standing practice has been for commercial timber on a road to be paid for if the road is being closed. But that is because there is an immediate market for commercial timber and its value is easily assessed. If a council undertaking road works on a road, any commercial timber has to be cut down and left on site as saw logs for collection by a sawmiller.

If Forest Products advise that there is a quarry material resource that is capable of being exploited, and that is the only impediment to a road closure application being approved, then a standalone separate deed with the quarry materials reserved to the Crown can issue. Any future amalgamation or subdivision of that lot will carry forward the reservations of the road closure deed. If in the future the adjoining land becomes a quarry, then the quarry materials in the area that was previously road can be sold under the Forestry Act.

Lynette

From: Ferguson Toni

Sent: Thursday, 21 June 2012 9:02 AM

To: McDougall Lynette

Subject: FW: PRC and quarry material

Importance: High

Lynette, please review and advise, Steve has used a lot of references to reach his conclusion, but leaves out Part 6 of the Forestry Act which is the primary piece of due process that sells the material.

From: Sheppard Steve

Sent: Thursday, 21 June 2012 8:57 AM

To: Ferguson Toni

Cc: Kearnan Amanda; Courtney Doug; Potts Stephen; Zahnow Robyn

Subject: FW: PRC and quarry material

Importance: High

Toni

Forest products and quarry materials were originally reserved to the Crown so that the governments of the day (including local governments) could use those materials in constructing roads and bridges, etc., without having to pay the landowner for the materials.

In Queensland today, section 45 of the Forestry Act 1959 determines which forest products and quarry materials shall "be presumed to be the absolute property of the Crown, unless and until the contrary is proved". Section 45(1)(b) & (d)(ii) confirm all quarry material in roads and "in all deeds of grant containing a reservation of quarry materials under the Land Act 1994" is the absolute property of the Crown.

Section 22(1) of the Land Act 1994 states: "A deed of grant….issued for land containing quarry material owned by the State must contain a reservation of the quarry material, other than topsoil, to the State."

Such a statement supports that a deed of grant which issues over land that was formerly road must contain a reservation of the quarry material to the State.

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However, subsection (1) of section 22 is subject to subsection (2) which states: "Subsection (1) applies to a deed of grant...issued under section 358 only if the land being surrendered is already subject to the reservation mentioned in subsection (1)" (underlining not in the original).

Road permanently closed which cannot be dealt with as a separate lot must be amalgamated with adjoining land: section 109(2) of the Land Act.

The manner of amalgamation is actioned under section 358:

- The registered owner must surrender the current title for the land: subsection (1)(e)
- A new deed must be issued containing the land to which the registered owner is entitled: subsection (3)(b).

If the deed being surrendered does not have a quarry material reservation, the new deed issued under section 358 also does not need to have a quarry material reservation.

With reference to 'Freehold amalgamation where there are lots with the reservation and lots without the reservation', SLAM/eLVAS Fact Sheet on Quarry materials (No 2008/02) does advise:

> Amalgamation would proceed on the basis that the area containing the quarry material excluding top soil would be reserved in the new title under specific identification, eg: “a reservation to the State of all quarry material excluding top soil in the area identified in the Original Plan NQ over Lot “A” on RP”B” now forming part of the new Title.

Interestingly, the preceding advice relating to the amalgamation of 2 or more GHFLs makes a contrary statement. Amalgamation of GHFLs containing a "mixture of [quarry material] ownership" is "seen as too complex" and advises the amalgamation "should not be approved".

Rather than have conflicting statements in the fact sheet, I believe the freehold amalgamation advice should be read as applying to 2 or more existing freehold lots with a "mixture of [quarry material] ownership" that have been surrendered and are being amalgamated into 1 lot under section 358 of the Land Act.

Which brings me to the attached Management Direction No 4 dated 10 June 1992. The last paragraph on the first page advises the attached Schedule A "identifies ownership of Quarry Materials…in relation to leasehold tenures and other land dealings".

Annexure A contains information relating to 'Section 9 [of the Land Act 1962] Action'. In effect, section 9 was replaced by section 358 of the Land Act 1994.

For section 9 actions, Annexure A advises "If parent block not subject to reservation proprietor retains ownership [of quarry material]".

In selling land being amalgamated under section 109(2)(b), section 109C(4) of the Land Act 1994 requires the Minister to "decide the purchase price".

Section 46(1) of the Forestry Act gives that Act's chief executive the power to sell any "quarry material the absolute property of the Crown".

Both the Minister and the chief executive act "on behalf of the Crown", which remains one and indivisible.

It is expected the Land Act Minister, in deciding the purchase price under section 109C of the Land Act, would take into account advice from the Forestry Act chief executive relating to the price of the Crown's quarry material in the land being sold.

It is recommended that the new deed of grant issued under section 358 of the Land Act would not contain a quarry material reservation if the deed surrendered did not contain a quarry material reservation.

Consequently, the offer to permanently close the road and amalgamate the closed road with adjoining freehold land would advise the purchase price required by the Minister to satisfy section 109C of the Land Act and the sale price for the quarry material required by the chief executive to satisfy section 46 of the Forestry Act.

Monies received in response to the offer would be received on behalf of the State and then allocated to the respective accounts.

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Acting in this manner is not 'unlawful' but best facilitates administration of the requirements of the two Acts and lessens the number of government officers the applicant must deal with in order to obtain a satisfactory end.

Regards

Steve Sheppard
Principal Advisor, State Land Asset Management

Level 12

Telephone 07 333 06160
Email: steve.sheppard@derm.qld.gov.au

http://www.nrw.qld.gov.au/

From: Ferguson Toni

Sent: Wednesday, 20 June 2012 12:50 PM

To: Sheppard Steve; Kearnan Amanda; Courtney Doug

Subject: PRC and quarry material

Importance: High

People,

Further to this one. Elvas FACT SHEET no. 2008/02 issued on the back on Land Use Program Management Direction No.4 (attached). They clearly say in terms of *Freehold amalgamation where there are lots with the reservation and lots without the reservation* that amalgamation would proceed on the basis that the area containing the quarry material excluding top soil would be reserved in the new title under specific identification, e.g.: “a reservation to the State of all quarry material excluding top soil in the area identified in the Original Plan NQ over Lot “A” on RP”B” now forming part of the new Title.

<< File: SLAM_FACT_SHEET_quarry_material.pdf >> << File: SKMBT_C452_12062011490.pdf >>

As you know, no provision is within the Land Act to sell quarry material, that is done in terms of the Forestry Act. Part 6 of the Forestry Act deals with any sale. Unless the provisions of that legislation (and associated policy and procedure) are applied, sale cannot occur. I believe that this is the case for the Gympie job and the Minister should not be responding in terms of any reference to the sale of quarry material for the Land Act PRC dealing. It’s a good idea to collect for Forestry, but unlawful in the manner at hand.

Toni Ferguson

<< OLE Object: Picture (Device Independent Bitmap) >>

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INSTRUCTION FROM	Diane McQuade, Senior Land, State Land Asset Management
Business Unit Name (if applicable)	**Contact Number**
State Land Asset Management	3884 8055
Valuation prepared by	**Address**
State Valuation Services	32 Tansey Street, Beenleigh Qld 4207

Applicant Details

Barro Group Pty Ltd

Purpose of Valuation

Proposed purchase of road consisting of about 1.67 hectares within Lot 17 on RP108970 as shown on DWG 14/003 as Part D. Area of road to be valued as one whole lot.

PROPERTY DETAILS

Reference	**MIS Code**
2013/006985	

Property Name / Address	**Tenure**
1513 Mt Cotton Road, Mount Cotton	Freehold

Real Property Description				**Property Type**	**Encumbrances**	**Area**
Lot	17	**Plan**	RP108970	Road reserve	As per title	1.67ha
Lot		**Plan**		**Current Use**	**Highest and Best Use**	
Lot		**Plan**		Road reserve	Quarry	

Indicative Planning	**Proposed Use**	**Local Authority**
Conservation	Quarry	Redland City Council

Roads and Access

No formed access

Brief Description of Country

An area of about 1.67 ha to be closed on rural residential land currently being utilised as a quarry pit for mineral extraction with some vegetation cover to the north edge. No formed access, irregular in shape making the land unsuitable for rural residential use.

Improvements

Improved with quarry pit and associated buildings

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Additional Comments:

The road closure area comprises part of the expansion of the existing Barro Group Quarry located at Mount Cotton in the key resource area (KRA) that was recently called in by the deputy Premier late last year. The road closure has been applied for as part of this expansion process. Any quarry material within the road closure area will remain reserved to the State regardless of the depth required to extract quarry material. This road closure has been done as one valuation as a separate title is required due to the State having rights to any Quarry materials from the closure area**.**

The land has been valued as an individual parcel having regard to market sales evidence, shape, topography, current and proposed use. Rates for conservation type land generally vary from s.37(3)(d) Deferral pr access to s.37(3)(d) Deferral pr access per hectare to per hectare.

Valuation calculation

s.37(3)(d) Deferral of access

Services: Nil
Noxious Plants: Nil
Public Use: Nil
Timber: Some vegetation coverage
Contaminated Land:
Native Title: Nil

Basis/Sales

Property ID	Address	Sale Date	Price	Comments/Rate (similar/superior/inferior)
138614	sch4p4(6) Personal information Waterford West QLD 4133 2.024 ha Flood impact land	09/01/2014	s.37(3)(d) Deferral of access	
138703	sch4p4(6) Personal information Waterford West QLD 4133 2023 m2 Flood impact land	26/07/2013		
155900	sch4p4(6) Personal information Carbrook QLD 4130 7.689ha Flood impact conservation land	07/01/2013		

Issues Identified during Inspection

Nil – Desktop inspection

VALUATION

Date of Valuation	10 April 2014	**Date of Inspection**	10 April 2014

VALUATION

s.37(3)(d) Deferral of access

Valuers Signature	**Valuers Name / Qualification**
sch4p4(6) Personal information	R Fernandez / QVRB 3491
Endorsing Officers Signature	**Valuers File Ref:**
sch4p4(6) Personal information R M Bein Principal Valuer SVS Beenleigh	

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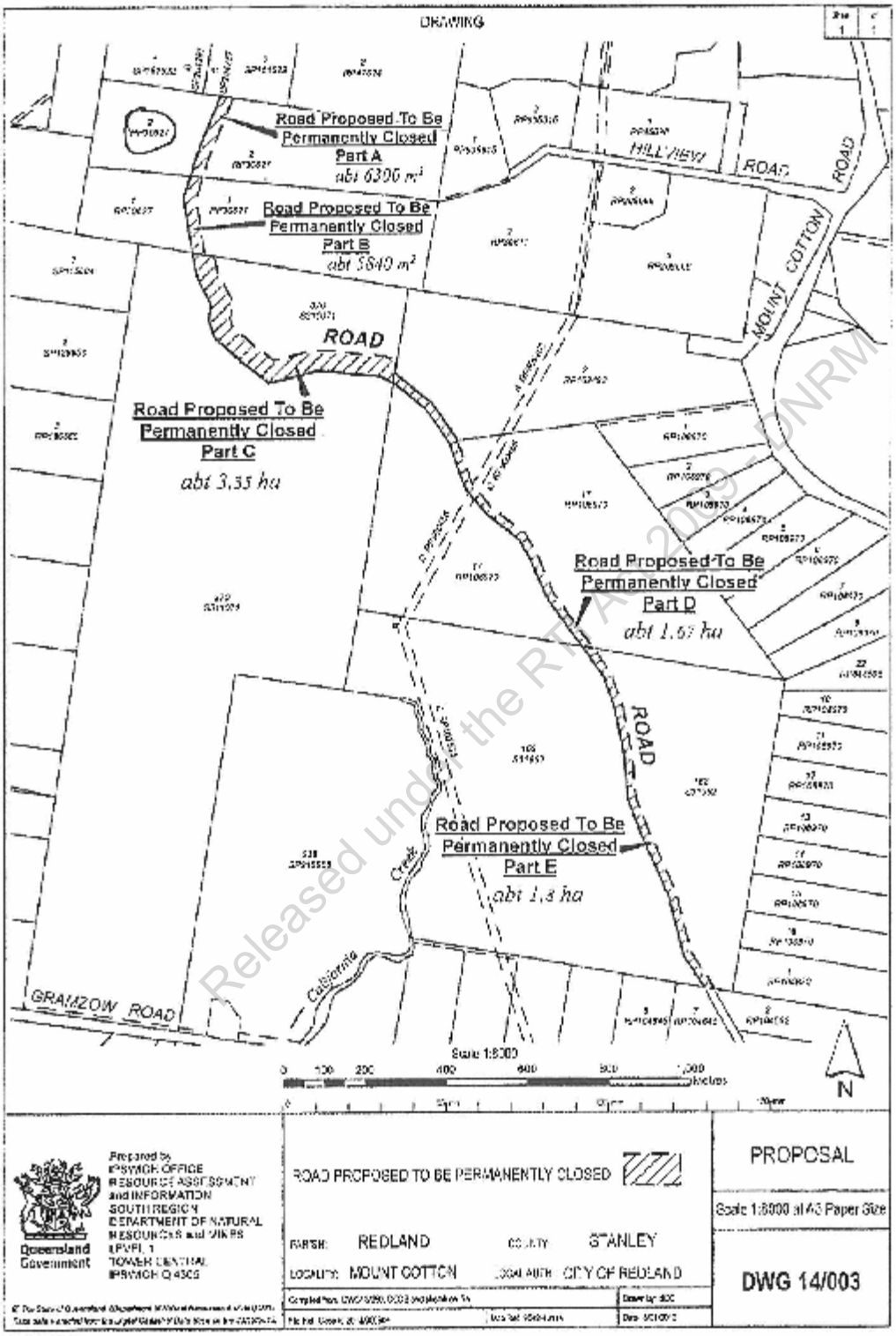
Appendix A – Locality Map

Released under

Appendix B – Survey Plan



Appendix C – Copy of Title Search

INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND
Search Date: 10/04/2014 09:03 Title Reference: 13881196
Date Created: 12/05/1966
Previous Title: 13578159
REGISTERED OWNER
BARRO GROUP PTY LTD
ESTATE AND LAND
Estate in Fee Simple
LOT 17 REGISTERED PLAN 108970
County of STANLEY Parish of REDLAND
Local Government: REDLAND
EASEMENTS, ENCUMBRANCES AND INTERESTS
1. Rights and interests reserved to the Crown by
Deed of Grant No. 10312039 (POR 161)
2. EASEMENT No 601640773 (K850005H) 22/11/1991
BENEFITING THE LAND
OVER EASEMENT B ON RP807062
Lodged at 00:00 on 22/11/1991 Recorded at 00:00 on 24/02/1992
3. EASEMENT IN GROSS No 701572350 27/09/1996 at 09:41
burdening the land to
SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION
over
EASEMENTS C AND D ON RP900456
Lodged at 09:41 on 27/09/1996 Recorded at 15:54 on 08/10/1996
4. TRANSFER No 703627843 13/10/1999 at 09:44
EASEMENT IN GROSS: 701572350
SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION LIMITED A.C.N.
078 849 055
Lodged at 09:44 on 13/10/1999 Recorded at 11:22 on 19/10/1999
ADMINISTRATIVE ADVICES
Dealing Type Lodgement Date Status Location
712786769 VEG NOTICE 12/10/2009 11:48 CUR IH-GEN -00
VEGETATION MANAGEMENT ACT 1999
715574862 VEG NOTICE 31/01/2014 16:19 CUR BG-GEN -00
VEGETATION MANAGEMENT ACT 1999
UNREGISTERED DEALINGS - NIL
CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 713656551 Certificate No. 3
Caution - Charges do not necessarily appear in order of priority
** End of Current Title Search **
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Page 1/1

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INSTRUCTION FROM	Diane McQuade, Senior Land, State Land Asset Management
Business Unit Name (if applicable)	**Contact Number**
State Land Asset Management	3884 8055
Valuation prepared by	**Address**
State Valuation Services	32 Tansey Street, Beenleigh Qld 4207

Applicant Details

Barro Group Pty Ltd

Purpose of Valuation

Proposed purchase of road consisting of about 1.8 hectares within Lot 162 on S31962. Area of road to be valued as one whole lot.

PROPERTY DETAILS

Reference	**MIS Code**
2013/006984	

Property Name / Address	**Tenure**
195 Gramzow Road, Mount Cotton	Freehold

Real Property Description

Lot	162	**Plan**	S31962
Lot		**Plan**	
Lot		**Plan**	

Property Type	**Encumbrances**	**Area**
Road reserve	As per title	About 1.8 ha

Current Use	**Highest and Best Use**
Road reserve	Conservation

Indicative Planning	**Proposed Use**	**Local Authority**
Conservation	Quarry buffer	Redland City Council

Roads and Access

No proper formed access.

Brief Description of Country

An area of about 1.8ha to be closed on conservation country with vegetation coverage, no formed access, irregular in shape making the land unsuitable for rural residential use.

Improvements

Nil

Additional Comments:

The road closure area comprises part of the expansion of the existing Barro Group Quarry located at Mount Cotton in the key resource area (KRA) that was recently called in by the deputy Premier late last year. The road closure has been applied for as part of this expansion process. Any quarry material within the road closure area will remain reserved to the State regardless of the depth required to extract quarry material. The road closure has been done as one valuation as a separate title is required due to the State having rights to any Quarry materials from the closure area**.**

The land has been valued as an individual parcel having regard to market sales evidence, shape, topography, current and proposed use. Rates for conservation type land vary from s.37(3)(d) Deferral of access per hectare to s.37(3)(d) Deferral of access per hectare.

Valuation calculation

s.37(3)(d) Deferral of access

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Services: Nil
Noxious Plants: Nil
Public Use: Nil
Timber: Some vegetation
Contaminated Land: No
Native Title: No

Basis/Sales

Property ID	Address	Sale Date	Price	Comments (similar/superior/inferior)
138614	sch4p4(6) Personal information Waterford West QLD 4133 2.024 ha Flood impact land	09/01/2014		
138703	sch4p4(6) Personal information Waterford West QLD 4133 2023 m2 Flood impact land	26/07/2013		s.37(3)(d) Deferral of access
155900	sch4p4(6) Personal information Carbrook QLD 4130 7.689ha Flood impact conservation land	07/01/2013		

Issues Identified during Inspection

Nil – Desktop inspection

VALUATION

Date of Valuation	10 April 2014	**Date of Inspection**	10 April 2014

VALUATION

s.37(3)(d) Deferral of access

Valuers Signature	**Valuers Name / Qualification**
sch4p4(6) Personal information	R Fernandez / QVRB 3491

Endorsing Officers Signature	**Valuers File Ref:**
sch4p4(6) Personal information R M Bein Principal Valuer SVS Beenleigh	

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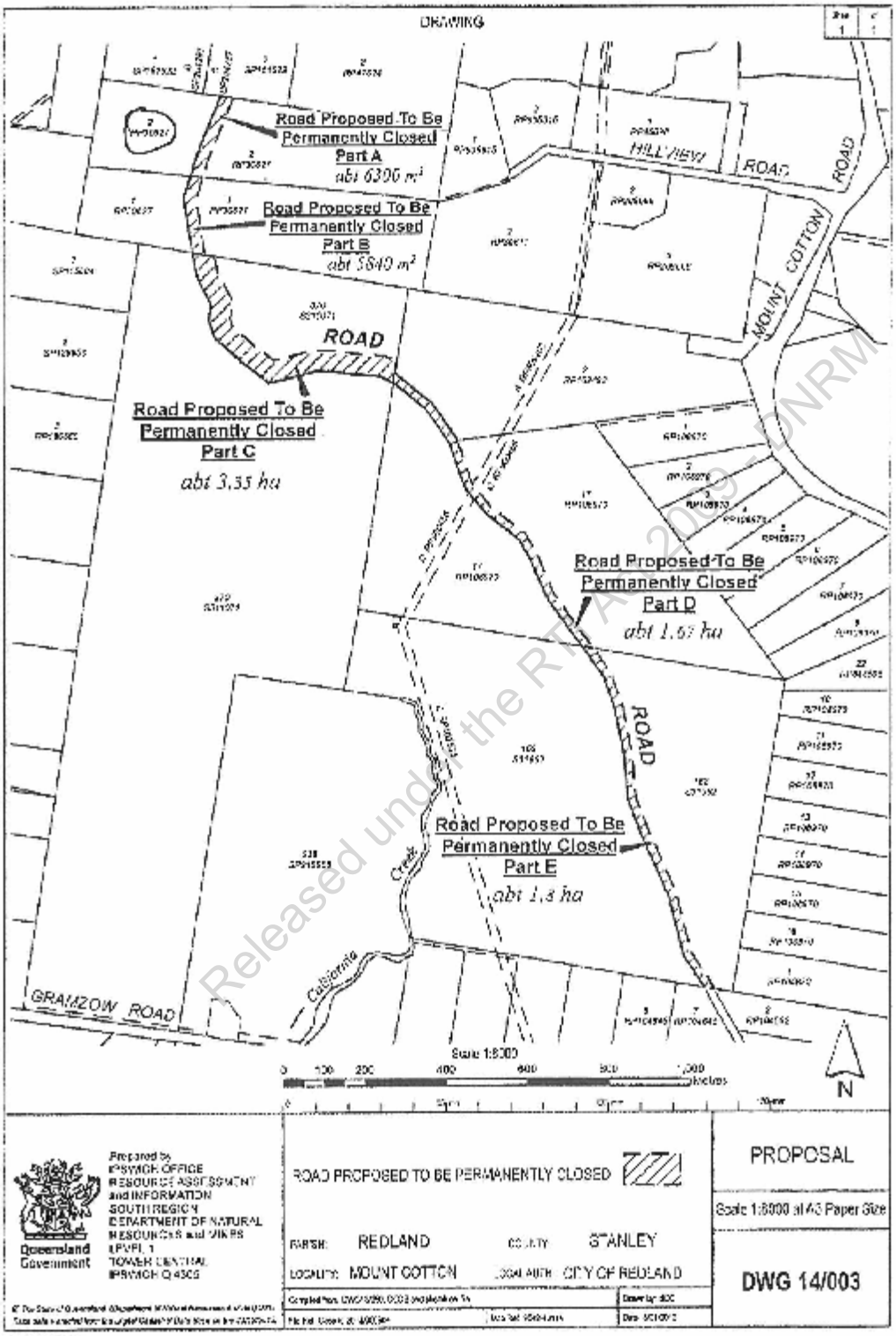
Appendix A – Locality Map

Released

Appendix B – Survey Plan



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Appendix C – Copy of Title Search

INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND
Search Date: 10/04/2014 09:00 Title Reference: 10317021
Date Created: 12/02/1878
REGISTERED OWNER
Dealing No: 706992250 16/09/2003
BARRO GROUP PTY LTD A.C.N. 005 105 724
ESTATE AND LAND
Estate in Fee Simple
LOT 162 CROWN PLAN S31962
County of STANLEY Parish of REDLAND
Local Government: REDLAND
For exclusions / reservations for public purposes refer to
Plan CP S31962
EASEMENTS, ENCUMBRANCES AND INTERESTS
1. Rights and interests reserved to the Crown by
Deed of Grant No. 10317021 (POR 162)
2. EASEMENT IN GROSS No 704398171 01/11/2000 at 09:22
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT E ON SP102535
Lodged at 09:22 on 01/11/2000 Recorded at 12:40 on 09/11/2000
ADMINISTRATIVE ADVICES
Dealing Type Lodgement Date Status Location
712786771 VEG NOTICE 12/10/2009 11:49 CUR IH-GEN -00
VEGETATION MANAGEMENT ACT 1999
715574862 VEG NOTICE 31/01/2014 16:19 CUR BG-GEN -00
VEGETATION MANAGEMENT ACT 1999
UNREGISTERED DEALINGS - NIL
CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 713656623 Certificate No. 4
Caution - Charges do not necessarily appear in order of priority
** End of Current Title Search **
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Page 1/1

Released under the RTI Act 2009 - DNRM

INSTRUCTION FROM	Diane McQuade, Senior Land, State Land Asset Management
Business Unit Name (if applicable)	**Contact Number**
State Land Asset Management	3884 8055
Valuation prepared by	**Address**
State Valuation Services	32 Tansey Street, Beenleigh Qld 4207

Applicant Details

Barro Group Pty Ltd

Purpose of Valuation

Proposed purchase of road consisting of about 3.35 hectares within Lot 370 on S311071 as shown on DWG 14/003 as Part C. Area of road to be valued as one whole lot.

PROPERTY DETAILS

Reference	**MIS Code**
2013/006986	

Property Name / Address	**Tenure**
195 Gramzow Road, Mount Cotton	Freehold

Real Property Description				**Property Type**	**Encumbrances**	**Area**
Lot	370	**Plan**	S311071	Road reserve	As listed on title	3.35 ha
Lot		**Plan**		**Current Use**	**Highest and Best Use**	
Lot		**Plan**		Quarry buffer	Conservation	
Indicative Planning				**Proposed Use**	**Local Authority**	
Conservation				Quarry buffer	Redland City Council	

Roads and Access

No formed access.

Brief Description of Country

An area of about 3.35ha to be closed on elevated country with heavy vegetation coverage, no formed access, irregular in shape making the land unsuitable for rural residential use.

Improvements

Nil

Additional Comments:

The road closure area comprises part of the expansion of the existing Barro Group Quarry located at Mount Cotton in the key resource area (KRA) that was recently called in by the deputy Premier late last year. The road closure has been applied for as part of this expansion process. Any quarry material within the road closure area will remain reserved to the State regardless of the depth required to extract quarry material. The road closure has been done as one valuation as a separate title is required due to the State having rights to any Quarry materials from the closure area**.**

The land has been valued as an individual parcel having regard to market sales evidence, shape, topography, current and proposed use. Rates for conservation type land vary from s.37(3)(d) Deferral per hectare to s.37(3)(d) Deferral per hectare.

