



Request for information

Department of State Development, Manufacturing, Infrastructure and Planning

Source: MC18/6468

SUBJECT: Tallebudgera Wellness and Tourism Gardens Project

Key/contentious issues

- On 16 October 2018, Mr Michael Hart MP, Member for Burleigh, wrote to you requesting information about the Tallebudgera Wellness and Tourism Gardens Project. A response has been prepared (**Attachment 1**).
- On 2 November 2018, Ms Jann Stuckey MP, Member for Currumbin, wrote to you on the same issue. A response to Ms Stuckey has been prepared (**Attachment 2**).
- The Tallebudgera Wellness and Tourism Gardens Project is a large-scale development proposed over six lots at Tallebudgera Connection Road, Tallebudgera.
- The development proposes 166 short-term accommodation villas, a 98-room hotel, an art gallery, day spa and health centre, a wedding chapel, restaurants, function rooms and a 16-hectare artificial lake.
- The project is led by the Ridong Group, a large-scale Chinese development company responsible for the development of the \$1 billion 'Jewel Towers' development on the Gold Coast.
- The subject land is zoned Rural (rural landscape and environmental precinct) under the Gold Coast City Plan, and within the Urban Footprint of the South East Queensland Regional Plan 2017 (*ShapingSEQ*).
- The State Assessment and Referral Agency (SARA) is a concurrence agency for the application due to the proposal's impacts on matters of state interest, including the coastal management district, marine plants, and state transport infrastructure.
- The community's concerns include flooding, loss of rural amenity, loss of biodiversity and traffic issues.
- On 21 September 2018, an article was published in the Gold Coast Bulletin about the proposed development (**Attachment 3**).
- On 17 October 2018, you received a request to call in the development from Sch. 4(4)(6) - Disclosing p acting on behalf of the "Save Our Southern Valleys" community organisation.

Current status

- The development application was lodged with the Gold Coast City Council (the council) on 19 September 2018 and a confirmation notice issued on 5 October 2018.
- The application was referred to SARA on 8 October 2018.
- Prior to the application being lodged, SARA held a pre-lodgement meeting with the applicant on 27 August 2018 to discuss the proposed development. Following the meeting, written advice was provided to the applicant on 19 September 2018.
- On 8 October 2018, the applicant, the council and SARA officers undertook a site inspection of the proposed development.
- On 8 October 2018, the council issued an information request to the applicant.
- On 25 October 2018, SARA issued an information request to the applicant and is awaiting a response.

Author: Isaac Harslett Business Group: Planning Group Telephone: [REDACTED]	Approved by DDG: Kerry Doss Business: Planning Group Telephone: [REDACTED]	Approved by Director-General: Rachel Hunter Telephone: [REDACTED] <i>R. Hunter</i> 20 / 11 / 2018
---	--	--

From: [Burleigh Electorate Office](#)
To: [State Development](#)
Subject: Correspondence from Michael Hart MP
Date: Wednesday, 17 October 2018 2:29:37 PM
Attachments: [image003.png](#)
[Min Cameron Dick - Tallebudgera Proposed Development - 16 Oct 2018.pdf](#)

Good afternoon

Please find correspondence for the Minister attached from Michael Hart MP.

Kind regards

Anna Honeyman

Assistant Electorate Officer


Office of Michael Hart MP | Member for Burleigh

Shadow Minister for Housing & Public Works

Shadow Minister for Energy

Shadow Minister for Innovation & Digital Technology

Burleigh_Email Signature



Consider the environment before you print this email.

NOTICE - This e-mail and any attachments are confidential and only for the use of the addressee.

If you have received this e-mail in error, you are strictly prohibited from using, forwarding, printing, copying or dealing in anyway whatsoever with it, and are requested to reply immediately by e-mail to the sender or by telephone to the Parliamentary Service on +61 7 3553 6000.

Any views expressed in this e-mail are the author's, except where the e-mail makes it clear otherwise. The unauthorised publication of an e-mail and any attachments generated for the official functions of the Parliamentary Service, the Legislative Assembly, its Committees or Members may constitute a contempt of the Queensland Parliament. If the information contained in this e-mail and any attachments becomes the subject of any request under Right to information legislation, the author or the Parliamentary Service should be notified.

It is the addressee's responsibility to scan this message for viruses. The Parliamentary Service does not warrant that the information is free from any virus, defect or error.

From: [Executive Services DSDMIP](#)
To: ["burleigh@parliament.qld.gov.au"](mailto:burleigh@parliament.qld.gov.au)
Subject: Correspondence from the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning – Our ref: MC18/6468
Date: Thursday, 20 December 2018 9:23:00 AM
Attachments: [Mr Michael Hart MP.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning

Please find attached correspondence from the Honourable Cameron Dick MP, Queensland Minister for State Development, Manufacturing, Infrastructure and Planning.

Please do not respond to this email. If you wish to reply, please send your email to statedevelopment@ministerial.qld.gov.au.

Kind regards,

Executive Services Unit

Department of State Development,
Manufacturing, Infrastructure and Planning

P
E executivecorrespondencesdmip@dsmip.qld.gov.au
1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.statedevelopment.qld.gov.au



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MC18/6468

1 William Street
Brisbane QLD 4000
PO Box 15000 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

20 DEC 2018

Mr Michael Hart MP
Member for Burleigh
PO Box 2093
BURLEIGH WATERS QLD 4220

Email: burleigh@parliament.qld.gov.au

Dear Mr Hart

Thank you for your letter of 16 October 2018 about the proposed development of the Tallebudgera Wellness and Tourism Gardens Project located at Tallebudgera Connection Road, Tallebudgera (the proposed development).

I am advised by the Department of State Development, Manufacturing, Infrastructure and Planning that the development application for the proposed development is currently being assessed by the Gold Coast City Council, as the decision maker.

The State becomes involved in an application if it affects a matter of state interest. In such cases, the application will be referred to the State Assessment and Referral Agency (SARA) for assessment. I can confirm that the application was referred to SARA on 8 October 2018 and that a request for further information was sent to the applicant on 25 October 2018.

Prior to the application being lodged, representatives of SARA held a pre-lodgement meeting with the applicant on 27 August 2018 to discuss the proposed development. Pre-lodgement meetings, while not a statutory requirement, are common and provide proponents an opportunity to discuss key aspects of the future development application. This process may also identify potential issues or additional information requirements to support the assessment of a development application.

I can confirm that SARA offers this pre-lodgement service free of charge to proponents for all development proposals triggering a state interest.

I trust this information is of assistance.

Yours sincerely


CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MC18/6859

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmp.qld.gov.au

Ms Jann Stuckey MP
Member for Currumbin
PO Box 751
CURRUMBIN QLD 4223

Email: currumbin@parliament.qld.gov.au

Dear Ms Stuckey *Jann,*

Thank you for your letter of 2 November 2018 about the proposed development of the Tallebudgera Wellness and Tourism Gardens Project located at Tallebudgera Connection Road, Tallebudgera (the proposed development).

I am advised by the Department of State Development, Manufacturing, Infrastructure and Planning that the development application for the proposed development is currently being assessed by the Gold Coast City Council, as the decision maker.

The State becomes involved in an application if it affects a matter of state interest. In such cases, the application will be referred to the State Assessment and Referral Agency (SARA) for assessment. I can confirm that the application was referred to SARA on 8 October 2018, and that a request for further information was sent to the applicant on 25 October 2018.

Prior to the application being lodged, representatives of SARA held a pre-lodgement meeting with the applicant on 27 August 2018 to discuss the proposed development. Pre-lodgement meetings, while not a statutory requirement, are common and provide proponents an opportunity to discuss key aspects of the future development application. This process may also identify potential issues or additional information requirements to support the assessment of a development application.

I can confirm that SARA offers this pre-lodgement service free of charge to proponents for all development proposals triggering a state interest.

I trust this information is of assistance.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning



Gold Coast development: Ridong plans massive Tallebudgera Valley hotel and housing project on inland lake

ANDREW POTTS, Gold Coast Bulletin

September 21, 2018 5:17pm

Subscriber only



A FORMER poultry farm will be transformed into one of the Gold Coast's largest developments by the creators of [the \\$1 billion Jewel tower](#).

The Australian wing of Chinese developer Ridong wants to transform 47.5ha Tallebudgera Valley site into a "wellness and tourism gardens" project that would be worth hundreds of millions of dollars to the local economy.

[GOLD COAST'S \\$30B DEVELOPMENT WAVE](#)



📷 Artist impression of Ridong's Tallebudgera Wellness and Tourism Gardens project

According to plans filed yesterday with city hall, the project would include:

- * A six-star, 98-room hotel that would include a five-storey building and the property's existing mansion.

* A four-storey 14,885 sq m gallery to house contemporary European art and sculptures, a 100-seat theatre, an entertainment lounge and automotive museum similar to Tasmania's Museum of Old and Modern Art (MONA).



📷 A five-storey tower would be part of the hotel complex

BILLIONAIRE DEVELOPER AND FAMILY BUY UP BIG IN TALLEBUDGERA VALLEY

- * Some 113 private luxury villas, including a six-bedroom, two-storey dwelling on a private island.
- * A 16ha man-made inland lake.
- * One of Australia's largest and most luxurious day spas.
- * Three restaurants and two conference centres.
- * A waterfront chapel for wedding services.





📷 An overview of the whole project

INSIDE COAST'S NEW \$450M CASINO TOWER

The project would cater to the growth of inbound tourism and an increasing global interest in health and wellbeing, according to Ridong Group chairman Riyu Li, who said it was a vitally needed new tourism venture for the Gold Coast.

“The aim is to create a unique tourism destination that celebrates nature, wellness and healing,” he said.



📷 The art gallery and museum.





📷 The project has been put forward by Ridong

FIRST LOOK INSIDE \$60M ART GALLERY

“It will be sensitively integrated into a beautifully landscaped setting to attract local wildlife, and offer a unique holiday and visitor experience centred around the principles of the environment and healing.”

The project is earmarked for a site owned by Mr Li fronting Tallebudgera Connection Rd and Tallebudgera Creek Rd near the council’s Coplicks sports precinct, which is being redeveloped, and Coplicks Tallebudgera golf course.



📷 Waterfront villas

NEW BEACHFRONT TOWER PLANNED

It will be targeted at international visitors, including the thousands coming in from China – a tourism market that is expected to grow annually at a rate of more than 6 per cent.

“To remain a leading Australian leisure tourism destination, the Gold Coast needs to develop new experiential products,” says a report to councillors on the project.



📷 The chapel.

FLASHBACK: RIDONG'S 2015 PROPOSAL FOR HINTERLAND

The development, if approved by council, would be a major economic driver for the city's south, according to development manager Chris Alston.

“With the construction of new waterways and the rehabilitation of marine plants, the development seeks to enhance the natural environment by promoting connectivity along the





📷 A luxury villa.

[GET FULL DIGITAL ACCESS FOR 50C A DAY](#)

Tallebudgera Creek and increasing aquatic plant biomass and fish habitat,” he said.

“The project will also bring key economic benefits through the generation of 300 jobs during construction and then substantial long-term employment benefits for the tourism sector with 380 on-going operational jobs created by the development.”



📷 The fig tree restaurant.

[NEVER MISS A MINUTE WITH THE GOLD COAST BULLETIN APP](#)

Area councillor Gail O'Neill said she did not expect the project to go before the council's planning committee until late 2019.

“It will be assessed by the major project team and they will do the due diligence,” she said.

“It does seem to be a huge project and we will have to look at it closely, but I would say there are at least 12 months of assessment ahead.”



📷 The main luxury villa will be on its own private island.

MINISTER FOR STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING
Executive correspondence action sheet

DATE RECEIVED MO 17/10/2018	DATE RECEIVED DEPT ___/___/2018	DATE DUE SIGNATORY 26/10/2018	DEPT REF MC18/6468
--------------------------------	------------------------------------	----------------------------------	--------------------

Author: Michael Hart MP	Company: Member for Burleigh
-------------------------	------------------------------

Response required		Other	
<input checked="" type="checkbox"/>	Minister signatory CONSTITUENT? <input type="checkbox"/>	<input type="checkbox"/>	Decision brief
<input type="checkbox"/>	DG or CG signatory Draft to MO first for approval? <input type="checkbox"/>	<input type="checkbox"/>	Noting brief
<input type="checkbox"/>	DDG signatory	<input type="checkbox"/>	Meeting brief
<input type="checkbox"/>	Dept signatory (ED or Director)	<input type="checkbox"/>	Dot points
<input type="checkbox"/>	Dept for appropriate action	<input type="checkbox"/>	Dept to call and resolve
<input type="checkbox"/>	Referral to (agency).....(DLO to action)	<input type="checkbox"/>	Other.....
<input type="checkbox"/>	No response necessary – file & note	<input type="checkbox"/>	

Contact person (for response)	Min <input type="checkbox"/>	COS <input type="checkbox"/>	Dept officer <input type="checkbox"/>	Other <input type="checkbox"/>
Response time	5 days <input checked="" type="checkbox"/>	10 days <input type="checkbox"/>	15 days <input type="checkbox"/>	MALPI <input type="checkbox"/> business days from receipt. Note Planning responsible for due date

Minister's Office comments/drafting instructions
 SC – 17.10.2018 *Tell him it happens all the time and any person who is going to submit an app can have a meeting with Dept*

Approved by: *Jae* Date: *19/10/18*

DLO USE						DLO comments/drafting instructions
BU	Lead	Copy/consult	BU	Lead	Copy/consult	
ODG	<input type="checkbox"/>	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Note</i>
MID	<input type="checkbox"/>	<input type="checkbox"/>	IPP	<input type="checkbox"/>	<input type="checkbox"/>	
IP	<input type="checkbox"/>	<input type="checkbox"/>	EDQ	<input type="checkbox"/>	<input type="checkbox"/>	
MPP	<input type="checkbox"/>	<input type="checkbox"/>	BQ	<input type="checkbox"/>	<input type="checkbox"/>	
RED	<input type="checkbox"/>	<input type="checkbox"/>	QRA	<input type="checkbox"/>	<input type="checkbox"/>	
BSP	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
OCG	<input type="checkbox"/>	<input type="checkbox"/>				

Lead area must ensure consultation occurs with other business units and departments if/as necessary to ensure a 'whole of portfolio' brief or response is provided.

Approved by: *Jae* Date: *19/10/18*

Approved by Director-General/Coordinator-General signature & date:/...../18

Michael HART MP

Member for **Burleigh**

Shadow Minister for Housing and Public Works, Shadow Minister for Energy and Shadow Minister for Innovation and Digital Economy



16 October 2018

Hon Cameron Dick MP

Minister for State Development, Manufacturing, Infrastructure and Planning

PO Box 15009

CITY EAST QLD 4002

By email: statedevelopment@ministerial.qld.gov.au

Dear Minister

Re: Tallebudgera Wellness Centre, Hotel and Tourism Gardens Development - Tallebudgera Connection Road; Application Number COM/2018/47

I refer to the Development Application lodged by Ridong for a Wellness and Tourism Gardens site at Tallebudgera Connection Road, Tallebudgera (Lots 1, 2, 3, 4, 5 & 11 on SP203381, RP148506, RP181146, and RP143391).

It is my understanding, the aforementioned proposal is earmarked for a 47.5 hectares site on Tallebudgera Connection Road; consisting of a six-star 98-room hotel, including a five-storey building, a four-storey 14,885sq m art gallery, a 100-seat theatre, an entertainment lounge and an automotive museum. In addition, there will be 113 private luxury villas, a 16-hectare man-made inland lake, a large day spa, three restaurants, two conference centres and a wedding chapel.

On the 15th October, at Tally Valley Golf Club, a public community meeting was held to discuss this major development in attendance were approximately 85 local residents, 3 Gold Coast City Councillors and 3 representatives of City Planning. During the course of that meeting, it was indicated that the State Government have held a number of preliminary and/or consultation meetings with the developers Ridong prior to the lodgement of their development application.

Could you provide clarification if these meetings have in fact taken place between your department and any ministerial officers? If this is the case, I would appreciate if you could provide an outline of these discussions and advise if any action has taken place in response to these meetings.

I appreciate your prompt response.

Yours sincerely



Michael Hart MP

State member for Burleigh

Shadow Minister for Housing and Public Works

Shadow Minister for Energy

Shadow Minister for Innovation and Digital Technology

🏠 1 Paradise Avenue, Miami Qld 4220 📧 PO Box 2093, Burleigh Waters Qld 4220

☎ 07 5560 4100 @burleigh@parliament.qld.gov.au

🌐 michaelhartmp.com.au 📺 MichaelHartMP 🐦 @MichaelHartMP

Rebecca Reynolds

From: Burleigh Electorate Office <BURLEIGH@parliament.qld.gov.au>
Sent: Wednesday, 17 October 2018 2:29 PM
To: State Development
Subject: Correspondence from Michael Hart MP
Attachments: Min Cameron Dick - Tallebudgera Proposed Development - 16 Oct 2018.pdf

Good afternoon

Please find correspondence for the Minister attached from Michael Hart MP.

Kind regards

Anna Honeyman

Assistant Electorate Officer

Office of Michael Hart MP | Member for Burleigh

Shadow Minister for Housing & Public Works

Shadow Minister for Energy

Shadow Minister for Innovation & Digital Technology



Consider the environment before you print this email.

NOTICE - This e-mail and any attachments are confidential and only for the use of the addressee.

If you have received this e-mail in error, you are strictly prohibited from using, forwarding, printing, copying or dealing in anyway whatsoever with it, and are requested to reply immediately by e-mail to the sender or by telephone to the Parliamentary Service on +61 7 3553 6000.

Any views expressed in this e-mail are the author's, except where the e-mail makes it clear otherwise. The unauthorised publication of an e-mail and any attachments generated for the official functions of the Parliamentary Service, the Legislative Assembly, its Committees or Members may constitute a contempt of the Queensland Parliament. If the information contained in this e-mail and any attachments becomes the subject of any request under Right to information legislation, the author or the Parliamentary Service should be notified.

It is the addressee's responsibility to scan this message for viruses. The Parliamentary Service does not warrant that the information is free from any virus, defect or error.

Michael HART MP

Member for **Burleigh**

Shadow Minister for Housing and Public Works, Shadow Minister for Energy and Shadow Minister for Innovation and Digital Economy



16 October 2018

Hon Cameron Dick MP
Minister for State Development, Manufacturing, Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002
By email: statedevelopment@ministerial.qld.gov.au

Dear Minister

Re: Tallebudgera Wellness Centre, Hotel and Tourism Gardens Development - Tallebudgera Connection Road; Application Number COM/2018/47

I refer to the Development Application lodged by Ridong for a Wellness and Tourism Gardens site at Tallebudgera Connection Road, Tallebudgera (Lots 1, 2, 3, 4, 5 & 11 on SP203381, RP148506, RP181146, and RP143391).

It is my understanding, the aforementioned proposal is earmarked for a 47.5 hectares site on Tallebudgera Connection Road; consisting of a six-star 98-room hotel, including a five-storey building, a four-storey 14,885sq m art gallery, a 100-seat theatre, an entertainment lounge and an automotive museum. In addition, there will be 113 private luxury villas, a 16-hectare man-made inland lake, a large day spa, three restaurants, two conference centres and a wedding chapel.

On the 15th October, at Tally Valley Golf Club, a public community meeting was held to discuss this major development in attendance were approximately 85 local residents, 3 Gold Coast City Councillors and 3 representatives of City Planning. During the course of that meeting, it was indicated that the State Government have held a number of preliminary and/or consultation meetings with the developers Ridong prior to the lodgement of their development application.

Could you provide clarification if these meetings have in fact taken place between your department and any ministerial officers? If this is the case, I would appreciate if you could provide an outline of these discussions and advise if any action has taken place in response to these meetings.

I appreciate your prompt response.

Yours sincerely



Michael Hart MP

State member for Burleigh
Shadow Minister for Housing and Public Works
Shadow Minister for Energy
Shadow Minister for Innovation and Digital Technology





The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MC18/6468

1 William Street
Brisbane QLD 4000
PO Box 15000 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

20 DEC 2018

Mr Michael Hart MP
Member for Burleigh
PO Box 2093
BURLEIGH WATERS QLD 4220

Email: burleigh@parliament.qld.gov.au

Dear Mr Hart

Thank you for your letter of 16 October 2018 about the proposed development of the Tallebudgera Wellness and Tourism Gardens Project located at Tallebudgera Connection Road, Tallebudgera (the proposed development).

I am advised by the Department of State Development, Manufacturing, Infrastructure and Planning that the development application for the proposed development is currently being assessed by the Gold Coast City Council, as the decision maker.

The State becomes involved in an application if it affects a matter of state interest. In such cases, the application will be referred to the State Assessment and Referral Agency (SARA) for assessment. I can confirm that the application was referred to SARA on 8 October 2018 and that a request for further information was sent to the applicant on 25 October 2018.

Prior to the application being lodged, representatives of SARA held a pre-lodgement meeting with the applicant on 27 August 2018 to discuss the proposed development. Pre-lodgement meetings, while not a statutory requirement, are common and provide proponents an opportunity to discuss key aspects of the future development application. This process may also identify potential issues or additional information requirements to support the assessment of a development application.

I can confirm that SARA offers this pre-lodgement service free of charge to proponents for all development proposals triggering a state interest.

I trust this information is of assistance.

Yours sincerely


CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Pages 18 through 22 redacted for the following reasons:

From: [Executive Services DSDMIP](#)
To: ["currumbin@parliament.qld.gov.au"](mailto:currumbin@parliament.qld.gov.au)
Subject: Correspondence from the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning – Our ref: MC18/6859
Date: Thursday, 20 December 2018 9:29:00 AM
Attachments: [Ms Jann Stuckey MP.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning

Please find attached correspondence from the Honourable Cameron Dick MP, Queensland Minister for State Development, Manufacturing, Infrastructure and Planning.

Please do not respond to this email. If you wish to reply, please send your email to statedevelopment@ministerial.qld.gov.au.

Kind regards,

Executive Services Unit

Department of State Development,
Manufacturing, Infrastructure and Planning

P

E executivecorrespondencesdmip@dsmip.qld.gov.au
1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.statedevelopment.qld.gov.au



Jann **STUCKEY** MP

Member for **Currumbin**

2 November 2018

Hon Cameron Dick MP
Minister for State Development, Manufacturing, Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002
By email: statedevelopment@ministerial.qld.gov.au

Dear Minister Dick *Cameron*

I write to bring to your attention community disquiet in relation to a proposed development called the Tallebudgera Wellness Centre, Hotel and Tourism Gardens Development on Tallebudgera Connection Road, Application number COM/2018/47.

On 15 October, a public meeting was held at the Tally Valley Golf Club to discuss this major development proposal in the picturesque Tallebudgera Valley lodged by Ridong.

The meeting was told that last September, the development application was lodged with the council and comprises a six-star 98-room hotel, including a five-storey building, a four-storey art gallery, a 100-seat theatre, an entertainment lounge and an automotive museum. There will be 113 private luxury villas, a 16-hectare man-made inland lake, a luxurious day spa, three restaurants, two conference centres and a wedding chapel, all on 47.5 hectares on Tallebudgera Connection Road.

Approximately 85 residents and 3 Gold Coast City Councillors attended. One Councillor advised they had been made aware of the submission, which was apparently lodged on 20 September, and believes that there had been some consultation and meetings with the state government and the developer prior to the submission being lodged.

I have been asked by some residents present at that meeting to clarify the state government's involvement if any and to ascertain what the extent of those meetings has been? To this end I would be grateful of any information you are able to provide me regarding this matter that I can report back to my local community members.

Furthermore, I am aware that my colleague the member for Burleigh, Michael Hart MP has also written to you about this matter.

Yours sincerely



Jann Stuckey MP
Member for Currumbin



From: [Currumbin Electorate Office](#)
To: [State Development](#)
Subject: Ministerial Letter 02112018
Date: Friday, 2 November 2018 4:13:29 PM
Attachments: [image001.gif](#)
[image002.png](#)
[image003.png](#)
[image006.jpg](#)
[Ministerial 02112018.pdf](#)

Dear Minister

Please find attached from Ms Jann Stuckey – Member for Currumbin.

Kind regards



Electorate Officer

Office of Jann Stuckey MP | Member for Currumbin

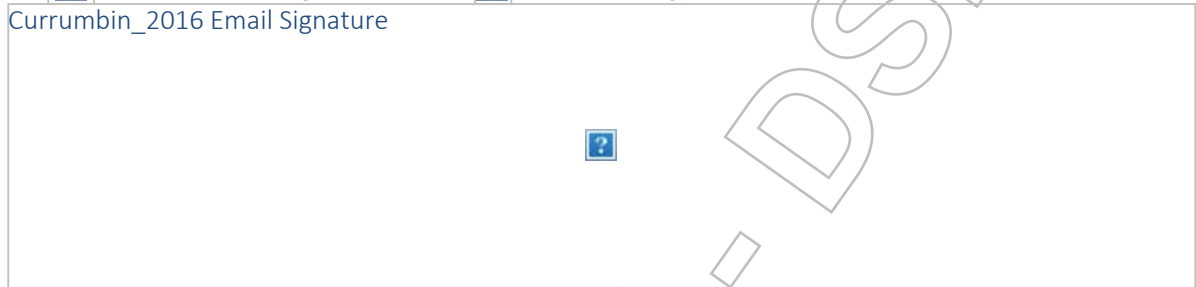


[@JannStuckeyMP](#)



[Jann.Stuckey](#)

Currumbin_2016 Email Signature



2018 Parliament Remembers Email Footer



Consider the environment before you print this email.

NOTICE - This e-mail and any attachments are confidential and only for the use of the addressee.

If you have received this e-mail in error, you are strictly prohibited from using, forwarding, printing, copying or dealing in anyway whatsoever with it, and are requested to reply immediately by e-mail to the sender or by telephone to the Parliamentary Service on +61 7 3553 6000.

Any views expressed in this e-mail are the author's, except where the e-mail makes it clear otherwise. The unauthorised publication of an e-mail and any attachments generated for the official functions of the Parliamentary Service, the Legislative Assembly, its Committees or Members may constitute a contempt of the Queensland Parliament. If the information contained in this e-mail and any attachments becomes the subject of any request under Right to information legislation, the author or the Parliamentary Service should be notified.

It is the addressee's responsibility to scan this message for viruses. The Parliamentary Service does not warrant that the information is free from any virus, defect or error.



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

Our ref: MC18/6859

20 DEC 2018

Ms Jann Stuckey MP
Member for Currumbin
PO Box 751
CURRUMBIN QLD 4223

Email: currumbin@parliament.qld.gov.au

Dear Ms Stuckey *Jann,*

Thank you for your letter of 2 November 2018 about the proposed development of the Tallebudgera Wellness and Tourism Gardens Project located at Tallebudgera Connection Road, Tallebudgera (the proposed development).

I am advised by the Department of State Development, Manufacturing, Infrastructure and Planning that the development application for the proposed development is currently being assessed by the Gold Coast City Council, as the decision maker.

The State becomes involved in an application if it affects a matter of state interest. In such cases, the application will be referred to the State Assessment and Referral Agency (SARA) for assessment. I can confirm that the application was referred to SARA on 8 October 2018, and that a request for further information was sent to the applicant on 25 October 2018.

Prior to the application being lodged, representatives of SARA held a pre-lodgement meeting with the applicant on 27 August 2018 to discuss the proposed development. Pre-lodgement meetings, while not a statutory requirement, are common and provide proponents an opportunity to discuss key aspects of the future development application. This process may also identify potential issues or additional information requirements to support the assessment of a development application.

I can confirm that SARA offers this pre-lodgement service free of charge to proponents for all development proposals triggering a state interest.

I trust this information is of assistance.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

From: Sch. 4(4)(6) - I
To: [Jann Stuckey](#); [State Development](#); [Local Government](#); [Premier](#)
Cc: Sch. 4(4)(6) - I
Subject: RIDONG - proposed TALLEBUDGERA WELLNESS CENTRE PROJECT
Date: Thursday, 22 November 2018 5:58:36 AM

RIDONG'S FLOOD STUDY — A REGIONAL JOKE!

Ridong (I call them Dingdong because of this study!) has tendered a ' Conceptual Flood Emergency Management Plan' in support of its high-density development application for its QUASI- CANAL estate and residential/hotel/ etc etc precinct off Connection Rd.

The first thing to note is that, not only is it conceptual, but it relates ONLY to the BELLAGIO development site and surrounding roads!

In respect to regional flooding, it states, "the catchments to the north, south, west and east of the site contain distinct riverine components that may cause flood characteristics different to those discussed for the site. Should emergency services need to traverse these catchments, they should consult with the relevant authorities to ensure conditions are suitable for travel"

This is the only recognition the report gives to the prospect of regional flooding OUTSIDE their site- and it says NO MORE!

This is exactly the point of our objection.

Ridong has selfishly focused on itself and the proposed occupants of its 'Dingdong' development and has not done our community the courtesy of researching and making publicly available the impact that its development will or might have on regional flooding!

Dingdong also says that it has not covered, " flooding caused by blockages in the stormwater system or the conveyance of localised stormwater discharge, however these events are not covered by this report due to their unpredictability."

WHAT EFFRONTERY does Ridong and its local advisers have to submit for the City's public and our local community's consideration such a pathetic report in support of its application!!!!???

It is obvious that due to their arrogance, Ridong have not spoken to)and probably never intend to) communities through the north/south/ east/ west points upstream, downstream and laterally, about the historical impacts of flooding on life, property (erosion included) and livestock, and the increased potential for such, given the insertion of their insensitive project into the massive Tallebudgera floodplain.

There were plenty of people at our recent public meeting who were incensed at the impacts of recent public works upstream on these observable risks and who reasonably extrapolated the increased risk of putting the Ridong 'levy' development in the floodplain, and what it would do to regional flooding and erosion.

How dare Ridong disrespect our regional community in this way?!!!

Surely neither the Gold Coast City Council, Mayor Tate, or the State Government can fall for such an incompetent study by Ridong.

Call your local councillor , State member, and Federal Member and point this out to them!

On behalf of our/ your committee I can assure Ridong that this incompetent disrespecting of our community will be a hot topic at our next public meeting!

Sch. 4(4)(6) - Disclosing per

Chair - Save Our Southern Valleys

Sch. 4(4)(6) - Disclosing

Wilson Haynes - solicitors

Mob:

Sch. 4(4)(6) - Disclosing

Get [Outlook for iOS](#)

RTI RELEASE - DSDMIP

From: [Office of the Minister for Local Government, Racing and Multicultural Affairs](#)
To: [State Development](#)
Subject: Correspondence from the Office of the Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs - MC18/7252
Date: Monday, 26 November 2018 11:06:31 AM
Attachments: [image001.png](#)
[image002.png](#)
REFERRAL - Sch. 4(4)(6) - Disc - MC187252.pdf

Please find attached correspondence from the Office of the Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs.

Please do not reply to this email. All future communications should be addressed to the contact details shown below.

Office of the Hon. Stirling Hinchliffe MP

Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs

P 07 3719 7560 E lgrma@ministerial.qld.gov.au

1 William Street Brisbane Qld 4000

PO Box 15009 City East Qld 4002

This email and any attachments may contain confidential or privileged information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The confidentiality and privilege attached to this message and attachment is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone, and destroy and delete all copies. The Department does not accept any responsibility for any loss or damage that may result from reliance on, or use of, any information contained in this email and/or attachments.

From: Sch. 4(4)(6) - Disclosing
To: currumbin@parliament.qld.gov.au; division14@goldcoast.qld.gov.au; division3@goldcoast.qld.gov.au; division1@goldcoast.qld.gov.au; [LGRMA - Ministerial](#); [State Development](#)
Subject: RIDONG Tallebudgera Proposal
Date: Wednesday, 28 November 2018 8:32:54 AM

Dear Sir/Madam

RE: RIDONG - PROPOSED TALLEBUDGERA WELLNESS CENTRE PROPOSAL

I am writing to express my support for The Gold Coast City Council's 20- page Information Request dated 26 October 2018, directed to Ridong, the proponent/applicant of this project.

I am totally against this project for many reasons, least of which are not, the rezoning from rural to high density; the massive quasi-canal development in a region that is essentially a floodplain and an important ecosystem for the hinterland; and the fact that, with City Planning laws as apparently malleable as they are, it will set a precedent for further intrusive commercial developments into our rural-zoned southern valleys.

I am also writing to express my support for the letter written to Steven Brett, Executive Coordinator Major Assessment of Gold Coast City Council on 27 November 2018, by Messrs Wilson Haynes, the pro-bono solicitors for Save Our Southern Valleys. That letter calls upon the Gold Coast City Council to explain why it did not include in its 20-page Information Request, a requirement for Ridong to undertake a flooding and hydraulic assessment not only of the immediate site, but for areas in the Tallebudgera Creek flood zones, both upstream and downstream from the proposed development site, given that the proposed development will act as an elevated levy in a massive flood zone.

I trust that you will bring what influence you can to bear on the Gold Coast City Council and Ridong to provide the information requested by Wilson Haynes to all likely-flood- affected residents of Valley and downstream.

Yours sincerely

Sch. 4(4)(6) - Disclosing person

From: Sch. 4(4)(6) - Dis
To: [State Development](#)
Subject: Ridong
Date: Tuesday, 27 November 2018 7:01:44 PM

Dear Minister,

RE: RIDONG - PROPOSED TALLEBUDGERA WELLNESS CENTRE PROPOSAL

I am writing to express my support for The Gold Coast City Council's 20-page Information Request dated 26 October 2018, directed to Ridong, the proponent/applicant of this project.

I am totally against this project for many reasons, least of which are not, the rezoning from rural to high density; the massive quasi-canal development in a region that is essentially a floodplain and an important ecosystem for the hinterland; and the fact that, with City Planning laws as apparently malleable as they are, it will set a precedent for further intrusive commercial developments into our rural-zoned southern valleys.

I am also writing to express my support for the letter written to Steven Brett, Executive Coordinator Major Assessment of Gold Coast City Council on 27 November 2018, by Messrs Wilson Haynes, the pro-bono solicitors for Save Our Southern Valleys. That letter calls upon the Gold Coast City Council to explain why it did not include in its 20-page Information Request, a requirement for Ridong to undertake a flooding and hydraulic assessment not only of the immediate site, but for areas in the Tallebudgera Creek flood zones, both upstream and downstream from the proposed development site, given that the proposed development will act as an elevated levy in a massive flood zone.

I trust that you will bring what influence you can to bear on the Gold Coast City Council and Ridong to provide the information requested by Wilson Haynes to all likely-flood-affected residents of Valley and downstream.

Yours sincerely,

Sch. 4(4)(6) - Disclosing pe

Currumbin Waters. 4223.

From: Sch. 4(4)(6) - Disclosing
Subject: Objection to Proposed Ridong Development
Date: Wednesday, 28 November 2018 11:05:34 AM

Good morning

RE: RIDONG - PROPOSED TALLEBUDGERA WELLNESS CENTRE PROPOSAL

We are writing to express our support for The Gold Coast City Council's 20- page Information Request dated 26 October 2018, directed to Ridong, the proponent/applicant of this project.

We are totally against this project for many reasons, least of which are not, the rezoning from rural to high density; the massive quasi-canal development in a region that is essentially a floodplain and an important ecosystem for the hinterland; and the fact that, with City Planning laws as apparently malleable as they are, it will set a precedent for further intrusive commercial developments into our rural-zoned southern valleys.

We are also writing to express my support for the letter written to Steven Brett, Executive Coordinator Major Assessment of Gold Coast City Council on 27 November 2018, by Messrs Wilson Haynes, the pro-bono solicitors for Save Our Southern Valleys. That letter calls upon the Gold Coast City Council to explain why it did not include in its 20-page Information Request, a requirement for Ridong to undertake a flooding and hydraulic assessment not only of the immediate site, but for areas in the Tallebudgera Creek flood zones, both upstream and downstream from the proposed development site, given that the proposed development will act as an elevated levy in a massive flood zone.

We trust that you will bring what influence you can to bear on the Gold Coast City Council and Ridong to provide the information requested by Wilson Haynes to all likely-flood-affected residents of Valley and downstream.

Yours sincerely

Sch. 4(4)(6) - Disclosing personal information

Residents of Tallebudgera Valley

From: Sch. 4(4)(6) - Disclosi
To: [State Development](#)
Subject: RIDONG - PROPOSED TALLEBUDGERA WELLNESS CENTRE PROPOSAL
Date: Wednesday, 28 November 2018 5:32:28 PM

Dear Mr Dick,

RE: RIDONG - PROPOSED TALLEBUDGERA WELLNESS CENTRE PROPOSAL

I am writing to express my support for The Gold Coast City Council's 20- page Information Request dated 26 October 2018, directed to Ridong, the proponent/applicant of this project.

I am totally against this project for many reasons, least of which are not, the rezoning from rural to high density; the massive quasi-canal development in a region that is essentially a floodplain and an important ecosystem for the hinterland; and the fact that, with City Planning laws as apparently malleable as they are, it will set a precedent for further intrusive commercial developments into our rural-zoned southern valleys.

I am also writing to express my support for the letter written to Steven Brett, Executive Coordinator Major Assessment of Gold Coast City Council on 27 November 2018, by Messrs Wilson Haynes, the pro-bono solicitors for Save Our Southern Valleys. That letter calls upon the Gold Coast City Council to explain why it did not include in its 20-page Information Request, a requirement for Ridong to undertake a flooding and hydraulic assessment not only of the immediate site, but for areas in the Tallebudgera Creek flood zones, both upstream and downstream from the proposed development site, given that the proposed development will act as an elevated levy in a massive flood zone.

I trust that you will bring what influence you can to bear on the Gold Coast City Council and Ridong to provide the information requested by Wilson Haynes to all likely-flood- affected residents of Valley and downstream.

Yours sincerely

Sch. 4(4)(6) - Disclosing pe

From: Sch. 4(4)(6) - Disclo
To: [State Development](#)
Subject: RIDONG - PROPOSED TALLEBUDGERA WELLNESS CENTRE PROPOSAL
Date: Wednesday, 28 November 2018 9:28:08 PM

Dear Minister,

I am writing to express my support for The Gold Coast City Council's 20- page Information Request dated 26 October 2018, directed to Ridong, the proponent/applicant of this project.

I am totally against this project for many reasons, least of which are not, the rezoning from rural to high density; the massive quasi-canal development in a region that is essentially a floodplain and an important ecosystem for the hinterland; and the fact that, with City Planning laws as apparently malleable as they are, it will set a precedent for further intrusive commercial developments into our rural-zoned southern valleys.

I am also writing to express my support for the letter written to Steven Brett, Executive Coordinator Major Assessment of Gold Coast City Council on 27 November 2018, by Messrs Wilson Haynes, the pro-bono solicitors for Save Our Southern Valleys. That letter calls upon the Gold Coast City Council to explain why it did not include in its 20-page Information Request, a requirement for Ridong to undertake a flooding and hydraulic assessment not only of the immediate site, but for areas in the Tallebudgera Creek flood zones, both upstream and downstream from the proposed development site, given that the proposed development will act as an elevated levy in a massive flood zone.

I trust that you will bring what influence you can to bear on the Gold Coast City Council and Ridong to provide the information requested by Wilson Haynes to all likely-flood- affected residents of Valley and downstream.

Yours sincerely

Sch. 4(4)(6) - Disclosir

Sent from my iPhone

From: Sch. 4(4)(6) - Discl
To: [State Development](#)
Subject: Stop Ridong Group
Date: Thursday, 29 November 2018 8:29:16 AM

29/11/18

Dear Minister for state Development

RE: RIDONG - PROPOSED TALLEBUDGERA WELLNESS CENTRE PROPOSAL

I am writing to express my support for The Gold Coast City Council's 20- page Information Request dated 26 October 2018, directed to Ridong, the proponent/applicant of this project.

I am totally against this project for many reasons, least of which are not, the rezoning from rural to high density; the massive quasi-canal development in a region that is essentially a floodplain and an important ecosystem for the hinterland; and the fact that, with City Planning laws as apparently malleable as they are, it will set a precedent for further intrusive commercial developments into our rural-zoned southern valleys.

I am also writing to express my support for the letter written to Steven Brett, Executive Coordinator Major Assessment of Gold Coast City Council on 27 November 2018, by Messrs Wilson Haynes, the pro-bono solicitors for Save Our Southern Valleys. That letter calls upon the Gold Coast City Council to explain why it did not include in its 20-page Information Request, a requirement for Ridong to undertake a flooding and hydraulic assessment not only of the immediate site, but for areas in the Tallebudgera Creek flood zones, both upstream and downstream from the proposed development site, given that the proposed development will act as an elevated levy in a massive flood zone.

I trust that you will bring what influence you can to bear on the Gold Coast City Council and Ridong to provide the information requested by Wilson Haynes to all likely-flood- affected residents of Valley and downstream.

Yours sincerely

Sch. 4(4)(6) - Disclosing personal in

Tallebudgera Valley QLD

Sent from my iPhone

From: Sch. 4(4)(6) - Disclos
To: division14@goldcoast.qld.gov.au
Cc: division1@goldcoast.qld.gov.au; currumbin@parliament.qld.gov.au; division3@goldcoast.qld.gov.au; [LGRMA - Ministerial: State Development](#)
Subject: Do the right thing please
Date: Sunday, 2 December 2018 1:36:14 PM

RE: RIDONG - PROPOSED TALLEBUDGERA WELLNESS CENTRE PROPOSAL

I am writing to express my support for The Gold Coast City Council's 20- page Information Request dated 26 October 2018, directed to Ridong, the proponent/applicant of this project.

I am totally against this project for many reasons, least of which are not, the rezoning from rural to high density; the massive quasi-canal development in a region that is essentially a floodplain and an important ecosystem for the hinterland; and the fact that, with City Planning laws as apparently malleable as they are, it will set a precedent for further intrusive commercial developments into our rural-zoned southern valleys.

I am also writing to express my support for the letter written to Steven Brett, Executive Coordinator Major Assessment of Gold Coast City Council on 27 November 2018, by Messrs Wilson Haynes, the pro-bono solicitors for Save Our Southern Valleys. That letter calls upon the Gold Coast City Council to explain why it did not include in its 20-page Information Request, a requirement for Ridong to undertake a flooding and hydraulic assessment not only of the immediate site, but for areas in the Tallebudgera Creek flood zones, both upstream and downstream from the proposed development site, given that the proposed development will act as an elevated levy in a massive flood zone.

I trust that you will bring what influence you can to bear on the Gold Coast City Council and Ridong to provide the information requested by Wilson Haynes to all likely-flood- affected residents of Valley and downstream.

Yours Sincerely,

Sch. 4(4)(6) - Disclosing p

NOTE The information contained in this e-mail is confidential. It is intended solely for the addressee. If you receive this e-mail by mistake please promptly inform us by reply e-mail and then delete the e-mail and destroy any printed copy. You must not disseminate, distribute, copy, disclose or use in any way the information in the e-mail.

PRIVACY We respect your privacy and we are committed to protecting your personal information that you provided to us. We intend to use such information for purposes of supporting your relationship with us by providing content that is suitable to your needs and alerting you to new information as it becomes available. We do not sell, trade or transfer User Information to third parties.

PRIVACY DISCLAIMER This document (and any accompanying file attachments) is intended solely for the use of the individual or entity to which it is addressed and contains information that is personal, privileged, confidential or exempt from disclosure. Any dissemination, or copying of this document to anyone but the intended recipient is strictly prohibited. If you have received this document in error, please notify the sender immediately by email and destroy any copies of the message (including any accompanying file attachments). Furthermore, we accept no responsibility for the content of any email which is sent by an employee that is of a personal nature. Thank you.

All attachments should be checked for viruses. We do not guarantee that this e-mail is virus or error free and can take no responsibility for any computer virus which might be transferred by way of this e-mail.

From:

To:

[Redacted]

[Jan Stuckey](#); [LGRMA - Ministerial](#); [State Development](#);

Subject:

RIDONG - PROPOSED TALLEBUDGERA WELLNESS CENTRE

Date:

Sunday, 2 December 2018 6:51:15 PM

Dear Gold Coast Council, Queensland State Government and Tallebudgera Valley Local Government Representatives,

I am writing to you with regard to **RIDONG's** proposed '**TALLEBUDGERA WELLNESS CENTRE**' at the site bounded by Tallebudgera Creek Rd and Tallebudgera Connection Rd in Tallebudgera Valley.

Like a large number of other residents and property owners in this district, I strongly oppose this project –in its entirety– for many reasons: Among them, the applicant's request for the rezoning of the proposed development site from rural to high density.

Allowing such a rezoning would not only give the green-light to a development totally at odds with the very character of the district, it would also represent a gross betrayal of the area's current residents by destroying the essential character of the district, which is the very reason we all choose to live here. Furthermore, as all local residents are well aware, allowing the construction of a massive quasi-canal development in a region that is essentially a floodplain and important ecosystem and habitat for wildlife (in a region already under intense pressure from urban sprawl) would be a recipe for future disaster.

Not only would it place the local environment, wildlife, population and property at risk, but it would also set an exceptionally unpopular precedent for further intrusive commercial developments into the rural-zoned southern valleys of the Gold Coast Hinterland. Such a travesty would not be forgotten or forgiven by residents and voters alike.

I would also like to express my support for The Gold Coast City Council's 20-page 'Information Request', dated 26 October 2018, directed to Ridong, the proponent/applicant for the proposed 'Tallebudgera Valley Wellness Centre'. Clearly, Council engineers are already well aware of the potential environmental impacts and risks associated with any large-scale development on the district's flood plain.

Second to that, I also wish to express my support for the recent letter written by Messrs Wilson Haynes (the pro-bono solicitors for Save Our Southern Valleys) to Steven Brett, Executive Coordinator Major Assessment of Gold Coast City Council (dated 27 November 2018) that calls upon the Gold Coast City Council to explain why this 20-page Information Request did not include a specific requirement for Ridong to undertake a flooding and hydraulic assessment for not only the immediate site of the proposed development, as well as all areas in Tallebudgera Creek's flood zones, both upstream and downstream from the proposed development site.

Given that the proposed development would act as an elevated levy, the consequences of any serious flooding would clearly have impacts well beyond the site itself. It is just as clear that RIDONG have given no consideration and show no concern about such risks, For this reason, I trust you will collectively put whatever influence you can on both the Gold Coast City Council and RIDONG to provide the information requested by Wilson Haynes to all potentially flood- affected residents of Tallebudgera Valley, both up and downstream from the site of the proposed development.

Yours sincerely,

Sch. 4(4)(6) - Disclosing personal in

Tallebudgera Valley
QLD 4228

RTI RELEASE - DSDMIP

**Economy, Planning & Environment
Planning Assessment
City Development**

PO Box 5042 GOLD COAST MC QLD 9729
P 07 5582 8866 F 07 5596 3653
E mail@goldcoast.qld.gov.au
W cityofgoldcoast.com.au

Have your say on a development application - submission form

Use this form to lodge your support for, or objection to, a development application which has been submitted to the City of Gold Coast. Please note that submissions on a development application are not confidential and will be displayed on PD Online on the City of Gold Coast's website. Once a decision has been made, the assessment manager must provide a copy of the decision notice to each submitter, after the applicant's appeal period.

Please use **BLOCK LETTERS** and complete all details in full

Privacy statement

Council of the City of Gold Coast (Council) is collecting your personal information in order to provide the services requested, perform associated Council functions and services, and to update and maintain Council's customer information records. Your information is handled in accordance with the **Information Privacy Act (Qld) 2009** and may only be accessed by Councillors, Council employees and authorised contractors. Unless authorised or required by law, we will not provide your personal information to any other person or agency. For further information go to <http://www.cityofgoldcoast.com.au/privacy>.

Council may also use your personal information in order to contact you to provide you with information regarding Council functions and services. If you do not wish to receive such information please opt out using the unsubscribe link in the communication material sent to you.

Application details

Lot number 11 Plan number SP203381
Property address 49 Tallebudgera Connection Rd, TALLEBUDGERA, QLD 4228
Application number COM / 2018 / 47

Submitter details

First name Sch. 4(4)(6) - Disclosing personal information
Residential address [REDACTED]
Suburb TALLEBUDGERA VALLEY State QLD Postcode 4228
Email address
Postal address (same as above) Yes No (Please complete 'postal address' details below)
Postal address
Suburb State Postcode
Email address

Submission details

What is your position on the development application?
Supporting Objecting

Grounds of submission:

When stating the grounds of your submission, it is important to focus on planning issues and how the proposed use is or is not consistent with the City Plan.

PLEASE SEE ATTACHED LETTER OF OBJECTION ENTITLED:
LETTER OF OBJECTION TO DA COM/2018/47. Sch. 4(4)(6) - Disclosing personal information 18.1.19

Declaration (if this form is not being submitted online the applicant must provide a written signature)

I understand and acknowledge that:

- the information provided in this submission is true and correct
- I have read the privacy notice as stated on this form.
- this submission will be displayed through PD Online on the City of the Gold Coast's website
- I acknowledge Queensland State Laws will accept this communication as containing my signature within the meaning of

the [Electronic Transactions \(Queensland\) Act 2001](#) which can be found on the [Queensland Legislation](#) website.
By signing below, I agree with the declaration.

Signature

Sch. 4(4)(6) - Disclosing personal information

Date

18.1.19

Name



RTI RELEASE - DSDMIP

From: [Sch. 4(4)(6) - Disclosing]
To: mail@goldcoast.qld.com.au
Cc: mayor@goldcoast.qld.gov.au; daphnemcdonald@goldcoast.qld.gov.au; [Gail O'Neill; division12@goldcoast.qld.gov.au](mailto:Gail_O'Neill@division12@goldcoast.qld.gov.au); [Jan Stuckey](mailto:Jan_Stuckey@parliament.qld.gov.au); Burleigh@parliament.qld.gov.au; [Isaac Harslett](mailto:Isaac_Harslett@State_Development); [State Development](mailto:State_Development)
Subject: Letter of Objection to DA COM/2018/47_Krawczyk_18.1.19
Date: Saturday, 19 January 2019 3:22:20 PM
Attachments: Letter of Objection to DA COM201847 [Sch. 4(4)(6) - Disclosing].pdf
[ATT00001.htm](#)
Have Your Say Submission Form [Sch. 4(4)(6) - Disclosing].pdf
[ATT00002.htm](#)
[RIDONG Site Tidal Inundation Risk from COASTALRISK.com.pdf](#)
[ATT00003.htm](#)
[RIDONG PROPOSED TALLEBUDGERA WELLNESS CENTRE \[Sch. 4\(4\)\(6\) - Disclosing\]_Letter of Dec 2 2018.pdf](#)
[ATT00004.htm](#)

Dear Gold Coast City Council, Queensland State Government and Local Government Representatives,

Please find attached below my 'Letter of Objection' to the **RIDONG 'TALLEBUDGERA WELLNESS CENTRE' DEVELOPMENT PROPOSAL**, in Tallebudgera Valley, Qld – Gold Coast City Council DA (COM/2018/47).

The letter (**Attachment 1**) is entitled: **Letter of Objection to DA COM/2018/47 [Sch. 4(4)(6) - Disclosing] 18.1.19.pdf**

Also attached below are three further supporting PDF documents, including:

Attachment 2. A completed 'Have Your Say' submission form: **Have Your Say Submission Form [Sch. 4(4)(6) - Disclosing] 8.1.19.pdf**

Attachment 3. GIS Mapping image show both current and future tidal inundation threat to the site of the proposed RIDONG development: **RIDONG Site Tidal Inundation Risk from COASTALRISK.com.pdf**

Attachment 4. My previous letter of December 2nd 2018 objecting to the RIDONG development proposal: **RIDONG PROPOSED TALLEBUDGERA WELLNESS CENTRE [Sch. 4(4)(6) - Disclosing] Letter of Dec 2 2018.pdf**

Sincerely,

[Sch. 4(4)(6) - Disclosing personal information]

Tallebudgera Valley
QLD 4228

[Sch. 4(4)(6) - Disclosing personal information]

1.

18th Jan, 2019

Tallebudgera Valley
QLD 4228

OBJECTION TO:
RIDONG'S TALLEBUDGERA WELLNESS CENTRE DEVELOPMENT PROPOSAL
(COM/2018/47)

Dear Gold Coast City Council, Queensland State Government and Local Government Representatives,

I am writing to you, once again, with regard to RIDONG's proposed 'TALLEBUDGERA WELLNESS CENTRE' (Application Number COM/2018/47) at the site bounded by Tallebudgera Creek Rd and Tallebudgera Connection Rd in Tallebudgera Valley.

(Attached to this email is my initial letter of objection to the proposed, dated 2nd Dec 2018.)

Since my last letter, I've had the opportunity to further research the RIDONG development proposal and also review Gold Coast City Council's extensive initial list of objections to the project outlined in the DA. Due to my increasing concern about the proposal and RIDONG's extremely poor (or even contemptuous) response to Council's request for further information, I felt compelled to follow up with this more detailed objection.

As I wrote in my last letter, like a large (and rapidly growing) number of residents and property owners in this district, I strongly oppose this project –in its entirety– for many reasons. For clarity, I've listed the grounds for my objection in the sub-sections below:

OBJECTIONS:

- 1. As noted in the GCCC's own documentation associated with this DA, the proposed development in Tallebudgera Valley is in complete contravention of the Gold Coast City Council's 'City Plan' – and also totally at odds with the district's character, zoning and planned function (as enshrined in statutory law).**

While all lots on which the proposed development falls are zoned rural, the development itself is both high-density and entirely commercial in nature. This makes it utterly unsuitable for placement in an low-density rural/rural-urban residential and primary production community.

As noted in the GCCC's extensive list of objections, the development is "not only totally at odds with the character of the area, but it would also be in direct violation of Gold Coast City planning intentions."

Obviously, RIDONG have no interest in discussing such facts. This has been made clear by their total lack of community consultation, intentional attempts to side-step possible criticism by timing the 'Public Notification Period' over the XMAS and school holidays, and the placing of required development notification signage (as late as possible) in spots where it is simply unsafe for anyone to stop and read them.

The development notification sign shown below, for example, is placed among long grass on the site's boundary Tallebudgera Connection Rd boundary (opposite Coplicks Rd.) alongside a 70km/h stretch of road with no footpath.



Should passers-by even notice what the sign is and wish to read it, this is clearly not a safe place for anyone to actually stop and do so, wouldn't you agree? The sign's location is both inaccessible and potentially hazardous to get to, unless of course you like getting muddy feet, potentially being bitten by snakes and then being run over.

- 2. As a result of being situated on the Tallebudgera Creek flood plain, this proposed high-density development would present a significant and irreversible ecological threat to local fauna and flora (including koalas, which are now said to be facing extinction in many areas by 2050, due to ongoing habitat loss).**

At this time, RIDONG has also failed to provide any scientific data whatsoever to demonstrate the development would not have serious adverse effects on the health of Tallebudgera Creek itself and the lifeforms that reside in and around it.

This is totally unacceptable.

It would also be extremely hypocritical for Council to allow the rezoning of this land (from low-density rural to high-density commercial/tourism/residential) while at the very same time mailing out newsletters that urge residents to 'Help Protect Our Koalas' and educate themselves on 'Living in Balance With Nature'. (*Gold Coast Community News' bulletin – January 2019, p.3*)

In summary, despite RIDONG's effort to make proposed development appear 'environmentally-friendly', it is self-evident that they are both uninformed and unconcerned about a wide range of serious environmental issues the development would pose to the local environment.

- 3. As a result of being situated on the Tallebudgera Creek Flood Plain, the proposed development is indisputably in a significant flood-risk zone (as has been noted by Council's own engineers). The development also stands to considerably exacerbate and amplify local flood risks, not only on the site itself, but also to all areas up and downstream of it, as well as numerous laterally situated properties.**

RIDONG's responses to the Council Development Assessors' questions on the matter of Flood Risk is totally inadequate, arrogant and ill-informed.

Demonstrating that information in the DA about this issue is not only plain wrong, but also intentionally misleading (if not down-right deceptive), is also not all at all difficult. See, for example, the rosy picture RIDONG tries to paint in:

['RESPONSE TO CITY OF GOLD COAST INFORMATION REQUEST – TALLEBUDGERA WELLNESS AND TOURISM GARDENS PROJECT: Section 4. HYDRAULIC ENGINEERING PP.27-29 \(21 Dec 2018, GPO148, Final\)](#)

While RIDONG tries to convince Council and the community the development poses no flood-risk problem and that there's "nothing to see here", let's see what scientists who inform our Federal, State and Local Governments have to say about future flood risks in South East Queensland:

More Intense Downpours • Rising Sea Level • More Frequent Sea Level Extremes

"... the intensity of heavy rainfall events is likely to increase."

"Sea level is projected to rise by 0.8m above present day levels by 2100."

"Higher sea levels will increase the risks of coastal hazards such as storm tide inundation."

How will climate change affect the South East Queensland region?



(Image and quotes from: 'Climate Change in the South East Queensland Region'; Department of Environment and Heritage Protection, State of Queensland, 2016.)

https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=13&cad=rja&uact=8&ved=2ahUKEwixt6abPPfAhXWbCsKHZMvAl8QFjAMegQIChAC&url=https%3A%2F%2Fwww.qld.gov.au%2F_data%2Fassets%2Fpdf_file%2F0023%2F67631%2Fseq-climate-change-impact-summary.pdf&usg=AOvVaw22t7kGOejJvsKE0tShAtnO

More intense downpours. Rising Sea Level. More frequent Sea Level Extremes.

