

In the Planning and Environment Court
Brisbane

No 4595 of 2011

| | | |
|----------|--|----------------------------------|
| Between: | QRE Pty Ltd | Applicant |
| And: | GLADSTONE REGIONAL COUNCIL | Respondent |
| And: | CHIEF EXECUTIVE, DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT | First Co-Respondent by Election |
| And: | CHIEF EXECUTIVE, DEPARTMENT OF TRANSPORT AND MAIN ROADS | Second Co-Respondent by Election |

ORDER

Before His Honour Judge *GRIFFIN*
Date of Hearing: 17 February 2012
Date of Judgment/Order: February 2012

UPON HEARING the Counsel for the Applicant and the solicitors for the Respondent and the First and Second Respondents by Election.

AND UPON READING the Application filed 15 November 2011, The Affidavit of DW Perkins filed on behalf of the Applicant on 15 November 2011, the Entry of Appearance filed on behalf of the First Respondent by Election on 22 November 2011, the Entry of Appearance filed on behalf of the Second Respondent by Election and the Affidavit of Aaron Webb filed this day by leave.

AND UPON the Court being satisfied that there has been compliance with the provision of the Sustainable Planning Act 2009 relating to obtaining owners consent the serving of the Application pursuant to section 482.

IT IS ORDERED that:

1. The existing development approval and decision to extend the approval period given by His Honour Judge Row DCJ on 26 September 1991 in Appeal No. 306 of 1990 (which was amended by order of his Honour Judge Quirk DCJ on 17 April 2002) is amended by:

(a) deleting all the plans and conditions approved by his Honour on 26 September 1991

JUDGMENT/ORDER
Filed on behalf of Applicant

Name Thynne & Macartney
Service Address L27, 12 Creek St
Brisbane
Phone no. 3231 8845
Fax no. 3229 0855
Email awebb@thymac.com.au
DX



FINAL ORDER

(and amended on 17 April 2002); and

(b) substituting in place of those plans and conditions the approval package page numbered 1 to 49 included as **Attachment 1** to this judgment.

Filed on February 2012

Filed by: QRE Pty Ltd c/- Thynne & Macartney
Service address: Level 27, 12 Creek St Brisbane
Phone: 3231 8845
Fax: 3229 0855
Email: awebb@thymac.com.au
DX:


Registrar

SC
JCT.


A DEPUTY REGISTRAR

Attachment 1

Approval Package Conditions of Approval – Turtle Street Beach Resort 17 February 2012

Condition 1

Subject to the modifications and condition contained herein the development shall be carried out in general accordance with Plan Numbers and documents as identified in the Table below:

| Drawing or Document | Number | Dated |
|---|----------------|-----------|
| Zenith Architectural Plans | | |
| Location Plan | Sheet Ref: 001 | 25/8/10 |
| Map of Lot 8 | Sheet Ref: 002 | 22/9/10 |
| Site Plan | Sheet Ref:003 | 26/10/10 |
| Staging Plan | Sheet Ref: 004 | 21/10/10 |
| 'Queen' Unit Floor Plan | Sheet Ref: 101 | 18/8/10 |
| 'King' Unit Floor Plan | Sheet Ref: 102 | 18/8/10 |
| Apartment Floor Plan | Sheet Ref: 103 | 18/8/10 |
| Villa 'A' Floor Plan | Sheet Ref:104 | 18/8/10 |
| Villa 'B' Floor Plan | Sheet Ref: 105 | 18/8/10 |
| Villa 'C' Floor Plan | Sheet Ref: 106 | 18/8/10 |
| 2 & 3 Bed Destination Floor Plans | Sheet Ref: 107 | 25/8/10 |
| Queen' Unit Elevations | Sheet Ref: 201 | 18/8/10 |
| 'King' Unit Elevations | Sheet Ref: 202 | 18/8/10 |
| Apartment Elevations | Sheet Ref: 203 | 18/8/10 |
| Villa 'A' Elevations | Sheet Ref:204 | 18/8/10 |
| Villa 'A' Elevations | Sheet Ref:205 | 18/8/10 |
| Villa 'B' Elevations | Sheet Ref: 206 | 18/8/10 |
| Villa 'C' Elevations | Sheet Ref: 207 | 18/8/10 |
| 2 & 3 Bed Destination Elevations | Sheet Ref: 208 | 25/8/10 |
| Resort Facilities Lower Floor Plan - | Sheet Ref: 301 | 19/8/10 |
| Resort Facilities Upper Floor Plan - | Sheet Ref: 302 | 19/8/10 |
| Resort Facilities Elevations | Sheet Ref 303 | 19/8/10 |
| Resort Facilities Elevations | Sheet Ref 304 | 19/8/10 |
| Destination Club Floor Plan | Sheet Ref 401 | 18/8/10 |
| Destination Club Elevations | Sheet Ref: 402 | 18/8/10 |
| Marine Plain Camp Floor Plan | Sheet Ref: 501 | 24/8/10 |
| Marine Plain Camp Section/Elevation | Sheet Ref: 502 | 24/8/10 |
| U Plan Landscape Plans | | |
| Landscape Master Plan | Plan 1 of 6 | Sept 2010 |
| Landscape Master Plan | Plan 2 of 6 | Sept 2010 |
| Cross Section Plan Part A | Plan 3 of 6 | Sept 2010 |
| Cross Section Plan Part B | Plan 4 of 6 | Sept 2010 |
| Building Habitats by Ecological Zones Plan Part A | Plan 5 of 6 | Sept 2010 |
| Building Habitats by Ecological Zones Plan Part B | Plan 6 of 6 | Sept 2010 |
| Setback Plan | Plan 1 of 5 | Sept 2010 |
| Beach Access Plan | Plan 2 of 5 | Sept 2010 |
| Road Sections Plan | Plan 4 of 5 | Sept 2010 |
| Cross Sections Plan | Plan 5 of 5 | Sept 2010 |

Condition 2

The approval limits the proposed development to the density, height and resort building envelope shown on the plans listed in Condition 1 above and in accordance with the following limits:

- Maximum number of rooms – 423
- Maximum Gross Floor Area – 19,083m²

Condition 3

Hobble Gully will provide access to the development.

Condition 4

Operation of the resort airstrip is not to conflict in any way with the future proposed airport site at Kangaroo Island identified under the Calliope Shire Planning Scheme 2007.

Condition 5

The development as hereby approved shall at all times be serviced by an adequate supply of potable water which meets the guidelines and standards required by the National Health and Medical Research Council listed in Table 3.1 "Drinking Water Quality Parameters" in the publication "Guidelines for Planning and Design of Urban Water Supply Schemes" published by the Water Resources Commission in 1989.

Condition 6

The development as hereby approved, shall at all times be serviced by a suitable effluent disposal system constructed in accordance with the *Water Supply (Safety and Reliability) Act 2008* and the guidelines set out in Section 5.2.2 "Sewer Treatment" of the Concept Planning Report lodged in conjunction with the application. In this regard an approval of an ERA for sewerage treatment will be required before the use commences.

Condition 7

All solid wastes shall be disposed of in accordance with the Refuse Management Regulations, which should include provision for recycling where possible.

Condition 8

The application shall take appropriate action to prevent the introduction of plants other than native plants onto the Island by construction vehicles, resort guests, resort vehicles and service providers.

Condition 9

The developer shall implement the approved Cultural Heritage Management Plan for the development.

Condition 10

The applicant shall provide a dedicated vehicular access at no cost to Council, from the southern boundary of Lot 8 to the southern boundary of Lot 6 (the National Park). The location of this access is shown on "Map Referred to in Condition 11 (18 February 2011)". Such access shall be within a road reserve of 30 metres in width, constructed to a rural road standard with gravel surface, with a minimum carriage width of 3.8 metres.

Condition 11

The tidal inlet adjacent to the resort development shall not be modified or otherwise adversely impacted on by the development.

Condition 12

The lessee must at all times take the necessary precautions to ensure that all lights on or above the leased land are shielded to prevent glare or reflection which may interfere with safe navigation of surrounding waterways or with reasonable enjoyment of neighbouring properties or nesting sites for turtles.

Condition 13

The developer shall undertake landscaping utilising indigenous plants in general accordance with the U Plan landscape plans listed in Condition 1.

In general the landscape intent for the resort node at Black Head is to limit the removal of vegetation, except for:

- The building footprint;
- Necessary bushfire management practices, in accordance with the approved bushfire management plan; and
- The construction of access ways.

Condition 14

Access to the foreshore is to be limited to the access points indicated on the U Plan Beach Access Plan – Sheet 2 of 5.

Condition 15

The site is to be maintained in a clean and orderly state at all times.

Condition 16

Prior to the use commencing, the developer shall eliminate or control any/all declared pests or weeds on the site in accordance with the Council's Policy 4.22 'Control of Declared Plants – New Subdivisions'.

Condition 17

An Operational Works Development Permit must be obtained for the following works prior to the commencement of construction:

- Earthworks (for the resort node and resort dam)
- Roadworks (for the resort node)
- Stormwater management (for the resort node)
- Water infrastructure (for the resort node)
- Street lighting (for the resort node)
- Landscaping (for the resort node)
- Sewerage infrastructure (for the resort node)
- Environmental protection and associated works (for the resort node)

The design and supporting calculation/documentation associated with these works must be certified by a Registered Professional Engineer of Queensland (RPEQ).

Condition 18

Any on-site civil works in the resort node shall be undertaken and executed under the supervision of a RPEQ. On completion, give to Council "as constructed" details of the civil works including certification that all civil works have been completed in accordance with the approved plans and specifications.

Condition 19

For the following elements of the resort, as constructed engineering plans certified by a consulting engineer are to be lodged with Council and these elements are to be suitably maintained at all times:

- Access Roads within Lot 8 (outside the resort node);
- Main dam;
- Airstrip.

Condition 20

The developer is to obtain the following before the use commences:

- Obtain registration as a water service provider;
- Confirm water supply system complies with the current applicable legislation;
- Obtain Regional Fire Service approval for the resort fire fighting water supply;
- Obtain an ERA for sewerage treatment.

Condition 21

The following reports are to be submitted to Council with the application for operational works referred to in Condition 17 above:

| |
|--|
| An acid sulphate soils management plan in general accordance with the Geo Coastal Australia and GJR Holding Pty Ltd ASS Investigations, 15 December 2003 and ASS Management Plan, 5 December 2003. |
| Stormwater Quality and Quantity Management Plan |
| The Bushfire Hazard Assessment/Management Plan prepared by Logic Environmental 2010 |
| Drainage Erosion and Sediment Control Plan |
| Environmental Management Plan |
| Geotechnical Report |
| Recycled Water Management Plan |
| Drinking Water Quality Management Plan |
| Waste Management Plan |

Condition 22

The currency period will be extended by four (4) years from the date of any Consent Order provided by the Planning and Environment Court, on the proviso that the applicant provides a properly made application/s for operational works associated with the resort node, in accordance with the requirements of the *Sustainable Planning Act 2009* and in compliance with these conditions within 12 months of the Consent Order.

The currency period is to be suspended for the period commencing on receipt of the properly made Operational Works application/s and concluding on the issuing of the Operational Works approval/s.

The balance of the four (4) year period will commence as from the later of:

- (a) issuing of the Operational Works Approval/s or
- (b) the refusal of the Operational Work application,

For clarity, where the Operational Work application is refused by Council and that refusal is appealed by the applicant, the balance of the four (4) year period does not commence until the appeal is finally decided or withdrawn.

Condition 23

The Developer shall incorporate provisions in the Rules to the Owners Association to ensure vegetation protection over the areas located outside the building envelopes and access ways. These provisions shall protect the vegetation from disturbance in these areas and require that any new planting is in accordance with the U Plan Landscape Plans referred to in Condition 1. The Rules to the Owners Association are to be submitted to Council for approval with the operational works development application.

Condition 24

The developer shall undertake on-site revegetation utilising plants from the list of species identified on the U Plan Landscape Plans referred to in Condition 1 in which the need to revegetate arises. Such areas may include, but may not necessarily be limited to, building footprints, roads, pedestrian accesses and the like.

Condition 25

The management of vegetation on land, other than the building footprints, shall be in accordance with the *Vegetation Management Act 1999* and be carried out by the Owners Association and secured through The Rules to the Owners Association.

Condition 26

The Rules to the Owners Association shall ensure that the height and location of any buildings and structures, ensures that they are in general accordance with the U Plan Landscape Plans referred to in Condition 1 so as to not protrude above any horizon or ridgeline when viewed from any public place readily accessible to the public.

Operational Works

Condition 27

The Operational Works for the Hobble gully esplanade road are to be executed under the supervision of a RPEQ. The applicant / developer must give to the Council, construction certificates from such supervising engineer, that the work has been constructed in accordance with the Operational Works Permit and good engineering practice, together with relevant quality assurance, operation and maintenance, and "as constructed" documentation prior to commencement of the use.

Condition 28

Operational works may necessitate minor amendments to the proposed development layout to achieve a safer, more efficient, effective, sustainable or best practice engineering solution *and to accommodate the findings of more detailed analyses of public health infrastructure (water supply and sewerage), transportation infrastructure, landscape construction and management and stormwater management strategies.*

Advisory Note: This development is located in an environmentally sensitive area. Innovative engineering, environmental management and landscape solutions may be required to successfully achieve the desired environmental outcomes.

Condition 29

Operational works for the Hobble Gully esplanade road are to be designed and constructed in accordance with Council's relevant standards at the time of lodgement of an application for an Operational Works Permit and in accordance with the relevant Australian Standards and good engineering practice. Council's current standards include:

1. Roads and Transport Standard 2005 (Joint CSC and GCC)
2. Gladstone Storm Water Management Strategy 2000 – Drainage Management Document.

Condition 30

Construction Environmental Management Plan

- (a) Any application for operational works shall be undertaken in accordance with the approved Environmental Management Plan (CEMP) defining measures to be undertaken during the works to ensure that the environmental impact of the construction works are addressed. Matters to be addressed in the CEMP shall include:
- (b) soil erosion and sedimentation control measures in accordance with the Institution of Engineers Australia publication "Soil Erosion and Sediment Control; Engineering Guidelines for Queensland Construction Sites";
- (c) topsoil management and stockpiles;
- (d) water quality;
- (e) vegetation preservation and native fauna habitat;
- (f) weed management;
- (g) air quality;
- (h) noise;
- (i) waste management and site clean up;
- (j) incident management;
- (k) monitoring and reporting;
- (l) integration with the Cultural Heritage Management Plan;

Condition 31

Waste Water

- a) All waste water shall be collected from each building in an underground reticulation system and delivered to the treatment plant on common property.
- b) The treatment plant shall produce effluent of a quality suitable for use as recycled non potable water and in accordance with the terms of the licence to be obtained.

Condition 32

All works and infrastructure shall (as a minimum standard) comply with Australian Water Supply and Sewerage Standards and the terms and conditions of the licence to be obtained.

Condition 33

Roads

All internal roads and car parking areas shall be designed to the following specifications:

- a) single lane with passing lanes at intervals of a maximum of 100 metres;
- b) on alignments designed to minimise vegetation removal and avoid erosion prone areas and to facilitate stormwater drainage;
- c) designed to minimise concentration of run-off in favour of sheet flow across shoulders and natural infiltration assisted by swales where necessary.

Stormwater Management

Condition 34

All stormwater drainage infrastructure shall be designed and constructed to ESD principles and to allow surface management through -

- a) Separation according to quality where necessary;
- b) end of pipe treatment systems to collect pollutants;
- c) design to encourage infiltration;
- d) designed to prevent erosion.

Condition 35

An operational works permit for landscaping, environmental protection and associated works must include but shall not be limited to drawings, specifications the location of proposed plant species, a plant schedule indicating common and botanical names, plant densities, topsoil depth, subgrade preparation, mulch type and depth, type of turf, paving, edging etc together with vegetation establishment, cultivation and maintenance details:

- a) irrigation system details;
- b) location, extent, specification and installation, establishment, cultivation and maintenance details for scour protection / soil stabilisation measures for the operational phase of the development, including but not limited to the turbing of footpaths, batter protection measures, measures to protect against high velocity and concentrated stormwater flows, retaining structures, fences and barriers, median and roundabout plantings, access for the public and for maintenance vehicles, signage, open space and pathway lighting etc;
- c) it is noted that the subject scour protection, stabilisation and other environmental protection works to be included in these landscaping works relate to long term environmental protection during the operational phase of the development. These works are designed to provide positive, sustainable environmental protection and are additional to the relatively short term erosion and sediment control measures implemented during the construction phase of the development.

Condition 36

The operational works permit for landscaping, environmental protection and associated works must specifically address but shall not be limited to the following items:

- a) full width planting of all "verges" and associated open space / access areas;
- b) the long term stabilisation and scour protection of all embankment slopes including the treatment of slopes:
 - flatter than 1 vertical to 4 horizontal
 - between 1 vertical to 4 horizontal and 1 vertical to 3 horizontal
 - steeper than 1 vertical to 3 horizontal;
- c) measures to protect against high velocity and concentrated stormwater flows in relation to open drains, diversion drains, table drains, swales and drainage structures, particularly at changes in flow direction, and at the entrance / exit to stormwater drainage structures (culverts, spillways, beds of drains, bends in drains etc);
- d) planting of appropriate vegetation along the top of embankment slopes (steeper than 1 vertical to 4 horizontal) to deter/discourage access to the slopes.

Security

Condition 37

For the Hobble Gully esplanade road prior to construction commencing the applicant / developer must lodge a construction security bond (in the form of cash or a bank guarantee) in the amount of 2.5% of the estimated cost of the construction of the works. The construction security bond is intended to cover action by Council where:

- a) either the works need to be carried out by Council as a matter of urgency to provide for people safety, traffic safety or for the protection of property or the environment, or
- b) the works need to be carried out by Council because the developer / applicant has failed to comply with a notice to:
 - remedy a breach of this approval or an associated operational works approval, or
 - provide for people safety, traffic safety, or to provide for the protection of property or the environment.

The cost incurred by Council in actioning the above, will be recovered from the construction security bond. The construction security bond shall be released when the operational works commence the maintenance / performance verification period.