Valuation calculation

s.37(3)(d) Deferral of access

Released under the RTI Act 2009 - DNRW

Services: Nil
Noxious Plants: Nil
Public Use: Nil
Timber: Vegetation coverage
Contaminated Land: Nil
Native Title: Nil

Basis/Sales

Property ID	Address	Sale Date	Price	Comments/Rate (similar/superior/inferior)
138614	sch4p4(6) Personal information Waterford West QLD 4133 2.024 ha Flood impact land	09/01/2014		
138703	sch4p4(6) Personal information Waterford West QLD 4133 2023 m2 Flood impact land	26/07/2013	s.37(3)(d) Deferral of access	
155900	sch4p4(6) Personal information Carbrook QLD 4130 7.689ha Flood impact conservation land	07/01/2013		

Issues Identified during Inspection

Nil – Desktop inspection

VALUATION

Date of Valuation	10 April 2014	**Date of Inspection**	10 April 2014

VALUATION

s.37(3)(d) Deferral of access

Valuers Signature	**Valuers Name / Qualification**
sch4p4(6) Personal information	R Fernandez / QVRB 3491

Endorsing Officers Signature	**Valuers File Ref:**
sch4p4(6) Personal information R M Bein Principal Valuer SVS Beenleigh	

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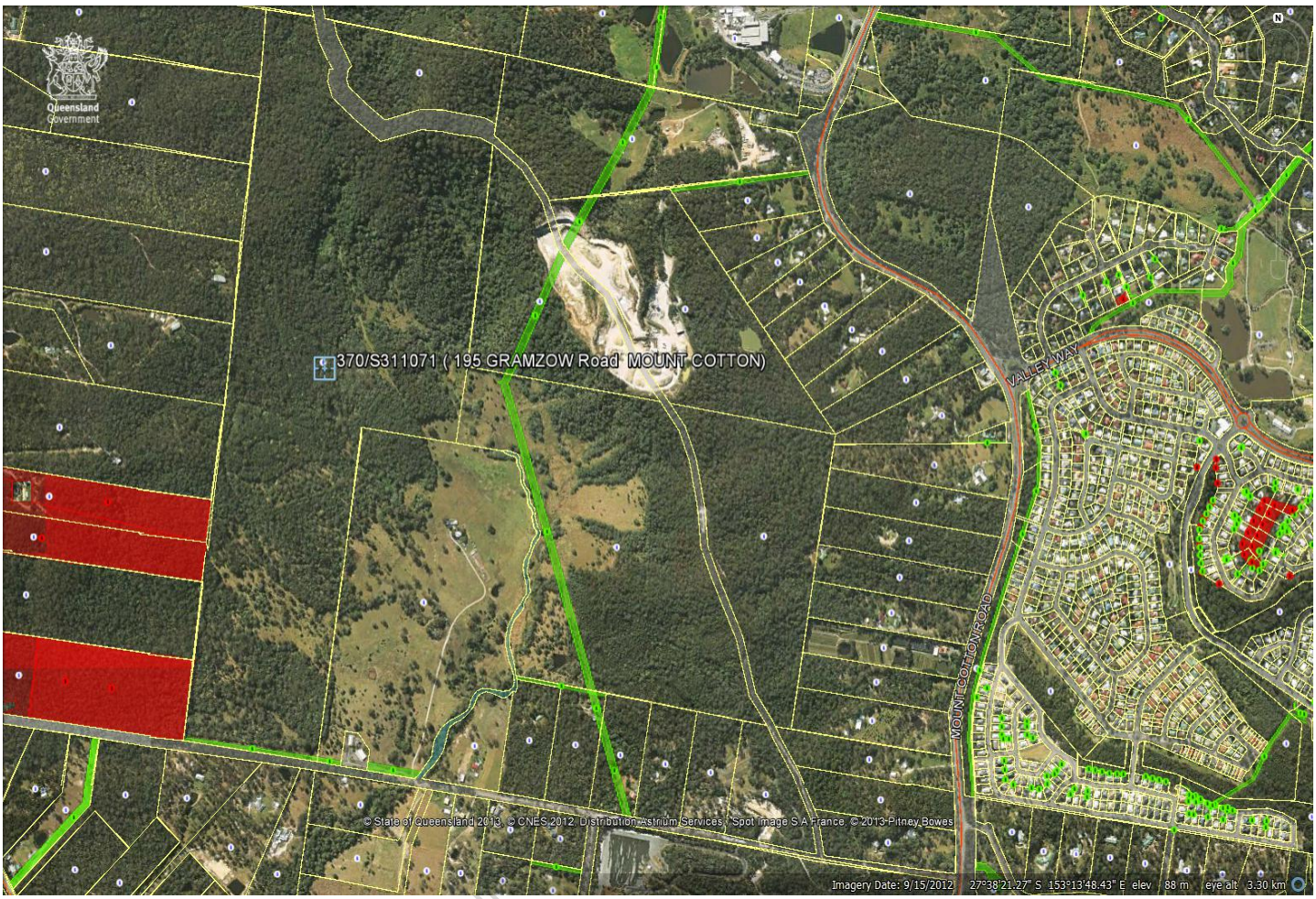
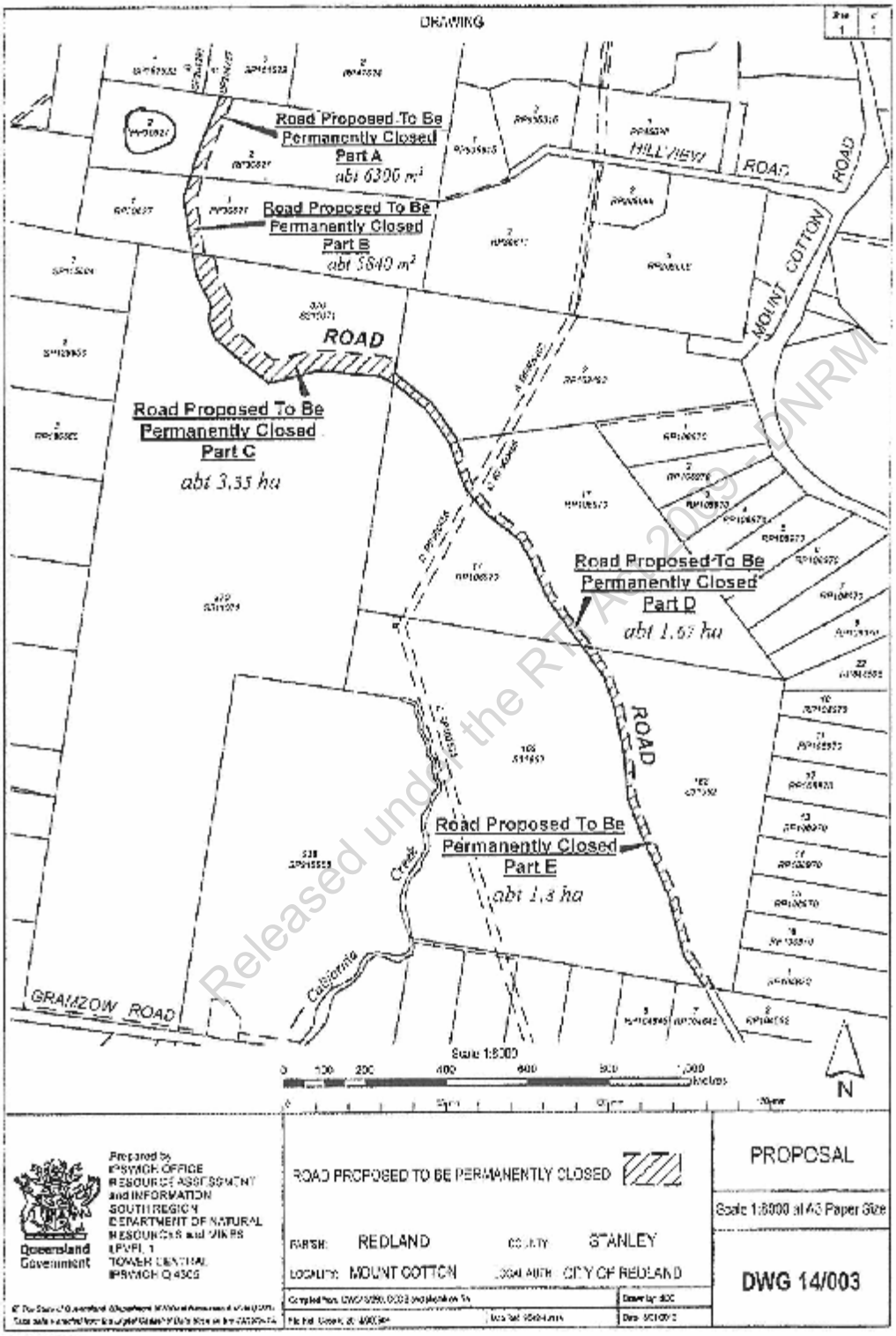
Appendix A – Locality Map



Released under

Appendix B – Survey Plan



Appendix C – Copy of Title Search

INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND
Search Date: 10/04/2014 08:57 Title Reference: 10741078
Date Created: 08/03/1889
REGISTERED OWNER
Dealing No: 706992250 16/09/2003
BARRO GROUP PTY LTD A.C.N. 005 105 724
ESTATE AND LAND
Estate in Fee Simple
LOT 370 CROWN PLAN S311071
County of STANLEY Parish of REDLAND
Local Government: REDLAND
For exclusions / reservations for public purposes refer to
Plan CP S311071
EASEMENTS, ENCUMBRANCES AND INTERESTS
1. Rights and interests reserved to the Crown by
Deed of Grant No. 10741078 (POR 370)
2. EASEMENT IN GROSS No 712152190 09/01/2009 at 11:32
burdening the land
THE COORDINATOR-GENERAL
over
EASEMENT F ON SP218967
Lodged at 11:32 on 09/01/2009 Recorded at 17:17 on 14/01/2009
3. VESTING No 715263535 19/08/2013 at 11:56
EASEMENT IN GROSS: 712152190
QUEENSLAND BULK WATER SUPPLY AUTHORITY
Lodged at 11:56 on 19/08/2013 Recorded at 15:37 on 20/08/2013
ADMINISTRATIVE ADVICES
Dealing Type Lodgement Date Status Location
711481353 VEG NOTICE 06/03/2008 10:41 CUR IH-GEN -00
VEGETATION MANAGEMENT ACT 1999
712786771 VEG NOTICE 12/10/2009 11:49 CUR IH-GEN -00
VEGETATION MANAGEMENT ACT 1999
715574862 VEG NOTICE 31/01/2014 16:19 CUR BG-GEN -00
VEGETATION MANAGEMENT ACT 1999
UNREGISTERED DEALINGS - NIL
CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 715273450 Certificate No. 3
Caution - Charges do not necessarily appear in order of priority
** End of Current Title Search **
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Page 1/1

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From: MCQUADE Diane [Diane.Mcquade@dnrm.qld.gov.au]
Sent: Wednesday, 30 April 2014 3:05 PM
To: Andrew Ross (Andrew.Ross@redland.qld.gov.au)
Subject: Barro Group - Alternate Route request from Council
Attachments: Letter to Redland City Council - alternate route.pdf

Good Afternoon Andrew
I have just spoken to your colleague who informed me you were in meetings for most of the afternoon. I have left a message, but just thought I would drop you a line to request Council's response to the department's letter dated 31 March 2014 (copy attached) which was despatched same day. A response is due by Friday this week.

If you wish to discuss this matter further, please don't hesitate to contact me.

Thanks so much
Kind regards
Diane

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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Releas

Queensland Government

Department of Natural Resources and Mines

Author Diane McQuade
File / Ref number 2013/006982, 2013/006983, 2013/006984, 2013/006985, 2013/006986
Directorate / Unit State Land Asset Management
Phone (07)38848055

31 March 2014

The Chief Executive Officer
Redland City Council
PO Box 21
CLEVELAND QLD 4163

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Dear Sir/Madam

APPLICATION FOR PROPOSED PERMANENT ROAD CLOSURE – TRAVERSING THROUGH LOTS 1 AND 2 ON RP30627, LOT 370 ON S311071, LOT 162 ON S31962 AND LOT 17 ON RP108970, LOCALITY OF MOUNT COTTON

The Department hereby acknowledges receipt of Council's decision received on 13 March 2014.

Council advised the road has been known as an environmental trail which is consistent with Council's environmental and connection strategies. Council advised the road if closed would deprive the development of the road as a future trail.

The quarry has current applications approved i.e. quarry extension but not for the section of the site containing the road reserve. Council objected to the application to permanently close the road as shown on department drawing DWG14/003 until the applicant realigns an alternative dedicated road around the quarry pit to function as an environmental trail and fire buffer.

Can Council advise of an alternative route for a dedicated road for future use as an environmental trail and fire buffer which will satisfy the community needs and Council's requirements.

Counci's response is required within twenty (20) business days of the date of this letter.

If you wish to discuss this matter please contact Diane McQuade on (07)38848055.

All future correspondence relative to this matter is to be referred to the contact Officer diane.mcquade@dnrm.qld.gov.au the address below or by email to SLAM-beenleigh@dnrm.qld.gov.au .

Postal :
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Telephone : (07)38848055
Fax: (07)38848024

Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2013/006982 in any future correspondence.

Yours sincerely

sch4p4(6) Personal information

Diane Mcquade
Senior Land Officer

Encl. Department DWG 14/003

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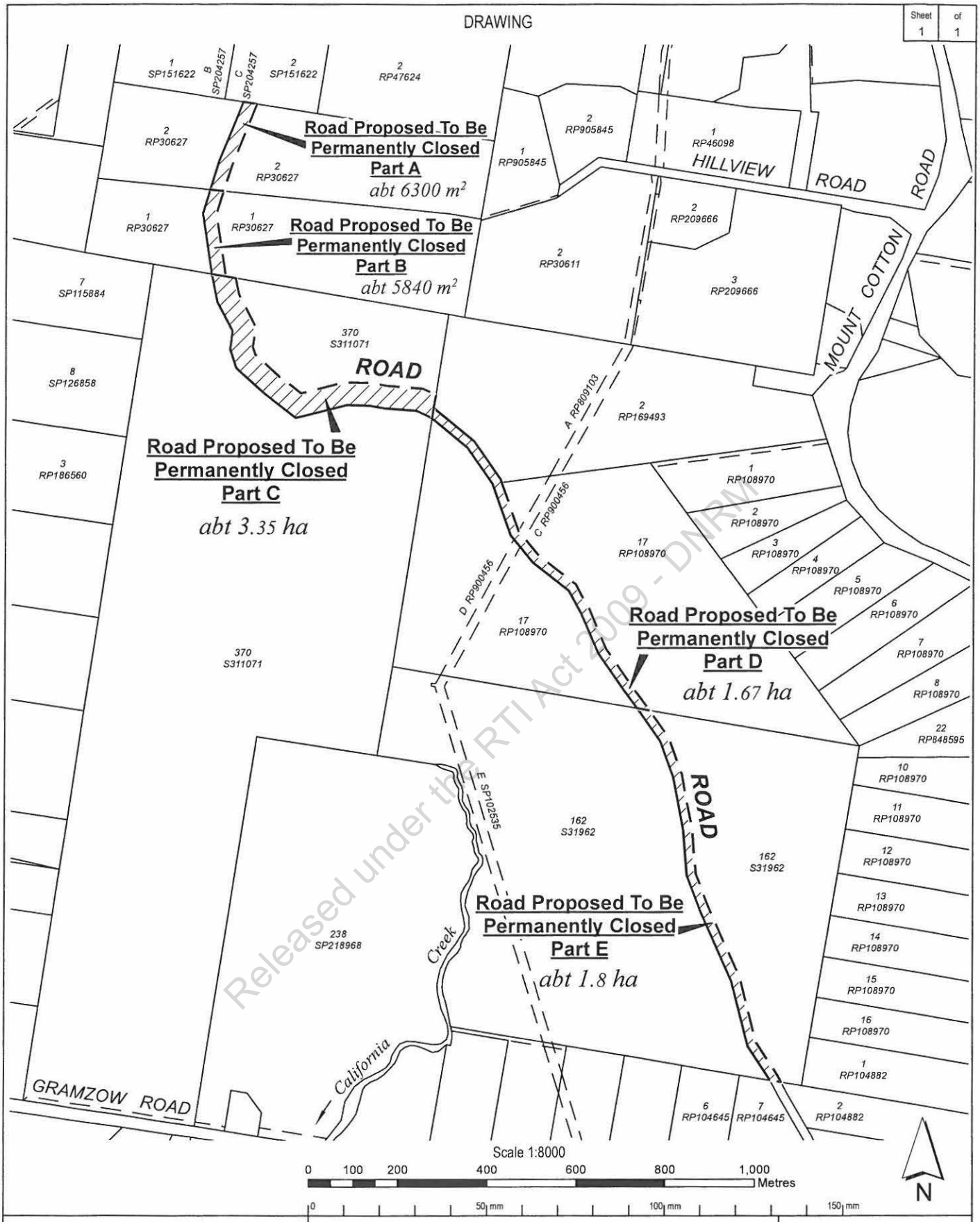

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Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

Queensland Government

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file | Drawn by: BDC

File Ref: Case Id 2013/006984 | Map Ref: 9542-42114 | Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

© The State of Queensland (Department of Natural Resources & Mines) 2013
Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.

From: Andrew Ross [Andrew.Ross@redland.qld.gov.au]
Sent: Monday, 5 May 2014 7:25 AM
To: MCQUADE Diane
Subject: Re: Barro Group - Alternate Route request from Council

Diane,

The commentary and guide to road reserves under the Land Act 1994 refers to the current and the future use of a road (and it's location) at various standards from public walkways to vehicle access.

Bearing this in mind the alternative location of the road is likely to be best placed around the quarry site to the west or east of the current or approved quarry pit whilst proceeding north west to the environmental escarpment adjacent to its current location.

The western side appears to have ample width of over 100m to rural residential property boundaries, however I believe the eastern side was also expressed as a preferred option as linking to the current site entrance and Mt Cotton Road where it was believed that the Barro Group P/L had interests in adjoining land which could accommodate a road reserve north around the quarry site.

Our disaster management advisor has again reiterated the significance of the road reserve function along its entire length towards and around the quarry site to be maintained and enhanced into the future.

These two alternative routes are a solution to the past development condition to maintain the vertical alignment of the road in a traficable state after the operations and the Deed's alternative road which was proposed around the original western quarry face but now runs through the recent approved quarry expansion to the west hence the reason for the shifting of same.

I hope the information helps.

Andrew
Legal Services
Private & Confidential

On 30 Apr 2014, at 3:05 pm, "MCQUADE Diane" <Diane.Mcquade@dnrm.qld.gov.au> wrote:

> Good Afternoon Andrew
> I have just spoken to your colleague who informed me you were in meetings for most of the afternoon. I have left a message, but just thought I would drop you a line to request Council's response to the department's letter dated 31 March 2014 (copy attached) which was despatched same day. A response is due by Friday this week.
>
> If you wish to discuss this matter further, please don't hesitate to contact me.
>
> Thanks so much
> Kind regards
> Diane
>
> Diane McQuade
> Senior Land Officer
> Beenleigh Office, South Region
>
> Phone: (07) 3884 8055

Released under the RTI Act 2009 - DNRM

Fax: (07) 3884 8079

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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<Letter to Redland City Council - alternate route.pdf>

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Please consider the environment before you print this e-mail or any attachments.

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CTS [CTS No.]	
DATE REQUESTED BY DLO/MINS OFFICE	1 May 2014
NAME OF CONSTITUENT OR MEMBER OF PUBLIC (IF APPLICABLE)	Deputy Premier
ELECTORATE OFFICE (IF APPLICABLE)	
RESPONDING OFFICER	Diane McQuade Senior Land Officer, South Region Phone: (07) 3884 8055

INFORMATION/ADVICE:

- Five (5) applications were received from the Barro Group Pty Ltd for the proposed permanent road closure over the unnamed and unformed road at Mount Cotton.
- The road traverses through several properties and is shown on Dwg 14/003 (attached). The two northern properties are private land holders (Lots 1 and 2 on RP30627)
- The Barro Group Pty Ltd owns Lot 370 on S311071, Lot 17 on RP108970 and Lot 162 on S31962 in freehold tenure.
- The applications for permanent road closures was advertised for public consultation, undertaken for a six (6) week period from 10 January 2014 to 20 February 2014.
- There have been 26 'in time' objections and 1 'out of time' objection and 7 letters of support received for the permanent road closure.
- Most of the objections received were of a similar nature based upon a standard theme that:
  - The unformed road should be made available for community access as a nature/environmental trail.
  - The road has been used for community use historically to access Mt Cotton. The Barro Group should comply with a 1982/1983 development agreement with the council.
  - The Barro Group has undertaken unauthorised quarrying of the unformed road.
  - The unformed road provides the community with stunning panoramic views of Redlands along Mt Cotton's south east ridgeline.
- In consideration of the reasons for the objections received, the following is noted:
  - It appears the unformed road through the quarry and the connection of the northern properties has not been available for approximately 30 years due to the quarrying operations.
  - The unformed road has never provided access to Mt Cotton. It appears the development agreement of 1982/1983 may have made provision for an alternative road connection to the northern properties.
  - The former Department of Environment and Resource Management investigated the extraction of quarry materials from the road and undertook appropriate action to deal with this matter.
  - The section of unformed road that connects Gramzow Road does not provide any views. Views are available from the unformed road, where it severs Lot 2 on RP30627 but access to this lot is only available through a private easement. DNRM officers were not able to see any views of the Redlands area from the other parts of the unformed road during an inspection to the permanent road closure area with Mr Ridoutt from the Barro Group. The Barro Group sought permission from landowners to access their private properties for the inspection on 24 March 2014.
- The Redlands community is a very active action group against the Barro Group quarry activity in this location and also objecting to the proposed road closures.
- The consultation process also included public utility providers and the Redland City Council.
- DAFF, Forestry Products Division advised it had no objection to the PRC over Parts A and B on Dwg 14/003, but Parts C, D and E may contain significant volumes of quarry material. DAFF had no objection to the application provided the quarry material remains the property of the State.

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- The council advised DNRM on 13 March 2014, that the council objects to the application to permanently close the road until the applicant realigns an alternative dedicated road around the Quarry pit to function as an environmental trail and buffer.
- The previous council minutes dated 5 March 2014 indicated that council did not object to the proposed permanent road closure provided the application demonstrates that the road reserve is not required for bushfire management purposes and that alternative arrangements can be put in place to deal with bushfire hazards.
- During the inspection of Lot 2 on RP30627, it was confirmed that the owners have built a dwelling which encroaches onto part of the road area proposed to be closed. Views to the east from this property of Moreton Bay and Redlands are available as vegetation has been cleared along a powerline that provides power to the property.
- Access to the southern part of the road proposed to be closed is via Gramzow Road. Gramzow Road to the Quarry boundary is unformed. The southern end of the proposed road closure does appear to be a dumping ground for rubbish, car bodies and meeting place for drug use, which was evidenced at the site inspection on 24 March 2014.
- The council's Legal Services Officer, Mr Andrew Ross advised that the council would like to preserve this road area as a future environmental and nature trail. The council's objection indicated historical, current and potential use of the road as a public recreational trail consistent with council's environmental and connection strategies.
- The council's Seven Cs Connection Strategy dated July 2011 identifies both urban and rural trail networks and connection strategies. This Strategy does not identify this road as an environmental or nature trail.
- Currently there is no access to the northern part of the road proposed to be closed unless the general public trespass on private property. Lots 1 and 2 on RP30627 access their properties via access easements that were registered in 1906 as access along the unformed road would have been difficult because of the topography of the land.
- DNRM wrote to the council on 31 March 2014 requesting its advice for an alternative route for a dedicated road for future use as an environmental trail and fire buffer which will satisfy community needs and the council's requirements. The council was given 20 business days from the date of the letter. Taking into consideration the Easter break and public holidays, Council's response is due by 2 May 2014.
- Council advised on 31 April 2014 they will have their response submitted by Friday 2 May 2014.
- DNRM's Mining and Petroleum Operations Unit advised that the resource area would need to be kept clear of any developments/changes in land use that might constrain or prevent future extraction.
- There is currently a Mines Directive dated 1 July 2009 in place at the quarry to ensure adequate hazard controls are applied to reduce and manage the risk of persons entering the quarry by construction of a suitable fence with a locked gate located across the gazetted road to prevent unauthorised access to the site.
- Recently the Barro Group contacted DAFF Forestry Products Division regarding purchase the quarry materials in the road areas traversing their parcels to attain full freehold ownership of the road. There are two options for the Barro Group to either
  1. purchase the quarry material as part of the road closure and include the road into the adjoining freehold parcels; or
  2. not purchase the quarry material within the road areas – therefore a Deed of Grant would issue to the Barro Group over each parcel of road as a separate lot to enable future identification of the quarry material resource and with the Deeds of Grant making specific reservation of the quarry material to the State.
- A large majority of the site (including the existing and proposed extraction pits) is within a Key Resource Area (KRA) under the State Planning Policy 2013.
- The Deputy Premier exercised his Ministerial powers on 20 December 2013 under the *Sustainable Planning Act 2009* (SPA) by calling in and approving the development application for the extension of the Barro Quarry. Extension of the new proposed quarry pit will be within Lot 370 on S311071 and Lot 238 on SP218968 as per attached DA2-006.
- Dependent on the receipt of views from the council due by Friday 2 May 2014, DNRM anticipates that a decision will be made on the permanent road closures by 30 May 2014.