With regard to such climate projections, there is a notable photograph from 1967 in the Executive Summary of the Government report entitled: [Climate Change Risks to Australia's Coast; Australian Government, Department of Climate Change; Commonwealth of Australia, 2009; p.5\)](#)



Photo Credit: William Prince Collection and DEWH/A

Erosion along the Gold Coast in 1967.

https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=10&cad=rja&uact=8&ved=2ahUKewjSIOj4_vPfAhVMcCsKHaU4BR8QFjAJegQIChAC&url=https%3A%2F%2Fwww.environment.gov.au%2Fsystem%2Ffiles%2Fresources%2Ffa553e97-2ead-47bb-ac80-c12adffea944%2Ffiles%2Fcc-risks-full-report.pdf&usg=AOvVaw11CHwUd2mcZSds7337dviC

On page 87 of the same report from 2009, it also states:

“Climate change risk to settlements

Inundation analysis suggests that between 35,900 and 56,900 residential buildings in Queensland may be at risk of inundation from a sea-level rise of 1.1 metre. The current replacement value of the residential buildings at risk is between \$10.5 billion and \$16 billion.

Based on this analysis, Queensland has the second highest number of residential buildings at risk in Australia. If storm tides were included in the inundation analysis for Queensland it is likely that a higher number of properties would have been identified as at risk.

Local government areas that have the greatest level of risk are Moreton Bay, Mackay, the Gold Coast, Fraser Coast, Bundaberg and the Sunshine Coast, which collectively represent almost 85 per cent of residential buildings at risk of inundation in Queensland from a sea-level rise of 1.1 metres (upper range; Figure 5.15). The coastal LGAs of south-east Queensland are all represented within the top ten LGAs at risk.”

Let's keep in mind, this report was published a decade ago. Since then, voluminous amounts of new scientific data have shown the risk of extreme weather events is already worse than previously estimated.

For example, in February 2017, the *Australian Bureau of Meteorology*, issued a bulletin stating:

Droughts and flooding rains already more likely as climate change plays havoc with Pacific weather

Increasing risk

Under the high-emissions scenario, the models project a 90% increase in the number of major Pacific rainfall disruptions by the early 21st century, and a 130% increase during the late 21st century, both relative to pre-industrial times. The latter means that major disruptions will tend to occur every four years on average, instead of every nine.

The risk has already increased

While changes to the frequency of major changes in Pacific rainfall appear likely in the future, is it possible that humans have already increased the risk of major disruption?

It seems that we have: the frequency of major rainfall disruptions in the climate models had already increased by around 30% relative to pre-industrial times prior to the year 2000.

<http://www.bom.gov.au/climate/updates/articles/a023.shtml>

Bringing matters back to the RIDONG development proposal:

It is clearly evident the applicant has failed to provide Council with any solid scientific data on the potential hydrological risks the development would pose – not only on the site itself – but also to the surrounding district, all low-lying properties in the catchment area feeding the flood plain, as well as the tidal inlet.

Even Council's own 2016 hydrological assessment for this zone itself fails to incorporate data from the extreme flooding event of March/April 2017, produced by the remnants of Tropical Cyclone Debbie.

But residents saw the results with their own eyes – and it is self-evident that allowing the construction of irreversible earthworks, artificial lakes, canals and high-density development in the middle of a high-flood-risk area is a recipe for future disaster.

Knowing the rapidly increasing threat level we face as a result of climate change, scientists state exactly the same thing.

See, for example, the *Climate Council* summary discussing the immediate impact of Cyclone Debbie in March 2017, entitled:

'Intense Rainfall and Flooding: The Influence of Climate Change'

<https://www.climatecouncil.org.au/uploads/5d4fe61d7b3f68d156abd97603d67075.pdf>

This document states:

Extreme Rainfall in Australia: General climate projections for the future

A 2°C rise in average global temperatures could result in a 10-30% increase in extreme downpours (Bao et al. 2017). In Australia, extreme rainfall events are projected, with high confidence, to increase in intensity, where extreme events are defined as the wettest day of the year and the wettest day in 20 years (CSIRO and BoM 2015; Bao et al. 2017). The tendency for an increase in intensity may be stronger for the larger, rarer events (current 1-in-20 year events) (Rafter and Abbs 2009) particularly at the sub-daily timescale (Westra et al. 2013).

For Queensland and New South Wales, the two states most badly affected by ex-Tropical Cyclone Debbie, extreme rainfall events are likely to worsen. For example, maximum one-day rainfall is expected to increase by up to 17 and 18% for New South Wales and Queensland respectively, by the end of the century for a high emissions scenario, relative to 1986-2005 climate (CSIRO and BoM 2015).

Quite aside from the risks associated with the increasing number and severity of extreme rainfall events, Council must also consider the matter of rising global sea levels and tidal surges.

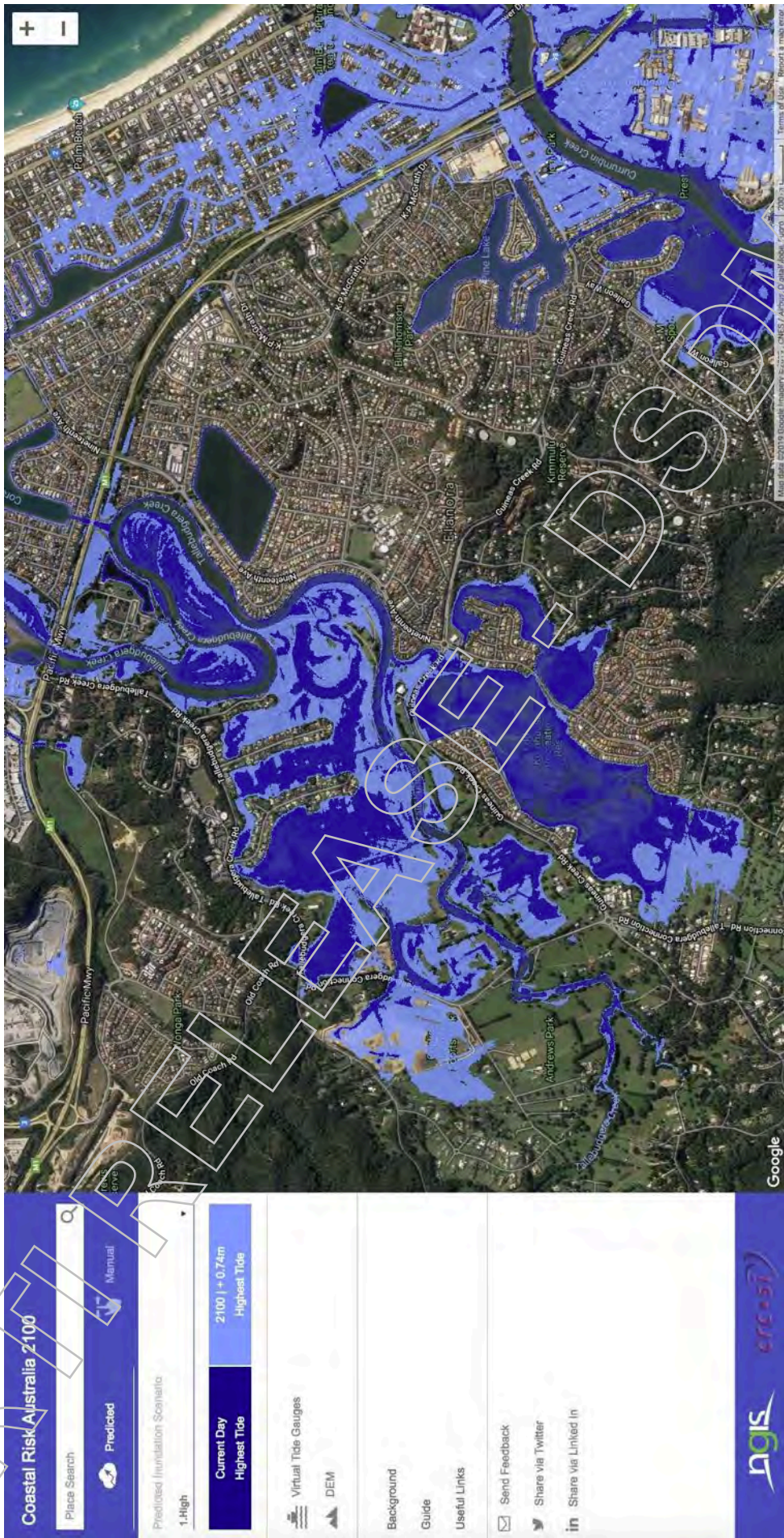
In the following pages is an image from www.coastalrisk.com.au which is of direct relevance to the site of the proposed RIDONG development, showing the inundation risk to both the site itself and the surrounding region.

The scientific data used to produce this image is from the *National Oceanic and Atmospheric Administration* (NOAA) in the United States. Their studies reveal that global sea levels could rise by 2 metres by 2100 if emissions remain at current levels. This scientifically-supported figure is substantially higher than the 74-centimetre increase proposed in a 2013 Inter-governmental Panel on Climate Change (IPCC) report.

(See: [Climate change -- Model predicts Australia to lose famous sites in new sea-level rise; 23rd May 2017; https://www.abc.net.au/news/2017-05-23/coastal-areas-at-risk-new-climate-study-reveals/8549934](https://www.abc.net.au/news/2017-05-23/coastal-areas-at-risk-new-climate-study-reveals/8549934))

The dark blue area in the following GIS image shows potential inundation of the RIDONG site with current 'highest tide' levels, while the light blue area shows where flooding would extend with a projected sea-level rise of just 0.74 metres over present day levels. (A figure well-within the range already referred to by the GCCC's own engineers and development assessors; see <http://www.goldcoast.qld.gov.au/council/flood-heights-maps-2222.html>)

[A full size copy of this Coastal Risk GIS Mapping image is attached to this email.](#)



As the image clearly shows, the RIDONG development site is among the most vulnerable and high-risk zones of both CURRENT and FUTURE flood activity in the Tallebudgera Valley flood plain area.

And this is without an entire “village” built across it on a system man-made waterways, lakes and rows of terraformed artificial levees lined with immovable structures.

Furthermore, the potential flooding shown in this image is only from TIDAL inundation. Floodwaters produced by any simultaneous extreme rainfall event have to be added on top to properly project the possible scale of the disaster that may unfold in this area any time nature deems.

Given all the currently available scientific data, it is impossible not to conclude that allowing the RIDONG development to proceed would create a recipe for inevitable future disaster which may well place lives and property at significantly elevated levels of risk.

This would be a direct violation of Gold Coast City Council’s legal responsibility to the community, and surely expose the Gold Coast City Council to another extreme risk – in the form of future litigation.

Businessmen can say whatever they want to try and sell their development, but the simple fact is, due to its location, no amount of low-level geo-engineering at the RIDONG development’s site will ever prevent nature from smashing it all to pieces in a day – and the first big storm that hits the site will prove that.

On scientific grounds alone, it is the Gold Coast City Council’s legal and moral duty to reject the RIDONG development in its entirety. It is quite clearly an unsafe location for this project to be undertaken – as is already confirmed by the Gold Coast City Council’s own flood and inundation risk maps:

[Natural Hazard Flood Management Areas - City of Gold Coast](http://www.goldcoast.qld.gov.au/gcplanningscheme_0110/attachments/planning_scheme_maps/overlay_maps/OM17_POTENTIAL_FLOODING/OM17_33.pdf)

www.goldcoast.qld.gov.au/gcplanningscheme_0110/attachments/planning_scheme_maps/overlay_maps/OM17_POTENTIAL_FLOODING/OM17_33.pdf

[Potential Flood Inundation Overlay Map - OM17 - City of Gold Coast](http://www.goldcoast.qld.gov.au/gcplanningscheme_0803/maps/overlay_maps/OM_17.pdf)

www.goldcoast.qld.gov.au/gcplanningscheme_0803/maps/overlay_maps/OM_17.pdf

4. Traffic Congestion Impacts

As Tallebudgera Valley and its surrounds are rural in nature (and zoned as such in law), the roads surround the site were obviously never designed to cope with high-traffic volumes or accommodate ongoing streams of tour buses.

Even the increased level of low-density residential development in the area over recent years has left the community struggling with serious congestion – especially during school drop-off and pick-up times.

The RIDONG development site itself lies at the very epicentre of the valley’s most congested roads and intersections and would clearly amplify traffic flow problems by a considerable margin.

Furthermore, given the extremely close proximity of the site to two local schools, it doesn't take a rocket scientist to see how easily such significant traffic increases in the area around the site could turn it into a 'high-risk danger zone' for school children (on foot and on bikes, especially) – as well as a road accident hot-spot.

Putting a set of lights in at Old Coach Road, or the intersection of Tallebudgera Connection Road and Tallebudgera Creek Road, (or anywhere else around the site for that matter) would obviously do nothing whatsoever to adequately address this problem.

Another entirely pertinent question that remains unaddressed is how further traffic congestion produced the RIDONG development may impact local residents during crisis such as extreme floods or bushfires. This is of particular significance to those further up Tallebudgera Valley who rely entirely on a single one-lane road to get in and out of the area.

5. The GCCC's own documentation outlines dozens of other areas with which the RIDONG DA presently fails to comply. And there are perfectly reasonable grounds for residents to take serious objection with all of them all.

Acid sulphate soils, sewerage management, the risk to the ecological balance of Tallebudgera Creek and its flora and fauna, structures of a height, style and number totally inconsistent with the current character of the district or allowable under city planning statutes, proposed hours of operation, general loss of amenity... the list goes on and on.

And to make matters worse, RIDONG's response to Council's request for further information on, or consideration about, the majority of these matters has been largely to say: "We don't think it's a problem... and if you do, then that's your problem."

Take for example, this passage from page 22 of RIDONG's [RESPONSE TO CITY OF GOLD COAST INFORMATION REQUEST – TALLEBUDGERA WELLNESS AND TOURISM GARDENS PROJECT: REPORT-21122018-GP0148 COGC IR RESPONSE ; Section 3.2. ITEM 2: DEGREE OF NON-COMPLIANCE. \[Emphasis Added\]](#)

Response

The Applicant's notes the Council's opinion about perceived non-compliance with the City Plan strategic framework. As the Council has not substantiated or validated its opinions, it is not possible for the Applicant to respond individually to each item raised in the above information request item.

The Applicant maintains the position set out in the submitted Town Planning Report that the non-compliance with the City Plan is limited to the following elements:

(a) Strategic Outcome 3.5.1 (10) of the Strategic Framework relating to rural production areas;

(b) Specific Outcome 3.5.6.1 (1) of the Strategic Framework relating to rural production areas; and

(c) The purpose and overall outcomes of the Rural Zone code.

We respectfully disagree with the Council's opinion that there is broad ranging non-compliance with the City Plan arising as a result of the proposed development, other than the discrete matters identified above.

Really? As a Tallebudgera resident, rate-payer and voter, I say to RIDONG:

How dare you tell Council and the community that because you don't like certain laws, regulations and the Gold Coast 'City Plan' that we simply need to change or reinterpret them. What audacity and arrogance!

How can RIDONG possibly think that it is perfectly reasonable to just bowl into a quiet rural community with their proposed 'New Age Disneyland' and not be asked proper and reasonable questions about it?

I can assure anyone reading this letter of objection that local residents most certainly do NOT think this is reasonable in any manner.

Such displays of open contempt and disregard for local planning and zoning regulations, refusal to properly respond to Council's reasonable questions, or consider the local community's concerns in any manner whatsoever, is only going to strengthen opposition to RIDONG's proposal – and significantly.

In summary:

While RIDONG may argue foreign visitors have a need to be kept "in their comfort zone", I would suggest the safety and 'comfort zone' of residents who've spent their life savings to buy a property here deserves far higher priority.

Even more importantly, I again emphasise that the scientific facts are clear:

The flood plain of Tallebudgera Valley is a region at high risk of potentially life-threatening environmental impacts from flooding and inundation (as well as bushfire). As such, it is an entirely inappropriate place for such a development to be located. Allowing such development at this site would fly in the face of all respectable city planning advice and principles, including that issued by Australian Federal and State Government agencies.

6. Adverse Sociological Impact

In order to generate support for their proposed project, RIDONG are promising hundreds of thousands of tourists will come to visit their 'Wellness Centre' in Tallebudgera Valley:

For the existing community, this simply means:

What? All those people? Coming here? To this quite little rural-zoned low-density flood-prone valley with its couple of one-lane roads in and out? Surely you must be joking?

The fact is, residents of the Gold Coast's Southern Valleys already accommodate tourists and visitors, both foreign and local, in the area all the time. But those visitors come to enjoy the area **for what it is now.**

As local community meetings have recently demonstrated, we do not accept there is any need whatsoever (nor legal grounds) for rezoning land in the area to allow the type of tourist development that RIDONG propose.

The objections of Gold Coast City Planners suggest they don't either.

We also find it highly offensive to have RIDONG tell us that we “need” this development.

WE DO NOT NEED THIS.

WE NOT WANT THIS.

IT IS IN VIOLATION OF STATUTORY LAW.

IT IS UNSAFE FOR THE COMMUNITY.



Tallebudgera residents will soon be cut off. Photo: Nic McElroy

NEWS

Tallebudgera Creek breaks its banks: Gold Coast evacuations

by Emily Selleck, Paul Weston, Tanya Westthorp and Suzanne Simonot, Gold Coast Bulletin

30th Mar 2017 5:10 PM



SUMMARY:

RIDONG’s proposed development is not envisioned in any way to be an integrated addition to the existing community of Tallebudgera Valley and its environs. It is a solely commercial enterprise seeking to build a large-scale, high-density, semi-residential ‘new-age theme park’ and ‘private enclave’ for foreign visitors within an already existing rural and low-density residential community.

After handing over their money, the majority of foreign tourists will simply be shipped in on buses, ‘rejuvenated’, ‘educated’, married, fluffed, wine and dined, before being sent back home again to their regular lives.

This is all about making money, not ‘Wellness’.

I would suggest the existing local community will receive little or no benefit from the development, while the vast majority of profit it may generate is also likely to make its way overseas.

RIDONG openly argue that Council regulations and the Gold Coast City Plan and its associated laws should all be changed to allow this project to proceed.

But although RIDONG seeks to profit off the tranquil rural environment and atmosphere of Tallebudgera Valley, it has already demonstrated quite clearly that it does not –and never will– share the same priorities and concerns as the residents who already live and work in this district.

Despite all the ‘feel-good’, glossy-image, perception-management marketing in their DA, RIDONG has also totally failed to display any appropriate level of concern or respect for the local environment, or its animal and plant residents – let alone the human ones.

Aside from all other considerations, a vast body of scientific data unequivocally shows the proposed RIDONG development site –right in the middle of a coastal flood plain– is in EXACTLY the sort of location where it is unsafe to build any terraformed development of this scope and nature. And as a result of climate change, the risk to safety is also rapidly increasing.

As such, allowing this development to proceed would involve the Gold Coast City Council (and/or the State Government) wilfully overlooking citizen’s safety and bending the law to meet the demands of a private corporation whose primary priority is profit.

• • •

The placing of profit and corporate interests above the moral and legal duty to protect human lives and the environment is the precise sort of behaviour that would only further corrode the public’s already waning trust in politicians, governments and our civil institutions. It also stands to make individual voters – and indeed entire communities – extremely angry.

Allowing the RIDONG development to proceed would represent exactly this type of reprehensible and skewed decision-making.

I can assure Council, RIDONG and all other parties involved in assessing this development application, any notion this is acceptable to the residents of Tallebudgera Valley and the surrounding region is wildly misplaced.

Sincerely,

Sch. 4(4)(6) - Disclosing person's

Tallebudgera Valley 4228

Coastal Risk Australia 2100

Place Search

Predicted Manual

Predicted Inundation Scenario

1.High

Current Day Highest Tide	2100 + 0.74m Highest Tide
--------------------------	-----------------------------

Virtual Tide Gauges

DEM

Background

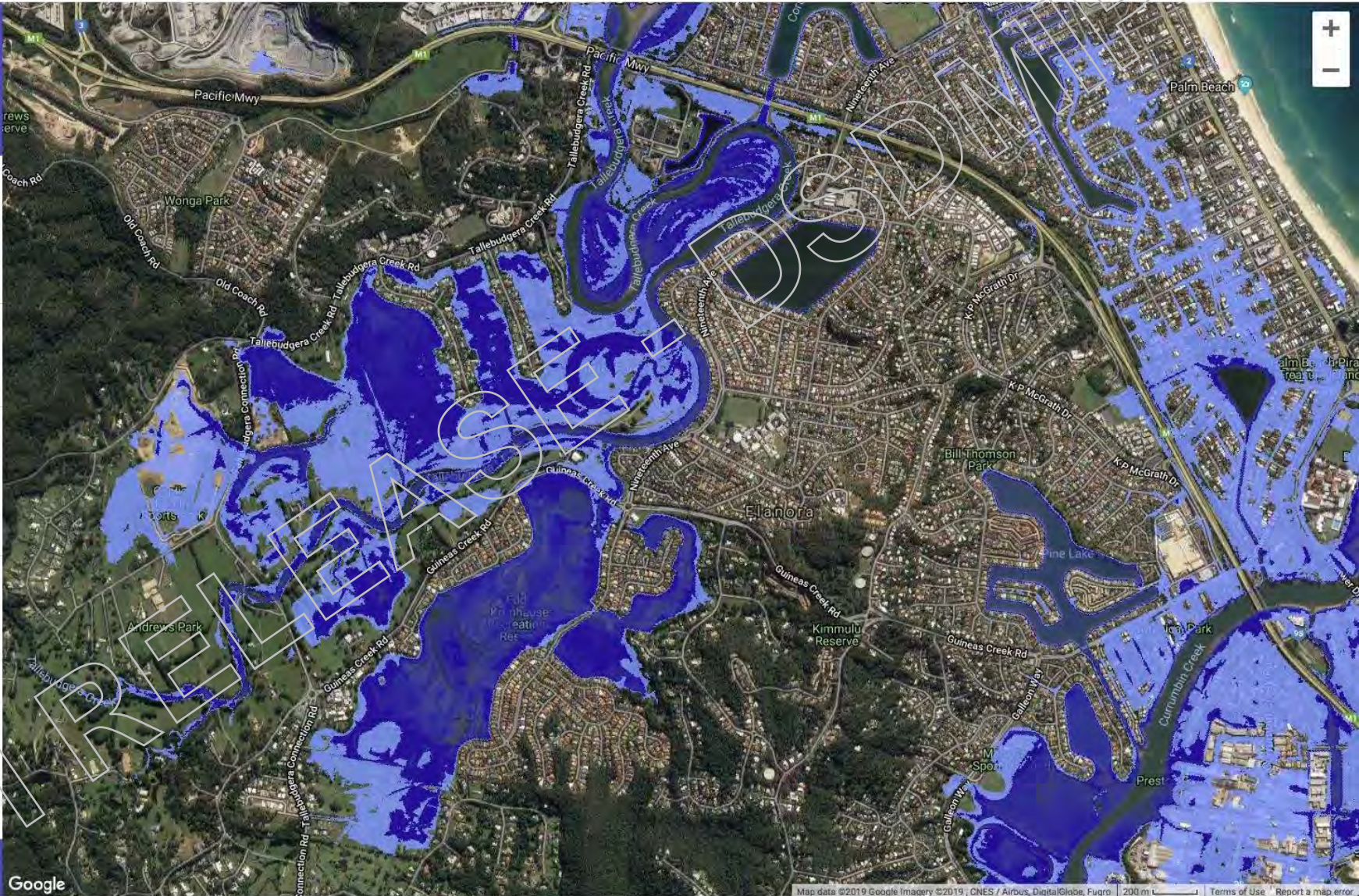
Guide

Useful Links

Send Feedback

Share via Twitter

Share via Linked In



From: Sch. 4(4)(6) - Disclosed
To: [State Development](#)
Subject: Ridong
Date: Saturday, 1 December 2018 2:22:21 PM

Dear Minister

RE: RIDONG - PROPOSED TALLEBUDGERA WELLNESS CENTRE PROPOSAL

I am writing to express my support for The Gold Coast City Council's 20- page Information Request dated 26 October 2018, directed to Ridong, the proponent/applicant of this project.

I am totally against this project for many reasons, least of which are not, the rezoning from rural to high density; the massive quasi-canal development in a region that is essentially a floodplain and an important ecosystem for the hinterland; and the fact that, with City Planning laws as apparently malleable as they are, it will set a precedent for further intrusive commercial developments into our rural-zoned southern valleys.

I am also writing to express my support for the letter written to Steven Brett, Executive Coordinator Major Assessment of Gold Coast City Council on 27 November 2018, by Messrs Wilson Haynes, the pro-bono solicitors for Save Our Southern Valleys. That letter calls upon the Gold Coast City Council to explain why it did not include in its 20-page Information Request, a requirement for Ridong to undertake a flooding and hydraulic assessment not only of the immediate site, but for areas in the Tallebudgera Creek flood zones, both upstream and downstream from the proposed development site, given that the proposed development will act as an elevated levy in a massive flood zone.

I trust that you will bring what influence you can to bear on the Gold Coast City Council and Ridong to provide the information requested by Wilson Haynes to all likely-flood- affected residents of Valley and downstream.

Yours sincerely

Sch. 4(4)(6) - Disclosing per

From: Sch. 4(4)(6) -
To: [LGRMA - Ministerial: State Development; division14@goldcoast.qld.gov.au; division1@goldcoast.qld.gov.au; division3@goldcoast.qld.gov.au; currumbin@parliament.qld.gov.au](#)
Subject: re RIDONG
Date: Wednesday, 5 December 2018 2:02:43 PM

To whom it may concern

I am writing to express my support for The Gold Coast City Council's 20- page Information Request dated 26 October 2018, directed to Ridong, the proponent/applicant of this project.

I am totally against this project for many reasons, least of which are not, the rezoning from rural to high density; the massive quasi-canal development in a region that is essentially a floodplain and an important ecosystem for the hinterland; and the fact that, with City Planning laws as apparently malleable as they are, it will set a precedent for further intrusive commercial developments into our rural-zoned southern valleys.

I am also writing to express my support for the letter written to Steven Brett, Executive Coordinator Major Assessment of Gold Coast City Council on 27 November 2018, by Messrs Wilson Haynes, the pro-bono solicitors for Save Our Southern Valleys. That letter calls upon the Gold Coast City Council to explain why it did not include in its 20-page Information Request, a requirement for Ridong to undertake a flooding and hydraulic assessment not only of the immediate site, but for areas in the Tallebudgera Creek flood zones, both upstream and downstream from the proposed development site, given that the proposed development will act as an elevated levy in a massive flood zone.

I trust that you will bring what influence you can to bear on the Gold Coast City Council and Ridong to provide the information requested by Wilson Haynes to all likely-flood- affected residents of Valley and downstream.

Yours sincerely

Sch. 4(4)(6) - Disclosing personal information

From: Sch. 4(4)(6) - Disclosing pe
To: division14@goldcoast.qld.gov.au
Cc: division1@goldcoast.qld.gov.au; division3@goldcoast.qld.gov.au; [State Development](#); [LGRMA - Ministerial](#); currumbin@parliament.qld.gov.au
Subject: RE: RIDONG - PROPOSED TALLEBUDGERA WELLNESS CENTRE PROPOSAL
Date: Tuesday, 11 December 2018 10:03:23 PM

RE: RIDONG - PROPOSED TALLEBUDGERA WELLNESS CENTRE PROPOSAL

I am writing to express my support for The Gold Coast City Council's 20- page Information Request dated 26 October 2018, directed to Ridong, the proponent/applicant of this project.

I am totally against this project for many reasons, least of which are not, the rezoning from rural to high density; the massive quasi-canal development in a region that is essentially a floodplain and an important ecosystem for the hinterland; and the fact that, with City Planning laws as apparently malleable as they are, it will set a precedent for further intrusive commercial developments into our rural-zoned southern valleys.

I am also writing to express my support for the letter written to Steven Brett, Executive Coordinator Major Assessment of Gold Coast City Council on 27 November 2018, by Messrs Wilson Haynes, the pro-bono solicitors for Save Our Southern Valleys. That letter calls upon the Gold Coast City Council to explain why it did not include in its 20-page Information Request, a requirement for Ridong to undertake a flooding and hydraulic assessment not only of the immediate site, but for areas in the Tallebudgera Creek flood zones, both upstream and downstream from the proposed development site, given that the proposed development will act as an elevated levy in a massive flood zone.

I trust that you will bring what influence you can to bear on the Gold Coast City Council and Ridong to provide the information requested by Wilson Haynes to all likely-flood- affected residents of Valley and downstream.

Yours sincerely

Sch. 4(4)(6) - Disclosing personal infor

From: [State Development](#)
To: [Jasmine Melit](#)
Subject: FW: INVITATION TO TALLEEBUDGERA COMMUNITY MEETING
Date: Friday, 11 January 2019 4:36:27 PM
Attachments: [image002.png](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.jpg](#)
[image012.jpg](#)
[image013.jpg](#)
[image001.png](#)

From: DSD DLO <dlo@dsdmip.qld.gov.au>
Sent: Friday, January 11, 2019 4:26 PM
To: TMR DLO <TMR_DLO@tmr.qld.gov.au>
Cc: State Development <StateDevelopment@ministerial.qld.gov.au>
Subject: RE: INVITATION TO TALLEEBUDGERA COMMUNITY MEETING

Dear Mark

State Development will accept this referral for appropriate action via the Planning Group.

ESU: Please register as incoming correspondence.

Thank you,

Annette Hecker
A/ Departmental Liaison Officer
Office of the Director-General
Department of State Development
Manufacturing, Infrastructure and Planning

P: 07 345 26871

E: dlo@dsdmip.qld.gov.au

Level 38, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

LET'S CONNECT



cid:image015.jpg@01D4235D.4B563AA0



From: TMR DLO <TMR_DLO@tmr.qld.gov.au>
Sent: Friday, 11 January 2019 3:50 PM

To: DSD DLO <dlo@dsgmip.qld.gov.au>

Subject: FW: INVITATION TO TALLEEBUDGERA COMMUNITY MEETING

Good afternoon

Please find below an invitation from Sch. 4(4)(6) - Disclosing to meet and discuss a development application for a development on the Floodplain of the Tallebudgera Creek. As this does not fall under Minister Bailey's portfolio, I have been requested to refer the invite to Minister Dick.

Can you please confirm you accept referral of this initiation.

Kind Regards

Mark Rath

Departmental Liaison Officer

Minister for Transport and Main Roads

Department of Transport and Main Roads

1 William Street | Brisbane Qld 4000

GPO Box 2644 | Brisbane Qld 4001

P: (07) 3066 7503 | M Sch. 4(4)(6) - Disclosing pers

E: TMR_DLO@tmr.qld.gov.au or mark.w.rath@tmr.qld.gov.au

W: www.tmr.qld.gov.au

<https://inside.tmr.qld.gov.au/corp/commshub/Publishing/images/Email-Transport-Inspector.jpg>



From: Sch. 4(4)(6) - Disclosing personal information

Sent: Friday, January 11, 2019 1:12 PM

To: Transport and Main Roads <TransportandMainRoads@ministerial.qld.gov.au>

Subject: INVITATION TO TALLEEBUDGERA COMMUNITY MEETING

To Mark Bailey MP

Dear Sir,

I suspect you are aware a DEVELOPMENT APPLICATION has been submitted to the City of The Gold Coast Council by Ridong (Australia) International Pty Ltd for a large development on the Floodplain of the Tallebudgera Creek. Please see attached flyer. This Application is now in the Public Notification Period and there is a Community Meeting next week, which I would like to invite you to on behalf of the Community.

Date and Time: Wed 16th Jan at 530pm

Venue: Tallebudgera Community Hall, 611 Tallebudgera Creek Road, Tallebudgera Valley

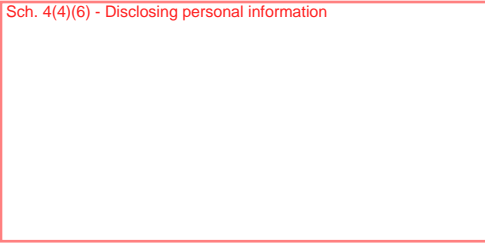
Many in the local community are just recovering from the floods that followed Cyclone Debbie in March 2017 and there is significant concern locally that this is an inappropriate Development for this location from a flooding risk point of view, not to mention the fact that it is totally non-compliant with

the City Plan.

We would very much like you to come to the meeting to hear of the local concerns and explain to the constituents what role the Sate Government can play in protecting our pristine 'Rural Landscape and Environment Precinct'.

I look forward to hearing from you and I hope to meet you on the evening.

Kind regards,



This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Email transmission cannot be guaranteed to be secure or error free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of email transmission.



This email, together with any attachments, is intended for the named recipient(s) only; and may contain privileged and confidential information. If received in error, you are asked to inform the sender as quickly as possible and delete this email and any copies of this from your computer system network.

If not an intended recipient of this email, you must not copy, distribute or take any action(s) that relies on it; any form of disclosure, modification, distribution and /or publication of this email is also prohibited.

Unless stated otherwise, this email represents only the views of the sender and not the views of the Queensland Government.

Please consider the environment before printing this email.

WARNING: This email (including any attachments) may contain legally privileged, confidential or private information and may be protected by copyright. You may only use it if you are the person(s) it was

intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If this email was not intended for you and was sent to you by mistake, please telephone or email me immediately, destroy any hardcopies of this email and delete it and any copies of it from your computer system. Any right which the sender may have under copyright law, and any legal privilege and confidentiality attached to this email is not waived or destroyed by that mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interference by third parties or replication problems (including incompatibility with your computer system).

Opinions contained in this email do not necessarily reflect the opinions of the Department of Transport and Main Roads, or endorsed organisations utilising the same infrastructure.

This email and any attachments may contain confidential or privileged information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The confidentiality and privilege attached to this message and attachment is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone, and destroy and delete all copies. The Department does not accept any responsibility for any loss or damage that may result from reliance on, or use of, any information contained in this email and/or attachments.

This email, together with any attachments, is intended for the named recipient(s) only; and may contain privileged and confidential information. If received in error, you are asked to inform the sender as quickly as possible and delete this email and any copies of this from your computer system network.

If not an intended recipient of this email, you must not copy, distribute or take any action(s) that relies on it; any form of disclosure, modification, distribution and /or publication of this email is also prohibited.

Unless stated otherwise, this email represents only the views of the sender and not the views of the Queensland Government.

Please consider the environment before printing this email.

Our Ref: JCW:132999

29 January 2019

Alisha Swain
Director Economy Planning and
Environment
Gold Coast City Council
PO Box 5042 GCMC 9726

ASwain@goldcoast.qld.gov.au

Dear Ms Swain,

**RE: RIDONG'S TALLEBUDGERA WELLNESS CENTRE DEVELOPMENT PROPOSAL
(COM/2018/47)**

**AKA, RIDONG'S QUASI-CANAL RESIDENTIAL AND HOTEL DEVELOPMENT, INCLUDING
ANCILLIARY TOURIST FACILITIES**

FLOODING

I refer to our previous objections based on flooding, particularly our letter of 15 January 2019, lodged on behalf of the Save Our Southern Valleys Group. You may recall that the writer is a resident of Tallebudgera.

We also refer to our meeting in Council offices last Friday, where the flood model was explained to us.

The graphic which accompanied the depiction showing steadily increasing flood area in blue for 2017 was most helpful but did not go far enough.

I note that the flood modelling personnel present expressed confidence that the model could reasonably anticipate future flood risk of the Ridong project.

I am not at all confident that this is the case and that the City of Gold Coast can **guarantee** that, in approving this project, it will have properly discharged its **duty of care to the community**.

Please let me explain my reasoning by fuller reference to the subheading of "Flood Factors" on page 2 of our letter of 15 January, and point 1 on page 4 of our letter, "Lessening of Flood Absorption Capability."

1. As discussed, the 2017 flood reached record levels on an outgoing tide of around normal magnitude. I have had this confirmed by the owners of Tally Valley Golf Course, whose owners live on Tallebudgera Creek in the course grounds, at the intersection of Guineas Creek. Notwithstanding the outgoing tide, the flood was still 70 centimetres higher in the Club grounds than previous. The Club house was flooded and 19 th Avenue in that area flooded for the first time.
2. I am informed by the owners of the Golf Course that, if the tide had been incoming and of the order of 2.2 metres, that the flood height would have been another 50 centimetres higher. This would have flooded their homes for the first time ever and probably would have flooded homes in 19 th Avenue.
3. With this in mind, it is not clear to us how your flood model can adequately predict the changed nature of flooding on the site and elsewhere, due to the project's earthworks (3-metre-high building pads) **fundamentally, significantly and irreversibly altering the flow characteristics of flood water on the land from incoming king tides converging and upwelling with water coming downstream in a significant rainfall event.**
4. Please let us explain further.

Tidal Inflows:

5. Flooding directly attributable to **tidal inflow** impact on Tallebudgera Creek enters the land and drains from it from:
 - i. Firstly, via the northern end of State Creek; and
 - ii. Secondly via the smaller creek that runs up to the vicinity of the Bellagio mansion.
6. Given that the groundworks for the project will see 3-metre-high roads and house pads placed directly in the way of such tidal inflows, I do not believe that your model can predict the impact of this blockage of **tidal inflows**, over what would have been an unimpeded flood plain footprint. See **attached schematic headed "Ridong Land"** which maps the flow of tidal inflows on the Ridong land.
7. Common sense dictates that the blockage in the form of new 3-metre- high 'levies' in the face of the tidal inflows from the State Creek, can only cause a significant back up of the tidal inflow in the State Creek and downstream and laterally. In this respect, we are particularly concerned about houses in Larch Street area off Tallebudgera Creek Road; lower 19 th avenue Elanora; Kentia Court off 19 th Avenue, Elanora; and the general Guineas Creek wetlands area and properties abutting this smaller floodplain, to the south and into Dungogie Street Tallebudgera.

Rainwater downstream flows:

8. Flooding directly attributable to flows downstream from upstream enters the property across Tallebudgera Connection Rd from the Coplicks playing fields as it floods across the road.
9. This flooding meets the flooding across the land from incoming tidal flows as shown in the attached schematic headed **"Ridong Land."** This flooding will now, likewise, be blocked from the natural floodplain by 3-metre- high roads and house pads, facing the road.

10. Likewise, this blockage, by creating a levy effect, will produce back up to the downstream flow, which along with the greater upstream effects of the altered tidal inflow, can only cause increased- height flooding both laterally and upstream.
11. In our view, in any proper flooding risk analysis for this project by City of Gold Coast or Riding, it is simply not possible for your model to properly reflect, the consequential impacts on flooding and safety, of the fundamental change that Ridong is proposing to make by way of these levies to the floodplain, in order to achieve its residential and hotel development on the floodplain.
12. It is our view also, that it is impossible for Ridong to properly carry out a flooding risk analysis for properties laterally, downstream and upstream, given the matters that we have pointed out in this correspondence.

Drainage Coplicks:

13. Finally, any blockage by the 3-metre-high levies on the land facing the road and Coplicks Playing Fields, surely can only add to the deleterious effects that were mentioned on pages 2-4 of our letter of objection of 15 January 2019.
14. It is for these reasons that, on flooding risk alone, this project should be denied approval.

ABORIGINAL CULTURAL HERITAGE ACT 2003 ("the Act")

15. We draw your attention to Sections 23 and 24 of the Act.
16. The purpose of the Act is to protect Aboriginal cultural heritage and applies whether or not native title exists over an area.
17. Section 23 of the Act provides that a person who carries out an activity must take all reasonable and practical measures to ensure that the activity does not harm aboriginal cultural heritage.
18. Section 24 of the Act provides that a person must not harm Aboriginal cultural heritage if the person knows or ought reasonably to know that it is Aboriginal cultural heritage.
19. Penalties and restitution orders can apply and have applied in cases, for breach of the Act.
20. We believe that, prior to lodging its Development Application, Ridong has not entered into any discussions with the relevant Moiety to determine the relevance of the site to Aboriginal cultural heritage, nor has it made any contact since.
21. We are aware that the relevant Moiety are taking and interest in this project and have been informed that they will be approaching our law firm for assistance, soon.
22. Ridong's failure to engage with the relevant Moiety is a significant omission on the part of Ridong given the **fundamental, significant and irreversible excavation and altering of the floodplain by excavation and building up of 3- metre high building pads and roads and the dramatic altering of the flow characteristics of flood water on the land from**

incoming king tides converging and upwelling with water coming downstream in a significant rainfall event.

23. It is our submission that the City of the Gold Coast cannot and should not consider Ridong's development application unless and until it can prove to Council and the public, on the public record, that relevant discussions have been had with the relevant aboriginal Moiety, indicating that the proposed development will not infringe the provisions of the Act.
24. We submit that the City of the Gold Coast has a duty of care to its community to ensure that any development put forward for consideration is based on the applicant having fully complied with the Act.
25. We also submit that it is not beyond the realms of possibility that, should the discussions with the Moiety prove a breach of the Act, that the project in it is entirely may either be withdrawn, or substantial changes made to it, so as to comply with the Act.
26. For the reason of lack of consultation with the relevant Moiety, the project should not be approved.

Yours faithfully

WILSON HAYNES

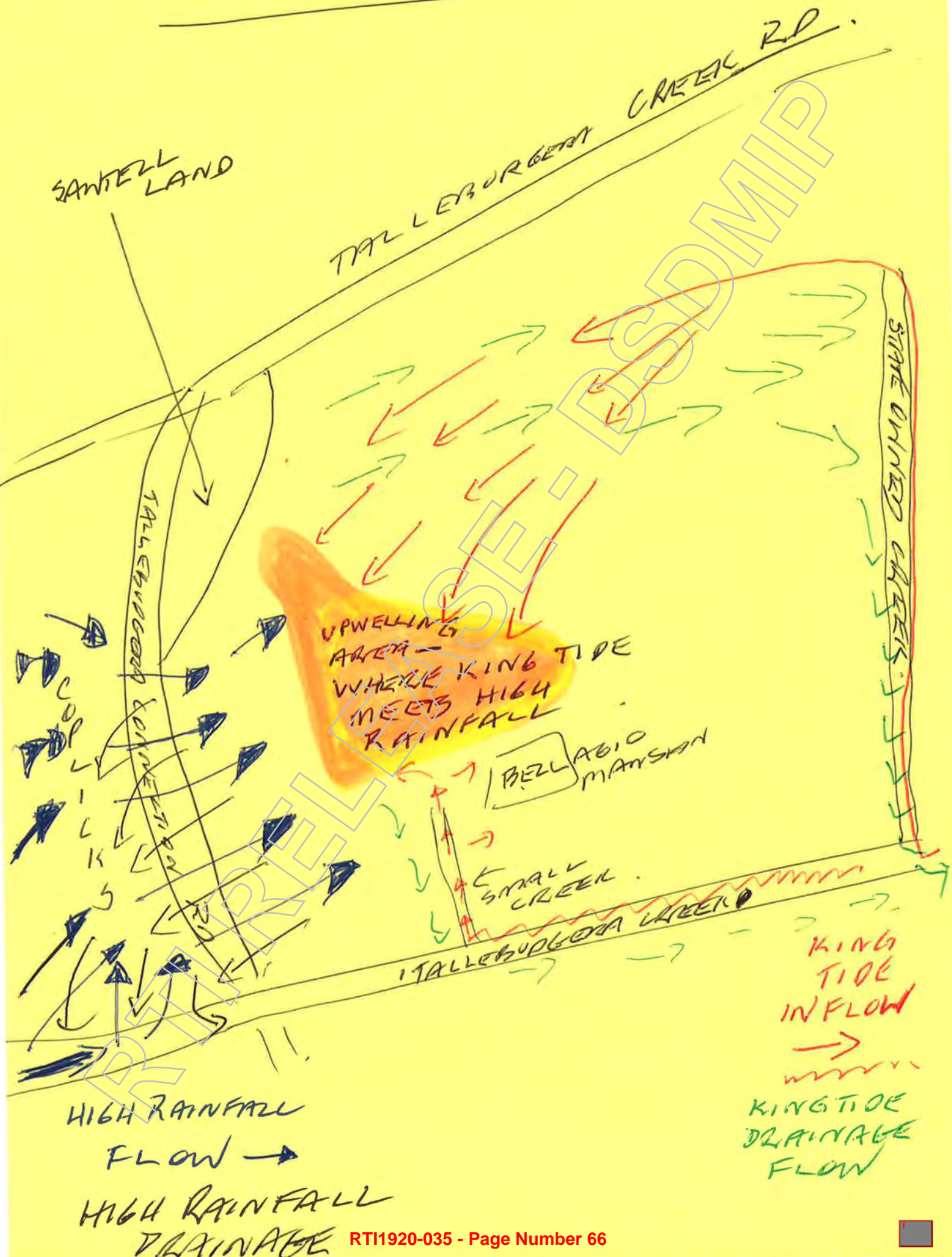
Sch. 4(4)(6) - Disclosing personal information

Phone: 07 5536 3055, Sch. 4(4)(6) - Disclosing personal information

Sch. 4(4)(6) - Disclosing personal information

Liability Limited by a scheme approved under the Professional Standards Legislation

RIDONG LAND



From: Sch. 4(4)(6) - D
To: LGRMA - Ministerial; State Development; Premier; Division14 (Division14@goldcoast.qld.gov.au); Division13; Division12; division11@goldcoast.qld.gov.au; Division10@goldcoast.qld.gov.au; Division9; Division8; Division7; Division6; Division5; Division4; division3@goldcoast.qld.gov.au; division1@goldcoast.qld.gov.au; Division2
Subject: Ridong- Proposed Tallebudgera Development- FLOOD MODELLING WILL BE INEFFECTIVE
Date: Tuesday, 29 January 2019 1:30:26 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[2642_001.pdf](#)

Dear Public Leaders

On behalf of Save Our Southern Valleys- STOP RIDONG, we submit herewith the attached letter for your consideration.

WARNING: Law Firms have been victims of fraudulent hijacking of email accounts which has resulted in losses of large sums of money. DO NOT act on ANY email which appears to be from us or anyone else, and which provides details of a bank account into which you are asked to deposit monies without FIRST telephoning the apparent sender to confirm the authenticity of the request.

Yours faithfully

Sch. 4(4)(6) - Disclosing personal information

07 5536 3055 Sch. 4(4)(6)

Sch. 4(4)(6) - Disclosing personal information

We deliver you the best outcomes, efficiently and affordably.

LOGO Wilson Haynes



Connect with us on



Sch. 4(4)(6) - Disclosin

Since 1983

Business | Commercial | Companies | Conveyancing | Estates - wills - deceased estates - contested estates | Family Law | IP | Litigation

A: Level 2, Wharf Central, 75-77 Wharf St, Tweed Heads NSW 2485 | 14/463 Trees Rd, Tallebudgera QLD 4228

M: PO Box 931 Tweed Heads NSW 2485 | **P:** 07 5536 3055 | **F:** 07 5536 8782 | **E:** admin@wilsonhayneslaw.com.au | **W:** www.wilsonhayneslaw.com.au

A division of Beacon Business Directions P/L ABN 71 114 557 121

Liability limited by a scheme approved under Professional Standards Legislation. This email is confidential as between the sender and the addressee. If received in error, please do not copy or resend and notify sender and permanently delete from your records. Legal professional privilege is claimed.

From: Sch. 4(4)(6) - Disclosin
To: [Federal - MacPherson](#); [GCCC - Division 12 councillor](#); [GCCC - Division 13 councillor](#); [GCCC - Division 14 councillor](#); [GCCC Mayor](#); [State - Burleigh electorate](#); [State - Currumbin electorate](#); [State Development](#)
Subject: Proposed Ridong Development
Date: Friday, 25 January 2019 2:11:22 PM
Attachments: [Grounds for Objection 25-1-19.pdf](#)

I write to advise that I am opposed to the proposed Ridong development at Tallebudgera and attach my reasons for objection which I have also officially lodged with Council. I ask that you, as my representatives, take note of my points of objection and use your influence to express my concerns at appropriate forums.

Thank you,

Sch. 4(4)(6) - Disclosing personal inform

Sch. 4(4)(6) - Disclosing per

Tallebudgera QLD 4228.

RTI RELEASE - DSDMP

From: Sch. 4(4)(6)
To: mail@goldcoast.qld.gov.au; daphnemcdonald@goldcoast.qld.gov.au; division14@goldcoast.qld.gov.au; division3@goldcoast.qld.gov.au; division14@goldcoast.qld.gov.au; division12@goldcoast.qld.gov.au; currumbin@parliament.qld.gov.au; Burleigh@parliament.qld.gov.au; State Development; Isaac Harslett; mayor@goldcoast.qld.gov.au
Subject: Objection to Ridong Development DA COM/2018/47
Date: Saturday, 26 January 2019 5:17:42 PM
Attachments: [DA.COM_2018_47 Objection.pdf](#)

To Gold Coast City Council and Queensland State and Local Government Representatives,

Please find attached my letter of objection to Ridong "Wellness Centre" development (DA COM/2018/47).

Sincerely,

Sch. 4(4)(6) - Disclosing personal informa

Tallebudgera
QLD 4228

RTI RELEASE - DSDMIP

From:

Sch. 4(4)(6) - Disclosing personal information

26th January 2019

Tallebudgera

Qld 4228

Sch. 4(4)(6) - Disclosing personal information

RE: RIDONG TALLEBUDGERA WELLNESS CENTRE DEVELOPMENT PROPOSAL
(COM/2018/47)

To Gold Coast City Council, Queensland State Government, & Local
Government Representatives.

The development proposal submitted by the Ridong Group is breathtaking in its arrogance & disdain for the concerns of the residents of Tallebudgera and Tallebudgera Valley.

This highly inappropriate development application by the Ridong Group shows complete ignorance as to why the residents of the hinterland have chosen to live here in the first place. Nor does it fit the Gold Coast City plan.

I have lived on my property for almost Sch. 4 years. In 1990 the Tallebudgera School was a small building akin to a bush school. Now its expansion has multiple buildings & students and the result being extreme traffic congestion with hundreds of vehicles at drop off & pickup times.

St Andrews School & Aged Care Centre did not exist, but the congestion caused now has been repeated. For the residents who are required to pass what would be the entrance to the "Wellness Centre" to reach the Man on the Bike/Trees Road area it would be a nightmare.

For many years I and my neighbours had koala's traversing our immediate properties. Unfortunately the death toll for these valued animals has risen alarmingly from the already increased traffic flow into these valleys.

The risk of being able to exit this area in case of floods or fires is also of great concern by the sheer number of motor vehicles coming into & leaving the area of this proposed development, even as it currently stands.

The proposed development site is a FLOOD PLAIN.

I have been trapped by floodwater in the past blocking the exit roads and have been unable to get to essential services . With a development the size & nature of the Ridong proposal, the chaos it would create is inevitable.

I have witnessed the rising water levels over the years when we have had a heavy downpour. The Eddie Kornhauser Reserve floods every time ,particularly since the Lakewoods Estate has been built.The Ridong Development would only make this problem worse - and considerably so.

I speak from experience of Sch. 4(years living here. Anyone can try & ignore FACTS if it suits their purpose. In this case, money to be made, which will not be of any benefit to the homeowners who have invested their life savings into this beautiful natural area.

Progress is a fact of life, but this development would create the opposite effect. The application by Ridong to build a centre of this size is so inappropriate and could hardly be deemed a progressive inclusion into one of the few remaining natural areas untouched by ghastly commercial developments that only benefit their owners.

Furthermore , the local recycling centre will have to triple in size to accommodate the waste products from such a large number of buildings.

This application must not be allowed to proceed or set a precedent for development approvals of even more commercial businesses in what is a rural and low –density housing only area.

This area is zoned RURAL. It must stay that way.

Please learn from history. Don't try and rewrite it.

Yours faithfully

Sch. 4(4)(6) - Disclosing personal informati

From: Sch. 4(4)(6) - Disclos
To: [State Development](#)
Subject: Objection to proposed Ridong development Tallebudgera
Date: Wednesday, 30 January 2019 10:47:30 AM
Attachments: [Ridong objrction 26-1-19 CAL.pdf](#)

Good morning

I wish to make known my very strong objections to this proposed tourism and housing development currently lodged with City of Gold Coast planning at present. Please refer to the attachment for my specific objections. I urge the government departments involved with this development to consider and act on my objections.

With thanks

Sch. 4(4)(6) - Disclosing personal

Tallebudgera 4228

Sch. 4(4)(6) - Disclosing personal information

RTI RELEASE - DSDMMP

Ridong Development

I wish to object most strongly to this proposed development.

- The submission is contrary to the current zoning which is rural, and as such should remain for rural land use. Once developed, it can never be undone, and the unique rural “green behind the gold” of this area will be lost.
- The proposed development is in a floodplain which experiences regular inundation. Current City regulations stipulate there is not filling of floodplains. This development could set a dangerous precedent if allowed to proceed.
- By considering filling the floodplain as a possibility, the council is punishing all those residents that obeyed this regulation when building their own homes.
- The size and scope of the proposed development is not in keeping with the current area which is predominantly rural residential acreage.
- I do not believe sufficient information has been given regarding land use of this area. Tallebudgera is a local rural residential area not a tourism centre.
- I feel the proposed development is far too big for the floodplain and current zoning.
- I strongly object to the blatant disregard to abiding by local planning regulations and guidelines. This developer has meticulously bought floodplain, rural zoned land and ignored the current restrictions that overlay this land. I find this arrogance offensive, as if the local community and council don't matter because Ridong are an International investor. Their lack of understanding of this area and its unique environment, the community that lives here and the City Council and how it manages city assets is an insult. Hundreds of hours have been devoted to developing a sustainable city future plan so why does this developer believe city regulations do not apply to them?
- There has been absolutely no communication between the developer and the local community. People who live in these valleys matter. We vote, we pay rates, we work locally and we contribute to the City of Gold Coast economy.
- I do not believe our local area would benefit economically from this development.
- I do not believe our local area would benefit socially from this development.
- I do not believe our local area would benefit environmentally from this development.
- This development heavily duplicates already existing businesses and can not be justified. Shopping is available less than 5 klm away at West Burleigh Shopping Centre, 7 klm away at Robina Shopping Town and 9 klm away at Pacific Fair. There is an award winning 5 star wellness venue at Gwinganna as well as more than 10 similar and related businesses within 8 klm of this site. There is a wedding chapel and venue less than 2 klm away at Teavine. Are we to assume that this developer believes that the Chinese guests catered for in this development will not use these City of Gold Coast businesses.
- I believe that this tourist development is at odd with the ethos of a multicultural Australia and is catering specifically for a Chinese market. As such, I do not believe local Gold Coast residents will benefit with employment or opportunity.
- I do not believe this semi rural location has suitable infrastructure to cater for a development of this magnitude. The local road system is already under pressure, I believe this development will put excessive pressure on local and State roads that could be avoided if this development was in a more appropriate site.

- I am very concerned about the strong impact this development will have on the fragility of Tallebudgera creek and future water quality.
- I do not believe the applicant has adequately addressed the impact on sensitive local flora and fauna as the Tallebudgera area is a unique corridor for endangered local koala.
- I believe the amenity of this area will be compromised by allowing intensive tourism. I do not believe the semi rural charm of Tallebudgera is enhanced in any way by this development.
- I have grave concerns regarding flood management in this area. I believe this intensive development will exacerbate the dangers to people and property in this local area.

RTI RELEASE - DSD/MIP

From: [The Premier](#)
To: [Sch. 4\(4\)\(6\) - Disclosing per](#) [tate Development](#)
Subject: TF/19/6765 - Message fo [Sch. 4\(4\)\(6\) - D](#)
Date: Tuesday, 23 July 2019 1:59:05 PM
Attachments: [Task_PDR_Details.pdf](#)
[Ext-Corro-MC19-041747.pdf](#)

Dear [Sch. 4\(4\)\(6\) - Disclosin](#)

The Prime Minister, the Honourable Scott Morrison MP has referred your email of 26 June 2019 regarding the proposed development at Tallebudgera to the Premier for a response. I have been requested to reply to you on behalf of the Premier and Minister for Trade.

As the issue you have raised falls within the responsibility of the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning, your email has been forwarded to his office for consideration and direct response to you on behalf of the Palaszczuk Government.

Again, thank you for taking the time to write to the Premier.