Condition 38

For the Hobble Gully esplanade road a maintenance / performance verification security bond must be lodged with Council and prior to the works being accepted "on maintenance". The applicant / developer must lodge a maintenance / performance verification security bond (in the form of cash or a bank guarantee) in the amount of 5.0% of the estimated cost of the construction of the works. The maintenance / performance verification security bond is intended to cover action by Council where:

- a) either the works need to be carried out as a matter of urgency to provide for people safety, traffic safety or for the protection of property or the environment, or
- b) the works need to be carried out by Council because the developer / applicant has failed to comply with a notice to:
 - remedy a breach of this approval, or
 - rectify defective work or to construct new work resulting from design deficiencies, or
 - rectify defective work or to construct new work resulting from construction deficiencies, or
 - carry out maintenance of the works, or
 - provide for people safety, traffic safety, or to provide for the protection of property or the environment.

The cost incurred by Council in actioning the above, will be recovered from the maintenance / performance verification security bond. The maintenance / performance verification security bond shall be held by Council for a minimum period of 12 months. This period will be extended by Council to verify the integrity and performance of the works or of any remedial works carried out, should actual or potential defects or omissions be identified.

Condition 39

Proposed treatments and colour scheme to be submitted for Council approval prior to the issue of a development permit for building works.

ENVIRONMENT & REGULATION DEPARTMENT CONDITIONS

SCHEDULE A – GENERAL CONDITIONS

- A1 In carrying out the activity, all reasonable and practical measures are to be taken to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development approval.
- A2 The holder of this development approval must:
- (a) install and operate all works and control equipment, and
 - (b) take all measures, perform all acts and do all things, necessary to ensure compliance with the conditions of this development approval.
- A3 Notwithstanding any other condition of this development approval, this development approval does not authorise any release of contaminants that causes or is likely to cause an environmental nuisance beyond the boundaries of the registered place.

SCHEDULE B – AIR

- B1 Odour and visible contaminants, including but not limited to dust, smoke, fumes and aerosols must not be released to the environment in a manner that will or may cause environmental harm or environmental nuisance unless such release is authorised.
- B2 Suitable screens and/or barriers shall be erected during excavation and building works, where required, to reduce the emission of dust, water effluent or other matter from the site.
- B3 No incineration or open burning shall be carried out on site.
- B4 Following site preparation and clearing, all greenwaste material for disposal shall be stockpiled and removed to an approved refuse disposal facility or wood chipped on site. Burning of material prior to removal is not permitted due to interferences with the surrounding areas.
- B5 During construction, stockpiles and areas of bare soil or earth that are likely to become eroded must be adequately protected – by upslope surface water diversion, downslope sediment fencing and temporary surface coverings.

SCHEDULE C – WATER / STORMWATER

- C1 Contaminants must not be directly or indirectly released from the site to which this development approval applies, to any waters or stormwater.
- C2 This approval does not relate to structural integrity. The approval holder is responsible for ensuring that the designed facilities, along with ancillary drains, channels and pipes, shall be designed and constructed in accordance with good engineering practice. This approval does not remove any obligation on the holder to obtain any other approval legally required by any other authority.

SCHEDULE D – NOISE

- D1 The installation and operations of noise generating equipment and vehicles shall be carried out in a manner to minimise their impacts on neighbouring properties.
- D2 The building works must be carried out by such practicable means necessary to prevent the emission or likelihood of emission of noise that constitutes environmental nuisance.

- D3** All noise producing machinery and equipment (including airconditioners, compressors and cooling systems) are to be fitted with noise attenuation features so that noise at the boundary of the site does not exceed the levels indicated in the table below –

| NOISE LIMITS AT A NOISE SENSITIVE PLACE | |
|--|--|
| Period | Noise Level at a Noise Sensitive Place (ie a residence) Measured as the Adjusted Maximum Sound Pressure Level (Lamax adj, T) |
| 7am – 7pm | Background noise level plus 5dB(A) |
| 7pm – 10pm | Background noise level plus 5dB(A) |
| 10pm – 7am | Background noise level plus 3dB(A) |
| Sundays & Public Holidays | Background noise level plus 5dB(A) |
| NOISE LIMITS AT A COMMERCIAL PLACE | |
| Period | Noise Level at a Commercial Place Measured as the Adjusted Maximum Sound Pressure Level (Lamax adj, T) |
| 7am – 7pm | Background noise level plus 10dB(A) |
| 7pm – 10pm | Background noise level plus 10dB(A) |
| 10pm – 7am | Background noise level plus 8dB(A) |
| Sundays & Public Holidays | Background noise level plus 5dB(A) |

SCHEDULE E – WASTE MANAGEMENT

- E1** Where waste is a contaminant, waste must not be released to the environment where the release will or may cause environmental harm or environmental nuisance, unless such release is authorised.
- E2** Concrete wastes, or washing concrete mixers, must not be deposited in any location where they may flow or be washed into any stormwater system or kerb drainage.
- E3** Paintbrushes, rollers, tins, trays etc shall not be washed out or emptied into stormwater drain/system.

SCHEDULE F – MONITORING AND REPORTING

- F1** All complaints received by the holder of this development approval relating to releases of contaminants from the activity must be recorded and kept in a log book with the following details:
- (a) time, date and nature of complaint;

- (ii) type of communication (telephone, letter, personal etc.);
 - (iii) name, contact address and contact telephone number of complainant (note: if the complainant does not wish to be identified then "Not identified" is to be recorded);
 - (iv) response and investigation undertaken as a result of the complaint;
 - (b) name of person responsible for investigating complaint; and
 - (c) action taken as a result of the complaint investigation and signature of responsible person.
- F2** As soon as practicable after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with the conditions of this development approval, the holder of the registration certificate to which this development approval relates, must notify the administering authority of the release by telephone or facsimile.
- F3** The notification of emergencies or incidents as required by condition F2 must include but not be limited to the following:
- (a) the operator of the activity to which this development approval relates;
 - (ii) the location of the emergency or incident;
 - (iii) the name and telephone number of the designated contact person;
 - (iv) the time of the release;
 - (b) the time the holder of the registration certificate became aware of the release;
 - (vi) the suspected cause of the release;
 - (c) the environmental harm and or environmental nuisance caused, threatened, or suspected to be caused by the release; and
 - (viii) actions taken to prevent further any release and mitigate any environmental harm and/or environmental nuisance caused by the release.
- F4** Not more than 14 days following the initial notification of an emergency or incident, the holder of the development approval must provide written advice of the information supplied in accordance with condition number F3 in addition to:
- (a) proposed actions to prevent a recurrence of the emergency or incident;
 - (ii) outcomes of actions taken at the time to prevent or minimise environmental harm and or environmental nuisance; and
 - (b) the results of any environmental monitoring performed.

SCHEDULE G – DEFINITIONS

- G1** For the purposes of this development approval the following definitions apply:
- (a) "L(Amax adj, T)" means the average maximum A- weighted sound pressure level, adjusted for noise character and measured over a time period of not less than 15 minutes, using Fast response
 - (b) "commercial place" means a place used as an office or for business or commercial purposes.
 - (c) "noise sensitive place" means –
 - a) a dwelling, mobile home or caravan park, residential marina or other residential premises; or
 - b) a motel, hotel or hostel; or
 - c) a kindergarten, school, university or other educational institution; or
 - d) a medical centre or hospital; or
 - e) a protected area ; or
 - f) a park or gardens.

- G2** For the purposes of this development approval any term not otherwise defined in the *Environmental Protection Act 1994*, and the *Integrated Planning Act 1997* and any subordinate legislation made pursuant to these Acts or in the Definitions Schedule of this development approval has the meaning conferred to that term in its common usage.

END OF CONDITIONS

Advice to Applicant:

ADVISORY NOTES

- 1** An application for a Food Business Licence shall be submitted to Council Environmental Health Section, and approved, prior to the commencement of use of the kitchen as determined by the *Food Act 2006*. Please note that a design approval is required prior to the installation of the kitchen/s when it is a licensable activity. Contact Council's Environmental Health department for further information.



ABN 92-430-095-302
 O.B.S.A. Lic. No. 65213
 50 Michel Drive, Araranga QLD 4504
 Phone: 3883 2555
 Fax: 3883 2444
 Email: p.zimmermann@sigpond.com

FLOOR AREAS:

TOTAL AREAS:

PROJECT:
 TURTLE STREET BEACH
 RESORT

REAL PROPERTY
 DESCRIPTION:

PARISH:
 COUNTY:
 SITE AREA

CLIENT:

Q.R.E. Pty Ltd

PROJECT ADDRESS:

CURTIS ISLAND,
 QUEENSLAND

DRAWING

TURTLE STREET BEACH
 RESORT LOCATION PLAN

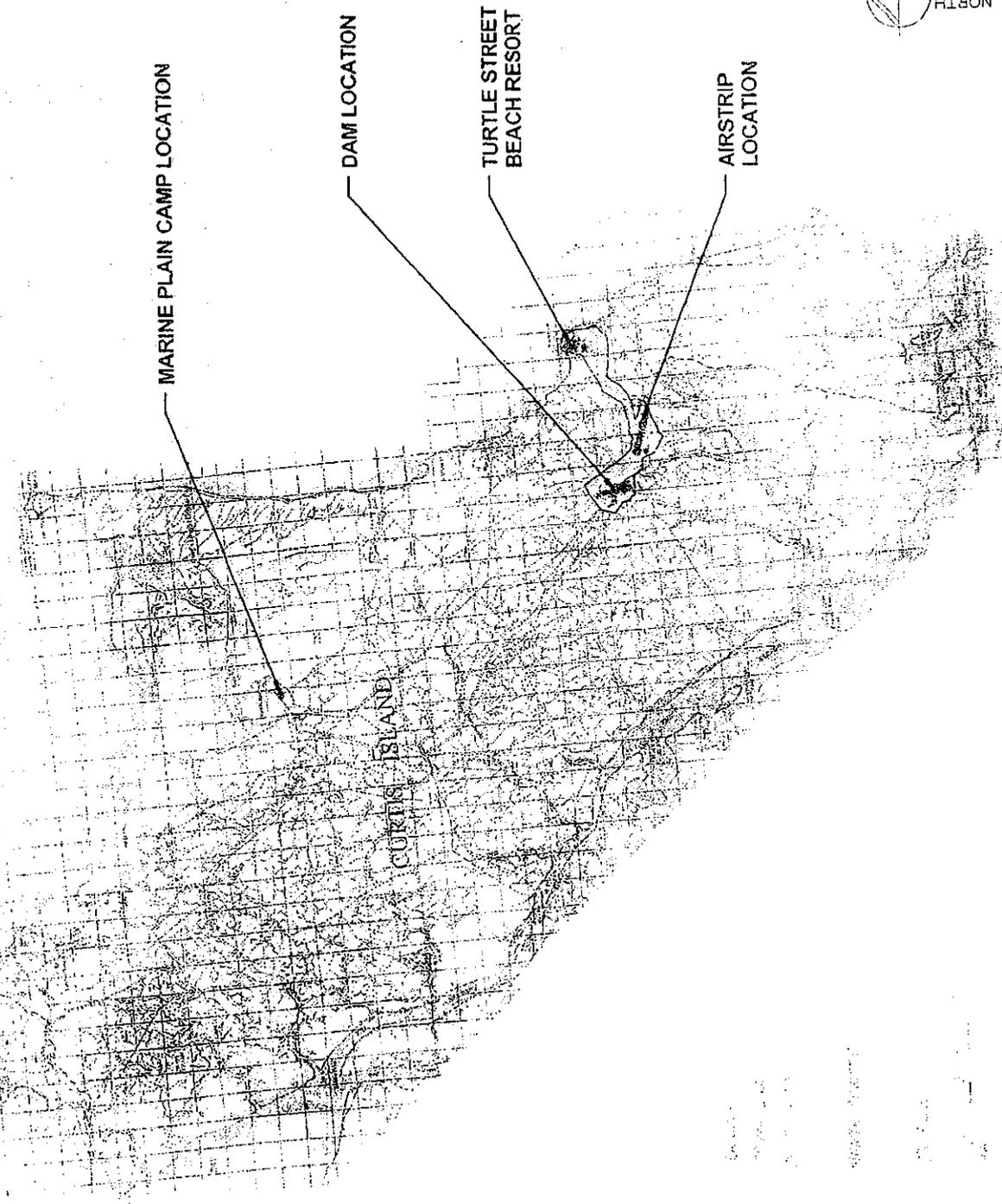
SHEET: 001 OF

SCALE: 1:150,000

DATE: 25/08/2010 & 20/02/10

DRAWN: []
 CHECKED: []
 JOB NO.: 787-08

COPYRIGHT ZERSTH DESIGN





A.B.N. 92-430-085-302
 C.B.S.A. Lic. No. 82713
 50 Michel Drive, Morningside QLD 4994
 Phone: 3887 2355
 Fax: 3885 3444
 Email: gmmmmmm@bigpond.com

FLOOR AREAS:

TOTAL AREAS:

PROJECT:
 TURTLE STREET BEACH
 RESORT

REAL PROPERTY
 DESCRIPTION:

PARISH:
 COUNTY:
 SITE AREA:

CLIENT:
 O.R.E. Pty. Ltd.

PROJECT ADDRESS:
 CURTIS ISLAND,
 QUEENSLAND

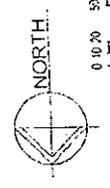
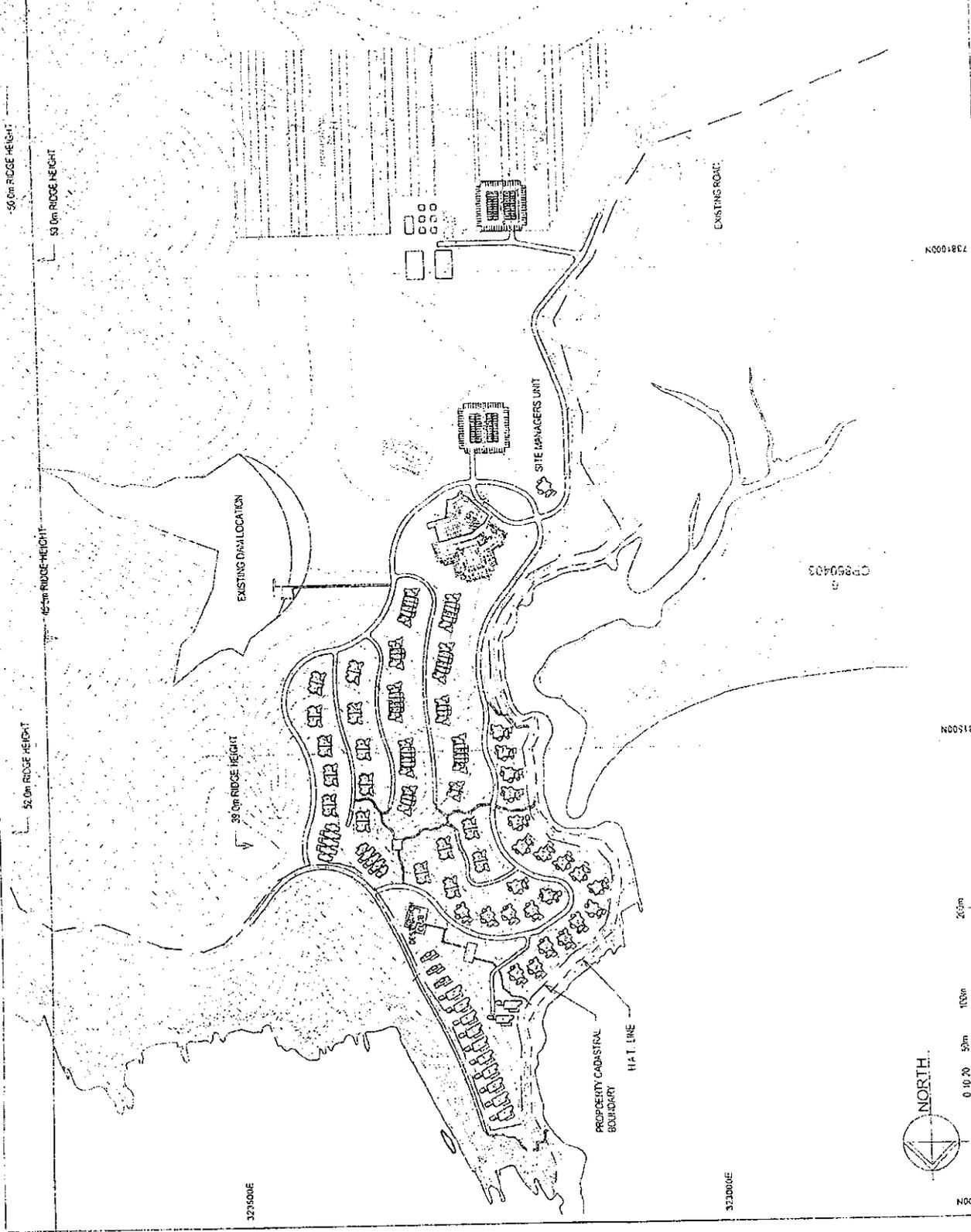
DRAWING
 SITE PLAN

SHEET: 003 OF

SCALE (AT A3 SIZE) 1:4000
 DATE: 26/10/2010 2:06:59 PM

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 JOB NO.: 187-08

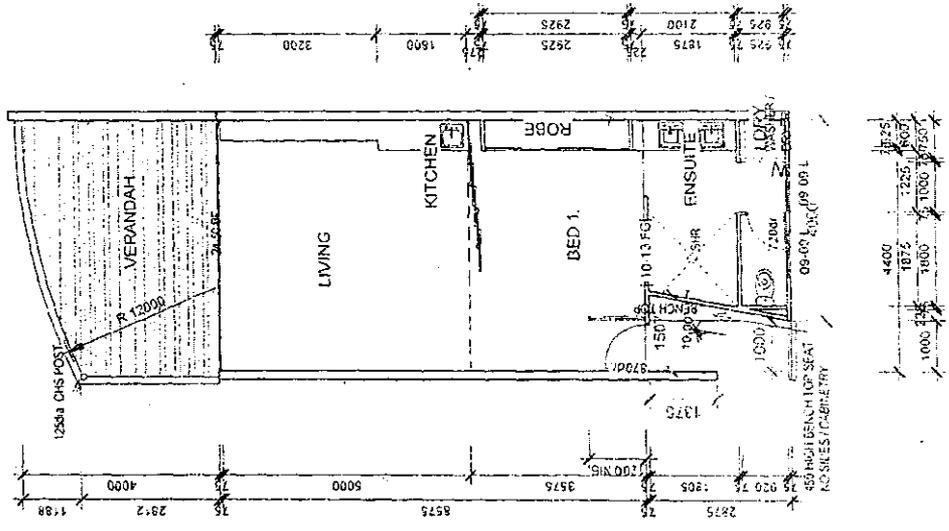
COPYRIGHT ZENITH DESIGN



SCALE 1:2000 @ A1, 1:4000 @ A3

ABN 92-490-095-302
 Q.B.S.A. Lic. No. 65213
 50 Michel Drive, Narangba QLD 4694
 Phone: 3888 2555
 Fax: 3888 2444
 Email: paimmeham@bigpond.com

FLOOR AREAS:



| FLOOR AREAS: | |
|--------------|----------------------|
| INTERIOR | - 64.40 sq.m. |
| VERANDAH | - 18.72 sq.m. |
| TOTAL | = 73.12 sq.m. |

TOTAL AREAS:

PROJECT: TURTLE STREET BEACH RESORT

REAL PROPERTY DESCRIPTION:

PARISH: .
 COUNTY: .
 SITE AREA: .