Further advice Monday 5 May 2014

- Redland City Council responded this morning via email.

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- Council advised the alternative location of the road is likely to be best placed around the quarry site to the west or east of the current or approved quarry pit whilst proceeding north west to the environmental escarpment adjacent to its current location.
- Council advised the western side appears to have ample width of over 100 metres to rural residential property boundaries, however they advised the eastern side also expressed as a preferred option as linking to the current site entrance and Mt Cotton Road where it is believed the Barro Group had interests in adjoining land which could accommodate a road reserve north around the quarry site.
- Council's disaster management advisor reiterated the significance of the road reserve function along its entire length towards and around the quarry site to be maintained and enhanced into the future.
- Council advise these two (2) alternatives routes are a solution to the past development condition to maintain the vertical alignment of the road in a trafficable state after the operations and the 1993 Deed of Agreement between Barro and Council, which intended the construction of an alternative road around western side of the quarry face but now runs through the recent approved quarry expansion to the west hence the reason for shifting of same.

Effect on the application:

- At Mount Cotton KRA71, the resource/processing area mostly coincides with the quarry and associated structures. Given the rugged topography of the site and the Mines response regarding the area being a resource area, it would need to be kept clear of any developments/changes in land use that might constrain future extraction.
- Issues will remain in relation to unauthorised access to the site, which will impose a safety hazard for the Barro Group and would not be safe to propose an alternative road through or around the quarry site.

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Released under the Right to Information Act 2009

Legend:
- Cadastral Boundary
- Site Boundary
- Existing Roads/Tracks
- Access Roads
- Amenity Bund
- Water Treatment/Storage

7 SP115884
8 SP126858
3 RP186560
4 RP186560
1 SP113515
6 RP810073
1 SP143401
2 SP143401
8 RP186559
9 RP186559
1 RP30627
370 S311071
2 RP30611
3 RP209666
2 RP169498
370 S311071
17 RP108970
Site Entrance
Mt Colliery Road
1 RP108970
2 RP108970
3 RP108970
4 RP108970
5 RP108970
6 RP108970
7 RP108970
8 RP108970
22 RP9848596
10 RP108970
11 RP108970
12 RP108970
13 RP108970
14 RP108970
15 RP108970
16 RP108970
Existing Access Road
Existing Concrete Plant
Existing Weighbridge and Office
Existing Workshop
Existing Underground Fuel Storage
Existing Water Storage
Existing Water Treatment Pond
Existing Shed
Surface water diversion drain
Processing Plant Area
Stockpile Area
Bench Level 65m
Bench Level 40m
Bench Level 25m
Bench Level 10m
Internal Access Road
Main Conveyor Corridor
Bund
Retaining Wall
Tip Head
Crushing and Conveyor Loading Plant Area
Existing Water Storage
Floor Level -5m
238 SP218968
Sump
Pumped from Sump
Surface water diversion drain
Energy Dissipater
Gravel Filter
Sedge Filter
Riser Outlet
Wildlife Corridor
Water Treatment Ponds
Amenity Screen/Bund
Amenity Screen/Bund
162 S31962
162 S31962
1 RP104645
2 RP104645
3 RP104645
4 RP104645
5 RP104645
6 RP104645
7 RP104645
1 RP104882
2 RP104882
3 RP104882
8943800mN
6943600mN
6943400mN
6943200mN
6943000mN
6942800mN
6942600mN
6942400mN
6942200mN
6942000mN
6941800mN
521000mE
521200mE
521400mE
521600mE
521800mE
522000mE
522200mE
522400mE
522600mE
522800mE
523000mE
523200mE

GROUNDWORK plus
PH: +61 7 3871 0411
WWW.GROUNDWORK.COM.AU

TITLE:
Quarry Development Plan - Stage 4

SCALE: 1:7500 (Or A3) 0 150
DATE: 9 June 2010
DRAWING NUMBER: 557.147
DRAWING: DA2 006

DRAWING

Sheet 1 of 1

Road Proposed To Be Permanently Closed Part A
abt 6300 m²

Road Proposed To Be Permanently Closed Part B
abt 5840 m²

Road Proposed To Be Permanently Closed Part C
abt 3.35 ha

Road Proposed To Be Permanently Closed Part D
abt 1.67 ha

Road Proposed To Be Permanently Closed Part E
abt 1.8 ha

1 SP151622; B SP204257; C SP204257; 2 SP151622; 2 RP47624; 2 RP30627; 2 RP30627; 1 RP30627; 1 RP30627; 1 RP905845; 2 RP905845; 1 RP46098; HILLVIEW ROAD; MOUNT COTTON ROAD; 2 RP209666; 2 RP30611; 3 RP209666; 7 SP115884; 370 S311071; ROAD; 8 SP126858; A RP809103; 2 RP169493; 3 RP186560; 1 RP108970; 2 RP108970; 3 RP108970; 4 RP108970; 5 RP108970; 6 RP108970; 7 RP108970; 8 RP108970; 22 RP848595; C RP900456; D RP900456; 17 RP108970; 370 S311071; 17 RP108970; E SP102535; 162 S31962; 162 S31962; ROAD; 10 RP108970; 11 RP108970; 12 RP108970; 13 RP108970; 14 RP108970; 15 RP108970; 16 RP108970; 1 RP104882; 238 SP218968; Creek; California; GRAMZOW ROAD; 6 RP104645; 7 RP104645; 2 RP104882

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Scale 1:8000

0 100 200 400 600 800 1,000 Metres

0 50 mm 100 mm 150 mm

N

Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

Queensland Government

© The State of Queensland (Department of Natural Resources & Mines) 2013
Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file | Drawn by: BDC

File Ref: Case Id 2013/006984 File A | Map Ref: 9542-42114 | Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

From: MCQUADE Diane [Diane.Mcquade@dnrm.qld.gov.au]
Sent: Wednesday, 7 May 2014 2:11 PM
To: SYMINGTON Emma
CC: HOOPER Roslyn; DEVOIL Catherine
Subject: RE: Request for DLO dot points: Mount Cotton Quarry road closure / Further information
Attachments: 140502_DLO_Deputy Premier_Mt Cotton Quarry_Barro_Road Closure.docx; dwg14-003.pdf; DA2_006 - Quarry Extension approval map.pdf

Hi Emma

Just to clarify:

DWG 14/003 is the drawing of the road reserve (attached).

After Council sent their response on the 13 March 2014, DNRM wrote to council on 31st March 2014 asking them to provide an alternative route for a dedicate road (outlined in dot point 8 on 2nd page of brief attached).

Council responded on 5 May 2014 with their options of the alternate road as requested by the department, however these alternate routes do not appear to be feasible in relation to the topography and the area being a Key Resource area and the issue the Barro Group Pty Ltd have now keeping unauthorised people out of the quarry will continue.

Thanks
Kind regards
Diane

From: SYMINGTON Emma
Sent: Wednesday, 7 May 2014 1:46 PM
To: MCQUADE Diane
Cc: HOOPER Roslyn; DEVOIL Catherine
Subject: FW: Request for DLO dot points: Mount Cotton Quarry road closure / Further information

Hi Diane

Please see request below for further information.

I don't think the maps were sent through with the approved email….I have attached them again….please delete if necessary.

Regards

From: NICHOLSON Roslyn
Sent: Wednesday, 7 May 2014 1:39 PM
To: SR LS Corro
Cc: HARTWELL Deborah; Corro NRM SD South
Subject: FW: Request for DLO dot points: Mount Cotton Quarry road closure / Further information

Hi Di/Emma

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Would you please arrange for further information as detailed below.

Thanks
Tippy

Roslyn Nicholson
A/Project Officer
Service Delivery – South Region
Department of Natural Resources and Mines
Phone: 3330 4462
Fax: 3406 2581
Values Banner - White

From: LIEKENS Ann
Sent: Wednesday, 7 May 2014 1:34 PM
To: NICHOLSON Roslyn; HARTWELL Deborah
Subject: RE: Request for DLO dot points: Mount Cotton Quarry road closure / Further information

Hi Tippy and Deb,

Thanks for the below, I just have a couple of follow up questions:

- Is it possible to get a map of the area with the road reserve?
- Can you please clarify (without pre-empting the decision of course) the effects on the application after the Councils response? *"The council advised DNRM on 13 March 2014, that the council objects to the application to permanently close the road until the applicant realigns an alternative dedicated road around the Quarry pit to function as an environmental trail and buffer".*
- The previous advice mentioned that Council's approval was dependent on alternative roads for use – if the alternatives are not suitable, does that mean Council no longer endorses the road closure?

Thanks for your clarification.

Regards
Ann

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Ann Liekens
Correspondence Coordinator
Department of Natural Resources and Mines
Phone: 07 3719 7377
Email: ann.liekens@dnrm.qld.gov.au
Level 17, 61 Mary Street, Brisbane QLD 4001
PO Box 15216 CITY EAST QLD 4001

From: NICHOLSON Roslyn
Sent: Monday, 5 May 2014 2:17 PM
To: LIEKENS Ann
Cc: HARTWELL Deborah; GRUNERT Dianne; CARTER Claire
Subject: FW: Request for DLO dot points: Mount Cotton Quarry road closure / Further information

Hi Ann

Please find listed below dot point response to your request for further information re the above.

Thanks
Tippy

Roslyn Nicholson
A/Project Officer
Service Delivery – South Region
Department of Natural Resources and Mines
Phone: 3330 4462
Fax: 3406 2581
Values Banner - White

From: MCQUADE Diane
Sent: Monday, 5 May 2014 1:34 PM
To: NICHOLSON Roslyn
Cc: HARTWELL Deborah
Subject: RE: Request for DLO dot points: Mount Cotton Quarry road closure / Further information

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- Redland City Council responded this morning via email.
- Council advised the alternative location of the road is likely to be best placed around the quarry site to the west or east of the current or approved quarry pit whilst proceeding north west to the environmental escarpment adjacent to its current location.
- Council advised the western side appears to have ample width of over 100 metres to rural residential property boundaries, however they advised the eastern side also expressed as a preferred option as linking to the current site entrance and Mt Cotton Road where it is believed the Barro Group had interests in adjoining land which could accommodate a road reserve north around the quarry site.
- Council's disaster management advisor reiterated the significance of the road reserve function along its entire length towards and around the quarry site to be maintained and enhanced into the future.
- Council advise these two (2) alternatives routes are a solution to the past development condition to maintain the vertical alignment of the road in a trafficable state after the operations and the 1993 Deed of Agreement between Barro and Council, which intended the construction of an alternative road around western side of the quarry face but now runs through the recent approved quarry expansion to the west hence the reason for shifting of same.

Affect on the application:

- At Mount Cotton KRA71, the resource/processing area mostly coincides with the quarry and associated structures. Given the rugged topography of the site and the Mines response regarding the are being a resource area, it would need to be kept clear of any developments/changes in land use that might constrain future extraction. Issues will remain in relation to unauthorised access to the site, which will impose a safety hazard for the Barro Group and would not be safe to propose an alternative road through or around the quarry site.

Kind regards
Diane

Diane McQuade
Senior Land Officer

Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

From: NICHOLSON Roslyn
Sent: Monday, 5 May 2014 12:43 PM
To: MCQUADE Diane
Cc: HARTWELL Deborah
Subject: FW: Request for DLO dot points: Mount Cotton Quarry road closure / Further information

Good morning Dianne

Would you please advise once the Council letter has been received and whether it will affect the application as per email request below.

Thanks
Tippy

Roslyn Nicholson
A/Project Officer
Service Delivery – South Region
Department of Natural Resources and Mines
Phone: 3330 4462
Fax: 3406 2581
Values Banner - White

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From: LIEKENS Ann
Sent: Monday, 5 May 2014 11:55 AM
To: NICHOLSON Roslyn; HARTWELL Deborah
Subject: Request for DLO dot points: Mount Cotton Quarry road closure / Further information

Good morning Ros and Deb,

The information regarding Mount Cotton Quarry mentions that the letter from Council was expected to be received by 2 May, and that the 30 May timeframe is dependent of Councils letter.

Can you please keep me informed when the letter is received and whether it will affect the application?

Thanks
Regards
Ann

Ann Liekens
Correspondence Coordinator
Department of Natural Resources and Mines
Phone: 07 3719 7377
Email: ann.liekens@dnrm.qld.gov.au
Level 17, 61 Mary Street, Brisbane QLD 4001
PO Box 15216 CITY EAST QLD 4001

-----Original Message-----
From: NICHOLSON Roslyn
Sent: Friday, 2 May 2014 9:19 AM
To: LIEKENS Ann
Subject: FW: Request for DLO dot points: Mount Cotton Quarry road closure / to Ann by 10am Friday please

Good morning Ann

As requested, please find dot points response below.

Thanks
Tippy

Roslyn Nicholson
A/Project Officer
Service Delivery – South Region
Department of Natural Resources and Mines
Phone: 3330 4462
Fax: 3406 2581

-----Original Message-----
From: MCGREGOR Dianne On Behalf Of SR LS Corro
Sent: Friday, 2 May 2014 8:58 AM
To: Corro NRM SD South; HARTWELL Deborah
Subject: FW: Request for DLO dot points: Mount Cotton Quarry road closure / to Ann by 10am Friday please

-----Original Message-----
From: SHERWOOD Kenneth
Sent: Friday, 2 May 2014 8:40 AM
To: SR LS Corro
Subject: Re: Request for DLO dot points: Mount Cotton Quarry road closure / to Ann by 10am Friday please

Approved

Ken Sherwood
Regional Manager Lands, South Region
DNRM

Mob 0417734231

Sent from my iPad

> On 2 May 2014, at 8:01 am, "SR LS Corro" <SR.LSCorro@dnrm.qld.gov.au> wrote:
>
> Ken,
>
> For your approval.
>
> Di

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>
> From: MCQUADE Diane
> Sent: Thursday, 1 May 2014 4:47 PM
> To: SR LS Corro
> Cc: HOOPER Roslyn; DEVOIL Catherine
> Subject: RE: Request for DLO dot points: Mount Cotton Quarry road
> closure / to Ann by 10am Friday please
>
> Please find below my response:
>
> DLO Dot Points: Mount Cotton permanent road closure :
>
>
>
> · Five (5) applications were received from the Barro Group Pty Ltd for the proposed permanent road closure over the unnamed and unformed road at Mount Cotton.
>
> · The road traverses through several properties and is shown on Dwg 14/003 (attached). The two northern properties are private land holders (Lots 1 and 2 on RP30627)
>
> · The Barro Group Pty Ltd owns Lot 370 on S311071, Lot 17 on RP108970 and Lot 162 on S31962 in freehold tenure.
>
> · The applications for permanent road closures was advertised for public consultation, undertaken for a six (6) week period from 10 January 2014 to 20 February 2014.
>
> · There have been 26 'in time' objections and 1 'out of time' objection and 7 letters of support received for the permanent road closure.
>
> · Most of the objections received were of a similar nature based upon a standard theme that:
>
> o The unformed road should be made available for community access as a nature/environmental trail.
>
> o The road has been used for community use historically to access Mt Cotton. The Barro Group should comply with a 1982/1983 development agreement with the council.
>
> o The Barro Group has undertaken unauthorised quarrying of the unformed road.
>
> o The unformed road provides the community with stunning panoramic views of Redlands along Mt Cotton's south east ridgeline.
>
> · In consideration of the reasons for the objections received the following is noted:
>
> o It appears the unformed road through the quarry and the connection of the northern properties has not been available for approximately 30 years due to the quarrying operations.
>
> o The unformed road has never provided access to Mt Cotton. It appears the development agreement of 1982/1983 may have made provision for an alternative road connection to the northern properties.
>
> o The former Department of Environment and Resource Management investigated the extraction of quarry materials from the road and undertook appropriate action to deal with this matter.
>
> o The section of unformed road that connects Gramzow Road does not provide any views. Views are available from the unformed road, where it severs Lot 2 on RP30627 but access to this lot is only available through a private easement. DNRM officers were not able to see any views of the Redlands area from the other parts of the unformed road during an inspection to the permanent road closure area with Mr Ridoutt from the Barro Group. The Barro Group sought permission from landowners to access their private properties for the inspection on 24 March 2014.
>
> · The Redlands community is a very active action group against the Barro Group quarry activity in this location and also objecting to the proposed road closures.
>

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> · The consultation process also included public utility providers and the Redland City Council.
>
> · DAFF, Forestry Products Division advised it had no objection to the PRC over Parts A and B on Dwg 14/003, but Parts C, D and E may contain significant volumes of quarry material. DAFF had no objection to the application provided the quarry material remains the property of the State.
>
> · The council advised DNRM on 13 March 2014, that the council objects to the application to permanently close the road until the applicant realigns an alternative dedicated road around the Quarry pit to function as an environmental trail and buffer.
>
> · The previous council minutes dated 5 March 2014 indicated that council did not object to the proposed permanent road closure provided the application demonstrates that the road reserve is not required for bushfire management purposes and that alternative arrangements can be put in place to deal with bushfire hazards.
>
> · During the inspection of Lot 2 on RP30627, it was confirmed that the owners have built a dwelling which encroaches onto part of the road area proposed to be closed. Views to the east from this property of Moreton Bay and Redlands are available as vegetation has been cleared along a powerline that provides power to the property.
>
> · Access to the southern part of the road proposed to be closed is via Gramzow Road. Gramzow Road to the Quarry boundary is unformed. The southern end of the proposed road closure does appear to be a dumping ground for rubbish, car bodies and meeting place for drug use, which was evidenced at the site inspection on 24 March 2014.
>
> · The council's Legal Services Officer, Mr Andrew Ross advised that the council would like to preserve this road area as a future environmental and nature trail. The council's objection indicated historical, current and potential use of the road as a public recreational trail consistent with council's environmental and connection strategies.
>
> · The council's Seven Cs Connection Strategy dated July 2011 identifies both urban and rural trail networks and connection strategies. This Strategy does not identify this road as an environmental or nature trail.
>
> · Currently there is no access to the northern part of the road proposed to be closed unless the general public trespass on private property. Lots 1 and 2 on RP30627 access their properties via access easements that were registered in 1906 as access along the unformed road would have been difficult because of the topography of the land.
>
> · DNRM wrote to the council on 31 March 2014 requesting its advice for an alternative route for a dedicated road for future use as an environmental trail and fire buffer which will satisfy community needs and the council's requirements. The council was given 20 business days from the date of the letter. Taking into consideration the Easter break and public holidays, Council's response is due by 2 May 2014.
>
> · Council advised on 31 April 2014 they will have their response submitted by Friday 2 May 2014.
>
> · DNRM's Mining and Petroleum Operations Unit advised that the resource area would need to be kept clear of any developments/changes in land use that might constrain or prevent future extraction.
>
> · There is currently a Mines Directive dated 1 July 2009 in place at the quarry to ensure adequate hazard controls are applied to reduce and manage the risk of persons entering the quarry by construction of a suitable fence with a locked gate located across the gazetted road to prevent unauthorised access to the site.
>
> · Recently the Barro Group contacted DAFF Forestry Products Division regarding purchase the quarry materials in the road areas traversing their parcels to attain full freehold ownership of the road. There are two options for the Barro Group to either
>
> o 1. purchase the quarry material as part of the road closure and include the road into the adjoining freehold parcels; or
>
> o 2. not purchase the quarry material within the road areas – therefore a Deed of Grant would issue to the Barro Group over each parcel of road as a separate lot to enable future identification of the quarry material resource and with the Deeds of Grant making specific reservation of the quarry material to the State.
>
> · A large majority of the site (including the existing and proposed extraction pits) is within a Key Resource Area (KRA) under the State Planning Policy 2013.
>
> · The Deputy Premier exercised his Ministerial powers on 20 December 2013 under the Sustainable Planning Act 2009 (SPA) by calling in and approving the development application for the extension of the Barro Quarry. Extension of the new

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proposed quarry pit will be within Lot 370 on S311071 and Lot 238 on SP218968 as per attached DA2-006.
>
> · Dependent on the receipt of views from the council due by Friday 2 May 2014, DNRM anticipates that a decision will be made on the permanent road closures by 30 May 2014.
>
>
>
> Kind regards
> Diane
>
> Diane McQuade
> Senior Land Officer
> Beenleigh Office, South Region
>
> Phone: (07) 3884 8055
> Fax: (07) 3884 8079
>
> Postal Address: PO Box 1164, Beenleigh Qld 4207
> Address: 32 Tansey Street, Beenleigh Qld 4207
>
>
>
>
>
>
> From: MCGREGOR Dianne On Behalf Of SR LS Corro
> Sent: Thursday, 1 May 2014 2:42 PM
> To: MCQUADE Diane
> Cc: HOOPER Roslyn; DEVOIL Catherine
> Subject: FW: Request for DLO dot points: Mount Cotton Quarry road
> closure / to Ann by 10am Friday please
> Importance: High
>
> Di,
>
> I refer to the DLO request below for further information in relation to a road closure application for a road around Mount Cotton Quarry.
>
> Please note a response is due to SR LS Corro by 9am Tomorrow 2/5/14.
>
> Cheers,
>
>
> Di McGregor
> Administrative Officer
> Land Services
>
> Ph 07 5451 2266
> Fax 07 5451 2260
>
> Department of Natural Resources & Mines PO Box 573 Nambour Q 4560
>
> “Freedom is not free” Walter Hitchcock
>
>
>
>
> From: NICHOLSON Roslyn
> Sent: Thursday, 1 May 2014 2:20 PM
> To: SR LS Corro

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> Cc: HARTWELL Deborah
> Subject: FW: Request for DLO dot points: Mount Cotton Quarry road
> closure / to Ann by 10am Friday please
> Importance: High
>
> Good afternoon
>
> I refer to the DLO request below for further information in relation to a road closure application for a road around Mount Cotton Quarry.
>
> Please note a response is due by 10 a.m. tomorrow Friday 2nd May.
>
> Thanks
> Tippy
>
> Roslyn Nicholson
> A/Project Officer
> Service Delivery – South Region
> Department of Natural Resources and Mines
> Phone: 3330 4462
> Fax: 3406 2581
> [Values Banner - White]
>
> From: LIEKENS Ann
> Sent: Thursday, 1 May 2014 1:13 PM
> To: HARTWELL Deborah; NICHOLSON Roslyn
> Cc: DOWNEY Claire; GRUNERT Dianne; CARTER Claire
> Subject: Request for DLO dot points: Mount Cotton Quarry road closure
> / to Ann by 10am Friday please
> Importance: High
>
>
> Good afternoon Deb and Tippy,
>
>
>
> The Deputy Premiers office is seeking an update on the status of a road closure application for a road around Mount Cotton Quarry.
>
>
>
> Could the update please include:
>
> · An overview of the public consultation and submissions received
>
> · Proposed date of when the road closure application may be finalised
>
> · Any issues or relevant background
>
>
>
> Because this is for the Deputy Premiers office, could you please return this update to me by 10am tomorrow (Friday 2 May)?
>
>
>
> Thank you
>
> Regards
>
> Ann

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>
>
> Ann Liekens
> Correspondence Coordinator
> Department of Natural Resources and Mines
> Phone: 07 3719 7377
> Email: ann.liekens@dnrm.qld.gov.au<mailto:ann.liekens@dnrm.qld.gov.au>
> Level 17, 61 Mary Street, Brisbane QLD 4001 PO Box 15216 CITY EAST QLD
> 4001
>
>
> <dwg14-003.pdf>
> <DA2_006 - Quarry Extension approval map.pdf> <image001.jpg>

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From: LUDLOW John [John.Ludlow@daf.qld.gov.au]
Sent: Friday, 9 May 2014 9:22 AM
To: MCQUADE Diane
CC: HOFFMAN Belinda; TAYLOR David; GORDON Bill
Subject: FW: Barro Group Enquiry

Diane,

I spoke with Mr Ian Ridoutt of Barro group yesterday and indicated the value of quarry material on the proposed road closure areas could be s.37(3)(d) Deferral of access but it depended entirely on what any final quarry design might look like. He indicated Barro Group would not be prepared to pay that sort of money up front when they would not be quarrying in the area for at least 50 years, but he couldn't rule out future quarrying on the road. I advised him DAFF's request to reserve the material to the state in a separate lot on plan was achievable and it didn't compromise their proposed closure of the road.

I further advised if Barro Group were to make an offer to the State for rights to the quarry material DAFF would consider that offer.

Ian indicated that he was comfortable with the proposed reservation of material to the State at this point.

If Barro do come back with an offer I will advise you, however I suggest we proceed with reservation of quarry material to the State as per previous advice from Belinda.

Regards.

John Ludlow
Manager, SE FMA
Forest Products
Department of Agriculture Fisheries and Forestry
T: 07 5480 5352 **M:** s.37(3)(d)4p4(6) Personal information
F: 07 5480 5302
E: john.ludlow@daff.qld.gov.au
http://www.daff.qld.gov.au

27 O'Connell St | Gympie | QLD | 4570
LMB 383 | Gympie | QLD | 4570

From: GORDON Bill
Sent: Thursday, 1 May 2014 1:59 PM
To: LUDLOW John
Subject: FW: Barro Group Enquiry

John
FYI. Please keep Diane McQuade updated on this matter.