Yours sincerely

Office of the Premier

This email is intended only for the addressee. Its use is limited to that intended by the author at the time and it is not to be distributed without the author's consent. Unless otherwise stated, the State of Queensland accepts no liability for the contents of this email except where subsequently confirmed in writing. The opinions expressed in this email are those of the author and do not necessarily represent the views of the State of Queensland. This email is confidential and may be subject to a claim of legal privilege. If you have received this email in error, please notify the author and delete this message immediately

TASK DETAILS

PDRId: MC19-041747

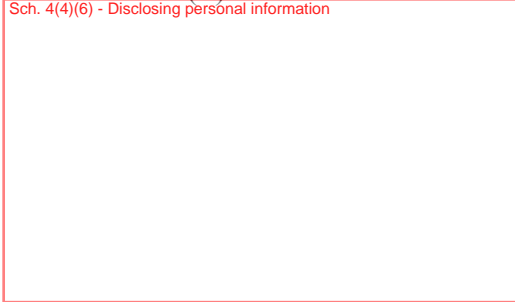
Subject: Tallebudgera

Correspondence date: 26/06/2019 8:52:38 AM

Correspondence method: Email

INITIATOR(S) DETAILS

Sch. 4(4)(6) - Disclosing personal information



RTI RELEASE - DSDMIP

26/06/2019 06:52:38 PM

Sch. 4(4)(6) - Disclosing personal information

QLD 71
AU

Sch. 4(4)(6) - Disclosing personal informatio

Tallebudgera

Hi my name is Sch. 4(4)(6) - Disclosing persd Please can you keep Tallebudgera from developers because they want to straiten the crystal clear creek water like you would imagine from Hawaii beech and if the developers straiten that creek all that crystal clear creek will turn into dark murky water and will cut through the mangroves but the mangrove trees are the trees that provide the most oxygen than any other tree so that also protect other animals and the developers have to remember that animals are also living and with the hi-way it is cutting through David fleays animal sanctuary there are nailed tailed wolliby witch are extremely endangered nearly extinct and if you re-locate them they will most likely die of fright and if the developers take Tallebudgera camp, David fleays animal sanctuary and the creek the you will be the horrible person that let the last original piece of Queensland and possibly the last resting place of the yugambeh (native aboriginal people of that place) so can you please make sure that there are no changes

From: Sch. 4(4)(6) - Disclosing persona
To: division13@goldcoast.qld.gov.au
Subject: FW: Having my say Sch. 4(4)(6) - D
Date: Sunday, 11 August 2019 2:23:19 PM
Attachments: [image002.jpg](#)
[image004.jpg](#)
[image006.jpg](#)
[image008.jpg](#)
[image010.jpg](#)
[image012.jpg](#)
[image014.jpg](#)

From: Sch. 4(4)(6) - Disclosing personal information
Sent: Saturday, August 10, 2019 10:07 AM
To: Sch. 4(4)(6) - Disclosing personal informa
Subject: Having my say!

“HAVE YOUR SAY”

“If you have received this letter / email and you want to “Have your say”

PLEASE read, and you may wish to fill in the response form and email back to us which we will forward or post on to your City of Gold Coast divisional Councillor, OR DELETE / and we apologise for any inconvenience.

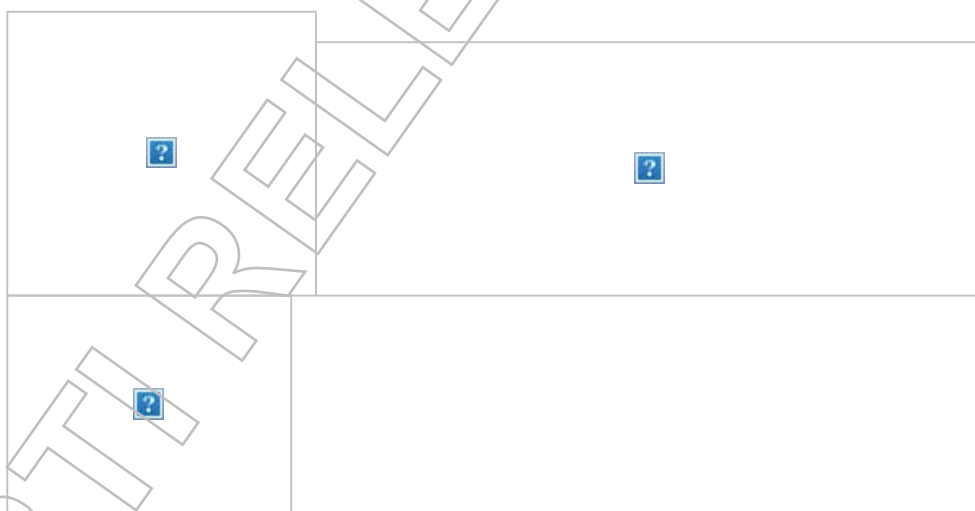
Even though this is now in the Planning and Environment Court of Appeal (D56/19) “Having your say” to your Councillor still has a significant impact on their support and demonstrates the PUBLIC GOOD, COMMUNITY GOOD and DEMOCRACY at Work.

Proposed Development: FIVE A SIDE FOOTBALL/SOCCER facility in Tallebudgera MCU 201800164 (Next door to Coplicks Family Park, Twin City Baseball Club) [below are similar facilities southern states Vic & NSW.] Catering for Paralympian’s Blind and Sight Impaired, Disabled players, Mini Roo’s to Masters, sporting schools Intra and Interschool participation.

This is a proposed development PRIVATE ENTERPRISE, self-funded, and maintained, user pays, at NO COST to the PUBLIC PURSE.

Please do not hesitate to contact us if you have any questions

Sch. 4(4)(6) - Disclosing personal in



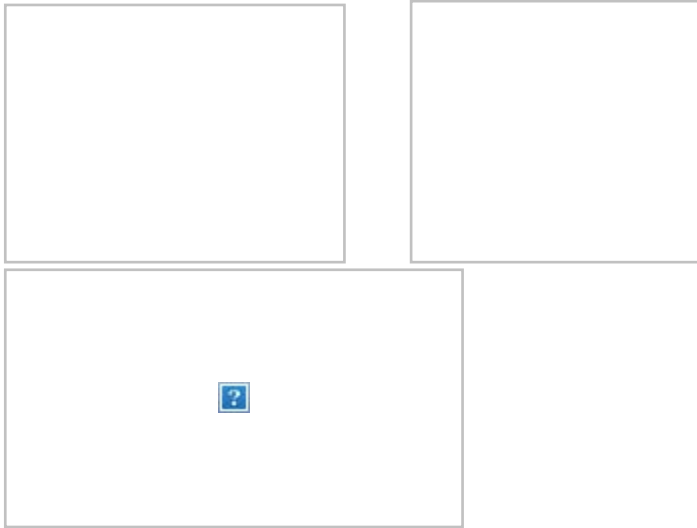
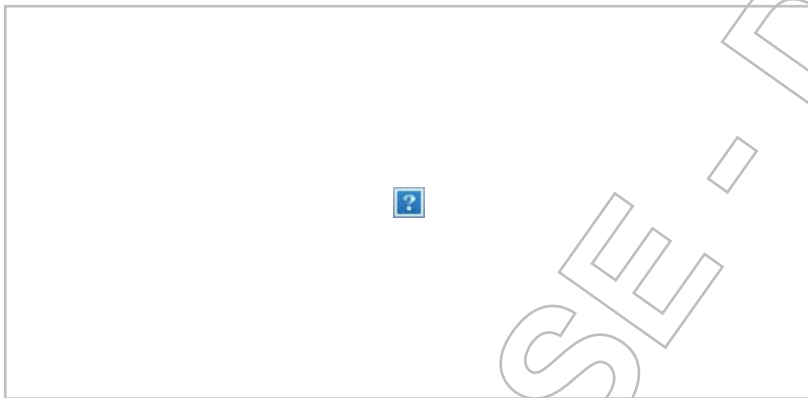


Image below: Port Macquarie's 12 court Five a Side Facility



The NEEDS / GAP Assessment Report we commissioned was significant with a real and obvious Gap in the available facilities and therefore a Need on the Gold Coast and Queensland.

The most surprising evidence within the report:

- United Kingdom- there is now **TWICE** as many 5 a side football/ soccer players than the traditional 11v11 a side players
- Football Queensland (*State wide facility strategy 2018-2022*) has 70,273 registered players and only several repurposed tennis court facilities less than 10 courts. With 1 Under Size Synthetic Field.
- Football Gold Coast has 11v11, 10,284 registered players with a participation growth of 4.47%.
- Over 100 schools on the Gold Coast without a single purpose built 5-a-Side football facility suitable for Inter-School and Intra-School sport.
- Obesity estimated % by age 5-17 years @ 26.6% and 18+ years @ 57.7% very alarming stats, and the opinion of the experts is that poor diet habits in youth leads to even worst habits in adults. *Qld Gov. Dept Health 2013- 2012.*

Have your say MCU 2018000164 : Questions

Questions	Yes / v No / X	Comment:
Do you think a 5-a-Side Football Facility is a good	YES	Awesome sport for everyone from kids, teens, adults and disabled people of all ages!

thing for the Gold Coast?		
Should council be listening to the community when they support a development?	YES	What else is a council for other than to serve their community with the actual wants and needs of the community
Should Paralympic & Disabled competitions be allowed and supported ?	YES	There is so little available for disabled people that is affordable and has ease of access/use
Does the Public have to fund through their Rates / Taxes every sports facility on the Gold Coast if a Private entity will finance and maintain a facility?	NO	Supporting local business should be mandatory! Cut the red tape and confusion and double standards!
Is a community assessed by how they help the LESS privileged and disabled?	Yes	Support for EVERYONE shows a well balanced community

<p>Name</p> <p>Address</p> <p>Email</p> <p>Phone</p> <p>Gold Coast Council Division or Councillor's Name if Known</p> <p>Signature</p>	<p style="color: red; font-size: small;">Sch. 4(4)(6) - Disclosing personal information</p>
--	---

RTI RELEASE - DSD/MP

SUBJECT: Request to exercise ministerial call in powers for an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 & 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

APPROVED **NOT APPROVED**
 NOTED **COMMENTS**

Hon. Cameron Dick MP
 Minister for State Development, Manufacturing, Infrastructure and Planning

Date...../...../2018

RECOMMENDATION

It is recommended that you:

- **decide** not to give a proposed call in notice for the application
- **sign** the attached letter to Sch. 4(4)(6) - Disclosing perso (**Attachment 1**), advising that you will not be giving a proposed call in notice for the application

OR

- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to Sch. 4(4)(6) - Disclos (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application
- **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which the proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a Resort Complex, 112 Multiple Dwellings and a Dwelling house and Reconfiguring a Lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes 112 multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, hotel and associated reconfiguration of a lot.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, State transport corridors and future State transport corridors and tidal works or work in a coastal management district.
- SARA is currently assessing the application and is yet to issue its referral agency response.
- On 26 October 2018, the council issued its information request, requesting additional information relating to non-compliances with the City Plan including multiple Themes and Elements of the Strategic Framework, impact on character of the surrounding area, need for non-residential components, hydraulic and stormwater impacts, constructed lake design and management, tree retention, traffic, waste, healthcare centre and odour issues. The applicant has three months to respond to the information request.
- The application is impact assessable under the *Gold Coast City Plan 2016* and therefore, the community will have an opportunity to have their say on the application during the formal public notification period.
- On 17 October and 5 November 2018, Sch. 4(4)(6) - Disclo wrote you (**Attachment 3**) with concerns relating to building within the floodplain and conduct of the Mayor of City of Gold Coast. As part of his emails, Sch. 4(4)(6) - Disclo asked whether you would call in the application and issue an approval, what criteria would be used to assess the application and what community consultation processes would be involved.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.

Author: Caitlin Pozzi Business Group: Planning Group Telephone: <input type="text"/>	Endorsed by DDG: Kerry Doss Business Group: Planning Telephone: <input type="text"/>	Approved by Director-General: Rachel Hunter Telephone: <input type="text"/>/...../2018
--	--	---

- The Department of State Development, Manufacturing, Infrastructure and Planning has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Stakeholder contact details (where appropriate)

Name	Organisation	Phone number	Email

Minister's comments

.....

.....

.....

.....

.....

.....

RTI RELEASED

MINISTER'S BRIEFING NOTE

Source: MC18/66976646

Date: 8 November 2018

SUBJECT: Request to exercise ministerial call in powers for an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 ~~and~~ 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED
<input type="checkbox"/> NOTED	<input type="checkbox"/> COMMENTS
<hr/> <p>Hon. Cameron Dick MP Minister for State Development, Manufacturing, Infrastructure and Planning</p>	
Date:...../...../ 2018	

RECOMMENDATION

It is recommended that you:

- **decide** not to give a proposed call in notice for the application at this time
- **sign** the attached letter to ^{Sch. 4(4)(6) - Disclosi} **Attachment 1**), advising that you will not be giving a proposed call in notice for the application
- OR**
- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to ^{Sch. 4(4)(6) - D} **Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
- **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which ~~the a~~ proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a ~~Resort-resort Complex-complex~~, 112 ~~Multiple multiple Dwellings-dwellings~~ and a ~~Dwelling-dwelling~~ house and ~~Reconfiguring-reconfiguring a Lot-lot~~ to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes 112 multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, and a hotel, ~~and associated reconfiguration of a lot~~.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, State transport corridors and future State transport corridors and tidal works or work in a coastal management district.
- ~~On2018, SARA issued its information request, requesting information relating to..., SARA is currently assessing the application and is yet to issue its referral agency response.~~
- On 26 October 2018, the council issued its information request, requesting additional information relating to non-compliances with the Gold Coast City Plan 2016 (City Plan) including multiple Themes and Elements of the Strategic Framework, impact on character of the surrounding area, need for non-residential components, hydraulic and stormwater impacts, constructed lake design and management, tree retention, traffic, waste, healthcare centre and odour issues. The applicant has three months to respond to the information request.
- The application is impact assessable under the Gold Coast City Plan 2016 and therefore, the community will have an opportunity to ~~have their say/makes submissions about-on~~ the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision-
- On 17 October ~~and 5 November~~ 2018, ^{Sch. 4(4)(6) - Disclosing pers} Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys,' wrote to you (Attachment 3) with concerns relating to ~~relating to~~ building within the floodplain ~~and conduct of the Mayor of City of Gold Coast. As part of his emails, Mr Wilson and~~ askinged whether you would call in the application and issue an

Formatted: Font: 11 pt

Formatted: Font: 11 pt

Formatted: Font: 11 pt

Formatted: Font: 11 pt

Author: Caitlin Pozzi Business Group: Planning Group Telephone: 3452 5806	Endorsed by DDG: Kerry Doss Business Group: Planning Telephone: 3452 7909	Approved by Director-General: Rachel Hunter Telephone: 3452 7029
---	---	--

MINISTER'S BRIEFING NOTE

Source: MC18/59546446

approval; and if so, what criteria would be used to assess the application and what community consultation processes would be involved. He attached an e-mail sent to the Mayor, which included the comment that 'notwithstanding that you indicated that you would not be asking the State Government to call in the project, there was considerable concern and cynicism about the fact that Ridong had liaised in many meetings with the State Government, to the exclusion of the Gold Coast City Council. Cr Macdonald listed at least 5- 6 meetings that Ridong had had with the State Government and only one with the Council. The meeting noted that the State Government could call the project in, notwithstanding whether you/Council asked them to do so, or not, and that Ridong might have asked the State Government to call up the application (as was done with Jewel Development).''

- The Department of State Development, Manufacturing, Infrastructure and Planning (the department) is not aware of any formal request from Ridong to call in the application.
- On 28 October 2018, ^{Sch. 4(4)(6)} made a formal complaint on behalf of 'Save Our Southern Valleys' to the council's Integrity and Ethics Advisor, against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including the local state member, Jan Stuckey MP, and to the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- ~~The Department of State Development, Manufacturing, Infrastructure and Planning~~ The department has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Stakeholder contact details (where appropriate)			
Name	Organisation	Phone number	Email

Minister's comments
.....
.....
.....
.....
.....

MINISTER'S BRIEFING NOTE

Source: MC18/59546446

.....

RTI RELEASE - DSDMIP

SUBJECT: Request to exercise ministerial call in powers for an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

APPROVED **NOT APPROVED**
 NOTED **COMMENTS**

Hon. Cameron Dick MP
 Minister for State Development, Manufacturing, Infrastructure and Planning

Date...../...../2018

RECOMMENDATION

It is recommended that you:

- **decide** not to give a proposed call in notice for the application at this time
- **sign** the attached letter to Sch. 4(4)(6) - Disclosing pers **Attachment 1**), advising that you will not be giving a proposed call in notice for the application

OR

- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to Sch. 4(4)(6) - Disclos (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
- **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which a proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a resort complex, 112 multiple dwellings and a dwelling house and reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes 112 multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, and a hotel.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, State transport corridors and future State transport corridors and tidal works or work in a coastal management district.
- On 25 October 2018, SARA issued its information request, requesting information relating to development impacting on state transport infrastructure, tidal works and works within a coastal management district and removal of marine plants.
- On 26 October 2018, the council issued its information request, requesting additional information relating to non-compliances with the *Gold Coast City Plan 2016* (City Plan) including multiple Themes and Elements of the Strategic Framework, impact on character of the surrounding area, need for non-residential components, hydraulic and stormwater impacts, constructed lake design and management, tree retention, traffic, waste, healthcare centre and odour issues. The applicant has three months to respond to the information request.
- The application is impact assessable under the City Plan and therefore, the community will have an opportunity to makes submissions about the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision
- On 17 October 2018, Sch. 4(4)(6) - Disclosing personal informatio Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys,' wrote to you (**Attachment 3**) with concerns relating to building within the floodplain and asking whether you would call in the application and issue an

Author: Caitlin Pozzi Business Group: Planning Group Telephone: <input type="text"/>	Endorsed by DDG: Kerry Doss Business Group: Planning Telephone: <input type="text"/>	Approved by Director-General: Rachel Hunter Telephone: <input type="text"/>/...../2018
--	--	---

approval and if so, what criteria would be used to assess the application and what community consultation processes would be involved. [Sch. 4(1)] attached an e-mail sent to the Mayor, which included the comment that *'notwithstanding that you indicated that you would not be asking the State Government to call in the project, there was considerable concern and cynicism about the fact that Ridong had liaised in many meetings with the State Government, to the exclusion of the Gold Coast City Council. Cr Macdonald listed at least 5- 6 meetings that Ridong had had with the State Government and only one with the Council. The meeting noted that the State Government could call the project in, notwithstanding whether you/Council asked them to do so, or not, and that Ridong might have asked the State Government to call up the application (as was done with Jewel Development).'*'

- The Department of State Development, Manufacturing, Infrastructure and Planning (the department) is not aware of any formal request from Ridong to call in the application.
- On 28 October 2018 [Sch. 4(4)(6) - Disclosure] made a formal complaint on behalf of 'Save Our Southern Valleys' to the council's Integrity and Ethics Advisor, against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including the local state member, Jan Stuckey MP, and to the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- The department has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Stakeholder contact details (where appropriate)

Name	Organisation	Phone number	Email

Minister's comments

.....

.....

.....

.....

.....

.....

RTI RELEASE - DSDMIP

SUBJECT: Request to exercise ministerial call in powers for an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

APPROVED **NOT APPROVED**
 NOTED **COMMENTS**

Hon. Cameron Dick MP
 Minister for State Development, Manufacturing, Infrastructure and Planning

Date...../...../2018

RECOMMENDATION

It is recommended that you:

- **decide** not to give a proposed call in notice for the application at this time
 - **sign** the attached letter to Sch. 4(4)(6) - Disclosing per (**Attachment 1**), advising that you will not be giving a proposed call in notice for the application
- OR**
- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to Sch. 4(4)(6) - Disclos (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
 - **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which a proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a resort complex, 112 multiple dwellings and a dwelling house and reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes 112 multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, and a hotel.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, State transport corridors and future State transport corridors and tidal works or work in a coastal management district.
- On 25 October 2018, SARA issued its information request, requesting information relating to development impacting on state transport infrastructure, tidal works and works within a coastal management district and removal of marine plants.
- On 26 October 2018, the council issued its information request, requesting additional information relating to non-compliances with the *Gold Coast City Plan 2016* (City Plan) including multiple Themes and Elements of the Strategic Framework, impact on character of the surrounding area, need for non-residential components, hydraulic and stormwater impacts, constructed lake design and management, tree retention, traffic, waste, healthcare centre and odour issues. The applicant has three months to respond to the information request.
- The application is impact assessable under the City Plan and therefore, the community will have an opportunity to makes submissions about the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision
- On 17 October 2018, Sch. 4(4)(6) - Disclosing personal informatio Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys,' wrote to you (**Attachment 3**) with concerns relating to building within the floodplain and asking whether you would call in the application and issue an

Author: Caitlin Pozzi Business Group: Planning Group Telephone: <input type="text"/>	Endorsed by DDG: Kerry Doss Business Group: Planning Telephone: <input type="text"/>	Approved by Director-General: Rachel Hunter Telephone: <input type="text"/>/...../2018
--	--	---

approval and if so, what criteria would be used to assess the application and what community consultation processes would be involved.

- Sch. 4(4)(6) - Disclo attached an e-mail sent to the Mayor, in which he referred to a meeting of the community group attended by three councillors, and stated that *'notwithstanding that you indicated that you would not be asking the State Government to call in the project, there was considerable concern and cynicism about the fact that Ridong had liaised in many meetings with the State Government, to the exclusion of the Gold Coast City Council. Cr Macdonald listed at least 5- 6 meetings that Ridong had had with the State Government and only one with the Council.'*
- The Department of State Development, Manufacturing, Infrastructure and Planning (the department) is not aware of any formal request from Ridong to call in the application.
- Sch. 4(4)(6) - Disclo also attached a copy of a letter dated 28 October 2018 to the council's Integrity and Ethics Advisor, in which Sch. 4(4)(6) - Disclo made a formal complaint on behalf of 'Save Our Southern Valleys' against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including the local state member, Jan Stuckey MP, and the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- The department has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Stakeholder contact details (where appropriate)

Name	Organisation	Phone number	Email

Minister's comments

.....

.....

.....

.....

.....

.....

RTI RELEASE - DSDMIP

SUBJECT: Request to exercise ministerial call in powers for an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED
<input type="checkbox"/> NOTED	<input type="checkbox"/> COMMENTS
<hr/> Hon. Cameron Dick MP Minister for State Development, Manufacturing, Infrastructure and Planning	
Date:...../...../ 2018	

RECOMMENDATION

It is recommended that you:

- **decide** not to give a proposed call in notice for the application at this time
- **sign** the attached letter t Sch. 4(4)(6) - Disclosi (**Attachment 1**), advising that you will not be giving a proposed call in notice for the application
- OR
- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to Sch. 4(4)(6) - (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
- **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which a proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a resort complex, 112 multiple dwellings and a dwelling house and reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes 112 a mix of multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, and a hotel.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, State transport corridors and future State transport corridors, and tidal works or work in a coastal management district.
- On 25 October 2018, SARA issued its information request, requesting information relating to the proposed developments impact on various State interests, impacting on state transport infrastructure, tidal works and works within a coastal management district and removal of marine plants.
- On 26 October 2018, the council issued its information request, requesting additional information relating to various non-compliances with the Gold Coast City Plan 2016 (City Plan) including multiple Themes and Elements of the Strategic Framework, impact on character of the surrounding area, need for non-residential components, hydraulic and stormwater impacts, constructed lake design and management, tree retention, traffic, waste, healthcare centre and odour issues. The applicant has three months to respond to the information request.
- The application is impact assessable under the City Plan and therefore, the community will have an opportunity to makes submissions about the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision.
- On 17 October 2018, Sch. 4(4)(6) - Disclosing personal information Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys,' wrote to you (**Attachment 3**) with concerns relating to building development within the floodplain and asking whether you would call in

Formatted: Not Highlight
Formatted: Not Highlight

Formatted: Highlight

Author: Caitlin Pozzi Business Group: Planning Group Telephone: <input type="text"/>	Endorsed by DDG: Kerry Doss Business Group: Planning Telephone: <input type="text"/>	Approved by Director-General: Rachel Hunter Telephone: <input type="text"/>
--	--	---

MINISTER'S BRIEFING NOTE

Source: MC18/6446

the application and issue an approval and if so, what criteria would be used to assess the application and what community consultation processes would be involved.

- **Sch. 4(4)(6) - D** attached an e-mail sent to the Mayor, in which he referred to a meeting of the community group attended by three councillors, and stated that *'notwithstanding that you indicated that you would not be asking the State Government to call in the project, there was considerable concern and cynicism about the fact that Ridong had liaised in many meetings with the State Government, to the exclusion of the Gold Coast City Council. Cr Macdonald listed at least 5-6 meetings that Ridong had had with the State Government and only one with the Council.'*
- The Department of State Development, Manufacturing, Infrastructure and Planning (the department) is not aware of any formal request from Ridong to call in the application.
- **Sch. 4(4)(6) - I** also attached a copy of a letter dated 28 October 2018 to the council's Integrity and Ethics Advisor, in which **Sch. 4(4)(6) - I** made a formal complaint on behalf of 'Save Our Southern Valleys' against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including the local state member, Jan Stuckey MP, and the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- The department has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Stakeholder contact details (where appropriate)

Name	Organisation	Phone number	Email

Minister's comments

.....

.....

.....

.....

.....

MINISTER'S BRIEFING NOTE

Source: MC18/6446

.....

RTI RELEASE - DSDMIP

SUBJECT: Request to exercise ministerial call in powers for an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

APPROVED **NOT APPROVED**
 NOTED **COMMENTS**

Hon. Cameron Dick MP
 Minister for State Development, Manufacturing, Infrastructure and Planning

Date...../...../2018

RECOMMENDATION

It is recommended that you:

- **decide** not to give a proposed call in notice for the application at this time
 - **sign** the attached letter to Sch. 4(4)(6) - Disclos (**Attachment 1**), advising that you will not be giving a proposed call in notice for the application
- OR**
- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to Sch. 4(4)(6) - Disclos (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
 - **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which a proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a resort complex, 112 multiple dwellings and a dwelling house and reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes a mix of multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, and a hotel.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, corridors and future corridors, and tidal works or work in a coastal management district.
- On 25 October 2018, SARA issued its information request, requesting information relating to the impact of the proposed development on various State interests.
- On 26 October 2018, the council issued its information request, requesting additional information including information relating to various non-compliances with the *Gold Coast City Plan 2016* (City Plan). The applicant has three months to respond to the information request.
- The application is impact assessable under the City Plan and therefore, the community will have an opportunity to makes submissions about the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision.
- On 17 October 2018, Sch. 4(4)(6) - Disclosing personal information Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys,' wrote to you (**Attachment 3**) with concerns relating to development within the floodplain and asking:
 - whether you would call in the application and issue an approval and
 - if so, what criteria would be used to assess the application and what community consultation processes would be involved.

Author: Caitlin Pozzi Business Group: Planning Group Telephone: <input type="text"/>	Endorsed by DDG: Kerry Doss Business Group: Planning Telephone: <input type="text"/>	Approved by Director-General: Rachel Hunter Telephone: <input type="text"/>/...../2018
--	--	---

- The Department of State Development, Manufacturing, Infrastructure and Planning (the department) is not aware of any formal request from Ridong to call in the application.
- Sch. 4(4)(6) - Discld also attached a copy of a letter dated 28 October 2018 to the council's Integrity and Ethics Advisor, in which Sch. 4(4)(6) - Discld made a formal complaint on behalf of 'Save Our Southern Valleys' against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including the local state member, Jan Stuckey MP, and the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- The department has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Stakeholder contact details (where appropriate)

Name	Organisation	Phone number	Email

Minister's comments

.....

.....

.....

.....

.....

.....

.....

SUBJECT: Request to exercise ministerial call in powers for an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

APPROVED **NOT APPROVED**
 NOTED **COMMENTS**

Hon. Cameron Dick MP
 Minister for State Development, Manufacturing, Infrastructure and Planning

Date...../...../2018

RECOMMENDATION

It is recommended that you:

- **decide** not to give a proposed call in notice for the application at this time
 - **sign** the attached letter to Sch. 4(4)(6) - Disclo (**Attachment 1**), advising that you will not be giving a proposed call in notice for the application
- OR**
- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to Sch. 4(4)(6) - Disclos (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
 - **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which a proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a resort complex, 112 multiple dwellings and a dwelling house and reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes a mix of multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, and a hotel.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, corridors and future corridors, and tidal works or work in a coastal management district.
- On 25 October 2018, SARA issued its information request, requesting information relating to the impact of the proposed development on various State interests.
- On 26 October 2018, the council issued its information request, requesting additional information including information relating to various non-compliances with the *Gold Coast City Plan 2016* (City Plan). The applicant has three months to respond to the information request.
- The application is impact assessable under the City Plan and therefore, the community will have an opportunity to makes submissions about the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision.
- On 17 October 2018, Sch. 4(4)(6) - Disclosing personal information Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys,' wrote to you (**Attachment 3**) with concerns relating to development within the floodplain and asking:
 - whether you would call in the application and issue an approval and
 - if so, what criteria would be used to assess the application and what community consultation processes would be involved.

Author: Caitlin Pozzi Business Group: Planning Group Telephone: <input type="text"/>	Endorsed by DDG: Kerry Doss Business Group: Planning Telephone: <input type="text"/>	Approved by Director-General: Rachel Hunter Telephone: <input type="text"/>/...../2018
--	--	---

- The Department of State Development, Manufacturing, Infrastructure and Planning (the department) is not aware of any formal request to call in the application.
- Sch. 4(4)(6) - Discld also attached a copy of a letter dated 28 October 2018 to the council's Integrity and Ethics Advisor, in which Sch. 4(4)(6) - Discld made a formal complaint on behalf of 'Save Our Southern Valleys' against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including the local state member, Jan Stuckey MP, and the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- The department has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Stakeholder contact details (where appropriate)

Name	Organisation	Phone number	Email

Minister's comments

.....

.....

.....

.....

.....

.....

.....

SUBJECT: Request to exercise ministerial call in powers for an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

APPROVED **NOT APPROVED**
 NOTED **COMMENTS**

Hon. Cameron Dick MP
 Minister for State Development, Manufacturing, Infrastructure and Planning

Date...../...../2018

RECOMMENDATION

It is recommended that you:

- **decide** not to give a proposed call in notice for the application at this time
 - **sign** the attached letter to Sch. 4(4)(6) - Disclosing pers (**Attachment 1**), advising that you will not be giving a proposed call in notice for the application
- OR**
- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to Sch. 4(4)(6) - Disclosi (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
 - **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which a proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a resort complex, 112 multiple dwellings and a dwelling house and reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes a mix of multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, and a hotel.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, corridors and future corridors, and tidal works or work in a coastal management district.
- On 25 October 2018, SARA issued its information request, requesting information relating to the impact of the proposed development on various State interests.
- On 26 October 2018, the council issued its information request, requesting additional information including information relating to various non-compliances with the Gold Coast City Plan (City Plan). The applicant has three months to respond to the information request.
- The application is impact assessable under the City Plan and therefore, the community will have an opportunity to makes submissions about the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision.
- On 17 October 2018, Sch. 4(4)(6) - Disclosing personal information Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys', wrote to you (**Attachment 3**) with concerns relating to development within the floodplain and asking:
 - whether you would call in the application and issue an approval
 - if so, what criteria would be used to assess the application and what community consultation processes would be involved.

Author: Caitlin Pozzi Business Group: Planning Group Telephone: <input type="text"/>	Endorsed by DDG: Kerry Doss Business Group: Planning Telephone: <input type="text"/>	Approved by Director-General: Rachel Hunter Telephone: <input type="text"/>/...../2018
--	--	---

- The Department of State Development, Manufacturing, Infrastructure and Planning (the department) is not aware of any formal request to call in the application.
- Sch. 4(4)(6) - Disclos also attached a copy of a letter dated 28 October 2018 to the council's Integrity and Ethics Advisor, in which Sch. 4(4)(6) - Disc made a formal complaint on behalf of 'Save Our Southern Valleys' against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including the local state member, Jan Stuckey MP, and the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- The department has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Stakeholder contact details (where appropriate)

Name	Organisation	Phone number	Email

Minister's comments

.....

.....

.....

.....

.....

.....

.....

SUBJECT: Request to exercise ministerial call in powers for an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

APPROVED **NOT APPROVED**
 NOTED **COMMENTS**

Hon. Cameron Dick MP
 Minister for State Development, Manufacturing, Infrastructure and Planning

Date...../...../2018

RECOMMENDATION

It is recommended that you:

- **approve** not to give a proposed call in notice for the application at this time
 - **sign** the attached letter to Sch. 4(4)(6) - Disclosing pers (**Attachment 1**), advising that you will not be giving a proposed call in notice for the application
- OR**
- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to Sch. 4(4)(6) - Disclo (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
 - **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which a proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a resort complex, 112 multiple dwellings and a dwelling house and reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes a mix of multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, and a hotel.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, state transport infrastructure, corridors and future corridors, and tidal works or work in a coastal management district.
- On 25 October 2018, SARA issued its information request, requesting information relating to the impact of the proposed development on various state interests.
- On 26 October 2018, the council issued its information request, requesting additional information including information relating to various non-compliances with the Gold Coast City Plan (City Plan). The applicant has three months to respond to the information request.
- The application is impact assessable under the City Plan and, therefore, the community will have an opportunity to makes submissions about the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision.
- On 17 October 2018, Sch. 4(4)(6) - Disclosing personal information Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys', wrote to you (**Attachment 3**) with concerns relating to development within the floodplain and asking:
 - whether you would call in the application and issue an approval
 - if so, what criteria would be used to assess the application and what community consultation processes would be involved.

Author: Caitlin Pozzi Business Group: Planning Group Telephone: <input type="text"/>	Endorsed by DDG: Kerry Doss Business Group: Planning Group Telephone: <input type="text"/>	Approved by Director-General: Rachel Hunter Telephone: <input type="text"/>/...../2018
--	--	---

- The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) is not aware of any formal request to call in the application.
- Sch. 4(4)(6) - Discld also attached a copy of a letter dated 28 October 2018 to the council's Integrity and Ethics Advisor, in which Sch. 4(4)(6) - Disc made a formal complaint on behalf of 'Save Our Southern Valleys' against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including Ms Jan Stuckey MP, Member for Currumbin and the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- DSDMIP has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Minister's comments

.....

.....

.....

.....

.....

.....

RTI RELEASE

SUBJECT: Request for advice relating to the use of ministerial call in powers in respects of an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

APPROVED **NOT APPROVED**
 NOTED **COMMENTS**

Hon. Cameron Dick MP
Minister for State Development, Manufacturing, Infrastructure and Planning

Date...../...../2018

RECOMMENDATION

It is recommended that you:

- **sign** the attached letter to Sch. 4(4)(6) - Disclosing pers (**Attachment 1**), advising that you will not be giving a proposed call in notice for the application at this time
- OR**
- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to Sch. 4(4)(6) - Disclos (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
- **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which a proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a resort complex, 112 multiple dwellings and a dwelling house and reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes a mix of multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, and a hotel.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, state transport infrastructure, corridors and future corridors, and tidal works or work in a coastal management district.
- On 25 October 2018, SARA issued its information request, requesting information relating to the impact of the proposed development on various state interests.
- On 26 October 2018, the council issued its information request, requesting additional information including information relating to various non-compliances with the Gold Coast City Plan (City Plan). The applicant has three months to respond to the information request.
- The application is impact assessable under the City Plan and, therefore, the community will have an opportunity to make submissions about the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision.
- On 17 October 2018, Sch. 4(4)(6) - Disclosing personal information Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys', wrote to you (**Attachment 3**) with concerns relating to development within the floodplain and asking:
 - whether you would call in the application and issue an approval
 - if so, what criteria would be used to assess the application and what community consultation processes would be involved.

Author: Caitlin Pozzi
Business Group: Planning Group
Telephone:

Endorsed by DDG: Kerry Doss
Business Group: Planning Group
Telephone:

Approved by Director-General:
Rachel Hunter
Telephone:

...../...../2018

- Sch. 4(4)(6) - Disclos also attached a copy of a letter dated 28 October 2018 to the council's Integrity and Ethics Advisor, in which Sch. 4(4)(6) - Disc made a formal complaint on behalf of 'Save Our Southern Valleys' against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including Ms Jan Stuckey MP, Member for Currumbin and the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- DSDMIP has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Minister's comments

.....

.....

.....

.....

.....

.....

RTI RELEASED

MINISTER'S BRIEFING NOTE	Source: MC18/6446	Date: 6-7 December 2018
---------------------------------	-------------------	-------------------------

SUBJECT: Request for advice relating to the use of ministerial call in powers in respects of an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED
<input type="checkbox"/> NOTED	<input type="checkbox"/> COMMENTS
<hr/> <p>Hon. Cameron Dick MP Minister for State Development, Manufacturing, Infrastructure and Planning</p>	
Date: / / 2018	

RECOMMENDATION

It is recommended that you:

- **sign** the attached letter to Sch. 4(4)(6) - Disclo (**Attachment 1**), advising that you will not be giving a proposed call in notice for the application at this time
- OR
- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to Sch. 4(4)(6) (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
- **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which a proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a resort complex, 112 multiple dwellings and a dwelling house and reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes a mix of multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, and a hotel.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, state transport infrastructure, corridors and future corridors, and tidal works or work in a coastal management district.
- On 25 October 2018, SARA issued its information request, requesting information relating to the impact of the proposed development on various state interests.
- On 26 October 2018, the council issued its information request, requesting for additional information including information relating to various non-compliances with the Gold Coast City Plan (City Plan). The applicant has three months to respond to the information request.
- The application is impact assessable under the City Plan and, therefore, the community will have an opportunity to make submissions about the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision.
- In his letter of Sch. 4(4)(6) - Disclosing personal informatio On 17 October 2018 (Attachment 3), Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys', and outlines the group's wrote to you (Attachment 3) with concerns relating to development within the floodplain and asking:
 - whether you would call in the application and issue an approval
 - if so, what criteria would be used to assess the application and what community consultation

Formatted: Font: Bold

Author: Caitlin Pozzi Business Group: Planning Group Telephone: <input type="text"/>	Endorsed by DDG: Kerry Doss Business Group: Planning Group Telephone: <input type="text"/>	Approved by Director-General: Rachel Hunter Telephone: <input type="text"/>
--	--	---

MINISTER'S BRIEFING NOTE

Source: MC18/6446

processes would be involved.

- **Sch. 4(4)(6)** also attached a copy of a letter dated 28 October 2018 to the council's Integrity and Ethics Advisor, in which **Sch. 4(4)(6)** made a formal complaint on behalf of 'Save Our Southern Valleys' against the conduct of the Mayor of the council, in regard to the matter. Copies were sent to you, as well as to others including Ms Jann Stuckey MP, Member for Currumbin, and the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- **DSDMIP - The Department of State Development, Manufacturing, Infrastructure and Planning** has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Minister's comments

.....

.....

.....

.....

.....

.....

MINISTER'S BRIEFING NOTE	Source: MC18/6446	Date: 6-7 December 2018
---------------------------------	-------------------	-------------------------

SUBJECT: Request for advice relating to the use of ministerial call in powers in respects of an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED
<input type="checkbox"/> NOTED	<input type="checkbox"/> COMMENTS
<hr/> Hon. Cameron Dick MP Minister for State Development, Manufacturing, Infrastructure and Planning	
Date: / / 2018	

RECOMMENDATION

It is recommended that you:

- **sign** the attached letter to Sch. 4(4)(6) - Discl (**Attachment 1**), advising that you will not be giving a proposed call in notice for the application at this time
- OR
- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to Sch. 4(4)(6) - I (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
- **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which a proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a resort complex, 112 multiple dwellings and a dwelling house and reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes a mix of multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, and a hotel.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, state transport infrastructure, corridors and future corridors, and tidal works or work in a coastal management district.
- On 25 October 2018, SARA issued its **information request**, requesting information relating to the impact of the proposed development on various state interests.
- On 26 October 2018, the council issued its information request **requesting**, ~~requesting for~~ additional information including information relating to various non-compliances with the Gold Coast City Plan (the City Plan). The applicant has three months to respond to **the information request (or requests?)**.
- The application is impact assessable under the City Plan and, therefore, the community will have an opportunity to make submissions about the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision.
- Sch. 4(4)(6) - Disclosing letter of Sch. 4(4)(6) - Disclosing personal information on 17 October 2018 (**Attachment 3**) Sch. 4(4)(6) - Disclosing personal information Wilson Haynes represents the 85 strong community group called 'Save Our Southern Valleys', and outlines the group's write to you (Attachment 3) with concerns relating to development within the floodplain and asking:
 - whether you would call in the application and issue an approval
 - if so, what criteria would be used to assess the application and what community consultation

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Font: Bold

Author: Caitlin Pozzi Business Group: Planning Group Telephone: []	Endorsed by DDG: Kerry Doss Business Group: Planning Group Telephone: []	Approved by Director-General: Rachel Hunter Telephone: [] / / 2018
---	---	--

MINISTER'S BRIEFING NOTE

Source: MC18/6446

processes would be involved.

- **Sch. 4(4)(6) - D** also attached a copy of a letter **dated of** 28 October 2018 to the council's Integrity and Ethics Advisor, in which **Sch. 4(4)(6) -** made a formal complaint on behalf of 'Save Our Southern Valleys' against the conduct of the Mayor **of the council**, in regard to the matter. Copies were sent to you, as well as to others including Ms Jann Stuckey MP, Member for Currumbin, and the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- **DSDMIP - The Department of State Development, Manufacturing, Infrastructure and Planning** has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Minister's comments

.....

.....

.....

.....

.....

.....

SUBJECT: Request for advice relating to the use of ministerial call in powers in respect of an application for a Resort Complex, 112 Multiple Dwellings, Dwelling House and Reconfiguring a Lot at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

APPROVED **NOT APPROVED**
 NOTED **COMMENTS**

Hon. Cameron Dick MP
 Minister for State Development, Manufacturing, Infrastructure and Planning

Date...../...../2018

RECOMMENDATION

It is recommended that you:

- **sign** the attached letter to Sch. 4(4)(6) - Disclosing pers (**Attachment 1**), advising that you will not be giving a proposed call in notice for the application at this time
- OR**
- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to Sch. 4(4)(6) - Disclosing pers (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
- **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which a proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a resort complex, 112 multiple dwellings and a dwelling house and reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes a mix of multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery, and a hotel.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, state transport infrastructure, corridors and future corridors, and tidal works or work in a coastal management district.
- On 25 October 2018, SARA issued its information request, requesting information relating to the impact of the proposed development on various state interests.
- On 26 October 2018, the council issued its information request, requesting additional information including information relating to various non-compliances with the Gold Coast City Plan (the City Plan). The applicant has three months to respond to the council's information request.
- The application is impact assessable under the City Plan and, therefore, the community will have an opportunity to make submissions about the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision.
- Sch. 4(4)(6) - Disclosing person of 17 October 2018 (**Attachment 3**) Sch. 4(4)(6) - Disclosing person Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys', and outlines the group's concerns relating to development within the floodplain asking:
 - whether you would call in the application and issue an approval
 - if so, what criteria would be used to assess the application and what community consultation processes would be involved.

Author: Caitlin Pozzi Business Group: Planning Group Telephone: <input style="width: 100px;" type="text"/>	Endorsed by DDG: Kerry Doss Business Group: Planning Group Telephone: <input style="width: 100px;" type="text"/>	Approved by Director-General: Rachel Hunter Telephone: <input style="width: 100px;" type="text"/>/...../2018
--	--	---

- Sch. 4(4)(6) - Disclos also attached a copy of a letter of 28 October 2018 to the council's Integrity and Ethics Advisor, in which Sch. 4(4)(6) - Disclo made a formal complaint on behalf of 'Save Our Southern Valleys' against the conduct of the Mayor of the council, in regard to the matter. Copies were sent to you, as well as to others including Ms Jann Stuckey MP, Member for Currumbin, and the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- The Department of State Development, Manufacturing, Infrastructure and Planning has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of decided the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Minister's comments

.....

.....

.....

.....

.....

.....

RTI RELEASED

Assessment of call in request – Tallebudgera Wellness and Fitness Centre

The proposal	
Address	49 & 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera QLD 4228 (Refer to Figure 1).
General description of proposal	<p>The proposal is for a wellness and fitness centre named 'Tallebudgera Wellness and Tourism Gardens' (refer to images at Figures 2 – 7 below) including:</p> <ul style="list-style-type: none"> • 112 x one and two storey multiple dwellings and short-term accommodation villas • hillside restaurants • chapel • an existing two storey manor house retained as part of the development • three storey health centre • four storey gallery • five storey hotel wings and • associated reconfiguration of a lot.
Status of development application	
State referral triggers	The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, State transport corridors and future State transport corridors and tidal works or work in a coastal management district.
Level of assessment	Impact assessable, therefore, public notification required.
Status	<p>On 26 October 2018, the Gold Coast City Council (the council) issued its information request, requesting additional information relating to:</p> <ul style="list-style-type: none"> • non-compliances with the City Plan including multiple Themes and Elements of the Strategic Framework • impact on character of the surrounding area • need for non-residential components • hydraulic and stormwater impacts • constructed lake design and management • water quality management • matters of environmental significance • Tallebudgera Creek Buffer including impacts on koalas • rehabilitation following clearing • local significant wetlands • bio-retention systems • vegetation and flooding • tree retention • open space • bushfire management plan • intensity of private villa residences • proposed alterations to existing dwelling for hotel • new hotel accommodation buildings • intensity of proposed villa • car parking supply • traffic impact assessment • waste management

	<ul style="list-style-type: none"> healthcare centre odour issues. <p>The applicant has three months in which to respond to the information request.</p>
Call in request	<p>On 17 October and 5 November 2018 Sch. 4(4)(6) - Disclosing pers legal representative for 'Save Our Southern Valleys' community organisation wrote to you via email with concerns relating to relating to building within the floodplain and conduct of the Mayor of City of Gold Coast. As part of his emails, Sch. 4(4)(6) - Disclo asked whether you would call in the application and issue an approval, what criteria would be used to assess the application and what community consultation processes would be involved.</p>
Proposed call in notice statutory date	<p>There is currently no statutory timeframe for giving a proposed call in notice as the council has not yet decided the application.</p>
State interests/ assessment/ response	
<p>The site is located within the Rural Zone; Rural landscape and environment precinct of <i>Gold Coast City Plan 2016</i> (City Plan), which identifies it's purpose is to <i>'provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'</i>.</p> <p>The proposal ranges between one (1) and five (5) storeys with a maximum building height of 24.7m and a number of non-rural uses including multiple dwellings, short-term accommodation villas, restaurants, chapel, gallery, health centre and hotel.</p> <p>Relevant state interests include:</p> <ul style="list-style-type: none"> Biodiversity – MSES – wildlife habitat and regulated vegetation intersecting a watercourse; Coastal Environment – Coastal Management District; Water Quality – Water resource catchments; Natural Hazards Risk and Resilience – Flood hazard area (Local Government flood mapping area); Transport Infrastructure (State-controlled road); Infrastructure – Strategic Airports and Aviation Facilities – Obstacle limitation surface area, Wildlife hazard buffer zone and Aviation facility – Building restrict area. <p>On 25 October 2018, SARA issued an information request, requesting additional information relating to:</p> <ul style="list-style-type: none"> impacts on state transport infrastructure coastal processes marine plant disturbance. <p>The site is located within the Urban Footprint of <i>Shaping SEQ</i>, which provides for land required to meet the region's urban development needs to 2041.</p> <p>The application states that the development will support the state interest of tourism and will include a total of approximately 381 on-going operational jobs. In total this equates to an estimated \$31.5 million per annum in direct and indirect gross value-added contribution generated from the daily operation and management of the development to the Queensland economy.</p> <p>Under section 91 of the <i>Planning Act 2016</i>, an application can only be called in if the development involves, or is likely to involve, a state interest.</p>	

Based on its review of the proposal, the Department of State Development, Manufacturing, Infrastructure and Planning is of the view that:

- the council has the responsibility for ensuring good rule and governance of its local government area. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
- given that the council has not yet completed its assessment or decided the application, there are no evident deficiencies in the council's assessment of the application
- it would be premature to give a proposed call in notice before SARA has completed its assessment
- no state interests are affected by the development that would warrant your involvement and assessment at this stage
- accordingly, a proposed call in notice should not be given at this time.

Background information:

Application details	
Lot and Plan	Lot 11 SP203381, Lot 5 RP148506, Lot 3 RP181146, Lot 1 RP143391, Lot 2 RP143391 and Lot 4 RP143391
Site area	47.57ha
Applicant	Ridong (Australia) International Pty Ltd C/ Urbis Pty Ltd
Application number	COM/2018/47
Approval sought	Development permit for: <ul style="list-style-type: none"> • a Material Change of Use for a Resort Complex, 112 Multiple Dwellings and a Dwelling house; and • Reconfiguring a Lot to create three standard format lots, one volumetric lot, and a covenant area.
Level of assessment	Impact assessable
Planning scheme provisions	
Zoning	<p>The site is located within the Rural Zone; Rural landscape and environment precinct of City Plan, which it's purpose is to:</p> <ul style="list-style-type: none"> (a) provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities (b) provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes (c) protect or manage significant natural resources, and processes to maintain the capacity for primary production. <p>The council has identified as part of its information request that the uses and scale of the proposed development have a number of non-compliances with the City Plan including multiple Themes and Elements of the Strategic Framework:</p> <ul style="list-style-type: none"> (a) Strategic Outcome 3.5.1 (10) of the Strategic Framework relating to rural production areas (b) Specific Outcome 3.5.6.1 (1) of the Strategic Framework relating to rural production areas (c) The purpose and overall outcomes of the Rural Zone code.

Figure 1 – Site location and surrounding zones

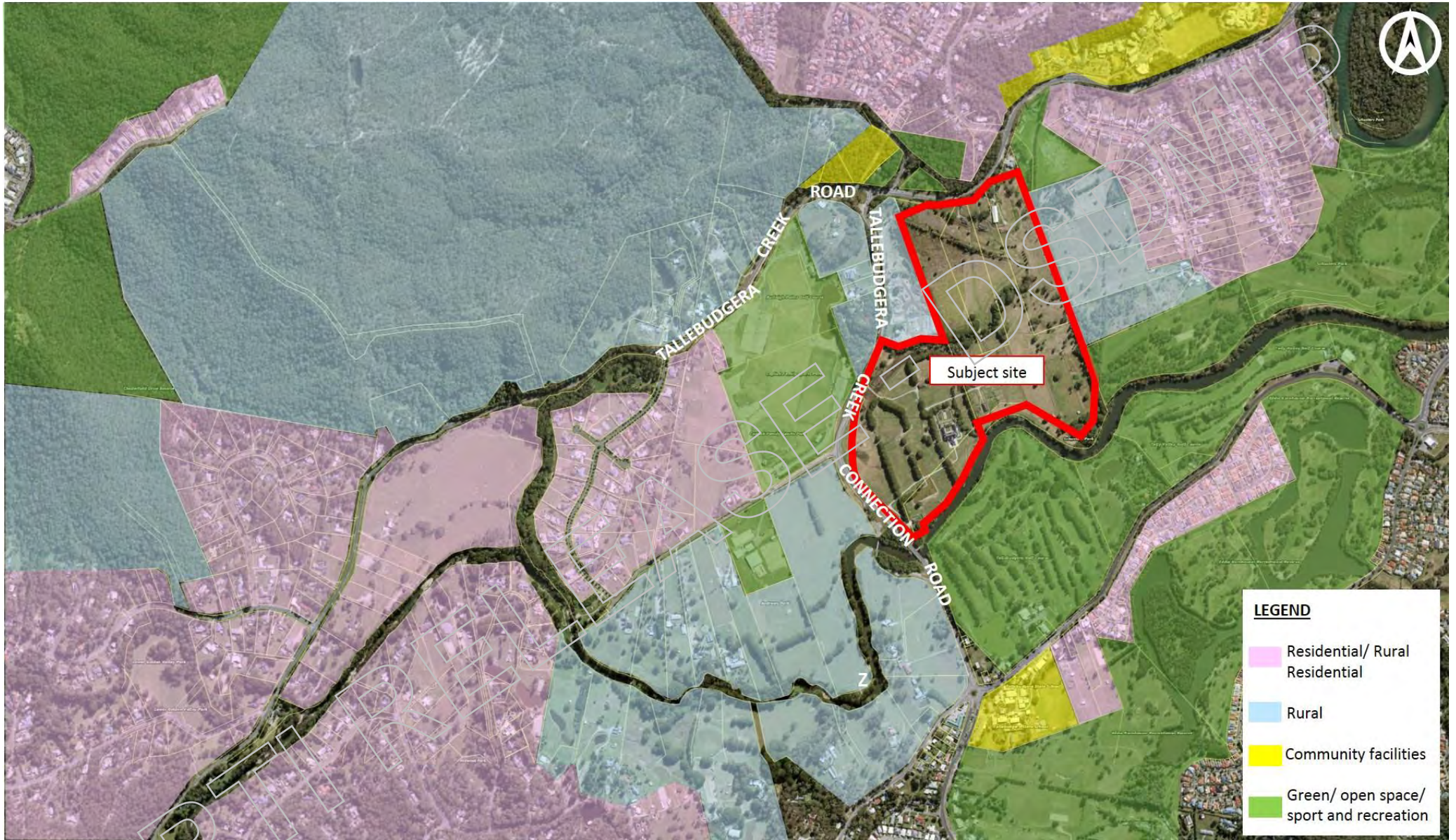


Figure 2 – Masterplan

OVERALL

1. GALLERY SPACE
2. RESTAURANTS
3. HEALTH CENTRE
4. CAR PARK
5. FUNCTION CENTRE
6. VILLA RESIDENCES
7. HOTEL
8. HOTEL PORTE COCHERE
9. HOTEL VILLAS
10. CENTRAL GREEN EVENTS SPACE
11. FRUIT ORCHARD & KITCHEN GARDEN
12. HOTEL WING
13. COURTS ABOVE CAR PARK
14. WEDDING CHAPEL
15. LUXURY VILLAS
16. ROSE GARDEN
17. CENTRAL LAKE
18. PEDESTRIAN BRIDGE
19. VEHICLE BRIDGE
20. GOVERNMENT LAND
21. MAINTENANCE FACILITIES
22. SITE ENTRY
23. WATER QUALITY TREATMENT WETLANDS



Figure 3 – Proposed Gallery



Figure 4 – Proposed Healthcare centre



Figure 5 – Proposed Restaurant



RTI RELEASE IDSDMP

Figure 6 – Proposed Multiple Dwellings



Figure 7 - Proposed Dwelling House



Assessment of call in request – Tallebudgera Wellness and ~~Fitness Centre~~ Tourism Gardens Project

The proposal	
Address	49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera QLD 4228 (Refer to Figure 1).
General description of proposal	<p>The proposal is for a wellness and fitness centre named 'Tallebudgera Wellness and Tourism Gardens' (refer to images at Figures 2 – 7 below) including:</p> <ul style="list-style-type: none"> • 112 x one and two storey multiple dwellings and short-term accommodation villas • hillside restaurants • chapel • an existing two storey manor house retained as part of the development • three storey health centre • four storey gallery • five storey hotel wings and • associated reconfiguration of a lot.
Status of development application	
State referral triggers	<p>The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, State transport corridors and future State transport corridors and tidal works or work in a coastal management district.</p> <p><u>On 25 October 2018, SARA issued its information request, requesting information relating to ...</u></p>
Level of assessment	<p>Impact assessable, therefore, public notification <u>is</u> required. <u>Anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the decision.</u></p>
Status	<p>On 26 October 2018, the Gold Coast City Council (the council) issued its information request, requesting additional information relating to:</p> <ul style="list-style-type: none"> • non-compliances with the <u>Gold Coast City Plan 2016</u> including <u>with</u> multiple Themes and Elements of the Strategic Framework • impact on character of the surrounding area • need for non-residential components • hydraulic and stormwater impacts • constructed lake design and management • water quality management • matters of environmental significance • Tallebudgera Creek Buffer including impacts on koalas • rehabilitation following clearing • local significant wetlands • bio-retention systems • vegetation and flooding • tree retention • open space • bushfire management plan • intensity of private villa residences

	<ul style="list-style-type: none"> • proposed alterations to existing dwelling for hotel • new hotel accommodation buildings • intensity of proposed villas • car parking supply • traffic impact assessment • waste management • healthcare centre • odour issues. <p>The applicant has three months in which to respond to the information request.</p>
Call in request	<p>On 17 October and 5 November 2018 [Sch. 4(4)(6) - Disclosing per] legal representative for 'Save Our Southern Valleys' community organisation wrote to you via email with concerns relating to relating to building within the floodplain and conduct of the Mayor of City of Gold Coast. As part of his emails, [Sch. 4(4)(6) - Disclo] asked whether you would call in the application and issue an approval, what criteria would be used to assess the application and what community consultation processes would be involved.</p>
Proposed call in notice statutory date	<p>There is currently no statutory timeframe for giving a proposed call in notice as the council has not yet decided the application.</p>

State interests/ assessment/ response

The site is located within the Rural Zone; Rural landscape and environment precinct of *Gold Coast City Plan 2016* (City Plan), which identifies it's purpose is to *'provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'*.

The proposal ranges between one (1) and five (5) storeys with a maximum building height of 24.7m and a number of non-rural uses including multiple dwellings, short-term accommodation villas, restaurants, chapel, gallery, health centre and hotel.

Relevant state interests include:

- Biodiversity – MSES – wildlife habitat and regulated vegetation intersecting a watercourse;
- Coastal Environment – Coastal Management District;
- Water Quality – Water resource catchments;
- Natural Hazards Risk and Resilience – Flood hazard area (Local Government flood mapping area);
- Transport infrastructure (State-controlled road);
- Infrastructure – Strategic Airports and Aviation Facilities – Obstacle limitation surface area, Wildlife hazard buffer zone and Aviation facility – Building restrict area.

On 25 October 2018, SARA issued an information request, requesting additional information relating to:

- impacts on state transport infrastructure
- coastal processes
- marine plant disturbance.

The site is located within the Urban Footprint of *Shaping SEQ*, which provides for land required to meet the region's urban development needs to 2041.

The application states that the development will support the state interest of tourism and will include a total of approximately 381 on-going operational jobs. In total this equates to an estimated \$31.5 million per annum in direct and indirect gross value-added contribution

generated from the daily operation and management of the development to the Queensland economy.

Under section 91 of the *Planning Act 2016*, an application can only be called in if the development involves, or is likely to involve, a state interest.

