

It has been advised that the communications contained within the discovered documents were on behalf of Mulpha Australia Limited and do not represent any views of the Primary Thoroughfare Body Corporate at Sanctuary Cove

From: [Karley Lawler](#)
To: [Amanda Hosken](#)
Cc: [Andrew Brown](#)
Subject: FW: Sanctuary Cove and SCRA discussion
Date: Tuesday, 12 April 2022 10:35:39 AM

Hello Amanda and Andrew,

Amanda I will get you to work on this with Andrew – with a view to having Amanda being the front line of the project and Andrew providing support. This is to avoid any perceived conflict of interest.

Thank you – I will email back with a time in about two week for us to have a meeting - Karley

From: Andrew Brown <Andrew.Brown@dasilgp.qld.gov.au>
Sent: Tuesday, 12 April 2022 10:20 AM
To: Karley Lawler <Karley.Lawler@dasilgp.qld.gov.au>; Jesse Chadwick <Jesse.Chadwick@dasilgp.qld.gov.au>
Subject: FW: Sanctuary Cove and SCRA discussion

Hi Karley and Jesse

As you can see from email below from my neighbour Matt (two doors up) Mulpha the owner of Sanctuary Cove would like to meet with the department to discuss moving forward with their intentions for Sanctuary Cove. I previously mention to Matt that this could be a good decision to perhaps to open communication with them as to how we operate as a department within the *Sanctuary Cove Resort Act 1985* (SCRA). Of particular importance is what would be the most reasonable approach to future development.

I would like both of you, Karley as the Manager for SEQ South and Jesse from a legislative perspective to meet to discuss what they have in mind. Any future assessment of what could be considered, the most significant development under the SCRA since inception, needs to be placed into perspective in 2022. We are dealing with one of the Gold Coast's major developers and a host of residents that have considerable time to challenge what is being proposed. (see how this is handled as important as what is actually proposed.

I suggest an on-site meeting to allow Mulpha to conceptualise their way forward. They seem to be missing some important aspects of the 'development' process that people take for granted in 2022. This is regardless of whether or not it is required. We can perhaps clarify this for them and take them on a bit of a journey. The broad scope of the SCRA, the fact that Gold Coast City Council has almost no role and a Ministerial/Governor in Council approval needs careful consideration. Hope Island Resort is struggling with their own issues, mainly due to some of the above aspects as to how they are gone about amendments to Hope Island Resort, and not really understanding what people expect these days.

As to any conflict of interest on my behalf, I don't see any other than I am a resident of a Sanctuary Cove body corporate with limited voting rights. I have no relationship of any kind with Mulpha, other than waving to Matt. Any perception of this can be handled through the normal departmental sign off process if or when any development application (read amendment to the SCRA) occurs.

Can you both give some consideration to how we approach this matter?

Thanks

Andrew

From: Mathew Williams <mwilliams@mulpha.com.au>
Sent: Tuesday, 12 April 2022 9:49 AM
To: Andrew Brown <Andrew.Brown@dasilgp.qld.gov.au>
Subject: Sanctuary Cove and SCRA discussion

Hi Andrew

Great to see you yesterday afternoon and have a quick chat.

I would like to tee up a meeting with you and your boss, along with myself and our Director for Developments Qld – Barry Teeling sometime this month that works for you both. Happy to meet at Sanctuary Cove or your office whichever suits.

We on behalf of Mulpha would like to have a casual discussion to see where the department sees things and where they see things heading on matters relating to SCRA and if there are any issues or concerns. We would also then like to run you through our thoughts and processes moving forward on Sanctuary Cove.

Mulpha have owned Sanctuary Cove since 2002 and are now the longest owner of the project. We see ourselves involved in Sanctuary Cove for another 20 years or so as this is such an iconic project and we want to ensure the project and the community are treated well

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and we can make the most of the Integrated Development opportunities.

Could you please come back to me and advise some days, times that work for you and we will be happy to meet.

MATHEW WILLIAMS

Senior Development Manager / Mulpha Australia Limited.

MAIL Jabiru House, P.O. Box 199, Sanctuary Cove, QLD, 4212

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

EMAIL Mathew.Williams@mulpha.com.au WEB www.sanctuarycove.com

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From: [Karley Lawler](#)
To: mwilliams@mulpha.com.au
Cc: [Amanda Hosken](#); [Andrew Brown](#)
Subject: Sanctuary Cove and SCRA discussion
Date: Tuesday, 12 April 2022 11:00:53 AM
Attachments: [image002.png](#)

Hello Mathew,

Sorry the below should read:

- May 3rd 1.30pm (1 hour);
- May 5th 10.00am (1 Hour).

Thank you - Karley

From: Karley Lawler
Sent: Tuesday, 12 April 2022 10:48 AM
To: mwilliams@mulpha.com.au
Cc: [Amanda Hosken <Amanda.Hosken@dasilgp.qld.gov.au>](mailto:Amanda.Hosken@dasilgp.qld.gov.au); [Andrew Brown <Andrew.Brown@dasilgp.qld.gov.au>](mailto:Andrew.Brown@dasilgp.qld.gov.au)
Subject: Sanctuary Cove and SCRA discussion

Hello Mathew,

Thank you for your email, and yes we are happy to meet to discuss the SCRA with you.

I have provided the following times for you to meet with us in the SARA office. Please let me know what time suits you.

- May 2nd 1.30pm (1 hour);
- May 5th 10.00am (1 Hour).

Thank you – Karley.