Regards
Bill Gordon
Manager, Sales and Marketing
Forest Products
Department of Agriculture, Fisheries and Forestry

Level 6 Primary Industries Building
80 Ann Street
GPO Box 46

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BRISBANE QLD 4001

P 3247 4258
F 3221 4049
E bill.gordon@daff.qld.gov.au

From: LANGFORD Steve
Sent: Thursday, 1 May 2014 1:57 PM
To: MCQUADE Diane; GORDON Bill
Cc: KEARNAN Amanda
Subject: RE: Barro Group Enquiry

Thanks Di,

Bill, I understand that you are possibly looking at the 2 options as outlined by Amanda for discussion with the company…

To ensure that the region and us here, as well as your area are all across what is going on, could you please confirm the above…

It is mentioned for your information only that there may be a variation in the valuation depending on the option decided on….

Steve Langford
Senior Policy Officer, State Land Administration
Department of Natural Resources and Mines
Level 15, 61 Mary Street, Brisbane
Telephone 07 3199 7937
Email: steve.langford@dnrm.qld.gov.au
www.dnrm.qld.gov.au
P0 Box 15216 City East
Brisbane Qld 4002

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From: MCQUADE Diane
Sent: Thursday, 1 May 2014 9:02 AM
To: LANGFORD Steve; GORDON Bill
Cc: KEARNAN Amanda
Subject: RE: Barro Group Enquiry

Hi Steve
Part A and Part B on Dwg 14/003 are owned by Heidenreich & Stiller and they have applied to have them included into their parcels. Forest Products advised they don't have an interest in these parts of the PRC.

Thanks
Di

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

From: LANGFORD Steve
Sent: Wednesday, 30 April 2014 6:01 PM
To: GORDON Bill
Cc: KEARNAN Amanda; MCQUADE Diane
Subject: FW: Barro Group Enquiry

Bill, are you interested in all proposed road parts for quarry material, or only Part C for instance…….

Also, Barro do not hold all of the lots…..is there some proposal for that company to purchase these other lots…

Steve Langford
Senior Policy Officer, State Land Administration
Department of Natural Resources and Mines
Level 15, 61 Mary Street, Brisbane
Telephone 07 3199 7937
Email: steve.langford@dnrm.qld.gov.au
www.dnrm.qld.gov.au
P0 Box 15216 City East
Brisbane Qld 4002

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From: GORDON Bill
Sent: Wednesday, 30 April 2014 5:13 PM
To: LANGFORD Steve
Subject: RE: Barro Group Enquiry

Steve
I refer to your telephone call of earlier today. The roads subject to this closure application are shown on the attached maps.

Regards
Bill Gordon
Manager, Sales and Marketing
Forest Products
Department of Agriculture, Fisheries and Forestry

Level 6 Primary Industries Building
80 Ann Street
GPO Box 46
BRISBANE QLD 4001

P 3247 4258
F 3221 4049
E bill.gordon@daff.qld.gov.au

From: GORDON Bill
Sent: Wednesday, 30 April 2014 1:06 PM
To: LUDLOW John
Cc: HOFFMAN Belinda; TAYLOR David
Subject: FW: Barro Group Enquiry

John
I refer to Amanda Kearnan's email below dated 30 April 2014. Please discuss, as required, both suggested options with Ian Ridout. Please directly contact Amanda if you need further advice on this matter.

Regards
Bill Gordon

Manager, Sales and Marketing
Forest Products
Department of Agriculture, Fisheries and Forestry

Level 6 Primary Industries Building
80 Ann Street
GPO Box 46
BRISBANE QLD 4001

P 3247 4258
F 3221 4049
E bill.gordon@daff.qld.gov.au

From: KEARNAN Amanda
Sent: Wednesday, 30 April 2014 8:37 AM
To: GORDON Bill; KEARNAN Wally
Cc: HOFFMAN Belinda; LUDLOW John; TAYLOR David; MCQUADE Diane
Subject: RE: Barro Group Enquiry

Hi Everyone

2 Options are available -

- Standalone Deed over the area of closed road - similar to the Masters Road at Wamuran, this option allows for the quarry reservation to be contained within the deed; or
- Quarry material purchased as part of the road closure and area then included in adjoining land.

While the standalone deed is not the best solution it is one regularly used to protect the reservation to ensure sure it is not lost within a freehold title that does not contain any reservation.

Please note the Peterson Road scenario in the attached email is not an option that should be considered as it has a risk that the reservation is lost.

Happy to discuss further if needed.

Amanda Kearnan
Team Leader, State Land Administration
State Land Operations
Operations Support – Service Delivery

Telephone: 07 31997948 - Mobile: sch4p4(6) Personal information
Email: amanda.kearnan@dnrm.qld.gov.au

Department of Natural Resources and Mines
Level 15, 61 Mary Street, Brisbane. QLD. 4001
PO Box 15216, City East. QLD. 4002.

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From: GORDON Bill
Sent: Tuesday, 29 April 2014 12:51 PM
To: KEARNAN Wally; KEARNAN Amanda
Cc: HOFFMAN Belinda; LUDLOW John; TAYLOR David; MCQUADE Diane
Subject: FW: Barro Group Enquiry

Wally / Amanda

I refer to the email below dated 29 April 2014 from Belinda Hoffman and to my email dated 14 April 2014 (copy attached) to Wally, which I subsequently discussed with Amanda (and Steve Langford) on Tuesday 15 April 2014.

For your advice please so that Forest Products DAFF can get back to Mr Ridout as soon as possible. Can you please advise if DNRM / SLAM will support Forest Products DAFF's proposal for the closure of the Mt Cotton roads and have a separate Deed of Grant issued to reserve the quarry material within the areas of the former road reserves - as was done with the closure of Masters Road at Wamuran (see attached documentation).

Regards
Bill Gordon
Manager, Sales and Marketing
Forest Products
Department of Agriculture, Fisheries and Forestry

Level 6 Primary Industries Building
80 Ann Street
GPO Box 46
BRISBANE QLD 4001

P 3247 4258
F 3221 4049
E bill.gordon@daff.qld.gov.au

From: HOFFMAN Belinda
Sent: Tuesday, 29 April 2014 12:04 PM
To: LUDLOW John; GORDON Bill
Cc: TAYLOR David
Subject: Barro Group Enquiry

Gents,

As discussed, I received a call from Ian Ridoutt (General Manager, Barro Group Qld) regarding the PRC application at Mt Cotton.

He had been talking to Diane McQuade from SLAM re the separate Lot/Deed of Grant for the former road reserve and thought it seemed fairly complicated.

I advised him that this method has been used on numerous other occasions and that it ensures that the road reserve could be identified easily in the future and provides a point of truth for both parties. He didn't seem particularly adverse to this idea.

He thought that was good given their issues with encroachment in the past. He was interested in seeing examples of how it has been applied – I advised that I would check to see if we could provide these copies. The Masters Road example would probably be best given it was through part of a quarry (Bracalba) – copy attached.

He then asked if there was a figure we would put on the material to give a clear title to the land. I advised I would have to check with John about this as well.

He advised that the current development approval doesn't include the road. He considers it very unlikely that they would expand the quarry development onto the road reserve given veg/fauna issues as well as the type of quarry material present.

Ian's contact details are: Phone 3254 0033; Mobile: Email ian.ridoutt@barro.com.au

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For your advice please.

Regards,

Belinda Hoffman
Manager Business Operations
South East Forest Management Area, Gympie
Forest Products
Department of Agriculture, Fisheries and Forestry
Telephone: 07 5480 5351 **Facsimile:** 07 5480 5302
Mobile: sch4p4(6) Personal information
Email: belinda.hoffman@daff.qld.gov.au

27 O'Connell Street, Gympie Q 4570
LMB 383, Gympie Q 4570

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From: DISALVO Vern [Vern.DiSalvo@dnrm.qld.gov.au]
Sent: Friday, 9 May 2014 4:07 PM
To: BEIN Ross
CC: MCQUADE Diane; ROGERS Ken William
Subject: FW: Barro Group Rd Closures
Attachments: Lot 17.doc; Lot 162.doc; Lot 370.doc

Ross,

I have had a discussion with Wally Kearnan today about these road closures. I have not seen your other reports. My conversation with Wally was about these lots and as I understand it the proposal is that they will have 1. Separate title, 2. No gazetted access and 3. A covenant preventing them from being sold separately.

On closer review of your good reports I see no comment about items 2 and 3 above and no allowance made for these restrictions. I believe that you would not have been aware of these proposals at the time of your report and inspection.

My concern now is that we should be making allowances for these restrictions and I would ask that you liaise with Diane and Ken to gain a full understanding of the proposal and review your valuations accordingly and addressing the concerns that I have …….we need to make sure that this valuation is right and that we are on solid ground

Could you please advise me of your review which as I understand it needs to occur within the next 2 weeks please….thank you …vern

Vern Di Salvo
Deputy Valuer General
State Valuation Service
Level 14, 61 Mary Street Brisbane
Ph (07) 31997877
Mobile s47(3)p4(6) Personal information

DNRM-Public-Service-Value_blue_V1

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From: BEIN Ross
Sent: Friday, 11 April 2014 12:42 PM
To: MCQUADE Diane; ROGERS Ken William
Cc: DISALVO Vern
Subject: FW: Barro Group Rd Closures

Di

The valuations for the Barro Group – not the adjoining properties are approved as per the attached reports.

Reference is also made to the aerial photography provided with the applications. This has not been added to the report.

The valuations are considered to be fair and reasonable and well supported by the sales listed and other sales available.

The valuations on the other two properties will be finalised later today and sent to you on Monday.

Ross M Bein
Principal Valuer
State Valuation Service
Beenleigh.

From: FERNANDEZ Richard
Sent: Thursday, 10 April 2014 11:39 AM
To: BEIN Ross
Subject: Barro Group Rd Closures

As requested for your perusal/checking.

I will make a start on the remaining two using the before and after method, at least they can be part done before I head off.

Thanks

Richard

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INSTRUCTION FROM	Diane McQuade, Senior Land, State Land Asset Management
Business Unit Name (if applicable)	**Contact Number**
State Land Asset Management	3884 8055
Valuation prepared by	**Address**
State Valuation Services	32 Tansey Street, Beenleigh Qld 4207

Applicant Details

Barro Group Pty Ltd

Purpose of Valuation

Proposed purchase of road consisting of about 1.67 hectares within Lot 17 on RP108970 as shown on DWG 14/003 as Part D. Area of road to be valued as one whole lot.

PROPERTY DETAILS

Reference	**MIS Code**
2013/006985	

Property Name / Address	**Tenure**
1513 Mt Cotton Road, Mount Cotton	Freehold

Real Property Description				**Property Type**	**Encumbrances**	**Area**
Lot	17	**Plan**	RP108970	Road reserve	As per title	1.67ha
Lot		**Plan**		**Current Use**	**Highest and Best Use**	
Lot		**Plan**		Road reserve	Quarry	

Indicative Planning	**Proposed Use**	**Local Authority**
Conservation	Quarry	Redland City Council

Roads and Access

No formed access

Brief Description of Country

An area of about 1.67 ha to be closed on rural residential land currently being utilised as a quarry pit for mineral extraction with some vegetation cover to the north edge. No formed access, irregular in shape making the land unsuitable for rural residential use.

Improvements

Improved with quarry pit and associated buildings

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Additional Comments:

The road closure area comprises part of the expansion of the existing Barro Group Quarry located at Mount Cotton in the key resource area (KRA) that was recently called in by the deputy Premier late last year. The road closure has been applied for as part of this expansion process. Any quarry material within the road closure area will remain reserved to the State regardless of the depth required to extract quarry material. This road closure has been done as one valuation as a separate title is required due to the State having rights to any Quarry materials from the closure area**.**

The land has been valued as an individual parcel having regard to market sales evidence, shape, topography, current and proposed use. Rates for conservation type land generally vary from per hectare to per hectare.

s.50(3)(d) Deferral of access s.50(3)(d) Deferral of access

Valuation calculation

s.37(3)(d) Deferral of access

Services: Nil **Noxious Plants: Nil** **Public Use: Nil** **Timber: Some vegetation coverage** **Contaminated Land:** **Native Title: Nil**

Basis/Sales

Property ID	Address	Sale Date	Price	Comments/Rate (similar/superior/inferior)
138614	sch4p4(6) Personal information Waterford West QLD 4133 2.024 ha Flood impact land	09/01/2014	s.37(3)(d) Deferral of access	
138703	sch4p4(6) Personal information Waterford West QLD 4133 2023 m2 Flood impact land	26/07/2013		
155900	sch4p4(6) Personal information Carbrook QLD 4130 7.689ha Flood impact conservation land	07/01/2013		

Issues Identified during Inspection

Nil – Desktop inspection

VALUATION

Date of Valuation	10 April 2014	**Date of Inspection**	10 April 2014

VALUATION

s.37(3)(d) Deferral of access

Valuers Signature	**Valuers Name / Qualification**
sch4p4(6) Personal information	R Fernandez / QVRB 3491
Endorsing Officers Signature	**Valuers File Ref:**
sch4p4(6) Personal information R M Bein Principal Valuer SVS Beenleigh	

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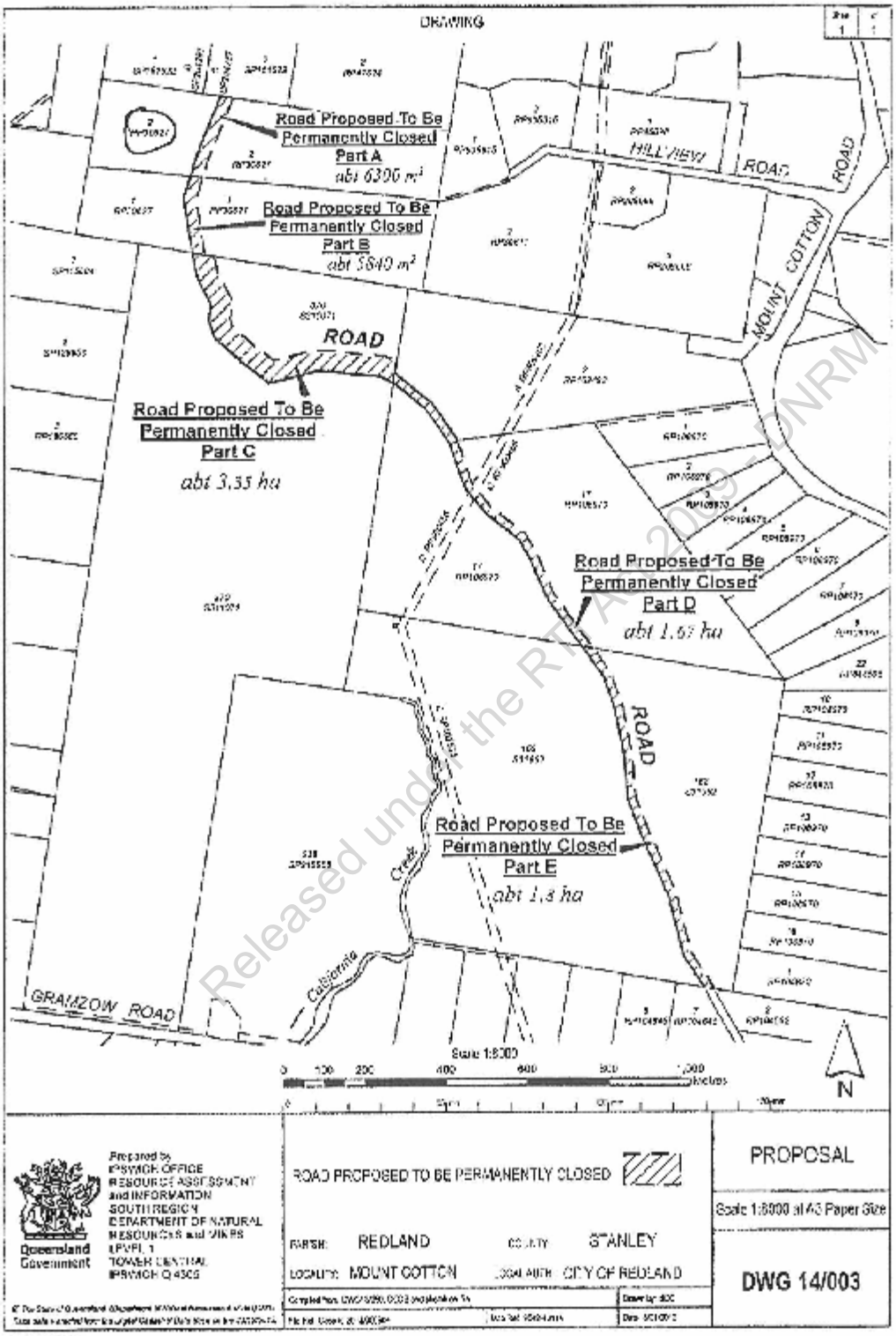
Appendix A – Locality Map

Released under

Appendix B – Survey Plan



Appendix C – Copy of Title Search

INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND
Search Date: 10/04/2014 09:03 Title Reference: 13881196
Date Created: 12/05/1966
Previous Title: 13578159
REGISTERED OWNER
BARRO GROUP PTY LTD
ESTATE AND LAND
Estate in Fee Simple
LOT 17 REGISTERED PLAN 108970
County of STANLEY Parish of REDLAND
Local Government: REDLAND
EASEMENTS, ENCUMBRANCES AND INTERESTS
1. Rights and interests reserved to the Crown by
Deed of Grant No. 10312039 (POR 161)
2. EASEMENT No 601640773 (K850005H) 22/11/1991
BENEFITING THE LAND
OVER EASEMENT B ON RP807062
Lodged at 00:00 on 22/11/1991 Recorded at 00:00 on 24/02/1992
3. EASEMENT IN GROSS No 701572350 27/09/1996 at 09:41
burdening the land to
SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION
over
EASEMENTS C AND D ON RP900456
Lodged at 09:41 on 27/09/1996 Recorded at 15:54 on 08/10/1996
4. TRANSFER No 703627843 13/10/1999 at 09:44
EASEMENT IN GROSS: 701572350
SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION LIMITED A.C.N.
078 849 055
Lodged at 09:44 on 13/10/1999 Recorded at 11:22 on 19/10/1999
ADMINISTRATIVE ADVICES
Dealing Type Lodgement Date Status Location
712786769 VEG NOTICE 12/10/2009 11:48 CUR IH-GEN -00
VEGETATION MANAGEMENT ACT 1999
715574862 VEG NOTICE 31/01/2014 16:19 CUR BG-GEN -00
VEGETATION MANAGEMENT ACT 1999
UNREGISTERED DEALINGS - NIL
CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 713656551 Certificate No. 3
Caution - Charges do not necessarily appear in order of priority
** End of Current Title Search **
For Internal Use Only - Not to be used for External Viewing
Page 1/1

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INSTRUCTION FROM	Diane McQuade, Senior Land, State Land Asset Management
Business Unit Name (if applicable)	**Contact Number**
State Land Asset Management	3884 8055
Valuation prepared by	**Address**
State Valuation Services	32 Tansey Street, Beenleigh Qld 4207

Applicant Details

Barro Group Pty Ltd

Purpose of Valuation

Proposed purchase of road consisting of about 1.8 hectares within Lot 162 on S31962. Area of road to be valued as one whole lot.

PROPERTY DETAILS

Reference	**MIS Code**
2013/006984	

Property Name / Address	**Tenure**
195 Gramzow Road, Mount Cotton	Freehold

Real Property Description				**Property Type**	**Encumbrances**	**Area**
Lot	162	**Plan**	S31962	Road reserve	As per title	About 1.8 ha
Lot		**Plan**		**Current Use**	**Highest and Best Use**	
Lot		**Plan**		Road reserve	Conservation	
Indicative Planning				**Proposed Use**	**Local Authority**	
Conservation				Quarry buffer	Redland City Council	

Roads and Access

No proper formed access.

Brief Description of Country

An area of about 1.8ha to be closed on conservation country with vegetation coverage, no formed access, irregular in shape making the land unsuitable for rural residential use.

Improvements

Nil

Additional Comments:

The road closure area comprises part of the expansion of the existing Barro Group Quarry located at Mount Cotton in the key resource area (KRA) that was recently called in by the deputy Premier late last year. The road closure has been applied for as part of this expansion process. Any quarry material within the road closure area will remain reserved to the State regardless of the depth required to extract quarry material. The road closure has been done as one valuation as a separate title is required due to the State having rights to any Quarry materials from the closure area**.**

The land has been valued as an individual parcel having regard to market sales evidence, shape, topography, current and proposed use. Rates for conservation type land vary from s.37(3)(d) Deferral of access per hectare to s.37(3)(d) Deferral of access per hectare.

Valuation calculation

s.37(3)(d) Deferral of access

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Services: Nil
Noxious Plants: Nil
Public Use: Nil
Timber: Some vegetation
Contaminated Land: No
Native Title: No

Basis/Sales

Property ID	Address	Sale Date	Price	Comments (similar/superior/inferior)
138614	sch4p4(6) Personal information Waterford West QLD 4133 2.024 ha Flood impact land	09/01/2014	s.37(3)(d) Deferral of access	
138703	sch4p4(6) Personal information Waterford West QLD 4133 2023 m2 Flood impact land	26/07/2013		
155900	sch4p4(6) Personal information Carbrook QLD 4130 7.689ha Flood impact conservation land	07/01/2013		

Issues Identified during Inspection

Nil – Desktop inspection

VALUATION

Date of Valuation	10 April 2014	**Date of Inspection**	10 April 2014

VALUATION

s.37(3)(d) Deferral of access

Valuers Signature	**Valuers Name / Qualification**
sch4p4(6) Personal information	R Fernandez / QVRB 3491

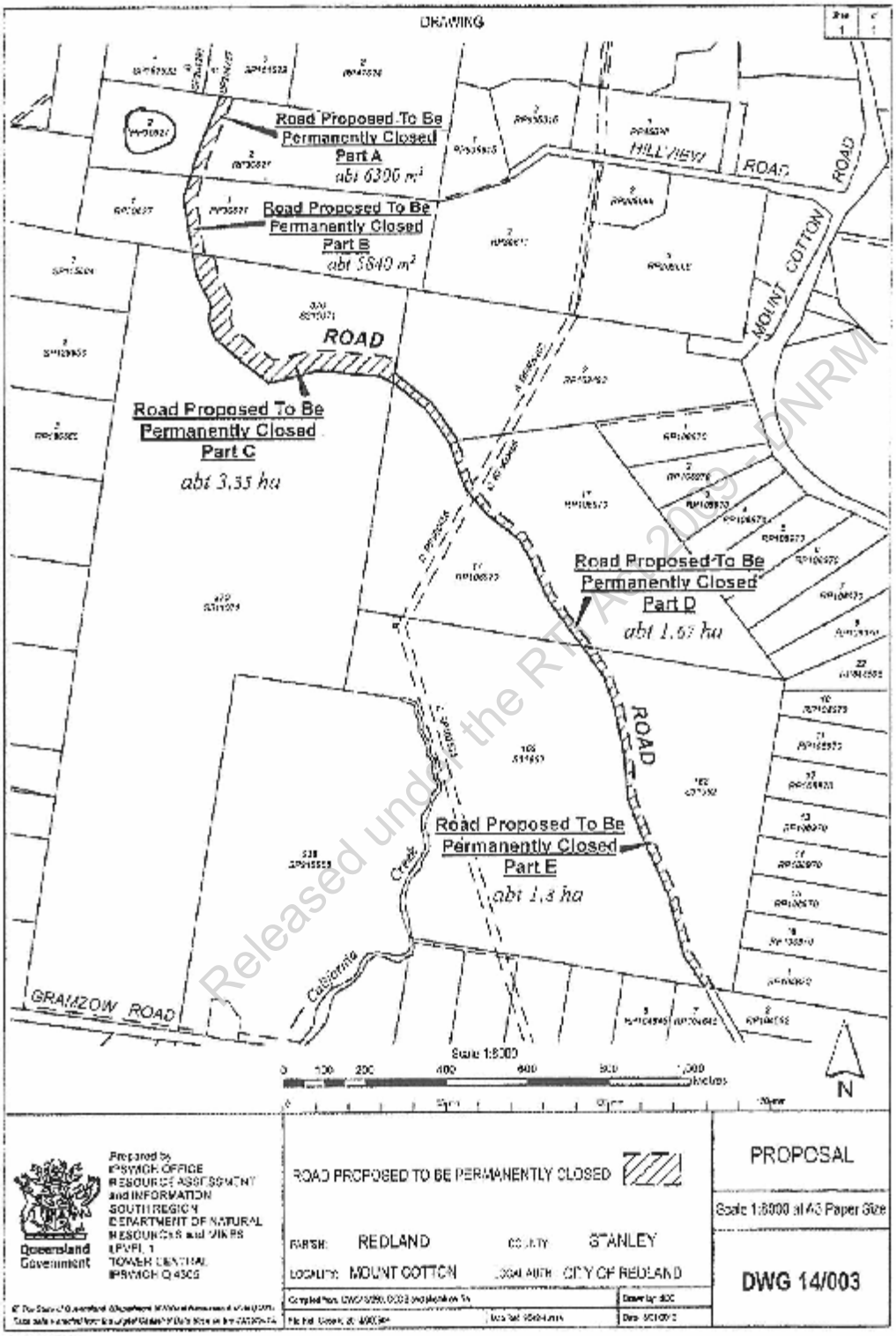
Endorsing Officers Signature	**Valuers File Ref:**
sch4p4(6) Personal information R M Bein Principal Valuer SVS Beenleigh	

Released under the RTI Act 2009 - DNRM

Appendix A – Locality Map

Released

Appendix B – Survey Plan



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Appendix C – Copy of Title Search

INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND
Search Date: 10/04/2014 09:00 Title Reference: 10317021
Date Created: 12/02/1878
REGISTERED OWNER
Dealing No: 706992250 16/09/2003
BARRO GROUP PTY LTD A.C.N. 005 105 724
ESTATE AND LAND
Estate in Fee Simple
LOT 162 CROWN PLAN S31962
County of STANLEY Parish of REDLAND
Local Government: REDLAND
For exclusions / reservations for public purposes refer to
Plan CP S31962
EASEMENTS, ENCUMBRANCES AND INTERESTS
1. Rights and interests reserved to the Crown by
Deed of Grant No. 10317021 (POR 162)
2. EASEMENT IN GROSS No 704398171 01/11/2000 at 09:22
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT E ON SP102535
Lodged at 09:22 on 01/11/2000 Recorded at 12:40 on 09/11/2000
ADMINISTRATIVE ADVICES
Dealing Type Lodgement Date Status Location
712786771 VEG NOTICE 12/10/2009 11:49 CUR IH-GEN -00
VEGETATION MANAGEMENT ACT 1999
715574862 VEG NOTICE 31/01/2014 16:19 CUR BG-GEN -00
VEGETATION MANAGEMENT ACT 1999
UNREGISTERED DEALINGS - NIL
CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 713656623 Certificate No. 4
Caution - Charges do not necessarily appear in order of priority
** End of Current Title Search **
For Internal Use Only - Not to be used for External Viewing
Page 1/1

Released under the RTI Act 2009 - DNRM

INSTRUCTION FROM	Diane McQuade, Senior Land, State Land Asset Management
Business Unit Name (if applicable)	**Contact Number**
State Land Asset Management	3884 8055
Valuation prepared by	**Address**
State Valuation Services	32 Tansey Street, Beenleigh Qld 4207

Applicant Details

Barro Group Pty Ltd

Purpose of Valuation

Proposed purchase of road consisting of about 3.35 hectares within Lot 370 on S311071 as shown on DWG 14/003 as Part C. Area of road to be valued as one whole lot.