CLIENT: Q R E P/L

PROJECT ADDRESS: CURTIS ISLAND, QUEENSLAND

DRAWING: 'QUEEN' UNIT - FLOOR PLAN

SHEET: 101 OF .
 SCALE: 1:100
 DATE: 18/08/2010 12:07:51 PM
 DRAWN: .
 CHECKED: .
 JOB NO: 187/08 Q
 COPYRIGHT: ZENITH DESIGN

DESIGN

A.B.N. 92-406-085-302
 Q.B.S.A. Lic. No. 55213
 50 Michel Drive, Narangba QLD 4504
 Phone: 3888 2555
 Fax: 3888 2444
 Email: prinnemann@sigpond.com

FLOOR AREAS:

TOTAL AREAS

PROJECT: TURTLE STREET BEACH RESORT

REAL PROPERTY DESCRIPTION:

PARISH: COUNTY: SITE AREA:

CLIENT: Q.R.E. P/L

PROJECT ADDRESS: CURTIS ISLAND, QUEENSLAND

DRAWING: KING UNIT - FLOOR PLAN

SHEET 102 OF 1

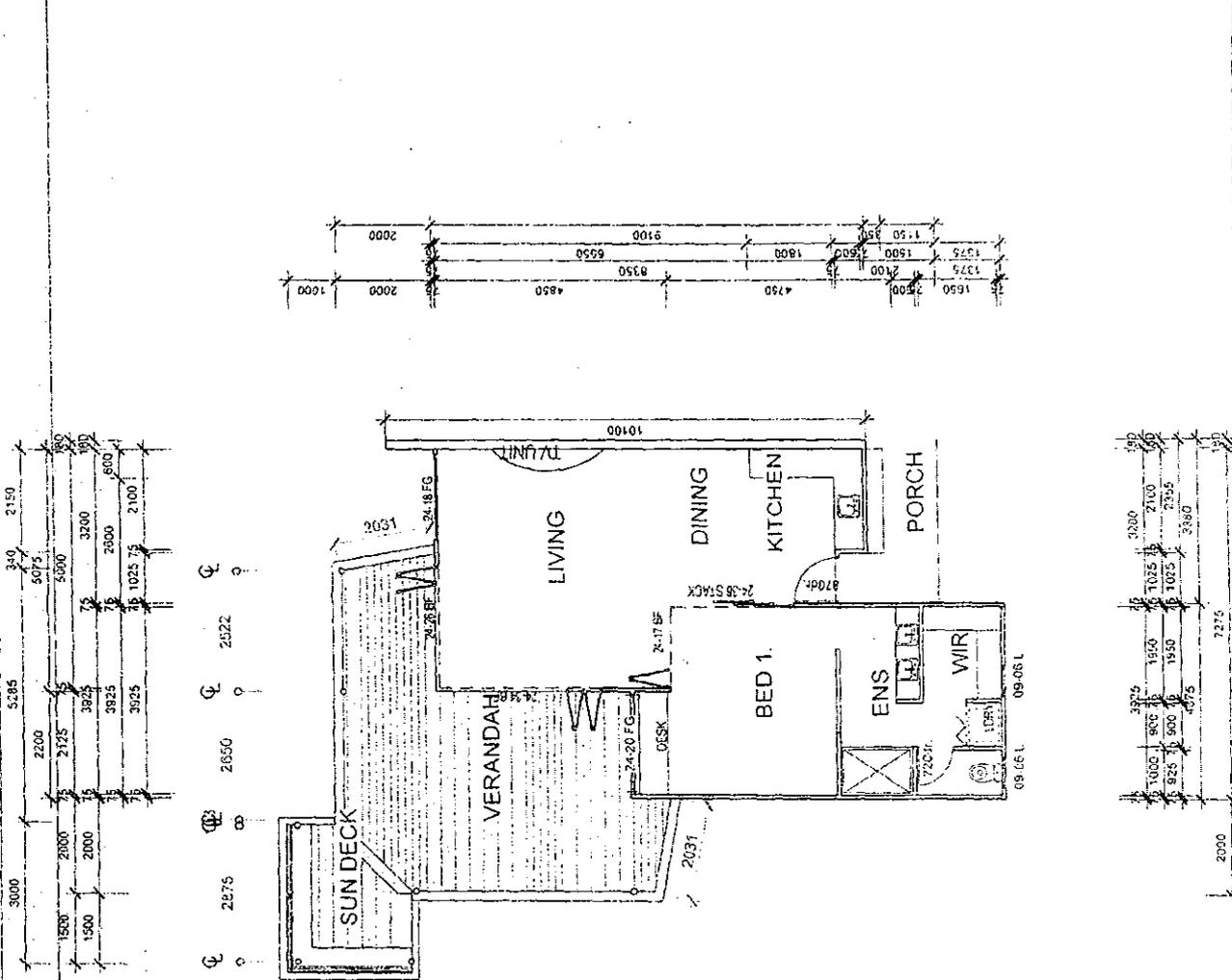
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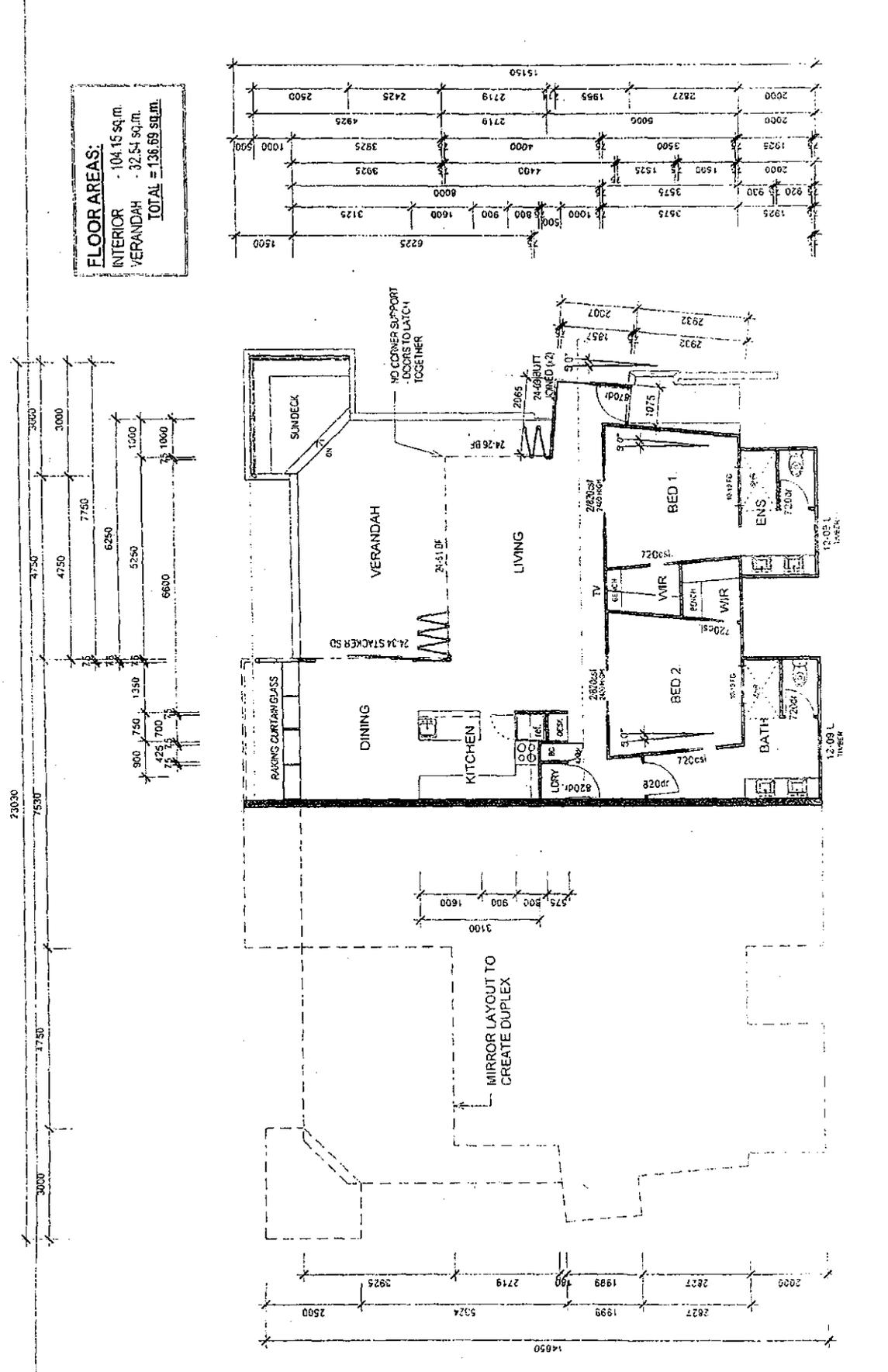
DATE 18/08/2010 12:20:12 PM

DESIGNER: CHECKED: BY: RC

JOB NO: 767-08 K

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FLOOR AREAS:
 INTERIOR - 104.15 sq.m.
 VERANDAH - 32.54 sq.m.
 TOTAL = 136.69 sq.m.

| | | | | | | |
|------------|----------|--------------|------------|-------------|--------------|----------|
| DRIVER | ISS | SCALE | T | 100 | SHEET NUMBER | |
| CHECKED | R2 | ORIGINAL | PAGE | 532 | A3 | 103 OF |
| ISSUE DATE | 14-08-09 | PROJECT DATE | 18-03-2010 | 12:39:02 PM | JOB NO. | 787-08 A |

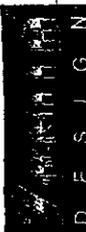
DRAWING
 APARTMENT - FLOOR PLAN
PROJECT ADDRESS:
 CURTIS ISLAND, CURTIS ISLAND

PROJECT:
 TURTLE STREET BEACH RESORT
CLIENT:
 Q.P.E. PT

ABN 92-430-095-302
 Q.B.S.A. Lic. No. 65213
 50 Mickel Drive, Narangba QLD 4504
 Phone: 3888 2545 Fax: 3888 2444
 Email: puzmann@puzmann.com



D E S I G N



DESIGN
 A 6 N. 97-430-085-302
 Q.B.S.A. Lic. No. 65213
 50 Michael Drive, Narangba QLD 4594
 Phone: 3892 7555
 Fax: 3888 2444
 Email: palmonemaria@bigpond.com

FLOOR AREAS:

TOTAL AREAS:

PROJECT:

TURTLE STREET BEACH
 RESORT

REAL PROPERTY
 DESCRIPTION:

PARISH :
 COUNTY :
 SITE AREA:

CLIENT:

Q.R.E. P/L

PROJECT ADDRESS:

CURTIS ISLAND,
 QUEENSLAND

DRAWING

VILLA 'A' - FLOOR PLAN

SHEET 104 OF

SCALE 1:100

DATE 18/08/2010 1.05.35 PM

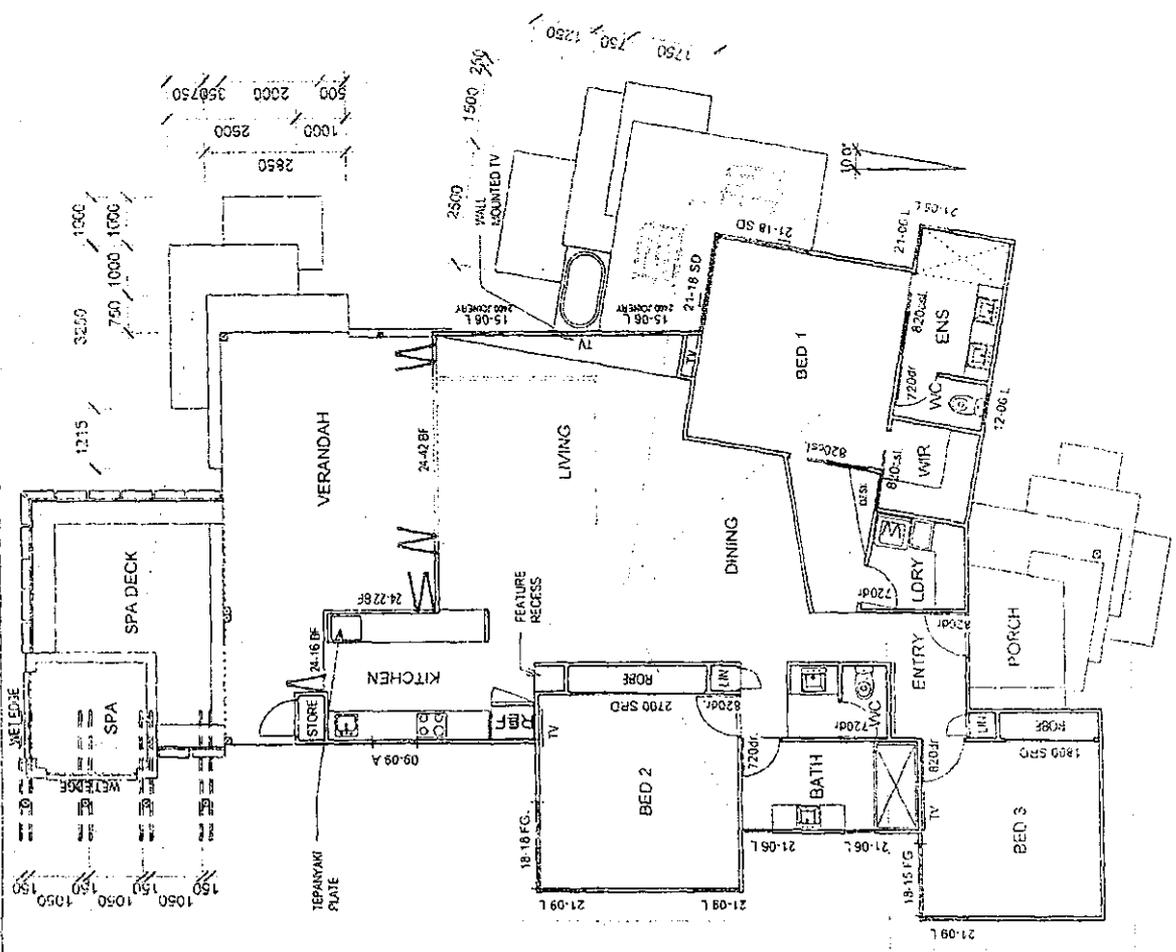
DRAWN lsc

CHECKED pz

JOB NO. 787.03 V

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| AREA SCHEDULE | |
|--------------------|-------------------|
| INTERIOR | 143.82 sqm |
| VERANDAH | 28.90 sqm |
| SPA DECK | 14.70 sqm |
| BEDROOM VERANDAH | 12.31 sqm |
| LOTUS PADS' STAIRS | 10.27 sqm |
| LOTUS PADS' STAIRS | 9.35 sqm |
| LOTUS PADS' STAIRS | 9.13 sqm |
| PORCH | 5.34 sqm |
| TOTAL AREA | 233.82 sqm |





A.B.N. 92-430-095-302
 Q.B.S.A. Lic. No. 65213
 50 Michel Drive, Narrangba QLD 4504
 Phone: 3888 2535
 Fax: 3888 7444
 Email: primmerrmann@bigpond.com

FLOOR AREAS:

TOTAL AREAS:
 PROJECT :
 TURTLE STREET BEACH
 RESORT

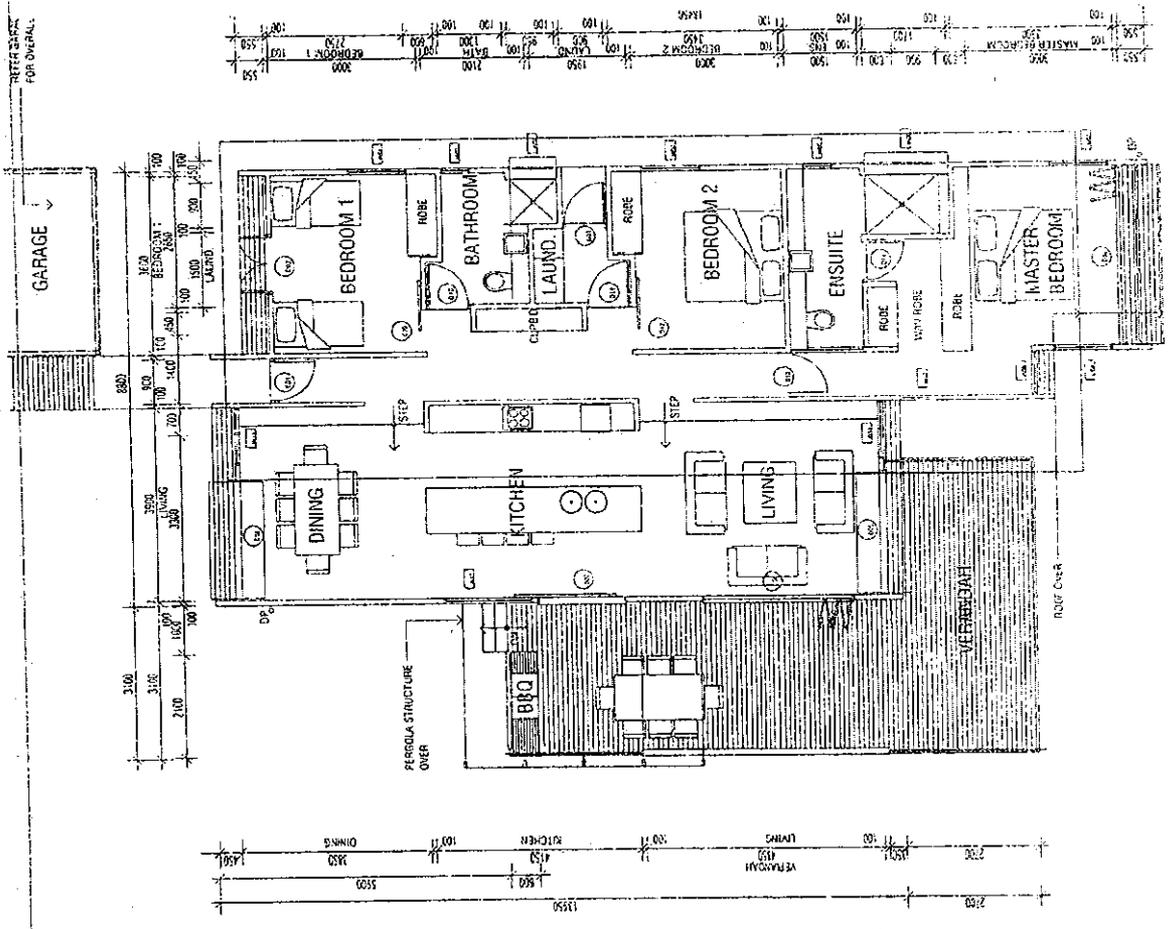
REAL PROPERTY
 DESCRIPTION:
 PARISH :
 COUNTY :
 SITE AREA :