Based on its review of the proposal, the Department of State Development, Manufacturing, Infrastructure and Planning is of the view that:

- the council has the responsibility for ensuring good rule and governance of its local government area. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
- given that the council has not yet completed its assessment or decided the application, there are no evident deficiencies in the council's assessment of the application
- it would be premature to give a proposed call in notice before SARA has completed its assessment and provided its response
- anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
- no state interests are affected by the development that would warrant your involvement and assessment at this stage
- accordingly, a proposed call in notice should not be given at this time.

Background information:

Application details	
Lot and Plan	Lot 11 SP203381, Lot 5 RP148506, Lot 3 RP181146, Lot 1 RP143391, Lot 2 RP143391 and Lot 4 RP143391
Site area	47.57ha
Applicant	Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd
Application number	COM/2018/47
<u>Lodgement date</u>	<u>19 September 2018</u>
Approval sought	Development permit for: <ul style="list-style-type: none"> • a Material material Change change of Use use for a Resort resort Complex complex, 112 Multiple multiple Dwellings dwellings and a Dwelling dwelling house; and • Reconfiguring reconfiguring a Lot lot to create three standard format lots, one volumetric lot, and a covenant area.
Level of assessment	Impact assessable
Planning scheme provisions	
Zoning	The site is located within the Rural Zone; Rural landscape and environment precinct of City Plan, which it's purpose is to: <ol style="list-style-type: none"> provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes

(c) protect or manage significant natural resources, and processes to maintain the capacity for primary production.

The council has identified as part of its information request that the uses and scale of the proposed development have a number of non-compliances with the City Plan including ~~multiple Themes and Elements of the Strategic Framework~~:

- (a) Strategic Outcome 3.5.1 (10) of the Strategic Framework relating to rural production areas
- (b) Specific Outcome 3.5.6.1 (1) of the Strategic Framework relating to rural production areas
- (c) The purpose and overall outcomes of the Rural Zone code.

RTI RELEASE - DSD/MIP

Figure 1 – Site location and surrounding zones

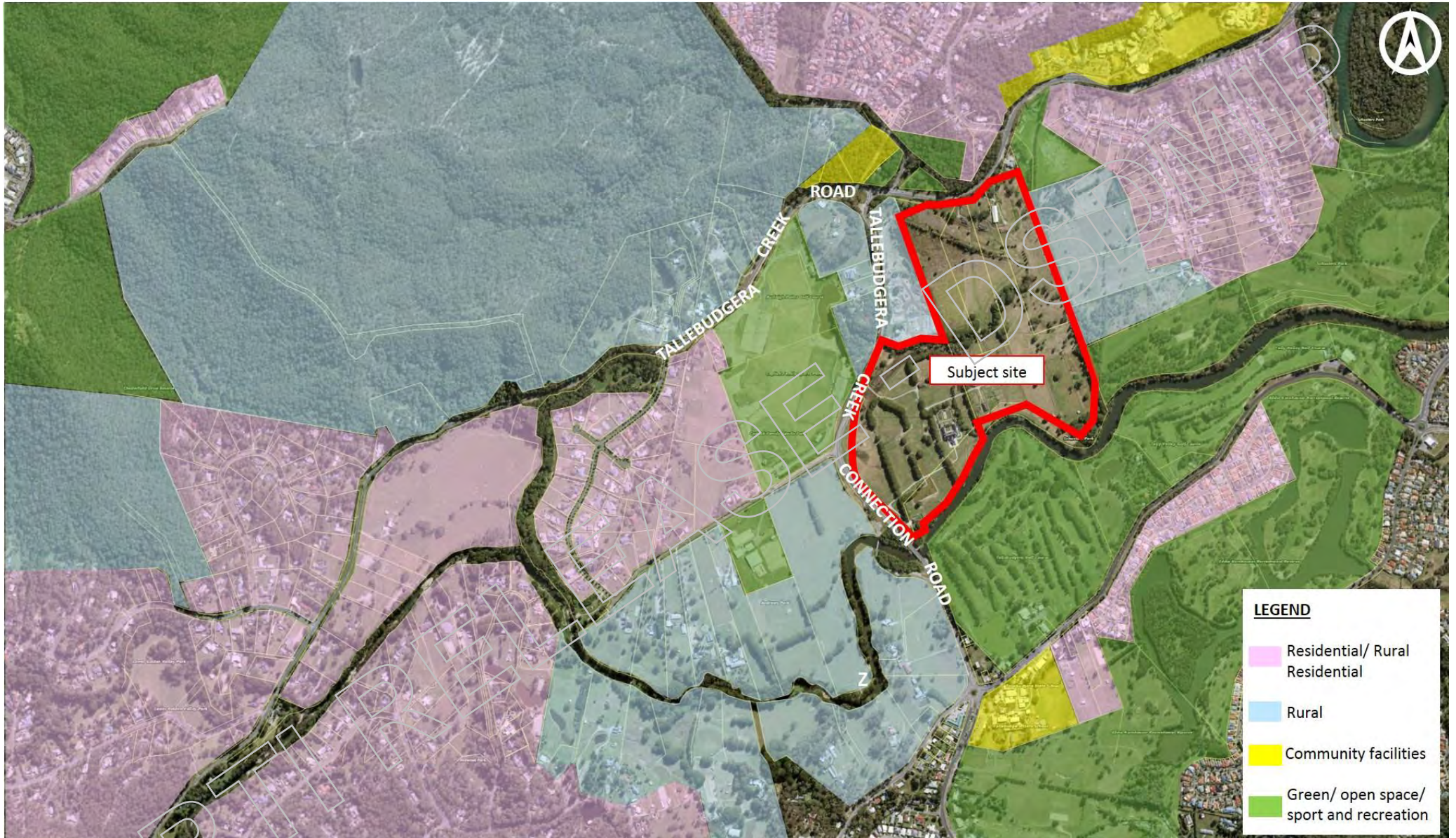


Figure 2 – Masterplan

OVERALL

1. GALLERY SPACE
2. RESTAURANTS
3. HEALTH CENTRE
4. CAR PARK
5. FUNCTION CENTRE
6. VILLA RESIDENCES
7. HOTEL
8. HOTEL PORTE COCHERE
9. HOTEL VILLAS
10. CENTRAL GREEN EVENTS SPACE
11. FRUIT ORCHARD & KITCHEN GARDEN
12. HOTEL WING
13. COURTS ABOVE CAR PARK
14. WEDDING CHAPEL
15. LUXURY VILLAS
16. ROSE GARDEN
17. CENTRAL LAKE
18. PEDESTRIAN BRIDGE
19. VEHICLE BRIDGE
20. GOVERNMENT LAND
21. MAINTENANCE FACILITIES
22. SITE ENTRY
23. WATER QUALITY TREATMENT WETLANDS



Figure 3 – Proposed Gallery



Figure 4 – Proposed Healthcare centre



Figure 5 – Proposed Restaurant



RTI RELEASE UNDER DSDMP

Figure 6 – Proposed Multiple Dwellings



Figure 7 - Proposed Dwelling House



Assessment of call in request – Tallebudgera Wellness and Tourism Gardens Project

The proposal	
Address	49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera QLD 4228 (Refer to Figure 1).
General description of proposal	<p>The proposal is for a wellness and fitness centre named 'Tallebudgera Wellness and Tourism Gardens' (refer to images at Figures 2 – 7 below) including:</p> <ul style="list-style-type: none"> • 112 x one and two storey multiple dwellings and short-term accommodation villas • hillside restaurants • chapel • an existing two storey manor house retained as part of the development • three storey health centre • four storey gallery • five storey hotel wings and • associated reconfiguration of a lot.
Status of development application	
State referral triggers	<p>The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, State transport corridors and future State transport corridors and tidal works or work in a coastal management district.</p> <p>On 25 October 2018, SARA issued its information request, requesting information relating to:</p> <ul style="list-style-type: none"> • development impacting on state transport infrastructure • tidal works and works within a coastal management district • removal of marine plants
Level of assessment	Impact assessable, therefore, public notification is required. Anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the decision.
Status	<p>On 26 October 2018, the Gold Coast City Council (the council) issued its information request, requesting additional information relating to:</p> <ul style="list-style-type: none"> • non-compliances with the Gold Coast City Plan 2016 including with multiple Themes and Elements of the Strategic Framework • impact on character of the surrounding area • need for non-residential components • hydraulic and stormwater impacts • constructed lake design and management • water quality management • matters of environmental significance • Tallebudgera Creek Buffer including impacts on koalas • rehabilitation following clearing • local significant wetlands • bio-retention systems • vegetation and flooding • tree retention • open space

	<ul style="list-style-type: none"> • bushfire management plan • intensity of private villa residences • proposed alterations to existing dwelling for hotel • new hotel accommodation buildings • intensity of proposed villas • car parking supply • traffic impact assessment • waste management • healthcare centre • odour issues. <p>The applicant has three months in which to respond to the information request.</p>
<p>Call in request</p>	<p>On 17 October and 5 November 2018 Sch. 4(4)(6) - Disclosing pers legal representative for 'Save Our Southern Valleys' community organisation wrote to you via email with concerns relating to relating to building within the floodplain and conduct of the Mayor of City of Gold Coast. As part of his emails, Sch. 4(4)(6) - Disclos asked whether you would call in the application and issue an approval, what criteria would be used to assess the application and what community consultation processes would be involved.</p>
<p>Proposed call in notice statutory date</p>	<p>There is currently no statutory timeframe for giving a proposed call in notice as the council has not yet decided the application.</p>
<p>State interests/ assessment/ response</p>	
<p>The site is located within the Rural Zone; Rural landscape and environment precinct of <i>Gold Coast City Plan 2016</i> (City Plan), which identifies it's purpose is to <i>'provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'</i>.</p> <p>The proposal ranges between one (1) and five (5) storeys with a maximum building height of 24.7m and a number of non-rural uses including multiple dwellings, short-term accommodation villas, restaurants, chapel, gallery, health centre and hotel.</p> <p>Relevant state interests include.</p> <ul style="list-style-type: none"> • Biodiversity – MSES – wildlife habitat and regulated vegetation intersecting a watercourse; • Coastal Environment – Coastal Management District; • Water Quality – Water resource catchments; • Natural Hazards Risk and Resilience – Flood hazard area (Local Government flood mapping area); • Transport Infrastructure (State-controlled road); • Infrastructure – Strategic Airports and Aviation Facilities – Obstacle limitation surface area, Wildlife hazard buffer zone and Aviation facility – Building restrict area. <p>The site is located within the Urban Footprint of <i>Shaping SEQ</i>, which provides for land required to meet the region's urban development needs to 2041.</p> <p>The application states that the development will support the state interest of tourism and will include a total of approximately 381 on-going operational jobs. In total this equates to an estimated \$31.5 million per annum in direct and indirect gross value-added contribution generated from the daily operation and management of the development to the Queensland economy.</p>	

Under section 91 of the *Planning Act 2016*, an application can only be called in if the development involves, or is likely to involve, a state interest.

Based on its review of the proposal, the Department of State Development, Manufacturing, Infrastructure and Planning is of the view that:

- the council has the responsibility for ensuring good rule and governance of its local government area. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
- given that the council has not yet completed its assessment or decided the application, there are no evident deficiencies in the council's assessment of the application
- it would be premature to give a proposed call in notice before SARA has completed its assessment and provided its response
- anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
- no state interests are affected by the development that would warrant your involvement and assessment at this stage
- accordingly, a proposed call in notice should not be given at this time.

Background information:

Application details	
Lot and Plan	Lot 11 SP203381, Lot 5 RP148506, Lot 3 RP181146, Lot 1 RP143391, Lot 2 RP143391 and Lot 4 RP143391
Site area	47.57ha
Applicant	Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd
Application number	COM/2018/47
Lodgement date	19 September 2018
Approval sought	Development permit for: <ul style="list-style-type: none"> • material change of use for a resort complex, 112 multiple dwellings and a dwelling house • reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
Level of assessment	Impact assessable
Planning scheme provisions	
Zoning	<p>The site is located within the Rural Zone; Rural landscape and environment precinct of City Plan, which is to:</p> <ul style="list-style-type: none"> (a) provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities (b) provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes (c) protect or manage significant natural resources, and processes to maintain the capacity for primary production. <p>The council has identified as part of its information request that the uses and scale of the proposed development have a number of non-compliances with the City Plan including:</p>

- | | |
|--|--|
| | <ul style="list-style-type: none">(a) Strategic Outcome 3.5.1 (10) of the Strategic Framework relating to rural production areas(b) Specific Outcome 3.5.6.1 (1) of the Strategic Framework relating to rural production areas(c) The purpose and overall outcomes of the Rural Zone code. |
|--|--|

RTI RELEASE - DSDMIP

Figure 1 – Site location and surrounding zones

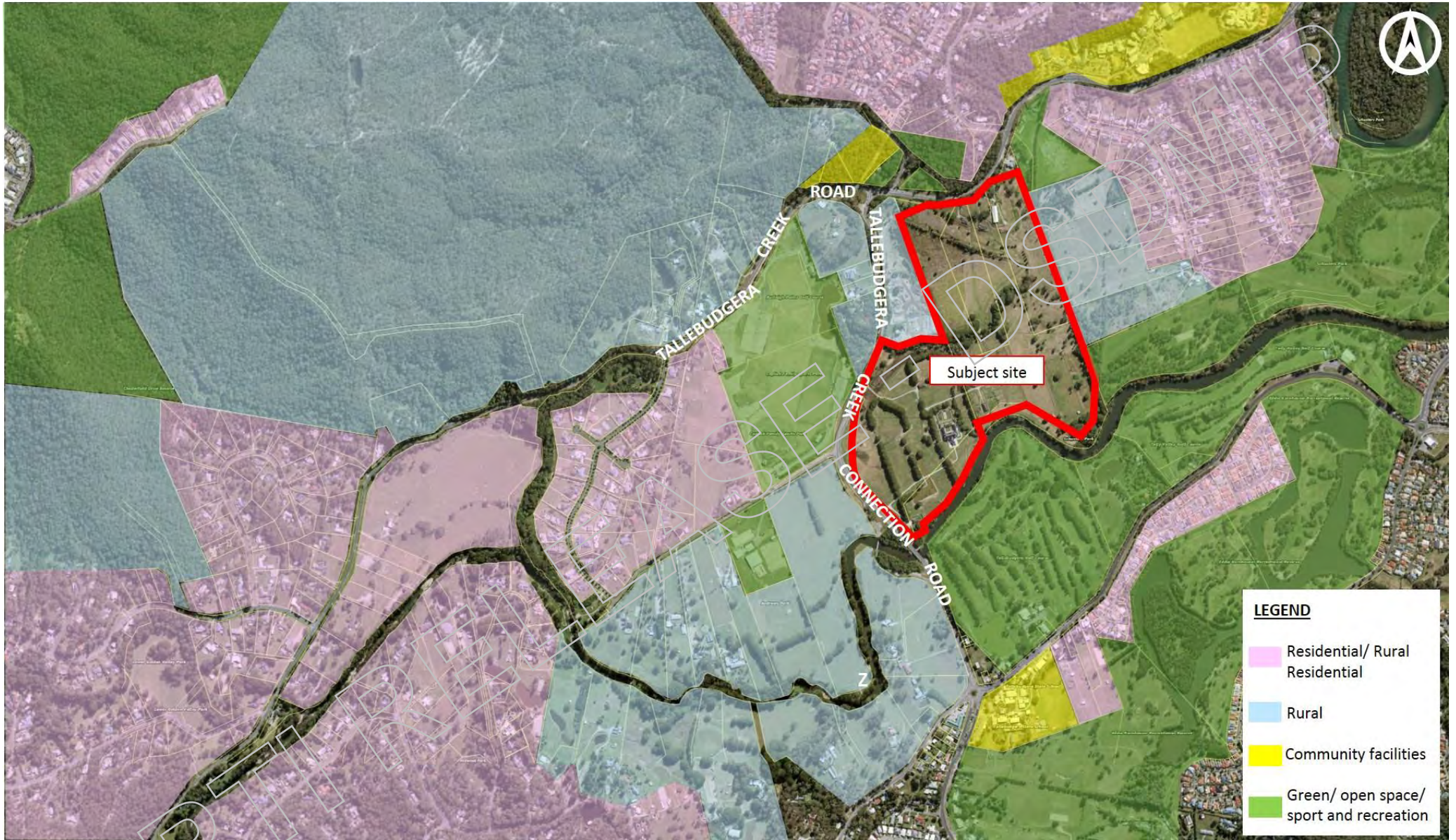


Figure 2 – Masterplan

OVERALL

1. GALLERY SPACE
2. RESTAURANTS
3. HEALTH CENTRE
4. CAR PARK
5. FUNCTION CENTRE
6. VILLA RESIDENCES
7. HOTEL
8. HOTEL PORTE COCHERE
9. HOTEL VILLAS
10. CENTRAL GREEN EVENTS SPACE
11. FRUIT ORCHARD & KITCHEN GARDEN
12. HOTEL WING
13. COURTS ABOVE CAR PARK
14. WEDDING CHAPEL
15. LUXURY VILLAS
16. ROSE GARDEN
17. CENTRAL LAKE
18. PEDESTRIAN BRIDGE
19. VEHICLE BRIDGE
20. GOVERNMENT LAND
21. MAINTENANCE FACILITIES
22. SITE ENTRY
23. WATER QUALITY TREATMENT WETLANDS



Figure 3 – Proposed Gallery



Figure 4 – Proposed Healthcare centre



Figure 5 – Proposed Restaurant



RTI RELEASE IDSDMP

Figure 6 – Proposed Multiple Dwellings



Figure 7 - Proposed Dwelling House



Assessment of call in request – Tallebudgera Wellness and Tourism Gardens Project

The proposal	
Address	49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera QLD 4228 (Refer to Figure 1).
General description of proposal	<p>The proposal is for a wellness and fitness centre named 'Tallebudgera Wellness and Tourism Gardens' (refer to images at Figures 2 – 7 below) including:</p> <ul style="list-style-type: none"> • 112 x one and two storey multiple dwellings and short-term accommodation villas • hillside restaurants • chapel • an existing two storey manor house retained as part of the development • three storey health centre • four storey gallery • five storey hotel wings and • associated reconfiguration of a lot.
Status of development application	
State referral triggers	<p>The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, State transport corridors and future State transport corridors and tidal works or work in a coastal management district.</p> <p>On 25 October 2018, SARA issued its information request, requesting information relating to:</p> <ul style="list-style-type: none"> • development impacting on state transport infrastructure • tidal works and works within a coastal management district • removal of marine plants
Level of assessment	Impact assessable, therefore, public notification is required. Anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the decision.
Status	<p>On 26 October 2018, the Gold Coast City Council (the council) issued its information request, requesting additional information relating to:</p> <ul style="list-style-type: none"> • non-compliances with the Gold Coast City Plan 2016 including with multiple Themes and Elements of the Strategic Framework • impact on character of the surrounding area • need for non-residential components • hydraulic and stormwater impacts • constructed lake design and management • water quality management • matters of environmental significance • Tallebudgera Creek Buffer including impacts on koalas • rehabilitation following clearing • local significant wetlands • bio-retention systems • vegetation and flooding • tree retention • open space

	<ul style="list-style-type: none"> • bushfire management plan • intensity of private villa residences • proposed alterations to existing dwelling for hotel • new hotel accommodation buildings • intensity of proposed villas • car parking supply • traffic impact assessment • waste management • healthcare centre • odour issues. <p>The applicant has three months in which to respond to the information request.</p>
<p>Call in request</p>	<p>On 17 October and 5 November 2018 Sch. 4(4)(6) - Disclosing pe legal representative for 'Save Our Southern Valleys' community organisation wrote to you via email with concerns relating to relating to building within the floodplain and conduct of the Mayor of City of Gold Coast. As part of his emails, Sch. 4(4) Sch. 4(4)(6) - asked whether you would call in the application and issue an approval, what criteria would be used to assess the application and what community consultation processes would be involved.</p> <p>He attached an e-mail sent to the Mayor, which included the comment that <i>'notwithstanding that you indicated that you would not be asking the State Government to call in the project, there was considerable concern and cynicism about the fact that Ridong had liaised in many meetings with the State Government, to the exclusion of the Gold Coast City Council. Cr Macdonald listed at least 5- 6 meetings that Ridong had had with the State Government and only one with the Council. The meeting noted that the State Government could call the project in, notwithstanding whether you/Council asked them to do so, or not, and that Ridong might have asked the State Government to call up the application (as was done with Jewel Development.)'</i></p>
<p>Proposed call in notice statutory date</p>	<p>There is currently no statutory timeframe for giving a proposed call in notice as the council has not yet decided the application.</p>
<p>State interests/ assessment/ response</p>	
<p>The site is located within the Rural Zone; Rural landscape and environment precinct of <i>Gold Coast City Plan 2016 (City Plan)</i>, which identifies it's purpose is to <i>'provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'</i>.</p> <p>The proposal ranges between one (1) and five (5) storeys with a maximum building height of 24.7m and a number of non-rural uses including multiple dwellings, short-term accommodation villas, restaurants, chapel, gallery, health centre and hotel.</p> <p>Relevant state interests include:</p> <ul style="list-style-type: none"> • Biodiversity – MSES – wildlife habitat and regulated vegetation intersecting a watercourse; • Coastal Environment – Coastal Management District; • Water Quality – Water resource catchments; • Natural Hazards Risk and Resilience – Flood hazard area (Local Government flood mapping area); • Transport Infrastructure (State-controlled road); 	

- Infrastructure – Strategic Airports and Aviation Facilities – Obstacle limitation surface area, Wildlife hazard buffer zone and Aviation facility – Building restrict area.

The site is located within the Urban Footprint of *Shaping SEQ*, which provides for land required to meet the region's urban development needs to 2041.

The application states that the development will support the state interest of tourism and will include a total of approximately 381 on-going operational jobs. In total this equates to an estimated \$31.5 million per annum in direct and indirect gross value-added contribution generated from the daily operation and management of the development to the Queensland economy.

Under section 91 of the *Planning Act 2016*, an application can only be called in if the development involves, or is likely to involve, a state interest.

Based on its review of the proposal, the Department of State Development, Manufacturing, Infrastructure and Planning is of the view that:

- the council has the responsibility for ensuring good rule and governance of its local government area. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
- given that the council has not yet completed its assessment or decided the application, there are no evident deficiencies in the council's assessment of the application
- it would be premature to give a proposed call in notice before SARA has completed its assessment and provided its response
- anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision no state interests are affected by the development that would warrant your involvement and assessment at this stage
- accordingly, a proposed call in notice should not be given at this time.

Background information:

Application details	
Lot and Plan	Lot 11 SP203381, Lot 5 RP148506, Lot 3 RP181146, Lot 1 RP143391, Lot 2 RP143391 and Lot 4 RP143391
Site area	47.57ha
Applicant	Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd
Application number	COM/2018/47
Lodgement date	19 September 2018
Approval sought	Development permit for: <ul style="list-style-type: none"> • material change of use for a resort complex, 112 multiple dwellings and a dwelling house • reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
Level of assessment	Impact assessable
Planning scheme provisions	
Zoning	The site is located within the Rural Zone; Rural landscape and environment precinct of City Plan, which is to:

- | | |
|--|---|
| | <ul style="list-style-type: none">(a) provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities(b) provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes(c) protect or manage significant natural resources, and processes to maintain the capacity for primary production. |
|--|---|

The council has identified as part of its information request that the uses and scale of the proposed development have a number of non-compliances with the City Plan including:

- (a) Strategic Outcome 3.5.1 (10) of the Strategic Framework relating to rural production areas
- (b) Specific Outcome 3.5.6.1 (1) of the Strategic Framework relating to rural production areas
- (c) The purpose and overall outcomes of the Rural Zone code.

RTI RELEASE - DSDMP

Figure 1 – Site location and surrounding zones

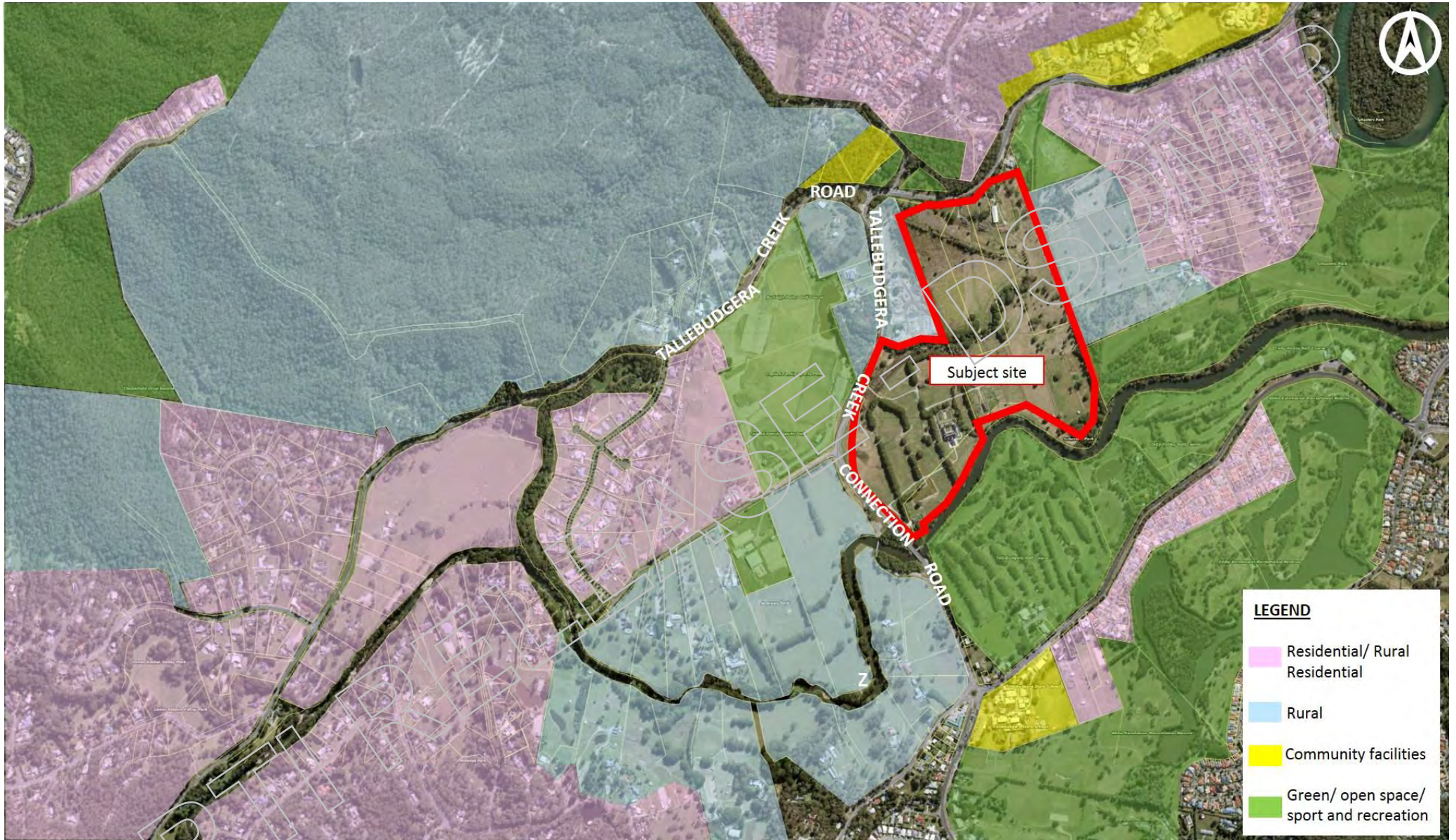


Figure 2 – Masterplan

OVERALL

1. GALLERY SPACE
2. RESTAURANTS
3. HEALTH CENTRE
4. CAR PARK
5. FUNCTION CENTRE
6. VILLA RESIDENCES
7. HOTEL
8. HOTEL PORTE COCHERE
9. HOTEL VILLAS
10. CENTRAL GREEN EVENTS SPACE
11. FRUIT ORCHARD & KITCHEN GARDEN
12. HOTEL WING
13. COURTS ABOVE CAR PARK
14. WEDDING CHAPEL
15. LUXURY VILLAS
16. ROSE GARDEN
17. CENTRAL LAKE
18. PEDESTRIAN BRIDGE
19. VEHICLE BRIDGE
20. GOVERNMENT LAND
21. MAINTENANCE FACILITIES
22. SITE ENTRY
23. WATER QUALITY TREATMENT WETLANDS



Figure 3 – Proposed Gallery



Figure 4 – Proposed Healthcare centre



Figure 5 – Proposed Restaurant



RTI RELEASE IDSDMP

Figure 6 – Proposed Multiple Dwellings



Figure 7 - Proposed Dwelling House



Assessment of call in request – Tallebudgera Wellness and Tourism Gardens Project

The proposal	
Address	49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera QLD 4228 (Refer to Figure 1).
General description of proposal	<p>The proposal is for the <i>'Tallebudgera Wellness and Tourism Gardens'</i> (refer to images at Figures 2 – 7 below) which is to include:</p> <ul style="list-style-type: none"> • 112 x one and two storey multiple dwellings and short-term accommodation villas • hillside restaurants • chapel • an existing two storey manor house retained as part of the development • three storey health centre • four storey gallery • five storey hotel wings and • associated reconfiguration of a lot.
Status of development application	
State referral triggers	<p>The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, State transport corridors and future State transport corridors and tidal works or work in a coastal management district.</p> <p>On 25 October 2018, SARA issued its information request, requesting information relating to:</p> <ul style="list-style-type: none"> • development impacting on state transport infrastructure • tidal works and works within a coastal management district • removal of marine plants.
Level of assessment	Impact assessable, therefore, public notification is required. Anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the decision.
Status	<p>On 26 October 2018, the Gold Coast City Council (the council) issued its information request, requesting additional information relating to:</p> <ul style="list-style-type: none"> • non-compliances with the Gold Coast City Plan 2016 including with multiple Themes and Elements of the Strategic Framework • impact on the character of the surrounding area • need for non-residential components • hydraulic and stormwater impacts • constructed lake design and management • water quality management • matters of environmental significance • Tallebudgera Creek Buffer including impacts on koalas • rehabilitation following clearing • local significant wetlands • bio-retention systems • vegetation and flooding • tree retention • open space • bushfire management plan • intensity of private villa residences • proposed alterations to existing dwelling for hotel

	<ul style="list-style-type: none"> • new hotel accommodation buildings • intensity of proposed villas • car parking supply • traffic impact assessment • waste management • healthcare centre • odour issues. <p>The applicant has three months in which to respond to the information request.</p>
<p>Call in request</p>	<p>On 17 October and 28 October 2018 Sch. 4(4)(6) - Disclosing personal information Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys, wrote to you via email with concerns relating to building within the floodplain and to the conduct of the Mayor of the City of Gold Coast, asking:</p> <ul style="list-style-type: none"> • whether you would call in the application and issue an approval • what criteria would be used to assess the application and what community consultation processes would be involved. <p>Sch. 4(4)(6) - Disclosing personal information attached an e-mail sent to the Mayor, in which he referred to a meeting of the community group attended by three councillors, stating that <i>'notwithstanding that you indicated that you would not be asking the State Government to call in the project, there was considerable concern and cynicism about the fact that Ridong had liaised in many meetings with the State Government, to the exclusion of the Gold Coast City Council. Cr Macdonald listed at least 5- 6 meetings that Ridong had had with the State Government and only one with the Council. The meeting noted that the State Government could call the project in, notwithstanding whether you/Council asked them to do so, or not, and that Ridong might have asked the State Government to call up the application (as was done with Jewel Development.)'</i></p> <p>On 28 October 2018, Sch. 4(4)(6) - Disclosing personal information made a formal complaint on behalf of 'Save Our Southern Valleys' to the council's Integrity and Ethics Advisor against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including the local state member, Jan Stuckey MP, and the Crime and Conduct Commission.</p>
<p>Proposed call in notice statutory date</p>	<p>There is currently no statutory timeframe for giving a proposed call in notice as the council has not yet decided the application.</p>
<p>State interests/ assessment/ response</p>	
<p>The site is located within the Rural Zone; Rural landscape and environment precinct of <i>Gold Coast City Plan 2016</i> (City Plan), which is to <i>'provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'</i>.</p> <p>The proposal ranges between one and five storeys with a maximum building height of 24.7m and a number of non-rural uses including multiple dwellings, short-term accommodation villas, restaurants, chapel, gallery, health centre and hotel.</p> <p>Relevant state interests include:</p> <ul style="list-style-type: none"> • Biodiversity – MSES – wildlife habitat and regulated vegetation intersecting a watercourse • Coastal Environment – Coastal Management District • Water Quality – Water resource catchments 	

- Natural Hazards Risk and Resilience – Flood hazard area (Local Government flood mapping area)
- Transport Infrastructure (State-controlled road)
- Infrastructure – Strategic Airports and Aviation Facilities – Obstacle limitation surface area, Wildlife hazard buffer zone and Aviation facility – Building restrict area.

The site is located within the Urban Footprint of *Shaping SEQ*, which provides for land required to meet the region's urban development needs to 2041.

The application states that the development will support the state interest of tourism and will include a total of approximately 381 on-going operational jobs, with an estimated \$31.5 million per annum in direct and indirect gross value-added contribution generated from the daily operation and management of the development to the Queensland economy.

Under section 91 of the *Planning Act 2016*, an application can only be called in if the development involves, or is likely to involve, a state interest.

Based on its review of the proposal, the Department of State Development, Manufacturing, Infrastructure and Planning is of the view that:

- the council has the responsibility for ensuring good rule and governance of its local government area. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
- given that the council has not yet completed its assessment or decided the application, there are no evident deficiencies in the council's assessment of the application
- it would be premature to give a proposed call in notice before SARA has completed its assessment and provided its response
- anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
- no state interests are affected by the development that would warrant your involvement and assessment at this stage
- accordingly, a proposed call in notice should not be given at this time.

Background information:

Application details	
Lot and Plan	Lot 11 SP203381, Lot 5 RP148506, Lot 3 RP181146, Lot 1 RP143391, Lot 2 RP143391 and Lot 4 RP143391
Site area	47.57ha
Applicant	Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd
Application number	COM/2018/47
Lodgement date	19 September 2018
Approval sought	Development permit for: <ul style="list-style-type: none"> • material change of use for a resort complex, 112 multiple dwellings and a dwelling house • reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
Level of assessment	Impact assessable

Planning scheme provisions

Zoning

The site is located within the Rural Zone; Rural landscape and environment precinct of City Plan, which is to:

- (a) *provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities*
- (b) *provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes*
- (c) *protect or manage significant natural resources, and processes to maintain the capacity for primary production.*

The council has identified as part of its information request that the uses and scale of the proposed development have a number of non-compliances with the City Plan including:

- (a) *Strategic Outcome 3.5.1(10) of the Strategic Framework relating to rural production areas*
- (b) *Specific Outcome 3.5.6.1(1) of the Strategic Framework relating to rural production areas*
- (c) *The purpose and overall outcomes of the Rural Zone code.*

RTI RELEASE - DSDMM

Figure 1 – Site location and surrounding zones

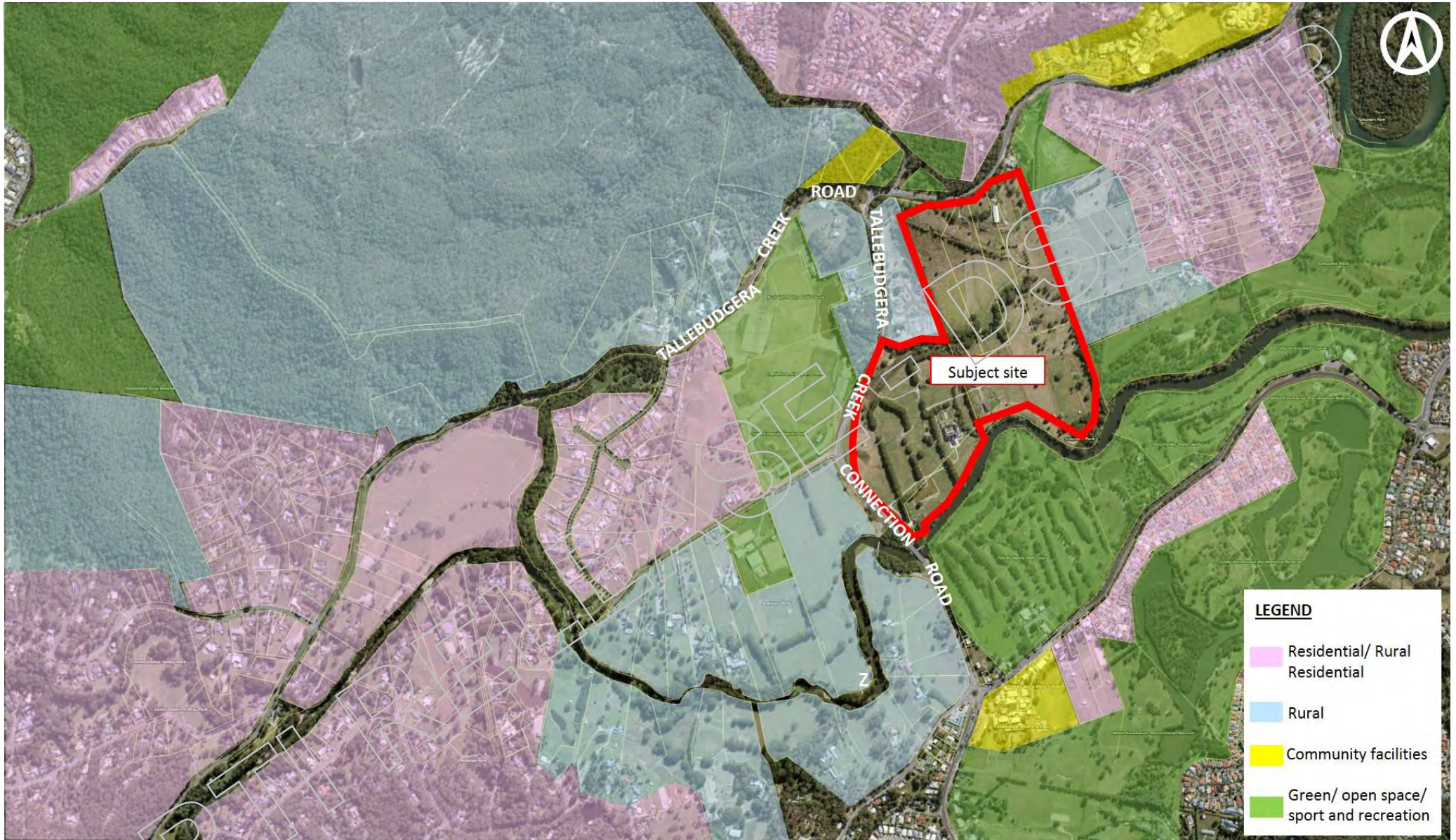


Figure 2 – Masterplan

OVERALL

1. GALLERY SPACE
2. RESTAURANTS
3. HEALTH CENTRE
4. CAR PARK
5. FUNCTION CENTRE
6. VILLA RESIDENCES
7. HOTEL
8. HOTEL PORTE COCHERE
9. HOTEL VILLAS
10. CENTRAL GREEN EVENTS SPACE
11. FRUIT ORCHARD & KITCHEN GARDEN
12. HOTEL WING
13. COURTS ABOVE CAR PARK
14. WEDDING CHAPEL
15. LUXURY VILLAS
16. ROSE GARDEN
17. CENTRAL LAKE
18. PEDESTRIAN BRIDGE
19. VEHICLE BRIDGE
20. GOVERNMENT LAND
21. MAINTENANCE FACILITIES
22. SITE ENTRY
23. WATER QUALITY TREATMENT WETLANDS



Figure 3 – Proposed Gallery



Figure 4 – Proposed Healthcare centre



Figure 5 – Proposed Restaurant



RTI RELEASE IDSDMP

Figure 6 – Proposed Multiple Dwellings



Figure 7 - Proposed Dwelling House



Assessment of call in request – Tallebudgera Wellness and Tourism Gardens Project

The proposal	
Address	49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera QLD 4228 (Refer to Figure 1).
General description of proposal	<p>The proposal is for the <i>'Tallebudgera Wellness and Tourism Gardens'</i> (refer to images at Figures 2 – 7 below) which is to include:</p> <ul style="list-style-type: none"> • 112 x one and two storey multiple dwellings and short-term accommodation villas • hillside restaurants • chapel • an existing two storey manor house retained as part of the development • three storey health centre • four storey gallery • five storey hotel wings and • associated reconfiguration of a lot.
Status of development application	
State referral triggers	<p>The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, State transport corridors and future State transport corridors and tidal works or work in a coastal management district.</p> <p>On 25 October 2018, SARA issued its information request, requesting information relating to:</p> <ul style="list-style-type: none"> • development impacting on state transport infrastructure • tidal works and works within a coastal management district • removal of marine plants.
Level of assessment	Impact assessable, therefore, public notification is required. Anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the decision.
Status	<p>On 26 October 2018, the Gold Coast City Council (the council) issued its information request, requesting additional information relating to:</p> <ul style="list-style-type: none"> • non-compliances with the Gold Coast City Plan 2016 including with multiple Themes and Elements of the Strategic Framework • impact on the character of the surrounding area • need for non-residential components • hydraulic and stormwater impacts • constructed lake design and management • water quality management • matters of environmental significance • Tallebudgera Creek Buffer including impacts on koalas • rehabilitation following clearing • local significant wetlands • bio-retention systems • vegetation and flooding • tree retention • open space • bushfire management plan • intensity of private villa residences • proposed alterations to existing dwelling for hotel

	<ul style="list-style-type: none"> • new hotel accommodation buildings • intensity of proposed villas • car parking supply • traffic impact assessment • waste management • healthcare centre • odour issues. <p>The applicant has three months in which to respond to the information request.</p>
Call in request	<p>On 17 October and 28 October 2018, Sch. 4(4)(6) - Disclosing pe who maintains that Sch. 4(4)(6) - D Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys, wrote to you via email with concerns relating to building within the floodplain and to the conduct of the Mayor of the City of Gold Coast, asking:</p> <ul style="list-style-type: none"> • whether you would call in the application and issue an approval • what criteria would be used to assess the application and what community consultation processes would be involved. <p>He attached an e-mail sent to the Mayor, in which he referred to a meeting of the community group attended by three councillors, stating that <i>'notwithstanding that you indicated that you would not be asking the State Government to call in the project, there was considerable concern and cynicism about the fact that Ridong had liaised in many meetings with the State Government, to the exclusion of the Gold Coast City Council. Cr Macdonald listed at least 5- 6 meetings that Ridong had had with the State Government and only one with the Council. The meeting noted that the State Government could call the project in, notwithstanding whether you/Council asked them to do so, or not, and that Ridong might have asked the State Government to call up the application (as was done with Jewel Development.)'</i></p> <p>On 28 October 2018, Sch. 4(4)(6) - Disclo made a formal complaint on behalf of 'Save Our Southern Valleys' to the council's Integrity and Ethics Advisor against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including the local state member, Jan Stuckey MP, and the Crime and Conduct Commission.</p>
Proposed call in notice statutory date	There is currently no statutory timeframe for giving a proposed call in notice as the council has not yet decided the application.
State interests/ assessment/ response	
<p>The site is located within the Rural Zone; Rural landscape and environment precinct of <i>Gold Coast City Plan 2016</i> (City Plan), which is to <i>'provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'</i>.</p> <p>The proposal ranges between one and five storeys with a maximum building height of 24.7m and a number of non-rural uses including multiple dwellings, short-term accommodation villas, restaurants, chapel, gallery, health centre and hotel.</p> <p>Relevant state interests include:</p> <ul style="list-style-type: none"> • Biodiversity – MSES – wildlife habitat and regulated vegetation intersecting a watercourse • Coastal Environment – Coastal Management District • Water Quality – Water resource catchments 	

- Natural Hazards Risk and Resilience – Flood hazard area (Local Government flood mapping area)
- Transport Infrastructure (State-controlled road)
- Infrastructure – Strategic Airports and Aviation Facilities – Obstacle limitation surface area, Wildlife hazard buffer zone and Aviation facility – Building restrict area.

The site is located within the Urban Footprint of *Shaping SEQ*, which provides for land required to meet the region's urban development needs to 2041.

The application states that the development will support the state interest of tourism and will include a total of approximately 381 on-going operational jobs, with an estimated \$31.5 million per annum in direct and indirect gross value-added contribution generated from the daily operation and management of the development to the Queensland economy.

Under section 91 of the *Planning Act 2016*, an application can only be called in if the development involves, or is likely to involve, a state interest.

Based on its review of the proposal, the Department of State Development, Manufacturing, Infrastructure and Planning is of the view that:

- the council has the responsibility for ensuring good rule and governance of its local government area. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
- given that the council has not yet completed its assessment or decided the application, there are no evident deficiencies in the council's assessment of the application
- it would be premature to give a proposed call in notice before SARA has completed its assessment and provided its response
- anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
- no state interests are affected by the development that would warrant your involvement and assessment at this stage
- accordingly, a proposed call in notice should not be given at this time.

Background information:

Application details	
Lot and Plan	Lot 11 SP203381, Lot 5 RP148506, Lot 3 RP181146, Lot 1 RP143391, Lot 2 RP143391 and Lot 4 RP143391
Site area	47.57ha
Applicant	Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd
Application number	COM/2018/47
Lodgement date	19 September 2018
Approval sought	Development permit for: <ul style="list-style-type: none"> • material change of use for a resort complex, 112 multiple dwellings and a dwelling house • reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
Level of assessment	Impact assessable

Planning scheme provisions

Zoning

The site is located within the Rural Zone; Rural landscape and environment precinct of City Plan, which is to:

- (a) *provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities*
- (b) *provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes*
- (c) *protect or manage significant natural resources, and processes to maintain the capacity for primary production.*

The council has identified as part of its information request that the uses and scale of the proposed development have a number of non-compliances with the City Plan including:

- (a) *Strategic Outcome 3.5.1(10) of the Strategic Framework relating to rural production areas*
- (b) *Specific Outcome 3.5.6.1(1) of the Strategic Framework relating to rural production areas*
- (c) *The purpose and overall outcomes of the Rural Zone code.*

RTI RELEASE - DSDMM

Figure 1 – Site location and surrounding zones

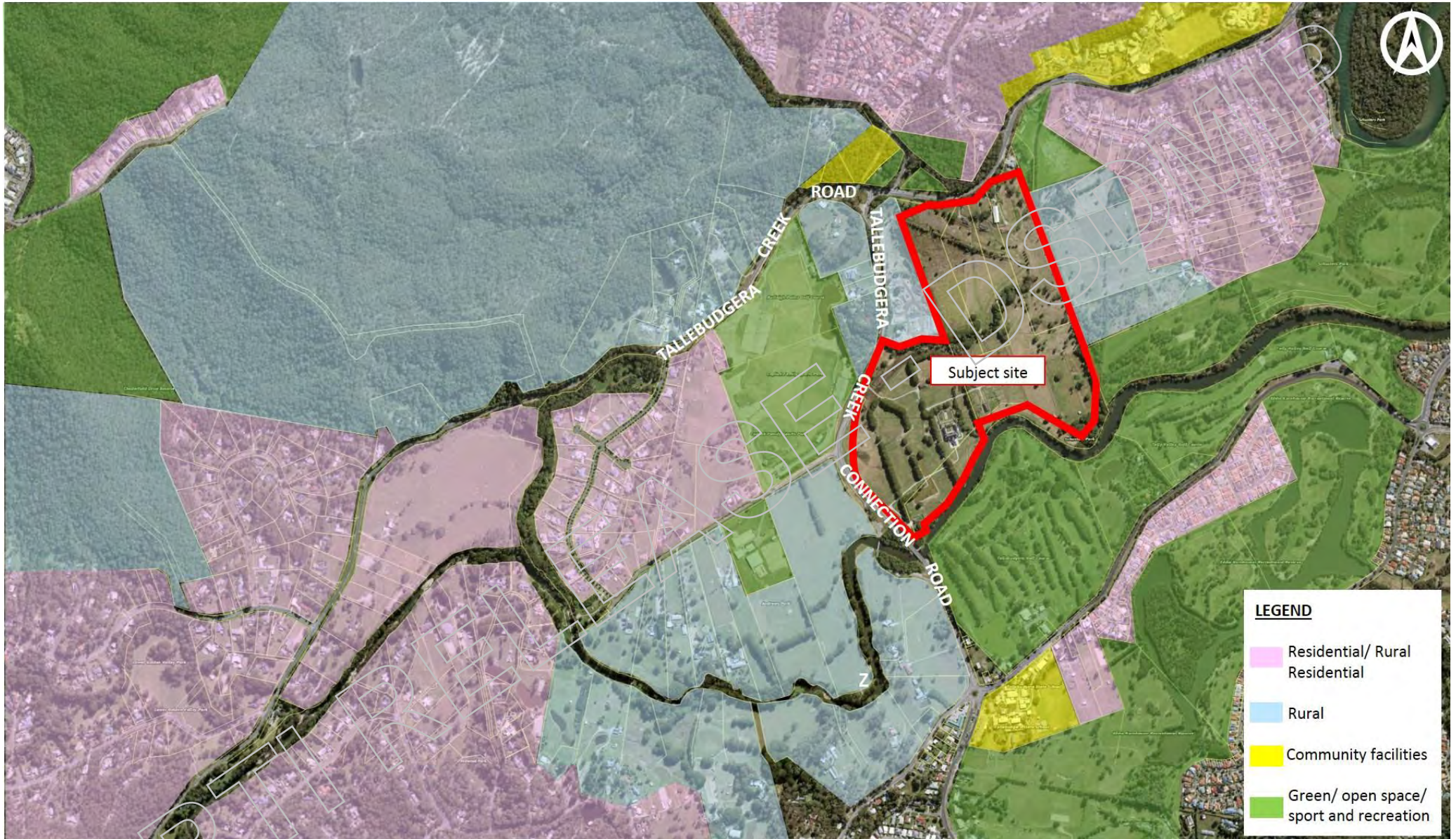


Figure 2 – Masterplan

OVERALL

1. GALLERY SPACE
2. RESTAURANTS
3. HEALTH CENTRE
4. CAR PARK
5. FUNCTION CENTRE
6. VILLA RESIDENCES
7. HOTEL
8. HOTEL PORTE COCHERE
9. HOTEL VILLAS
10. CENTRAL GREEN EVENTS SPACE
11. FRUIT ORCHARD & KITCHEN GARDEN
12. HOTEL WING
13. COURTS ABOVE CAR PARK
14. WEDDING CHAPEL
15. LUXURY VILLAS
16. ROSE GARDEN
17. CENTRAL LAKE
18. PEDESTRIAN BRIDGE
19. VEHICLE BRIDGE
20. GOVERNMENT LAND
21. MAINTENANCE FACILITIES
22. SITE ENTRY
23. WATER QUALITY TREATMENT WETLANDS



Figure 3 – Proposed Gallery



Figure 4 – Proposed Healthcare centre



Figure 5 – Proposed Restaurant



RTI RELEASE IDSDMP

Figure 6 – Proposed Multiple Dwellings



Figure 7 - Proposed Dwelling House



Assessment of call in request – Tallebudgera Wellness and Tourism Gardens Project

The proposal	
Address	49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera QLD 4228 (Refer to Figure 1).
General description of proposal	<p>The proposal is for the <i>'Tallebudgera Wellness and Tourism Gardens'</i> (refer to images at Figures 2 – 7 below) which is to include:</p> <ul style="list-style-type: none"> • 112 x one and two storey multiple dwellings and short-term accommodation villas • hillside restaurants • chapel • an existing two storey manor house retained as part of the development • three storey health centre • four storey gallery • five storey hotel wings and • associated reconfiguration of a lot.
Status of development application	
State referral triggers	<p>The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, State transport infrastructure, State transport corridors and future State transport corridors and tidal works or work in a coastal management district.</p> <p>On 25 October 2018, SARA issued its information request, requesting information relating to:</p> <ul style="list-style-type: none"> • development impacting on state transport infrastructure • tidal works and works within a coastal management district • removal of marine plants.
Level of assessment	Impact assessable, therefore, public notification is required. Anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the decision.
Status	<p>On 26 October 2018, the Gold Coast City Council (the council) issued its information request, requesting additional information relating to:</p> <ul style="list-style-type: none"> • non-compliances with the Gold Coast City Plan 2016 including with multiple Themes and Elements of the Strategic Framework • impact on the character of the surrounding area • need for non-residential components • hydraulic and stormwater impacts • constructed lake design and management • water quality management • matters of environmental significance • Tallebudgera Creek Buffer including impacts on koalas • rehabilitation following clearing • local significant wetlands • bio-retention systems • vegetation and flooding • tree retention • open space • bushfire management plan • intensity of private villa residences • proposed alterations to existing dwelling for hotel

	<ul style="list-style-type: none"> • new hotel accommodation buildings • intensity of proposed villas • car parking supply • traffic impact assessment • waste management • healthcare centre • odour issues. <p>The applicant has three months in which to respond to the information request.</p>
Call in request	<p>On 17 October and 28 October 2018, Sch. 4(4)(6) - Disclosing per who maintains that Sch. 4(4)(6) - D Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys, wrote to you via email with concerns relating to building within the floodplain and to the conduct of the Mayor of the City of Gold Coast, asking:</p> <ul style="list-style-type: none"> • whether you would call in the application and issue an approval • what criteria would be used to assess the application and what community consultation processes would be involved. <p>Sch. 4(4) attached an e-mail sent to the Mayor, in which he referred to a meeting of the community group attended by three councillors, stating that <i>'notwithstanding that you indicated that you would not be asking the State Government to call in the project, there was considerable concern and cynicism about the fact that Ridong had liaised in many meetings with the State Government, to the exclusion of the Gold Coast City Council. Cr Macdonald listed at least 5- 6 meetings that Ridong had had with the State Government and only one with the Council. The meeting noted that the State Government could call the project in, notwithstanding whether you/Council asked them to do so, or not, and that Ridong might have asked the State Government to call up the application (as was done with Jewel Development.)'</i></p> <p>On 28 October 2018, Sch. 4(4)(6) - Disclo made a formal complaint on behalf of 'Save Our Southern Valleys' to the council's Integrity and Ethics Advisor against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including the local state member, Jan Stuckey MP, and the Crime and Conduct Commission.</p>
Proposed call in notice statutory date	There is currently no statutory timeframe for giving a proposed call in notice as the council has not yet decided the application.
State interests/ assessment/ response	
<p>The site is located within the Rural Zone; Rural landscape and environment precinct of <i>Gold Coast City Plan 2016</i> (City Plan), which is to <i>'provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'</i>.</p> <p>The proposal ranges between one and five storeys with a maximum building height of 24.7m and a number of non-rural uses including multiple dwellings, short-term accommodation villas, restaurants, chapel, gallery, health centre and hotel.</p> <p>Relevant state interests include:</p> <ul style="list-style-type: none"> • Biodiversity – MSES – wildlife habitat and regulated vegetation intersecting a watercourse • Coastal Environment – Coastal Management District • Water Quality – Water resource catchments 	

- Natural Hazards Risk and Resilience – Flood hazard area (Local Government flood mapping area)
- Transport Infrastructure (State-controlled road)
- Infrastructure – Strategic Airports and Aviation Facilities – Obstacle limitation surface area, Wildlife hazard buffer zone and Aviation facility – Building restrict area.

The site is located within the Urban Footprint of *Shaping SEQ*, which provides for land required to meet the region's urban development needs to 2041.

The application states that the development will support the state interest of tourism and will include a total of approximately 381 on-going operational jobs, with an estimated \$31.5 million per annum in direct and indirect gross value-added contribution generated from the daily operation and management of the development to the Queensland economy.

Under section 91 of the *Planning Act 2016*, an application can only be called in if the development involves, or is likely to involve, a state interest.

Based on its review of the proposal, the Department of State Development, Manufacturing, Infrastructure and Planning is of the view that:

- the council has the responsibility for ensuring good rule and governance of its local government area. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
- given that the council has not yet completed its assessment or decided the application, there are no evident deficiencies in the council's assessment of the application
- it would be premature to give a proposed call in notice before SARA has completed its assessment and provided its response
- anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
- no state interests are affected by the development that would warrant your involvement and assessment at this stage
- accordingly, a proposed call in notice should not be given at this time.