PROPERTY DETAILS

Reference	**MIS Code**
2013/006986	

Property Name / Address	**Tenure**
195 Gramzow Road, Mount Cotton	Freehold

Real Property Description				**Property Type**	**Encumbrances**	**Area**
Lot	370	**Plan**	S311071	Road reserve	As listed on title	3.35 ha
Lot		**Plan**		**Current Use**	**Highest and Best Use**	
Lot		**Plan**		Quarry buffer	Conservation	

Indicative Planning	**Proposed Use**	**Local Authority**
Conservation	Quarry buffer	Redland City Council

Roads and Access

No formed access.

Brief Description of Country

An area of about 3.35ha to be closed on elevated country with heavy vegetation coverage, no formed access, irregular in shape making the land unsuitable for rural residential use.

Improvements

Nil

Additional Comments:

The road closure area comprises part of the expansion of the existing Barro Group Quarry located at Mount Cotton in the key resource area (KRA) that was recently called in by the deputy Premier late last year. The road closure has been applied for as part of this expansion process. Any quarry material within the road closure area will remain reserved to the State regardless of the depth required to extract quarry material. The road closure has been done as one valuation as a separate title is required due to the State having rights to any Quarry materials from the closure area**.**

The land has been valued as an individual parcel having regard to market sales evidence, shape, topography, current and proposed use. Rates for conservation type land vary from s.37(3)(d) Deferral per hectare to s.37(3)(d) Deferral per hectare.

Valuation calculation

s.37(3)(d) Deferral of access

Released under the RTI Act 2009 - DNRM

Services: Nil
Noxious Plants: Nil
Public Use: Nil
Timber: Vegetation coverage
Contaminated Land: Nil
Native Title: Nil

Property ID	Address	Sale Date	Price	Comments/Rate (similar/superior/inferior)
138614	sch4p4(6) Personal information Waterford West QLD 4133 2.024 ha Flood impact land	09/01/2014		
138703	sch4p4(6) Personal information Waterford West QLD 4133 2023 m2 Flood impact land	26/07/2013	s.37(3)(d) Deferral of access	
155900	sch4p4(6) Personal information Carbrook QLD 4130 7.689ha Flood impact conservation land	07/01/2013		

Basis/Sales

Issues Identified during Inspection

Nil – Desktop inspection

VALUATION

Date of Valuation	10 April 2014	**Date of Inspection**	10 April 2014

VALUATION

s.37(3)(d) Deferral of access

Valuers Signature	**Valuers Name / Qualification**
sch4p4(6) Personal information	R Fernandez / QVRB 3491

Endorsing Officers Signature	**Valuers File Ref:**
sch4p4(6) Personal information R M Bein Principal Valuer SVS Beenleigh	

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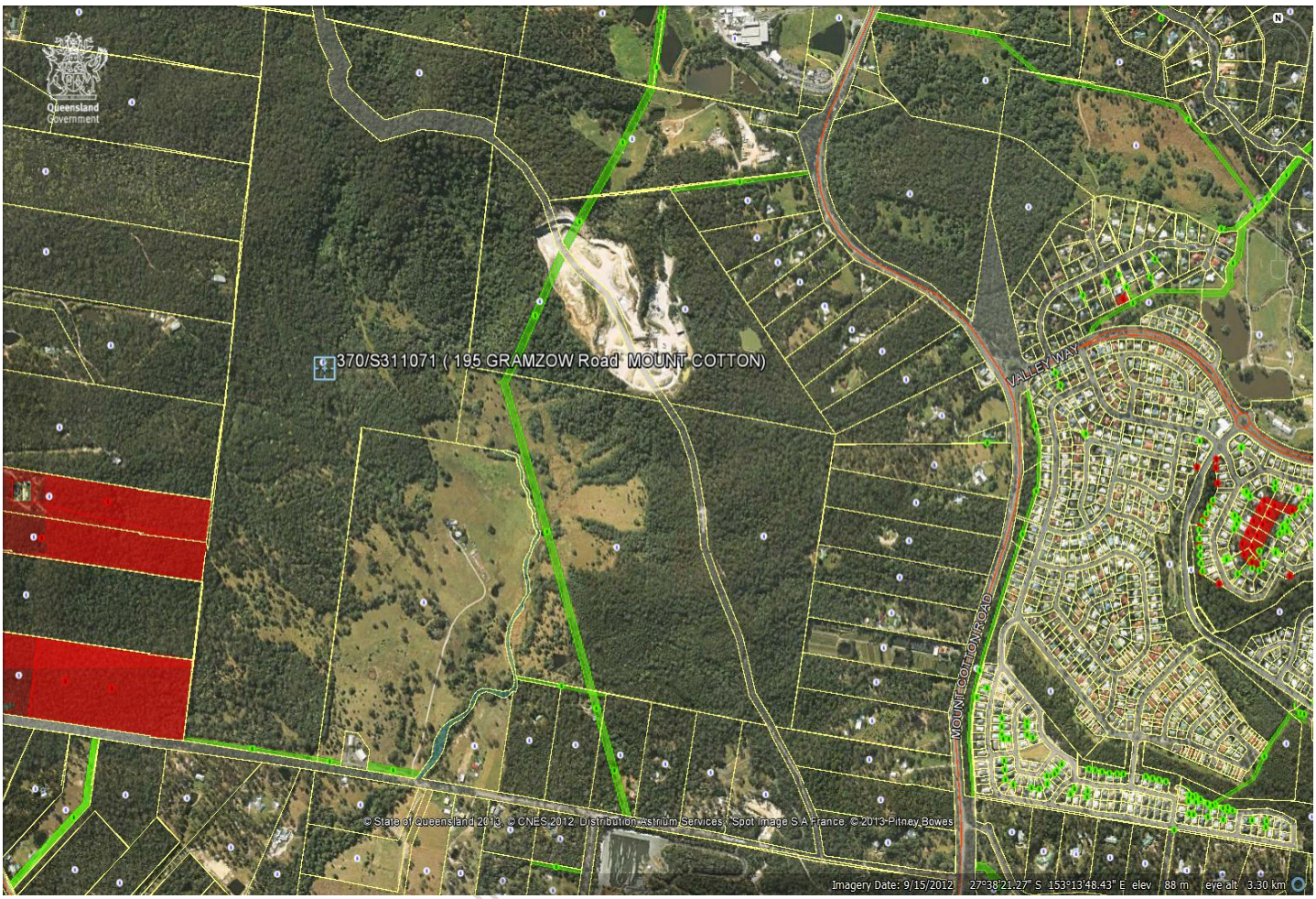
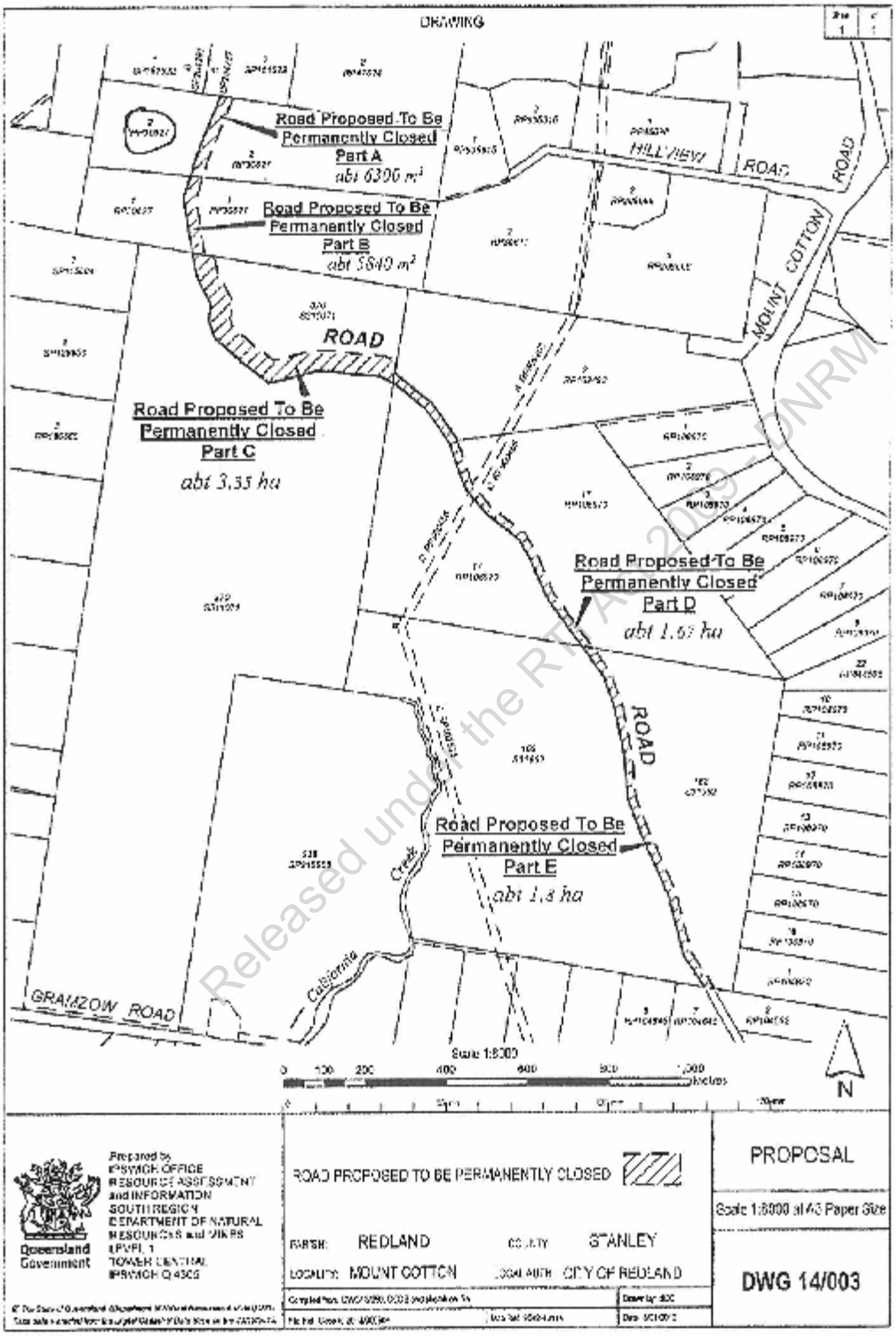
Appendix A – Locality Map



Released under

Appendix B – Survey Plan



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Appendix C – Copy of Title Search

INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND
Search Date: 10/04/2014 08:57 Title Reference: 10741078
Date Created: 08/03/1889
REGISTERED OWNER
Dealing No: 706992250 16/09/2003
BARRO GROUP PTY LTD A.C.N. 005 105 724
ESTATE AND LAND
Estate in Fee Simple
LOT 370 CROWN PLAN S311071
County of STANLEY Parish of REDLAND
Local Government: REDLAND
For exclusions / reservations for public purposes refer to
Plan CP S311071
EASEMENTS, ENCUMBRANCES AND INTERESTS
1. Rights and interests reserved to the Crown by
Deed of Grant No. 10741078 (POR 370)
2. EASEMENT IN GROSS No 712152190 09/01/2009 at 11:32
burdening the land
THE COORDINATOR-GENERAL
over
EASEMENT F ON SP218967
Lodged at 11:32 on 09/01/2009 Recorded at 17:17 on 14/01/2009
3. VESTING No 715263535 19/08/2013 at 11:56
EASEMENT IN GROSS: 712152190
QUEENSLAND BULK WATER SUPPLY AUTHORITY
Lodged at 11:56 on 19/08/2013 Recorded at 15:37 on 20/08/2013
ADMINISTRATIVE ADVICES
Dealing Type Lodgement Date Status Location
711481353 VEG NOTICE 06/03/2008 10:41 CUR IH-GEN -00
VEGETATION MANAGEMENT ACT 1999
712786771 VEG NOTICE 12/10/2009 11:49 CUR IH-GEN -00
VEGETATION MANAGEMENT ACT 1999
715574862 VEG NOTICE 31/01/2014 16:19 CUR BG-GEN -00
VEGETATION MANAGEMENT ACT 1999
UNREGISTERED DEALINGS - NIL
CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 715273450 Certificate No. 3
Caution - Charges do not necessarily appear in order of priority
** End of Current Title Search **
For Internal Use Only - Not to be used for External Viewing
Page 1/1

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From: LANGFORD Steve [Steve.Langford@dnrm.qld.gov.au]
Sent: Monday, 12 May 2014 6:27 PM
To: MCQUADE Diane
CC: KEARNAN Amanda; GORDON Bill
Subject: FW: Barro Group Enquiry
Attachments: dwg14-003.pdf; Cadastre overlay of parcels.pdf

Di, subject to any comments from Bill and Amanda…

I was not involved with the original decision etc to proceed with an application for closure, but consider I need to highlight some issues (that may have already been considered/addressed)…

1. Lot 2 on SP151622 – The proposed closure would deny dedicated access to this Lot.

Section 99(7) of the *Land Act 1994* (LA) states that the Minister may refuse a road closure application (i.e. not proceed to advertisement) if the road is the only dedicated access to a person's land.

Policy document "Roads under the Land Act 1994 PUX/952/122 Version 1.1" link below page 7 in particular supports that position i.e.

> A road is considered still needed when:
>
> it is the only dedicated access to a parcel of land (whether or not the owner of the parcel agrees to the closure);

As you are aware, land may be transferred, and the department receives a number of enquiries from landowners to provide dedicated access to their land – the Act and above policy document highlight that it is not prudent to be closing an existing dedicated road that is the only dedicated access to a lot.

(Also, it is noted that this lot does not appear to have easement access)

http://www.dnrm.qld.gov.au/?a=109113:policy_registry/roads-under-land-act.pdf

2. Similar applies for Lots 1 and 2 on RP30627.

These lots may have easement access, and there may be other lots without dedicated access in the locality, but as indicated, the department needs to ensure that it is not exacerbating the situation.

In addition, if the road intersecting these lots (Parts A and B on DWG 14/003) is not closed, and the roads to the south are closed, there will be landlocked areas of road – another situation not supported.

3. On your specific issue, based on (if the road was to be closed) and where there were no Forest Products requirements for the quarry material

- the road intersection Lot 370 (Part C on the above DWG) would be amalgamated with that lot, and
- the road adjoining the north eastern boundary of Lot 17 and continuing south intersecting that Lot and Lot 162 (Parts D and E) would be amalgamated with those 2 lots as one lot (as Lot 17 would no longer have

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dedicated access)

suggest to issue

- a separate deed for the road Part C, with a "tied" covenant for that deed and Lot 370, and
- one separate deed for Parts D and E, with a "tied" covenant for that deed, Lot 17 and Lot 162.

Council will need to be okay with the above, and you may need to ensure any valuations are unchanged.

As we are aware, issue of separate deeds is not an ideal situation, but we are limited in the way we are able to protect the State's interest in the quarry material.

Happy to discuss/clarify if needed.

Steve Langford
Senior Policy Officer, State Land Administration
Department of Natural Resources and Mines
Level 15, 61 Mary Street, Brisbane
Telephone 07 3199 7937
Email: steve.langford@dnrm.qld.gov.au
www.dnrm.qld.gov.au
P0 Box 15216 City East
Brisbane Qld 4002

From: MCQUADE Diane
Sent: Friday, 9 May 2014 3:23 PM
To: LANGFORD Steve; KEARNAN Amanda
Subject: FW: Barro Group Enquiry

Hi Steve and Amanda
I received an email this morning as per below, that Barro Group at this stage are not interested in the purchasing the quarry materials on the proposed road closure areas being Part C, D and E.

Forest Products would like to see separate lots being created for each parcel of the road closure area to retain the reservations and ensures that the road areas are identified easily in the future.

This appears to be creating 2 landlocked parcels (road within Lot 370 and road within Lot 17) Is this policy's preferred option or one lot throughout the three parcels.

Can you confirm a covenant to tie all Barro Group's quarrying parcels together with the road Deeds of Grant will be required.

Thanks so much
Kind regards
Diane

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

Phone: (07) 3884 8055

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Fax: (07) 3884 8079

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

From: LUDLOW John
Sent: Friday, 9 May 2014 9:23 AM
To: MCQUADE Diane
Cc: HOFFMAN Belinda; TAYLOR David; GORDON Bill
Subject: FW: Barro Group Enquiry

Diane,

I spoke with Mr Ian Ridoutt of Barro group yesterday and indicated the value of quarry material on the proposed road closure areas could be several s.37(3)(d) Deferral of access but it depended entirely on what any final quarry design might look like. He indicated Barro Group would not be prepared to pay that sort of money up front when they would not be quarrying in the area for at least 50 years, but he couldn't rule out future quarrying on the road. I advised him DAFF's request to reserve the material to the state in a separate lot on plan was achievable and it didn't compromise their proposed closure of the road.

I further advised if Barro Group were to make an offer to the State for rights to the quarry material DAFF would consider that offer.

Ian indicated that he was comfortable with the proposed reservation of material to the State at this point.

If Barro do come back with an offer I will advise you, however I suggest we proceed with reservation of quarry material to the State as per previous advice from Belinda.

Regards.

John Ludlow
Manager, SE FMA
Forest Products
Department of Agriculture Fisheries and Forestry
T: 07 5480 5352 **M:** sch4p4(6) Personal information
F: 07 5480 5302
E: john.ludlow@daff.qld.gov.au
http://www.daff.qld.gov.au

27 O'Connell St | Gympie | QLD | 4570
LMB 383 | Gympie | QLD | 4570

From: GORDON Bill
Sent: Thursday, 1 May 2014 1:59 PM
To: LUDLOW John
Subject: FW: Barro Group Enquiry

John
FYI. Please keep Diane McQuade updated on this matter.

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Regards
Bill Gordon
Manager, Sales and Marketing
Forest Products
Department of Agriculture, Fisheries and Forestry

Level 6 Primary Industries Building
80 Ann Street
GPO Box 46
BRISBANE QLD 4001

P 3247 4258
F 3221 4049
E bill.gordon@daff.qld.gov.au

From: LANGFORD Steve
Sent: Thursday, 1 May 2014 1:57 PM
To: MCQUADE Diane; GORDON Bill
Cc: KEARNAN Amanda
Subject: RE: Barro Group Enquiry

Thanks Di,

Bill, I understand that you are possibly looking at the 2 options as outlined by Amanda for discussion with the company…

To ensure that the region and us here, as well as your area are all across what is going on, could you please confirm the above…

It is mentioned for your information only that there may be a variation in the valuation depending on the option decided on….

Steve Langford
Senior Policy Officer, State Land Administration
Department of Natural Resources and Mines
Level 15, 61 Mary Street, Brisbane
Telephone 07 3199 7937
Email: steve.langford@dnrm.qld.gov.au
www.dnrm.qld.gov.au
P0 Box 15216 City East
Brisbane Qld 4002

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From: MCQUADE Diane
Sent: Thursday, 1 May 2014 9:02 AM
To: LANGFORD Steve; GORDON Bill
Cc: KEARNAN Amanda
Subject: RE: Barro Group Enquiry

Hi Steve
Part A and Part B on Dwg 14/003 are owned by Heidenreich & Stiller and they have applied to have them included into their parcels. Forest Products advised they don't have an interest in these parts of the PRC.

Thanks
Di

Diane McQuade
Senior Land Officer

Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

From: LANGFORD Steve
Sent: Wednesday, 30 April 2014 6:01 PM
To: GORDON Bill
Cc: KEARNAN Amanda; MCQUADE Diane
Subject: FW: Barro Group Enquiry

Bill, are you interested in all proposed road parts for quarry material, or only Part C for instance…….

Also, Barro do not hold all of the lots…..is there some proposal for that company to purchase these other lots…

Steve Langford
Senior Policy Officer, State Land Administration
Department of Natural Resources and Mines
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Telephone 07 3199 7937
Email: steve.langford@dnrm.qld.gov.au
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P0 Box 15216 City East
Brisbane Qld 4002

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From: GORDON Bill
Sent: Wednesday, 30 April 2014 5:13 PM
To: LANGFORD Steve
Subject: RE: Barro Group Enquiry

Steve
I refer to your telephone call of earlier today. The roads subject to this closure application are shown on the attached maps.

Regards
Bill Gordon
Manager, Sales and Marketing
Forest Products
Department of Agriculture, Fisheries and Forestry

Level 6 Primary Industries Building
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GPO Box 46
BRISBANE QLD 4001

P 3247 4258
F 3221 4049
E bill.gordon@daff.qld.gov.au

From: GORDON Bill
Sent: Wednesday, 30 April 2014 1:06 PM
To: LUDLOW John

Cc: HOFFMAN Belinda; TAYLOR David
Subject: FW: Barro Group Enquiry

John
I refer to Amanda Kearnan's email below dated 30 April 2014. Please discuss, as required, both suggested options with Ian Ridout. Please directly contact Amanda if you need further advice on this matter.

Regards
Bill Gordon
Manager, Sales and Marketing
Forest Products
Department of Agriculture, Fisheries and Forestry

Level 6 Primary Industries Building
80 Ann Street
GPO Box 46
BRISBANE QLD 4001

P 3247 4258
F 3221 4049
E bill.gordon@daff.qld.gov.au

From: KEARNAN Amanda
Sent: Wednesday, 30 April 2014 8:37 AM
To: GORDON Bill; KEARNAN Wally
Cc: HOFFMAN Belinda; LUDLOW John; TAYLOR David; MCQUADE Diane
Subject: RE: Barro Group Enquiry

Hi Everyone

2 Options are available -

- Standalone Deed over the area of closed road - similar to the Masters Road at Wamuran, this option allows for the quarry reservation to be contained within the deed; or
- Quarry material purchased as part of the road closure and area then included in adjoining land.

While the standalone deed is not the best solution it is one regularly used to protect the reservation to ensure sure it is not lost within a freehold title that does not contain any reservation.

Please note the Peterson Road scenario in the attached email is not an option that should be considered as it has a risk that the reservation is lost.

Happy to discuss further if needed.

Amanda Kearnan
Team Leader, State Land Administration
State Land Operations
Operations Support – Service Delivery

Telephone: 07 31997948 - Mobile sch4p4(6) Personal information
Email: amanda.kearnan@dnrm.qld.gov.au

Department of Natural Resources and Mines
Level 15, 61 Mary Street, Brisbane. QLD. 4001
PO Box 15216, City East. QLD. 4002.

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From: GORDON Bill
Sent: Tuesday, 29 April 2014 12:51 PM
To: KEARNAN Wally; KEARNAN Amanda
Cc: HOFFMAN Belinda; LUDLOW John; TAYLOR David; MCQUADE Diane
Subject: FW: Barro Group Enquiry

Wally / Amanda
I refer to the email below dated 29 April 2014 from Belinda Hoffman and to my email dated 14 April 2014 (copy attached) to Wally, which I subsequently discussed with Amanda (and Steve Langford) on Tuesday 15 April 2014.

For your advice please so that Forest Products DAFF can get back to Mr Ridout as soon as possible. Can you please advise if DNRM / SLAM will support Forest Products DAFF's proposal for the closure of the Mt Cotton roads and have a separate Deed of Grant issued to reserve the quarry material within the areas of the former road reserves - as was done with the closure of Masters Road at Wamuran (see attached documentation).

Regards
Bill Gordon
Manager, Sales and Marketing
Forest Products
Department of Agriculture, Fisheries and Forestry

Level 6 Primary Industries Building
80 Ann Street
GPO Box 46
BRISBANE QLD 4001

P 3247 4258
F 3221 4049
E bill.gordon@daff.qld.gov.au

From: HOFFMAN Belinda
Sent: Tuesday, 29 April 2014 12:04 PM
To: LUDLOW John; GORDON Bill
Cc: TAYLOR David
Subject: Barro Group Enquiry

Gents,

As discussed, I received a call from Ian Ridoutt (General Manager, Barro Group Qld) regarding the PRC application at Mt Cotton.

He had been talking to Diane McQuade from SLAM re the separate Lot/Deed of Grant for the former road reserve and thought it seemed fairly complicated.