CLIENT :
 Q.R.E P/L

PROJECT ADDRESS :
 CURTIS ISLAND,
 QUEENSLAND

DRAWING
 VILLA 'B' - FLOOR PLAN

SHEET: 105 OF
 SCALE: 1:100
 DATE: 18/08/2010 1:58:23 PM
 DRAWN: HR
 CHECKED: DR
 JOB NO: 781-08 V
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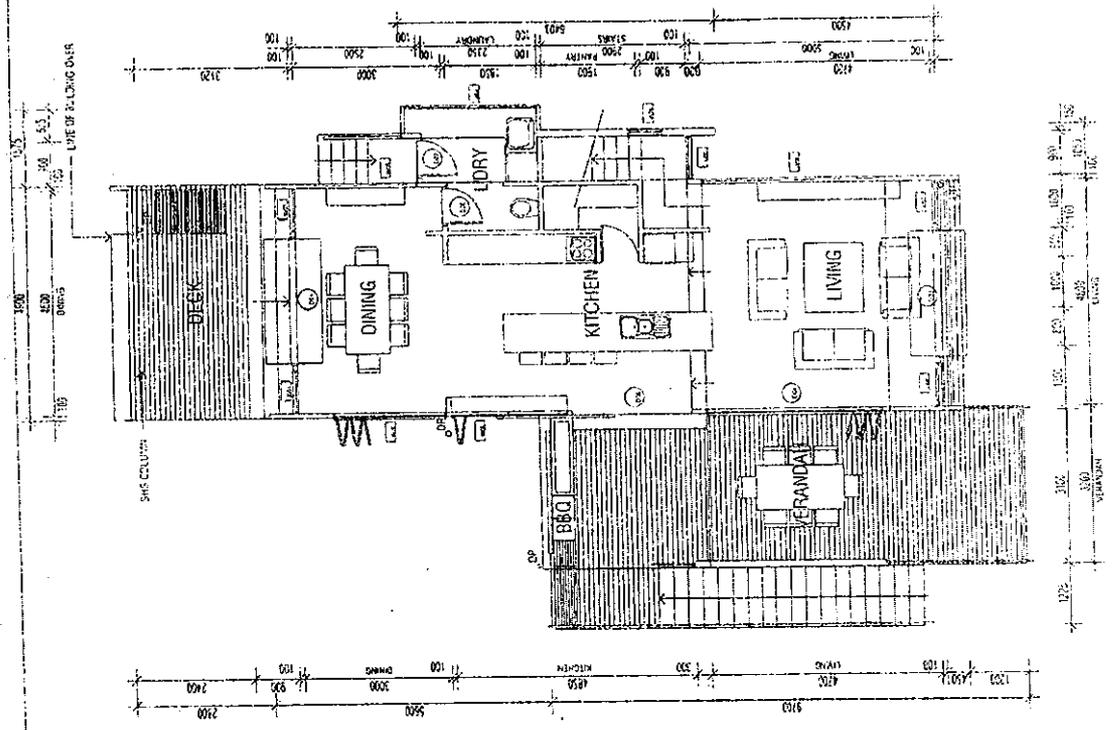


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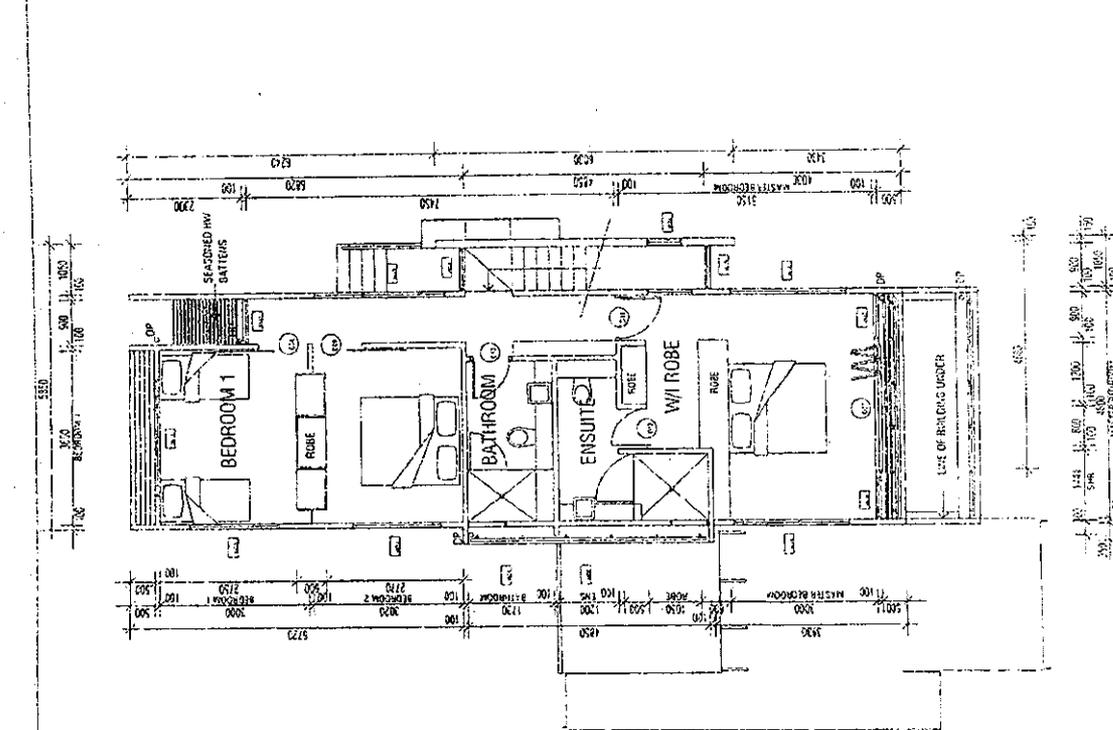
A.B.N. 92430-095-302
 O.B.S.A. Lic. No. 65213
 50 Michel Drive, Narangba QLD 4504
 Phone: 3888 2555
 Fax: 3888 2444
 Email: pulimmarann@bigpond.com

FLOOR AREAS:

| | |
|----------------------------|----------------------------|
| TOTAL AREAS: | |
| PROJECT: | TURTLE STREET BEACH RESORT |
| REAL PROPERTY DESCRIPTION: | |
| PARISH: | |
| COUNTY: | |
| SITE AREA: | |
| CLIENT: | Q.R.E. PIL |
| PROJECT ADDRESS: | CURTIS ISLAND QUEENSLAND |
| DRAWING: | VILLA 'C' - FLOOR PLAN |
| SHEET: | 1 OF 2 |
| SCALE: | 1:100 |
| DATE: | 18/08/2010 1:58:21 PM |
| DRAWN BY: | 9/6 |
| CHECKED BY: | 9/6 |
| JOB NO: | 707 06 V |
| COPYRIGHT: | 2010 PULIMMARANN |



VILLA TYPE C UPPER
 2 1:100



VILLA TYPE C LOWER
 1 1:100



A.B.N. 92330 085 202
 Q.B.S.A. Lic. No. 65213
 20 Michie Street, Marangate QLD 4608
 Phone: 08 9482 2556
 Fax: 08 9482 2444
 Email: palmmermann@bigpond.com

FLOOR AREAS:

TOTAL AREAS:

PROJECT :
 TURTLE STREET BEACH
 RESORT

**REAL PROPERTY
 DESCRIPTION :**

PARISH :
 COUNTY :
 SITE AREA :

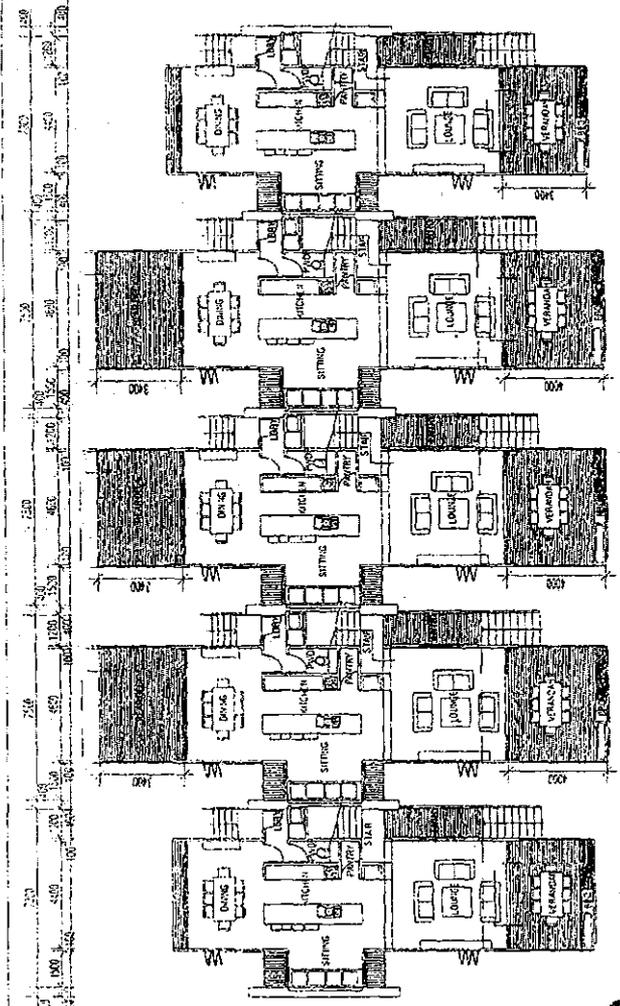
CLIENT :
 O.R.E. Pty Ltd

PROJECT ADDRESS :
 CURTIS ISLAND,
 QUEENSLAND

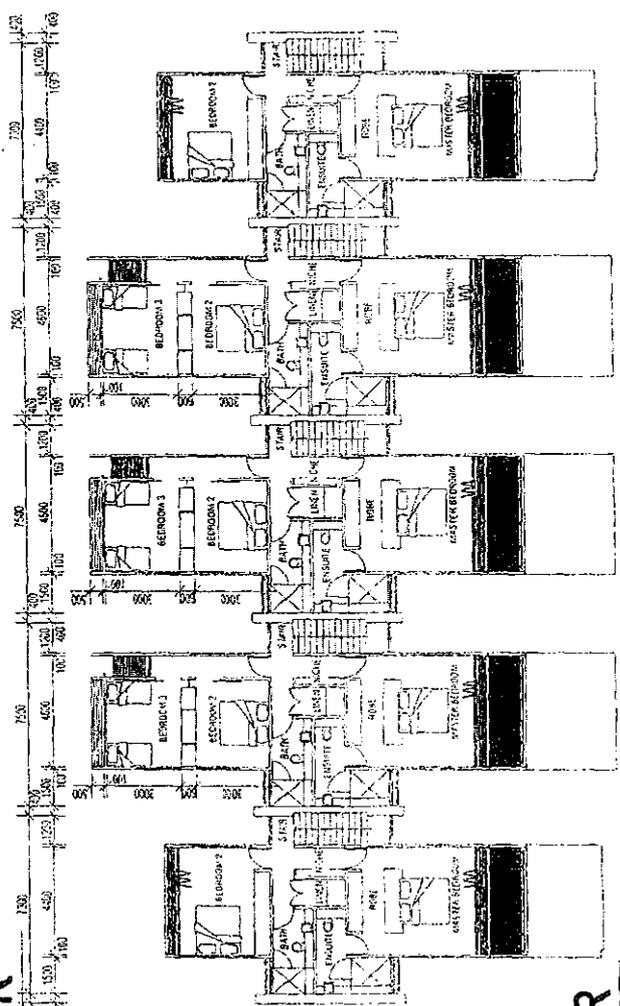
DRAWING
 2 & 3 BED DESTINATION
 UNITS - FLOOR PLANS

SHEET 167 OF
 SCALE 1:200
 DATE 25/08/2010 12:59:35 PM
 DRAWN 166
 CHECKED 162
 JOB NO. 787-02

POPULOUS - ZEPHYRUS DESIGN



1
LOWER FLOOR
 1:200



2
UPPER FLOOR
 1:200

A.B.N. 92-400-995-302
 Q.B.S.A. Lic. No. 66213
 50 Michol Drive, Narangba QLD 4504
 Phone: 3888 2555
 Fax: 3888 2444
 Email: pzimmennam@bigpond.com

FLOOR AREAS:

TOTAL AREAS

PROJECT:
 TURTLE STREET BEACH
 RESORT

REAL PROPERTY DESCRIPTION:

PARISH:
 COUNTY:
 SITE AREA

CLIENT:
 Q.R.E. RL

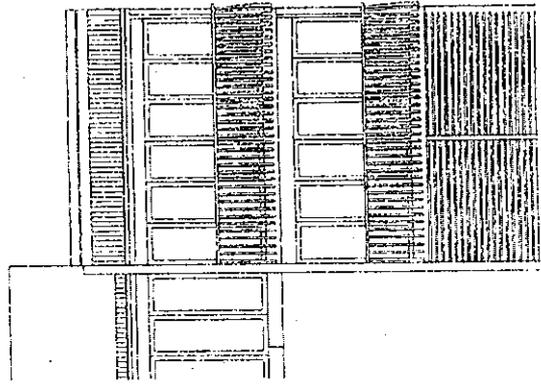
PROJECT ADDRESS:
 CURTIS ISLAND,
 QUEENSLAND

DRAWING
 'QUEEN' UNIT - ELEVATIONS

SHEET 201 OF

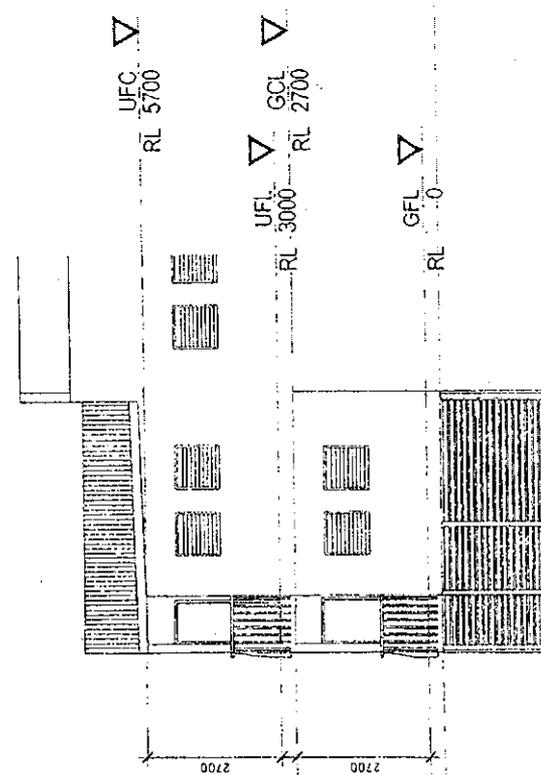
SCALE: 1 : 100
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 DRAWN: [Signature]
 CHECKED: [Signature]
 JOB NO.: 101/08 Q

YR/HT ZERTH/DESIGN



ELEVATION 3

2 1 : 100



ELEVATION 1

1 1 : 100

A.B.N. 92-430-095-302
 Q.B.S.A. Lic. No. 63213
 50 Nichol Drive, Narangba QLD 4654
 Phone: 3888 2555
 Fax: 3888 2444
 Email: pammermann@sigpond.com

FLOOR AREAS:

TOTAL AREAS

PROJECT:
 TURTLE STREET BEACH
 RESORT

REAL PROPERTY DESCRIPTION:

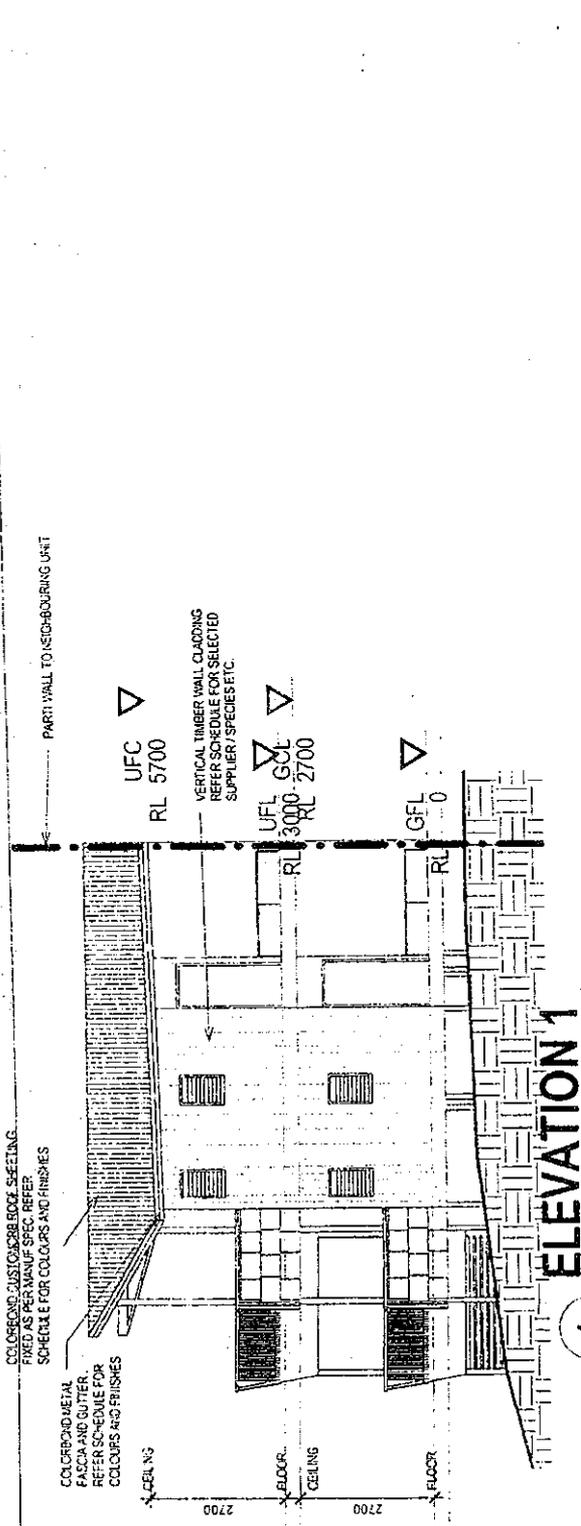
PARISH
 COUNTY
 SITE AREA

CLIENT:
 Q.R.E. P/L

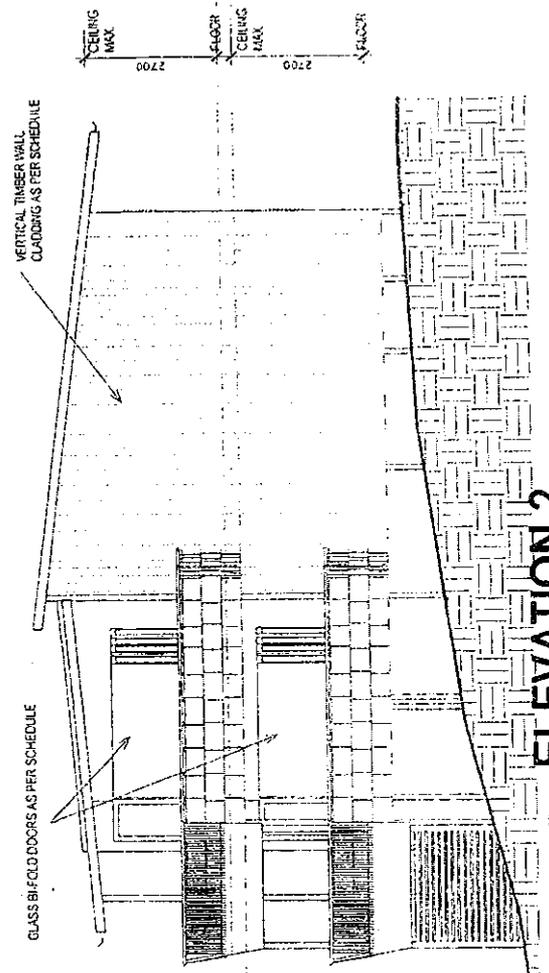
PROJECT ADDRESS:
 CURTIS ISLAND
 QUEENSLAND

DRAWING
 KING UNIT - ELEVATIONS

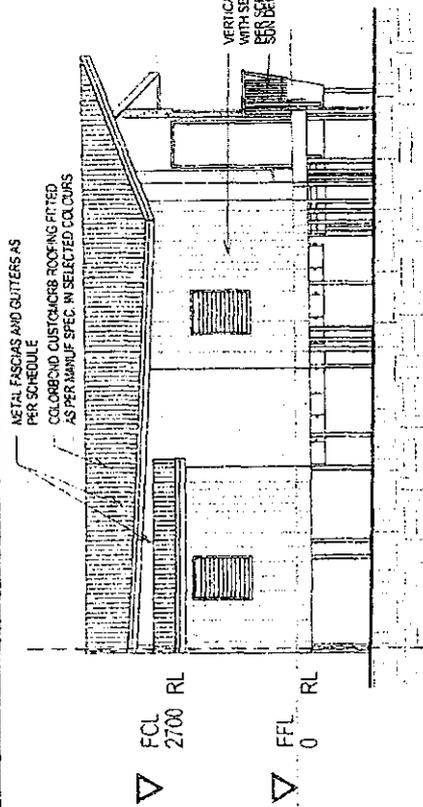
SHEET 202 OF
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 CHECKED: pz
 JOB NO: 767-30-K
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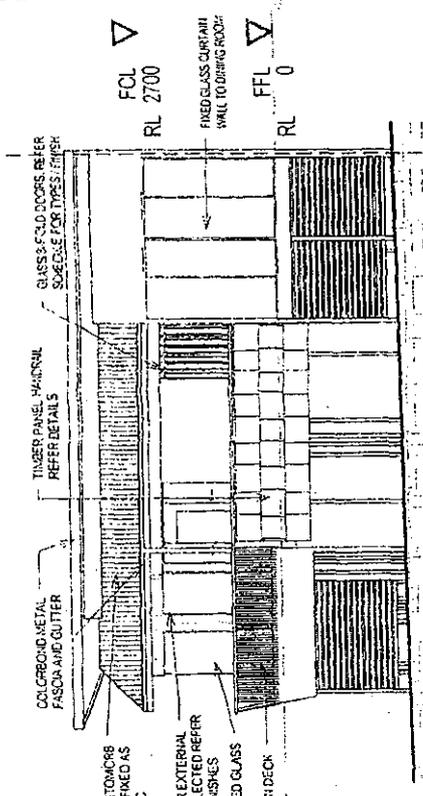
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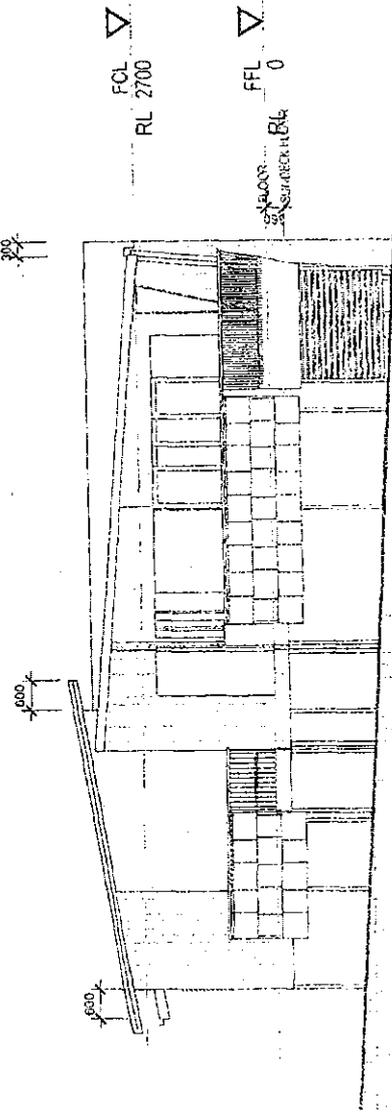
ELEVATION 2
 1 : 100



ELEVATION 1
1 1:100



ELEVATION 3
3 1:100



ELEVATION 2
2 1:100

| | | |
|---|---|--|
| PROJECT : TURTLE STREET BEACH RESORT CLIENT : CORE P/L | DRAWING : APARTMENT - ELEVATIONS PROJECT ADDRESS : CLIFTONS ISLAND, QUEENSLAND | DRAWING NO. : 100 SCALE : 1:100 SHEET NUMBER : 203 OF 203 |
| | | CHECKED BY : ISSUE DATE : 14.09.08 ORIGINAL PAGE SIZE A3 PLOT DATE : 16.02.2009 12:07:30 PM JOB NO. : 787-09 A |

A.B.H. 92-430-095-307
 Q.B.S.A Lic. No. 65213
 50 Mitchell Drive, Nudgee QLD 4604
 Phone: 3888 7555 Fax: 3888 2444
 Email: pzimmormann@bigpond.com



DESIGN
 A.B.N. 97-430-095-302
 Q.B.S.A. Lic. No. 65213
 50 Michele Drive, Narangba QLD 4684
 Phone: 3888 2555
 Fax: 3888 2444
 Email: pimmimann@bigpond.com

FLOOR AREAS:

TOTAL AREAS:

PROJECT:
 TURTLE STREET BEACH RESORT

REAL PROPERTY DESCRIPTION:

PARISH:
 COUNTY:
 SITE AREA:

CLIENT:
 Q.I.R.E. PT

PROJECT ADDRESS:
 CURTIS ISLAND QUEENSLAND

DRAWING
 VILLA 'A' - ELEVATIONS

SHEET: 204 OF

SCALE: 1:100

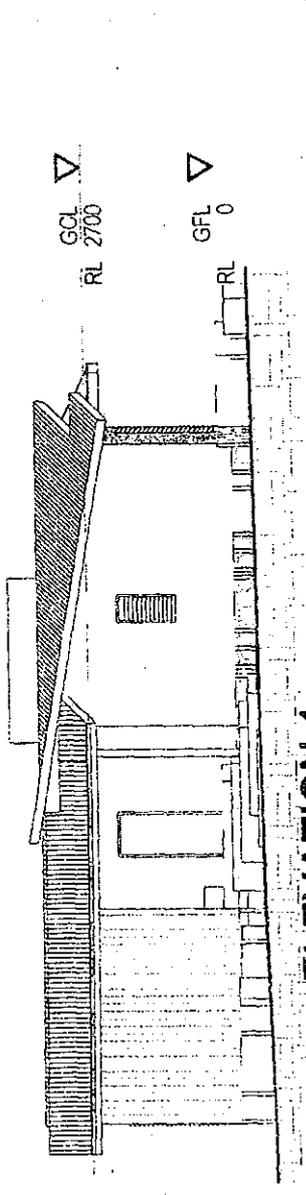
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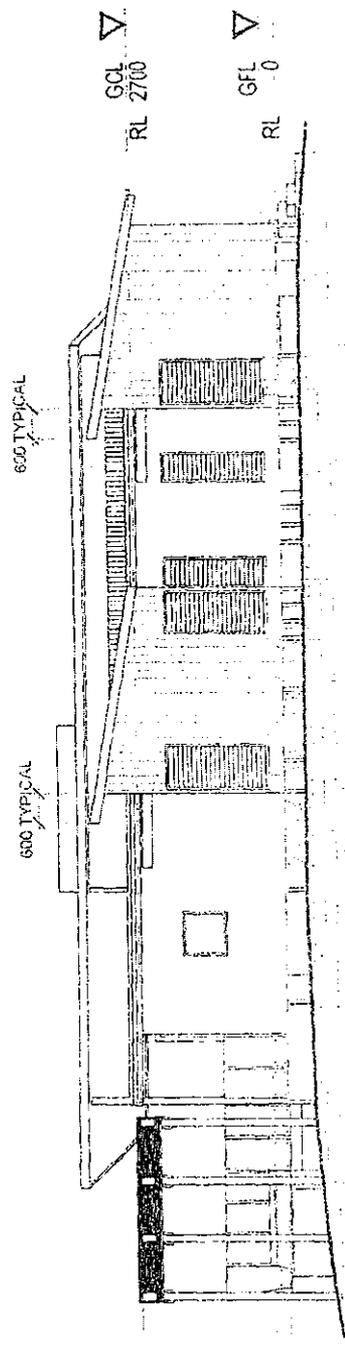
CHECKED: [Signature]

APP. NO.: 783-06-V

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ELEVATION 1
 1:100



ELEVATION 2
 1:100



DESIGN

A.B.N. 92-400-061-902
Q.B.S.A. Lic. No. 65713
50 Michiel Drive, Narragans QLD 4804
Phone: 3888 2525
Fax: 3888 2444
Email: planning@bigpond.com

FLOOR AREAS:

TOTAL AREAS

PROJECT :
TURTLE STREET BEACH
RESORT

REAL PROPERTY
DESCRIPTION :

PARISH :
COURTY :
SITE AREA :

CLIENT :
Q. R.E. PIL

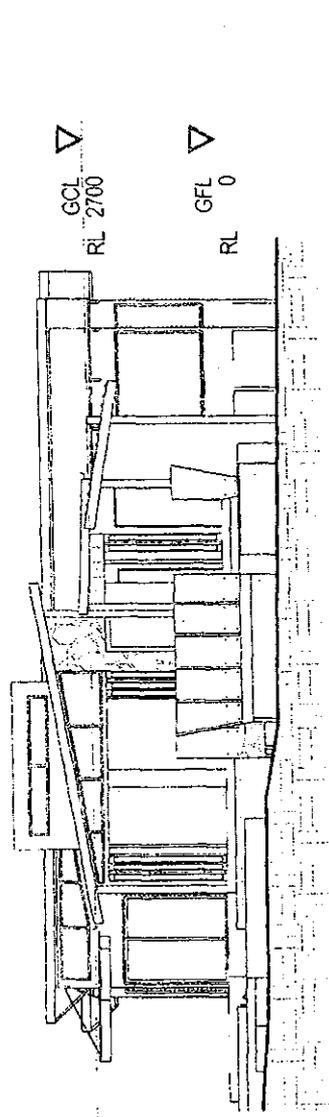
PROJECT ADDRESS :
CURTIS ISLAND,
QUEENSLAND

DRAWING
VILLA 'A'. ELEVATIONS

SHEET 205 OF
SCALE 1:100
DATE 18/08/2010 1:05:53 PM
DRAWN
CHECKED
JOB NO. 787/03 V
COPYRIGHT: JENNIFER DESIGN

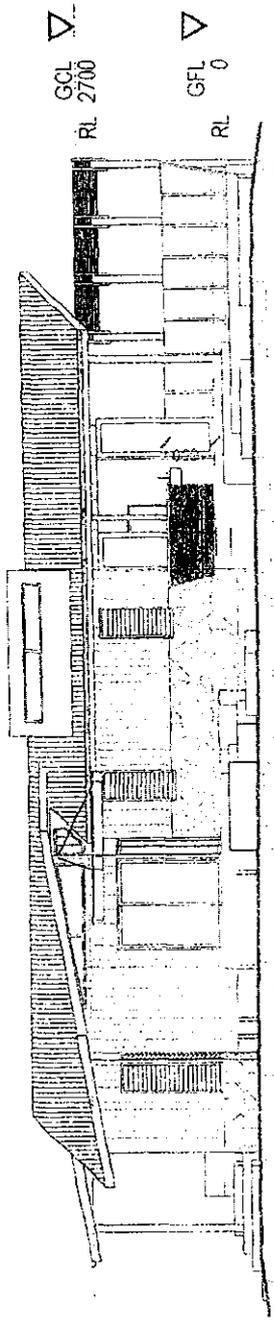
ECO TYPICAL

ECO TYPICAL



ELEVATION 3

1
1:100



ELEVATION 4

2
1:100

DESIGN

ABN 92-420-085-302
 Q.B.S.A. Lic. No. 65213
 50 Michel Drive, Narragobi QLD 4504
 Phone: 3882 2555
 Fax: 3883 2444
 Email: pzimmernann@bigpond.com

FLOOR AREAS:

TOTAL AREAS

PROJECT:

TURTLE STREET BEACH RESORT

REAL PROPERTY DESCRIPTION:

PARISH
 COUNTY
 SITE AREA

CLIENT:

Q R E P L

PROJECT ADDRESS:

CURTIS ISLAND, QUEENSLAND

DRAWING

VILLA 'B' - ELEVATIONS

SHEET: 206 OF

SCALE: 1:100

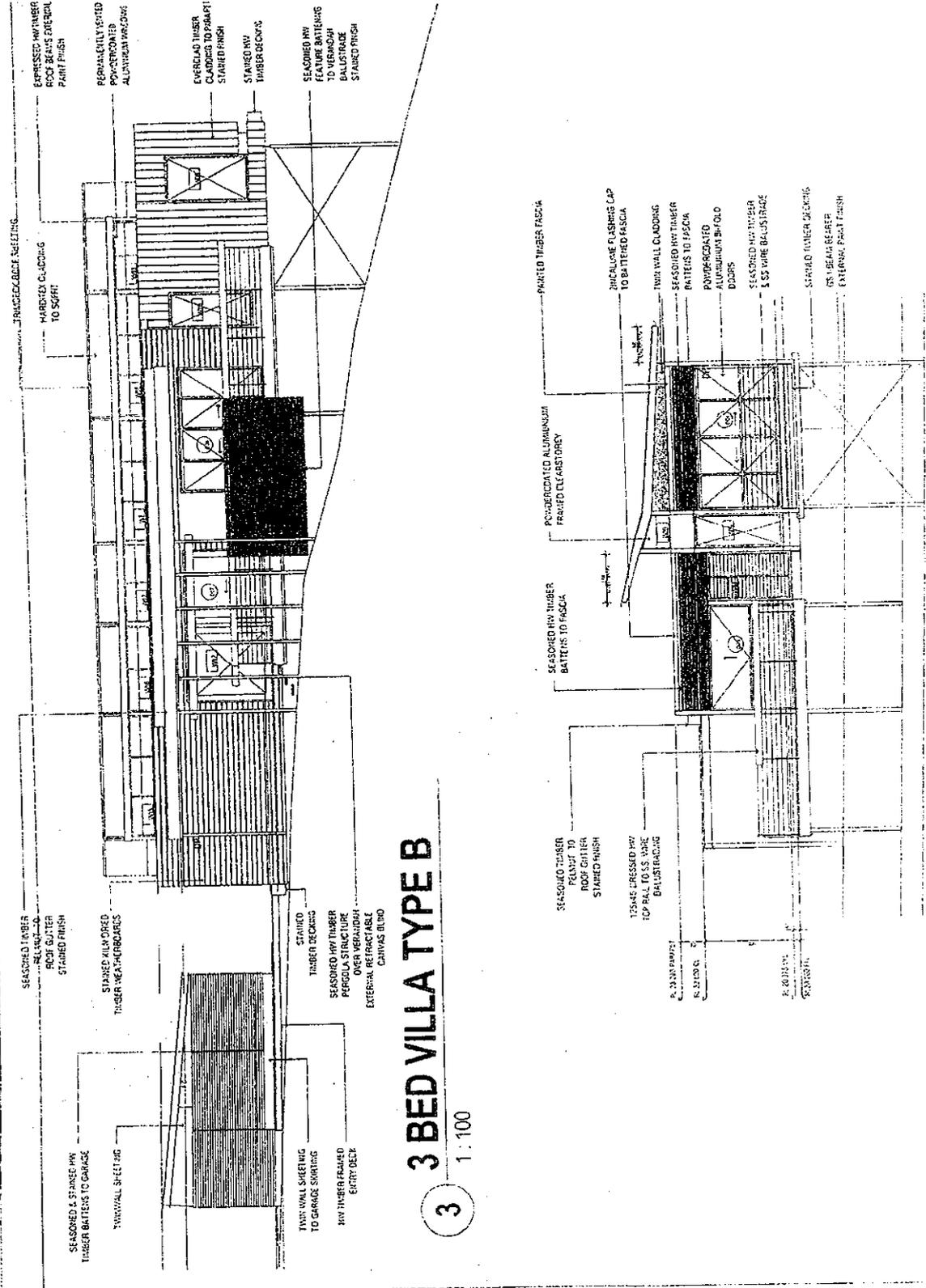
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DESIGNED BY: [Signature]