Background information:

Application details	
Lot and Plan	Lot 11 SP203381, Lot 5 RP148506, Lot 3 RP181146, Lot 1 RP143391, Lot 2 RP143391 and Lot 4 RP143391
Site area	47.57ha
Applicant	Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd
Application number	COM/2018/47
Lodgement date	19 September 2018
Approval sought	Development permit for: <ul style="list-style-type: none"> • material change of use for a resort complex, 112 multiple dwellings and a dwelling house • reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
Level of assessment	Impact assessable

Planning scheme provisions

Zoning

The site is located within the Rural Zone; Rural landscape and environment precinct of City Plan, which is to:

- (a) *provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities*
- (b) *provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes*
- (c) *protect or manage significant natural resources, and processes to maintain the capacity for primary production.*

The council has identified as part of its information request that the uses and scale of the proposed development have a number of non-compliances with the City Plan including:

- (a) *Strategic Outcome 3.5.1(10) of the Strategic Framework relating to rural production areas*
- (b) *Specific Outcome 3.5.6.1(1) of the Strategic Framework relating to rural production areas*
- (c) *The purpose and overall outcomes of the Rural Zone code.*

RTI RELEASE - DSDMM

Figure 1 – Site location and surrounding zones

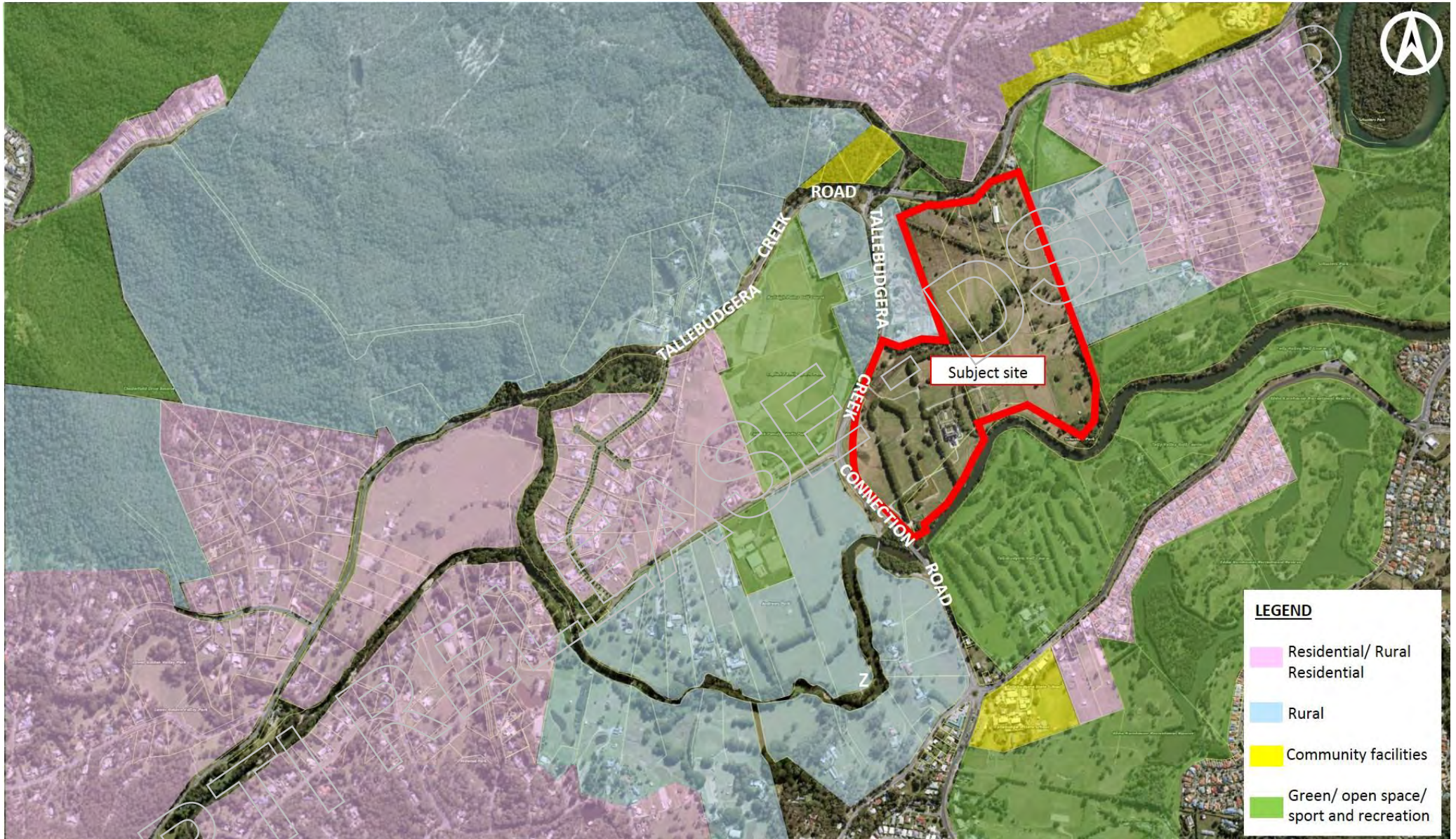


Figure 2 – Masterplan

OVERALL

1. GALLERY SPACE
2. RESTAURANTS
3. HEALTH CENTRE
4. CAR PARK
5. FUNCTION CENTRE
6. VILLA RESIDENCES
7. HOTEL
8. HOTEL PORTE COCHERE
9. HOTEL VILLAS
10. CENTRAL GREEN EVENTS SPACE
11. FRUIT ORCHARD & KITCHEN GARDEN
12. HOTEL WING
13. COURTS ABOVE CAR PARK
14. WEDDING CHAPEL
15. LUXURY VILLAS
16. ROSE GARDEN
17. CENTRAL LAKE
18. PEDESTRIAN BRIDGE
19. VEHICLE BRIDGE
20. GOVERNMENT LAND
21. MAINTENANCE FACILITIES
22. SITE ENTRY
23. WATER QUALITY TREATMENT WETLANDS



Figure 3 – Proposed Gallery



Figure 4 – Proposed Healthcare centre



Figure 5 – Proposed Restaurant



RTI RELEASE UNDER DSDMP

Figure 6 – Proposed Multiple Dwellings



Figure 7 - Proposed Dwelling House



Assessment of call in request – Tallebudgera Wellness and Tourism Gardens Project

The proposal	
Address	49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera QLD 4228 (Refer to Figure 1).
General description of proposal	<p>The proposal is for the <i>'Tallebudgera Wellness and Tourism Gardens'</i> (refer to images at Figures 2 – 7 below) which is to include:</p> <ul style="list-style-type: none"> • 112 x one and two storey multiple dwellings and short-term accommodation villas • hillside restaurants • chapel • an existing two storey manor house retained as part of the development • three storey health centre • four storey gallery • five storey hotel wings and • associated reconfiguration of a lot.
Status of development application	
State referral triggers	<p>The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, state transport infrastructure, state transport corridors and future state transport corridors and tidal works or work in a coastal management district.</p> <p>On 25 October 2018, SARA issued its information request, requesting information relating to:</p> <ul style="list-style-type: none"> • development impacting on state transport infrastructure • tidal works and works within a coastal management district • removal of marine plants.
Level of assessment	Impact assessable, therefore, public notification is required. Anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the decision.
Status	<p>On 26 October 2018, the Gold Coast City Council (the council) issued its information request, requesting additional information relating to:</p> <ul style="list-style-type: none"> • non-compliances with the Gold Coast City Plan 2016 including with multiple Themes and Elements of the Strategic Framework • impact on the character of the surrounding area • need for non-residential components • hydraulic and stormwater impacts • constructed lake design and management • water quality management • matters of environmental significance • Tallebudgera Creek Buffer including impacts on koalas • rehabilitation following clearing • local significant wetlands • bio-retention systems • vegetation and flooding • tree retention • open space • bushfire management plan • intensity of private villa residences • proposed alterations to existing dwelling for hotel

	<ul style="list-style-type: none"> • new hotel accommodation buildings • intensity of proposed villas • car parking supply • traffic impact assessment • waste management • healthcare centre • odour issues. <p>The applicant has three months in which to respond to the information request.</p>
<p>Call in request</p>	<p>On 17 October and 28 October 2018, [Sch. 4(4)(6) - Disclosing per] who maintains that [Sch. 4(4)(6) - D] Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys, wrote to you via email with concerns relating to building within the floodplain and to the conduct of the Mayor of the City of Gold Coast, asking:</p> <ul style="list-style-type: none"> • whether you would call in the application and issue an approval • what criteria would be used to assess the application and what community consultation processes would be involved. <p>He attached an e-mail sent to the Mayor, in which he referred to a meeting of the community group attended by three councillors, stating that <i>'notwithstanding that you indicated that you would not be asking the State Government to call in the project, there was considerable concern and cynicism about the fact that Ridong had liaised in many meetings with the State Government, to the exclusion of the Gold Coast City Council. Cr Macdonald listed at least 5- 6 meetings that Ridong had had with the State Government and only one with the Council. The meeting noted that the State Government could call the project in, notwithstanding whether you/Council asked them to do so, or not, and that Ridong might have asked the State Government to call up the application (as was done with Jewel Development.)'</i></p> <p>On 28 October 2018, [Sch. 4(4)(6) - Disclo] made a formal complaint on behalf of 'Save Our Southern Valleys' to the council's Integrity and Ethics Advisor against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including the local state member, Jan Stuckey MP, and the Crime and Conduct Commission.</p>
<p>Proposed call in notice statutory date</p>	<p>There is currently no statutory timeframe for giving a proposed call in notice as the council has not yet decided the application.</p>
<p>State interests/ assessment/ response</p>	
<p>The site is located within the Rural Zone; Rural landscape and environment precinct of <i>Gold Coast City Plan 2016</i> (City Plan), which is to <i>'provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'</i>.</p> <p>The proposal ranges between one and five storeys with a maximum building height of 24.7m and a number of non-rural uses including multiple dwellings, short-term accommodation villas, restaurants, chapel, gallery, health centre and hotel.</p> <p>Relevant state interests include:</p> <ul style="list-style-type: none"> • Biodiversity – MSES – wildlife habitat and regulated vegetation intersecting a watercourse • Coastal Environment – Coastal Management District • Water Quality – Water resource catchments 	

- Natural Hazards Risk and Resilience – Flood hazard area (Local Government flood mapping area)
- Transport Infrastructure (State-controlled road)
- Infrastructure – Strategic Airports and Aviation Facilities – Obstacle limitation surface area, Wildlife hazard buffer zone and Aviation facility – Building restrict area.

The site is located within the Urban Footprint of *Shaping SEQ*, which provides for land required to meet the region's urban development needs to 2041.

The application states that the development will support the state interest of tourism and will include a total of approximately 381 on-going operational jobs, with an estimated \$31.5 million per annum in direct and indirect gross value-added contribution generated from the daily operation and management of the development to the Queensland economy.

Under section 91 of the *Planning Act 2016*, an application can only be called in if the development involves, or is likely to involve, a state interest.

Based on its review of the proposal, the Department of State Development, Manufacturing, Infrastructure and Planning is of the view that:

- the council has the responsibility for ensuring good rule and governance of its local government area. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
- given that the council has not yet completed its assessment or decided the application, there are no evident deficiencies in the council's assessment of the application
- it would be premature to give a proposed call in notice before SARA has completed its assessment and provided its response
- anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
- no state interests are affected by the development that would warrant your involvement and assessment at this stage
- accordingly, a proposed call in notice should not be given at this time.

Background information:

Application details	
Lot and Plan	Lot 11 SP203381, Lot 5 RP148506, Lot 3 RP181146, Lot 1 RP143391, Lot 2 RP143391 and Lot 4 RP143391
Site area	47.57ha
Applicant	Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd
Application number	COM/2018/47
Lodgement date	19 September 2018
Approval sought	Development permit for: <ul style="list-style-type: none"> • material change of use for a resort complex, 112 multiple dwellings and a dwelling house • reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
Level of assessment	Impact assessable

Planning scheme provisions

Zoning

The site is located within the Rural Zone; Rural landscape and environment precinct of City Plan, which is to:

- (a) *provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities*
- (b) *provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes*
- (c) *protect or manage significant natural resources, and processes to maintain the capacity for primary production.*

The council has identified as part of its information request that the uses and scale of the proposed development have a number of non-compliances with the City Plan including:

- (a) *Strategic Outcome 3.5.1(10) of the Strategic Framework relating to rural production areas*
- (b) *Specific Outcome 3.5.6.1(1) of the Strategic Framework relating to rural production areas*
- (c) *The purpose and overall outcomes of the Rural Zone code.*

RTI RELEASE - DSDMM

Figure 1 – Site location and surrounding zones

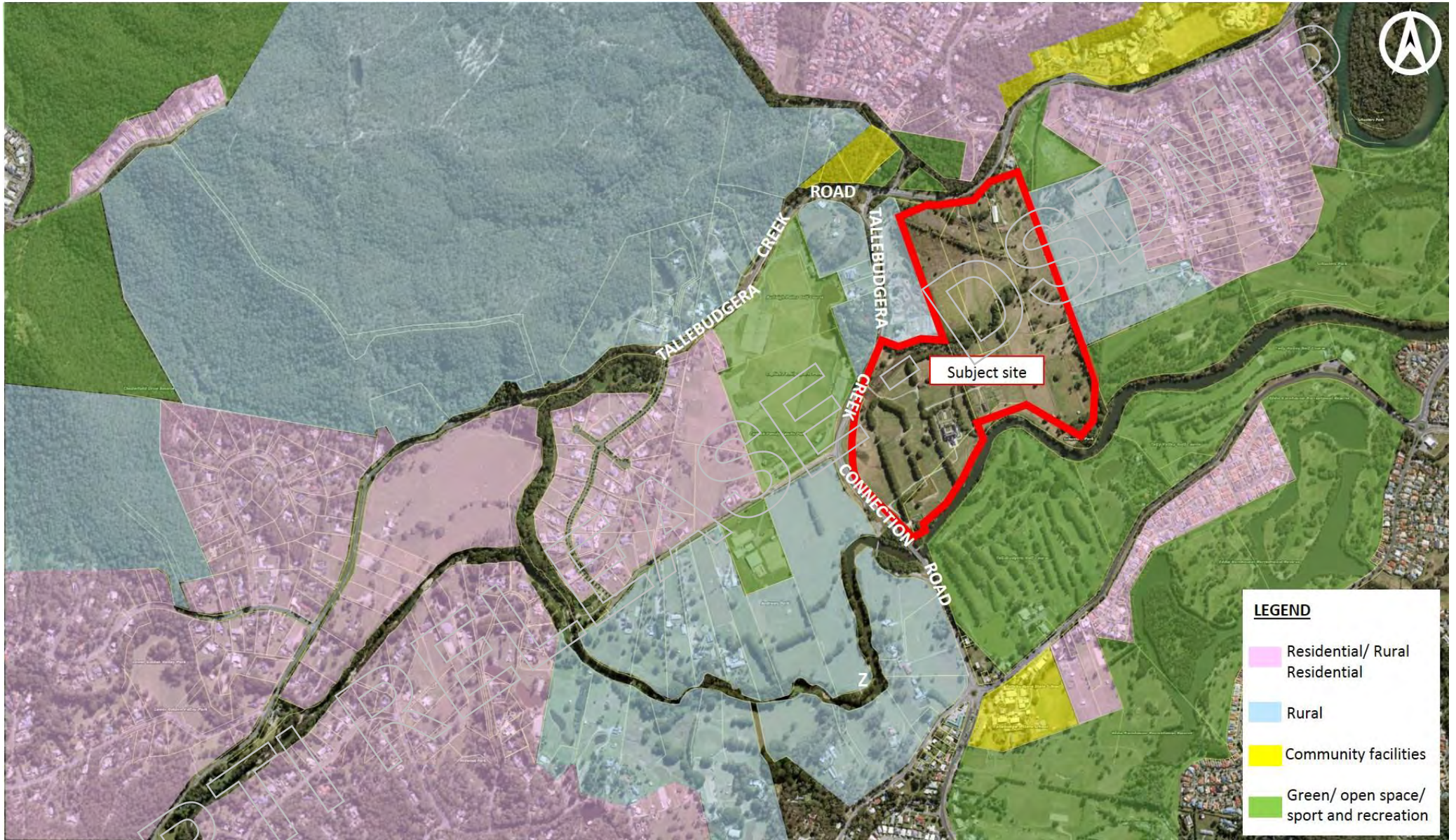


Figure 2 – Masterplan

OVERALL

1. GALLERY SPACE
2. RESTAURANTS
3. HEALTH CENTRE
4. CAR PARK
5. FUNCTION CENTRE
6. VILLA RESIDENCES
7. HOTEL
8. HOTEL PORTE COCHERE
9. HOTEL VILLAS
10. CENTRAL GREEN EVENTS SPACE
11. FRUIT ORCHARD & KITCHEN GARDEN
12. HOTEL WING
13. COURTS ABOVE CAR PARK
14. WEDDING CHAPEL
15. LUXURY VILLAS
16. ROSE GARDEN
17. CENTRAL LAKE
18. PEDESTRIAN BRIDGE
19. VEHICLE BRIDGE
20. GOVERNMENT LAND
21. MAINTENANCE FACILITIES
22. SITE ENTRY
23. WATER QUALITY TREATMENT WETLANDS



Figure 3 – Proposed Gallery



Figure 4 – Proposed Healthcare centre



Figure 5 – Proposed Restaurant



RTI RELEASE - DSDMP

Figure 6 – Proposed Multiple Dwellings



Figure 7 - Proposed Dwelling House





Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: MC18/6446

Sch. 4(4)(6) - Disclosing person

PO Box 931
TWEED HEADS NSW 2485

Email: Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disclosing

Thank you for your emails of 17 October and 5 November 2018 about the development at 49 & 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning. The Minister has asked that I respond on his behalf.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and conduct of the Mayor of City of Gold Coast.

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by council about local planning. It is at the discretion of each council to make decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including the relevant provisions in the *Gold Coast City Plan 2016* (City Plan).

I can confirm that the proposed development triggered a referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the State-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016*, the Minister is not involved in matters related to SARA's assessment.

However, under section 91 of the *Planning Act 2016*, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is not considered that the exercise of ministerial call in powers is warranted at this stage.

Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +617 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <https://cogc.cloud.infor.com/ePathway/ePthProd/web/GeneralEnquiry/EnquiryLists.aspx?ModuleCode=LAP> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, in the department, on (07) 3452 7449 or patrick.atkinson@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Our ref: MC18/6446

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email:

Sch. 4(4)(6) - Disclosing personal information

Dear

Sch. 4(4)(6) - Disclosing personal information

Thank you for your emails of 17 October and 28 October 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning. The Minister has asked that I respond on his behalf.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by council about local planning. It is at the discretion of each council to make decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including the relevant provisions in the *Gold Coast City Plan 2016*.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the State-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), the Minister is not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <https://cogc.cloud.infor.com/ePathway/ePthProd/web/GeneralEnquiry/EnquiryLists.aspx?ModuleCode=LAP> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, in the department, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Our ref: MC18/6446

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Sch. 4(4)(6) - Disclosing per

PO Box 931
TWEED HEADS NSW 2485

Email: Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disclo

Thank you for your emails of 17 October and 28 October 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning. The Minister has asked that I respond on his behalf.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by council about local planning. It is at the discretion of each council to make decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including the relevant provisions in the *Gold Coast City Plan 2016*.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the State-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), the Minister is not involved in matters related to SARA's assessment.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +617 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <https://cogc.cloud.infor.com/ePathway/ePthProd/web/GeneralEnquiry/EnquiryLists.aspx?ModuleCode=LAP> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, in the department, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, in the department, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**

Our ref: MC18/6446

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Sch. 4(4)(6) - Disclosing pers
[Redacted]

PO Box 931
TWEED HEADS NSW 2485

Email: [Redacted]

Dear [Redacted]

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning. The Minister has asked that I respond on his behalf.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by council about local planning. It is at the discretion of each council to make decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including the relevant provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the State-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), the Minister is not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, in the department, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Our ref: MC18/6446

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email: Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disclosur

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning. The Minister has asked that I respond on his behalf.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the state has limited power to intervene or direct any council in relation to operational matters, including decisions made by council about local planning. It is at the discretion of each council to make decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including the relevant provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), the Minister is not involved in matters related to SARA's assessment.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, in the Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Our ref: MC18/6446

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email: Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disclo

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning. The Minister has asked that I respond on his behalf.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the state has limited power to intervene or direct any council in relation to operational matters, including decisions made by council about local planning. It is at the discretion of each council to make decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including the relevant provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), the Minister is not involved in matters related to SARA's assessment.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

In the event that the matter was subject to a Ministerial call in, the matter would be assessed against....

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, in the Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Our ref: MC18/6446

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email: Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disclosi

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning. The Minister has asked that I respond on his behalf.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the state has limited power to intervene or direct any council in relation to operational matters, including decisions made by council about local planning. It is at the discretion of each council to make decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including the relevant provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), the Minister is not involved in matters related to SARA's assessment.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

In response to your query regarding the criteria against which a called in application would be assessed and decided, section 105(6) of the Planning Act states that I can consider anything I consider relevant. For an impact assessable application, this may include an assessment of the application against the assessment benchmarks in relevant planning instruments and matters prescribed by a regulation.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, in the Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Our ref: MC18/6446

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email: Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disclosing

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning. The Minister has asked that I respond on his behalf.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the state has limited power to intervene or direct any council in relation to operational matters, including decisions made by council about local planning. It is at the discretion of each council to make decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including the relevant provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), the Minister is not involved in matters related to SARA's assessment.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

In response to your query regarding the criteria against which a called in application would be assessed and decided, section 105(6) of the Planning Act states that the Minister can consider anything he considers relevant. For an impact assessable application, this may include an assessment of the application against the assessment benchmarks in relevant planning instruments and matters prescribed by a regulation.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, in the Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**

Our ref: MC18/6446

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email: Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disclosing

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning, about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera ~~to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning~~. The Minister has asked that I respond on his behalf.

I ~~appreciate~~ acknowledge the concerns raised by the 'Save Our Southern Valleys' ~~concerns community organisation relating to~~ about the building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the ~~state~~ State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning. It is at the discretion of each council to make decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including the relevant provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), the Minister is not involved in matters related to SARA's assessment.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +617 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

In response to your query ~~regarding about~~ the criteria against which a called in application would be assessed and decided, section 105(6) of the Planning Act states that the Minister can consider anything he considers relevant. For an impact assessable application, this may include an assessment of the application against the assessment benchmarks in relevant planning instruments and matters prescribed by a regulation.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on the council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be ~~re~~directed to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, ~~in the~~ Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: MC18/6446

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes

Email:

Sch. 4(4)(6) - Disclosing personal information

Dear

Sch. 4(4)(6) - Disclosing personal information

Thank you for emails of 17 and 28 October 2018 and 20 November 2018 to the Hon. Aaron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning, about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera. The Minister has asked that I respond on his behalf.

I note the concerns raised by the 'Save Our Southern Valleys' community organisation about the building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning. It is at the discretion of each council to make decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including the relevant provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), the Minister is not involved in matters related to SARA's assessment.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

In response to your query about the criteria against which a called in application would be assessed and decided, section 105(6) of the Planning Act states that the Minister can consider anything he considers relevant. For an impact assessable application, this may include an assessment of the application against the assessment benchmarks in relevant planning instruments and matters prescribed by a regulation.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown, at this stage. Details about the application, including information on when it will be publicly notified, can be found on the council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be directed to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**

Our ref: MC18/6446

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes

Email:

Sch. 4(4)(6) - Disclosing personal information

Dear

Sch. 4(4)(6) - Disclosing personal information

Thank you for emails of 17 and 28 October 2018 and 20 November 2018 to the Hon. Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning, about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera. The Minister has asked that I respond on his behalf.

I note the concerns raised by the 'Save Our Southern Valleys' community organisation about the building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning. It is at the discretion of each council to make decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including the relevant provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), the Minister is not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

In response to your query about the criteria against which a called in application would be assessed and decided, section 105(6) of the Planning Act states that the Minister can consider anything he considers relevant. For an impact assessable application, this may include an assessment of the application against the assessment benchmarks in relevant planning instruments and matters prescribed by a regulation.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown, at this stage. Details about the application, including information on when it will be publicly notified, can be found on the council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be directed to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

In response to your query about the criteria against which a called in application would be assessed and decided, section 105(6) of the Planning Act states that the Minister can consider anything he considers relevant. For an impact assessable application, this may include an assessment of the application against the assessment benchmarks in relevant planning instruments and matters prescribed by a regulation.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown, at this stage. Details about the application, including information on when it will be publicly notified, can be found on the council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be directed to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Sch. 4(4)(6) - Disclosing personal information

Kerry Doss
**Deputy Director-General
Planning Group**



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MC18/6446

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email: Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disclo

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera.

I note the concerns raised by the 'Save Our Southern Valleys' community organisation about building within the floodplain and the conduct of the Mayor of the Gold Coast City Council (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including against the relevant code provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning. SARA's assessment is limited to specifically defined state interests. This includes potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (the Planning Act), I am not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, I have the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by both the council and SARA, and no decision has yet been made about the application, I do not consider that the exercise of ministerial call in powers is warranted at this stage.

In response to your query about the criteria against which a called in application would be assessed and decided, section 105(6) of the Planning Act states that I can consider anything I consider relevant. For an impact assessable application, this may include an assessment of the application against the assessment benchmarks in relevant planning instruments and matters prescribed by a regulation.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown, at this stage. Details about the application, including information on when it will be publicly notified, can be found on the council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal. I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be directed to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsomip.qld.gov.au

Our ref: MC18/6446

[Redacted]

Sch. 4(4)(6) - Disclosing perso

PO Box 684
TWEED [Redacted]

Email [Redacted]
Sch. 4(4)(6) - Disclosing personal information

Dear [Redacted]
Sch. 4(4)(6) - Disclo

Thank you for your emails of 17 October and 5 November 2018 about the development at 49 & 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and conduct of the Mayor of City of Gold Coast.

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by the council about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including against the relevant code provisions in the *Gold Coast City Plan 2016* (City Plan).

The proposed development triggered a referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the State-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016*, I am not involved in matters related to SARA's assessment.

However, under section 91 of the *Planning Act 2016*, I have the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by both the council and SARA, and no decision has yet been made about the application, I do not consider that the exercise of ministerial call in powers is warranted at this stage.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <https://cogc.cloud.infor.com/ePathway/ePthProd/web/GeneralEnquiry/EnquiryLists.aspx?ModuleCode=LAP> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment, Department of State Development, Manufacturing, Infrastructure and Planning on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsomip.qld.gov.au

Our ref: MC18/6446

[Redacted]

Sch. 4(4)(6) - Disclosing personal

Wilson, [Redacted]
PO Box [Redacted]
TWEED HEADS NSW 2485

Email: [Redacted]
Sch. 4(4)(6) - Disclosing personal information

Dear [Redacted]
Sch. 4(4)(6) - Disclos

Thank you for your emails of 17 October and 28 October 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by the council about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including against the relevant code provisions in the *Gold Coast City Plan 2016*.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the State-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), I am not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, I have the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by both the council and SARA, and no decision has yet been made about the application, I do not consider that the exercise of ministerial call in powers is warranted at this stage.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <https://cogc.cloud.infor.com/ePathway/ePthProd/web/GeneralEnquiry/EnquiryLists.aspx?ModuleCode=LAP> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment, Department of State Development, Manufacturing, Infrastructure and Planning on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

Our ref: MC18/6446

[Redacted]

Sch. 4(4)(6) - Disclosing perso

Wilson, [Redacted]
PO Box [Redacted]
TWEED HEADS NSW 2485

Email: [Redacted]
Sch. 4(4)(6) - Disclosing personal information

Dea [Redacted]
Sch. 4(4)(6) - Disclosing

Thank you for your emails of 17 October and 28 October 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by the council about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including against the relevant code provisions in the *Gold Coast City Plan 2016*.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the State-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), I am not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, I have the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by both the council and SARA, and no decision has yet been made about the application, I do not consider that the exercise of ministerial call in powers is warranted at this stage.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment, Department of State Development, Manufacturing, Infrastructure and Planning on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsomip.qld.gov.au

Our ref: MC18/6446

[Redacted]

Sch. 4(4)(6) - Disclosing person

Wilson, James
PO Box [Redacted]
TWEED HEADS NSW 2485

Email: [Redacted]

Dear [Redacted]

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of the Gold Coast City Council (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the state has limited power to intervene or direct any council in relation to operational matters, including decisions made by the council about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including against the relevant code provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the State-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), I am not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, I have the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by both the council and SARA, and no decision has yet been made about the application, I do not consider that the exercise of ministerial call in powers is warranted at this stage.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment, in the department, on (07) 3452 7449 or patrick.atkinson@dsgmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsomip.qld.gov.au

Our ref: MC18/6446

[Redacted]

[Redacted] Sch. 4(4)(6) - Disclosing personal information

Wilson [Redacted]
PO Box 931
TWE [Redacted]

Email: [Redacted] Sch. 4(4)(6) - Disclosing personal information

Dear [Redacted] Sch. 4(4)(6) - Disclosing personal information

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of the Gold Coast City Council (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the state has limited power to intervene or direct any council in relation to operational matters, including decisions made by the council about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including against the relevant code provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), I am not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, I have the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by both the council and SARA, and no decision has yet been made about the application, I do not consider that the exercise of ministerial call in powers is warranted at this stage.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment, in the Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MC18/6446

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3749 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email: Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - D

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of the Gold Coast City Council (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the state has limited power to intervene or direct any council in relation to operational matters, including decisions made by the council about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including against the relevant code provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), I am not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, I have the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by both the council and SARA, and no decision has yet been made about the application, I do not consider that the exercise of ministerial call in powers is warranted at this stage.

Commented [SS1]: Insert paragraph regarding call in assessment criteria

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment, in the Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MC18/6446

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3749 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email:

Sch. 4(4)(6) - Disclosing personal information

Dear

Sch. 4(4)(6) -

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of the Gold Coast City Council (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the state has limited power to intervene or direct any council in relation to operational matters, including decisions made by the council about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including against the relevant code provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), I am not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, I have the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by both the council and SARA, and no decision has yet been made about the application, I do not consider that the exercise of ministerial call in powers is warranted at this stage.

In response to your query regarding the criteria against which a called in application would be assessed and decided, section 105(6) of the Planning Act states that I can consider anything I consider relevant. For an impact assessable application, this may include an assessment of the application against the assessment benchmarks in relevant planning instruments and matters prescribed by a regulation.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment, in the Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Commented [SS1]: Insert paragraph regarding call in assessment criteria



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsomip.qld.gov.au

Our ref: MC18/6446

[Redacted]

Sch. 4(4)(6) - Disclosing personal information
[Redacted]

Wilson [Redacted]
PO Box 931
TWE [Redacted]

Email: [Redacted]
Sch. 4(4)(6) - Disclosing personal information

Dear [Redacted]
Sch. 4(4)(6) - Disclosing personal information

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera.

I appreciate the 'Save Our Southern Valleys' concerns relating to building within the floodplain and the conduct of the Mayor of the Gold Coast City Council (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the state has limited power to intervene or direct any council in relation to operational matters, including decisions made by the council about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including against the relevant code provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), I am not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, I have the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by both the council and SARA, and no decision has yet been made about the application, I do not consider that the exercise of ministerial call in powers is warranted at this stage.

In response to your query regarding the criteria against which a called in application would be assessed and decided, section 105(6) of the Planning Act states that I can consider anything I consider relevant. For an impact assessable application, this may include an assessment of the application against the assessment benchmarks in relevant planning instruments and matters prescribed by a regulation.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be redirected to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment, in the Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MC18/6446

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email: Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disc

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera.

I ~~appreciate~~ acknowledge the concerns raised by the 'Save Our Southern Valleys' ~~concerns~~ relating to community organisation about building within the floodplain and the conduct of the Mayor of the Gold Coast City Council (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the ~~state~~ State has limited power to intervene or direct any council in relation to operational matters, including decisions made by ~~the~~ councils about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including against the relevant code provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (~~the department~~). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), I am not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, I have the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by both the council and SARA, and no decision has yet been made about the application, I do not consider that the exercise of ministerial call in powers is warranted at this stage.

In response to your query ~~regarding about~~ the criteria against which a called in application would be assessed and decided, section 105(6) of the Planning Act states that I can consider anything I consider relevant. For an impact assessable application, this may include an assessment of the application against the assessment benchmarks in relevant planning instruments and matters prescribed by a regulation.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown at this stage. Details about the application, including information on when it will be publicly notified, can be found on the council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be ~~re~~directed to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment, ~~in the~~ Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MC18/6446

Sch. 4(4)(6) - Disclosing personal information
[Redacted]

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email: [Redacted]

Dear [Redacted]

Thank you for your emails of 17 and 28 Oct
development at 49 and 109 Tallebudgera C
Tallebudgera Creek Road, Tallebudgera.

I note the concerns raised by the 'Save Our S
building within the floodplain and the conduct c
council).

In Queensland, councils have the respons
governance of their local government areas.
limited power to intervene or direct any council in relation to operational matters, including
decisions made by councils about local planning. It is at the discretion of each council to make
the decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development
application against all relevant planning instruments, including against the relevant code
provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency
(SARA), within the Department of State Development, Manufacturing, Infrastructure and
Planning. SARA's assessment is limited to specifically defined state interests. This includes
potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera
Connection Road), in relation to the removal, destruction or damage of marine plants and tidal
works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act
2016* (the Planning Act), I am not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, I have the power to call in an application, only
if the matter involves, or is likely to involve, a state interest. In this instance, given the application
is still being assessed by both the council and SARA, and no decision has yet been made about
the application, I do not consider that the exercise of ministerial call in powers is warranted at
this stage.

In response to your query about the criteria against which a called in application would be
assessed and decided, section 105(6) of the Planning Act states that I can consider anything
I consider relevant. For an impact assessable application, this may include an assessment of
the application against the assessment benchmarks in relevant planning instruments and
matters prescribed by a regulation.

20/12/2018

DDG to respond
please.

Thank you.

Tim.

erial.qld.gov.au

he
86

out
he

od
as

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown, at this stage. Details about the application, including information on when it will be publicly notified, can be found on the council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal. I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be directed to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning



SUBJECT: Request for advice relating to the use of ministerial call in powers in respect of an application for a Resort Complex, 112 multiple dwellings, dwelling house and Reconfiguring a Lot at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera

APPROVED NOT APPROVED
 NOTED COMMENTS

Hon. Cameron Dick MP
 Minister for State Development, Manufacturing, Infrastructure and Planning

Date...../...../2018

RECOMMENDATION

It is recommended that you:

- **sign** the attached letter to [Sch. 4(4)(6) - Disclosing pers] (**Attachment 1**), advising that you will not be giving a proposed call in notice for the application at this time
- OR
- **approve** that the Deputy Director-General, Planning Group, sign the attached letter to [Sch. 4(4)(6) - Disclosin] (**Attachment 2**), advising that you will not be giving a proposed call in notice for the application at this time
- **note** that, if you decide to consider calling in the application, there is no statutory timeframe by which a proposed call in notice must be given as the Gold Coast City Council (the council) has not yet made a decision about the application. A separate briefing note will be prepared for your consideration should you wish to give a proposed call in notice.

KEY ISSUES

- On 19 September 2018, Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd (the applicant) lodged an application for a material change of use for a resort complex, 112 multiple dwellings and a dwelling house and reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
- The development proposes a mix of multiple dwellings and short-term accommodation villas, hillside restaurants, chapel, health centre, gallery and a hotel.
- The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, state transport infrastructure, corridors and future corridors, and tidal works or work in a coastal management district.
- On 25 October 2018, SARA issued its information request, requesting information relating to the impact of the proposed development on various state interests.
- On 26 October 2018, the council issued its information request, requesting additional information including information relating to various non-compliances with the Gold Coast City Plan (the City Plan). The applicant has three months to respond to the council's information request.
- The application is impact assessable under the City Plan and, therefore, the community will have an opportunity to make submissions about the application during the formal public notification period. Anyone who makes a properly made submission will be able to file an appeal in the Planning and Environment Court (P&E Court) about the decision.
- [Sch. 4(4)(7) - Disclosin] letter of 17 October 2018 (**Attachment 3**) states that [Sch. 4(4)(6) -] Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys', and outlines the group's concerns relating to development within the floodplain asking:
 - whether you would call in the application and issue an approval
 - if so, what criteria would be used to assess the application and what community consultation processes would be involved.

Author: Caitlin Pozzi Business Group: Planning Group Telephone: [redacted]	Endorsed by DDG: Kerry Doss Business Group: Planning Group Telephone: [redacted]	Approved by Director-General: Rachel Hunter Telephone: [redacted] [Signature] 10/12/2018
--	--	---

- [Sch. 4(4)(6) - Disclos] also attached a copy of a letter of 28 October 2018 to the council's Integrity and Ethics Advisor, in which [Sch. 4(4)(6) - Disclos] made a formal complaint on behalf of 'Save Our Southern Valleys' against the conduct of the Mayor of the council, in regard to the matter. Copies were sent to you, as well as to others including Ms Jann Stuckey MP, Member for Currumbin, and the Crime and Conduct Commission.
- You may only call in an application if the matter involves, or is likely to involve, a state interest.
- The Department of State Development, Manufacturing, Infrastructure and Planning has assessed the call in request (**Attachment 4**) and is of the view that:
 - the council has the responsibility for ensuring good rule and governance of its local government areas. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
 - given that the council has not yet completed its assessment of the application, there are no evident deficiencies in the council's assessment of the application
 - it would be premature to give a proposed call in notice before SARA has completed its assessment
 - anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
 - no state interests are affected by the development that would warrant your involvement at this time
 - accordingly, no proposed call in notice should be given at this time.

Minister's comments

.....

.....

.....

.....

.....

.....

MINISTER FOR STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING
Executive correspondence action sheet

DATE RECEIVED MO 26/11/2018		DATE RECEIVED DEPT 26/11/2018		DATE DUE SIGNATORY 17/12/2018		DEPT REF MC18/7372	
Author: DLGRMA obo Sch. 4(4)(6) - Disclosin		Company:		Referral obo Member of the public			
Response required				Other			
<input type="checkbox"/>	Minister signatory		CONSTITUENT? <input type="checkbox"/>		<input type="checkbox"/>	Decision brief	
<input type="checkbox"/>	DG or CG signatory		Draft to MO first for approval? <input type="checkbox"/>		<input type="checkbox"/>	Noting brief	
<input checked="" type="checkbox"/>	DDG signatory				<input type="checkbox"/>	Meeting brief	
<input type="checkbox"/>	Dept signatory (ED or Director)				<input type="checkbox"/>	Dot points	
<input type="checkbox"/>	Dept for appropriate action				<input type="checkbox"/>	Dept to call and resolve	
<input type="checkbox"/>	Referral to (agency).....(DLO to action)				<input type="checkbox"/>	Other.....	
<input type="checkbox"/>	No response necessary – file & note				<input type="checkbox"/>		
Contact person (for response)		Min <input type="checkbox"/>	COS <input type="checkbox"/>	Dept officer <input checked="" type="checkbox"/>	Other <input type="checkbox"/>		
Response time		5 days <input type="checkbox"/>	10 days <input type="checkbox"/>	15 days <input checked="" type="checkbox"/>	MALPI <input type="checkbox"/> business days from receipt. Note Planning responsible for due date		
Minister's Office comments/drafting instructions SC – 26.11.2018							
Approved by: <i>Jae</i>				Date: <i>26/11/18</i>			

DLO USE						DLO comments/drafting instructions
BU	Lead	Copy/consult	BU	Lead	Copy/consult	
ODG	<input type="checkbox"/>	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>DDG response please.</i>
MID	<input type="checkbox"/>	<input type="checkbox"/>	iPP	<input type="checkbox"/>	<input type="checkbox"/>	
IP	<input type="checkbox"/>	<input type="checkbox"/>	EDQ	<input type="checkbox"/>	<input type="checkbox"/>	
MPP	<input type="checkbox"/>	<input type="checkbox"/>	BQ	<input type="checkbox"/>	<input type="checkbox"/>	
RED	<input type="checkbox"/>	<input type="checkbox"/>	QRA	<input type="checkbox"/>	<input type="checkbox"/>	
BSP	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
OCG	<input type="checkbox"/>	<input type="checkbox"/>				

Lead area must ensure consultation occurs with other business units and departments if/as necessary to ensure a 'whole of portfolio' brief or response is provided.

Approved by: *L. Heyes*
Date: *26/11/18*

Approved by Director-General/Coordinator-General signature & date:/...../18

Rebecca Reynolds

From: Office of the Minister for Local Government, Racing and Multicultural Affairs
<Ministerial_Corro@dlgrma.qld.gov.au>
Sent: Monday, 26 November 2018 11:06 AM
To: State Development
Subject: Correspondence from the Office of the Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs - MC18/7252
Attachments: REFERRAL - Sch. 4(4)(6) - Disclosing - MC187252.pdf

Please find attached correspondence from the Office of the Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs.

Please do not reply to this email. All future communications should be addressed to the contact details shown below.



Office of the Hon. Stirling Hinchliffe MP

Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs

P 07 3719 7560 E lgrma@ministerial.qld.gov.au

1 William Street Brisbane Qld 4000

PO Box 15009 City East Qld 4002

This email and any attachments may contain confidential or privileged information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The confidentiality and privilege attached to this message and attachment is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone, and destroy and delete all copies. The Department does not accept any responsibility for any loss or damage that may result from reliance on, or use of, any information contained in this email and/or attachments.

RTI RELEASED - DSDMIP



Minister for Local Government,
Minister for Racing and
Minister for Multicultural Affairs

1 William Street
Brisbane Queensland 4000
PO Box 15009
City East Queensland 4002
Telephone +61 7 3719 7560
Email lgrma@ministerial.qld.gov.au
Website www.dlgrma.qld.gov.au
ABN 65 959 415 158

Our ref: MC18/7252

26 NOV 2018

Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disclo

The Honourable Stirling Hinchliffe MP, Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs has asked me to thank you for your email of 20 November 2018 about a proposed development on the Gold Coast.

As this matter falls within the portfolio responsibilities of the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning, I have forwarded a copy of your email to his office for consideration.

Yours sincerely


BEN MARCZYK
SENIOR POLICY ADVISOR

cc: Chief of Staff
Office of the Minister for State Development,
Manufacturing, Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

Amy Chang

From: [Redacted] Sch. 4(4)(b) - Disclosing personal information
Sent: Tuesday, 20 November 2018 4:04 PM
To: Minister for Local Government, Racing & Multicultural Affairs; State Development; Transport and Main Roads
Subject: RIDONG- TALLEBUDGERA (GOLD COAST0 PROPOSED DEVELOPMENT
Attachments: Ridong map flier.jpg

Dear Ministers

We are coordinating the local community efforts to oppose this project.

The writer is Chair of "Save Our Southern Valleys" See our Facebook page of same name.

CONCERNS

We are concerned that with the Gold Coast City Council upgrading Old Coach Road (it runs at right angles to Tallebudgera Creek Rd, off which nearby is the subject land) that traffic considerations may be downplayed and compromised by this. This is particularly so, given that the Mayor of the Gold Coast, Cr Tom Tate, recently resiled from what he said on ABC talk back radio, and accused the writer of "misquoting" him as part of a "habit" the writer had.

The Mayor clearly said in answer to a caller's question on the ABC, "I won't be asking the State Government to call the project in. We want to assess it on its merits ourselves. When it comes to flood modelling, as an engineer, mate, I won't be allowing anyone building on our floodplain."

RIDONG'S PUBLIC POSITION

I now refer to Campbell Gellie's article on the above on page 27 of last Saturday's edition of the Gold Coast Bulletin.

Ridong is quoted as making some totally unsupportable and self-serving assertions to justify a project that is not wanted by or justified in our precious rural community.

Ridong is quoted as saying, "the proposal is a **unique** and **needed** project for the Gold Coast that will boost its tourism at **critical time in the City's evolution and economic maturity.**"

The facts are that this project is massively-negatively **unique**, as it is a quasi-canal development in the middle of a massive flood plain (see attached photo). By building up the land to build on, the highly-densified project will become a levy in the floodplain and greatly exacerbate flood damage to homes, livestock, commercial buildings and people in the Tallebudgera Valley upstream, downstream and laterally in surrounding areas. Pretty, unique, alright!

The assertion by Ridong that the project is '**needed**' is ludicrous. There are hundreds of places where villas, hotels and art galleries can be built on the Gold Coast, so as not to destroy the 'green behind the gold' with traffic congestion and degradation of local amenity for people who have chosen a rural way of life.. And hasn't the City just spent \$80 million on Home of the Arts at Bundall and is budgeted to spend more on connecting bridges and the like?

Ridong also says the project comes at '**a critical time in the city's evolution and economic maturity.**' This is an outrageously - unsupportable and self-serving piece of marketing mumbo-jumbo which no intelligent person can possibly accept.

So, if Ridong are using these 'merit submissions' to justify the project's massive non-compliance with the planning scheme, all I can say is that the Chinese owners of Ridong are disrespecting the lifestyle, financial investments and intelligence of our city residents, and the precious environment of the Tallebudgera Valley and its surrounds.

As the Mayor said to a caller on ABC talk-back radio recently about the project, "mate, as an engineer, there will be no building on our floodplain."

Let's hope the Mayor is true to his word and this project is consigned to the dustbin at the earliest opportunity.

In any event, we ask that you please take a personal interest in this matter and bring whatever influence you can to bear on dumping this highly presumptuous and dangerous project.

Sch. 4(4)(6) - Disclosing

Chair- Save Our Southern Valleys

WARNING: Law Firms have been victims of fraudulent hijacking of email accounts which has resulted in losses of large sums of money. DO NOT act on ANY email which appears to be from us or anyone else, and which provides details of a bank account into which you are asked to deposit monies without FIRST telephoning the apparent sender to confirm the authenticity of the request.

Yours faithfully

Sch. 4(4)(6) - Disclosing personal information

07 5536 3055 Sch. 4(4)

Sch. 4(4)(6) - Disclosing personal information

We deliver you the best outcomes, efficiently and affordably.

WILSON & HAYNES

Solicitors - Conveyancers - Business Advisors
QLD & NSW

Since 1983

Connect with us on



Sch. 4(4)(6) - Disclosing

Business | Commercial | Companies | Conveyancing | Estates - wills - deceased estates - contested estates | Family Law | IP | Litigation

A: Level 2, Wharf Central, 75-77 Wharf St, Tweed Heads NSW 2485 | 14/463 Trees Rd, Tallebudgera QLD 4228

M: PO Box 931 Tweed Heads NSW 2485 | P: 07 5536 3055 | F: 07 5536 8782 | E: admin@wilsonhayneslaw.com.au |

W: www.wilsonhayneslaw.com.au

A division of Beacon Business Directions P/L ABN 71 114 557 121

Liability limited by a scheme approved under Professional Standards Legislation. This email is confidential as between the sender and the addressee. If received in error, please do not copy or resend and notify sender and permanently delete from your records. Legal professional privilege is claimed.



MINISTER FOR STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING
Executive correspondence action sheet

DATE RECEIVED MO 04/12/18	DATE PROVIDED TO DEPT 06 DEC 2018	DATE DUE SIGNATORY 21/1/19	DEPT REF MC18/7577
------------------------------	---	--------------------------------------	--------------------

Author: Sch. 4(4)(6) - Discl Company: Wilson Haynes Law

Response required		Other	
<input type="checkbox"/> Minister signatory	CONSTITUENT? <input type="checkbox"/>	<input type="checkbox"/> Decision brief	
<input type="checkbox"/> DG or <input type="checkbox"/> CG signatory	Draft to MO first for approval? <input type="checkbox"/>	<input type="checkbox"/> Noting brief	
<input checked="" type="checkbox"/> Dept signatory (DDG, ED or Director)		<input type="checkbox"/> Meeting brief	
<input type="checkbox"/> Dept for appropriate action		<input type="checkbox"/> Dot points	
<input type="checkbox"/> Dept to call and resolve		<input type="checkbox"/> Other:	
<input type="checkbox"/> No Response Necessary (NRN) – file & note		<input type="checkbox"/>	
<input type="checkbox"/> Referred (DLO to action) – NRN for dept		<input type="checkbox"/>	

Contact person (for response) Min Office Dept officer Other

Response time 5 days 10 days 15 days MGR business days from receipt.
Note PG responsible for due date

Minister's Office comments/drafting instructions
Assigned to SC – 04.12.2018

Approved by: *[Signature]* Date: **6** / **12** / 18

DLO USE						DLO comments/drafting instructions
BU	Lead	Copy/consult	BU	Lead	Copy/consult	
ODG	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OCG	<input type="checkbox"/>	<input type="checkbox"/>	<i>Please allocate to Planning for drafting of a response with departmental signatory.</i>
EIS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BQ	<input type="checkbox"/>	<input type="checkbox"/>	
IFP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	QRA	<input type="checkbox"/>	<input type="checkbox"/>	
MIR	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
EDQ	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do not allocate to BU - does not relate to DSDMIP's activities		
PG	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
BCP	<input type="checkbox"/>	<input type="checkbox"/>				Approved by: <i>[Signature]</i> Date: 06 / 12 / 18

Lead area must ensure consultation occurs with other business units and departments if/as necessary to ensure a 'whole of portfolio' brief or response is provided.

Approved by Director-General/Coordinator-General signature & date:/...../18

Related to
MC18/7573

MC18/7573

Rebecca Reynolds

From: [Redacted] Sch. 4(4)(6) - Disclosing personal information

Sent: Tuesday, 4 December 2018 1:19 PM

To: Premier; currumbin@parliament.qld.gov.au; Attorney; LGRMA - Ministerial; State Development; reception@opposition.qld.gov.au; burleigh@parliament.qld.gov.au; Glass.House@parliament.qld.gov.au; Toowoomba.South@parliament.qld.gov.au; Everton@parliament.qld.gov.au

Subject: Ridong

Attachments: Ridong Development Tallebudgera- Public Health, Safety and Hygiene.pdf

Dear elected representatives.

Please find attached a letter in relation to the above. Should you have any queries, please do not hesitate to contact me.

WARNING: Law Firms have been victims of fraudulent hijacking of email accounts which has resulted in losses of large sums of money. DO NOT act on ANY email which appears to be from us or anyone else, and which provides details of a bank account into which you are asked to deposit monies without FIRST telephoning the apparent sender to confirm the authenticity of the request.

Christmas Closure: This office will close at 12 noon (AEDST) on Friday 21 December 2018 and reopen at 9.00 am (AEDST) on Monday 7 January 2019. Should clients have any urgent matters during that time, please contact our

[Redacted] Sch. 4(4)(6) - Disclosing personal information

Best wishes for the Christmas and New Year period.

Yours faithfully

[Redacted] Sch. 4(4)(6) - Disclosing personal information

07 5536 3055 [Redacted] Sch. 4(4)(6) - Disclosing personal information

We deliver you the best outcomes, efficiently and affordably.



Solicitors - Conveyancers - Business Advisors
QLD & NSW

Since 1983

Connect with us on [Redacted] Sch. 4(4)(6) - Disclosing personal information

Business | Commercial | Companies | Conveyancing | Estates - wills - deceased estates - contested estates | Family Law | IP | Litigation

A: Level 2, Wharf Central, 75-77 Wharf St, Tweed Heads NSW 2485 | 14/463 Trees Rd, Tallebudgera QLD 4228
M: PO Box 931 Tweed Heads NSW 2485 | P: 07 5536 3055 | F: 07 5536 8782 | E: admin@wilsonhayneslaw.com.au |
W: www.wilsonhayneslaw.com.au

A division of Beacon Business Directions P/L ABN 71 114 557 121
Liability limited by a scheme approved under Professional Standards Legislation. This email is confidential as between the sender and the addressee. If received in error, please do not copy or resend and notify sender and permanently delete from your records. Legal professional privilege is claimed.

RECEIVED



WILSON HAYNES

Solicitors - Conveyancers - Business Advisors
QLD & NSW

Our Ref: JCW:DJH:132999

4 December 2018

ORIGINAL BY POST

Ms Alisha Swain
Director Economy Planning and
Environment
Gold Coast City Council
PO Box 5042 GCMC 9726

Also by email: SWAIN Alisha
<ASwain@goldcoast.qld.gov.au>

Dear Ms Swain

RE: RIDONG'S TALLEBUDGERA WELLNESS CENTRE DEVELOPMENT PROPOSAL

- A QUESTION OF PUBLIC HYGEINE AND SAFETY
- DO AVAILABLE FLOOD RECORDS TELL THE TRUTH?

As you know, we are the pro-bono solicitors for Save Our Southern Valleys (find us on Facebook).

We wish to draw to your attention the following in relation to the recent 20-page request for further information sent to Ridong by Council planning staff.

The Ridong proposal

At the core of the Ridong proposal is a rezoning of open-tract rural, flood-plain land to high density, to be used for a quasi-canal-estate development, around which are built residential and commercial developments.

Flood factors

The land is a massive floodplain, because it is the confluence of:

- 3 creeks with Tallebudgera Creek,
 - two being on the subject land i.e. a State-controlled creek at the northern boundary of the property and a tidal creek with mangroves which runs close to the Bellagio farm mansion (to be retained) and is fed by permanent spring overflow from the Sawtell land to the west of the Ridong Land; and
 - Guineas Creek which drains the massive adjacent wetlands which are fed from the massive run off from the east and west side of the southern part of Tallebudgera Connection Road.

Personal • Property • Business • Intellectual Property

Office: Suite 27 Level 2, Wharf Central
75-77 Wharf St, Tweed Heads 2485
Post: PO Box 931, Tweed Heads 2485
Beacon Business Directions P/L ABN 71 114 557 121 trading as Wilson Haynes

Tel: 07 5536 3055
Fax: 07 5536 8782
Email: info@wilsonhayneslaw.com.au
Website: www.wilsonhayneslaw.com.au

- ii. Incoming ocean King tides meeting the downstream flow of Tallebudgera Creek from its massive drainage of the 20-kilometre-long Tallebudgera Valley. The Ridong land, and an inestimable amount of other regional land (upstream, downstream and laterally), floods powerfully, dangerously and unpredictably when King tides are matched by low-pressure rain systems. These weather systems can pour anything up to 500 millimetres of rain on the Tallebudgera Creek catchment from the ocean to the hinterland highlands in a matter of hours, and cause a regional emergency threatening homes, property, stock, land erosion, land slips, and human life.

Interestingly, the King-tide water pushing upstream meets the downstream flow of Tallebudgera Creek water at the State-owned creek, which then floods the Ridong land from the north to the west. This "reverse flow" of floodwater eventually meets water pushing from under Tallebudgera Connection Road from Tallebudgera Creek and it is a result of this, that causes the flood plain to be submerged to at least 3 metres, in some places.

So, the Ridong land is, uniquely, a natural flood plain formed over millions of years to absorb the above "confluence flooding," as nature's way of protecting upstream land (and now properties) and the downstream estuarine surrounds, as the flow of Tallebudgera Creek enters the Coral Sea at the southern point of Burleigh Heads. These downstream surrounds are now heavily populated with canal developments and free-standing residential properties.

Ridong land during a flood

Our inquiries of experts and locals have revealed that, in this instance, flood records do not tell the critically-important part of the "story" and, therefore, are virtually useless, because of some very unpleasant and unhealthy outcomes which occur on the Ridong land and surrounds, during and after a flood. Here are some of them.

- i. **Sewerage systems** on properties, both upstream and on the Ridong land, become submerged causing both machinery breakdown and release of effluent into the downstream flow from properties upstream along Tallebudgera Creek to the west of the Ridong land. There are many instances of private sewerage pumps failing, added to which is the total flood-water inundation of sewerage holding tanks and their pipeline discharge systems. This allows flood water to back up into the tanks, allowing raw sewage to mix with flood waters and this polluted floodwater then enters all properties down-stream, including the Ridong land.

By way of example, after the 2017 floods, the property of a member of our committee, upstream from Ridong, was quarantined for almost a month due to sewage contamination from rising floodwater and inundation of the sewerage system. Flood rectification work was costly and involved decontamination, cleaning, dehumidifying, spraying, and sealing before final drying of equipment and relevant land.

Noteworthy is that the Ridong land is planned to have high-density housing, thus exposing adults and children living there, and family visitors and pets to sewage and other pollutants. The consequences of this could be disease of many types.

Council Planning staff should check as to the history of the above described, in relation to existing buildings on the Ridong site.

- ii. **Flood plain absorption of sewage effluent.** The Ridong rural land and the equally-sized Coplicks sports playing fields, directly opposite, serve as areas for the break down and environmental absorption of this unhealthy effluent, over time.
- iii. **Unhealthy post-flood dust.** When the flood has passed and the land dries, this effluent is mixed with soil from upstream and forms a dust that can become problematic to eyes and lung systems, in what can be a very windy floodplain.

- iv. **Floods can bring electrical shortages and house fires.** We have heard of one such instance, where the Bellagio mansion suffered a fire which, if it had happened during a flood such as the one in 2017, access for fire equipment would have been impossible.

With the planned hundreds of residences (villas and hotel rooms), an occurrence of a fire cannot be **guaranteed** not to happen, especially when no one can, with absolute **guaranteed assurance**, state that future flooding will not reach levels that inhibit the introduction of emergency equipment of any kind.

With the foregoing in mind, for the development to be approved and proceed would, in our view, introduce the prospect of criminal negligence, particularly with us noting the issue as we have done.

Furthermore, under the civil laws of duty of care, the adherence to which is called upon and expected of any form of authority and governance, the above point assumes vital significance.

Our view is that any approving authority, be it government in nature, as well as any one being aware of the content of this letter, in part or in full, such as Councillors, or Ridong and successor governance members, would be deemed, singularly and collectively, to be personally liable in the event of loss of life or property, or both.

- v. **Animal Welfare and risks in times of flood.** There can be a real risk of bull sharks entering the subject land and reptile migration of snakes, lizards and the like occurs, and they tend to work to what little higher ground there is on the Ridong land and other sites in the regional vicinity.

It is noted that the higher ground at the Tallebudgera Creek frontage of the Ridong land may be heavily excavated, with the offtake being used for other built-up sections of the development.

How, then, will the Ridong development cater for animal welfare risks and rescue, as it would be their obligation to do so, in this sensitive ecosystem which they propose to destroy?

This question includes the down-stream areas, including the public beaches and foreshores north and south of the mouth of the creek outlet.