I advised him that this method has been used on numerous other occasions and that it ensures that the road reserve could be identified easily in the future and provides a point of truth for both parties. He didn't seem particularly adverse to this idea.

He thought that was good given their issues with encroachment in the past. He was interested in seeing examples of how it has been applied – I advised that I would check to see if we could provide these copies. The Masters Road example would probably be best given it was through part of a quarry (Bracalba) – copy attached.

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He then asked if there was a figure we would put on the material to give a clear title to the land. I advised I would have to check with John about this as well.

He advised that the current development approval doesn't include the road. He considers it very unlikely that they would expand the quarry development onto the road reserve given veg/fauna issues as well as the type of quarry material present.

Ian's contact details are: Phone 3254 0033; Mobile s6(4)p4(6) Personal information Email ian.ridoutt@barro.com.au

For your advice please.

Regards,

Belinda Hoffman
Manager Business Operations
South East Forest Management Area, Gympie
Forest Products
Department of Agriculture, Fisheries and Forestry
Telephone: 07 5480 5351 **Facsimile:** 07 5480 5302
Mobile s6(4)p4(6) Personal information
Email: belinda.hoffman@daff.qld.gov.au

27 O'Connell Street, Gympie Q 4570
LMB 383, Gympie Q 4570

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To: Wally Kearnan
Acting Deputy Director-General, Service Delivery

From: Mr Ken Sherwood
Acting Executive Director, South Region

Approved / Not Approved / Noted
Further information required

……
A/Deputy Director-General SD

Dated ……/……/……..

Endorsed: Paul Harris, Acting Regional Manager, Land Services, South Region

8 April 2014

Meeting with the Barro Group – Proposed Permanent Road Closure – Mount Cotton
3.00pm on 8 April 2014 in the A/DDG SD's office, Level 14, 61 Mary Street, Brisbane

Attendees for this meeting are: Wally Kearnan, A/DDG SD, Mr Ridott, General Manager, the Barro Group

Recommendation

1. The suggested approach the A/Deputy Director-General should take for this meeting is:
   - **Note** that three applications for permanent road closure (PRC) through the Mount Cotton quarry are currently being assessed. A further two applications have also been received for PRC within properties to the north of the quarry where the road terminates. The Barro Group Pty Ltd (Barro Group) lodged all applications with consent from the northern property owners as required.
   - **Note** that the Department of Natural Resources and Mines (DNRM) is awaiting a response from the Redland City Council (the council) about the location of a new road for an environmental trail within the Barro Group Quarry land. The response is due by 1 May 2014.
   - **Note** that the land owned by the Barro Group has had a recent approval by the Honourable Jeff Seeney MP, the Deputy Premier, for extractive industries, quarrying.
   - **Note** that the land is within a Key Resource Area.

Timing

2. Brief is required prior to the meeting with the Barro Group at 3.00pm on 8 April 2014.

Background

3. The Barro Group has made five applications for proposed PRC over an unnamed and unformed road at Mount Cotton.
4. The road partly runs through the floor of the existing quarry.
5. The PRC area traverses several properties and is shown on DWG 14/003 **(Attachment 1)**. The two northern properties are private land holders (Lots 1 and 2 on RP30627).
6. The Barro Group owns Lot 370 on S311071, Lots 1 and 17 on RP108970 and Lot 162 on S31962 in freehold tenure.
7. The application for PRC was advertised for public consultation. There have been 26 'in time' objections, 1 'out of time' objection and 7 letters of support received for the PRC.
8. Most of the objections received were of a similar nature based upon a standard theme that:
   - The unformed road should be made available for community access as a nature/environmental trail.
   - The road has been used for community use historically to access Mt Cotton. The Barro Group should comply with a 1982/1983 development agreement with the council.
   - The Barro Group has undertaken unauthorised quarrying of the unformed road.
   - The unformed road provides the community with stunning panoramic views of Redlands along Mt Cotton's south east ridgeline.

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9. In consideration of the reasons for objection the following is noted:
    - It appears the unformed road through the quarry and the connection to the northern properties has not been available for approximately 30 years due to the quarrying operations.
    - The unformed road has never provided access to Mt Cotton. It appears the development agreement of 1982/1983 may have made provision for an alternative road connection to the northern properties.
    - This has now been investigated and addressed by the Department of Agriculture, Fisheries and Forestry (DAFF). The Barro Group has paid the State for quarry materials taken from the unformed road after negotiation with DAFF.
    - The section of unformed road that connects to Gramzow Road does not provide any views. Views are available from the unformed road, where it severs Lot 2 on RP30627, but access to this lot is only available through a private easement. DNRM officers were not able to see views of the Redlands area from other parts of the unformed road during an inspection of the PRC area with Mr Ridoutt from the Barro Group. The Barro Group had sought permission from landowners to access their private properties for the inspection.
10. The consultation process has also included public utility providers and the council.
11. DAFF, Forestry Products Division advised it had no objection to the PRC over Parts A and B on DWG 14/003, but Parts C, D and E may contain significant volumes of quarry material. DAFF had no objection to the application provided the quarry material remains the property of the State.
12. The council advised DNRM on 13 March 2014, that the council objects to the application to permanently close the road until the applicant realigns an alternative dedicated road around the Quarry pit to function as an environmental trail and fire buffer.
13. The previous council minutes dated 5 March 2014 indicated that the council did not object to the proposed road closure provided the applicant demonstrates that the road reserve is not required for bushfire management purposes and that alternative arrangements can be put in place to deal with bushfire hazards.
14. On 24 March 2014, Ms Diane McQuade, Senior Land Officer and Mr Ken Rogers, Principal Land Officer met the Barro Group representatives Mr Ian Ridoutt and Mr Greg Matthews for an inspection of the application areas.
15. Mr Rogers informed Mr Ridott and Mr Matthews that he was present to support Ms McQuade during the inspection and would take no part in any decision making as it could be considered he had a conflict of interest given his brother in law and sister in law lived on a property adjoining the quarry operations and they had objected to the quarry development.
16. During the inspection of Lot 2 on RP30627, it was confirmed that the owners have built a dwelling which encroaches onto part of the road area proposed to be closed. Views to the east from this property of Moreton Bay and Redlands are available as vegetation has been cleared along a powerline that provides power to the property.
17. Access to the southern part of the road proposed to be closed is via Gramzow Road. Gramzow Road to the Quarry boundary is unformed. The southern end of the proposed road closure does appear to be a dumping ground for rubbish, car bodies and meeting ground for drug use, which was evidenced at the site inspection on 24 March 2014.
18. The Barro Group's existing quarry on Lot 162 on S31962 has the road traversing through the middle of the quarry pit. The Barro Group did extract quarry materials some time ago from the unformed road and the former Department of Environment and Resource Management (now DAFF) investigated the extraction and appropriate action was taken at the time to deal with the taking of the quarry materials matter.
19. The council's Legal Services Officer, Mr Andrew Ross, has advised that the council would like to preserve this road area as a future environmental and nature trail. The council's objection indicated historical, current and potential use of the road as a public recreational trail consistent with Council's environmental and connection strategies.
20. The council's Seven Cs Connection Strategy dated July 2011 identifies both urban and rural trail networks and connection strategies. This Strategy does not identify this road as an environmental or nature trail.

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21. Currently there is no access to the northern part of the road proposed to be closed unless the general public trespass on private property. Lots 1 and 2 on RP30627 access their properties via access easements that were registered in 1906 as access along the unformed road would have been difficult because of the topography of the land.
22. DNRM wrote to the council on 31 March 2014 requesting its advice for an alternative route for a dedicated road for future use as an environmental trail and fire buffer which will satisfy the community needs and the council's requirements. The council has until 1 May 2014 to respond (20 business days).
23. A large majority of the site (including the existing and proposed extraction pits) is within a Key Resource Area (KRA) under the State Planning Policy 2013.
24. The Deputy Premier exercised his Ministerial powers on 20 December 2013 under the *Sustainable Planning Act 2009 (SPA)* by calling in and approving the development application for the extension of the Barro Quarry. Extension of the new proposed quarry pit will be within Lot 370 on S311071 and Lot 238 on SP218968 as per attached DA2-006 **(Attachment 2)**.
25. DNRM's Mining and Petroleum Operations Unit has advised that the resource area would need to be kept clear of any developments/changes in land use that might constrain or prevent future extraction.
26. There is currently a Mines Directive dated 1 July 2009 in place at the quarry to ensure adequate hazard controls are applied to reduce and manage the risk of persons entering the quarry by construction of a suitable fence with a locked gate located across the gazetted road to prevent unauthorised access to the site.
27. Dependent on the receipt of views from the council due on 1 May 2014, DNRM anticipates that a decision will be made on the PRCs by 30 May 2014.

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Attachments

28. **Attachment 1**: DWG 14/003.
29. **Attachment 2**: DA2-006.

Clearance

30. Does this have a budget or financial impact? **NO**
31. Does this have an impact for Service Delivery or any other area in DNRM? **YES**
    Mining and Petroleum Operations has directed that access to the quarry be prevented.

Ken Sherwood

Action Officer: Diane McQuade, Senior Land Officer
Telephone: 3884 8055

Deputy Director-General - Natural Resources and Mines

Comments:

_____

_____

_____

_____

_____

DRAWING

Sheet 1 of 1

Road Proposed To Be Permanently Closed Part A
abt 6300 m²

Road Proposed To Be Permanently Closed Part B
abt 5840 m²

Road Proposed To Be Permanently Closed Part C
abt 3.35 ha

Road Proposed To Be Permanently Closed Part D
abt 1.67 ha

Road Proposed To Be Permanently Closed Part E
abt 1.8 ha

1 SP151622; B SP204257; C SP204257; 2 SP151622; 2 RP47624; 2 RP30627; 2 RP30627; 1 RP30627; 1 RP30627; 1 RP905845; 2 RP905845; 1 RP46098; HILLVIEW ROAD; MOUNT COTTON ROAD; 2 RP209666; 2 RP30611; 3 RP209666; 7 SP115884; 370 S311071; ROAD; 8 SP126858; A RP809103; 2 RP169493; 3 RP186560; 1 RP108970; 2 RP108970; 3 RP108970; 4 RP108970; 5 RP108970; 6 RP108970; 7 RP108970; 8 RP108970; 22 RP848595; C RP900456; D RP900456; 17 RP108970; 370 S311071; 17 RP108970; E SP102535; 162 S31962; 162 S31962; ROAD; 10 RP108970; 11 RP108970; 12 RP108970; 13 RP108970; 14 RP108970; 15 RP108970; 16 RP108970; 1 RP104882; 238 SP218968; Creek; California; GRAMZOW ROAD; 6 RP104645; 7 RP104645; 2 RP104882

Scale 1:8000

0 100 200 400 600 800 1,000 Metres

0 50 mm 100 mm 150 mm

N

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Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

Queensland Government

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file — Drawn by: BDC

File Ref: Case Id 2013/006984 File A — Map Ref: 9542-42114 — Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

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Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.

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DCDB extracted Jan 2014

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NORTH

ROAD CLOSURE PROPOSAL
CARBROOK

0m 250m 500m

Queensland Government

GDA

Releas

DRAWING

Sheet 1 of 1

1 SP151622 | B SP204257 | C SP204257 | 2 SP151622 | 2 RP47624

2 RP30627 | 2 RP30627 | 1 RP905845 | 2 RP905845 | 1 RP46098 | HILLVIEW ROAD | ROAD

Road Proposed To Be Permanently Closed Part A
abt 6300 m²

1 RP30627 | 1 RP30627

Road Proposed To Be Permanently Closed Part B
abt 5840 m²

2 RP209666 | 2 RP30611 | 3 RP209666 | MOUNT COTTON ROAD

7 SP115884

370 S311071

ROAD

8 SP126858

A RP809103 | 2 RP169493

3 RP186560

Road Proposed To Be Permanently Closed Part C
abt 3.35 ha

1 RP108970 | 2 RP108970 | 3 RP108970 | 4 RP108970 | 5 RP108970 | 6 RP108970 | 7 RP108970 | 8 RP108970 | 22 RP848595

C RP900456 | D RP900456 | 17 RP108970

370 S311071

Road Proposed To Be Permanently Closed Part D
abt 1.67 ha

E SP102535 | 162 S31962 | 162 S31962 | ROAD

10 RP108970 | 11 RP108970 | 12 RP108970 | 13 RP108970 | 14 RP108970 | 15 RP108970 | 16 RP108970 | 1 RP104882

238 SP218968

Creek

Road Proposed To Be Permanently Closed Part E
abt 1.8 ha

California

GRAMZOW ROAD

6 RP104645 | 7 RP104645 | 2 RP104882

Scale 1:8000

0 100 200 400 600 800 1,000 Metres

0 50 mm 100 mm 150 mm

N

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Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL RESOURCES and MINES
LEVEL 1
TOWER CENTRAL
IPSWICH Q 4305

Queensland Government

ROAD PROPOSED TO BE PERMANENTLY CLOSED

PARISH: REDLAND COUNTY: STANLEY

LOCALITY: MOUNT COTTON LOCAL AUTH: CITY OF REDLAND

Compiled from: DWG13/250, DCDB and sketch on file | Drawn by: BDC

File Ref: Case Id 2013/006984 File A | Map Ref: 9542-42114 | Date: 6/01/2013

PROPOSAL

Scale 1:8000 at A3 Paper Size

DWG 14/003

© The State of Queensland (Department of Natural Resources & Mines) 2013
Base data extracted from the Digital Cadastral Data Base on the 23/12/2013.

s.73 irrelevant information

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From: MCQUADE Diane [mailto:Diane.Mcquade@dnrm.qld.gov.au]
Sent: Thursday, 22 May 2014 4:43 PM
To: Government Land & Asset Management
Cc: DEVOIL Catherine
Subject: Deed in Priority - Mt Cotton PRC

Good Afternoon

I am currently processing a permanent road closure as per attached Dwg 14/003. The applicant is the Barro Group Pty Ltd located at Mt Cotton.

Part A and Part B as shown on Dwg 14/003 will be included into the applicant's (Heidenreich & Stiller) freehold land, however Part C, Part D and Part E will be offered to the applicant as standalone Deeds of Grant as Forest Products (Department of Agriculture, Fisheries and Forestry) would like to retain the quarry materials within those areas of road closure and the only way to do this is to identify them is a Deed of Grant for future

identification of these areas. These areas will also be tied to the Barro Group's freehold land by covenants so no separate transfers can be undertaken.

I have attached a brief to the Department's Deputy Director General as they met with the Barro Group last month.

I have received valuations for Part C, Part D and Part E to offer the Barro Group Pty Ltd as per the following: -

Part C about 3.35ha within Lot 370 on S311071 = s.37(3)(d) Deferral of access
Part D about 1.67ha within Lot 17 on RP108970 =
Part E about 1.8ha within Lot 162 on S31962 = s.37(3)(d) Deferral of access

The department was hoping to make a decision for the permanent road closures being Part C, D and E by 30 May 2014. The applicant has been informed of this date.

Please let me know if I can proceed with a decision for these cases as soon as possible.

Kind regards
Diane

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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s.73 irrelevant information

From: MCQUADE Diane [mailto:Diane.Mcquade@dnrm.qld.gov.au]
Sent: Friday, 30 May 2014 10:20 AM
To: Kerry Riethmuller
Subject: RE: Deed in Priority - Mt Cotton PRC

Hi Kerry
Any updates yet for these Barro cases?

Thanks
Di

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

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Kind regards

Diane

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Beenleigh Office, South Region

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From: ROGERS Ken William [Ken.W.Rogers@dnrm.qld.gov.au]
Sent: Tuesday, 24 June 2014 11:00 AM
To: MCQUADE Diane
Subject: FW: Barro Group - 2013/006984, 85, 86

FYI

Ken Rogers
Principal Land Officer, Land Management, Land Services,
South Region Department of Natural Resources and Mines
Telephone: 07 3884 8069 Facsimile: 07 3884 8024
Mobile: s6(1)p4(6) Personal information
Email: Ken.W.Rogers@dnrm.qld.gov.au
32 Tansey Street, Beenleigh Q 4207
PO Box 1164, Beenleigh Q 4207

From: ROGERS Ken William
Sent: Tuesday, 24 June 2014 10:56 AM
To: KEARNAN Wally
Cc: FLATLEY Glenn; 'Roslyn Hooper (Roslyn.Hooper@dnrm.qld.gov.au)'; SHERWOOD Kenneth
Subject: FW: Barro Group - 2013/006984, 85, 86

Good Morning Wally,

The Barro Group and the two other private owners have accepted the offer to permanently close the unformed road through the quarry at Mt Cotton. Barro Group paid the purchase moneys yesterday.

Diane Mc Quade was contacted by Mr Luke Daglish from the local group that opposed the quarry development and the road closure last Thursday asking for information about the PRC. Diane informed Mr Daglish that offers had been made.

Mr Ian Riddout, General manager, from the Barro Group informed Diane this morning that he had been contacted by the Bayside Bulletin about the offer that had been made. Mr Riddout advised Diane that he did not provide details of the offer or purchase price for the permanently closed road and provided this offices general enquiry number for further information.

We will not provide details about purchase price as that would be inappropriate. If an enquiry is received how do you want us to handle the matter. Should information be provided by way of a media statement.

Thanks,

Ken

Ken Rogers
Principal Land Officer, Land Management, Land Services,
South Region Department of Natural Resources and Mines
Telephone: 07 3884 8069 Facsimile: 07 3884 8024
Mobile: s6(1)p4(6) Personal information
Email: Ken.W.Rogers@dnrm.qld.gov.au
32 Tansey Street, Beenleigh Q 4207
PO Box 1164, Beenleigh Q 4207

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From: MCQUADE Diane
Sent: Tuesday, 24 June 2014 10:44 AM
To: ROGERS Ken William
Subject: Barro Group - 2013/006984, 85, 86

Hi Ken
As discussed with you today -

- Mr Ian Riddout from the Barro Group contacted me yesterday afternoon advising a reporter (Judith) from local newspaper (Bayside Bulletin) rang him asking him questions regarding the department's offer for the permanent road closure.
- The reporter asked him what conditions the offer has been made and for what price has Barro been offered to buy the road.
- Mr Riddout said he was not going to inform her of the sale price.
- Mr Riddout was asked by the reporter if there was a contact from the department she could speak to.
- Mr Riddout said he gave her the department's general enquiries number of the Beenleigh Office.

Not sure if they will contact the office but given the contentiousness in the past of the Barro Group's parcels at Mt Cotton, the likelihood is great that they will. Can you advise if we have a particular person or unit that can speak with the media regarding this matter.

Kind regards
Diane

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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From: Ian Ridoutt [ian.ridoutt@barro.com.au]
Sent: Monday, 8 September 2014 1:05 PM
To: MCQUADE Diane
Subject: Permanent Road Closure

Hi Diane,

Our surveyor Walter Ninnes from Statewide Survey Group has been in contact with your Department regarding some of the complexities related to the compilation of the new survey plans, particularly with respect to the relocation of the powerline easements.

Walter advises me that it may take another 3 months to finalise the matter.

Could you please confirm that the Department will accept the outstanding information, including the bushfire plan, on or before the 5th December 2014.

Regards Ian

Ian Ridoutt
General Manager Qld

Tel: (07) 3254 0033
Fax: (07) 3254 2377
Mobile: sch4p4(6) Personal information
Email: ian.ridoutt@barro.com.au

BARRO GROUP PTY LIMITED | 191 Drummond Street Carlton South Vic 3053 Australia
Tel: +61 (3) 9663 1333 | Fax: +61 (3) 9663 2555
Email:barro@barro.com.au | Website:www.barro.com.au

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From: MCQUADE Diane [Diane.Mcquade@dnrm.qld.gov.au]
Sent: Friday, 12 September 2014 12:35 PM
To: 'Ian Ridoutt'
Subject: RE: Permanent Road Closure

Hi Ian

I wish to advise an extension of time has been granted till 5th December 2014 to satisfy the department's requirements for the proposed permanent road closure. Please be advised this email is official advice of the extension of time being granted.

Kind regards
Diane

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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From: Ian Ridoutt [mailto:ian.ridoutt@barro.com.au]
Sent: Monday, 8 September 2014 1:06 PM
To: MCQUADE Diane
Subject: Permanent Road Closure

Hi Diane,

Our surveyor Walter Ninnes from Statewide Survey Group has been in contact with your Department regarding some of the complexities related to the compilation of the new survey plans, particularly with respect to the relocation of the powerline easements.

Walter advises me that it may take another 3 months to finalise the matter.

Could you please confirm that the Department will accept the outstanding information, including the bushfire plan, on or before the 5th December 2014.

Regards Ian

Ian Ridoutt
General Manager Qld

Tel: (07) 3254 0033
Fax: (07) 3254 2377
Mobile: sch4p4(6) Personal information
Email: ian.ridoutt@barro.com.au

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Email:barro@barro.com.au | Website:www.barro.com.au

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From: MCQUADE Diane [Diane.Mcquade@dnrm.qld.gov.au]
Sent: Tuesday, 4 November 2014 8:10 AM
To: 'Ian Ridoutt'
Subject: RE: Mt Cotton Road Closures

Good Morning Ian

Thankyou for the plans, I will send them over to our surveyor for his checking.
Can you give me a timeframe as to when you may receive approval of the bushfire management plan from QFES? I wish to advise that the last Deed signing of the year is coming up and then the Governor in Council is on holiday break for 6 weeks usually till the end of January.

The date that I must get all Deeds in to the system for checking is 27th November 2014, the predicted date the Governor in Council for signing is 18 December 2014.

So I thought it best to let you know, as it is a long wait till next year as the Governor in Council does not resume till the end of January and if an election is called, then we go into caretaker mode and only limited Deeds and leases can be signed during that period.

So if you think you will have it before 27th November 2014 can you let me know.

Thanks so much
Kind regards
Diane

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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From: Ian Ridoutt [mailto:ian.ridoutt@barro.com.au]
Sent: Friday, 31 October 2014 4:21 PM
To: MCQUADE Diane
Cc: 'Greg Matthews'
Subject: RE: Mt Cotton Road Closures

Thanks Dianne,

Greg will deliver the original drawings on Monday.

Regards Ian

From: MCQUADE Diane [mailto:Diane.Mcquade@dnrm.qld.gov.au]
Sent: Friday, 31 October 2014 3:09 PM
To: Ian Ridoutt
Subject: RE: Mt Cotton Road Closures

Hi Ian
Thanks for the email. You will need to send me the original plans in the post to comply with the department's offer.
If you send them directly to me :

DNRM
PO Box 1164
Beenleigh Qld 4207

Attention: Diane McQuade, Senior Land Officer

Thanks so much
Kind regards
Diane

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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From: Ian Ridoutt [mailto:ian.ridoutt@barro.com.au]
Sent: Friday, 31 October 2014 10:22 AM

To: MCQUADE Diane
Subject: FW: Mt Cotton Road Closures

Hi Diane,

Hope this is all you need.

Regards Ian

From: Walter Ninnes [mailto:walter@statewidesurvey.com.au]
Sent: Tuesday, 28 October 2014 4:07 PM
To: Ian Ridoutt
Subject: Mt Cotton Road Closures

Hi Ian

Three road closure plans as discussed

Regards,
Walter Ninnes

Please consider the environment before printing this email..... 3 pages = 1 litre of water

Statewide Survey Group
consulting surveyors

Walter Ninnes Director
T: 1300 362 094 | E: walter@statewidesurvey.com.au | http://statewidesurvey.com.au

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From: Ian Ridoutt [ian.ridoutt@barro.com.au]
Sent: Thursday, 27 November 2014 1:30 PM
To: MCQUADE Diane
Subject: FW: OFMP Barro Group Mount Cotton

Hi Diane,

QFES review and support of the Operational Fire Management Plan.

Regards Ian

From: Fergus Adrian [mailto:Fergus.Adrian@qfes.qld.gov.au]
Sent: Thursday, 27 November 2014 10:58 AM
To: joshua.bull@fireland.com.au; Ian Ridoutt (ian.ridoutt@barro.com.au)
Cc: Fergus Adrian; Tony Johnstone
Subject: OFMP Barro Group Mount Cotton

Hi Josh and Ian

I have read the Operational Fire Management Plan (OFPM) 24 June 2014 and have one small inclusion regarding the Fire and Rescue Act 1990 (page 4 of 24). The act was changed to the Fire and Emergency Services Act 1990. The change became effective 01/07/2014. You may reference that in the plan.

Based on the content of the plan and the plan being in accordance with the relevant planning, infrastructure and statutory requirements, QFES/RFSQ would support the Operational Fire Management Plan June 24 2014 as per the requirement set out in point 5 of the DNRM document Agreement to Offer permanent road closure Requirements and notification of acceptance offer, DNRM reference number : 2013/006984.

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Fergus Adrian AFSM
A/Regional Manager
Rural Fire Service Queensland
Queensland Fire and Emergency Service
South East Region
Ph: 07-3287 8559
Mob: s.704(6) Personal information
email: fergus.adrian@qfes.qld.gov.au

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All reasonable precautions will be taken to respect the privacy of individuals in accordance with the Information Privacy Act 2009 (Qld).

From: GADISCHKIE Jodie [Jodie.Gadischkie@dnrm.qld.gov.au]
Sent: Friday, 5 December 2014 12:13 PM
To: MCQUADE Diane
CC: SLAM Policy CHQ; FOX Meloney
Subject: RE: Editing verified Party 2013/006984, 2013/006985 & 2013/006986

Hi Di,

When the transfer 706992250 was done in 2003 the land may have been acquired when the company was trading as **Barro Group Pty Ltd** ACN 005 105 724, as they are trading as **Barro Group Pty.Limited** there is a difference between a company trading as "Limited" or "Pty Ltd" (this relates to the shares), so if they are trading as "Limited" then the Title needs to be amended by a Form 14 Change of Name before the Deeds can issue.

