

17 May 2017

Turtle Street Curtis Island
C/O QRE Pty Ltd
PO Box 1108
Caloundra Qld 4551

Ms Sheryl Sibley
Queensland Major Projects Section
Environment Standards Division
Department of the Environment and Energy
GPO Box 787
CANBERRA ACT 2601

Dear Ms Sibley

Turtle Street Beach Resort, Curtis Island, Queensland (EPBC 2015/7585)

On 5 April 2017 to 10 May 2017 (22 business days), QRE Pty Ltd publicly advertised the Turtle Street Beach Resort draft preliminary documentation at the following locations:

- Website: <http://www.turtlestreet.com.au/>
- State Library of Queensland, Cultural Precinct, Stanley Place, Southbank
- Gladstone City Library , 39 Goondoon Street, Gladstone;

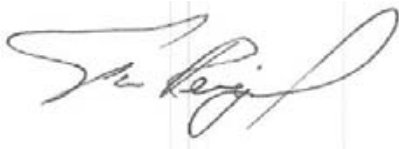
QRE received two public submissions during the public comment period and a further two submissions were made prior to the public comment period. The submissions are included in **Attachment 1**, with a covering letter from QRE, and include:

- Austrade (Emma McDonald) – made during public comment period;
- Mayor of Gladstone Regional Council (Cr Matt Burnett) – made prior to the public comment period;
- State Member for Gladstone (Glenn Butcher MP) – made prior to the public comment period; and
- Gladstone Area Promotion and Development Limited (GAPDL) (Darryl Branthwaite) - made during public comment period.

These submissions were made in support of the application and as such no response to the submissions are required.

If you have any questions in relation to the above or require further information, please contact David Perkins on phone 07 3310 2354 or David.perkins@cardno.com.au.

Kind Regards



Tim Reigel
Managing Director
QRE Pty Ltd



Attachment 1 – Letters of Support Turtle Street Beach Resort

Turtle Street Curtis Island
C/O QRE Pty Ltd
PO Box 1108
Caloundra Qld 4551

9 May 2017

QRE Pty Ltd
C/- Cardno QLD Pty Ltd
Attention: David Perkins
Locked Bag 4006
Fortitude Valley QLD 4006

Via email: david.perkins@cardno.com.au

Dear Sir

Submission on the proposed Turtle Street Beach Resort - *Environment Protection and Biodiversity Conservation Act 1999 Act (EPBC Act)* Referral - Letters of Support

This submission on the proposed Turtle Street Beach Resort EPBC Act referral is made on behalf of the project proponent, QRE Pty Ltd, to submit letters of support received from key Government and community organisations on the proposed project.

QRE Pty Ltd is a company duly incorporated in Australia. QRE Pty Ltd's early history commenced in 1976 when a group of American investors, led by William Reigel, acquired Monte Christo Properties on Curtis Island in Queensland, Australia with the vision of establishing a tourist resort on the former cattle grazing land. Since this time QRE Pty Ltd has worked with the State and Local Government and has secured development approvals for an eco-sensitive tourist resort on the site. QRE is now seeking an approval under the EPBC Act.

In discussing the project with key Government Agencies and stakeholders, I have received letters of support for the project (refer to **Attachment 1**) from:

- Austrade (Emma McDonald);
- Mayor of Gladstone Regional Council (Cr Matt Burnett);
- State Member for Gladstone (Glenn Butcher MP); and
- Gladstone Area Promotion and Development Limited (GAPDL) (Darryl Branthwaite).

These submissions support the project based on the following key grounds:

- Austrade (Emma McDonald) from Tourism Major Project Facilitation (TMPF) notes that "...the Turtle Street project was approved for TMPF support in 2013. The project met the criteria for TMPF as:
 - The project has a capital value in excess of \$50 million and will help in the diversification of the Gladstone regional economy

- *The project is of strategic significance to Tourism 2020 and is in the national interest as it will provide a new high quality product that is likely to attract increased visitation to the region including the increasing number of international visitors to Queensland. It will also provide employment opportunities in the tourism sector which will contribute to the region 's growth*
- *It has in-principle support from the Queensland Government;*
- *The project requires Australian Government approvals”.*

... We will continue to support the project under the TMPF service as it progresses through the next stage of obtaining development approvals;