- vi. **Risk to equipment and chattels.** We understand that, on the Ridong land, and elsewhere close by, large equipment has been submerged. Without question, this raises the real risk of smaller items, like petrol tanks and motor mowers and oil cans, poisons, herbicides and pesticides, equipment, on trailers, boats on trailers, foreign plants which could be washed away impacting the ecosystem, being either submerged or swept into Tallebudgera Creek. Ridong will have little-to-no control over the 'goings on' on privately-owned or Ridong-owned property, in the development.

By way of example, in the 2017 King-tide flood, the impact of the flood at the infrastructure of the Tally Valley Golf Club, at the intersection with Guineas Creek, was 2 metres higher than ever recorded, now forcing the owners to establish an elevated 2-3 metre mound on which they plan to store equipment such as golf buggies, vehicles and industrial and other consumables, and the like.

Impact of the Ridong development on public hygiene and safety due to flood.

In terms of risk management, as it relates to the consequences of this development, the following would appear to be extreme concern:

1. **Lessening of flood absorption capability.** The flood absorption capability of the Ridong land will be significantly lessened, not increased, because of:

- a. the quasi-canal system of lakes etc. will always hold water, because the water table on the property is only 2 metres below the surface of the land. Presumably, Ridong will not develop the site for the intended residential and commercial uses, to have its lakes and canals sitting empty of water, which they could not give effect to, anyway, because of nature of the spring and the water table. This means zero-to-negligible flood absorption capability of these canals and lakes; and
- b. the introduction of built-up roads for connectivity to the various parts of the development will act as a levy system. These levies can only impede the reverse-flow King-tide flooding referred to, thereby pushing back this flooding to downstream Tallebudgera Creek, with consequent increases in flood heights in both the Guineas Creek floodplain and upstream in Tallebudgera Creek.

This will have a significantly-negative effect upstream, downstream and laterally, with inundation of properties and the resulting huge loss in home values, something we ask the Council and State Government to provide **guarantees** and formal assurances, that such outcomes will not happen, post development.

Obviously, it is not possible for anyone to give such **guarantees**.

2. **Significant number of additional pollutants on the site.** The development proposes a system of approximately 100 villas and a 98-room hotel and other buildings being built on raised pads upon which are built houses on stilts.

It would be reasonably expected that, on the newly-elevated ground level under each house, will be stored owners'/residents' cars, pesticides, motor mowers and motor mower fuels and introduced plants and animal and fish species, each of which would be at the risk of flooding coming across the pads. These pads would be the "launching pads" for a raft of possible pollutants to the Ridong lakes, canals and land, and Tallebudgera creek upstream and downstream and laterally in surrounding areas.

How will the body corporate of the development, or the Gold Coast City Council, or the State, effectively control and manage this risk, **to guarantee** no damage to the environment and people on the site and in the vicinity, from flood-swept pollutants? A **formal guarantee** must be forthcoming to the community that under, no circumstances, will this outcome occur.

Obviously, it is not possible to issue such a guarantee.

3. **Sewage effluent.** Given the elevations of the Ridong land for building, will the Tallebudgera Creek downstream sewage effluent be stopped and effectively be forced into significantly-higher concentration levels on the Coplicks public playing fields to the west of Tallebudgera Creek road, opposite the Ridong land? How healthy and hygienic will this be to the children and adults using the playing fields?

Where will the sewage from the Ridong development go, if it can't stay on the Ridong land, because of it being denied the flood-off to the north (and back into Tallebudgera Creek!) because of the levy system constructed with the development?

If it can stay on the Ridong land, how healthy and hygienic will this be for residents and visitors to the Ridong land, during and post a flood? How healthy and hygienic will this be for the surrounding areas?

Will the Council and State government provide written **guarantees** that there will be zero pollutants reaching the surrounding areas and Gold Coast beaches from this development?

Obviously, such a **guarantee** is not possible.

Under the laws of duty of care, can the council and state government **guarantee** that insurance companies will provide full coverage to those living, visiting or staying at the proposed hotel, knowing the risks and potential of the matters outlined within this document, which we intend to make public?

Will the Council and the State Government **guarantee** to buy back properties impacted by pollution? If so at what price would they purchase the properties?

Obviously, it could not be expected that such **guarantees** could be given on a basis satisfactory to land owners, if given at all.

Obviously, none of the above **guarantees** can be given.

4. **Work Health and Safety requirements.**

- i. The owners of the development and/or its body corporate will have to meet Work Health and Safety Requirements. This will require a satisfactory identification of, for example, how medical emergencies for residents and guests are addressed during times of flood.

Can Ridong **guarantee** that the elevated roads connecting the villas and the hotel and other sites will **always** enable access i.e. that the flood will not be greater than they plan for i.e. can Ridong accurately predict the future total volume of "confluence flooding" on the site?

Can Ridong **guarantee** that they will have complete knowledge of every man, woman and child who will be on site at any one time and their whereabouts on the 47.56-hectare site, in default of which flood deaths would be almost certain.

Obviously, no such **guarantees** can be given.

- ii. Can Ridong **guarantee** that they will meet all Federal and State Government requirements of duty of care both express and implied i.e. **"those requirements that specifically meet the need"** i.e. unpredicted catastrophic floods on a designated rural floodplain.

It is submitted that the Gold Coast City Council, as the corporation that it is, should not approve the development unless it can **guarantee** that Ridong can clearly demonstrate that they can and will meet these standards for, to do otherwise, would mean facilitating breach of State and Federal Laws, with the attendant risk of prosecution and class actions for damages, against the Council as well as any organisation, company or authority which underscores, endorses, or otherwise supports, or otherwise contributes to the development.

Obviously, no such **guarantee** is possible given the prospect, however improbable based on today's (not future) information, of future unprecedented and catastrophic flooding.

- iii. Can Ridong **guarantee** that the safety of ingress and egress for persons and ambulances etc. to the site from Tallebudgera Creek Road, given that the site borders 2 difficult curves on Tallebudgera Creek Road?

5. **Effect on the value and insurability of properties.** Can Ridong and the Gold Coast City Council and the State **guarantee** regional property owners and their insurers that the following will not be an eventuality of Ridong's development of this natural and historical floodplain:

- i. Exacerbation of flood height to unprecedented and/or catastrophic levels;
- ii. Land loss through erosion;
- iii. Inclusion of properties as newly flooded on new City flood maps; and

- iv. Loss of property and goods and chattels due to increased height and speed of flood water, the destructive nature of it, and its increased polluting effect?

It is obvious that no such **guarantee** can be given.

Ridong development not in the public interest

We submit that, in view of the foregoing, the Ridong development proposal is **not** in the public interest and should be refused.

Finally, we also submit that, as the development will be **an irreversible and permanent construction on, and a fundamental alteration to**, a millions-of- years-old natural floodplain (which, by its very nature, is highly susceptible to the impacts of **unpredicted and catastrophic future flooding** due to the vagaries of weather systems), it should be refused.

We again point out that we have instructions to make this letter public to the media.

We look forward to your reply.

Yours faithfully

WILSON HAYNES

Sch. 4(4)(6) - Disclosing personal information



Phone: 07 5536 3055 Sch. 4(4)(6) - Disclosing

Sch. 4(4)(6) - Disclosing personal information

Liability Limited by a scheme approved under the Professional Standards Legislation

CC:

Mayor Tom Tate
 Cr Cameron Caldwell
 Cr Gail O'Neill
 Jann Stuckey, MLA
 Premier of Qld
 Attorney General
 Minister for Local Government
 Minister for State Development
 Shadow Ministers
 Gold Coast City Council Councillors

Assessment of call in request – Tallebudgera Wellness and Tourism Gardens Project

The proposal	
Address	49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera QLD 4228 (Refer to Figure 1).
General description of proposal	<p>The proposal is for the <i>'Tallebudgera Wellness and Tourism Gardens'</i> (refer to images at Figures 2 – 7 below) which is to include:</p> <ul style="list-style-type: none"> • 112 x one and two storey multiple dwellings and short-term accommodation villas • hillside restaurants • chapel • an existing two storey manor house retained as part of the development • three storey health centre • four storey gallery • five storey hotel wings and • associated reconfiguration of a lot.
Status of development application	
State referral triggers	<p>The application triggered referral to the State Assessment and Referral Agency (SARA) for removal, destruction or damage of marine plants, state transport infrastructure, state transport corridors and future state transport corridors and tidal works or work in a coastal management district.</p> <p>On 25 October 2018, SARA issued its information request, requesting information relating to:</p> <ul style="list-style-type: none"> • development impacting on state transport infrastructure • tidal works and works within a coastal management district • removal of marine plants.
Level of assessment	Impact assessable, therefore, public notification is required. Anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the decision.
Status	<p>On 26 October 2018, the Gold Coast City Council (the council) issued its information request, requesting additional information relating to:</p> <ul style="list-style-type: none"> • non-compliances with the Gold Coast City Plan 2016 including with multiple Themes and Elements of the Strategic Framework • impact on the character of the surrounding area • need for non-residential components • hydraulic and stormwater impacts • constructed lake design and management • water quality management • matters of environmental significance • Tallebudgera Creek Buffer including impacts on koalas • rehabilitation following clearing • local significant wetlands • bio-retention systems • vegetation and flooding • tree retention • open space • bushfire management plan • intensity of private villa residences • proposed alterations to existing dwelling for hotel

	<ul style="list-style-type: none"> • new hotel accommodation buildings • intensity of proposed villas • car parking supply • traffic impact assessment • waste management • healthcare centre • odour issues. <p>The applicant has three months in which to respond to the information request.</p>
Call in request	<p>On 17 October and 28 October 2018, Sch. 4(4)(6) - Disclosing per who maintains that Sch. 4(4)(6) - D Wilson Haynes represents the 85-strong community group called 'Save Our Southern Valleys, wrote to you via email with concerns relating to building within the floodplain and to the conduct of the Mayor of the City of Gold Coast, asking:</p> <ul style="list-style-type: none"> • whether you would call in the application and issue an approval • what criteria would be used to assess the application and what community consultation processes would be involved. <p>Sch. 4(4) attached an e-mail sent to the Mayor, in which he referred to a meeting of the community group attended by three councillors, stating that <i>'notwithstanding that you indicated that you would not be asking the State Government to call in the project, there was considerable concern and cynicism about the fact that Ridong had liaised in many meetings with the State Government, to the exclusion of the Gold Coast City Council. Cr Macdonald listed at least 5- 6 meetings that Ridong had had with the State Government and only one with the Council. The meeting noted that the State Government could call the project in, notwithstanding whether you/Council asked them to do so, or not, and that Ridong might have asked the State Government to call up the application (as was done with Jewel Development.)'</i></p> <p>On 28 October 2018, Sch. 4(4)(6) - Disclo made a formal complaint on behalf of 'Save Our Southern Valleys' to the council's Integrity and Ethics Advisor against the conduct of the Mayor in regard to the matter. Copies were sent to you, as well as to others including the local state member, Ms Jann Stuckey MP, and the Crime and Conduct Commission.</p>
Proposed call in notice statutory date	There is currently no statutory timeframe for giving a proposed call in notice as the council has not yet decided the application.
State interests/ assessment/ response	
<p>The site is located within the Rural Zone; Rural landscape and environment precinct of <i>Gold Coast City Plan 2016</i> (the City Plan), which is to <i>'provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'</i>.</p> <p>The proposal ranges between one and five storeys with a maximum building height of 24.7m and a number of non-rural uses including multiple dwellings, short-term accommodation villas, restaurants, chapel, gallery, health centre and hotel.</p> <p>Relevant state interests include:</p> <ul style="list-style-type: none"> • Biodiversity – MSES – wildlife habitat and regulated vegetation intersecting a watercourse • Coastal Environment – Coastal Management District • Water Quality – Water resource catchments 	

- Natural Hazards Risk and Resilience – Flood hazard area (Local Government flood mapping area)
- Transport Infrastructure (State-controlled road)
- Infrastructure – Strategic Airports and Aviation Facilities – Obstacle limitation surface area, Wildlife hazard buffer zone and Aviation facility – Building restrict area.

The site is located within the Urban Footprint of *Shaping SEQ*, which provides for land required to meet the region's urban development needs to 2041.

The application states that the development will support the state interest of tourism and will include a total of approximately 381 on-going operational jobs, with an estimated \$31.5 million per annum in direct and indirect gross value-added contribution generated from the daily operation and management of the development to the Queensland economy.

Under section 91 of the *Planning Act 2016*, an application can only be called in if the development involves, or is likely to involve, a state interest.

Based on its review of the proposal, the Department of State Development, Manufacturing, Infrastructure and Planning is of the view that:

- the council has the responsibility for ensuring good rule and governance of its local government area. As the assessment manager, the council is required to assess and decide the development application against all relevant planning instruments, including the provisions of its planning scheme that relate to impacts of the development
- given that the council has not yet completed its assessment or decided the application, there are no evident deficiencies in the council's assessment of the application
- it would be premature to give a proposed call in notice before SARA has completed its assessment and provided its response
- anyone who makes a properly made submission about the application during the public notification period will be able to file an appeal in the P&E Court about the council's decision
- no state interests are affected by the development that would warrant your involvement and assessment at this stage
- accordingly, a proposed call in notice should not be given at this time.

Background information:

Application details	
Lot and Plan	Lot 11 SP203381, Lot 5 RP148506, Lot 3 RP181146, Lot 1 RP143391, Lot 2 RP143391 and Lot 4 RP143391
Site area	47.57ha
Applicant	Ridong (Australia) International Pty Ltd C/- Urbis Pty Ltd
Application number	COM/2018/47
Lodgement date	19 September 2018
Approval sought	Development permit for: <ul style="list-style-type: none"> • material change of use for a resort complex, 112 multiple dwellings and a dwelling house • reconfiguring a lot to create three standard format lots, one volumetric lot, and a covenant area.
Level of assessment	Impact assessable

Planning scheme provisions

Zoning

The site is located within the Rural Zone; Rural landscape and environment precinct of City Plan, which is to:

- (a) *provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities*
- (b) *provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes*
- (c) *protect or manage significant natural resources, and processes to maintain the capacity for primary production.*

The council has identified as part of its information request that the uses and scale of the proposed development have a number of non-compliances with the City Plan including:

- (a) *Strategic Outcome 3.5.1(10) of the Strategic Framework relating to rural production areas*
- (b) *Specific Outcome 3.5.6.1(1) of the Strategic Framework relating to rural production areas*
- (c) *The purpose and overall outcomes of the Rural Zone code.*

RTI RELEASE - DSDMM

Figure 1 – Site location and surrounding zones

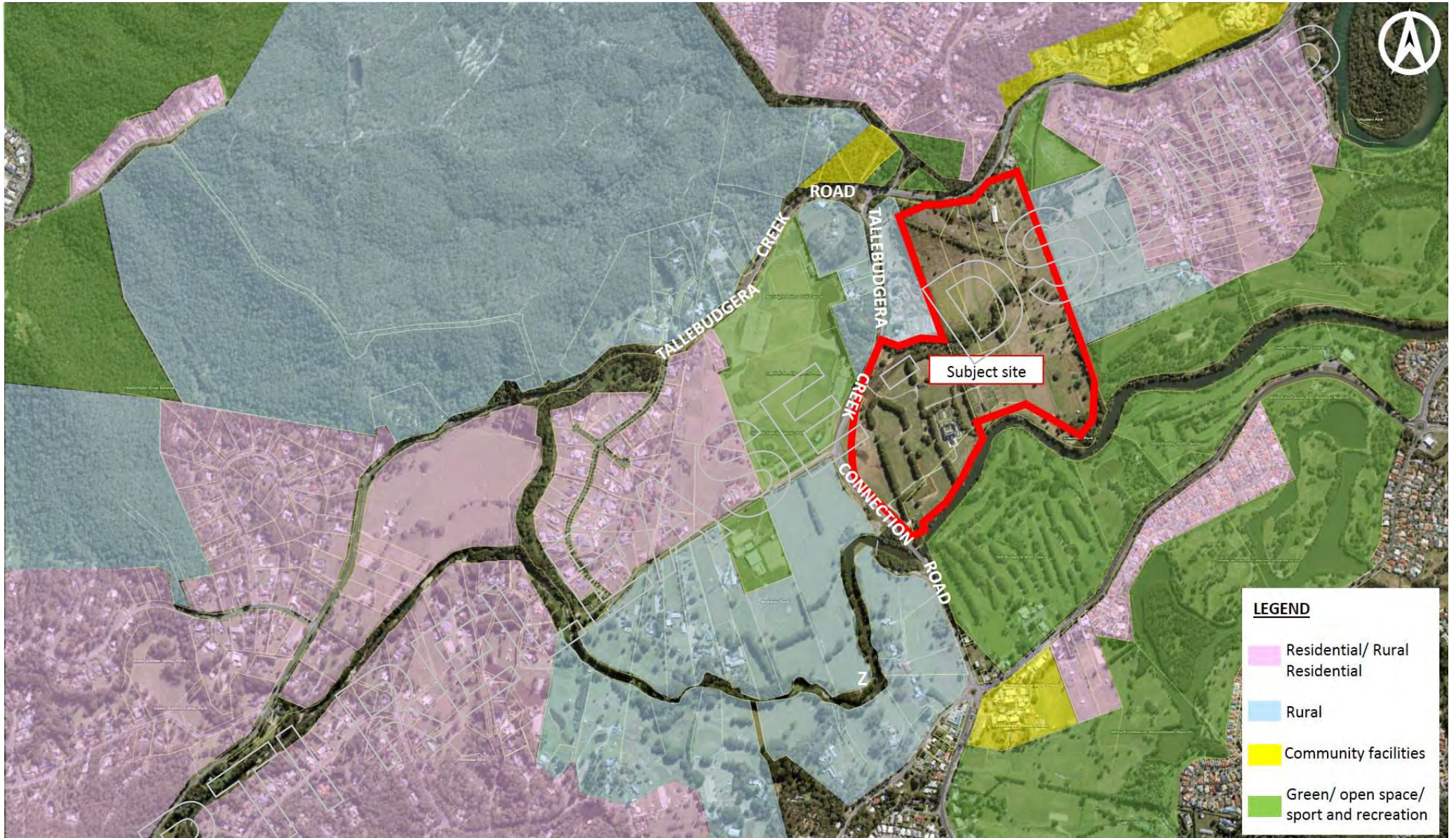


Figure 2 – Masterplan

OVERALL

1. GALLERY SPACE
2. RESTAURANTS
3. HEALTH CENTRE
4. CAR PARK
5. FUNCTION CENTRE
6. VILLA RESIDENCES
7. HOTEL
8. HOTEL PORTE COCHERE
9. HOTEL VILLAS
10. CENTRAL GREEN EVENTS SPACE
11. FRUIT ORCHARD & KITCHEN GARDEN
12. HOTEL WING
13. COURTS ABOVE CAR PARK
14. WEDDING CHAPEL
15. LUXURY VILLAS
16. ROSE GARDEN
17. CENTRAL LAKE
18. PEDESTRIAN BRIDGE
19. VEHICLE BRIDGE
20. GOVERNMENT LAND
21. MAINTENANCE FACILITIES
22. SITE ENTRY
23. WATER QUALITY TREATMENT WETLANDS



Figure 3 – Proposed Gallery



Figure 4 – Proposed Healthcare centre



Figure 5 – Proposed Restaurant



Figure 6 – Proposed Multiple Dwellings



Figure 7 - Proposed Dwelling House



Rebecca Reynolds

From: [Redacted: Sch. 4(4)(b) - Disclosing personal information]
Sent: Wednesday, 17 October 2018 9:35 AM
To: Premier; LGRMA - Ministerial; State Development
Cc: 'Jann Stuckey'; Division14 (Division14@goldcoast.qld.gov.au); division3@goldcoast.qld.gov.au
Subject: Tallebudgera Wellness and Fitness Centre (Gold Coast) : COM/2018/47- RIDONG

Dear Premier and Ministers

We provide pro-bono services to "Save Our Southern Valleys," a community organisation- See Facebook by same name.

I direct your attention to the email below to the Mayor of the Gold Coast.

Of particular importance to our community is whether, given that the Mayor has said that there will be no building in the Floodplain in relation to this project, your Government would "call in" the project and issue approval to it, notwithstanding the apparent intense community opposition to it (which we believe will only intensify.)

Could you kindly confirm the following for our community, please?

1. Would your Government "call in" the project and approve it?; and
2. If your Government would "call in" the project, what criteria your Government would use and what community consultation process it would use, prior to issuing approval for the project?

I look forward to your response, at your earliest convenience. We anticipate to be holding another community meeting within the month and, would appreciate a response within that time frame. Also, it may be that someone authoritative from each of you departments could attend such a public meeting to take questions. Could you please confirm.

You will see that I have copied our local MLA, Ms Jann Stuckey; and Mr Cameron Caldwell (Div 3)- Chair of GCCC City Planning Committee; and Cr Gail O'Neill (Div 14)- Deputy Chair of GCCC City Planning Committee; and Daphne Macdonald (Div 13). The project is located in Div 13 and has major impacts for Division 14, upstream.

Thank you in anticipation, of your response to our queries.

WARNING: Law Firms have been victims of fraudulent hijacking of email accounts which has resulted in losses of large sums of money. DO NOT act on ANY email which appears to be from us or anyone else, and which provides details of a bank account into which you are asked to deposit monies without FIRST telephoning the apparent sender to confirm the authenticity of the request.

Yours faithfully

[Redacted: Sch. 4(4)(b) - Disclosing personal information]

07 5536 3055

[Redacted: Sch. 4(4)(b) - Disclosing personal information]

We deliver you the best outcomes, efficiently and affordably.

Since 1983

Business | Commercial | Companies | Conveyancing | Estates - wills - deceased estates - contested estates | Family Law | IP | Litigation

A: Level 2, Wharf Central, 75-77 Wharf St, Tweed Heads NSW 2485 | 14/463 Trees Rd, Tallebudgera QLD 4228

M: PO Box 931 Tweed Heads NSW 2485 | P: 07 5536 3055 | F: 07 5536 8782 | E: admin@wilsonhayneslaw.com.au | W:

www.wilsonhayneslaw.com.au

A division of Beacon Business Directions P/L ABN 71 114 557 121

Liability limited by a scheme approved under Professional Standards Legislation. This email is confidential as between the sender and the addressee. If received in error, please do not copy or resend and notify sender and permanently delete from your records. Legal professional privilege is claimed.

From: Sch. 4(4)(6) - Disclos

Sent: Tuesday, 16 October 2018 4:54 PM

To: MAYOR

Cc: SWAIN Alisha ; Dale Dickson (ddickson@goldcoast.qld.gov.au)

Subject: Tallebudgera Wellness and Fitness Centre: COM/2018/47

Dear Mayor Tate

We represent the current, 85-strong community group called "Save Our Southern Valleys," which met last night and was attended by 3 Councillors (Macdonald; O'Neill and Young). Also in attendance were 3 representatives from City Planning.

The above proposal was discussed at length and the opposition was palpable for many reasons, one major one being that the project would destroy the character of the rural amenity of the region. Another of significant concern was centred on the proposed massive building on the floodplain and consequent adverse impacts of that building on flood levels in surrounding areas, both local and upstream. I direct you to the Facebook site "Save Our Southern Valleys" for a summary of the meeting's proceedings.

The meeting was informed of your recent statement on ABC radio in relation to this project, where you said, "I won't be asking the State Government to call the project in. We want to assess it on its merits ourselves. **When it comes to flood modelling, as an engineer, mate, I won't be allowing anyone building on our floodplain.**" We presume that this means that you personally will, or have, directed the Chair of City Planning to comply with your wishes.

On behalf of Save Our Southern Valleys, I request that you **inform us** as to why, in view of your categorical statement about you not allowing **"anyone building on our floodplain,"** it is that Council City Planning Staff in attendance stated that they were going to proceed with consideration of the proposal. It would seem that the consequent expense and expenditure of ratepayers' money would be wasted, were Planning Staff to proceed with consideration of the proposal in the knowledge that you (and your Council) will not approve the proposal anyway.

You should be aware that the meeting also expressed concern that, notwithstanding that you indicated that you would not be asking the State Government to call in the project, there was considerable concern and cynicism about the fact that Ridong had liaised in many meetings with the State Government, to the exclusion of the Gold Coast City Council. Cr Macdonald listed at least 5-6 meetings that Ridong had had with the State Government and only one with the Council. The meeting noted that the State Government could call the project in, notwithstanding whether you/Council asked them to do so, or not, and that Ridong might have asked the State Government to call up the application (as was done with Jewel Development.)

The meeting further noted that the flood modelling of Council was subject to the change of Council's baseline considerations in the model and that, in all probability, given the relative inexperience of Council staff, who had not

sighted the floodplain in flood, nor the upstream and local inundation that can occur, there was much work to be done by Council officers. This work should involve extensive "on the ground" consultation with residents across the floodplain and upstream, to get a "non-computer model" appreciation of the "real" impacts of past and likely future flooding on human life, property, farm animals and the like. In the absence of this, we would suggest any approval to the proposal by Council and/or the State Government would open up the prospects of future class actions. Council Planning officers in attendance were requested to share their flood modelling with community and agreed that this would be done in a timely manner.

Finally, can you **please confirm** that the applicant Ridong, in lodging its application, has complied with the provisions of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act, Cth).

Thank you in expectation of your reply.

WARNING: Law Firms have been victims of fraudulent hijacking of email accounts which has resulted in losses of large sums of money. DO NOT act on ANY email which appears to be from us or anyone else, and which provides details of a bank account into which you are asked to deposit monies without FIRST telephoning the apparent sender to confirm the authenticity of the request.

Yours faithfully

Sch. 4(4)(6) - Disclosing personal information

07 5536 3055 Sch. 4

Sch. 4(4)(6) - Disclosing personal information

We deliver you the best outcomes, efficiently and affordably.



Solicitors - Conveyancers - Business Advisors
QLD & NSW

Connect with us on



Sch. 4(4)(6) - Disclo

Since 1983

Business | Commercial | Companies | Conveyancing | Estates - wills - deceased estates - contested estates | Family Law | IP | Litigation

A: Level 2, Wharf Central, 75-77 Wharf St, Tweed Heads NSW 2485 | 14/463 Trees Rd, Tallebudgera QLD 4228

M: PO Box 931 Tweed Heads NSW 2485 | P: 07 5536 3055 | F: 07 5536 8782 | E: admin@wilsonhayneslaw.com.au | W:

www.wilsonhayneslaw.com.au

A division of Beacon Business Directions P/L ABN 71 114 557 121

Liability limited by a scheme approved under Professional Standards Legislation. This email is confidential as between the sender and the addressee. If received in error, please do not copy or resend and notify sender and permanently delete from your records. Legal professional privilege is claimed.

Pages 276 through 280 redacted for the following reasons:



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: MC18/6446

20 December 2018

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email: Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disclosin

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning, about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera. The Minister has asked that I respond on his behalf.

I note the concerns raised by the 'Save Our Southern Valleys' community organisation about the building within the floodplain and the conduct of the Mayor of City of Gold Coast (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning. It is at the discretion of each council to make decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including the relevant provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests. This includes for potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (Planning Act), the Minister is not involved in matters related to SARA's assessment.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

However, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given that the application is still being assessed by both the council and by SARA and that no decision has yet been made about the application, it is considered that the exercise of ministerial call in powers is not warranted at this stage.

In response to your query about the criteria against which a called in application would be assessed and decided, section 105(6) of the Planning Act states that the Minister can consider anything he considers relevant. For an impact assessable application, this may include an assessment of the application against the assessment benchmarks in relevant planning instruments and matters prescribed by a regulation.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown, at this stage. Details about the application, including information on when it will be publicly notified, can be found on the council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal and I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be directed to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment Services, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Sch. 4(4)(6) - Disclosing personal information


Kerry Doss
Deputy Director-General
Planning Group



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MC18/6446

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

Sch. 4(4)(6) - Disclosing personal information

Wilson Haynes
PO Box 931
TWEED HEADS NSW 2485

Email: Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disclos

Thank you for your emails of 17 and 28 October 2018 and 20 November 2018 about the development at 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera.

I note the concerns raised by the 'Save Our Southern Valleys' community organisation about building within the floodplain and the conduct of the Mayor of the Gold Coast City Council (the council).

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

In its role as assessment manager, the council is required to assess the development application against all relevant planning instruments, including against the relevant code provisions in the Gold Coast City Plan.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning. SARA's assessment is limited to specifically defined state interests. This includes potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), in relation to the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). Under the *Planning Act 2016* (the Planning Act), I am not involved in matters related to SARA's assessment.

However, under section 91 of the Planning Act, I have the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by both the council and SARA, and no decision has yet been made about the application, I do not consider that the exercise of ministerial call in powers is warranted at this stage.

In response to your query about the criteria against which a called in application would be assessed and decided, section 105(6) of the Planning Act states that I can consider anything I consider relevant. For an impact assessable application, this may include an assessment of the application against the assessment benchmarks in relevant planning instruments and matters prescribed by a regulation.

Importantly, as the application is impact assessable, the community will soon have an opportunity to have their say on the application through a formal public notification period. This notification period has not yet commenced and a date for when it will commence is unknown, at this stage. Details about the application, including information on when it will be publicly notified, can be found on the council's PD online website at <http://www.goldcoast.qld.gov.au/planning-and-building/> by searching under 'Development Applications' and using the application reference number: COM/2018/47.

The notification period is an important part of the assessment process when the community can express its views on the proposal. I would encourage you to regularly check the council's website for details on when the application will be publicly notified.

Any questions in relation to the public notification of the application, or your ongoing concerns about the development should be directed to the council as the assessment manager. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

If you require further information, please contact Mr Patrick Atkinson, Director, Development Assessment, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7449 or patrick.atkinson@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

MINISTER FOR STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING
Executive correspondence action sheet

DATE RECEIVED MO 29/10/2018	DATE RECEIVED DEPT 05 NOV 2018 /2018	DATE DUE SIGNATORY / /2018	DEPT REF MC18/6697
Author: Sch. 4(4)(6) - Disclo		Company: Wilson Haynes Solicitors	
Response required		Other	
<input type="checkbox"/> Minister signatory	CONSTITUENT? <input type="checkbox"/>	<input type="checkbox"/> Decision brief	
<input type="checkbox"/> DG or CG signatory	Draft to MO first for approval? <input type="checkbox"/>	<input type="checkbox"/> Noting brief	
<input type="checkbox"/> DDG signatory		<input type="checkbox"/> Meeting brief	
<input type="checkbox"/> Dept signatory (ED or Director)		<input type="checkbox"/> Dot points	
<input type="checkbox"/> Dept for appropriate action		<input type="checkbox"/> Dept to call and resolve	
<input type="checkbox"/> Referral to (agency).....(DLO to action)		<input type="checkbox"/> Other.....	
<input checked="" type="checkbox"/> No response necessary – file & note		<input type="checkbox"/>	
Contact person (for response)	Min <input type="checkbox"/>	COS <input type="checkbox"/>	Dept officer <input type="checkbox"/> Other <input type="checkbox"/>
Response time	5 days <input type="checkbox"/>	10 days <input type="checkbox"/>	15 days <input type="checkbox"/> MALPI <input type="checkbox"/> business days from receipt. Note Planning responsible for due date
Minister's Office comments/drafting instructions Assigned to SC - 29.10.2018 – related to MC18/6446			
Approved by:..... <i>Joe</i> Date: <i>29</i> / <i>10</i> / <i>18</i>			

DLO USE						DLO comments/drafting instructions <i>NRR.</i>
BU	Lead	Copy/consult	BU	Lead	Copy/consult	
ODG	<input type="checkbox"/>	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
MID	<input type="checkbox"/>	<input type="checkbox"/>	IPP	<input type="checkbox"/>	<input type="checkbox"/>	
IP	<input type="checkbox"/>	<input type="checkbox"/>	EDQ	<input type="checkbox"/>	<input type="checkbox"/>	
MPP	<input type="checkbox"/>	<input type="checkbox"/>	BQ	<input type="checkbox"/>	<input type="checkbox"/>	
RED	<input type="checkbox"/>	<input type="checkbox"/>	QRA	<input type="checkbox"/>	<input type="checkbox"/>	
BSP	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
OCG	<input type="checkbox"/>	<input type="checkbox"/>				
Lead area must ensure consultation occurs with other business units and departments if/as necessary to ensure a 'whole of portfolio' brief or response is provided.						Approved by: <i>L Heyg</i> Date: <i>29</i> / <i>10</i> / <i>18</i>

Approved by Director-General/Coordinator-General signature & date:/...../18

Pages 286 through 290 redacted for the following reasons:

MINISTER FOR STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING
Executive correspondence action sheet

DATE RECEIVED MO 21/11/2018	DATE RECEIVED DEPT <u>27 NOV 2018</u>	DATE DUE SIGNATORY <u>09/01/2018</u>	DEPT REF MC18/7223
--------------------------------	--	---	--------------------

Author: Sch. 4(4)(6) - Disclos Company: Save Our Southern Valleys

Response required		Other	
<input checked="" type="checkbox"/> Minister signatory	CONSTITUENT? <input type="checkbox"/>	<input checked="" type="checkbox"/> Decision brief	
<input type="checkbox"/> DG or CG signatory	Draft to MO first for approval? <input type="checkbox"/>	<input type="checkbox"/> Noting brief	
<input type="checkbox"/> DDG signatory		<input type="checkbox"/> Meeting brief	
<input type="checkbox"/> Dept signatory (ED or Director)		<input type="checkbox"/> Dot points	
<input type="checkbox"/> Dept for appropriate action		<input type="checkbox"/> Dept to call and resolve	
<input type="checkbox"/> Referral to (agency).....(DLO to action)		<input type="checkbox"/> Other.....	
<input type="checkbox"/> No response necessary – file & note		<input type="checkbox"/>	

Contact person (for response)	Min <input type="checkbox"/>	COS <input type="checkbox"/>	Dept officer <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
Response time	5 days <input type="checkbox"/>	10 days <input type="checkbox"/>	15 days <input checked="" type="checkbox"/>	MALPI <input type="checkbox"/> business days from receipt. Note Planning responsible for due date

Minister's Office comments/drafting instructions
 SC – 21.11.2018

Approved by: Stéph Date: 23/11/18

DLO USE						DLO comments/drafting instructions
BU	Lead	Copy/consult	BU	Lead	Copy/consult	
ODG	<input type="checkbox"/>	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Call in request.</u>
MID	<input type="checkbox"/>	<input type="checkbox"/>	IPP	<input type="checkbox"/>	<input type="checkbox"/>	
IP	<input type="checkbox"/>	<input type="checkbox"/>	EDQ	<input type="checkbox"/>	<input type="checkbox"/>	
MPP	<input type="checkbox"/>	<input type="checkbox"/>	BQ	<input type="checkbox"/>	<input type="checkbox"/>	
RED	<input type="checkbox"/>	<input type="checkbox"/>	QRA	<input type="checkbox"/>	<input type="checkbox"/>	
BSP	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
OCG	<input type="checkbox"/>	<input type="checkbox"/>				

Lead area must ensure consultation occurs with other business units and departments if/as necessary to ensure a 'whole of portfolio' brief or response is provided.

Approved by: [Signature]
 Date: 21/11/18

Approved by Director-General/Coordinator-General signature & date:/...../18

Holly Walker

From: [Sch. 4(4)(6) - Disclosing personal information]
Sent: Tuesday, 20 November 2018 4:04 PM
To: LGRMA - Ministerial; State Development; Transport and Main Roads
Subject: RIDONG- TALLEBUDGERA (GOLD COAST) PROPOSED DEVELOPMENT
Attachments: Ridong map flier.jpg

Dear Ministers

We are coordinating the local community efforts to oppose this project.

The writer is Chair of "Save Our Southern Valleys" See our Facebook page of same name.

CONCERNS

We are concerned that with the Gold Coast City Council upgrading Old Coach Road (it runs at right angles to Tallebudgera Creek Rd, off which nearby is the subject land) that traffic considerations may be downplayed and compromised by this. This is particularly so, given that the Mayor of the Gold Coast, Cr Tom Tate, recently resiled from what he said on ABC talk back radio, and accused the writer of "misquoting" him as part of a "habit" the writer had.

The Mayor clearly said in answer to a caller's question on the ABC, "I won't be asking the State Government to call the project in. We want to assess it on its merits ourselves. When it comes to flood modelling, **as an engineer, mate, I won't be allowing anyone building on our floodplain.**"

RIDONG'S PUBLIC POSITION

I now refer to Campbell Gellie's article on the above on page 27 of last Saturday's edition of the Gold Coast Bulletin.

Ridong is quoted as making some totally unsupportable and self-serving assertions to justify a project that is not wanted by or justified in our precious rural community.

Ridong is quoted as saying, "the proposal is a **unique** and **needed** project for the Gold Coast that will boost its tourism **at critical time in the City's evolution and economic maturity.**"

The facts are that this project is **massively negatively unique**, as it is a quasi-canal development in the middle of a massive flood plain (see attached photo). By building up the land to build on, the highly-densified project will become a levy in the floodplain and greatly exacerbate flood damage to homes, livestock, commercial buildings and people in the Tallebudgera Valley upstream, downstream and laterally in surrounding areas. Pretty, unique, alright!

The assertion by Ridong that the project is '**needed**' is ludicrous. There are hundreds of places where villas, hotels and art galleries can be built on the Gold Coast, so as not to destroy the 'green behind the gold' with traffic congestion and degradation of local amenity for people who have chosen a rural way of life.. And hasn't the City just spent \$80 million on Home of the Arts at Bundall and is budgeted to spend more on connecting bridges and the like?

Ridong also says the project comes at '**a critical time in the city's evolution and economic maturity.**' This is an outrageously - unsupportable and self-serving piece of marketing mumbo-jumbo which no intelligent person can possibly accept.

So, if Ridong are using these 'merit submissions' to justify the project's massive non-compliance with the planning scheme, all I can say is that the Chinese owners of Ridong are disrespecting the lifestyle, financial investments and intelligence of our city residents, and the precious environment of the Tallebudgera Valley and its surrounds.

As the Mayor said to a caller on ABC talk-back radio recently about the project, "mate, as an engineer, there will be no building on our floodplain."

Let's hope the Mayor is true to his word and this project is consigned to the dustbin at the earliest opportunity.

In any event, we ask that you please take a personal interest in this matter and bring whatever influence you can to bear on dumping this highly presumptuous and dangerous project.

Sch. 4(4)(6) - Disclosing p

Chair- Save Our Southern Valleys

WARNING: Law Firms have been victims of fraudulent hijacking of email accounts which has resulted in losses of large sums of money. DO NOT act on ANY email which appears to be from us or anyone else, and which provides details of a bank account into which you are asked to deposit monies without FIRST telephoning the apparent sender to confirm the authenticity of the request.

Yours faithfully

Sch. 4(4)(6) - Disclosing personal information

07 5536 3055

Sch. 4(4)

Sch. 4(4)(6) - Disclosing personal informati

We deliver you the best outcomes, efficiently and affordably.



Solicitors - Conveyancers - Business Advisors
QLD & NSW

Connect with us on



Sch. 4(4)(6) - Disclosi

Since 1983

Business | Commercial | Companies | Conveyancing | Estates - wills - deceased estates - contested estates | Family Law | IP | Litigation

A: Level 2, Wharf Central, 75-77 Wharf St, Tweed Heads NSW 2485 | 14/463 Trees Rd, Tallebudgera QLD 4228

M: PO Box 931 Tweed Heads NSW 2485 | P: 07 5536 3055 | F: 07 5536 8782 | E: admin@wilsonhayneslaw.com.au | W:

www.wilsonhayneslaw.com.au

A division of Beacon Business Directions P/L ABN 71 114 557 121

Liability limited by a scheme approved under Professional Standards Legislation. This email is confidential as between the sender and the addressee. If received in error, please do not copy or resend and notify sender and permanently delete from your records. Legal professional privilege is claimed.



Tallebudgera Creek Rd

Tallebudgera Creek

Tallebudgera Connection Rd

RELEASE SHEET - DSD/MIP



MINISTER FOR STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING
Executive correspondence action sheet

DATE RECEIVED MO 26/11/2018		DATE RECEIVED DEPT 26/11/2018		DATE DUE SIGNATORY 17/12/2018		DEPT REF MC18/7372	
Author: DLGRMA obo Sch. 4(4)(6) - Disclos		Company: Referral obo Member of the public					
Response required				Other			
<input type="checkbox"/>	Minister signatory		<input type="checkbox"/>	CONSTITUENT?		<input type="checkbox"/>	Decision brief
<input type="checkbox"/>	DG or CG signatory		<input type="checkbox"/>	Draft to MO first for approval?		<input type="checkbox"/>	Noting brief
<input checked="" type="checkbox"/>	DDG signatory		<input type="checkbox"/>			<input type="checkbox"/>	Meeting brief
<input type="checkbox"/>	Dept signatory (ED or Director)		<input type="checkbox"/>			<input type="checkbox"/>	Dot points
<input type="checkbox"/>	Dept for appropriate action		<input type="checkbox"/>			<input type="checkbox"/>	Dept to call and resolve
<input type="checkbox"/>	Referral to (agency).....(DLO to action)		<input type="checkbox"/>			<input type="checkbox"/>	Other.....
<input type="checkbox"/>	No response necessary – file & note		<input type="checkbox"/>			<input type="checkbox"/>	
Contact person (for response)		Min <input type="checkbox"/>	COS <input type="checkbox"/>	Dept officer <input checked="" type="checkbox"/>	Other <input type="checkbox"/>		
Response time		5 days <input type="checkbox"/>	10 days <input type="checkbox"/>	15 days <input checked="" type="checkbox"/>	MALPI <input type="checkbox"/> business days from receipt. Note Planning responsible for due date		
Minister's Office comments/drafting instructions SC – 26.11.2018							
Approved by: <i>Jae</i>				Date: <i>26/11/18</i>			

DLO USE						DLO comments/drafting instructions <i>DDG response please.</i>
BU	Lead	Copy/consult	BU	Lead	Copy/consult	
ODG	<input type="checkbox"/>	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
MID	<input type="checkbox"/>	<input type="checkbox"/>	iPP	<input type="checkbox"/>	<input type="checkbox"/>	
IP	<input type="checkbox"/>	<input type="checkbox"/>	EDQ	<input type="checkbox"/>	<input type="checkbox"/>	
MPP	<input type="checkbox"/>	<input type="checkbox"/>	BQ	<input type="checkbox"/>	<input type="checkbox"/>	
RED	<input type="checkbox"/>	<input type="checkbox"/>	QRA	<input type="checkbox"/>	<input type="checkbox"/>	
BSP	<input type="checkbox"/>	<input type="checkbox"/>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
OCG	<input type="checkbox"/>	<input type="checkbox"/>				
Lead area must ensure consultation occurs with other business units and departments if/as necessary to ensure a 'whole of portfolio' brief or response is provided.						

Approved by Director-General/Coordinator-General signature & date:/...../18

Rebecca Reynolds

From: Office of the Minister for Local Government, Racing and Multicultural Affairs
<Ministerial_Corro@dlgrma.qld.gov.au>
Sent: Monday, 26 November 2018 11:06 AM
To: State Development
Subject: Correspondence from the Office of the Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs - MC18/7252
Attachments: REFERRAL - [Redacted] MC187252.pdf

Please find attached correspondence from the Office of the Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs.

Please do not reply to this email. All future communications should be addressed to the contact details shown below.



Office of the Hon. Stirling Hinchliffe MP

Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs

P 07 3719 7560 E lgrma@ministerial.qld.gov.au
 1 William Street Brisbane Qld 4000
 PO Box 15009 City East Qld 4002

This email and any attachments may contain confidential or privileged information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The confidentiality and privilege attached to this message and attachment is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone, and destroy and delete all copies. The Department does not accept any responsibility for any loss or damage that may result from reliance on, or use of, any information contained in this email and/or attachments.

RTI RELEASED - DS DMIP



Minister for Local Government,
Minister for Racing and
Minister for Multicultural Affairs

1 William Street
Brisbane Queensland 4000
PO Box 15009
City East Queensland 4002
Telephone +61 7 3719 7560
Email lgrma@ministerial.qld.gov.au
Website www.dlgrma.qld.gov.au

ABN 65 959 415 158

Our ref: MC18/7252

26 NOV 2018

Sch. 4(4)(6) - Disclosing personal information

Dear Sch. 4(4)(6) - Disc

The Honourable Stirling Hinchliffe MP, Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs has asked me to thank you for your email of 20 November 2018 about a proposed development on the Gold Coast.

As this matter falls within the portfolio responsibilities of the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning, I have forwarded a copy of your email to his office for consideration.

Yours sincerely


BEN MARCZYK
SENIOR POLICY ADVISOR

cc: Chief of Staff
Office of the Minister for State Development,
Manufacturing, Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

Amy Chang

From: [Redacted] (Sch. 4(4)(6) - Disclosing personal information)
Sent: Tuesday, 20 November 2018 4:04 PM
To: Minister for Local Government, Racing & Multicultural Affairs; State Development; Transport and Main Roads
Subject: RIDONG- TALLEBUDGERA (GOLD COAST0 PROPOSED DEVELOPMENT
Attachments: Ridong map flier.jpg

Dear Ministers

We are coordinating the local community efforts to oppose this project.

The writer is Chair of "Save Our Southern Valleys" See our Facebook page of same name.

CONCERNS

We are concerned that with the Gold Coast City Council upgrading Old Coach Road (it runs at right angles to Tallebudgera Creek Rd, off which nearby is the subject land) that traffic considerations may be downplayed and compromised by this. This is particularly so, given that the Mayor of the Gold Coast, Cr Tom Tate, recently resiled from what he said on ABC talk back radio, and accused the writer of "misquoting" him as part of a "habit" the writer had.

The Mayor clearly said in answer to a caller's question on the ABC, "I won't be asking the State Government to call the project in. We want to assess it on its merits ourselves. When it comes to flood modelling, as an engineer, mate, I won't be allowing anyone building on our floodplain."

RIDONG'S PUBLIC POSITION

I now refer to Campbell Gellie's article on the above on page 27 of last Saturday's edition of the Gold Coast Bulletin.

Ridong is quoted as making some totally unsupportable and self-serving assertions to justify a project that is not wanted by or justified in our precious rural community.

Ridong is quoted as saying, "the proposal is a **unique** and **needed** project for the Gold Coast that will boost its tourism at **critical time in the City's evolution and economic maturity.**"

The facts are that this project is **massively-negatively unique**, as it is a quasi-canal development in the middle of a massive flood plain (see attached photo). By building up the land to build on, the highly-densified project will become a levy in the floodplain and greatly exacerbate flood damage to homes, livestock, commercial buildings and people in the Tallebudgera Valley upstream, downstream and laterally in surrounding areas. Pretty, unique, alright!

The assertion by Ridong that the project is '**needed**' is ludicrous. There are hundreds of places where villas, hotels and art galleries can be built on the Gold Coast, so as not to destroy the 'green behind the gold' with traffic congestion and degradation of local amenity for people who have chosen a rural way of life.. And hasn't the City just spent \$80 million on Home of the Arts at Bundall and is budgeted to spend more on connecting bridges and the like?

Ridong also says the project comes at '**a critical time in the city's evolution and economic maturity.**' This is an outrageously - unsupportable and self-serving piece of marketing mumbo-jumbo which no intelligent person can possibly accept.

So, if Ridong are using these 'merit submissions' to justify the project's massive non-compliance with the planning scheme, all I can say is that the Chinese owners of Ridong are disrespecting the lifestyle, financial investments and intelligence of our city residents, and the precious environment of the Tallebudgera Valley and its surrounds.

As the Mayor said to a caller on ABC talk-back radio recently about the project, "mate, as an engineer, there will be no building on our floodplain."

Let's hope the Mayor is true to his word and this project is consigned to the dustbin at the earliest opportunity.

In any event, we ask that you please take a personal interest in this matter and bring whatever influence you can to bear on dumping this highly presumptuous and dangerous project.

Sch. 4(4)(6) - Disclosing

Chair- Save Our Southern Valleys

WARNING: Law Firms have been victims of fraudulent hijacking of email accounts which has resulted in losses of large sums of money. DO NOT act on ANY email which appears to be from us or anyone else, and which provides details of a bank account into which you are asked to deposit monies without FIRST telephoning the apparent sender to confirm the authenticity of the request.

Yours faithfully

Sch. 4(4)(6) - Disclosing personal information

07 5536 3055

Sch. 4(4)

Sch. 4(4)(6) - Disclosing personal information

We deliver you the best outcomes, efficiently and affordably.

WILSON & HAYNES

Solicitors - Conveyancers - Business Advisors
QLD & NSW

Since 1983

Connect with us on



Sch. 4(4)(6) - Disclosing

Business | Commercial | Companies | Conveyancing | Estates - wills - deceased estates - contested estates | Family Law | IP | Litigation

A: Level 2, Wharf Central, 75-77 Wharf St, Tweed Heads NSW 2485 | 14/463 Trees Rd, Tallebudgera QLD 4228

M: PO Box 931 Tweed Heads NSW 2485 | P: 07 5536 3055 | F: 07 5536 8782 | E: admin@wilsonhayneslaw.com.au |

W: www.wilsonhayneslaw.com.au

A division of Beacon Business Directions P/L ABN 71 114 557 121

Liability limited by a scheme approved under Professional Standards Legislation. This email is confidential as between the sender and the addressee. If received in error, please do not copy or resend and notify sender and permanently delete from your records. Legal professional privilege is claimed.



MINISTER FOR STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING
Executive correspondence action sheet

DATE RECEIVED MO 02/12/19	DATE PROVIDED TO DEPT - 4 DEC 2019	DATE DUE SIGNATORY <i>[Signature]</i>	ESU use: USB checked by IT? <input type="checkbox"/>	DEPT REF MC19/6234
------------------------------	---------------------------------------	--	--	-----------------------

Author: Sch. 4(4)(6) - Disclos Company: Wilson Haynes Law

Response required		Other	
<input type="checkbox"/> Min (inc brief unless advised otherwise)	CONSTITUENT? <input type="checkbox"/>	<input type="checkbox"/> Decision brief	
<input type="checkbox"/> DG or CG	Draft to MO first for approval? <input type="checkbox"/>	<input type="checkbox"/> Noting brief	
<input type="checkbox"/> Dept (DDG, ED or Director as appropriate)		<input type="checkbox"/> Meeting brief	
<input checked="" type="checkbox"/> Dept for appropriate action		<input type="checkbox"/> Dot points	
<input type="checkbox"/> Dept to call and resolve		<input type="checkbox"/> Other:	
<input type="checkbox"/> No Response Necessary (NRN) – file & note		<input type="checkbox"/>	
<input type="checkbox"/> Referred (DLO to action) – NRN for dept		<input type="checkbox"/>	

Contact person (for response) Use MO contact para where the Minister is responding to an elected official. Use the departmental contact paragraph where the department is responding on behalf of the Minister.

Response time: 5 days 10 days 15 days MGR business days from receipt.
Note PG responsible for due date

Minister's Office comments/drafting instructions
 To SC for consideration 02/12/2019

Approved by: *Steph* Date: *03/12/19*

DLO USE						DLO comments/drafting instructions
BU	Lead	Copy/consult	BU	Lead	Copy/consult	
ODG	<input type="checkbox"/>	<input type="checkbox"/>	OCG	<input type="checkbox"/>	<input type="checkbox"/>	<i>Please allocate to Planning for appropriate action.</i>
EIS	<input type="checkbox"/>	<input type="checkbox"/>	ORA	<input type="checkbox"/>	<input type="checkbox"/>	
IFP	<input type="checkbox"/>	<input type="checkbox"/>	BQ	<input type="checkbox"/>	<input type="checkbox"/>	
MIR	<input type="checkbox"/>	<input type="checkbox"/>	E&HR (complaint)	<input type="checkbox"/>	<input type="checkbox"/>	
EDQ	<input type="checkbox"/>	<input type="checkbox"/>	E&HR (alleged corruption)	<input type="checkbox"/>	<input type="checkbox"/>	
PG	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
BCP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do not allocate to BU - does not relate to DSDMIP's activities		

Lead area must ensure consultation occurs with other business units and departments if/as necessary to ensure a 'whole of portfolio' brief or response is provided.

Approved by: *[Signature]* Date: *03/12/19*

Approved by Director-General/Coordinator-General signature & date:/...../19

Holly Walker

MC19/6234

From: [Redacted: Sch. 4(4)(6) - Disclosing personal information]
Sent: Sunday, 1 December 2019 9:28 AM
To: Tourism; LGRMA - Ministerial; State Development; Premier; editorial@goldcoast.com.au; qld.news@abc.net.au; qtqnewsroom@nine.com.au; Bern Young (Gold Coast); paul.weston@news.com.au; Division14 (Division14@goldcoast.qld.gov.au); division3@goldcoast.qld.gov.au; Division6; Division5; Division7; Division4; Division2; division1@goldcoast.qld.gov.au; Division8; Division9; Division10@goldcoast.qld.gov.au; division11@goldcoast.qld.gov.au; Division12
Subject: PUBLIC RALLY AGAINST RIDONG TALLEBUDGERA DEVELOPMENT NOW SUNDAY 15 DECEMBER
Attachments: PRESS RELEASE 1 December 2019.docx

For your attention

WARNING: Law Firms have been victims of fraudulent hijacking of email accounts which has resulted in losses of large sums of money. DO NOT act on ANY email which appears to be from us or anyone else, and which provides details of a bank account into which you are asked to deposit monies without FIRST telephoning the apparent sender to confirm the authenticity of the request.

Yours faithfully

[Redacted: Sch. 4(4)(6) - Disclosing personal information]

07 5536 3055 [Redacted: Sch. 4(4)]

[Redacted: Sch. 4(4)(6) - Disclosing personal information]

We deliver you the best outcomes, efficiently and affordably.



Solicitors - Conveyancers - Business Advisors
QLD & NSW

Since 1983

Connect with us on  

Business | Commercial | Companies | Conveyancing | Estates - wills - deceased estates - contested estates | Family Law | Trade Marks | Litigation

A: Level 2, Wharf Central, 75-77 Wharf St, Tweed Heads NSW 2485 | 14/463 Trees Rd, Tallebudgera QLD 4228
M: PO Box 931 Tweed Heads NSW 2485 | P: 07 5536 3055 | F: 07 5536 8782 | E: admin@wilsonhayneslaw.com.au
W: www.wilsonhayneslaw.com.au

A division of Beacon Business Directions P/L ABN 71 114 557 121

Liability limited by a scheme approved under Professional Standards Legislation. This email is confidential as between the sender and the addressee. If received in error, please do not copy or resend and notify sender and permanently delete from your records. Legal professional privilege is claimed.

PRESS RELEASE 1 December 2019

SAVE OUR SOUTHERN VALLEYS – STOP RIDONG’S TALLEBUDGERA DEVELOPMENT!

‘DEATH OF THE VALLEY’ RALLY – SUNDAY 15 DECEMBER AT 9.30 -11.30 AM at COPCLICKS PLAYING FIELDS, TALLEBUDGERA CONNECTION ROAD

The 5-year long public opposition to the proposed Ridong development of a quasi-canal, high-density residential development and international art gallery in the Tallebudgera Creek flood plain, on Tallebudgera Connection Road, is now hotting up.

Sch. 4(4)(6) - Disclosing personal information of Save Our Southern Valleys today said, “The public will meet at 9.30 am on Sunday 8 December at Coplicks sports fields on Tallebudgera Connection Road, and there will be a list of persuasive and knowledgeable persons speaking. The meeting will be voicing its opposition to this rezoning of the site from semi-rural to high-density development in the strongest possible terms. We expect hundreds of residents and concerned Gold Coast citizens to be in attendance.”

Sch. 4(4)(6) - Disclosing personal information went on to say, “Our community has 2 main concerns, the first is that the project will substantially exacerbate flooding, upstream, downstream and laterally from the Connection Road bridge. (It will also have significantly adverse traffic and environmental impacts.) The second is that the State Government will ‘call in’ the project and approve it, before adequate flood modelling by the Gold Coast City Council and public consultation with the community about it.”

It is stressful to our community that it is rumoured that State Tourism Minister Kate Jones may want to run for Mayor of the Gold Coast at the next election AND that there is a planned announcement by the Minister on the proposed development site, with Ridong, this coming Tuesday. **We call upon Ms Jones to abandon any such meeting and announcement with Ridong until the Gold Coast City Council has conducted its due diligence on flooding- and we are hoping that the Council will not approve the project due to these concerns**” Sch. 4(4)(6) - Disclosing personal information said.

Sch. 4(4)(6) - Disclosing personal information concluded by saying, “Both the State Government and the Gold Coast City Council would do well to heed the Supreme Court of Queensland decision last Friday, where the State Government operators of the Wivenhoe Dam were found to have negligently caused billions of dollars of flooding damage to the downstream landowners and occupiers in early 2011.

Just as the application of the Wivenhoe Dam Operating Manual was key to that Supreme Court decision against the State, so will the Gold Coast City Council’s Flood Modelling System, which is used to determine the likelihood of increased flooding, be the KEY to any future class actions by residents and businesses, against the State and the Council.

I am sure that the plaintiff class action law firms like Maurice Blackburn and others will be licking their lips at the prospect that, if the Ridong project causes increased flooding, they will be venture into the Valley and sign up as many people as possible to a class action against the State Government and the Council.”