Regards

Jodie Gadischkie
Senior Project Officer, State Land Administration
SLAM Operational Support
Telephone 07 3199 7933 **Facsimile** 07 3199 7843
Email jodie.gadischkie@dnrm.qld.gov.au

Department of Natural Resources and Mines
Level 15, 61 Mary Street, Brisbane Qld 4000
PO Box 15168, City East Brisbane QLD 4002

From: FOX Meloney
Sent: Friday, 5 December 2014 11:53 AM
To: GADISCHKIE Jodie
Cc: SLAM Policy CHQ
Subject: FW: Editing verified Party 2013/006984, 2013/006985 & 2013/006986

Hey Jodes,

A question for you regarding discrepancies of name on title compared with ASIC search from Diane McQuade who has Deeds of Grants pending.

Mel

Meloney Fox
Senior Project Officer
State Land Administration
Operations Support – Service Delivery

Telephone: 07 3199 7927
Email: Meloney.fox@dnrm.qld.gov.au

Department of Natural Resources and Mines
Level 15, 61 Mary Street, Brisbane (Mines Building)
PO Box 15216, City East Qld 4002

From: Land and Spatial Systems Support
Sent: Friday, 5 December 2014 10:11 AM
To: SLAM Policy CHQ
Cc: Land and Spatial Systems Support
Subject: FW: Editing verified Party 2013/006984, 2013/006985 & 2013/006986

Morning ladies,

I have performed an ASIC search (see below) which confirms the org name is " Barro Group Pty.Limited":

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I would think that the title needs to be changed……Can you please advise a response to Di?

Thanks,

Jemma Holcombe
Land and Spatial Systems Support
Land & Spatial Information | Service Delivery
Supporting Land and Spatial Systems - eLVAS | GLR | LAMS | LTL | MIS | Open Data | PASS | Qld Globe | QNTIME | SmartMap (SMIS) and more

E LandandSpatialSystemsSupport@dnrm.qld.gov.au | W www.dnrm.qld.gov.au
Department of Natural Resources & Mines
Level 8 | 867 Main Street | Woolloongabba Qld 4102
GPO Box 2454, Brisbane Q 4000

From: MCQUADE Diane
Sent: Friday, 5 December 2014 8:59 AM
To: eLVAS Help
Subject: Editing verified Party 2013/006984, 2013/006985 & 2013/006986

Good Morning
I need help with this one. I have a verified party to issue a Deed of Grant to, however it has a full stop after Pty will this reflect when the deed issues?
I will need it changed, as per the current title. (I have 3 cases that Deeds of Grant will issue to Barro Group Pty Ltd ACN 005 105 724). Is this something I can change in elvas or does it need to be edited from elvashelp?
Let me know if you require any further information.
Thanks
Di

Diane McQuade
Senior Land Officer

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Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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From: MCQUADE Diane [Diane.Mcquade@dnrm.qld.gov.au]
Sent: Tuesday, 4 November 2014 1:28 PM
To: Ian Ridoutt (ian.ridoutt@barro.com.au)
Subject: Plan Lodgement fees
Attachments: Agreement_of_Offer_signed_by_Barro[1].pdf; Issued Offer Account.pdf

Hi Ian
I've been getting all your paperwork organised for your cases and I've noted that as per the attached Agreement of Offer under the Plan Lodgements heading, if you were to submit one plan with all three lots, the fee would be as per the attached account ($377.80 – which is $310.60 + 3 lots each additional lot @ $22.40).

So you have submitted 3 separate plans, so the department will require an extra $310.60 for each extra plan. Can you provide a cheque for the money owing of **$621.20** and post to me please. As I will not be able to lodge these extra 2 plans without the funds.

If you need any further clarification, please don't hesitate to contact me.

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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Agreement to Offer permanent road closure
Requirements and notification of acceptance of offer

DNRM reference number: 2013/006984

OVERVIEW

Subject to compliance with the Offer Requirements as set out in this document, approval has been given for the permanent closure of the area of road, as advertised, in the Government Gazette of 10 January 2014, No. 4 at page 16, subject to the terms and conditions as set out in this document. (An area of about 1.8 hectares of road proposed to be closed within Lot 162 on S31962, Parish of Redland, County of Stanley as shown on drawing as Part E on Dwg 14/003.

- Approval will be sought for the issue of a standalone Deed of Grant over the area of road to be closed. Deed of Grant to issue to Barro Group Pty Ltd A.C.N. 005 105 724

Your completion and return of this form together with payment of the attached account constitutes written agreement to the offer.

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OFFER REQUIREMENTS

This offer will lapse unless the following requirements are lodged by the specified time, with the DNRM Beenleigh Office –

1. Completion and return of this Agreement. This document should be completed by all proposed tenure holders

2. Forwarding of the sum of [redacted] as detailed in the attached account. A copy of the account should be returned to the department along with your payment.

3. Provide an original survey plan in respect of this application showing the area of road to be closed as a standalone lot – Part E as shown on Dwg 14/003 being an about 1.8ha.

4. Execution of Covenant document to tie parcels Parts D and E with Lot 17 on RP108970 and Lot 162 on S31962 (this will ensure no separate transfers of these parcels are to be undertaken).

5. Provide evidence of Queensland Fire and Emergency Services (QFES) approval of bushfire management plan for the land parcels associated with the extraction industry.

The **Agreement to Offer a permanent road closure** together with payment of all required monies must be returned to the department by close of business on **30 June 2014**, otherwise this offer will lapse.

All other conditions of this offer must be satisfied by close of business on **5 September 2014** otherwise this offer lapses.

© The State of Queensland (Department of Natural Resources and Mines)

If you believe you will be unable to comply with **any** of the conditions of this offer by the due date, you should apply in writing for an extension of time. Any application for extension of time is to 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 time for which the extension of time is requested, including reasons for the amount of time required.

- **Note –**

1. if you do not apply for an extension of time and the offer lapses, you will need to make a fresh application and pay the required application fee. If the new application is accepted, the application will be re-investigated and include re-assessment of the purchase price, all conditions and requirements applicable to the dealing. This re-investigation may also result in the application being refused.
2. Required monies -
   - where the purchase price is $10,000 or less - payment of an amount equivalent to the total amount of the offer.
   - where the purchase price is more than $10,000 - payment of an amount equivalent to the total of all prescribed fees and charges, the calculated GST, plus $10,000
   - for a lease/licence/permit - all prescribed fees and charges, GST and first year's rent

PARTICULARS OF LAND

Tenure Type - An area of road to be closed being 1.8 hectares as shown on Dwg 14/003 Part E

Description - Road within Lot 162 on S31962

Parish - Redland **County -** Stanley

Area (ha) - An about area of about 1.8 ha as shown as Part E on Dwg 14/003.

Purchase price - s.37(3)(d) Deferral of access (exclusive of GST)

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TENANCY DETAILS

The holders of the [Insert adjoining land or new tenure] are to be recorded as:- N/A

NAME BARRO GROUP PTY LTD

[Insert for inclusion in adjoining land the full names of the registered owners of the lot/s as recorded in the land Registry to which the area of closed road is to be included, if new tenure to issue leave blank]

N/A

COMPANY ACN No. (where applicable) BARRO GROUP PTY LTD - 005 105 724

☑ Sole Tenant ☐ Joint Tenants ☐ Tenants in Common

If to be held as Tenants in Common, complete the following -

INTEREST	NAME

For example - ½ share For example – John Robert Smith. If insufficient space, please attach separate page.

Note – If to be held as trust land under the Land Act (Reserve) no need to identify Sole tenant, Joint tenants or Tenants in Common. If new tenure to be held on Trust, copy of Trust document to be lodged with offer requirements.

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

P.O. BOX 663

Town/City: CARLTON SOUTH **State:** VIC **Postcode:** 3053

Release

PURCHASE PRICE - STANDALONE DEED OF GRANT TO ISSUE TO BARRO GROUP PTY LTD A.C.N. 005 105 724

The purchase price has been determined at s.37(3)(d) Deferral of access + GST s.37(3)(d) Deferral of access and is subject to payment of all associated costs.

Please note that a tax invoice will be issued to the applicant after the offer conditions have been met and the Deed of Grant is issued or freeholding lease or reserve is amended.

(A Deed of Grant will issue over both parcels being Part E and Part D, this Deed of Grant will be tied with a covenant to Lot 17 on RP108970 and Lot 162 on S31962).

GOODS AND SERVICES TAX (GST)

Goods and Services Tax (GST) is payable on all land transactions in accordance with *A New Tax System (Goods and Services Tax) Act 1999* unless it is an input taxed supply under Division 40 or specifically exempted from GST under Division 38 of that Act.

Where GST is payable, the annual rent payable by the lessee to the department shall be increased by the amount equal to that which the department is obliged to remit to the Deputy Commissioner of Taxation as GST on the supply.

TAX INVOICE

A tax invoice for obtaining of area of closed road as one whole lot will be issued to the Barro Group Pty Ltd, registered owners within 28 days of the date of the issue of the Deed of Grant.

PLAN REQUIREMENTS

The department requires a plan to be prepared at your expense to satisfy the requirements of this offer and arrangements should be made with a Registered Consulting Surveyor to prepare the plan.

The plan must show, the area of road to be proposed to be closed being about 1.8 ha to be shown as one whole lot. This is to ensure the ownership of the quarry materials within the area of interest is retained by the State and to enable future identification of the quarry material resource.

(You may submit one plan showing all three (3) lots associated with this closure being Part E, Part D and Part C to eliminate the expense of preparing survey plans for each part of the road closure owned by the Barro Group Pty Ltd). If you choose to submit separate plans you must include an extra $333.00 per plan lodgement fee (as this has not been calculated into this account).

Your Registered Consulting Surveyor should contact the department's Principal Surveyor or Senior Surveyor, DNRM Beenleigh Office, if there are any questions or concerns in relation to any survey or plan requirements. Stewart Harden, Surveyor (Beenleigh DNRM) contact no. 3884 8031.

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Releas

FOREIGN OWNERSHIP

Your attention is drawn to the requirements of the *Foreign Ownership of Land Register Act 1988* that a foreign person (as defined in that Act) or a trustee of a foreign person or a foreign trust, must lodge a Notification of Ownership Form for each interest acquired. No fee is payable and further enquiries should be directed to the Foreign Ownership of Land Registry on (07) 3227 7262.

If you are a permanent resident of Australia, and Australian Citizen or wholly owned Australian Company, there is no requirement for you to take further action in this matter.

CONTAMINATION

Landowners and occupiers of land have a responsibility under section 371(1) of the *Environmental Protection Act 1994* to notify the administering authority within 22 business days if they become aware that a notifiable activity is being carried out on the land.

There are penalties for landowners under section 371 of the *Environmental Protection Act 1994* for not complying with the responsibility to notify.

For more information visit the EHP website website: www.ehp.qld.gov.au; or contact Waste and Land Contamination Assessments, Department Environment and Heritage Protection - email: WLCA@ehp.qld.gov.au

Released under the RTI Act 2009 - DNRM

ABORIGINAL OR TORRES STRAIT ISLANDER CULTURAL HERITAGE

All significant Aboriginal and Torres Strait Islander cultural heritage in Queensland, is protected under the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*, and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land.

Aboriginal cultural heritage which may occur on the subject land is protected under the terms of the *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* even if DATSIMA has no records relating to it.

Please refer to the website - http://www.datsima.qld.gov.au/atsis/aboriginal-torres-strait-islander-peoples/indigenous-cultural-heritage for a copy of the gazetted Cultural Heritage Duty of Care Guidelines which set out reasonable and practical measures for meeting the duty of care.

Further assistance or advice in relation to this matter please contact the Cultural Heritage Unit on (07) 3405 3050.

APPROVALS AND/OR REQUIREMENTS OF THE COMMONWEALTH, STATE OR LOCAL GOVERNMENT

It should be noted that it is the responsibility of the holder of the tenure to ensure that all the necessary approvals and/or requirements of the Commonwealth, State or local government in respect of the use of the area are obtained and/or satisfied.

Releas

FOREST PRODUCTS

Forest Product, Department of Agriculture, Fisheries and Forestry objected to subject areas of road proposed to be closed and amalgamated with the adjoining freehold parcels. However, Forest Products is supportive of the application subject to the affected areas being retained as separate lots with separate Deeds of Grant issued for these ex-road areas to enable future identification of the quarry material resource and with the Deeds of Grant making specific reservation of the quarry material to the State.

Barro Group Pty Ltd is to be advised that any use of interference with quarry material from these areas will require an authority under the Forestry Act 1959.

QUEENSLAND FIRE AND EMERGENCY SERVICES (QFES)

The proposed road to be closed is not functional for firefighting purposes and the QFES would recommend that a bushfire management plan for the area be developed with fire management control lines/fire breaks in strategic areas adjacent to the perimeter of the land parcels associated with the extraction industry.

You will need to provide evidence of this approved document with QFES.

COVENANT

Given the road closure within Lot 162 on S31962 is creating a landlocked parcel being Lot 17 on RP108970, which is not an ideal result of the permanent road closure, the area of road proposed to be closed being Part E on Dwg 14/003 and the area of road within Lot 17 on RP108970 being Part D on Dwg 14/003 are to be issued as 2 lots on one Deed of Grant. A covenant will be required to "tie" this Deed of Grant to Lot 17 on RP108970 and Lot 162 on S31962 which will prevent separate transfers of the parcels.

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DECLARATION

The information provided in this Agreement to Offer and any attachments is authorised under the *Land Act 1994* and is being used to process your application. The department will endeavour to maintain the confidentiality of information relating to your application. However, consideration of your application may involve consultation with other parties and if so, details of your application may be disclosed to third parties. This information will not otherwise be disclosed outside of the department unless required or authorised by law such as under the *Right to Information Act 2009*.

I/We agree, subject to compliance with the Offer Requirements, the area of road to be closed (being about 1.8ha as shown as Part E on Dwg 14/003 is for:

- A Deed of Grant will then issue over Part E being the area of road to be closed as one whole lot to the Barro Group Pty Ltd. (As outlined previously, the Deed of Grant to issue will be 2 lots being Part E and Part D).

on terms and conditions stated in this document and the attached Conditions Report and note that this acceptance shall not be effective until I/We have complied with the Offer Requirements.

Note - If the proposed tenure issues, the details of the tenure, including the registered owner will be registered in the Land Registry which is available to the public to search.

DECLARATION BY A PERSON

Name and Signature of all applicants	In the presence of: Full Name and Signature of Witness

NOTE - This document must be signed by all persons who are nominated as the holder/s of the proposed tenure. If insufficient space please add additional information as an attachment.

A.B.N No.

Dated ____ day of ____ Year ____

DECLARATION BY A CORPORATION

Executed for and on behalf of:

Corporation name

BARRO GROUP PTY LTD 005 105 724.

A.C.N or A.R.B.N No. ACN 005 105 724

In accordance with section 127 of the *Corporations Act 2001*,

Dated 17th day of JUNE Year 2014

Name and Signature of authorised person/s

IAN. P. ALEXANDER DIRECTOR/SECRETARY Ian. P. Alexander

sch4p4(6) Personal information — DIRECTOR — sch4p4(6) Personal information

Note – Sole Directors simply insert name and sign as sole director. Other Companies require signature of two Directors or by a Director and Secretary. Where an attorney or other agent executes this Agreement on behalf of a company, the form of the execution must indicate the source of this authority and a certified copy of authority must be provided to the Department. A witness is only required for an attorney or other agent where the source of authority requires a witness.

In relation to this agreement to offer, it is recommended you seek independent legal advice.

Postal :
DNRM Beenleigh
PO Box 1164
Beenleigh
4207 QLD

Email: SLAM-beenleigh@dnrm.qld.gov.au
Telephone : (07)38848055
Fax: (07)38848079

END OF DOCUMENT

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Offer Account

This is not a Tax Invoice

Issued

Queensland Government

Department of
Natural Resources and Mines

To ensure proper crediting of your account, please forward both copies of this account if you require a receipt, or one copy if a receipt is not required, together with your payment to: Department of Natural Resources and Mines, (ABN 59 020 847 551)

Payment Reference:	623213	**Account No:**	1302006984
Offer Account Date:	30/05/2014	**Account Due Date:**	30/06/2014
Enquiry Reference:	2013/006984/2		

Applicant:	Barro Group Pty Ltd 191 Drummond St Carlton South VIC 3053 Australia
ABN No.	
ACN/ARBN No.	**005 105 724**

Item Description	Quantity	Amount ($)	Amount Due ($)
Total Sale Price (GST Incl if applicable)			
Property Value (Taxable, GST Excl)			
GST on Taxable Property Value			
Conveyance/Stamp Duty (GST Exempt)			
Deed Fee (Div 81)			
Plan Lodgement Fee (Div 81)			
Total Payable at Acceptance/Settlement:			

s.37(3)(d) Deferral of access

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Comment:
Compensation payable for road to be closed within Lot 162 on S31962 being Part E on Dwg 14/003 - about 1.8 hectares.

A Tax Invoice will be provided on completion of this dealing.
30-May-2014

From: MCQUADE Diane [Diane.Mcquade@dnrm.qld.gov.au]
Sent: Friday, 5 December 2014 1:28 PM
To: Ian Ridoutt (ian.ridoutt@barro.com.au)
Subject: Permanent Road closure
Attachments: ASIC Search.pdf; Current_Title_10317021_(162_S31962)[1].pdf; Current_Title_13881196_(17_RP108970)[1].pdf; Current_Title_10741078_(370_S311071)[1].pdf

Hi Ian

I thought I would just let you know I have lodged the survey plans for the permanent road closure and they have successfully registered.

However, I am now preparing the documentation for the Deeds of Grant and have come unstuck with an issue with the current titles for Barro Group's land. The department can only issue a deed of grant to a company name that reflects the same name in
ASIC.

I have attached a copy of the ASIC search which reflects Barro Group Pty. Limited A.C.N. 005 105 724

Because your current freehold land is in the name of Barro Group Pty Ltd A.C.N. 005 105 724 as per the current title searches and a covenant will be tying these lands together with the new Deeds of Grant, all parcels must be in the same name to be able to tie the parcels together by the covenant.

I have been advised by the department's policy unit that you must lodge a Form 14 General Request for change of name in the titles registry for the change of name from Barro Group Pty Ltd A.C.N. 005 105 724 to Barro Group Pty. Limited A.C.N. 005 105 724 for each of your freehold parcels otherwise we cannot issue the deeds.

Can you please organise this paperwork to be undertaken for the parcels being Lot 370 on S311071, Lot 17 on RP108970 and Lot 162 on S31962, I have attached the current title searches for each parcel. Not sure what further evidence you will require, so you may need to seek some advice from a solicitor to undertake this in the titles registry.

Please let me know if you require any further information.

Kind regards
Diane

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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ASIC
Australian Securities & Investments Commission

Australian Company

BARRO GROUP PTY. LIMITED
ACN 005 105 724

Extracted from ASIC's database at AEST 14:03:53 on 05/12/2014

Company Summary

Name:	BARRO GROUP PTY. LIMITED
ACN:	005 105 724
Previous State Number:	C0110469Z
Previous State of Registration:	Victoria
Registration Date:	05/06/1975
Next Review Date:	05/06/2015
Former Name(s):	SAGANA PTY. LIMITED
Status:	Registered
Type:	Australian Proprietary Company, Limited By Shares
Locality of Registered Office:	CARLTON VIC 3053
Regulator:	Australian Securities & Investments Commission

Further information relating to this organisation may be purchased from ASIC.

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INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 05/12/2014 13:09 Title Reference: 10317021
Date Created: 12/02/1878

REGISTERED OWNER

Dealing No: 706992250 16/09/2003

BARRO GROUP PTY LTD A.C.N. 005 105 724

ESTATE AND LAND

Estate in Fee Simple

LOT 162 CROWN PLAN S31962
County of STANLEY Parish of REDLAND
Local Government: REDLAND

For exclusions / reservations for public purposes refer to
Plan CP S31962

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10317021 (POR 162)

2. EASEMENT IN GROSS No 704398171 01/11/2000 at 09:22
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT E ON SP102535
Lodged at 09:22 on 01/11/2000 Recorded at 12:40 on 09/11/2000

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
712786771	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:49	CUR	IH-GEN -00
715574862	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2014 16:19	CUR	BG-GEN -00

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 713656623 Certificate No. 4

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 05/12/2014 13:10 Title Reference: 10741078
Date Created: 08/03/1889

REGISTERED OWNER

Dealing No: 706992250 16/09/2003

BARRO GROUP PTY LTD A.C.N. 005 105 724

ESTATE AND LAND

Estate in Fee Simple

LOT 370 CROWN PLAN S311071
County of STANLEY Parish of REDLAND
Local Government: REDLAND

For exclusions / reservations for public purposes refer to
Plan CP S311071

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10741078 (POR 370)

2. EASEMENT IN GROSS No 712152190 09/01/2009 at 11:32
burdening the land
THE COORDINATOR-GENERAL
over
EASEMENT F ON SP218967
Lodged at 11:32 on 09/01/2009 Recorded at 17:17 on 14/01/2009

3. VESTING No 715263535 19/08/2013 at 11:56
EASEMENT IN GROSS: 712152190
QUEENSLAND BULK WATER SUPPLY AUTHORITY
Lodged at 11:56 on 19/08/2013 Recorded at 15:37 on 20/08/2013

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
711481353	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	06/03/2008 10:41	CUR	IH-GEN -00
712786771	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:49	CUR	IH-GEN -00
715574862	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2014 16:19	CUR	BG-GEN -00

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 715273450 Certificate No. 3

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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INTERNAL CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Search Date: 05/12/2014 13:10 Title Reference: 13881196
Date Created: 12/05/1966

Previous Title: 13578159

REGISTERED OWNER

BARRO GROUP PTY LTD

ESTATE AND LAND

Estate in Fee Simple

LOT 17 REGISTERED PLAN 108970
County of STANLEY Parish of REDLAND
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10312039 (POR 161)

2. EASEMENT No 601640773 (K850005H) 22/11/1991
BENEFITING THE LAND
OVER EASEMENT B ON RP807062
Lodged at 00:00 on 22/11/1991 Recorded at 00:00 on 24/02/1992

3. EASEMENT IN GROSS No 701572350 27/09/1996 at 09:41
burdening the land to
SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION
over
EASEMENTS C AND D ON RP900456
Lodged at 09:41 on 27/09/1996 Recorded at 15:54 on 08/10/1996

4. TRANSFER No 703627843 13/10/1999 at 09:44
EASEMENT IN GROSS: 701572350
SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION LIMITED A.C.N.
078 849 055
Lodged at 09:44 on 13/10/1999 Recorded at 11:22 on 19/10/1999

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
712786769	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:48	CUR	IH-GEN -00
715574862	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2014 16:19	CUR	BG-GEN -00

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 15/02/2011 713656551 Certificate No. 3

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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From: Ian Ridoutt [ian.ridoutt@barro.com.au]
Sent: Monday, 22 December 2014 12:50 PM
To: MCQUADE Diane
Subject: FW: Permanent Road Closure
Attachments: 201412221237.pdf

Hi Diane,

Name change registration FYI.

Regards Ian

Merry Christmas

From: Liz Nowlan [mailto:lnowlan@bennettphilp.com.au]
Sent: Monday, 22 December 2014 12:42 PM
To: Ian Ridoutt (ian.ridoutt@barro.com.au); 'Ian Alexander' (ian.alexander@barro.com.au)
Subject: Permanent Road Closure

Good afternoon,

Please find attached Registration Confirmation Statements noting the company name change for all 5 lots.

Thanks,

Liz Nowlan
Paralegal – Real Estate

Direct Line (07) 3001 2916
Liz Nowlan
Level 13 / 15 Adelaide St Brisbane Q 4000
GPO BOX 463 Brisbane Q 4001
P: (07) 3001 2999 F: (07) 3001 2989

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Our office will be closed from 5:00pm on Tuesday **23rd December 2014**
and will re-open at 8:30am on Wednesday **7th January 2015**
Directors & Staff wish you a safe and enjoyable Christmas

Please consider the environment before printing this email.

This email (including all attachments) may contain personal information and is intended solely for the named addressee. It is confidential and may be subject to legal or other professional privilege. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake. If you have received it in error, please let us know by reply email, delete it from your system and destroy any copies. This email is also subject to copyright. No part of it should be reproduced, adapted or communicated without the written consent of the copyright owner. Any personal information in this email must be handled in accordance with the Privacy Act 1988 (Cth). Emails may be interfered with, may contain computer viruses or other defects and may not be successfully replicated on other systems. We give no warranties in relation to these matters. If you have any doubts about the authenticity of an email purportedly sent by us, please contact us immediately.

If you have received this email in error please notify us on (07) 3001 2999 or enquiries@bennettphilp.com.au
'Signature appended pursuant to the Federal and State Electronic Transactions Acts."Limited liability by a scheme approved under professional standards legislation.'