- *Mayor of Gladstone Regional Council (Cr Matt Burnett) states that he is “... pleased to add support to the proponents of the proposed development of the Turtle Street Beach Resort on Curtis Island in their quest to bring the resort to fruition. Council acknowledges that the development in our region would draw increased tourist numbers not only from the domestic market but it would also attract extensive international interest from all corners of the world”.*
- *State Member for Gladstone (Glenn Butcher MP) states that he is “... writing in support of the proposed eco-sensitive tourism development - Turtle Street Beach Resort, on Curtis Island. This project has the potential to bring many benefits to the local community, creating new jobs and broadening the Gladstone Region's economic base. The development which includes accommodation units, resort amenities, conference facilities, shops, and restaurants will bring a unique facility to Curtis Island.*

The Gladstone Region is located in the heart of the Southern Great Barrier Reef and is the gateway to the picturesque Islands and the Reef, including Heron, Wilson, Lady Musgrave and the Capricorn Bunker Group of Islands and the diverse rural hinterland of the Banana Shire.

Gladstone is at a critical time in its history and we have a great challenge ahead to support the regions transition following the completion of major LNG construction projects and the downturn in major commodities in our manufacturing industries. Our focus is on job creating innovation, investment, and infrastructure and in diversifying our economy. This region - including Bundaberg North Burnett, Gladstone and Capricorn - has seen strong growth in tourism over the last 12 months welcoming more than 2 million travellers. The Palaszczuk Government recognises that tourism is a vital industry in the Southern Great Barrier Reef region which supports more than 16,000 jobs and contributes \$1.6 billion to the regional economy.

I am happy to support this local development. I believe the Turtle Street Beach Resort project to be a distinct concept, able to enhance tourism and bring new economic and educational benefits to Gladstone and the greater region”.

- Gladstone Area Promotion and Development Limited (Darryl Branthwaite) states that he is *"...pleased to be able to support the Turtle Street Beach Resort, on Curtis Island.*

The construction and operation of the Turtle Street Beach Resort will provide many job opportunities, along with a continued economic benefit to the local economy.

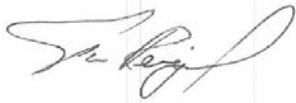
The planned resort will appeal to locals, intrastate and interstate and international visitors with resort accommodation and conference facilities. The addition of the resort and facilities will bring exceptional amenities to Curtis Island and the Gladstone Region.

As the regional tourism organisation for the Gladstone Region, GAPDL can see a huge potential for increased tourism within our region, with the construction of Turtle Street Beach Resort. Therefore, we are happy to support this local development".

I believe that these letters of support should be considered by the Commonwealth in the assessment of the EPBC Act referral as they indicate high level support for this sensitively designed project and its significant potential community benefits for the region.

Should you have any queries or require clarification on any points raised in this submission please do not hesitate to contact me via email at gre@sbcglobal.net.

Kind Regards

A handwritten signature in black ink, appearing to read "Tim Reigel".

Tim Reigel

Managing Director

QRE Pty Ltd

Attachment 1 – Letters of Support Turtle Street Beach Resort

- Austrade (Emma McDonald);
- Mayor of Gladstone Regional Council (Cr Matt Burnett);
- State Member for Gladstone (Glenn Butcher MP); and
- Gladstone Area Promotion and Development Limited (GAPDL) (Darryl Branthwaite).



Australian Government

Austrade

8 May 2017

Mr Tim Reigel
QRE Pty Ltd
PO Box 1108
CALOUNDRA QLD 4551

TURTLE STREET, CURTIS ISLAND, QUEENSLAND

I refer to the current approval that the Turtle Street project is seeking under *the Environment Protection and Biodiversity Conservation Act 1999*.

One of the five national investment priorities of the Australian Trade and Investment Commission (Austrade) is investment into tourism infrastructure, to support increased supply of accommodation under the Government's long-term strategy for tourism, Tourism 2020. For a number of years the Australian Government has been working to attract foreign investment into Australia to increase the quantity and quality of our tourism offerings in order to grow the national visitor economy. We are concerned, in particular, at how best to attract investment into regional areas both to encourage visitor dispersal and assist in the development of regional economies and employment.

Part of the remit of Austrade is to provide the Tourism Major Project Facilitation (TMPF) service. This service provides a central point of contact for proponents across Australia and is complementary to the existing investment facilitation services that exist in jurisdictions. As you are aware, the Turtle Street project was approved for TMPF support in 2013. The project met the criteria for TMPF as:

- The project has a capital value in excess of \$50 million and will help in the diversification of the Gladstone regional economy
- The project is of strategic significance to Tourism 2020 and is in the national interest as it will provide a new high quality product that is likely to attract increased visitation to the region including the increasing number of international visitors to Queensland. It will also provide employment opportunities in the tourism sector which will contribute to the region's growth
- It has in-principle support from the Queensland Government
- The project requires Australian Government approvals.