For further information Contact: Sch. 4(4)(6) - Disclosing personal information

Holly Walker

From: [Redacted] Sch. 4(4)(6) - Disclosing personal information
Sent: Sunday, 1 December 2019 8:56 AM
To: Tourism; Local Government; LGRMA - Ministerial; Premier; State Development
Subject: FW: RIDONG'S TALLEBUDGERA DEVELOPMENT- CALLS FOR STATE GOVERNMENT NOT TO MAKE ANY ANNOUNCEMENTS UNTIL COUNCIL FLOOD MODELLING DONE
Attachments: PRESS RELEASE 1 December 2019.docx
Importance: High

Dear Ministers

This press release requests that this project be put on hold until the Gold Coast City Council conducts flood modelling and discusses it with the public.

You will be aware of the WIVENHOE DAM OPERAATIONS MANUAL. Well, the Gold Coast has a FLOOD MODELLING SYSTEM and this needs to be rigorously applied, in default of which there will be class actions.

WARNING: Law Firms have been victims of fraudulent hijacking of email accounts which has resulted in losses of large sums of money. DO NOT act on ANY email which appears to be from us or anyone else, and which provides details of a bank account into which you are asked to deposit monies without FIRST telephoning the apparent sender to confirm the authenticity of the request.

Yours faithfully

[Redacted] Sch. 4(4)(6) - Disclosing personal information

07 5536 3055 [Redacted] Sch. 4(4)

[Redacted] Sch. 4(4)(6) - Disclosing personal information

We deliver you the best outcomes, efficiently and affordably.



Solicitors - Conveyancers - Business Advisors
QLD & NSW

Since 1983

Connect with us on  

Business | Commercial | Companies | Conveyancing | Estates - wills - deceased estates - contested estates | Family Law | Trade Marks | Litigation

A: Level 2, Wharf Central, 75-77 Wharf St, Tweed Heads NSW 2485 | 14/463 Trees Rd, Tallebudgera QLD 4228
M: PO Box 931 Tweed Heads NSW 2485 | P: 07 5536 3055 | F: 07 5536 8782 | E: admin@wilsonhayneslaw.com.au
W: www.wilsonhayneslaw.com.au

A division of Beacon Business Directions P/L ABN 71 114 557 121

Liability limited by a scheme approved under Professional Standards Legislation. This email is confidential as between the sender and the addressee. If received in error, please do not copy or resend and notify sender and permanently delete from your records. Legal professional privilege is claimed.

From: [Redacted] Sch. 4(4)(6) - Disclosing personal information
Sent: Sunday, 1 December 2019 9:44 AM
To: editorial@goldcoast.com.au; qld.news@abc.net.au; qtqnewsroom@nine.com.au; Bern Young (Gold Coast) <young.bernadette@abc.net.au>; paul.weston@news.com.au
Subject: RIDONG'S TALLEBUDGERA DEVELOPMENT- CALLS FOR STATE GOVERNMENT NOT TO MAKE ANY ANNOUNCEMENTS UNTIL COUNCIL FLOOD MODELLING DONE
Importance: High

Please find attached press release on this important topic

WARNING: Law Firms have been victims of fraudulent hijacking of email accounts which has resulted in losses of large sums of money. DO NOT act on ANY email which appears to be from us or anyone else, and which provides details of a bank account into which you are asked to deposit monies without FIRST telephoning the apparent sender to confirm the authenticity of the request.

Yours faithfully

Sch. 4(4)(6) - Disclosing personal information

07 5536 3055 Sch. 4(4)

Sch. 4(4)(6) - Disclosing personal information

We deliver you the best outcomes, efficiently and affordably.



Solicitors - Conveyancers - Business Advisors
QLD & NSW

Since 1983

Business | Commercial | Companies | Conveyancing | Estates - wills - deceased estates - contested estates | Family Law | Trade Marks | Litigation

Connect with us on



A: Level 2, Wharf Central, 75-77 Wharf St, Tweed Heads NSW 2485 | 14/463 Trees Rd, Tallebudgera QLD 4228
M: PO Box 931 Tweed Heads NSW 2485 | P: 07 5536 3055 | F: 07 5536 8782 | E: admin@wilsonhayneslaw.com.au
W: www.wilsonhayneslaw.com.au

A division of Beacon Business Directions P/L ABN 71 114 557 121

Liability limited by a scheme approved under Professional Standards Legislation. This email is confidential as between the sender and the addressee. If received in error, please do not copy or resend and notify sender and permanently delete from your records. Legal professional privilege is claimed.

PRESS RELEASE 1 December 2019

SAVE OUR SOUTHERN VALLEYS – STOP RIDONG’S TALLEBUDGERA DEVELOPMENT!

‘DEATH OF THE VALLEY’ RALLY – SUNDAY 8 DECEMBER AT 9.30 -11.30 AM at COPLICKS PLAYING FIELDS, TALLEBUDGERA CONNECTION ROAD

The 5-year long public opposition to the proposed Ridong development of a quasi-canal, high-density residential development and international art gallery in the Tallebudgera Creek flood plain, on Tallebudgera Connection Road, is now hotting up.

Sch. 4(4)(6) - Disclosing personal information

Save Our Southern Valleys today said, “The public will meet at 9.30 am on Sunday 8 December at Coplicks sports fields on Tallebudgera Connection Road, and there will be a list of persuasive and knowledgeable persons speaking. The meeting will be voicing its opposition to this rezoning of the site from semi-rural to high-density development in the strongest possible terms. We expect hundreds of residents and concerned Gold Coast citizens to be in attendance.”

Sch. 4(4)(6) - Disclosing personal information

went on to say, “Our community has 2 main concerns, the first is that the project will substantially exacerbate flooding, upstream, downstream and laterally from the Connection Road bridge. (It will also have significantly adverse traffic and environmental impacts.) The second is that the State Government will ‘call in’ the project and approve it, before adequate flood modelling by the Gold Coast City Council and public consultation with the community about it.”

It is stressful to our community that it is rumoured that State Tourism Minister Kate Jones may want to run for Mayor of the Gold Coast at the next election AND that there is a planned announcement by the Minister on the proposed development site, with Ridong, this coming Tuesday. **We call upon Ms Jones to abandon any such meeting and announcement with Ridong until the Gold Coast City Council has conducted its due diligence on flooding- and we are hoping that the Council will not approve the project due to these concerns” Mr Wilson said.**

Sch. 4(4)(6) - Disclosing personal information

concluded by saying, “Both the State Government and the Gold Coast City Council would do well to heed the Supreme Court of Queensland decision last Friday, where the State Government operators of the Wivenhoe Dam were found to have negligently caused billions of dollars of flooding damage to the downstream landowners and occupiers in early 2011.

Just as the application of the Wivenhoe Dam Operating Manual was key to that Supreme Court decision against the State, so will the Gold Coast City Council’s Flood Modelling System, which is used to determine the likelihood of increased flooding, be the KEY to any future class actions by residents and businesses, against the State and the Council.

I am sure that the plaintiff class action law firms like Maurice Blackburn and others will be licking their lips at the prospect that, if the Ridong project causes increased flooding, they will be venture into the Valley and sign up as many people as possible to a class action against the State Government and the Council.”

For further information Contact

Sch. 4(4)(6) - Disclosing personal information

From: [Sch. 4\(4\)\(6\) - Disclosir](#)
To: [Environment](#); [State Development](#); [Transport and Main Roads](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Ridong Roadkill
Date: Thursday, 5 December 2019 10:02:02 AM

Dear Minister Enoch, as many as 350 koalas are estimated to have incinerated in fires that tore through NSW. The last remaining viable population of koalas on the Gold Coast is now threatened by the proposed Ridong development. I strongly object to the Ridong (Australia) International P/L development at Tallebudgera Qld 4228. The proponent-led application process failed to identify koalas on site but it is well known to local residents as a movement corridor and it is not unusual to see koalas on that site and adjacent sites as evidenced by koala road strikes of some 14 deaths in a 12 month period on Tallebudgera Connection Road. This 116 acre development site is home to our already nationally depleting Koala population. We cannot standby and knowingly swap Koala lives for tourists. This development will increase traffic, exponentially increasing Koala deaths, as well as introducing other known Koala threats like dogs. The Burleigh to Springbrook Hinterland bioregional wildlife corridor is a key corridor for viable populations of wildlife, including the koala. Why are there no conditions to protect koala movements? I don't want our wildlife to be Ridong roadkill. I am sick of seeing dead koalas. Do not allow this inappropriate development to be approved.

Kind regards

[Sch. 4\(4\)\(6\) - Disclos](#)

Sent from my iPhone

RTI RELEASE - DISCLOSED

From: [Sch. 4\(4\)\(6\) - Disclosing pers](#)
To: [State Development](#); [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Developing Our Floodplains
Date: Thursday, 5 December 2019 10:07:28 AM

Dear Minister, I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The proposed development is on a flood plain. Residents remember well the horrific, unprecedented and widespread flooding in 2017 across the Tally Valley, including the site of the proposed development. No detailed flood modeling has yet been completed for the proposed development, and there is strong community concern that if the proposed development is built up to protect its interests it will exacerbate impacts on others in the area. Don't allow this inappropriate development to be approved.

Kind regards

[Sch. 4\(4\)\(6\) - Disclo](#)

Sent from my iPhone

RTI RELEASE - DSD/MP

From: [Sch. 4\(4\)\(6\) - Disclos](#)
To: [State Development](#); [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Ridong - Scale and Intensity Concerns
Date: Thursday, 5 December 2019 9:55:48 AM

Dear Minister, I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The SARA conditions issued by the Department of State Development, Manufacturing, Infrastructure and Planning failed to consider the more than 300 submissions made on the proposed development and the actual issues related to traffic, koalas and flooding. It also appears that not all agencies that should have been triggered even provided conditions. The proposed development is inconsistent with the City Plan and of a scale and intensity totally incompatible with the zoning, character, amenity and safety of users of the area. This type and scale of development will lead to more local disruption, risks to users, calls to widen the road and koala deaths. Ridong does not belong. Don't allow this inappropriate development to be approved.

Kind regards

[Sch. 4\(4\)\(6\) - Disclosing](#)

Sent from my iPhone

RTI RELEASE - DISCLOSED

From: Sch. 4(4)(6) - Dis
To: [Environment](#); [State Development](#); [Transport and Main Roads](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Ridong Roadkill
Date: Thursday, 5 December 2019 1:23:25 PM

Dear Minister Enoch, as many as 350 koalas are estimated to have incinerated in fires that tore through NSW. The last remaining viable population of koalas on the Gold Coast is now threatened by the proposed Ridong development. I strongly object to the Ridong (Australia) International P/L development at Tallebudgera Qld 4228. The proponent-led application process failed to identify koalas on site but it is well known to local residents as a movement corridor and it is not unusual to see koalas on that site and adjacent sites as evidenced by koala road strikes of some 14 deaths in a 12 month period on Tallebudgera Connection Road. This 116 acre development site is home to our already nationally depleting Koala population. We cannot standby and knowingly swap Koala lives for tourists. This development will increase traffic, exponentially increasing Koala deaths, as well as introducing other known Koala threats like dogs. The Burleigh to Springbrook Hinterland bioregional wildlife corridor is a key corridor for viable populations of wildlife, including the koala. Why are there no conditions to protect koala movements? I don't want our wildlife to be Ridong roadkill. I am sick of seeing dead koalas. Do not allow this inappropriate development to be approved.

Sent from my Samsung Galaxy smartphone.

RTI RELEASEE

From: [Sch. 4\(4\)\(6\) - Discl](#)
To: [State Development](#); [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Ridong - Scale and Intensity Concerns
Date: Thursday, 5 December 2019 1:23:49 PM

Dear Minister, I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The SARA conditions issued by the Department of State Development, Manufacturing, Infrastructure and Planning failed to consider the more than 300 submissions made on the proposed development and the actual issues related to traffic, koalas and flooding. It also appears that not all agencies that should have been triggered even provided conditions. The proposed development is inconsistent with the City Plan and of a scale and intensity totally incompatible with the zoning, character, amenity and safety of users of the area. This type and scale of development will lead to more local disruption, risks to users, calls to widen the road and koala deaths. Ridong does not belong. Don't allow this inappropriate development to be approved.

Sent from my Samsung Galaxy smartphone.

From: Sch. 4(4)(6) - Disc
To: [State Development](#); [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Developing Our Floodplains
Date: Thursday, 5 December 2019 1:23:57 PM

Dear Minister, I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The proposed development is on a flood plain. Residents remember well the horrific, unprecedented and widespread flooding in 2017 across the Tally Valley, including the site of the proposed development. No detailed flood modeling has yet been completed for the proposed development, and there is strong community concern that if the proposed development is built up to protect its interests it will exacerbate impacts on others in the area. Don't allow this inappropriate development to be approved.

Sent from my Samsung Galaxy smartphone.

RTI RELEASE - DISCLOSED

From: Sch. 4(4)(6) - Disclosing
To: [State Development](#)
Subject: Ridong – Scale and Intensity Concerns
Date: Tuesday, 24 December 2019 8:05:35 PM

Dear Minister, I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The SARA conditions issued by the Department of State Development, Manufacturing, Infrastructure and Planning failed to consider the more than 300 submissions made on the proposed development and the actual issues related to traffic, koalas and flooding. It also appears that not all agencies that should have been triggered even provided conditions. The proposed development is inconsistent with the City Plan and of a scale and intensity totally incompatible with the zoning, character, amenity and safety of users of the area. This type and scale of development will lead to more local disruption, risks to users, calls to widen the road and koala deaths. Ridong does not belong. Don't allow this inappropriate development to be approved. Sincerely, Antonio Bratina.

Sent from my iPhone

RTI RELEASE

From: [Kyra Mackie](#)
To: [Planning Group Correspondence](#)
Cc: [Executive Services DSDMIP](#)
Subject: RE: Request to retrieve 2 emails from State Development for corrupted Source records - RTI request - Tallebudgera DA
Date: Monday, 10 February 2020 4:44:04 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)

Hi Meaghan,

Sorry it took me a little while to find them! I have now found the emails and dropped them underneath MC19/6342 and MC19/6344.

Thanks,
Kyra

Kyra Mackie

Administration and Reception Officer

Executive Services Unit
Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 7021 E Kyra.Mackie@dsdmip.qld.gov.au

1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

From: Executive Services DSDMIP <ExecutiveCorrespondenceDSDMIP@dsdmip.qld.gov.au>
Sent: Monday, February 10, 2020 1:04 PM
To: State Development <StateDevelopment@ministerial.qld.gov.au>
Cc: Planning Group Correspondence <PlanningGroupCorrespondence@dsdmip.qld.gov.au>
Subject: FW: Request to retrieve 2 emails from State Development for corrupted Source records - RTI request - Tallebudgera DA

Hi Ladies

Please note below email from Planning group. By any chance do you have original emails of MC19/6342 and MC19/6344? If so could you please reattach the emails.

Kind regards

Fariba

Fariba Shahnazari
Correspondence and Reporting Officer
Office of the Director-General

Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 7018

Level 38, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

From: Meaghan Dwyer <Meaghan.Dwyer@dsdmip.qld.gov.au>

Sent: Monday, 10 February 2020 12:27 PM

To: Executive Services DSDMIP <ExecutiveCorrespondenceDSDMIP@dsdmip.qld.gov.au>

Subject: Request to retrieve 2 emails from State Development for corrupted Source records - RTI request - Tallebudgera DA

Hi ESU

I have the following corrupted records that will form part of the response to an RTI request regarding a DA at Tallebudgera. Can you retrieve the emails for the following MCs and reinstate to the Source:

MC19/6342 and MC19/6344.

Thanks

Meaghan

Meaghan Dwyer

Correspondence Coordinator

Office of the Deputy Director-General

Planning Group

Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6774

E meaghan.dwyer@dsdmip.qld.gov.au

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

This email and any attachments may contain confidential or privileged information and may be protected by copyright. You must not use or disclose them other than for the purposes for which they were supplied. The confidentiality and privilege attached to this message and attachment is not waived by reason of mistaken delivery to you. If you are not the intended recipient, you must not use, disclose, retain, forward or reproduce this message or any attachments. If you receive this message in error please notify the sender by return email or telephone, and destroy and delete all copies. The Department does not accept any responsibility for any loss or damage that may result from reliance on, or use of, any information contained in this email and/or attachments.

This email, together with any attachments, is intended for the named recipient(s) only; and may contain privileged and confidential information. If received in error, you are asked to inform the sender as quickly as possible and delete this email and any copies of this from your computer system network.

If not an intended recipient of this email, you must not copy, distribute or take any action(s) that relies on it; any form of disclosure, modification, distribution and /or publication of this email is also prohibited.

Unless stated otherwise, this email represents only the views of the sender and not the views of the Queensland Government.

Please consider the environment before printing this email.

RTI RELEASE - DSDMIP

Sch. 4(4)(6) - Disclosing personal information

Grays Point NSW 2232

Sch. 4(4)(6) - Disclosing personal information

16 December 2019

The Hon Cameron Dick MP
Minister for State Development, Manufacturing, Infrastructure and Planning:
PO Box 15009
CITY EAST QLD 4002

Via email: statedevelopment@ministerial.qld.gov.au

Dear Minister Dick

Re: Ridong (Australia) International Pty Ltd, SARA response – 49 and 109 Tallebudgera Connection Road and 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228

I am a concerned citizen, and I write to express my deepest concerns about the QLD State Government providing SARA conditions to the above proposed development, which is inconsistent with the City Plan and wholly unsupported by the local community.

Whilst I am not a local resident, my principal concern is the complete disregard that has been afforded the existence of koalas and their native habitat, within this proposed development.

Koalas have a conservation status of 'Vulnerable' in both QLD and NSW.

Whilst the proponent-led application process failed to identify koalas on site, it is well known to local residents as a movement corridor, and it is not unusual to see koalas on that site and adjacent sites (as evidenced by koala road strikes of some 14 deaths in a 12 month period on Tallebudgera Connection Road).

The Burleigh to Springbrook Hinterland bioregional wildlife corridor is a key corridor for viable populations of wildlife, including the koala. In fact, it is the last remaining viable population of koalas on the Gold Coast not threatened with intensive development, until now. The corridor's importance has been established by a number of Council scientific reports and has been protected by Council through successive planning schemes. If the Department of Environment and Science was triggered (and there were no conditions to suggest they were), was the lack of conditions based on the developers assessment of koala presence?

The Ridong development will erode the corridor's ecological values, and the changes in use will impact on the very wildlife it presently protects.

And once more, the inevitable increase in road kill and loss of habitat, will see the koala pushed from a conservation status of 'Vulnerable' towards 'Endangered'.

Minister, the community wants the ability to have real input into what happens in the Tallebudgera Valley. I urge you to consider a master plan for the Valley, reconsider the SARA conditions to ensure that the very real issue of koala protection is addressed, and call in the Ridong development to allow more rigorous environmental assessment and meaningful community consultation before Council moves to approve it.

Kind Regards,

Sch. 4(4)(6) - Disclosing personal information



Cc:

The Hon Mark Bailey MP
Minister for Transport and Main Roads
transportandmainroads@ministerial.qld.gov.au

The Hon Leeanne Enoch MP
Minister for Environment and the Great Barrier Reef, Minister for Science and Minister for the Arts
environment@ministerial.qld.gov.au

The Hon Stirling Hinchliffe
Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs
LGRMA@ministerial.qld.gov.au

The Hon Kate Jones MP
Minister for Innovation and Tourism Industry Development and Minister for Cross River Rail
tourism@ministerial.qld.gov.au

The Hon Annastacia Palaszczuk MP
Premier and Minister for Trade
thepremier@premiers.qld.gov.au

Ms Meaghan Scanlon MP
Assistant Minister for Tourism Industry Development
Gaven@parliament.qld.gov.au

From: Sch. 4(4)(6) - Disclo
To: [State Development](#)
Cc: [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au;
[External - Gaven Electorate Office](#)
Subject: Re: Ridong (Australia) International Pty Ltd, SARA response - Tallebudgera Qld 4228
Date: Monday, 16 December 2019 12:01:33 PM
Attachments: [Koala Protection Letter to Minister Dick 16-12-19.pdf](#)

Dear Minister

Please see attached regarding Koala Protection in Tallebudgera QLD.

Kind Regards

Sch. 4(4)(6) - Disclosing perso

RTI RELEASE - DSDMIP



RTI RELEASE UNDER E.O. 14176

From: Sch. 4(4)(6) - Disc
To: [State Development](#); [Environment](#); [External - Gaven Electorate Office](#)
Cc: broadwater@parliament.qld.gov.au; reception@opposition.qld.gov.au; burleigh@parliament.qld.gov.au; surfers.paradise@parliament.qld.gov.au; southport@parliament.qld.gov.au; mermaid.beach@parliament.qld.gov.au; Karen.Andrews.MP@aph.gov.au; Angie.Bell.MP@aph.gov.au
Subject: Ridong Development - Garden Of the Worlds -Tallebudgera Creek.
Date: Wednesday, 11 December 2019 3:34:45 PM
Attachments: [Ridong Plan 2019..png](#)
[Ridong_Greater Perspective 2019.jpg](#)

All,

Sch. 4(4)(6) - Disclosing personal information

SUBMISSION: There was a recent announcement that Queensland State Government had secured further tracts of land as protected areas from development/ residential housing and the like.

The objective or stated reasoning was said to be 'protection' of the environment/natural habitat for threatened species and the like (wildlife in the greater scope of natural).

COPY: Palaszczuk Government announces landmark plan to protect koalas

From Publication: 'The Palaszczuk Government is moving to protect koalas in South East Queensland with new plans announced today to increase the protection of more than half a million hectares of land through a landmark new koala strategy.

At Currumbin Wildlife Hospital today, Premier Anastacia Palaszczuk said Queenslanders are able to have their say on the draft South East Queensland Koala Conservation Strategy 2019-24, which paves the way toward greater protection.

"We know koalas are under threat and that is why my Government has been working with experts, the conservation sector, local governments and industry on a plan to ensure they are protected into the future," the Premier said.

"Today we are releasing a landmark draft strategy and draft mapping that outline strong measures to protect koala habitat and address the threats impacting South East Queensland's koala population.

"New mapping identifies more than 570,000 hectares of land to be declared koala priority areas – an area that is twice the size of the ACT – of which more than 300,000 hectares is core habitat.'
Unquote.

QUESTION: Is the area in Tallebudgera Creek/Valley as noted for the Ridong -Garden of the Worlds, included in the above noted Half Million Hectares of land for Koala Protection? If so, GREAT, if not why not? What is the criteria for inclusion in the Koala protection areas ?

FROM PUBLICATIONS: 'There are grave community concerns that the 47-hectare (116-acre) garden, hotel, and event center development is too close to low-density residential areas and puts everyone at risk of flooding. According to the Save Our Southern Valleys community group,

Ridong's development application, lodged with the council in October 2018, shows land in the flood plain will be raised to create a levy, which would increase the risk of flooding of residential properties and businesses both upstream and downstream.

There are also fears that the Gold Coast City Council was hasty in giving tentative planning approval, due to the development application's apparent disregard for community consultation on the project's effect on the environment, wildlife, traffic, and future major flood implications. Council is considering the application, despite Gold Coast Mayor Tom Tate saying in November 2018 that there would be no development on the floodplain. This raises the question: 'Why is the council even considering the proposal in the first place?' unquote.

Stating the obvious: The Ridong Development -Gardens of the World, would appear to be in conflict to the proposal noted above announcement from the premier, given the population(decreasing) of koala in this area, as well as a considerable population of birds and other wildlife.

This land area is ABSOLUTE flood plain, in 2015 storm, the water topped the roadside fences along Connection Road, across the road from Coplicks Sports ground, with only the higher areas of land at Sawtell's 'sand pit bulk storage area that was above water level, but flooding occurred all around this area.

Further back towards the Tallebudgera Creek bridge, the road was flooded across into the golf course (again) topping the fence levels. The Connection Road in this area has flooded at least 3 times in past 5 yrs that I am aware of, also flooding in the creek area to south of Tallebudgera State School/Meadow Park Golf Course. Whilst the Ridong development documents state 'a levy' is to be constructed around the development, what consideration has been given (modelling performed) to show/demonstrate the effect: i) upstream and ii) downstream, of reducing the flood plain width by ~50% of the present dimension? What will be the upstream, 'back up effect' of water flow, considering the levels experienced in 2015. If climate change specialists are to be believed, future storms are expected to be 'great', with stronger winds, larger volumes of water, hence more damage.

An Example: whilst Daffodil Street is downstream of the Ridong site, a person known to me said that when they constructed their home in Daffodil Street, the 'slab level' was 1 metre above the '1974 storm high water' line. In the 2015 flood, that property had water CHEST DEEP on the ground floor in the kitchen.

FURTHER CONSIDERATION. Is this development for the benefit of the people of the Gold Coast, the coastal community at large, for Queenslanders, for Australians at large, broader selection of overseas tourist market or for an obscure 'beneficiary', significantly and securely located off shore and not directly interested in the local environmental impact, logistical overload and social disturbance that WILL occur and cost to local tax paying community?

NOTE: There is in print, words to the effect that the 'target audience' is for 'middle to upper class people from'. To come, rest and relax in the resort and homes as planned' End quote.

When these words are considered, if project were to go ahead, does that mean people coming into resort/homes etc will have 'no social integration' into the community, sporting clubs, schooling, etc.? With they just load up the local hospitals and the like services. Would this development, in fact, become a 'Closed Community'?

Please be advised, there is a community meeting, Sunday 15th December, 9.30am to 11.30am

at Coplicks Park.

Sincerely

Sch. 4(4)(6) - Disclosing personal informa

Tallebudgera, 4228 QLD.

Sch. 4(4)(6) - Disclosing perso

PS, Yes from time to time, we have koala in the trees of our back yard, but over past 5 yrs, on a declining basis.

RTI RELEASE - DSDMIP

Tallebudgera Valley Resident

Sch. 4(4)(6) - Disclosing personal information

To: The Hon Cameron Dick MP
Minister for State Development, Manufacturing, Infrastructure and Planning
statedevelopment@ministerial.qld.gov.au

5 December 2019

Dear Minister Dick

Re: Ridong (Australia) International Pty Ltd, SARA response – 49 and 109 Tallebudgera Connection Road & 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228

I write to strongly object to the State Government's SARA conditions for the above development, which is inconsistent with the Gold Coast City Plan and wholly unsupported by the local community.

The SARA conditions issued by the Department of State Development, Manufacturing, Infrastructure and Planning failed to consider the more than 300 submissions made on the proposed development and the actual issues related to traffic, koalas and flooding. It also appears that not all agencies that should have been triggered even provided conditions.

My key issues of concern are:

Scale and intensity: the proposed development is inconsistent with the City Plan and of a scale and intensity totally incompatible with the zoning, character, amenity and safety of users of the area. This type and scale of development will lead to more local disruption, risks to users, calls to widen the road and koala deaths. The Ridong development does not belong in this location.

Wildlife: the proponent-led application process failed to identify koalas on site but it is well known to local residents as a movement corridor and it is not unusual to see koalas on that site and adjacent sites (as evidenced by koala road strikes of some 14 deaths in a 12 month period tracked by a local resident on Tallebudgera Connection Road). Why are there no conditions to protect koala movements? I do not want our wildlife to become roadkill. Ironically, on the very corner of the proposed development, a local resident has been tracking koala deaths and warning local traffic to slow down – this is a Koala death hotspot that is [recognised by the Gold Coast Bulletin](#).

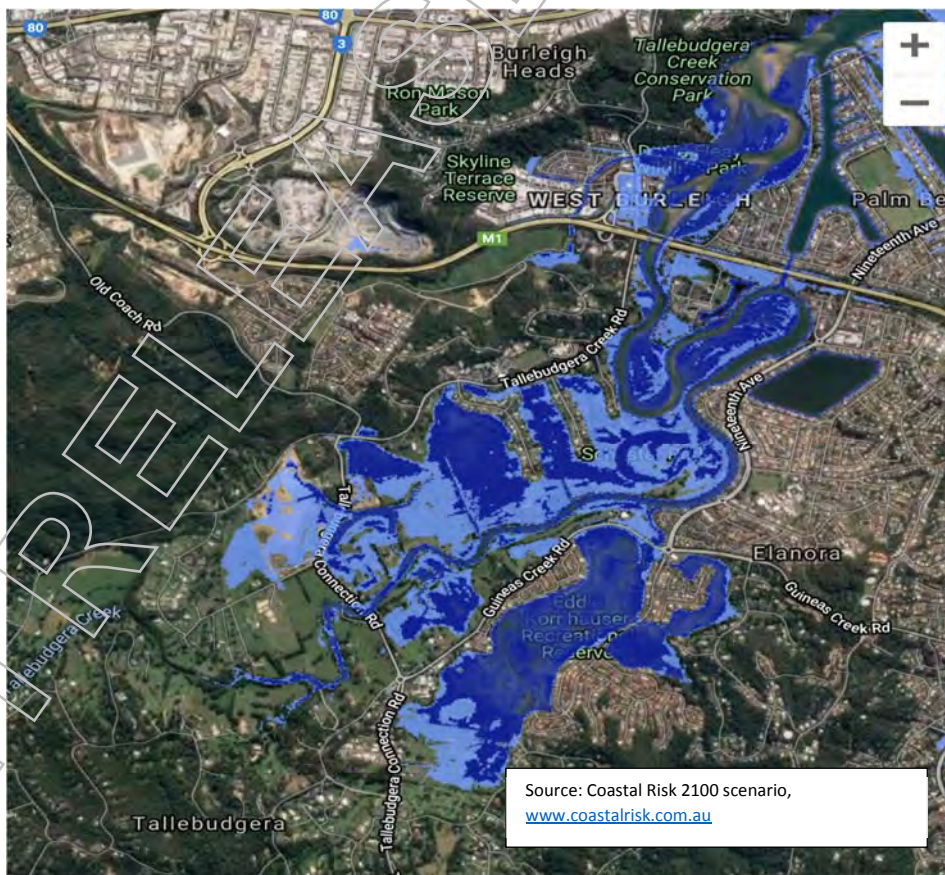
Flooding issues: The proposed development is on a flood plain. Residents remember well the horrific, unprecedented and widespread flooding in 2017 across the Tally Valley, including the site of the proposed development. No detailed flood modelling has yet been completed for the proposed development, and there is strong community concern that if the proposed development is built up to protect its interests it will exacerbate impacts on others in the area.

Clashes with Queensland Government Climate Adaptation Strategy: Minister Dick, as former CEO of Green Cross Australia, a non-profit dedicated to empowering a resilient Australia which was initially funded by Peter Beattie and Campbell Newman in honor of Mikhail Gorbachev's 2006 visit to Brisbane, I was privileged to support development of the Queensland Government's Climate Adaptation Strategy between 2015 and 2017. A collaborative policy development process was embraced by the Queensland Government, using a co-design process that involved an inclusive group of 30 business, community and research leaders. This initiative was supported by previous Environment Minister Steven Miles (copied below) and his predecessor Andrew Powell demonstrating rare bi partisanship. Eminent climate adaptation lawyer Mark Baker-Jones (copied below) provided critical leadership in this process.

A number of sector specific frameworks were adopted under the Queensland Government Climate Adaptation strategy, including the [Built Environment Climate Adaptation Plan](#). **Five Principles** frame climate adaptation in the BE&I sector. Each is in direct conflict with the proposed Ridong development as follows:

1. **Principle:** The built environment and infrastructure sector will encourage cooperation across all communities and within all sectors of society to manage and, where possible, reduce climate risks.
 - ⇒ Far from a cooperative approach involving the community, in this instance 316 submissions were made opposing this development on grounds that resonate with my concerns stated above. Urbis (on behalf of Ridong) concluded from the addresses of complainants that, “the views about the project are very localised, and are by no means representative of a broad citywide position about the development application.”
 - ⇒ Minister you may be aware that the Gold Coast has not yet had visibility about this development nor its impact on our city’s precious remaining koalas. But it soon will. You may also be aware that a petition opposing Ridong started by a local Tallebudgera Valley resident has gathered 4,000 signatures in less than one week.
2. **Principle:** To ensure ecologically sustainable development, the built environment and infrastructure sector will investigate, assess, and give account of, the impacts that its activities are likely to have upon the environment, and the impact the environment will have on its activities.
 - ⇒ Consultants Urbis (on behalf of Ridong) state that, “Tallebudgera Creek Road may consequently prevent koala movement across the roadway and into the site. Hence, the capacity for koalas to identify and access the lower value scattered koala habitat trees on-site is lacking.” This implies koalas lack the capacity to cross roads – despite the obvious fact that Tallebudgera Valley Residents regularly witness koalas crossing roads (we get out of our cars and post warnings for others to slow down), and we share photos of Koalas in the Valley that presumably got onto properties despite the existence of roads. Our Valley Facebook Page has koala photos nearly every day. The ‘Green behind the Gold’ needs support from Government to sustain koala corridors and habitat in the context of existing development – not further inappropriate development in areas where koalas already live.
 - ⇒ The Urbis report (on behalf of Ridong) trivialises wildlife impacts, suggesting that “the scale and nature of this type of road environment is not conducive to the fauna connectivity or corridor outcomes envisaged by the City Plan Environmental Significance Overlay Code, for the Burleigh Heads to Springbrook hinterland to coast critical [nature] corridor.” Minister you would be aware of longstanding efforts by researchers and community advocates to encourage construction of roads and tunnels to support koala mobility in this part of Queensland. Such vital infrastructure has [proven to be effective](#) and would be warmly welcomed by our community. Instead, Ridong’s argument appears to be, “where there are roads, forget about koalas, because they should not be able to cross them anyway.”

3. **Principle:** Successful development and operation of the assets is a product of effective planning, and effective planning requires informed and transparent decision-making.
- ⇒ Lack of detailed flood modelling and evidence of severe flooding in the local area raise deep concerns for residents, including our local emergency volunteers who are already stretched coping with the existing population. To add such scale and density to such an area under these circumstances is does not constitute responsible planning.
4. **Principle:** The built environment and infrastructure sector supports decisions that address the cumulative effects and the subsequent risks associated with responding to climate change, including those at local, regional, national, and global levels, those that are short-term and long-term, those that are temporary and permanent, and those that are direct and indirect.
- ⇒ Minister you may have seen the recent ABC story about growing pressures on insurability in our community among others impacted by sea level rise and inundation risks. [Our city lacks a climate adaptation strategy](#), yet our waterways are second to Ft Lauderdale Florida global scale.
 - ⇒ Over the long term the flooding outlook for this particular area appears grim – surely it is not responsible for a State Government which does have a climate adaptation plan to encourage significant new infrastructure and development in this location.



Tallebudgera Valley Resident

Sch. 4(4)(6) - Disclosing personal information

5. **Principle:** The built environment and infrastructure sector supports evidence based strategic resource planning decisions that integrate the best available information, analysis, and advice from all relevant expert practitioners.

- ⇒ The local community welcomes independent analysis from the research community in contrast to the studies done by Urbis. Urbis states that, “Ecological field surveys across the site included the investigation of koala presence. During the field surveys, no evidence of koalas in the form of scats, nor individual specimens, were observed.” This must be a joke: the site is situated directly next to this picture featured in the local news in relation to the known Koala kill zone in this area.



Minister Dick, may I respectfully remind you that the very area proposed for a large-scale development including major public and private infrastructure lies in a well-documented floodplain that was heavily damaged by the aftermath of Cyclone Debbie. The impacts of climate change are projected to intensify in this area. In a recent Tallebudgera Valley (closed) community Facebook page conversation, one resident complained of a quoted insurance premium rise to \$15,000. Others reported doubling of property insurance costs. Many in our community – particularly near this development – already experience financial stress from the impacts of climate change. Nevertheless, the SARA conditions issued by the Department of State Development, Manufacturing, Infrastructure and Planning fail to adequately consider the evident significant flood risks involved in the case of the proposed Ridong development.

One might ask: “Why did Queensland bother developing a Climate Adaptation Strategy?”

This development is patently inappropriate. I ask you to not allow it to be approved.

Yours sincerely and with respect,

Sch. 4(4)(6) - Disclosing personal information

Tallebudgera Valley Resident

CC:

The Hon Anastacia Palaszczuk MP
Premier and Minister for Trade
thepremier@premiers.qld.gov.au

The Hon Mark Bailey MP
Minister for Transport and Main Roads
transportandmainroads@ministerial.qld.gov.au

The Hon Leeanne Enoch MP
Minister for Environment and the Great Barrier Reef, Minister
for Science and Minister for the Arts
environment@ministerial.qld.gov.au

The Hon Stirling Hinchliffe MP
Minister for Local Government, Minister for Racing and
Minister for Multicultural Affairs
LGRMA@ministerial.qld.gov.au

The Hon Kate Jones MP
Minister for Innovation and Tourism Industry Development and
Minister for Cross River Rail
tourism@ministerial.qld.gov.au

Ms Meaghan Scanlon MP
Assistant Minister for Tourism Industry Development
Gaven@parliament.qld.gov.au

The Hon Dr Steven Miles MP
Minister for Health and Minister for Ambulance Services
health@ministerial.qld.gov.au

Mark Baker-Jones
Special Counsel – BProp LLB
Simpson Grierson
Mark.baker-jones@simpsongrierson.com

From: Sch. 4(4)(6) - Dis
To: [State Development](#)
Cc: thepremier@premiers.qld.gov.au; [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); [External - Gaven Electorate Office](#); [Health](#); Mark.baker-jones@simpsongrierson.com
Subject: Letter fro Sch. 4(4)(6) - Tallebudgera Valley resident, Re: Ridong (Australia) International Pty Ltd, SARA response
Date: Friday, 6 December 2019 5:22:30 AM
Attachments: [image001.png](#)
[image002.png](#)
Sch. 4(4)(6) - Disclosing personal information

Dear Minister Dick

Please find attached a letter representing my personal views as resident of Tallebudgera Valley in relation to SARA response to the Ridong development which I consider to be highly inappropriate on grounds outlined.

Respectfully yours,



Sch. 4(4)(6) - Disclosing personal information

Tallebudgera Valley QLD 4228

Sch. 4(4)(6) - Disclosing personal informati



From: Sch. 4(4)(6) - Disclosur
To: [State Development](#); [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Developing Our Floodplains
Date: Thursday, 5 December 2019 10:58:30 PM

Dear Minister, I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The proposed development is on a flood plain. Residents remember well the horrific, unprecedented and widespread flooding in 2017 across the Tally Valley, including the site of the proposed development. No detailed flood modeling has yet been completed for the proposed development, and there is strong community concern that if the proposed development is built up to protect its interests it will exacerbate impacts on others in the area. Don't allow this inappropriate development to be approved.

Sch. 4(4)(6) - Disclosing person

Burleigh Heads

Sent from my iPad

RTI RELEASE - DSD/SLP

From: Sch. 4(4)(6) - Disclos
To: [Environment](#); [State Development](#); [Transport and Main Roads](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Ridong Roadkill
Date: Thursday, 5 December 2019 10:57:53 PM

Dear Minister Enoch, as many as 350 koalas are estimated to have incinerated in fires that tore through NSW. The last remaining viable population of koalas on the Gold Coast is now threatened by the proposed Ridong development. I strongly object to the Ridong (Australia) International P/L development at Tallebudgera Qld 4228. The proponent-led application process failed to identify koalas on site but it is well known to local residents as a movement corridor and it is not unusual to see koalas on that site and adjacent sites as evidenced by koala road strikes of some 14 deaths in a 12 month period on Tallebudgera Connection Road. This 116 acre development site is home to our already nationally depleting Koala population. We cannot standby and knowingly swap Koala lives for tourists. This development will increase traffic, exponentially increasing Koala deaths, as well as introducing other known Koala threats like dogs. The Burleigh to Springbrook Hinterland bioregional wildlife corridor is a key corridor for viable populations of wildlife, including the koala. Why are there no conditions to protect koala movements? I don't want our wildlife to be Ridong roadkill. I am sick of seeing dead koalas. Do not allow this inappropriate development to be approved.

Sch. 4(4)(6) - Disclosing

Burleigh Heads

Sent from my iPad

RTI RELEASE - DISCLOSED

From: Sch. 4(4)(6) - Disclosing per
To: [Environment](#); [State Development](#); [Transport and Main Roads](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Ridong Roadkill
Date: Thursday, 5 December 2019 9:16:33 PM

Dear Minister Enoch, as many as 350 koalas are estimated to have incinerated in fires that tore through NSW. The last remaining viable population of koalas on the Gold Coast is now threatened by the proposed Ridong development. I strongly object to the Ridong (Australia) International P/L development at Tallebudgera Qld 4228. The proponent-led application process failed to identify koalas on site but it is well known to local residents as a movement corridor and it is not unusual to see koalas on that site and adjacent sites as evidenced by koala road strikes of some 14 deaths in a 12 month period on Tallebudgera Connection Road. This 116 acre development site is home to our already nationally depleting Koala population. We cannot standby and knowingly swap Koala lives for tourists. This development will increase traffic, exponentially increasing Koala deaths, as well as introducing other known Koala threats like dogs. The Burleigh to Springbrook Hinterland bioregional wildlife corridor is a key corridor for viable populations of wildlife, including the koala. Why are there no conditions to protect koala movements? I don't want our wildlife to be Ridong roadkill. I am sick of seeing dead koalas. Do not allow this inappropriate development to be approved.

Regards

Sch. 4(4)(6) - Disclosing personal

From: Sch. 4(4)(6) - Disclosing
To: [State Development](#); [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Ridong - Scale and Intensity Concerns
Date: Thursday, 5 December 2019 10:56:23 PM

Dear Minister, I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The SARA conditions issued by the Department of State Development, Manufacturing, Infrastructure and Planning failed to consider the more than 300 submissions made on the proposed development and the actual issues related to traffic, koalas and flooding. It also appears that not all agencies that should have been triggered even provided conditions. The proposed development is inconsistent with the City Plan and of a scale and intensity totally incompatible with the zoning, character, amenity and safety of users of the area. This type and scale of development will lead to more local disruption, risks to users, calls to widen the road and koala deaths. Ridong does not belong. Don't allow this inappropriate development to be approved.

Sch. 4(4)(6) - Disclosing p

Burleigh Heads

Sent from my iPad

RTI RELEASE - DISCLOSED

From: Sch. 4(4)(6) - Disclosing
To: [State Development](#); [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Developing Our Floodplains
Date: Saturday, 7 December 2019 7:24:03 AM

Dear Minister, I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The proposed development is on a flood plain. Residents remember well the horrific, unprecedented and widespread flooding in 2017 across the Tally Valley, including the site of the proposed development. No detailed flood modeling has yet been completed for the proposed development, and there is strong community concern that if the proposed development is built up to protect its interests it will exacerbate impacts on others in the area. Don't allow this inappropriate development to be approved.

Kind Regards

Sch. 4(4)(6) - Disclosing personal informatio

Tallabudgera Resident

Sent on the go with Vodafone

From: Sch. 4(4)(6) - Disclosing
To: [State Development](#); [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Ridong - Scale and Intensity Concerns
Date: Saturday, 7 December 2019 7:23:42 AM

Dear Minister, I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The SARA conditions issued by the Department of State Development, Manufacturing, Infrastructure and Planning failed to consider the more than 300 submissions made on the proposed development and the actual issues related to traffic, koalas and flooding. It also appears that not all agencies that should have been triggered even provided conditions. The proposed development is inconsistent with the City Plan and of a scale and intensity totally incompatible with the zoning, character, amenity and safety of users of the area. This type and scale of development will lead to more local disruption, risks to users, calls to widen the road and koala deaths. Ridong does not belong. Don't allow this inappropriate development to be approved.

Kind Regards

Sch. 4(4)(6) - Disclosing personal info

Tallabudgera Resident

Sent on the go with Vodafone

From: Sch. 4(4)(6) - Disclosing pe
To: [Environment](#); [State Development](#); [Transport and Main Roads](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Ridong Roadkill
Date: Saturday, 7 December 2019 7:23:12 AM

Dear Minister Enoch, as many as 350 koalas are estimated to have incinerated in fires that tore through NSW. The last remaining viable population of koalas on the Gold Coast is now threatened by the proposed Ridong development. I strongly object to the Ridong (Australia) International P/L development at Tallebudgera Qld 4228. The proponent-led application process failed to identify koalas on site but it is well known to local residents as a movement corridor and it is not unusual to see koalas on that site and adjacent sites as evidenced by koala road strikes of some 14 deaths in a 12 month period on Tallebudgera Connection Road. This 116 acre development site is home to our already nationally depleting Koala population. We cannot stand by and knowingly swap Koala lives for tourists. This development will increase traffic, exponentially increasing Koala deaths, as well as introducing other known Koala threats like dogs. The Burleigh to Springbrook Hinterland bioregional wildlife corridor is a key corridor for viable populations of wildlife, including the koala. Why are there no conditions to protect koala movements? I don't want our wildlife to be Ridong roadkill. I am sick of seeing dead koalas. Do not allow this inappropriate development to be approved.

Kind Regards

Sch. 4(4)(6) - Disclosing personal in

Tallabudgera Resident

Sent on the go with Vodafone

From: Sch. 4(4)(6) - Disclosing p
To: [State Development](#); [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Developing Our Floodplains
Date: Friday, 6 December 2019 9:28:42 AM

Dear Minister, I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The proposed development is on a flood plain. Residents remember well the horrific, unprecedented and widespread flooding in 2017 across the Tally Valley, including the site of the proposed development. No detailed flood modelling has yet been completed for the proposed development, and there is strong community concern that if the proposed development is built up to protect its interests it will exacerbate impacts on others in the area. Don't allow this inappropriate development to be approved.

We have all seen telecasts of catastrophic flooding downstream of the monster dam on the Yangtse River which was built to mitigate these occurrences. The Chinese may well accept this sort of thing as a way of life but Australians don't. Why should they be allowed to flout Australia's standards for personal gain? It's another case of contempt for our country and for us, and apparently aided and abetted by developers within the Gold Coast City Council.

Yours sincerely

Sch. 4(4)(6) - Disclosing personal inf

Southport 4215

Sch. 4(4)(6) - Disclosing personal inf

Sent from [Mail](#) for Windows 10

From: [Sch. 4\(4\)\(6\) - Disclosing pe](#)
To: [Environment](#); [State Development](#); [Transport and Main Roads](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Ridong Roadkill
Date: Friday, 6 December 2019 9:17:06 AM

Dear Minister Enoch, as many as 350 koalas are estimated to have incinerated in fires that tore through NSW. The last remaining viable population of koalas on the Gold Coast is now threatened by the proposed Ridong development. I strongly object to the Ridong (Australia) International P/L development at Tallebudgera Qld 4228. The proponent-led application process failed to identify koalas on site but it is well known to local residents as a movement corridor and it is not unusual to see koalas on that site and adjacent sites as evidenced by koala road strikes of some 14 deaths in a 12 month period on Tallebudgera Connection Road. This 116 acre development site is home to our already nationally depleting Koala population. We cannot standby and knowingly swap Koala lives for tourists. This development will increase traffic, exponentially increasing Koala deaths, as well as introducing other known Koa a threats like dogs. The Burleigh to Springbrook Hinterland bioregional wildlife corridor is a key corridor for viable populations of wildlife, including the koala. Why are there no conditions to protect koala movements? I don't want our wildlife to be Ridong roadkill. I am sick of seeing dead koalas. Do not allow this inappropriate development to be approved.

China already has far too much influence in this country and its respect for and treatment of animals is shocking and well documented.

Yours sincerely

[Sch. 4\(4\)\(6\) - Disclosing personal](#)

Southport 4215

[Sch. 4\(4\)\(6\) - Disclosing personal informa](#)

Sent from [Mail](#) for Windows 10

From: Sch. 4(4)(6) - Disclosing pers
To: [State Development](#); [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au; [External - Gaven Electorate Office](#)
Subject: Stop Ridong - Scale and Intensity Concerns
Date: Friday, 6 December 2019 9:12:36 AM

Dear Minister, I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The SARA conditions issued by the Department of State Development, Manufacturing, Infrastructure and Planning failed to consider the more than 300 submissions made on the proposed development and the actual issues related to traffic, koalas and flooding. It also appears that not all agencies that should have been triggered even provided conditions. The proposed development is inconsistent with the City Plan and of a scale and intensity totally incompatible with the zoning, character, amenity and safety of users of the area. This type and scale of development will lead to more local disruption, risks to users, calls to widen the road and koala deaths. Ridong does not belong.

Australians would never be allowed to do anything like this in China so why should we allow a Chinese company to destroy our Australian environment and heritage for its own profit? I object to this greedy grab for another slab of Australia by Chinese companies that already have far too much property in Australia and probably have links to the Chinese Government.

Don't allow this inappropriate development to be approved.

Yours sincerely

Sch. 4(4)(6) - Disclosing personal info

Southport 4215

Sch. 4(4)(6) - Disclosing personal info

Sent from [Mail](#) for Windows 10

From: [External - Woodridge Electorate Office](#)
To: [State Development](#)
Subject: FW: Riding development
Date: Friday, 6 December 2019 8:57:03 AM

Received at the Woodridge EO. To you for attention and direct response.

Peter Wood
Electorate Officer
Office of Hon. Cameron Dick MP
State Member for Woodridge
Minister for State Development, Manufacturing, Infrastructure and Planning
Unit 2B, 38-74 Wembley Road, Logan Central
PO Box 2486 LOGAN CITY DC QLD
P: 3445 4100
E: woodridge@parliament.qld.gov.au

-----Original Message-----

From: Sch. 4(4)(6) - Disclosing personal information
Sent: Friday, 6 December 2019 6:33 AM
To: Woodridge Electorate Office <Woodridge@parliament.qld.gov.au>
Subject: Riding development

Hi Cameron,

It is with growing concern that I see the developments of the Ridong proposal unfolding in our beautiful Tallebudgera Valley. My worries are:

1. What will all that traffic mean for my usually lovely country commute? How can we sustain it all? More development to compensate for the development?
2. What flood gates are going to be opened once this is approved? How can we rule out other developments like this in our area when one is already sitting there?
3. Where are all the families of the people living in this development going to go to school? My kids are in Tallebudgera State School. I don't want them in a school environment trying to cope with overflowing capacity.

Please consider that we have enough of this stuff on the Gold Coast and do not need to develop one of the last areas of countryside close to the beach. Please, this is our neighborhood, you wouldn't want this going on in your back yard so why put it on us?

Thanks,

Sch. 4(4)(6) - Disclosing pe

Consider the environment before you print this email.

NOTICE - This e-mail and any attachments are confidential and only for the use of the addressee.

If you have received this e-mail in error, you are strictly prohibited from using, forwarding, printing, copying or dealing in anyway whatsoever with it, and are requested to reply immediately by e-mail to the sender or by telephone to the Parliamentary Service on +61 7 3553 6000.

Any views expressed in this e-mail are the author's, except where the e-mail makes it clear otherwise. The unauthorised publication of an e-mail and any attachments generated for the official functions of the Parliamentary Service, the Legislative Assembly, its Committees or Members may constitute a contempt of the Queensland Parliament. If the information contained in this e-mail and any attachments becomes the subject of any request under Right to information legislation, the author or the Parliamentary Service should be notified.

It is the addressee's responsibility to scan this message for viruses. The Parliamentary Service does not warrant that the information is free from any virus, defect or error.

RTI RELEASE - DSDMIP

From: Sch. 4(4)(6) - Disclosing personal info
To: [State Development](#); [Environment](#)
Subject: Ridong Development - Please stop approval
Date: Friday, 6 December 2019 8:08:14 AM

6 December 2019

Re: Ridong (Australia) International Pty Ltd, Development Application Number: COM/2018/47
Location: Lot 11 SP203381, 49 Tallebudgera Connection Road, Tallebudgera 4228

I am a member of a concerned group of Tallebudgera Valley residents and their neighbours who are worried about the proposed Ridong development in the Tallebudgera Valley. This proposal needs more rigorous assessment and meaningful community consultation before a final decision is made – hopefully a decision that this development should not go ahead.

We were disappointed to see changes to the environmental overlay and zoning in the draft City Plan amendment, clearly aimed at enabling this and other development in the Valley. And we were shocked to see the SARA conditions issued by the State government, which failed to consider the more than 300 submissions made on the proposed development and the actual issues related to traffic, koalas and flooding. Indeed, it appears that not all agencies that should have been triggered even provided conditions.

We want the ability to have real input into the decisions being made about the area in which we live.

A wide range of outstanding issues need to be addressed in consultation with the community including the following important aspects:

Scale and intensity: the proposed development is inconsistent with the City of Gold Coast City Plan and of a scale and intensity totally incompatible with the zoning, character, amenity and safety of users of the area. The increased traffic movements alone are of great concern for local sporting facilities, nearby schools, horse riders and road users, not to mention the number of koala deaths on Tallebudgera Connection Road that residents have been raising for some two years asking for reduced speed limits. This type and scale of development will only lead to more local disruption, risks to users, calls to widen the road and continuing koala deaths. Simply put, Ridong does not belong.

Wildlife: whilst the proponent-led application process failed to identify koalas on site, it is well known to local residents as a movement corridor and it is not unusual to see koalas on that site and adjacent sites (as evidenced by koala road strikes). The Burleigh to Springbrook Hinterland bioregional wildlife corridor is a key corridor for viable populations of wildlife, including the koala. In fact, it is the last remaining viable population of koalas not threatened with intensive development, until now. The corridor's importance has been established by a number of Council reports and has, consequently, been protected by the Council through successive planning schemes. The Ridong development (coupled with the proposed changes in the City Plan amendments), will erode the corridor's values, and changes in use will impact on the very wildlife it protects. We don't want our wildlife to be Ridong's roadkill.

Flooding issues: The proposed development is on a flood plain. Residents remember well the horrific impacts of Ex-tropical Cyclone Debbie in 2017 across the Tally Valley including this property which was flooded at up to 2 metres in places. We have yet to see that detailed flood modelling has been completed, or that, as local residents, such a development built up to protect its interests will not adversely impact on ours. Council has said it won't develop on flood plains but this development is on a flood plain.

Please do your best to at least investigate the issues thoroughly as it seems that all evidence has not been obtained or considered.

Yours sincerely,

Sch. 4(4)(6) - Disclosing personal information

RTI RELEASE - DSDMIP

From: Sch. 4(4)(6) - Disclosin
To: [State Development](#)
Subject: Ridong development
Date: Monday, 9 December 2019 6:44:19 AM

Good Morning Hon Cameron Dick

Re: Ridong Development application.

This development can not go ahead for the following reasons:

It is inconsistent with City Plan

It is being built on a floodplain .

Impacting exisiting residents lifestyle . These residence purchased their homes thinking that the city plan would protect their chosen life style only to find that government elected officers would play Russian roulette with their lives.

Please listen to the people that live and work and love Tallebudgera Valley.

Regards

Sch. 4(4)(6) - Disclosing personal i

Sent from my iPhone

RTI RELEASE - DDDMIP

Death of The Valley Rally!

Our valley is under threat from a Chinese developer called Ridong - and YOUR valley is next. We the residents SAY NO!



A MEGA DEVELOPMENT

Is proposed as you enter Tally Valley. Developers want:

98-room hotel (for tourists and buses clogging roads!)

113 homes (likely built for overseas owners!)

Museum the size of Hobart's Mona (imagine the traffic!)

Built on a floodplain, meaning OUR TAXES and emergency volunteers will have to come to their rescue!

Ridong has been buying up properties in Tally Valley since 2014 and they also own Mount Tallebudgera where they have been trying to run totally unsuitable heliport/cable car schemes for years. *This is real and it will be happening very soon if we don't act!*

Wake up Tally Valley - a foreign takeover is underway!

SAY GOODBYE TO LOCAL CYCLIST ACCESS



RIDONG PRIORITISES TOURISTS OVER OUR VITAL KOALA POPULATION



THEY WANT TO BUILD ON A FLOODPLAIN!



GOOD LUCK GETTING HORSE FLOATS THROUGH ALL THAT TRAFFIC!



GET READY FOR GRIDLOCK!



Tour buses will soon put horses, koalas and cyclists at risk along with **TRAFFIC HELL** for everyone else! The Gold Coast loves Koalas and will be outraged that Council and the State Government have sold them out again!

Death of the Valley Rally

Sunday December 15th, 9:30 - 11:30am Coplicks Park

This is our last chance to defend the place we love!

Bring your kids, fight for their future!

Contact: Anthea Holmes 0405 125 117

From: Sch. 4(4)(6) - Disclos
To: [State Development](#)
Subject: Proposed Tallebudgera development by Ridong International (Australia) Pty Ltd
Date: Thursday, 5 December 2019 3:53:04 PM
Attachments: [Ridong-letter to Councillors and Politicians.docx](#)
[RIDONG - Valley Rally Poster - FINAL \(003\).png](#)

Good afternoon Minister Cameron Dick

Attached for your consideration is an invitation and update on the deep concerns of the communities in and around Tallebudgera Valley to this development proposal, which has now been returned by your department to Gold Coast City Council for final decision. A flyer detailing a planned protest rally against this proposal is also enclosed. As this matter is of utmost importance to all who live in Tallebudgera Valley, nearby locations and neighbouring valleys you may wish to personally attend the rally or arrange for an alternate to attend.

Many thanks
for Save our Southern Valleys network

Sch. 4(4)(6) - Disclosing perso

RTI RELEASE - DSD/PA

A SPECIAL INVITATION

The well-established communities in Tallebudgera Valley and adjoining Hinterland and Tallebudgera Creek locations are appalled by the recent Queensland government decision to ignore their previously expressed concerns at the proposal by Chinese controlled developer, Ridong (Australia)International Pty Ltd to create a Tourism and Wellness development on a 47.57hectare site in Tallebudgera.