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LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 13881196

This is the current status of the title as at 12:06 on 22/12/2014

REGISTERED OWNER

Dealing No: 716209373 16/12/2014

BARRO GROUP PTY.LIMITED A.C.N. 005 105 724

ESTATE AND LAND

Estate in Fee Simple

LOT 17 REGISTERED PLAN 108970
County of STANLEY Parish of REDLAND
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 10312039 (POR 161)

2. EASEMENT No 601640773 (K850005H) 22/11/1991
   BENEFITING THE LAND
   OVER EASEMENT B ON RP807062

3. EASEMENT IN GROSS No 701572350 27/09/1996 at 09:41
   burdening the land to
   SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION
   over
   EASEMENTS C AND D ON RP900456

4. TRANSFER No 703627843 13/10/1999 at 09:44
   EASEMENT IN GROSS: 701572350
   SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION LIMITED A.C.N.
   078 849 055

Released under the RTI Act 2009 - DNRM

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712786769	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:48	CURRENT
715574862	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2014 16:19	CURRENT

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED
716209373 CORRECTION

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 13881196

Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

EV Dann
Registrar of Titles and Registrar of Water Allocations

Released under the RTI Act 2009 - DNRM

Lodgement No: 3555327
Email: titles@bennettphilp.com.au
BENNETT & PHILP LAWYERS
Office: BRISBANE
Box: 98

Relea

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 50755376

This is the current status of the title as at 12:11 on 22/12/2014

REGISTERED OWNER

Dealing No: 716209376 16/12/2014

BARRO GROUP PTY.LIMITED A.C.N. 005 105 724

ESTATE AND LAND

Estate in Fee Simple

LOT 238 SURVEY PLAN 218968
County of STANLEY Parish of REDLAND
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 10315214 (POR 116A)

2. EASEMENT IN GROSS No 712152163 09/01/2009 at 11:27
   burdening the land
   THE COORDINATOR-GENERAL
   over
   EASEMENT G AND H ON SP218968

3. VESTING No 715263535 19/08/2013 at 11:56
   EASEMENT IN GROSS: 712152163
   QUEENSLAND BULK WATER SUPPLY AUTHORITY

4. EASEMENT IN GROSS No 712477216 16/06/2009 at 09:31
   burdening the land
   THE COORDINATOR-GENERAL
   over
   EASEMENT H ON SP218968

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ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711481329	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	06/03/2008 10:38	CURRENT
712786771	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:49	CURRENT
715574862	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2014 16:19	CURRENT

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED

716209376 CORRECTION

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 50755376

Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

EV Dann
Registrar of Titles and Registrar of Water Allocations

Released under the RTI Act 2009 - DNRM

Lodgement No: 3555327
Email: titles@bennettphilp.com.au
BENNETT & PHILP LAWYERS
Office: BRISBANE
Box: 98

Release

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 10741078

This is the current status of the title as at 12:11 on 22/12/2014

REGISTERED OWNER

Dealing No: 716209376 16/12/2014

BARRO GROUP PTY.LIMITED A.C.N. 005 105 724

ESTATE AND LAND

Estate in Fee Simple

LOT 370 CROWN PLAN S311071
County of STANLEY Parish of REDLAND
Local Government: REDLAND

For exclusions / reservations for public purposes refer to Plan CP S311071

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10741078 (POR 370)

2. EASEMENT IN GROSS No 712152190 09/01/2009 at 11:32
   burdening the land
   THE COORDINATOR-GENERAL
   over
   EASEMENT F ON SP218967

3. VESTING No 715263535 19/08/2013 at 11:56
   EASEMENT IN GROSS: 712152190
   QUEENSLAND BULK WATER SUPPLY AUTHORITY

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711481353	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	06/03/2008 10:41	CURRENT
712786771	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:49	CURRENT
715574862	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2014 16:19	CURRENT

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED

716209376 CORRECTION

Released under the RTI Act 2009 - DNRM

Releas

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 10741078

Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

EV Dann
Registrar of Titles and Registrar of Water Allocations

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Lodgement No: 3555327
Email: titles@bennettphilp.com.au
BENNETT & PHILP LAWYERS
Office: BRISBANE
Box: 98

Release

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 13881180

This is the current status of the title as at 12:11 on 22/12/2014

REGISTERED OWNER

Dealing No: 716209376 16/12/2014

BARRO GROUP PTY.LIMITED A.C.N. 005 105 724

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 108970
County of STANLEY Parish of REDLAND
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 10312039 (POR 161)

2. EASEMENT No 601640773 (K850005H) 22/11/1991
   BURDENING THE LAND
   TO LOT 17 ON RP108970
   OVER EASEMENT B ON RP807062 OF THE WITHIN LAND

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712786771	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:49	CURRENT
715574862	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2014 16:19	CURRENT

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED
716209376 CORRECTION

Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

EV Dann
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 3555327
Email: titles@bennettphilp.com.au
BENNETT & PHILP LAWYERS
Office: BRISBANE
Box: 98

Released under the RTI Act 2009 - DNRM

Releas

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 10317021

This is the current status of the title as at 12:11 on 22/12/2014

REGISTERED OWNER

Dealing No: 716209376 16/12/2014

BARRO GROUP PTY.LIMITED A.C.N. 005 105 724

ESTATE AND LAND

Estate in Fee Simple

LOT 162 CROWN PLAN S31962
County of STANLEY Parish of REDLAND
Local Government: REDLAND

For exclusions / reservations for public purposes refer to Plan CP S31962

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10317021 (POR 162)

2. EASEMENT IN GROSS No 704398171 01/11/2000 at 09:22 burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT E ON SP102535

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712786771	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/10/2009 11:49	CURRENT
715574862	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2014 16:19	CURRENT

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED
716209376 CORRECTION

Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

EV Dann
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 3555327
Email: titles@bennettphilp.com.au
BENNETT & PHILP LAWYERS
Office: BRISBANE
Box: 98

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From: MCQUADE Diane [Diane.Mcquade@dnrm.qld.gov.au]
Sent: Friday, 13 February 2015 2:22 PM
To: SURCH Lyndel; HRUDICKA Greg
Subject: Deeds of Grant issued
Attachments: Viewer-SP272090v0.pdf; Viewer-SP272091v0.pdf; Viewer-SP272092v0.pdf; Recording advice L1 SP272090.pdf; Recording_Advice Lot 2 on SP272091.pdf; Recording_Advice Lot 3 on SP272092.pdf

Good Afternoon Lynnie & Greg

Just to let you both know Deeds of Grant have issued over the following parcels which were areas of road that have been permanently closed.

Lot 1 on SP272090
Lot 2 on SP272091
Lot 3 on SP272092

The areas of road were closed as per the attached survey plans and Deeds issued over each parcel to Barro Group Pty.Ltd A.C.N. 005 105 724 as per the recording advices for each parcel.

Can you update your databases accordingly to reflect these actions. If you need any further details, please give me a ring/email.

Thanks so much
Di ☺

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

DNRM-Public-Service-Value_white_V1

Released under the RTI Act 2009 - DNRM

Queensland Government

Department of Natural Resources and Mines

11 February 2015

Enquiries to: McQuade, Diane
Telephone: (07)38848023

RECORDING ADVICE - NEW DOCUMENT

Case: 2013/006986 Action: 2 DG 1.1 USL (Sect 122 or 127) Purchase Only

Service Centre: Beenleigh

Deed of Grant issued on 10 February 2015.

Other details relating to the new tenure are as follows:

Title Reference: 40069351

Lot	Plan	Parish
1	SP272090	Redland

Area (ha): 3.3120 (ha) Surveyed

Tenancy: SOLE TENANT

Grantee
BARRO GROUP PTY. LIMITED ACN 005105724

Tenant Correspondent:
Correspondence Address:

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Queensland Government

Department of Natural Resources and Mines

11 February 2015

Enquiries to: McQuade, Diane
Telephone: (07)38848023

RECORDING ADVICE - NEW DOCUMENT

Case: 2013/006985 Action: 2 DG 1.1 USL (Sect 122 or 127) Purchase Only

Service Centre: Beenleigh

Deed of Grant issued on 10 February 2015.

Other details relating to the new tenure are as follows:

Title Reference: 40069350

Lot	Plan	Parish
2	SP272091	Redland

Area (ha): 1.6650 (ha) Surveyed

Tenancy: SOLE TENANT

Grantee
BARRO GROUP PTY. LIMITED ACN 005105724

Tenant Correspondent:
Correspondence Address:

Released under the RTI Act 2009 - DNRM

Queensland Government

Department of Natural Resources and Mines

11 February 2015

Enquiries to: McQuade, Diane
Telephone: (07)38848023

RECORDING ADVICE - NEW DOCUMENT

Case: 2013/006984 Action: 2 DG 1.1 USL (Sect 122 or 127) Purchase Only

Service Centre: Beenleigh

Deed of Grant issued on 10 February 2015.

Other details relating to the new tenure are as follows:

Title Reference: 40069349

Lot	Plan	Parish
3	SP272092	Redland

Area (ha): 1.8060 (ha) Surveyed

Tenancy: SOLE TENANT

Grantee
BARRO GROUP PTY. LIMITED ACN 005105724

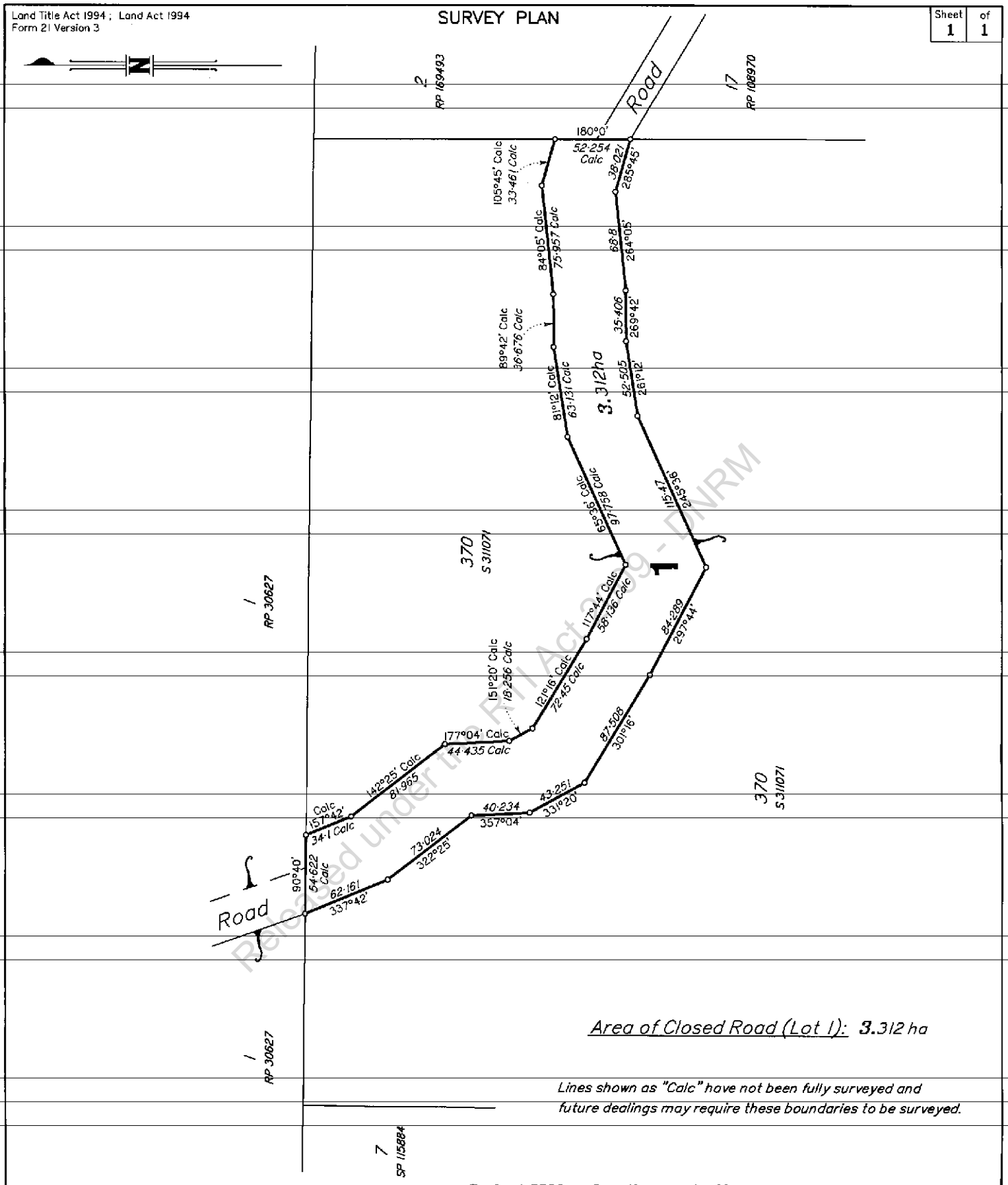
Tenant Correspondent:
Correspondence Address:

Released under the RTI Act 2009 - DNRM

Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 1



Area of Closed Road (Lot 1): 3.312 ha

Lines shown as "Calc" have not been fully surveyed and future dealings may require these boundaries to be surveyed.

Scale 1:2500 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350

0 50 mm 100 mm 150 mm

State copyright reserved.

STATEWIDE SURVEY GROUP PTY. LTD. ABN 77088 374 869 hereby certifies that the corporation, by Walter Trevor NINNES, cadastral surveyor, for whose work the corporation accepts responsibility, has made this plan pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the plan is accurate, and compiled from S311071 in the Department of Natural Resources and Mines.

Common Seal
ABN 77088 374 869
Date 21-10-2014

sch4p4(6) Personal information

Plan of Lot 1

Cancelling Part of USL being Closed Road (adjacent to Lot 370 on S 311071)

LOCAL GOVERNMENT: **REDLAND CITY** LOCALITY: *MOUNT COTTON*

Meridian: *S311071* File A Survey Records: *No*

Scale: *1:2500*

Format: **STANDARD**

SP272090

4951-14 BKC

14-330

Released under the RTI Act 2009 - DNRM

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

716175702

$333.00
02/12/2014 14:15

BH 494

5. Lodged by BH2340
Department of Natural Resources & Mines
PO Box 1164
Beenleigh QLD 4207
Att- Di McQuade
2013/006986.
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We .....

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
–	USL	1	–	–

2. Planning Body Approval.

* .....
hereby approves this plan in accordance with the :
%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

3. Plans with Community Management Statement :
CMS Number :
Name : 14-330

4. References :
Dept File :
Local Govt :
Surveyor : 4951–14 File A

Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9542–42114

9. Parish :
REDLAND

10. County :
STANLEY

11. Passed & Endorsed :
By : STATEWIDE SURVEY GROUP PTY. LTD.
Date : 21·10·2014
Signed
Designation : CADASTRAL SURVEYOR/DIRECTOR

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

Lois rec. 2123223 - 23/6/2014
13. Lodgement Fees : lois 2159240 - 26/11/201

Survey Deposit	$.....
Lodgement	$ 333-00
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

14. Insert Plan Number SP 272090

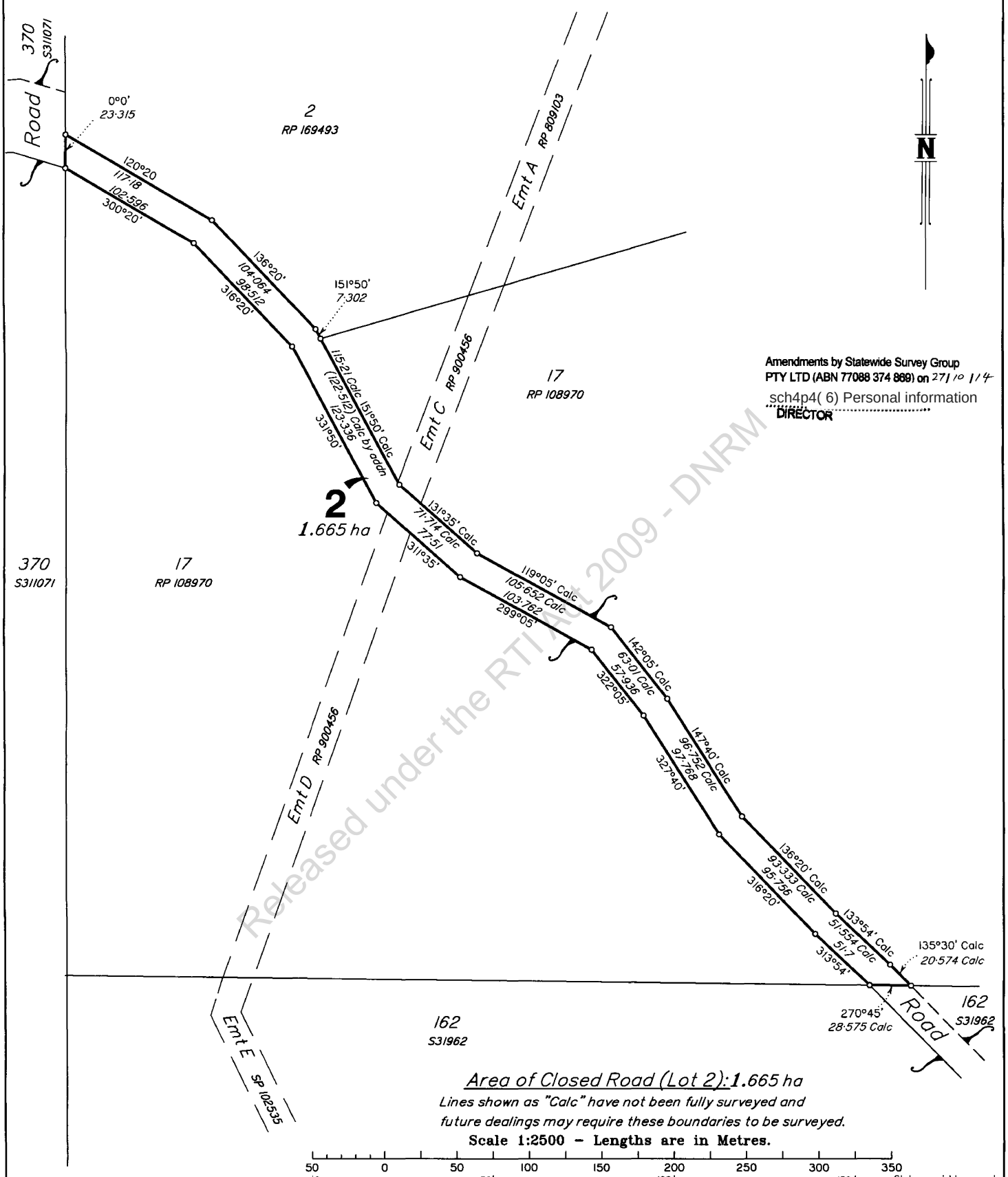
Released under the RTI Act 2009 - DNRM

sch4p4(6) Personal information

Land Title Act 1994 ; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 1



Amendments by Statewide Survey Group PTY LTD (ABN 77088 374 869) on 27/10/14
sch4p4(6) Personal information
DIRECTOR

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Area of Closed Road (Lot 2): 1.665 ha

Lines shown as "Calc" have not been fully surveyed and future dealings may require these boundaries to be surveyed.

Scale 1:2500 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350

0 50 mm 100 mm 150 mm

State copyright reserved.

STATEWIDE SURVEY GROUP PTY. LTD. ABN 77088 374 869 hereby certifies that the corporation, by Walter Trevor NINNES, cadastral surveyor, for whose work the corporation accepts responsibility, has made this plan pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the plan is accurate, and compiled from RP 81642 in the Department of Natural Resources and Mines.

sch4p4(6) Personal information

Common Seal
SURVEY LTD
ABN 77088 374 869
Director
Date 21/10/2014

Plan of Lot 2

Cancelling Part of USL being Closed Road (adjacent to Lot 17 on RP 108970 & Lot 2 on RP 169493)

LOCAL GOVERNMENT: **REDLAND CITY** LOCALITY: MOUNT COTTON

Meridian: RP 108970

Survey Records: No

Scale: 1:2500

Format: STANDARD

SP272091

4951-14 BKC

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

716175668

$333.00
02/12/2014 14:13

BH 494

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Plans may be rolled.
Information may not be placed in the outer margins.**

5. Lodged by BH2340

Department of Natural Resources + Mines
PO Box 1164
Beenleigh QLD 4207
Att- Di McQuade
2013/006985.
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We .....

.....

.....

.....

.....

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

.....
Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
–	USL	2	–	–

2. Planning Body Approval.

*.....
hereby approves this plan in accordance with the :
%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9542–42114

9. Parish :
REDLAND

10. County :
STANLEY

11. Passed & Endorsed :
By : STATEWIDE SURVEY GROUP PTY. LTD.
Date : ~~27.10.14~~ 27.10.14
Signed : sch4p4(6) Personal information
Designation : CADASTRAL SURVEYOR/DIRECTOR

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

....
Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees : Lge 2123223 – 23/6/2014
2159240 – 26/11/2014

Survey Deposit	$.....
Lodgement	$333-00.
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

14. Insert Plan Number SP 272091

3. Plans with Community Management Statement :
CMS Number :
Name : 14-330

4. References :
Dept File :
Local Govt :
Surveyor : 4951–14 File :

535 of 537

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Land Title Act 1994; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 1

17 RP 108970

Road

17 RP 108970

90°45' 28·575 Calc
315°30' 90·727
135°30' Calc 73·082 Calc
150°30' Calc 88·654 Calc 84·289
330°30'
160°15' Calc 125·856 Calc 123·115
340°15'
168°05' Calc 99·371 Calc 101·188
346°05'
150°0' Calc 81·955 Calc 85·295
330°0'
147°10' Calc 171·406 Calc 170·188
327°10'
156°55' Calc 150·976 Calc 152·687
336°55'
137°35' Calc 89·194 Calc 91·531
317°35'
144°01' Calc 16·181 Calc
270°45' 25·096

N

162 S31962

3

1.806 ha

162 S31962

Amendments by Statewide Survey Group PTY LTD (ABN 77088 374 869) on 27/10/2014

W. Minns
DIRECTOR

Area of Closed Road(Lot 3): 1.806 ha

Lines shown as "Calc" have not been fully surveyed and future dealings may require these boundaries to be surveyed.

16 RP 108970

1 RP 104882

6 RP 104645

7 RP 104645

2 RP 104882

Road

Scale 1:2500 – Lengths are in Metres.

50 0 50 100 150 200 250 300 350
0 50mm 100mm 150mm

State copyright reserved.

STATEWIDE SURVEY GROUP PTY. LTD. ABN 77088 374 869 hereby certifies that the corporation, by Walter Trevor NINNES, cadastral surveyor, for whose work the corporation accepts responsibility, has made this plan pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that this plan is accurate, and compiled from S31962 and RP 104882 on the Department of Natural Resources and Mines.

Common Seal
STATEWIDE SURVEY GROUP PTY LTD
ABN 77 088 374 869
Date 27/10/14

sch4(4)(6) Personal information

Plan of Lot 3

Cancelling Part of USL being Closed Road (adjacent to Lot 162 on S31962)

LOCAL GOVERNMENT: REDLAND CITY LOCALITY: MOUNT COTTON

Meridian: S31962

Survey Records: No

Scale: 1:2500

Format: STANDARD

SP272092

4951-14 BKC

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716175564

$333.00
02/12/2014 14:09

BH 494

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Plans may be rolled.
Information may not be placed in the outer margins.**

5. Lodged by BH 2340

Department of Natural Resources & Mines
PO Box 1164
Beenleigh Q 4207
AH - Di McQuade
2013/006984
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We .....

.....

.....

.....

.....

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

.....
Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
–	USL	3	–	–

2. Planning Body Approval.

*.....

hereby approves this plan in accordance with the :

%

Dated this ..... day of .....

..... #

..... #

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

Lots	Orig

7. Orig Grant Allocation :

8. Map Reference :
9542–42114

9. Parish :
REDLAND

10. County :
STANLEY

11. Passed & Endorsed :

By : STATEWIDE SURVEY GROUP PTY. LTD.
Date : ~~21.10.14~~ 27.10.14
Signed : sch4p4(6) Personal information
Designation : CADASTRAL SURVEYOR/DIRECTOR

12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining* lots and road

..... * .....
Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees : paid on lots receipt 2123223 23/6/14 + 2159240 on 26/11/2014

Survey Deposit	$.....
Lodgement	$ 333-00
.....New Titles	$.....
Photocopy	$.....
Postage	$.....
TOTAL	$.....

14. Insert Plan Number SP 272092

3. Plans with Community Management Statement :
CMS Number :
Name : 14-330

4. References :
Dept File :
Local Govt :
Surveyor : 4951–14 File

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REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 50979643

This is the current status of the title as at 09:34 on 23/02/2015

REGISTERED OWNER

Dealing No: 716310354 12/02/2015

BARRO GROUP PTY. LIMITED A.C.N. 005 105 724

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 272091
County of STANLEY Parish of REDLAND
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 40069350 (Lot 2 on SP 272091)

2. COVENANT No 716314747 16/02/2015 at 10:39
   restricts dealings over
   LOT 162 ON S31962,
   LOT 17 ON RP108970,
   LOT 2 ON SP272091 AND
   LOT 3 ON SP272092

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED
716314747 COVENANT

Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

EV Dann
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 3579909
Office: BEENLEIGH
Email: SLAM-beenleigh@nrw.qld.gov.au
SLAM - BEENLEIGH
PO BOX 1164
BEENLEIGH 4207

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From: MCQUADE Diane [Diane.Mcquade@dnrm.qld.gov.au]
Sent: Tuesday, 24 February 2015 8:45 AM
To: Ian Ridoutt (ian.ridoutt@barro.com.au)
Subject: Covenants registered

Good Morning Ian
Just a quick email to let you know, your case has been completely finalised now and the covenants have successfully registered on the titles for Barro Group Pty Ltd's freehold parcels.

Kind regards
Diane

Diane McQuade
Senior Land Officer
Beenleigh Office, South Region

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

Postal Address: PO Box 1164, Beenleigh Qld 4207
Address: 32 Tansey Street, Beenleigh Qld 4207

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