CHECKED BY: [Signature]

JOB NO.: 75718 V

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3 BED VILLA TYPE B

1:100

3

3 BED VILLA TYPE B

1:100

4



A.B.N. 92-490-095-302
 Q.B.S.A. Lic. No. 61313
 50 Michel Drive, Morningside QLD 4504
 Phone: 3888 2555
 Fax: 3888 2444
 Email: paimennmann@bigpond.com

FLOOR AREAS:

TOTAL AREAS:

PROJECT:

TURTLE STREET BEACH RESORT

REAL PROPERTY DESCRIPTION:

TOWN: PANSH
 COUNTY: PANSH
 SITE AREA:

CLIENT:

Q.R.E. P/L

PROJECT ADDRESS:

CURTIS ISLAND QUEENSLAND

DRAWING

VILLA ELEVATIONS

SHEET 207 OF

SCALE 1:100

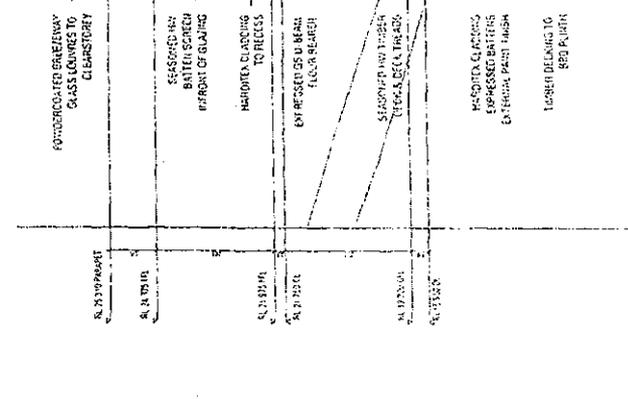
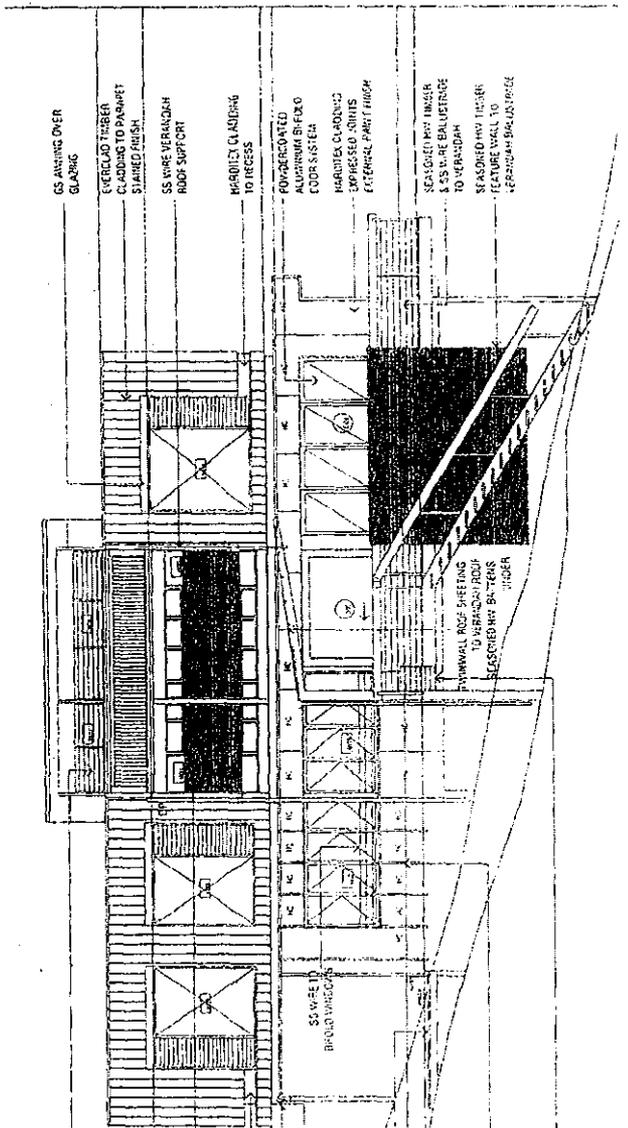
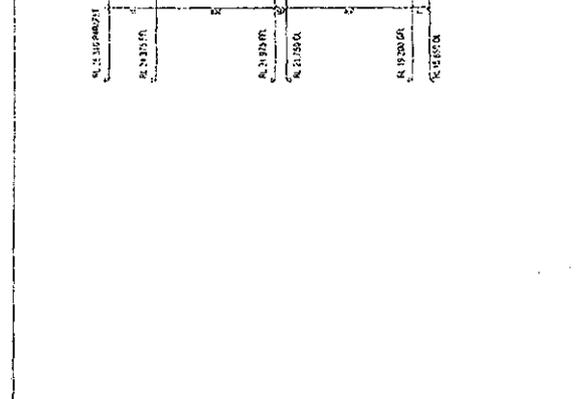
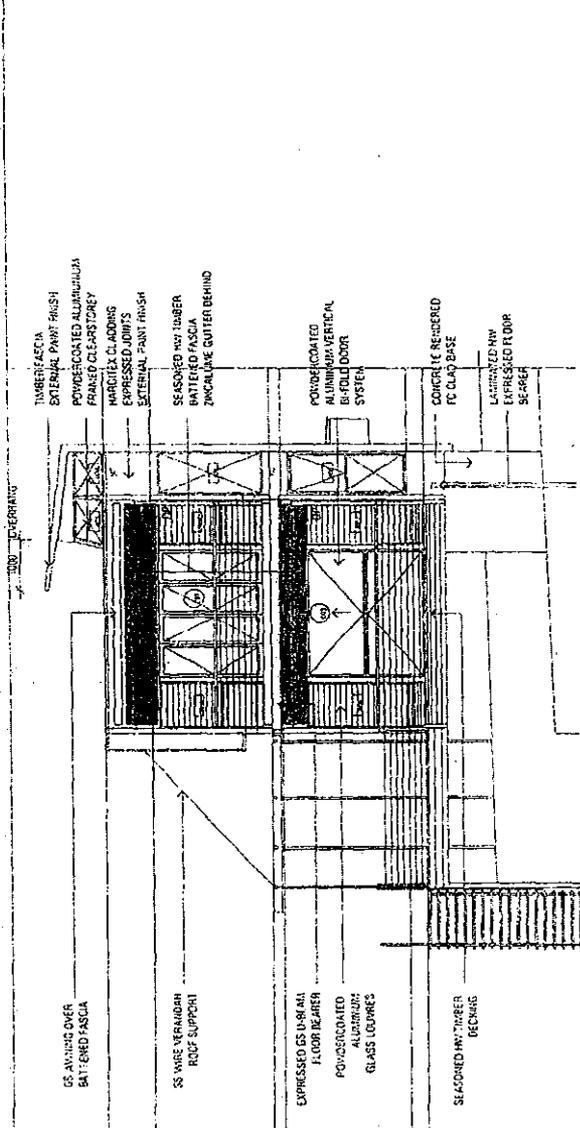
DATE 18/08/2010 3 05 31 PM

DRAWN BY 464

CHECKED BY 464

JOB NO. 78708 V

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 A.B.N. 92430495302
 O.B.S.A. Lic. No. 83213
 50 Mitchell Drive, Naringba QLD 4594
 Phone: 3888 2555
 Fax: 3888 2444
 Email: prin@zenithdesign.com.au

FLOOR AREAS:

TOTAL AREAS

PROJECT: TURTLE STREET BEACH RESORT

REAL PROPERTY DESCRIPTION:
 PARISH: PORTICO
 COUNTY: [blank]
 SITE AREA: [blank]

CLIENT: Q.R.E. Pty Ltd

PROJECT ADDRESS: CURTIS ISLAND, QUEENSLAND

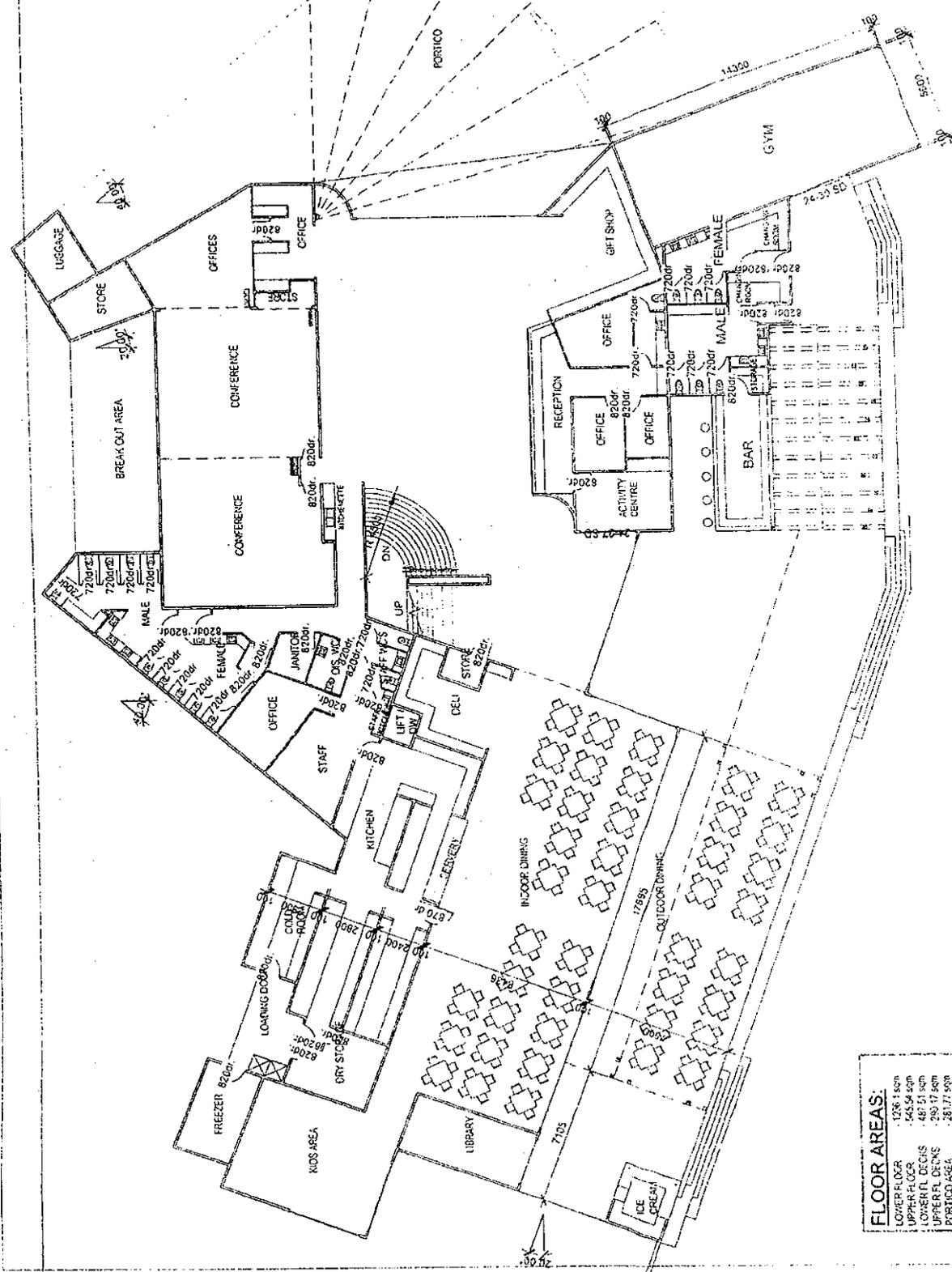
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SHEET: 301 OF

SCALE: 1:200
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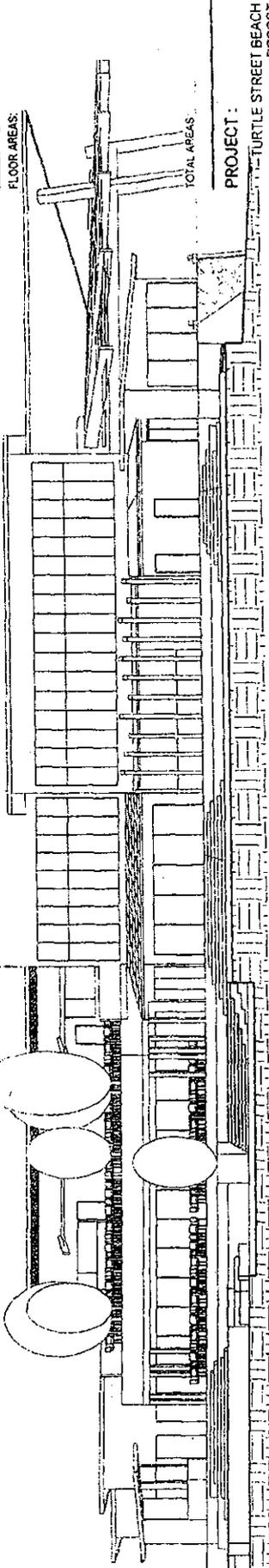
DRAWN: [blank]
 CHECKED: [blank]
 JOB NO: 78708

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| FLOOR AREAS: | |
|------------------------|--------------------|
| LOWER FLOOR | 1738.16 sqm |
| UPPER FLOOR | 525.54 sqm |
| COMMON AREAS | 487.51 sqm |
| UPPER LEVELS | 289.17 sqm |
| PORTICO AREA | 281.71 sqm |
| TOTAL | 2841.99 sqm |
| POOL AREA | 614.75 sqm |
| POOL PAVED AREA | 2659.5 sqm |
| TOTAL POOL AREA | 2774.25 sqm |

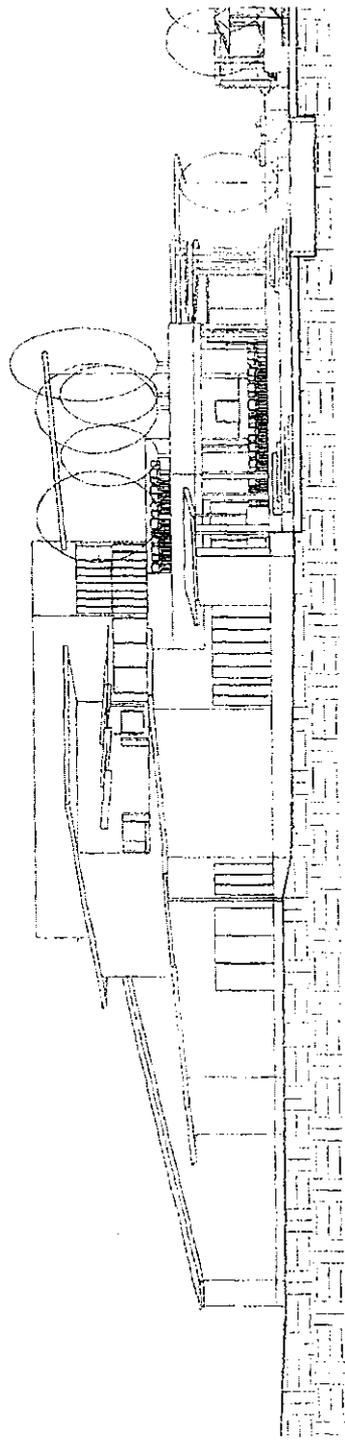
A.B.N. 92 406 096 302
Q.B.S.A. Lic. No. 63210
50 Mitchell Drive, Marangba QLD 4654
Phone: 08 939 2525
Fax: 08 938 2474
Email: pierre.maignan@bigpond.com



ELEVATION 1

1:200

1



ELEVATION 2

1:200

2

REAL PROPERTY DESCRIPTION :

PARISH
COUNTY
SITE AREA

CLIENT :

Q.R.E. Pty Ltd

PROJECT ADDRESS :

CURTIS ISLAND, QUEENSLAND

DRAWING

RESORT FACILITIES -
ELEVATIONS

SHEET 303 OF

SCALE 1:200

DATE 19/08/2010 7:41:04 AM

DRAWN 19/

CHECKED 21/

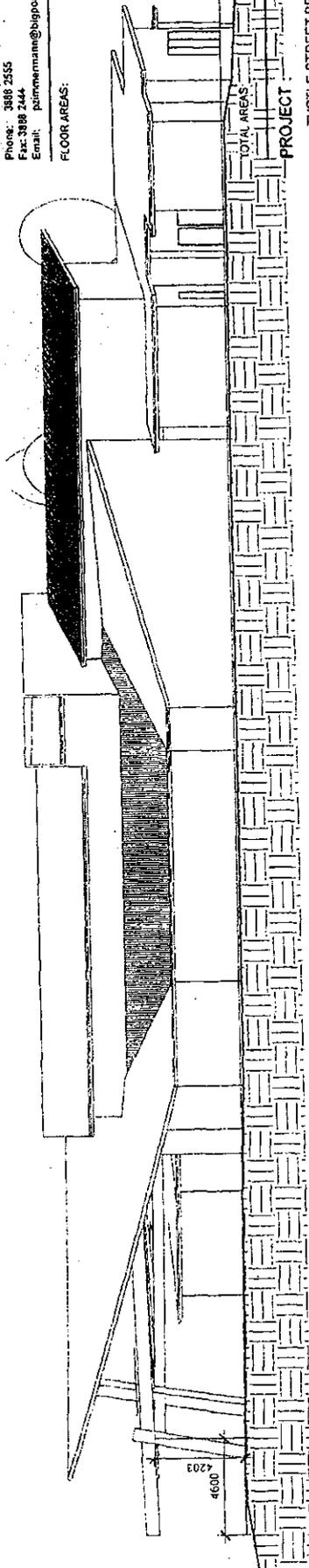
JOB NO 787-03

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 C.B.S.A. Lic. No. 182215
 59 Michel Drive, Nerrangpa QLD 4894
 Phone: 388 7555
 Fax: 388 2444
 Email: palmmerman@bigpond.com

FLOOR AREAS:



ELEVATION 3

1

1 : 200

TURTLE STREET BEACH RESORT

REAL PROPERTY DESCRIPTION :

PARISH :
 COUNTY :
 SITE AREA :

CLIENT :

O.R.E. Pty Ltd

PROJECT ADDRESS :

CURTIS ISLAND, QUEENSLAND

DRAWING

RESORT FACILITIES ELEVATIONS

SHEET: 304 OF

SCALE: 1 : 200

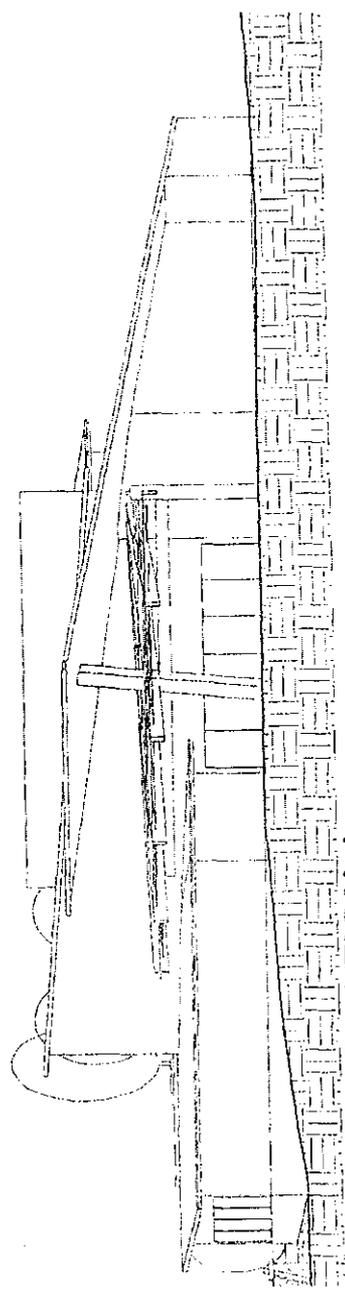
DATE: 15/08/2010 7:39:58 AM

DRAWN: LP

CHECKED: DC

JOB NO.: 787-03

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ELEVATION 4

2

1 : 200

DESIGN

A.S.N. 92-430-095-302
 Q.B.S.A. Lic. No. 65213
 50 Michel Drive, Narangba QLD 4804
 Phone: 3888 2555
 Fax: 3888 2444
 Email: psimmerman@sigband.com

FLOOR AREAS:

TOTAL AREAS

PROJECT: TURTLE STREET BEACH RESORT

REAL PROPERTY DESCRIPTION:

PARISH: ...
 COUNTY: ...
 SITE AREA: ...