Public submissions in early 2019 to Gold Coast City Council have been regarded by the applicant as very localised and are by no means representative of a broad citywide position about this development.

The Tallebudgera Valley and nearby communities draw attention to the unprecedented, widespread flooding throughout the area in 2017 which caused significant property damage and they fear that development as proposed by Ridong could exacerbate similar flooding in the future.

In response to the Queensland government's decision to again pass the decision making process on this development to Gold Coast City Council, the above communities have now planned a protest rally at Coplick Family Sports Park at Tallebudgera on Sunday 15th December 2019 commencing at 9.30 am. The Council consideration of the proposal is expected to occur in the early weeks of 2020

You are invited to attend the rally and witness the deep-seated resentment of the local communities to the apparent disregard of government, council and the developer to the importance of retaining the semi-rural environment in Tallebudgera Valley and other nearby locations.

Our Save the Southern Valleys network of communities do hope you will attend the Death of the Valley Rally as detailed on the attached Flyer.

Yours sincerely

For Save our Southern Valleys network

Gordon Green (a very long-term resident of the Palm Beach/Tallebudgera Creek area.)

From: Sch. 4(4)(6) - Disclosi
To: [State Development](#)
Subject: Regarding development in Tally Valley
Date: Thursday, 5 December 2019 3:20:42 PM

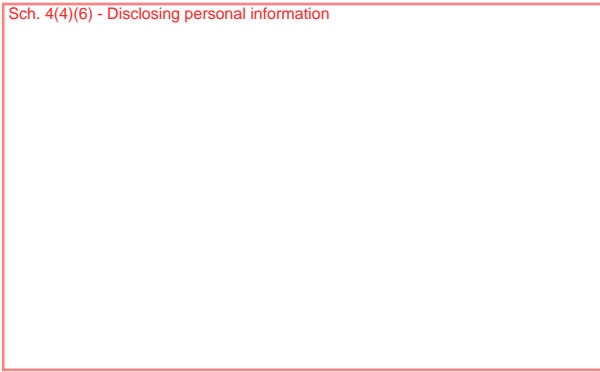
Dear Minister

There is a planned development that I stronger feel is not in the best interest of our community

It will have disastrous results for the Koala habitats and also it is plan to be built on a floodplain

Can you help save our Valley

Sch. 4(4)(6) - Disclosing personal information



RTI RELEASE - DSDMIP

From: Sch. 4(4)(6) - Dis
To: [Division14 \(Division14@goldcoast.qld.gov.au\)](mailto:Division14@goldcoast.qld.gov.au); [Division13](mailto:Division13@goldcoast.qld.gov.au); [Division12](mailto:Division12@goldcoast.qld.gov.au); division11@goldcoast.qld.gov.au; Division10@goldcoast.qld.gov.au; [Division9](mailto:Division9@goldcoast.qld.gov.au); [Division8](mailto:Division8@goldcoast.qld.gov.au); [Division7](mailto:Division7@goldcoast.qld.gov.au); [Division6](mailto:Division6@goldcoast.qld.gov.au); [Division5](mailto:Division5@goldcoast.qld.gov.au); [Division4](mailto:Division4@goldcoast.qld.gov.au); division3@goldcoast.qld.gov.au; [Division2](mailto:Division2@goldcoast.qld.gov.au); division1@goldcoast.qld.gov.au; editorial@goldcoast.com.au; [Bulletin Editorial, Gold Coast](mailto:Bulletin_Editorial_Gold_Coast@parliament.qld.gov.au); [Premier](mailto:Premier@parliament.qld.gov.au); [State Development](mailto:State_Development@parliament.qld.gov.au); [MAYOR](mailto:MAYOR@parliament.qld.gov.au); "Jann Stuckey (currumbin@parliament.qld.gov.au)"
Cc: paul.weston@news.com.au; [Nick Oliver](mailto:Nick_Oliver@parliament.qld.gov.au); [Toni](mailto:Toni@parliament.qld.gov.au)
Subject: Ridong Development Tallebudgera- Resolutions today - from Public Rally of approx. 450 people at Public Meeting in Tallebudgera at Coplicks Playing Fields
Date: Sunday, 15 December 2019 5:48:25 PM
Attachments: [image001.jpg](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)

Dear Elected Recipients and others.

As founding Chair of Save Our Southern Valleys, I am pleased to inform you of the resolutions unanimously passed today at our public rally in opposition to the abovenamed Ridong development.

An estimated 450 people attended from 9.30 am- 10.45 am at Coplicks Sports Grounds, opposite the site of the proposed development, at the Bellagio site in Tallebudgera Connection Road. A variety of knowledgeable and convincing speakers presented.

We estimate that the attendance of upwards of 450 people equates with a rally of 1,000 people in attendance at a beachside rally, in opposition to a high rise development, or some such.

The resolutions, **unanimously passed**, and to which we request your urgent attention are as follows:

1. **Refusal of Development Application:** that the State Government and the Councillors and Administration of the City of the Gold Coast ("the City") refuse to approve this Ridong development ("the development") AND, if the proponent takes the matter to the Planning and Environment Court ("the Court") to overturn the City's decision, that representatives of the City meet in public rally with residents of the Tallebudgera Valley, to illicit evidence from the Tallebudgera Valley community, and more widely, to present to the Court as to why the development should not proceed;
2. **Koala Priority Protection and Rejuvenation areas .** That the State Government and the City immediately designate the whole of the Tallebudgera Valley and surrounding valleys west of the M1 as Koala Priority Protection and Rejuvenation areas and, to this end, prohibit high rise residential development or high density commercial development in such areas;
3. **Master plan for Valleys.** As has happened with the Spit on the Gold Coast, that the State Government and the City immediately development a genuine, community-led Master Plan for the development and future generally of the Tallebudgera Valley and surrounding valleys (for example, Currumbin, Bonogin and Mudgeeraba Valleys);
4. **Flood Modelling.** That the State Government and the City, should they wish to approve the Ridong development, and prior to such approval, call a public meeting with the residents of the Tallebudgera Valley and beyond to explain in detail the inputs into, and results from, the Flood Modelling undertaken by the City including, but not limited to, data input, and the results of same, including a credible, third-party independent advice on the integrity of the flood-modelling system per se, the application of the flood modelling so undertaken, and the results obtained therefrom.

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

It is planned that we will hold another public rally in later January 2020 as, too, was unanimously endorsed by the attendees today.

Sch. 4(4)(6) - Disclosing personal information

Save Our Southern Valleys- Stop Ridong.

WARNING: Law Firms have been victims of fraudulent hijacking of email accounts which has resulted in losses of large sums of money. DO NOT act on ANY email which appears to be from us or anyone else, and which provides details of a bank account into which you are asked to deposit monies without FIRST telephoning the apparent sender to confirm the authenticity of the request.

Yours faithfully

Sch. 4(4)(6) - Disclosing personal information

07 5536 3055 Sch. 4(4)

Sch. 4(4)(6) - Disclosing personal information

All at Wilson Haynes wish to extend to you the compliments of the season.
Our office will be closed from 5:00pm Friday 20 December 2019 and will reopen
At 9:00am Monday 6 January 2020.

images



We deliver you the best outcomes, efficiently and affordably.

LOGO Wilson Haynes



Connect with us on



Since 1983

Business | Commercial | Companies | Conveyancing | Estates - wills - deceased estates - contested estates | Family Law | Trade Marks | Litigation

A: Level 2, Wharf Central, 75-77 Wharf St, **Tweed Heads** NSW 2485 | 14/463 Trees Rd, **Tallebudgera** QLD 4228

M: PO Box 931 Tweed Heads NSW 2485 | **P:** 07 5536 3055 | **F:** 07 5536 8782 | **E:** admin@wilsonhayneslaw.com.au

W: www.wilsonhayneslaw.com.au

A division of Beacon Business Directions P/L ABN 71 114 557 121

Liability limited by a scheme approved under Professional Standards Legislation. This email is confidential as between the sender and the addressee. If received in error, please do not copy or resend and notify sender and permanently delete from your records. Legal professional privilege is claimed.

From: Sch. 4(4)(6) - Disci
To: [State Development](#)
Subject: Stop developing on our floodplains
Date: Tuesday, 24 December 2019 3:08:10 PM

Dear Minister,

I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road, 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community.

The proposed development is on a flood plain. Residents remember well the horrific, unprecedented and widespread flooding in 2017 across the Tally Valley, including the site of the proposed development. No detailed flood modeling has yet been completed for the proposed development, and there is strong community concern that if the proposed development is built up to protect its interests it will exacerbate impacts on others in the area.

Don't allow this inappropriate development to be approved.

Sincerely, Sch. 4(4)(6) - Disclosing persc

From: Sch. 4(4)(6) - Discd
To: [State Development](#)
Subject: Stop developing on our floodplains
Date: Tuesday, 24 December 2019 8:07:07 PM

Dear Minister, I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The proposed development is on a flood plain. Residents remember well the horrific, unprecedented and widespread flooding in 2017 across the Tally Valley, including the site of the proposed development. No detailed flood modeling has yet been completed for the proposed development, and there is strong community concern that if the proposed development is built up to protect its interests it will exacerbate impacts on others in the area. Don't allow this inappropriate development to be approved. Sincerely,

Sch. 4(4)(6) - Discd

Sent from my iPhone

RTI RELEASE - DISCLOSED



Office of the
Premier of Queensland
Minister for Trade

For reply please quote: ECU/SP – TF/19/13354 – DOC/19/243526

13 JAN 2020

Sch. 4(4)(6) - Disclosing personal information



1 William Street Brisbane
PO Box 15185 City East
Queensland 4002 Australia
Telephone +61 7 3719 7000
Email ThePremier@premiers.qld.gov.au
Website www.thepremier.qld.gov.au

Dear Sch. 4(4)(6) - Disclosin

Thank you for your email of 6 December 2019 regarding a proposed development in Tallebudgera Valley. I have been requested to reply to you on behalf of the Premier and Minister for Trade and I apologise for the delay in responding.

As the issue you have raised falls within the responsibility of the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning, I have taken the liberty of forwarding your email to his office for consideration and direct response to you on behalf of the Palaszczuk Government.

Again, thank you for taking the time to write to the Premier.

Yours sincerely



 **DENISE SPINKS**
DEPUTY CHIEF OF STAFF

From: [The Premier](#)
To: [State Development](#)
Subject: Referral - TF/19/13354 - Message for [Sch. 4(4)(6) -]
Date: Monday, 13 January 2020 4:14:10 PM
Attachments: SIGNED VERSION OF DOC19243526 - Message for [Sch. 4(4)(6) - Disclo

By direction. For your action.

Copy of inwards correspondence is attached.

Yours sincerely

Office of the Premier

Please consider the environment before printing this email

To view and print portable document format (PDF) files attached to this email, you can download the free [Adobe Reader](#)

From: [Sch. 4(4)(6) - Disclosin]
Sent: Friday, 6 December 2019 3:38 PM
To: The Premier
Subject:

Stop destruction of Tallebudgera Valley's Koala



[Save the Tally Valley Koala](#) started this petition to [The Greens](#) and 12 others

The Qld State Govt has recently approved Chinese Developer Ridong's, proposal for 113 residential dwellings, an art museum "to rival MONA in Tasmania" & a 98 room resort to be established in pristine Tallebudgera Valley. This 116 acre development site is home to our already nationally depleting Koala population. We simply cannot standby and knowingly swap Koala lives for tourists!!

Despite Ridong's claims that the location is koala-free, local residents sight them daily and know this is a blatant lie. Sadly over a 12 month period, at least 14 Koala's were killed by vehicle strike, many within 20 metres of the development site. This development will increase traffic, exponentially increasing Koala deaths, as well as introducing other known Koala threats like dogs.

Allowing this to occur is inconsistent with the State Government's report "Qld Koala Expert Panel: A new direction for the conservation of Koalas in Qld" by allowing development in a rural zoning where Koalas are known to exist. The State Govt have let us down, now our only hope is to stop The Gold Coast City Council from selling off our national treasures for greedy financial benefit.

The GCCC has forgotten that we are the "green behind the gold", and that this Valley is a sanctuary to all wildlife; sign the petition now so the rest of the Gold Coast doesn't forget as well. Make the GCCC listen to the people and stop this development from going ahead

Stop this insanity Now!

Sch. 4(4)(6) - Disclosir

This email is intended only for the addressee. Its use is limited to that intended by the author at the time and it is not to be distributed without the author's consent. Unless otherwise stated, the State of Queensland accepts no liability for the contents of this email except where subsequently confirmed in writing. The opinions expressed in this email are those of the author and do not necessarily represent the views of the State of Queensland. This email is confidential and may be subject to a claim of legal privilege. If you have received this email in error, please notify the author and delete this message immediately

RTI RELEASE - DSD/11/2

From: Sch. 4(4)(6) - Disclosing
To: [State Development](#)
Cc: [Transport and Main Roads](#); [Environment](#); [LGRMA - Ministerial](#); [Tourism](#); thepremier@premiers.qld.gov.au;
[External - Gaven Electorate Office](#)
Subject: Stop Developing Our Floodplains
Date: Saturday, 21 December 2019 7:48:32 AM

Dear Minister,

I strongly object to the State Government's SARA conditions for the Ridong (Australia) International P/L development at 49 and 109 Tallebudgera Connection Road 176, 178, 184 and 186 Tallebudgera Creek Road, Tallebudgera Qld 4228, which is inconsistent with the City Plan and wholly unsupported by the local community. The proposed development is on a flood plain. Residents remember well the horrific, unprecedented and widespread flooding in 2017 across the Tally Valley, including the site of the proposed development. No detailed flood modeling has yet been completed for the proposed development, and there is strong community concern that if the proposed development is built up to protect its interests it will exacerbate impacts on others in the area. Don't allow this inappropriate development to be approved.

Kind regards,

Sch. 4(4)(6) - Disclosing personal info

Sent from my iPhone

MEETING / EVENT REQUEST FORM

Date Received in MO: 28/01/2020 **ID#:** MC20/373
Date of Event: Sunday 2 February 2020 **Time of Event:** 1.00pm / 1.30pm
Name: Sch. 4(4)(6) - Disclosing pers **Organisation:** Stop Ridong Committee
Location: Tallebudgera Community Hall, 611 Tallebudgera Road, Tallebudgera
Details: Stop Ridong Committee Community Forum

Is time available in diary: Yes No **Other diary considerations:** Yes No
 Is event during Parliament? Yes No (including previous evening commitments)

Comments: _____

Advisor: SC - 28/01/2020 - under WRIA/45721

- | | | |
|--|--|--|
| <input type="checkbox"/> Minister to meet/attend | <input type="checkbox"/> Department to meet/attend | <input type="checkbox"/> Department and advisor to meet/attend |
| <input type="checkbox"/> Advisor to meet/attend | <input type="checkbox"/> Refer to local MP | <input type="checkbox"/> Refer to EO |
| <input checked="" type="checkbox"/> Decline | <input type="checkbox"/> Meet when in region | <input type="checkbox"/> No response required |

Comments: _____

CoS:

- | | | |
|--|--|--|
| <input type="checkbox"/> Minister to meet/attend | <input type="checkbox"/> Department to meet/attend | <input type="checkbox"/> Department and advisor to meet/attend |
| <input type="checkbox"/> Advisor to meet/attend | <input type="checkbox"/> Refer to local MP | <input type="checkbox"/> Refer to EO |
| <input type="checkbox"/> Decline | <input type="checkbox"/> Meet when in region | <input type="checkbox"/> No response required |

Comments: _____

Minister:

- | | | |
|--|--|---|
| <input type="checkbox"/> Minister to meet/attend | <input type="checkbox"/> Department to meet/attend | <input type="checkbox"/> Department and advisor to meet/attend |
| <input type="checkbox"/> Advisor to meet/attend | <input type="checkbox"/> Refer to local MP | <input type="checkbox"/> Refer to EO |
| <input type="checkbox"/> Decline | <input type="checkbox"/> Meet when in region | <input type="checkbox"/> Reconsider when in region |
| <input type="checkbox"/> Hold for next diary meeting | <input type="checkbox"/> Hold for next visit | <input type="checkbox"/> Hold for organisation to contact again |
| <input type="checkbox"/> Discuss with CoS | <input type="checkbox"/> No response required | |

Comments: _____

Speech/BN requests: _____

Helen/Office Manager:

- Meeting brief requested Speech requested BN / Speech due to MO: _____
- Relevant Profile Form sent on: _____ Decline and/or Referral email sent: _____
- No response required (event passed or already scheduled)

DLO request - finalise & FYA to:	ODG	EIS	IFP	MIR	EDQ	PG	BCP	OCG	BQ	QRA	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other DLO/ODG requests:	Please finalise. Annette 03/02										

From: [Redacted]
Sent: Saturday, 25 January 2020 10:31 AM
To: State Development
Attachments: Forum Invitation.docx

Good morning Minister Cameron Dick

The Stop Ridong Committee has arranged a Community Forum to be held on Sunday 2nd February 2020, starting at 1.30 pm, at Tallebudgera Community Hall. Details of the forum are shown in the attached invitation. As we anticipate strong community participation and support at this event, your attendance will be greatly appreciated.

On behalf of the Committee

[Redacted]

RTI RELEASE - DSDMIP

A SPECIAL INVITATION

from

STOP RIDONG COMMITTEE

You are cordially invited to attend the upcoming Community Forum, arranged by the Stop Ridong Committee, to be held at 1pm on Sunday 2nd February, 2020 at Tallebudgera Community Hall, 611 Tallebudgera Road, Tallebudgera.

The well-established communities residing in Tallebudgera Valley and other locations adjacent to Tallebudgera Creek continue to be deeply concerned over the development proposed by overseas backed developer Ridong (Australia) International Pty Ltd. This proposal is for the creation of a "tourism and wellness" development on a 47.57 hectares site in Tallebudgera, presently zoned as "rural, rural landscape and environment precinct".

On Sunday 15th December 2019, itself a very hot day, over 450 concerned local residents attended a Protest rally against the Ridong proposal. This had been organised to enable attendees to publicly show their concerns for the future of both their own properties and the very special environment in which they have chosen to settle, if approval was given to the Ridong development. This rally was also well covered by both local and Brisbane television and print media representatives.

Arising from that rally, our Committee has recently lodged a submission to the CEO of City of Gold Coast Council, outlining the very serious issues that we believe should be thoroughly considered by Council before any final decision is made on the proposed Ridong development application.

Our Committee also considered that with 4 yearly Council elections due in March 2020, it was important to schedule the abovementioned public forum prior to the election, as there is the possibility that the final decision on the Ridong proposal could be deferred until after that election. Consequently, each then known candidate for City Council divisions 13 and 14 has been invited to the Forum and will be questioned on issues relating to the Ridong proposal, including their awareness of the community concerns about it. They will also be questioned on the issues which would determine their vote on a final approval resolution.

Members of the affected communities and our Committee will greatly appreciate your attendance at the Forum.

for **Stop Ridong Committee**

Sch. 4(4)(6) - Disclosing pers

Convenor

Please rsvp to Sch. 4(4)(6) - Disclosing personal inf by Friday 31st January 2020

From: [Meaghan Dwyer](#)
To: [DSD DLO](#)
Subject: DDG letter - draft standard response - Tallebudgera development by Ridong
Date: Monday, 16 December 2019 11:04:00 AM
Attachments: [DDG letter - draft standard response - Tallebudgera development by Ridong.DOCX](#)
[image001.png](#)
[image002.png](#)

Hi Gil

Please find attached the draft standard response for the Ridong development endorsed by DDG Planning Group. Sorry it took longer than expected.

Regards

Meaghan

Meaghan Dwyer
Correspondence Coordinator
**Office of the Deputy Director-General
Planning Group**
Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6774
E meaghan.dwyer@dsdmip.qld.gov.au
Level 13, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.dsdmip.qld.gov.au



Our ref: MC19/****

Your ref:

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

[Title] [Firstname] [Lastname]
[Position]
[Address 1]
[Address 2]
[SUBURB] [STATE] [POSTCODE]

Email:

Dear [Salutation]

Thank you for your [letter/email] of [date] to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning about the development proposal known as the Tallebudgera Wellness and Tourism Gardens in the Tallebudgera Valley. The Minister has asked that I respond on his behalf.

I note your concerns about the proposal in relation to flooding, traffic impacts, loss of rural amenity and environmental impacts.

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning matters. It is at the discretion of each council to make decisions that it considers appropriate to meet the needs and views of its community.

In its role as assessment manager, the Gold Coast City Council (the council) is required to assess the proposal against all relevant planning instruments, including the *Gold Coast City Plan 2016* (the City Plan). The City Plan addresses matters such as potential flooding, traffic, amenity and environmental impacts.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests including potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), and the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). I understand that following requests for additional information, SARA issued its referral agency response, with conditions, to the council on 14 October 2019.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

I am advised that the development application underwent public consultation from 4 to 25 January 2019. Public notification is an important part of the development assessment process, as it enables and ensures that people have a say in what is proposed in their community.

Following the receipt of the SARA referral agency response and the applicant undertaking public notification, the council is now responsible for making its decision on the proposed development. The council is required to include SARA's conditions in its decision, should the council decide to approve the development application. Importantly, once the council has made its decision, anyone who made a submission to the council during the public notification period will be provided a copy of the decision and be afforded appeal rights.

Any questions in relation to the ongoing assessment of the development application should be directed to the council as the decision maker. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

<INCLUDE PARA IF CORRO INCLUDES A REQUEST FOR CALL IN>

In relation to your request for the Minister to exercise his reserve Ministerial call in powers, under section 91 of the *Planning Act 2016*, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by the council and no decision has been made about the application, it is considered that the exercise of Ministerial call in powers is not warranted at this stage.

If you require any further information, please contact Andrew Finch, Principal Planner, Development Assessment Division, Planning Group, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7680 or Andrew.Finch@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**

From: [DSD DLO](#)
To: [Meaghan Dwyer](#)
Cc: [DSD DLO](#)
Subject: RE: DDG letter - draft standard response - Tallebudgera development by Ridong
Date: Wednesday, 18 December 2019 3:01:11 PM
Attachments: [image001.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[DDG letter - draft standard response - Tallebudgera development by Ridong.docx](#)
[image002.png](#)
[image012.png](#)

Hi Meaghan

I have heard back from Steph about this correspondence. She has asked for a couple of changes to the corro. Are you able to take a look and update for me? Then hopefully we can get it signed off fairly quickly and start responding.

Gil

Gillian Tyrrell

Departmental Liaison Officer
Department of State Development, Manufacturing,
Infrastructure and Planning

P 07 3452 7027 M Sch. 4(4)(6) - Disclosi

E dlo@dsgmip.qld.gov.au

Level 38, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsgmip.qld.gov.au

LET'S CONNECT



From: Meaghan Dwyer <Meaghan.Dwyer@dsgmip.qld.gov.au>

Sent: Monday, 16 December 2019 11:05 AM

To: DSD DLO <dlo@dsgmip.qld.gov.au>

Subject: DDG letter - draft standard response - Tallebudgera development by Ridong

Hi Gil

Please find attached the draft standard response for the Ridong development endorsed by DDG Planning Group. Sorry it took longer than expected.

Regards

Meaghan

Meaghan Dwyer

Correspondence Coordinator

Office of the Deputy Director-General

Planning Group

Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6774

E meaghan.dwyer@dsmip.qld.gov.au

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsmip.qld.gov.au

RTI RELEASE - DSDMIP



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: MC19/**

Your ref:

[Title] [Firstname] [Lastname]
[Position]
[Address 1]
[Address 2]
[SUBURB] [STATE] [POSTCODE]

Email:

Dear [Salutation]

Thank you for your [letter/email] of [date] to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning about the development proposal known as the Tallebudgera Wellness and Tourism Gardens in the Tallebudgera Valley. The Minister has asked that I respond on his behalf.

I note your concerns about the proposal in relation to flooding, traffic impacts, loss of rural amenity and environmental impacts.

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning matters. It is at the discretion of each council to make decisions that it considers appropriate to meet the needs and views of its community.

In its role as assessment manager, the Gold Coast City Council (the council) is required to assess the proposal against all relevant planning instruments, including the *Gold Coast City Plan 2016* (the City Plan). The City Plan addresses matters such as potential flooding, traffic, amenity and environmental impacts.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests including potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), and the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). I understand that following requests for additional information, SARA issued its referral agency response, with conditions, to the council on 14 October 2019.

Commented [GT1]: Steph would like to expand on why approvals of conditions were made.

Commented [GT2]: Steph has requested this be changed to our standard response re SARA being a coordination point only and information should come from the relevant dept TMR and DES.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

I am advised that the development application underwent public consultation from 4 to 25 January 2019. Public notification is an important part of the development assessment process, as it enables and ensures that people have a say in what is proposed in their community.

Following the receipt of the SARA referral agency response and the applicant undertaking public notification, the council is now responsible for making its decision on the proposed development. The council is required to include SARA's conditions in its decision, should the council decide to approve the development application. Importantly, once the council has made its decision, anyone who made a submission to the council during the public notification period will be provided a copy of the decision and be afforded appeal rights.

Any questions in relation to the ongoing assessment of the development application should be directed to the council as the decision maker. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

<INCLUDE PARA IF CORRO INCLUDES A REQUEST FOR CALL IN>

In relation to your request for the Minister to exercise his reserve Ministerial call in powers, under section 91 of the *Planning Act 2016*, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by the council and no decision has been made about the application, it is considered that the exercise of Ministerial call in powers is not warranted at this stage.

If you require any further information, please contact Andrew Finch, Principal Planner, Development Assessment Division, Planning Group, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7680 or Andrew.Finch@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
Deputy Director-General
Planning Group

Commented [GT3]: In light of the above comment about SARA being a coordination unit only and the relevant department's being TMR and DES do we want to include DSDMIP contact details?

From: [DSD DLO](#)
To: [Planning Group Correspondence](#)
Cc: [DSD DLO](#)
Subject: Follow up: DDG letter - draft standard response - Tallebudgera development by Ridong
Date: Thursday, 2 January 2020 11:26:03 AM
Attachments: [image001.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[DDG letter - draft standard response - Tallebudgera development by Ridong.docx](#)
[image003.png](#)
[image020.png](#)
[image021.png](#)

Dear Planning

Happy New Year to y'all!

I am following up on the Ridong/ Tallebudgera standard response and the amendments to the DD-G letter that were requested by the MO prior to Christmas (attached).

Would you please let me know whether the requested amendments have been made to the standard response and whether the response has been DD-G approved?

Thank you,

Annette Hecker

Assistant Departmental Liaison Officer
[Office of the Director-General](#)
Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6871

Level 38, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

LET'S CONNECT



From: DSD DLO <dlo@dsdmip.qld.gov.au>
Sent: Wednesday, 18 December 2019 3:01 PM
To: Meaghan Dwyer <Meaghan.Dwyer@dsdmip.qld.gov.au>
Cc: DSD DLO <dlo@dsdmip.qld.gov.au>
Subject: RE: DDG letter - draft standard response - Tallebudgera development by Ridong

Hi Meaghan

I have heard back from Steph about this correspondence. She has asked for a couple of changes to the corro. Are you able to take a look and update for me? Then hopefully we can get it signed off fairly quickly and start responding.

Gil

Gillian Tyrrell

Departmental Liaison Officer
Department of State Development, Manufacturing,
Infrastructure and Planning

P 07 3452 7027 M Sch. 4(4)(6) - Disclos

E dlo@dsmip.qld.gov.au

Level 38, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsmip.qld.gov.au

LET'S CONNECT



From: Meaghan Dwyer <Meaghan.Dwyer@dsmip.qld.gov.au>

Sent: Monday, 16 December 2019 11:05 AM

To: DSD DLO <dlo@dsmip.qld.gov.au>

Subject: DDG letter - draft standard response - Tallebudgera development by Ridong

Hi Gil

Please find attached the draft standard response for the Ridong development endorsed by DDG Planning Group. Sorry it took longer than expected.

Regards

Meaghan

Meaghan Dwyer

Correspondence Coordinator

Office of the Deputy Director-General

Planning Group

Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6774

E meaghan.dwyer@dsmip.qld.gov.au

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsmip.qld.gov.au

From: [Planning Group Correspondence](#)
To: [DSD DLO](#)
Subject: RE: Follow up: DDG letter - draft standard response - Tallebudgera development by Ridong
Date: Thursday, 2 January 2020 11:27:00 AM
Attachments: [image001.png](#)
[image034.png](#)
[image035.png](#)
[image036.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Hi Annette and Happy New Year

The standard response is still being amended as per comments from the MO and I'll let you know as soon as KD has approved.

Regards

Meaghan

Meaghan Dwyer
Correspondence Coordinator
Office of the Deputy Director-General
Planning Group
Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6774
E meaghan.dwyer@dsmip.qld.gov.au
Level 13, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.dsmip.qld.gov.au

From: DSD DLO <dlo@dsmip.qld.gov.au>
Sent: Thursday, 2 January 2020 11:26 AM
To: Planning Group Correspondence <PlanningGroupCorrespondence@dsmip.qld.gov.au>
Cc: DSD DLO <dlo@dsmip.qld.gov.au>
Subject: Follow up: DDG letter - draft standard response - Tallebudgera development by Ridong

Dear Planning

Happy New Year to y'all!

I am following up on the Ridong/ Tallebudgera standard response and the amendments to the DD-G letter that were requested by the MO prior to Christmas (attached).

Would you please let me know whether the requested amendments have been made to the standard response and whether the response has been DD-G approved?

Thank you,

Annette Hecker

Assistant Departmental Liaison Officer
Office of the Director-General
Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6871
Level 38, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.dsdmip.qld.gov.au

LET'S CONNECT



From: DSD DLO <dlo@dsdmip.qld.gov.au>
Sent: Wednesday, 18 December 2019 3:01 PM
To: Meaghan Dwyer <Meaghan.Dwyer@dsdmip.qld.gov.au>
Cc: DSD DLO <dlo@dsdmip.qld.gov.au>
Subject: RE: DDG letter - draft standard response - Tallebudgera development by Ridong

Hi Meaghan

I have heard back from Steph about this correspondence. She has asked for a couple of changes to the corro. Are you able to take a look and update for me? Then hopefully we can get it signed off fairly quickly and start responding.

Gil

Gillian Tyrrell

Departmental Liaison Officer
Department of State Development, Manufacturing,
Infrastructure and Planning

P 07 3452 7027 M Sch. 4(4)(6) - Disc
E dlo@dsdmip.qld.gov.au
Level 38, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.dsdmip.qld.gov.au

LET'S CONNECT



From: Meaghan Dwyer <Meaghan.Dwyer@dsdmip.qld.gov.au>
Sent: Monday, 16 December 2019 11:05 AM
To: DSD DLO <dlo@dsdmip.qld.gov.au>
Subject: DDG letter - draft standard response - Tallebudgera development by Ridong

Hi Gil

Please find attached the draft standard response for the Ridong development endorsed by DDG Planning Group. Sorry it took longer than expected.

Regards

Meaghan

Meaghan Dwyer

Correspondence Coordinator

Office of the Deputy Director-General

Planning Group

Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6774

E meaghan.dwyer@dsmip.qld.gov.au

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsmip.qld.gov.au

RTI RELEASE - DSDMIP

From: [Planning Group Correspondence](#)
To: [DSD DLO](#)
Subject: Updated: DDG letter - draft standard response - Tallebudgera development by Ridong
Date: Monday, 13 January 2020 11:00:00 AM
Attachments: [DDG letter - draft standard response - Tallebudgera development by Ridong.DOCX](#)
[image001.png](#)
[image034.png](#)
[image035.png](#)
[image036.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Good Morning

Please find attached the updated standard response for the Tallebudgera corro.

Can you please advise if the MO is happy for this one to be sent out?

Thanks

Sophie Smith

Correspondence Officer

Planning Group

Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 7658

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

From: DSD DLO <dlo@dsdmip.qld.gov.au>

Sent: Thursday, 2 January 2020 11:26 AM

To: Planning Group Correspondence <PlanningGroupCorrespondence@dsdmip.qld.gov.au>

Cc: DSD DLO <dlo@dsdmip.qld.gov.au>

Subject: Follow up: DDG letter - draft standard response - Tallebudgera development by Ridong

Dear Planning

Happy New Year to y'all!

I am following up on the Ridong/ Tallebudgera standard response and the amendments to the DD-G letter that were requested by the MO prior to Christmas (attached).

Would you please let me know whether the requested amendments have been made to the standard response and whether the response has been DD-G approved?

Thank you,

Annette Hecker

Assistant Departmental Liaison Officer
Office of the Director-General
Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6871
Level 38, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.dsdmip.qld.gov.au

LET'S CONNECT



From: DSD DLO <dlo@dsdmip.qld.gov.au>
Sent: Wednesday, 18 December 2019 3:01 PM
To: Meaghan Dwyer <Meaghan.Dwyer@dsdmip.qld.gov.au>
Cc: DSD DLO <dlo@dsdmip.qld.gov.au>
Subject: RE: DDG letter - draft standard response - Tallebudgera development by Ridong

Hi Meaghan

I have heard back from Steph about this correspondence. She has asked for a couple of changes to the corro. Are you able to take a look and update for me? Then hopefully we can get it signed off fairly quickly and start responding.

Gil

Gillian Tyrrell

Departmental Liaison Officer
Department of State Development, Manufacturing,
Infrastructure and Planning

P 07 3452 7027 M Sch. 4(4)(6) - Disclo
E dlo@dsdmip.qld.gov.au
Level 38, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
www.dsdmip.qld.gov.au

LET'S CONNECT



From: Meaghan Dwyer <Meaghan.Dwyer@dsdmip.qld.gov.au>
Sent: Monday, 16 December 2019 11:05 AM
To: DSD DLO <dlo@dsdmip.qld.gov.au>
Subject: DDG letter - draft standard response - Tallebudgera development by Ridong

Hi Gil

Please find attached the draft standard response for the Ridong development endorsed by DDG Planning Group. Sorry it took longer than expected.

Regards

Meaghan

Meaghan Dwyer

Correspondence Coordinator

**Office of the Deputy Director-General
Planning Group**

Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6774

E meaghan.dwyer@dsdmip.qld.gov.au

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

RTI RELEASE - DSDMIP



Our ref: MC19/****

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

[Title] [Firstname] [Lastname]
[Position]
[Address 1]
[Address 2]
[SUBURB] [STATE] [POSTCODE]

Email:

Dear [Salutation]

Thank you for your [letter/email] of [date] to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning about the development proposal known as the Tallebudgera Wellness and Tourism Gardens in the Tallebudgera Valley. The Minister has asked that I respond on his behalf.

I note your concerns about the proposal. In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning matters. It is at the discretion of each council to make decisions that it considers appropriate to meet the needs and views of its community.

In its role as assessment manager, the Gold Coast City Council (the council) is required to assess the proposal against all relevant planning instruments, including the *Gold Coast City Plan 2016* (the City Plan). The City Plan addresses matters such as potential flooding, traffic, amenity and environmental impacts.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA) on behalf of the state. SARA's role was to assess the development against specifically defined state interests which included coordinating technical advice from other state agencies as appropriate.

The state interests potentially impacted by this development included the safe and efficient operation on the nearby state-controlled roads (Tallebudgera Connection Road and Tallebudgera Creek Road) and impacts on marine plants and coastal processes (Tallebudgera Creek). The Department of Transport and Main Roads, the Department of Agriculture and Fisheries and the Department of Environment and Science provided the technical advice for SARA's response.

I understand that following requests for additional information, SARA issued its referral agency response to the council on 14 October 2019. This response included conditions to ensure the development avoids or minimises adverse impacts on fisheries resources and does not compromise the safety and efficiency of the nearby state-controlled roads.

Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

I am advised that the development application underwent public notification from 4 to 25 January 2019. Public notification is an important part of the development assessment process, as it enables people to have a say in what development is proposed in their community.

Following the receipt of the SARA referral agency response and the applicant undertaking public notification, the council is now responsible for making its decision on the application. The council is required to include SARA's conditions in its decision, should the council decide to approve the development application. Importantly, once the council has made its decision, anyone who made a submission to the council during the public notification period will be provided a copy of the decision and be afforded appeal rights.

Any questions in relation to the ongoing assessment of the development application should be directed to the council as the decision maker. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

<INCLUDE PARA IF CORRO INCLUDES A REQUEST FOR CALL IN>

In relation to your request for the Minister to exercise his reserve Ministerial call in powers, under section 91 of the *Planning Act 2016*, the Minister has the power to call in an application only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by the council and no decision has been made about the application, it is considered that the exercise of Ministerial call in powers is not warranted at this stage.

If you require any further information, please contact Andrew Finch, Principal Planner, Development Assessment Division, Planning Group, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7680 or andrew.finch@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**

From: [DSD DLO](#)
To: [Planning Group Correspondence](#)
Cc: [DSD DLO](#)
Subject: Updated: DDG letter - draft standard response - Tallebudgera development by Ridong
Date: Wednesday, 15 January 2020 10:51:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image014.png](#)
[image015.png](#)
[image024.png](#)

Hi Sophie

I have spoken to Steph about this one and she would like a few changes made to the letter. If you have 5 minutes it might be worthwhile having a quick conversation about it.

Let me know.

Gil

Gillian Tyrrell

Departmental Liaison Officer
Department of State Development, Manufacturing,
Infrastructure and Planning

P 07 3452 7027 M Sch. 4(4)(6) - Disclos

E dlo@dsdmip.qld.gov.au

Level 38, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

LET'S CONNECT



From: Planning Group Correspondence <PlanningGroupCorrespondence@dsdmip.qld.gov.au>

Sent: Monday, 13 January 2020 11:00 AM

To: DSD DLO <dlo@dsdmip.qld.gov.au>

Subject: Updated: DDG letter - draft standard response - Tallebudgera development by Ridong
Good Morning

Please find attached the updated standard response for the Tallebudgera corro.

Can you please advise if the MO is happy for this one to be sent out?

Thanks

Sophie Smith

Correspondence Officer

Planning Group

Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 7658

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

From: DSD DLO <dlo@dsdmip.qld.gov.au>

Sent: Thursday, 2 January 2020 11:26 AM

To: Planning Group Correspondence <PlanningGroupCorrespondence@dsdmip.qld.gov.au>

Cc: DSD DLO <dlo@dsdmip.qld.gov.au>

Subject: Follow up: DDG letter - draft standard response - Tallebudgera development by Ridong

Dear Planning

Happy New Year to y'all!

I am following up on the Ridong/ Tallebudgera standard response and the amendments to the DD-G letter that were requested by the MO prior to Christmas (attached).

Would you please let me know whether the requested amendments have been made to the standard response and whether the response has been DD-G approved?

Thank you,

Annette Hecker

Assistant Departmental Liaison Officer

Office of the Director-General

Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6871

Level 38, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

LET'S CONNECT



From: DSD DLO <dlo@dsdmip.qld.gov.au>

Sent: Wednesday, 18 December 2019 3:01 PM

To: Meaghan Dwyer <Meaghan.Dwyer@dsdmip.qld.gov.au>

Cc: DSD DLO <dlo@dsdmip.qld.gov.au>

Subject: RE: DDG letter - draft standard response - Tallebudgera development by Ridong

Hi Meaghan

I have heard back from Steph about this correspondence. She has asked for a couple of changes to the corro. Are you able to take a look and update for me? Then hopefully we can get it signed off fairly quickly and start responding.

Gil

Gillian Tyrrell

Departmental Liaison Officer

Department of State Development, Manufacturing,
Infrastructure and Planning

P 07 3452 7027 M Sch. 4(4)(b) - Discl

E dlo@dsdmip.qld.gov.au

Level 38, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

LET'S CONNECT



From: Meaghan Dwyer <Meaghan.Dwyer@dsdmip.qld.gov.au>

Sent: Monday, 16 December 2019 11:05 AM

To: DSD DLO <dlo@dsdmip.qld.gov.au>

Subject: DDG letter - draft standard response - Tallebudgera development by Ridong

Hi Gil

Please find attached the draft standard response for the Ridong development endorsed by DDG

Planning Group. Sorry it took longer than expected.

Regards

Meaghan

Meaghan Dwyer

Correspondence Coordinator

Office of the Deputy Director-General

Planning Group

Department of State Development,

Manufacturing, Infrastructure and Planning

P 07 3452 6774

E meaghan.dwyer@dsdmip.qld.gov.au

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

RTI RELEASE - DSDMIP

From: [Meaghan Dwyer](#)
To: [Felicity Tait](#); [Andrew Finch](#)
Subject: Additional information requested for Tallebudgera standard response
Date: Thursday, 23 January 2020 11:59:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Felicity and Andrew

The Minister's Office would like some information included in the Tallebudgera standard response. Specifically they would like to include a sentence or two that describe what the conditions look like in the referral response work so the reader gets an understanding of how they work to minimise the impact on state interests. An example could be limit the number of marine plants removed. Could I get an example or two for each interest back in an email and I will add to the standard?

Thanks

Meaghan

Meaghan Dwyer

Correspondence Coordinator

Office of the Deputy Director-General

Planning Group

Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6774

E meaghan.dwyer@dsmip.qld.gov.au

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au

From: [Meaghan Dwyer](#)
To: [DSD DLO](#)
Subject: Approved by DDG - OUT19/7142 : DDG letter - draft standard response - Tallebudgera development by Ridong
Date: Wednesday, 5 February 2020 11:50:00 AM
Attachments: [DDG letter - draft standard response - Tallebudgera development by Ridong.tr5](#)
[image001.png](#)
[image002.png](#)

Hi Gil

The DDG has approved the amended standard response for Tallebudgera and I have progressed in the Source.

Regards

Meaghan

Meaghan Dwyer

Correspondence Coordinator

Office of the Deputy Director-General

Planning Group

Department of State Development,
Manufacturing, Infrastructure and Planning

P 07 3452 6774

E meaghan.dwyer@dsdmip.qld.gov.au

Level 13, 1 William Street, Brisbane QLD 4000

PO Box 15009, City East QLD 4002

www.dsdmip.qld.gov.au



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: WR19/45721

Your ref:

[Title] [Firstname] [Lastname]
[Position]
[Address 1]
[Address 2]
[SUBURB] [STATE] [POSTCODE]

Email:

Dear [Salutation]

Thank you for your [letter/email] of [date] about the development proposal known as the Tallebudgera Wellness and Tourism Gardens in the Tallebudgera Valley. [name,title] has asked that I respond on [his/her] behalf. I understand some of the community hold concerns about the proposal around flooding, traffic impacts, loss of rural amenity and potential loss of biodiversity.

The City of Gold Coast (the council) is the decision maker for the development application under the *Planning Act 2016* (Planning Act). As the assessment manager, the council is required to assess the proposal against all relevant planning instruments, including the Gold Coast City Plan. Amongst other matters, the council must consider potential flooding, traffic, amenity and environmental impacts.

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning. SARA's assessment was limited to specifically defined state interests. This included potential impacts on state-controlled roads, the removal of marine plants, tidal works and work in a coastal management district. I understand that following requests for additional information, SARA issued its referral agency response, with conditions, to the council on 14 October 2019.

Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

The development application underwent public consultation from 4 to 25 January 2019. Public notification is an important part of the development assessment process to ensure that people have a say in what is proposed in their community.

The council is now responsible for making its decision on the proposed development and is required to include SARA's conditions in its decision, should the council decide to approve the development application. Importantly, once the council has made its decision, anyone who made a submission to the council during the public notification period will be provided a copy of the decision and be afforded appeal rights.

Under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by the council, and no decision has yet been made about the application, exercising ministerial call in powers is not warranted at this stage.

If you require any further information, please contact Mr Steve Conner, Executive Director, Development Assessment Division, Planning Group, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7687 or Steve.Conner@dndmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: WR19/45721

Your ref:

[Title] [Firstname] [Lastname]
[Position]
[Address 1]
[Address 2]
[SUBURB] [STATE] [POSTCODE]

Email:

Dear [Salutation]

Thank you for your [letter/email] of [date] about the development proposal known as the Tallebudgera Wellness and Tourism Gardens in the Tallebudgera Valley. [name,title] has asked that I respond on [his/her] behalf. I understand some of the community have concerns about the proposal in relation to flooding, traffic impacts, loss of rural amenity and environmental impacts.

The City of Gold Coast (the council) is the decision maker for the development application under the *Planning Act 2016* (Planning Act). As the assessment manager, the council is required to assess the proposal against all relevant planning instruments, including the Gold Coast City Plan. Amongst other matters, the council must consider potential flooding, traffic, amenity and environmental impacts.

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning. SARA's assessment was limited to specifically defined state interests. This included potential impacts on state-controlled roads, the removal of marine plants, tidal works and work in a coastal management district. I understand that following requests for additional information, SARA issued its referral agency response, with conditions, to the council on 14 October 2019.

Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

I am advised that the development application underwent public consultation from 4 to 25 January 2019. Public notification is an important part of the development assessment process, as it enables and ensures that people have a say in what is proposed in their community.

Following the receipt of the SARA referral agency response and the applicant undertaking public notification, the council is now responsible for making its decision on the proposed development. The council is required to include SARA's conditions in its decision, should the council decide to approve the development application. Importantly, once the council has made its decision, anyone who made a submission to the council during the public notification period will be provided a copy of the decision and be afforded appeal rights.

In relation to the call in request, under section 91 of the Planning Act, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by the council, and no decision has been made about the application, it has been determined that exercising ministerial call in powers is not warranted at this stage.

If you require any further information, please contact Andrew Finch, Principal Planner, Development Assessment Division, Planning Group, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7680 or Andrew.Finch@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: WR19/45721

Your ref:

[Title] [Firstname] [Lastname]
[Position]
[Address 1]
[Address 2]
[SUBURB] [STATE] [POSTCODE]

Email:

Dear [Salutation]

Thank you for your [letter/email] of [date] about the development proposal known as the Tallebudgera Wellness and Tourism Gardens in the Tallebudgera Valley. [name,title] has asked that I respond on [his/her] behalf. I understand concerns about the proposal in relation to flooding, traffic impacts, loss of rural amenity and environmental impacts have been raised.

The City of Gold Coast (the council) is the decision maker for this development application. As part of their assessment, the council is required to assess the proposal against all relevant planning instruments, including the Gold Coast City Plan. Amongst other matters, the council must consider potential flooding, traffic, amenity and environmental impacts.

The proposed development also triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning. SARA's assessment was limited to potential impacts on state-controlled roads, the removal of marine plants, tidal works and work in a coastal management district. I understand that following requests for additional information, SARA issued its referral agency response, with conditions, to the council on 14 October 2019.

I am advised that the development application underwent public consultation from 4 to 25 January 2019. Public notification is an important part of the development assessment process, as it enables and ensures that people have a say in what is proposed in their community.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

Following the receipt of the SARA referral agency response and the applicant undertaking public notification, the council is now responsible for making its decision on the proposed development. The council is required to include SARA's conditions in its decision, should the council decide to approve the development application. Importantly, once the council has made its decision, anyone who made a submission to the council during the public notification period will be provided a copy of the decision and be afforded appeal rights.

In relation to the call in request, under section 91 of the *Planning Act 2016*, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by the council, and no decision has been made about the application exercising ministerial call in powers is not appropriate at this stage.

If you require any further information, please contact Andrew Finch, Principal Planner, Development Assessment Division, Planning Group, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7680 or Andrew.Finch@dndmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Our ref: MC19/****

Your ref:

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

[Title] [Firstname] [Lastname]
[Position]
[Address 1]
[Address 2]
[SUBURB] [STATE] [POSTCODE]

Email:

Dear [Salutation]

Thank you for your [letter/email] of [date] to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning about the development proposal known as the Tallebudgera Wellness and Tourism Gardens in the Tallebudgera Valley. The Minister has asked that I respond on his behalf.

I note your concerns about the proposal in relation to flooding, traffic impacts, loss of rural amenity and environmental impacts have been raised.

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning matters. It is at the discretion of each council to make decisions that it considers appropriate to meet the needs and views of its community.

In its role as assessment manager, the Gold Coast City Council (the council) is required to assess the proposal against all relevant planning instruments, including the *Gold Coast City Plan 2016* (the City Plan). The City Plan addresses matters such as potential flooding, traffic, amenity and environmental impacts.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests including potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), and the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). I understand that following requests for additional information, SARA issued its referral agency response, with conditions, to the council on 14 October 2019.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

I am advised that the development application underwent public consultation from 4 to 25 January 2019. Public notification is an important part of the development assessment process, as it enables and ensures that people have a say in what is proposed in their community.

Following the receipt of the SARA referral agency response and the applicant undertaking public notification, the council is now responsible for making its decision on the proposed development. The council is required to include SARA's conditions in its decision, should the council decide to approve the development application. Importantly, once the council has made its decision, anyone who made a submission to the council during the public notification period will be provided a copy of the decision and be afforded appeal rights.

Any questions in relation to the ongoing assessment of the development application should be directed to the council as the decision maker. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

<INCLUDE PARA IF CORRO INCLUDES A REQUEST FOR CALL IN>

In relation to your request for the Minister to exercise his reserve Ministerial call in powers, under section 91 of the *Planning Act 2016*, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by the council and no decision has been made about the application, it is considered that the exercise of Ministerial call in powers is not warranted at this stage.

If you require any further information, please contact Andrew Finch, Principal Planner, Development Assessment Division, Planning Group, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7680 or Andrew.Finch@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Our ref: MC19/****

Your ref:

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

[Title] [Firstname] [Lastname]
[Position]
[Address 1]
[Address 2]
[SUBURB] [STATE] [POSTCODE]

Email:

Dear [Salutation]

Thank you for your [letter/email] of [date] to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning about the development proposal known as the Tallebudgera Wellness and Tourism Gardens in the Tallebudgera Valley. The Minister has asked that I respond on his behalf.

I note your concerns about the proposal in relation to flooding, traffic impacts, loss of rural amenity and environmental impacts.

In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning matters. It is at the discretion of each council to make decisions that it considers appropriate to meet the needs and views of its community.

In its role as assessment manager, the Gold Coast City Council (the council) is required to assess the proposal against all relevant planning instruments, including the *Gold Coast City Plan 2016* (the City Plan). The City Plan addresses matters such as potential flooding, traffic, amenity and environmental impacts.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA), within the Department of State Development, Manufacturing, Infrastructure and Planning (the department). SARA's assessment is limited to specifically defined state interests including potential impacts on the safe and efficient operation on the state-controlled road (Tallebudgera Connection Road), and the removal, destruction or damage of marine plants and tidal works or work in a coastal management district (Tallebudgera Creek). I understand that following requests for additional information, SARA issued its referral agency response, with conditions, to the council on 14 October 2019.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

I am advised that the development application underwent public consultation from 4 to 25 January 2019. Public notification is an important part of the development assessment process, as it enables and ensures that people have a say in what is proposed in their community.

Following the receipt of the SARA referral agency response and the applicant undertaking public notification, the council is now responsible for making its decision on the proposed development. The council is required to include SARA's conditions in its decision, should the council decide to approve the development application. Importantly, once the council has made its decision, anyone who made a submission to the council during the public notification period will be provided a copy of the decision and be afforded appeal rights.

Any questions in relation to the ongoing assessment of the development application should be directed to the council as the decision maker. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

<INCLUDE PARA IF CORRO INCLUDES A REQUEST FOR CALL IN>

In relation to your request for the Minister to exercise his reserve Ministerial call in powers, under section 91 of the *Planning Act 2016*, the Minister has the power to call in an application, only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by the council and no decision has been made about the application, it is considered that the exercise of Ministerial call in powers is not warranted at this stage.

If you require any further information, please contact Andrew Finch, Principal Planner, Development Assessment Division, Planning Group, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7680 or Andrew.Finch@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Our ref: MC19/****

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

[Title] [Firstname] [Lastname]
[Position]
[Address 1]
[Address 2]
[SUBURB] [STATE] [POSTCODE]

Email:

Dear [Salutation]

Thank you for your [letter/email] of [date] to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning about the development proposal known as the Tallebudgera Wellness and Tourism Gardens in the Tallebudgera Valley. The Minister has asked that I respond on his behalf.

I note your concerns about the proposal. In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning matters. It is at the discretion of each council to make decisions that it considers appropriate to meet the needs and views of its community.

In its role as assessment manager, the Gold Coast City Council (the council) is required to assess the proposal against all relevant planning instruments, including the *Gold Coast City Plan 2016* (the City Plan). The City Plan addresses matters such as potential flooding, traffic, amenity and environmental impacts.

The proposed development triggered referral to the State Assessment and Referral Agency (SARA) on behalf of the state. SARA's role was to assess the development against specifically defined state interests which included coordinating technical advice from other state agencies as appropriate.

The state interests potentially impacted by this development included the safe and efficient operation on the nearby state-controlled roads (Tallebudgera Connection Road and Tallebudgera Creek Road) and impacts on marine plants and coastal processes (Tallebudgera Creek). The Department of Transport and Main Roads, the Department of Agriculture and Fisheries and the Department of Environment and Science provided the technical advice for SARA's response.

I understand that following requests for additional information, SARA issued its referral agency response to the council on 14 October 2019. This response included conditions to ensure the development avoids or minimises adverse impacts on fisheries resources and does not compromise the safety and efficiency of the nearby state-controlled roads.

Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

I am advised that the development application underwent public notification from 4 to 25 January 2019. Public notification is an important part of the development assessment process, as it enables people to have a say in what development is proposed in their community.

Following the receipt of the SARA referral agency response and the applicant undertaking public notification, the council is now responsible for making its decision on the application. The council is required to include SARA's conditions in its decision, should the council decide to approve the development application. Importantly, once the council has made its decision, anyone who made a submission to the council during the public notification period will be provided a copy of the decision and be afforded appeal rights.

Any questions in relation to the ongoing assessment of the development application should be directed to the council as the decision maker. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

<INCLUDE PARA IF CORRO INCLUDES A REQUEST FOR CALL IN>

In relation to your request for the Minister to exercise his reserve Ministerial call in powers, under section 91 of the *Planning Act 2016*, the Minister has the power to call in an application only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by the council and no decision has been made about the application, it is considered that the exercise of Ministerial call in powers is not warranted at this stage.

If you require any further information, please contact Andrew Finch, Principal Planner, Development Assessment Division, Planning Group, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7680 or andrew.finch@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**



Our ref: MC19/****

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

[Title] [Firstname] [Lastname]
[Position]
[Address 1]
[Address 2]
[SUBURB] [STATE] [POSTCODE]

Email:

Dear [Salutation]

Thank you for your [letter/email] of [date] to the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning about the development proposal known as the Tallebudgera Wellness and Tourism Gardens in the Tallebudgera Valley. The Minister has asked that I respond on his behalf.

I note your concerns about the proposal. In Queensland, councils have the responsibility and autonomy for ensuring the good governance of their local government areas. Under Queensland legislation, the State has limited power to intervene or direct any council in relation to operational matters, including decisions made by councils about local planning matters. It is at the discretion of each council to make decisions that it considers appropriate to meet the needs and views of its community.

In its role as assessment manager, the Gold Coast City Council (the council) is required to assess the proposal against all relevant planning instruments, including the *Gold Coast City Plan 2016* (the City Plan). The City Plan addresses matters such as potential flooding, traffic, amenity and environmental impacts.

The State Assessment and Referral Agency (SARA) in the Department of State Development, Manufacturing, Infrastructure and Planning, also carried out additional assessment on the development proposal to determine the potential impact on matters of state interest. The state interests potentially impacted by this development included the safe and efficient operation on the nearby state-controlled roads (Tallebudgera Connection Road and Tallebudgera Creek Road) and impacts on marine plants and coastal processes (Tallebudgera Creek).

SARA coordinated technical advice from the Department of Transport and Main Roads, the Department of Agriculture and Fisheries and the Department of Environment and Science as part of its assessment and issued a referral agency response to the council as assessment manager on 14 October 2019.

This response included imposing conditions to ensure the development avoids or minimises adverse impacts on Tallebudgera Creek and does not compromise the safety and efficiency of the nearby Tallebudgera Creek Road.

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

These conditions include:

- limiting the amount of marine plants removed, damaged or destroyed
- retention and rehabilitation of important land alongside Tallebudgera Creek
- signalised intersections at Tallebudgera Creek Road and the Tallebudgera Creek Road/Old Coach Road intersection
- left and right turn lanes on Tallebudgera Connection Road.

I am advised that the development application underwent public notification from 4 to 25 January 2019. Public notification is an important part of the development assessment process, as it enables people to have a say in what development is proposed in their community.

Following the receipt of the SARA referral agency response and the applicant undertaking public notification, the council is now responsible for making its decision on the application. The council is required to include SARA's conditions in its decision, should the council decide to approve the development application. Importantly, once the council has made its decision, anyone who made a submission to the council during the public notification period will be provided a copy of the decision will and be afforded appeal rights.

Any questions in relation to the ongoing assessment of the development application should be directed to the council as the decision maker. You can contact the council on (07) 5582 8211 or online at www.goldcoast.qld.gov.au.

<INCLUDE PARA IF CORRO INCLUDES A REQUEST FOR CALL IN>

In relation to your request for the Minister to exercise his reserve Ministerial call in powers, under section 91 of the *Planning Act 2016*, the Minister has the power to call in an application only if the matter involves, or is likely to involve, a state interest. In this instance, given the application is still being assessed by the council and no decision has been made about the application, it is considered that the exercise of Ministerial call in powers is not warranted at this stage.

If you require any further information, please contact Andrew Finch, Principal Planner, Development Assessment Division, Planning Group, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7680 or andrew.finch@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kerry Doss
**Deputy Director-General
Planning Group**