Please note that the TMPF service does not imply any government guarantee for the commercial success or otherwise of a project, nor does it absolve projects from meeting less than the standard requirements of the relevant approvals processes.

We will continue to support the project under the TMPF service as it progresses through the next stage of obtaining development approvals.

Yours sincerely

Emma McDonald, Manager, Tourism Infrastructure

Street: 307 Queen Street, Brisbane

State Postcode: QLD 4000

ABN: 11 764 698 227

T. +61 2 6272 6806
M: +61 419 263 441
W. www.austrade.gov.au



14 March 2017

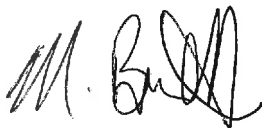
Mr Stephen Beckett
The Next Level
Strategic Services
GPO Box 411
BRISBANE QLD 4001

Dear Stephen

On behalf of Gladstone Regional Council I am pleased to add support to the proponents of the proposed development of the Tuttle Street Beach Resort on Curtis Island in their quest to bring the resort to fruition.

Council acknowledges that the development in our region would draw increased tourist numbers not only from the domestic market but it would also attract extensive international interest from all corners of the world.

Yours faithfully



CR MATT BURNETT
MAYOR
GLADSTONE REGION



GLADSTONE
REGIONAL COUNCIL

PO Box 29, Gladstone Qld 4680 | Phone (07) 4976 6903
Email: mayor@gladstonerc.qld.gov.au
Website: www.gladstonerc.qld.gov.au

Office of the Mayor



GLENN BUTCHER MP

MEMBER FOR GLADSTONE

P 07 4904 1100 E gladstone@parliament.qld.gov.au



www.glennbutchermp.com.au

ELECTORATE OFFICE
2/191 Philip Street,
Gladstone QLD 4680

21 December 2016

Mr Stephen Beckett
Queensland Resort Enterprise
GPO Box 411
BRISBANE Q 4001

To Whom It May Concern:

Re: Turtle Street Beach Resort on Curtis Island

I am writing in support of the proposed eco-sensitive tourism development - Turtle Street Beach Resort, on Curtis Island. This project has the potential to bring many benefits to the local community, creating new jobs and broadening the Gladstone Region's economic base. The development which includes accommodation units, resort amenities, conference facilities, shops, and restaurants will bring a unique facility to Curtis Island.

The Gladstone Region is located in the heart of the Southern Great Barrier Reef and is the gateway to the picturesque Islands and the Reef, including Heron, Wilson, Lady Musgrave and the Capricorn Bunker Group of Islands and the diverse rural hinterland of the Banana Shire.

Gladstone is at a critical time in its history and we have a great challenge ahead to support the regions transition following the completion of major LNG construction projects and the downturn in major commodities in our manufacturing industries. Our focus is on job creating innovation, investment, and infrastructure and in diversifying our economy. This region – including Bundaberg North Burnett, Gladstone and Capricorn – has seen strong growth in tourism over the last 12 months welcoming more than 2 million travellers. The Palaszczuk Government recognises that tourism is a vital industry in the Southern Great Barrier Reef region which supports more than 16,000 jobs and contributes \$1.6 billion to the regional economy.

I am happy to support this local development. I believe the Turtle Street Beach Resort project to be a distinct concept, able to enhance tourism and bring new economic and educational benefits to Gladstone and the greater region.

Kind regards,

Glenn Butcher MP
Member for Gladstone

22 April 2017

Mr Tim Reigel
Q R E Pty Ltd
PO Box 1108
CALOUNDRA QLD 4551

Dear Mr Reigel

Letter of support for the Turtle Street Beach

Gladstone Area Promotion and Development Limited (GAPDL) is pleased to be able to support the Turtle Street Beach Resort, on Curtis Island.

The construction and operation of the Turtle Street Beach Resort will provide many job opportunities, along with a continued economic benefit to the local economy.

The planned resort will appeal to locals, intrastate and interstate and international visitors with resort accommodation and conference facilities. The addition of the resort and facilities will bring exceptional amenities to Curtis Island and the Gladstone Region.

As the regional tourism organisation for the Gladstone Region, GAPDL can see a huge potential for increased tourism within our region, with the construction of Turtle Street Beach Resort. Therefore, we are happy to support this local development.

Kind Regards



Darryl Branthwaite
Chief Executive Officer
Gladstone Area Promotion & Development Limited