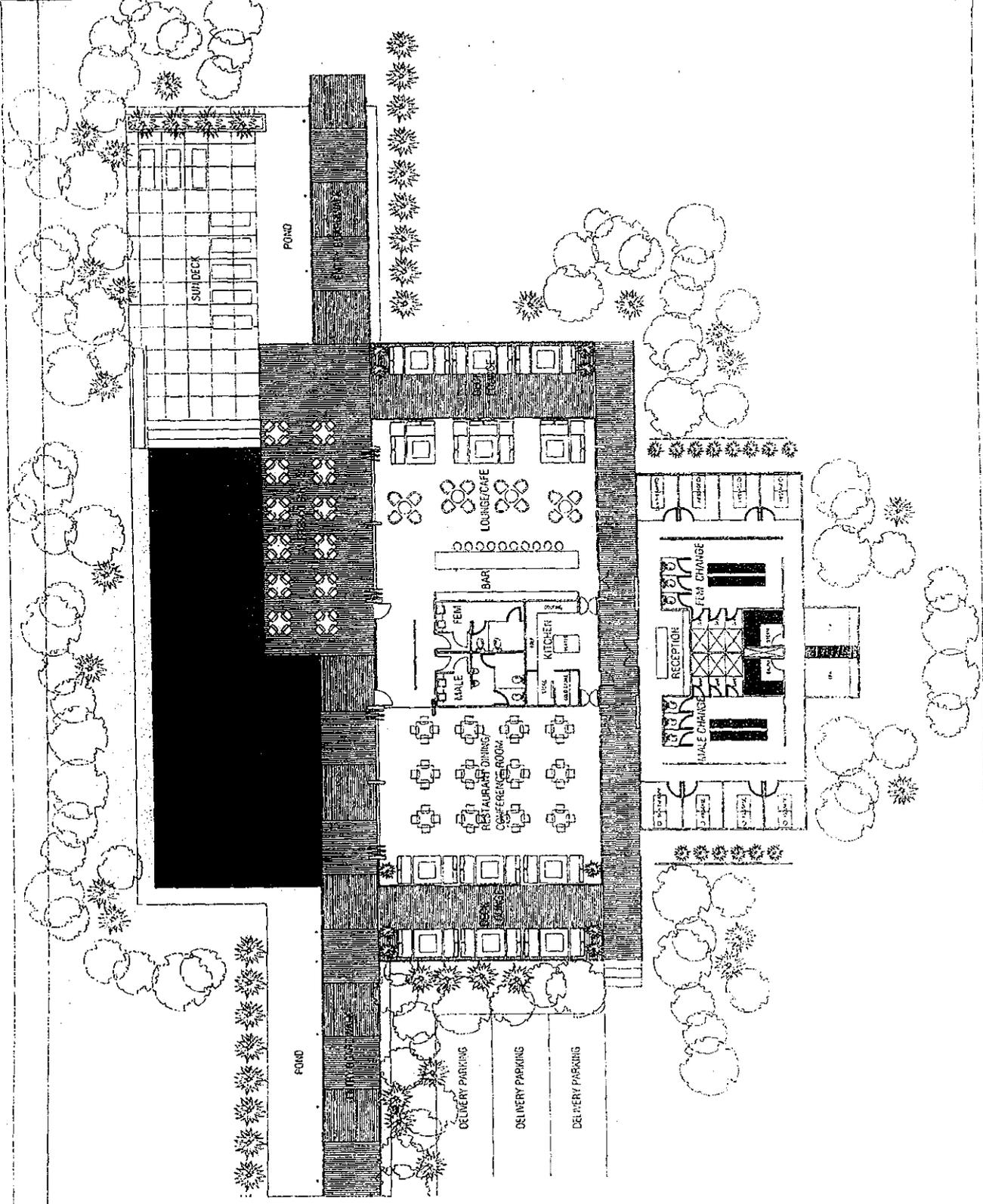
CLIENT: Q.R.E P/L

PROJECT ADDRESS:
 CURTIS ISLAND,
 QUEENSLAND

DRAWING: DESTINATION CLUB - FLOOR PLAN

SHEET: 401 OF

SCALE: 1:200
 DATE: 18/08/2010 3 25 30 PM
 DRAWN: ...
 CHECKED: ...
 JOB NO: 187-03 V
 COPY-RIGHT: ZEINITH DESIGN



DESIGN

A.B.N. 92-110-095-302
 Q.S.S.A. Lic. No. 55213
 60 Michel Drive, Naringah QLD 4504
 Phone: 3888 2555
 Fax: 3888 2444
 Email: pramodmann@bigpond.com

FLOOR AREAS:

TOTAL AREAS

PROJECT :
 TURTLE STREET BEACH
 RESORT

**REAL PROPERTY
 DESCRIPTION :**

PARRISH
 COUNTY
 SITE AREA

CLIENT :

O R E P/L

PROJECT ADDRESS :

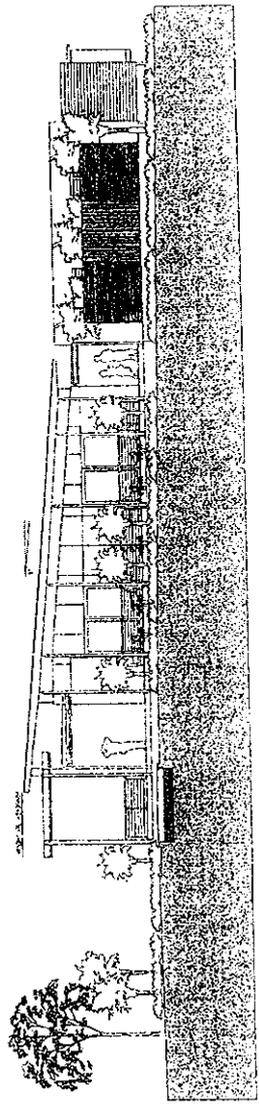
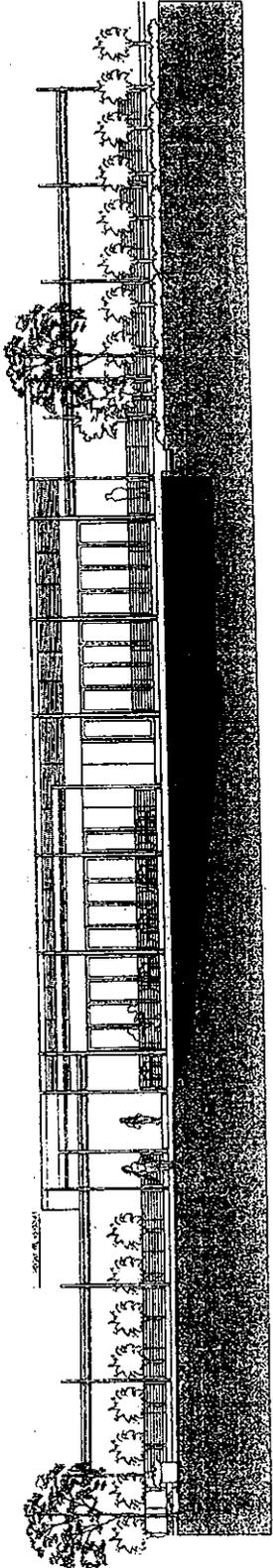
CURTIS ISLAND,
 QUEENSLAND

DRAWING

DESTINATION CLUB
 ELEVATIONS

| | | | |
|----------|-----------------------|------|------------|
| SHEET: | 402 | OF | |
| SCALE: | 1 : 200 | | |
| DATE: | 18/08/2010 3:24:34 PM | | |
| DRAWN: | JL | BY | |
| CHECKED: | JL | DATE | 18/08/2010 |
| JOB NO: | 727/08 V | | |

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 A.B.N. 51-430-095-302
 Q.B.S.A. Lic. No. 652113
 50 Michel Drive, Narangba QLD 4044
 Phone: 3889 2555
 Fax: 3889 2444
 Email: ptimmman@nigpona.com

FLOOR AREAS:
 10 TENTS (18 TENTS
 FOR GUESTS AND 2
 TENTS FOR STAFF), WITH
 AN ESTIMATED OCCUPANCY
 RATE OF 15 (MAX
 OCCUPANCY PER TENT
 IS 2) TO ACCOMMODATE
 A MAXIMUM OF 26 GUESTS
 AND 4 STAFF
 TOTAL AREAS

PROJECT:
 TURTLE STREET BEACH
 RESORT

REAL PROPERTY
 DESCRIPTION:

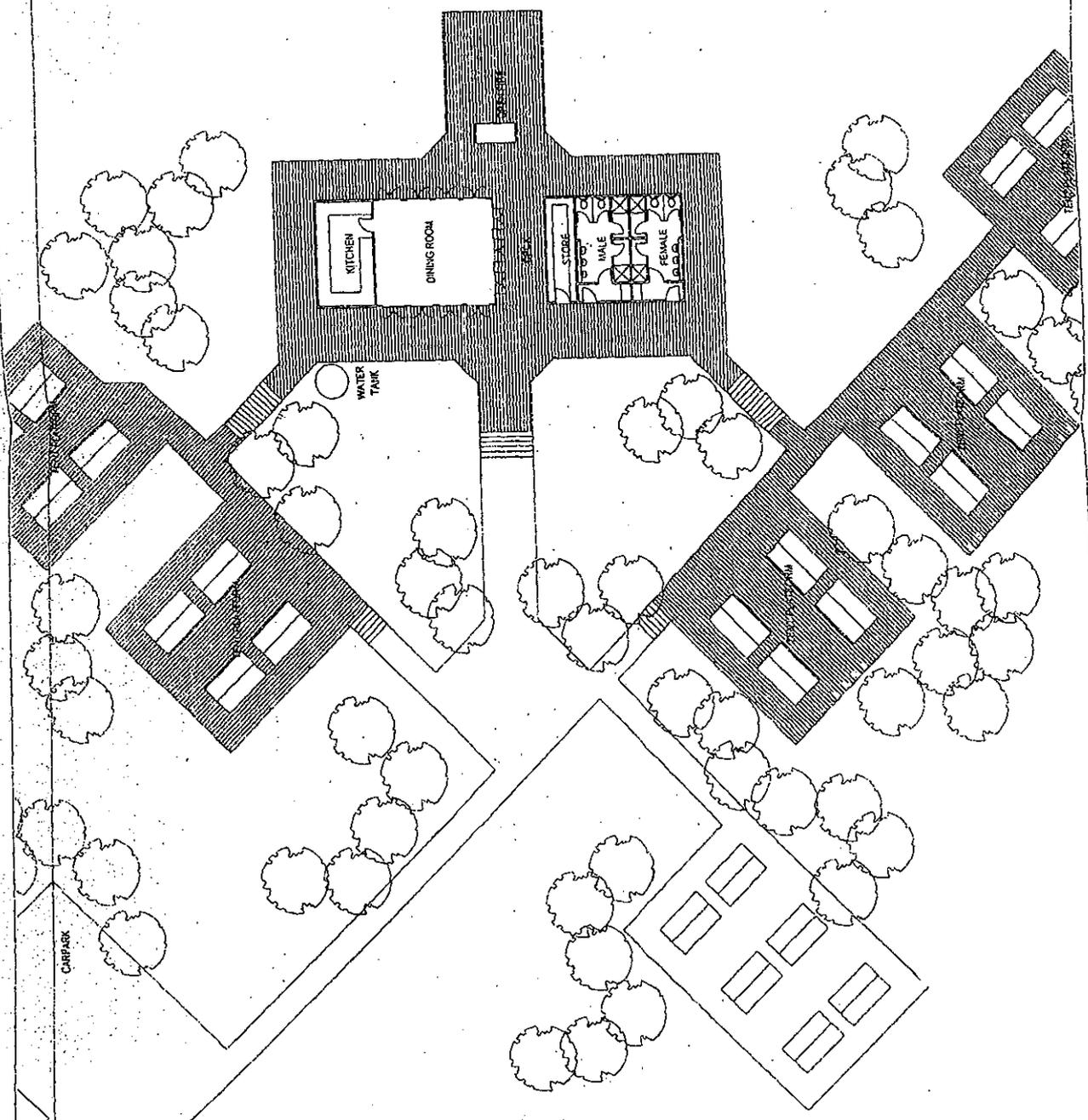
PARISH:
 COUNTY:
 SITE AREA:

CLIENT:
 Q.R.E. Pty Ltd

PROJECT ADDRESS:
 CURTIS ISLAND,
 QUEENSLAND

DRAWING
 MARINE PLAIN CAMP -
 FLOOR PLAN

SHEET: 501 OF
 SCALE: 1:250
 DATE: 24/08/2010 12:25:42 PM
 DRAWN: [initials]
 CHECKED: [initials]
 JOB NO: 787-06
 COPYRIGHT ZENITH DESIGN



DESIGN
 A.B.N. 92430-095-392
 Q.B.S.A. Lic. No. 63313
 50 Michel Drive, Narangba QLD 4504
 Phone: 3888 2555
 Fax: 3888 2444
 Email: pz@memarine@bigpond.com

FLOOR AREAS:

TOTAL AREAS

PROJECT :
 TURTLE STREET BEACH
 RESORT

**REAL PROPERTY
 DESCRIPTION :**

PARISH :
 COUNTY :
 SITE AREA

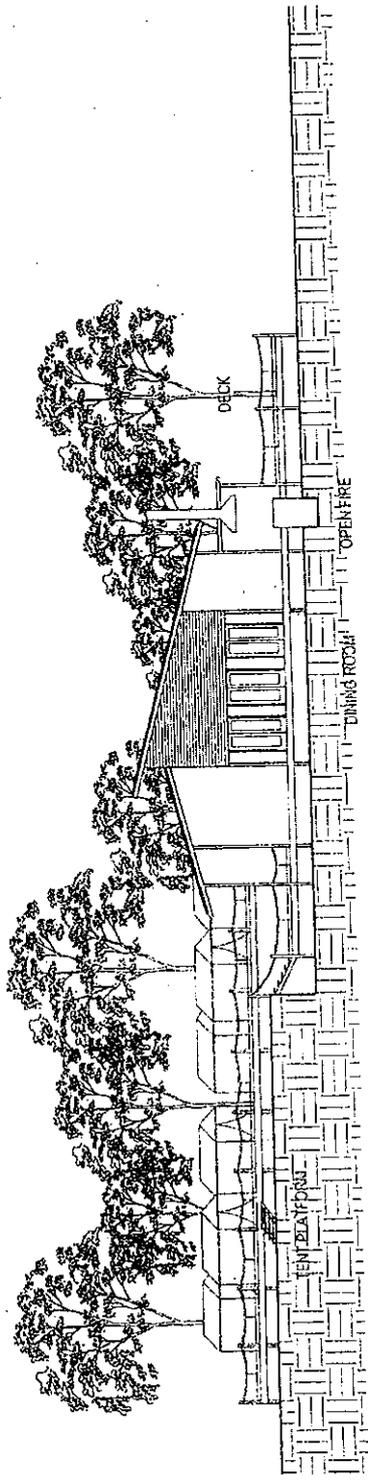
CLIENT :
 Q.R.E. Pty Ltd

PROJECT ADDRESS :
 CURTIS ISLAND
 QUEENSLAND

DRAWING
 MARINE PLAIN CAMP
 SECTION / ELEVATION

SHEET: 502 OF
 SCALE 1:200
 DATE 24/08/2010 12:31:50 PM
 DRAWN BY
 CHECKED BY
 JOB NO 787-08

COPYRIGHT ZENITH DESIGN

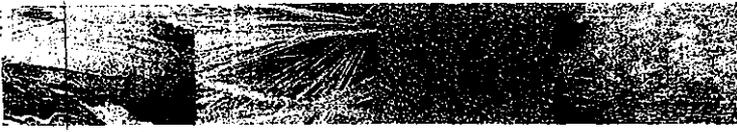
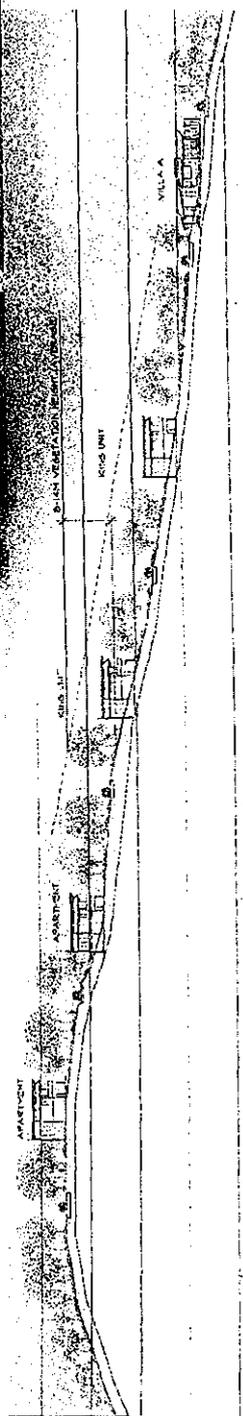