Karley Lawler
Manager (Planning)
Planning and Development Services
SEQ South Regional Office
Department of State Development, Infrastructure,
Local Government and Planning

Microsoft teams – [meet now](#)

**Sch. 4(4)6 - Disclosing
personal information**
Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Australia Fair QLD 4215
statedevelopment.qld.gov.au

From: Mathew Williams <mwilliams@mulpha.com.au>
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To: [Andrew Brown <Andrew.Brown@dasilgp.qld.gov.au>](mailto:Andrew.Brown@dasilgp.qld.gov.au)
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Hi Andrew

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Mulpha have owned Sanctuary Cove since 2002 and are now the longest owner of the project. We see ourselves involved in Sanctuary Cove for another 20 years or so as this is such an iconic project and we want to ensure the project and the community are treated well and we can make the most of the Integrated Development opportunities.

Could you please come back to me and advise some days, times that work for you and we will be happy to meet.

MATHEW WILLIAMS

Senior Development Manager / Mulpha Australia Limited.

MAIL Jabiru House, P.O. Box 199, Sanctuary Cove, QLD, 4212

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EMAIL Matthew.Williams@mulpha.com.au WEB www.sanctuarycove.com

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From: [Mathew Williams](#)
To: [Karley Lawler](#)
Cc: [Amanda Hosken](#); [Andrew Brown](#)
Subject: RE: [EXTERNAL]:Sanctuary Cove and SCRA discussion
Date: Tuesday, 12 April 2022 11:49:08 AM
Attachments: [image008.png](#)

Hi Karley

Thank you for coming back to me so quick. Could we please book in for Tuesday 3rd May at 1.30pm. Can I assume the SARA Regional Office is based out of Level 9 12-14 Marine Parade, Southport?

MATHEW WILLIAMS

Senior Development Manager / Mulpha Australia Limited.

MAIL Jabiru House, P.O. Box 199, Sanctuary Cove, QLD, 4212

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EMAIL Mathew.Williams@mulpha.com.au WEB www.sanctuarycove.com

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From: Karley Lawler <Karley.Lawler@dsdilgp.qld.gov.au>

Sent: Tuesday, 12 April 2022 11:01 AM

To: Mathew Williams <mwilliams@mulpha.com.au>

Cc: Amanda Hosken <Amanda.Hosken@dsdilgp.qld.gov.au>; Andrew Brown <Andrew.Brown@dsdilgp.qld.gov.au>

Subject: [EXTERNAL]:Sanctuary Cove and SCRA discussion

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Thank you – Karley.

Karley Lawler
Manager (Planning)



Planning and Development Services
SEQ South Regional Office
Department of State Development, Infrastructure,
Local Government and Planning

Microsoft teams – [meet now](#)

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Level 9, 12-14 Marine Parade, Southport
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MATHEW WILLIAMS

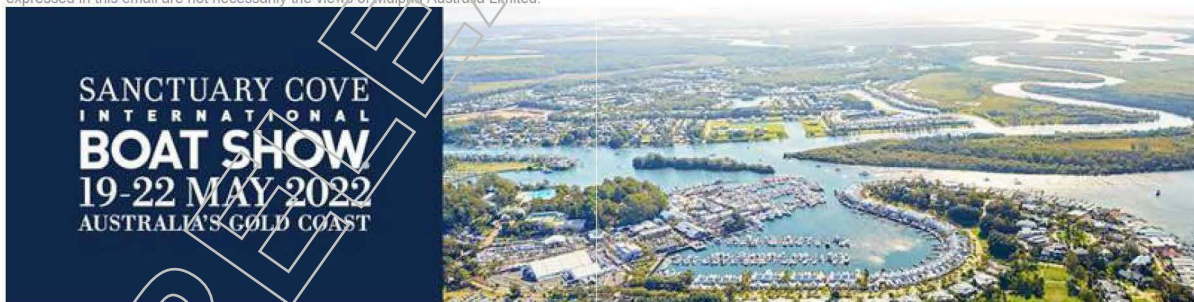
Senior Development Manager / Mulpha Australia Limited.

MAIL Jabiru House, P.O. Box 199, Sanctuary Cove, QLD, 4212

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From: [Mathew Williams](#)
To: [Andrew Brown](#); [Amanda Hosken](#)
Cc: [Barry Teeling](#)
Subject: Today's meeting
Date: Tuesday, 3 May 2022 6:33:44 PM

Dear Andrew and Amanda,

Thankyou both for having Barry and myself in your office to discuss matters on Sanctuary Cove today. It was greatly appreciated having your time and we look forward to further meetings and looking at all things Sanctuary Cove in a collaborative effort to see it move forward for another 30 years.

Mathew Williams
Senior Development Manager
Mulpha Sanctuary Cove (Developments)

RTI RELEASE - DSDILGP

From: [Amanda Hosken](#)
To: [Mathew Williams](#); [Barry Teeling](#)
Cc: [Andrew Brown](#); [Karley Lawler](#)
Subject: RE: Today's meeting
Date: Wednesday, 4 May 2022 9:13:11 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Mathew and Barry,

Thank you for meeting with us and providing an overview of your vision at Sanctuary Cove.

We realise Sanctuary Cove is a unique offering on the Gold Coast and we're happy to assist where we can as you move forward in your planning.

Regards,

Amanda Hosken

Principal Planning Officer

Planning and Development Services (SEQ South)

Department of State Development, Infrastructure,
Local Government and Planning

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information

Level 9, 12-14 Marine Parade, Southport
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From: Mathew Williams <mwilliams@mulpha.com.au>

Sent: Tuesday, 3 May 2022 6:33 PM

To: Andrew Brown <Andrew.Brown@dsdilgp.qld.gov.au>; Amanda Hosken <Amanda.Hosken@dsdilgp.qld.gov.au>

Cc: Barry Teeling <barry.teeling@mulpha.com.au>

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Mathew Williams
Senior Development Manager
Mulpha Sanctuary Cove (Developments)

RTI RELEASE - DSDILGP