FOR DISCUSSION ONLY



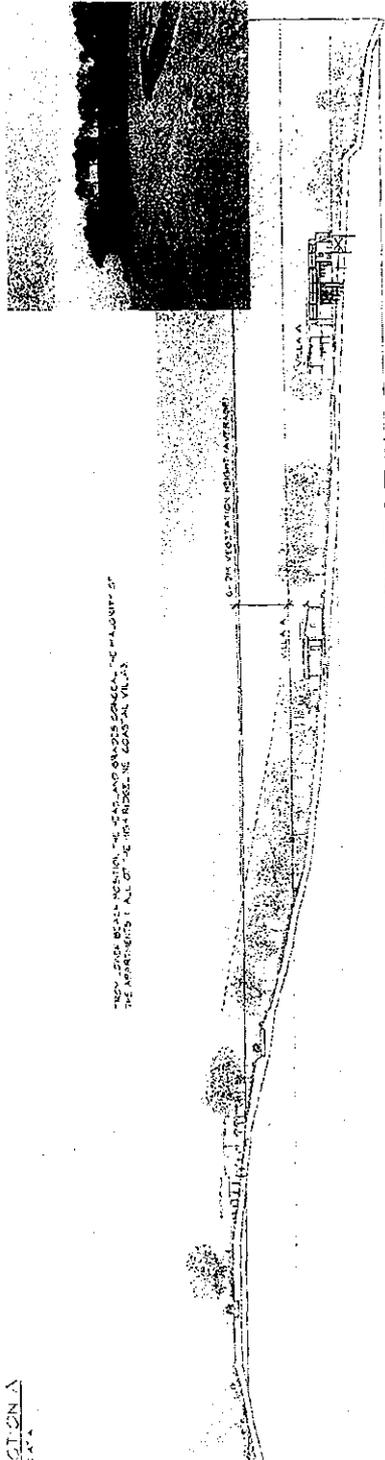
1:200
CROSS SECTION PLAN

THE APARTMENT BUILDINGS AND TERRACES BY THE SOUTH BEACH OF THE BEACH LANDSCAPE GROUP



SECTION A
1:500 A4

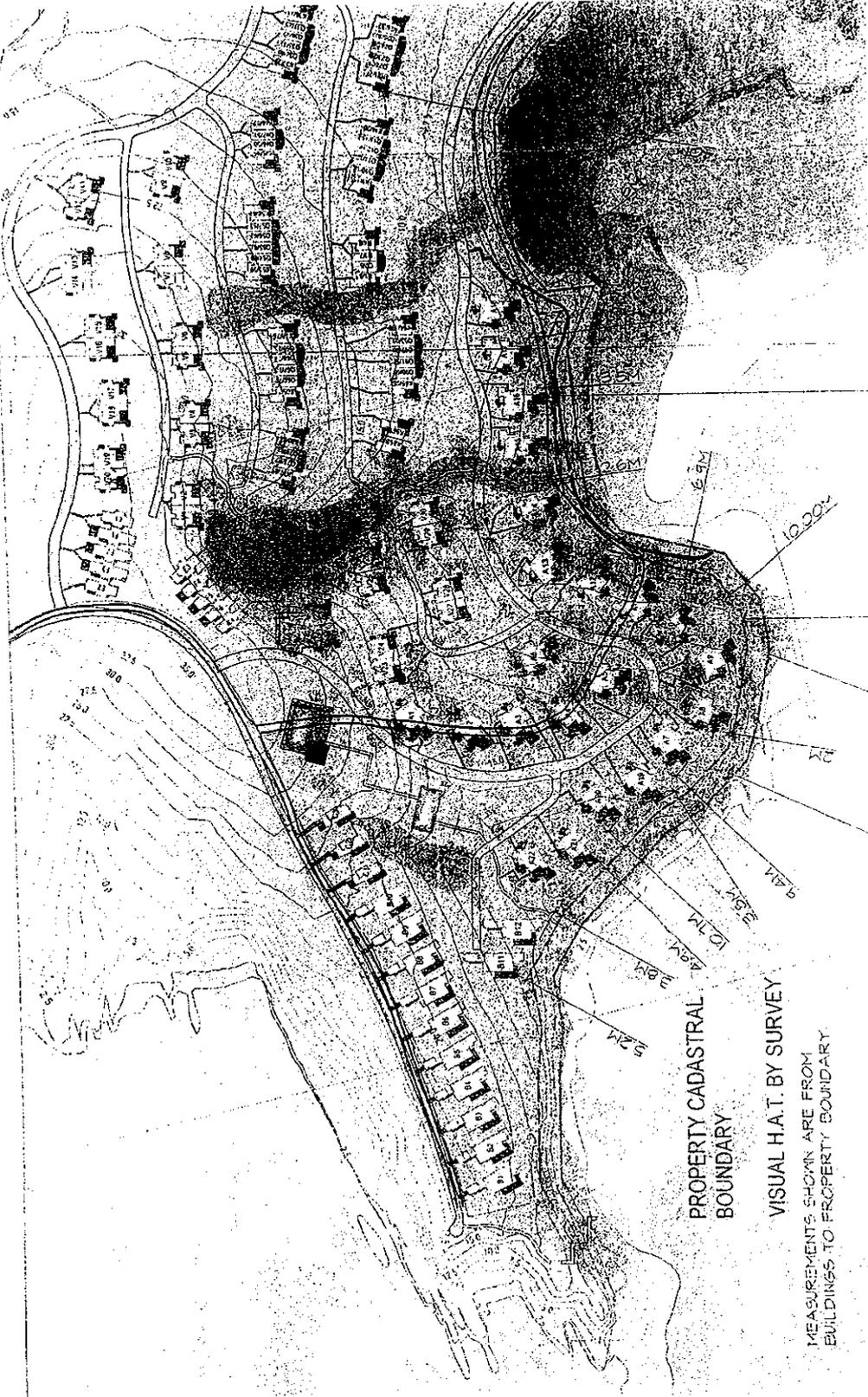
THE APARTMENT BUILDINGS AND TERRACES BY THE SOUTH BEACH OF THE BEACH LANDSCAPE GROUP



SECTION E
1:500 A4

TURTLE STREET BEACH REPORT
 CURTIS BLAND
 CLIENT: ONE PTY LTD
 PROJECT NO: 10080750
 PLANS V SERIES: 3 OF 6
 DATE: 25.01.2010





PROPERTY CADASTRAL BOUNDARY

VISUAL H.A.T. BY SURVEY

MEASUREMENTS SHOWN ARE FROM BUILDINGS TO PROPERTY BOUNDARY

PROPERTY BOUNDARY

WAT

10.00M

6.9M

6.0M

10.00M

PROPERTY BOUNDARY

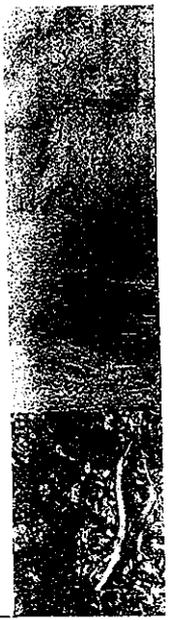
ALIGNMENT OF EASTING ROAD

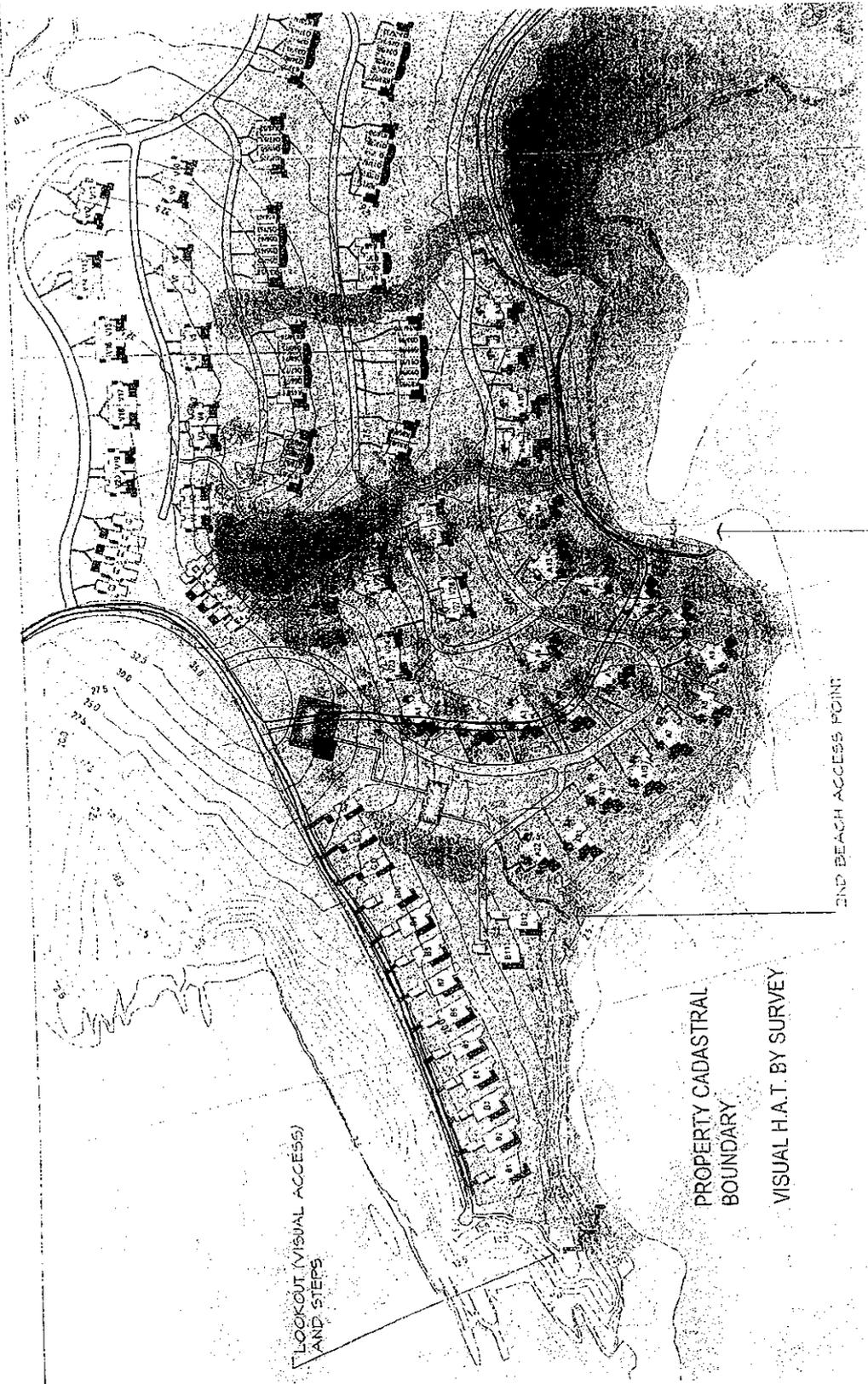
PROPERTY BOUNDARY

SETBACK ZONE BETWEEN WAT AND PROPERTY BOUNDARY

SETBACK PLAN

JUSTICE STREET BEACH RESORT
 CURTIS ISLAND
 CLIENT: GORE PTY LTD
 PROJECT NO: 10080720
 PLANS IN SERIES: 1 OF 5
 DATE: SEPT 2010



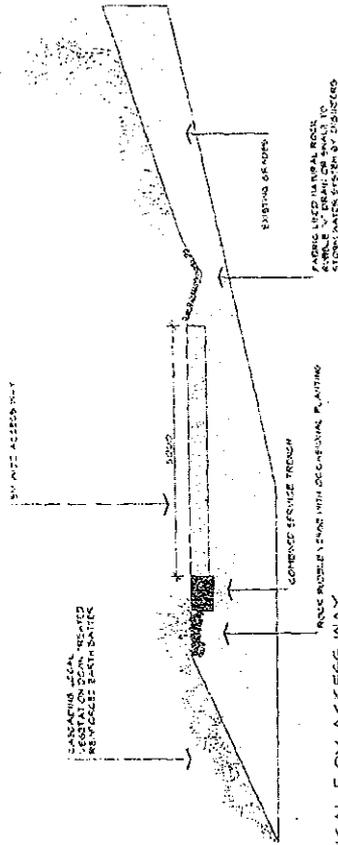


JUSTLE STREET, BEACH, SIBORSI
 GASTIS ISLAND
 CLIENT: GRE FTY LTD
 PROJECT NO: 10080720
 PLANS IN SERIES: 2 OF 5
 DATE: SEPT 2010

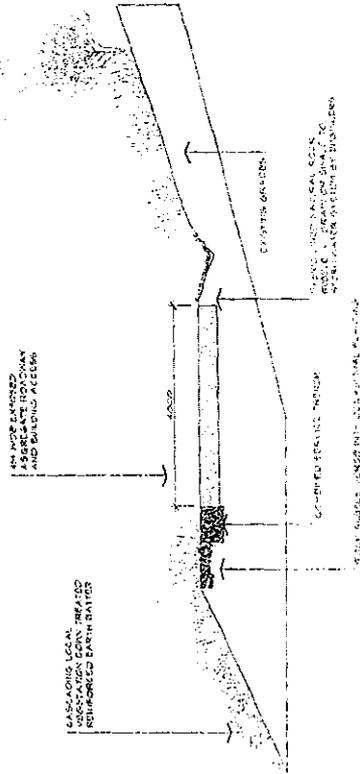




ROAD SECTIONS
1:2000 PLAN

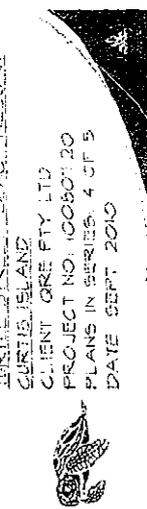
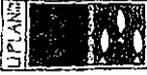


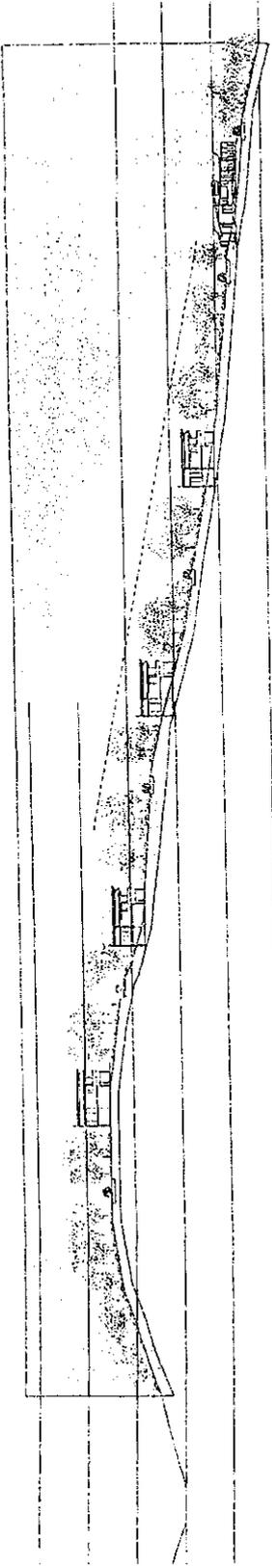
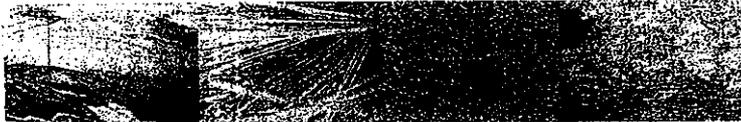
TYPICAL 5.0M ACCESS WAY
5.0M WIDE ROAD WITH
1.0M WIDE PAVED FACILITY ACCESS ONLY



TYPICAL 5.0M ACCESS WAY
5.0M WIDE ROAD WITH
1.0M WIDE PAVED FACILITY ACCESS ONLY

TURTLE BEACH BEACH RESORT
GURTS ISLAND
CLIENT: GRE FTY LTD
PROJECT NO: 10080720
PLANS IN SERIES: 4 OF 5
DATE: SEPT. 2010

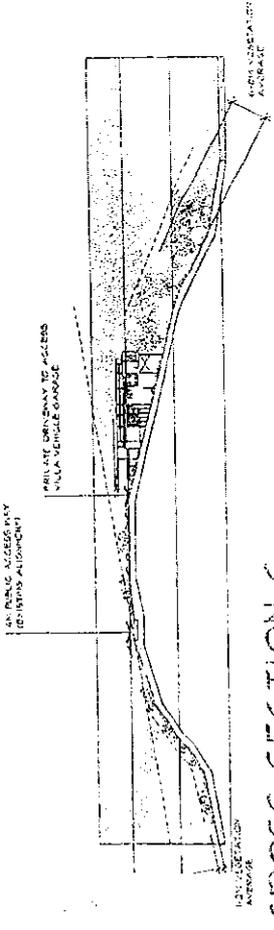




CROSS SECTION A
1:500 (A1)



CROSS SECTIONS
1:500 (A1)



CROSS SECTION C
1:500 (A1)

NOTE:
ACCESS TO VILLAS IS VIA A PRIVATE ACCESS AND IS AN INDIVIDUAL PROPOSED
ACCESS. ACCESS IS NOT PUBLIC. ALL TRAFFIC OPERATIONS TO BE HANDLED BY
A NUMBER OF VILLAS.
A SINGLE AND SHARED PUBLIC ACCESS IS AVAILABLE. THE 10% PLAN IS PREFERRED
PL. A VEHICLE SERVICE, JUNK AND REPAIRS IS REQUIRED.

INWILE STREET BEACH RESORT
CLUSTERS ISLAND
CLIENT: GRE PTY LTD
PROJECT NO: 10080720
PLANS IN SERIES: 5 OF 5
DATE: SEPT. 2010

