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**ATF Streamlined Business Case 2 - With Due Diligence (Hazelwood Lodge)
Attracting Tourism Fund - Streamlined Business Case with Due Diligence
Application SBC200001 From Hazelwood Lodge Pty Ltd As Trustee For Hazelwood Farming
Trust**

Form Submitted 22 Nov 2019, 9:55am AEST

Streamlined Business Case Form - Introduction and Eligibility

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Introduction

Congratulations on being invited to prepare a Streamlined Business Case for funding requests less than \$2 million for consideration under the Queensland Government's Attracting Tourism Fund Program (the Program).

To maximise your organisation's ability to secure funding through this Program, it is strongly recommended that:

- you consult with your relevant regional tourism organisation and local government about the proposed project
- you familiarise yourself with the Program's Industry Guidelines and Frequently Asked Questions, which can be located at: [ATF Guidelines](#)
- you discuss your project with the ATF Program team prior to submitting this form: ATF@dit.id.qld.gov.au.

Eligibility Check

Partnerships are encouraged under the ATF Program, to ensure projects have the best opportunity for success and to build tourism pathways. Eligible organisations may submit a Request to Proceed or Business Case as part of a partnership, consortia or as a sole organisation, however in all instances **one** lead applicant is required to submit the details requested in this form on behalf of all partners.

Please choose which category applies to the lead applicant organisation: *

- An entity incorporated under the Corporations Act
- A foreign corporation registered in Australia
- An association incorporated under an Australian law
- A local government authority constituted under one of the following: Local Government Act 2009 (Qld); City of Brisbane Act 2010 (Qld); Commonwealth Aluminium Corporation Pty Ltd Agreement Act 1957 (Qld)
- Other:

If your response is 'Other' please consult with the Attracting Tourism Fund team to check your eligibility before submitting this form.

Applicant Details

*** indicates a required field**

For projects involving multiple partners, one eligible organisation must be the lead partner (referred to in this form as the 'lead applicant organisation') and submit the details required in this form on behalf of all partners. That lead applicant organisation will also be responsible for project management and delivery.

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Applicant Organisation Details

Project title *

Hazelwood Estate - Luxury Country Retreat

Lead Applicant Organisation *

Hazelwood Lodge Pty Ltd As Trustee For Hazelwood Farming Trust

Note: Full legal name.

Registered business name (if different to above)

Applicant Organisation Type

Australian Private Company

Select from the drop down list

Applicant Organisation ABN *

89 389 858 981

Information from the Australian Business Register	
ABN	89 389 858 981
Entity name	The Trustee for The Hazelwood Farming Trust
ABN status	Active
Entity type	Discretionary Investment Trust
Goods & Services Tax (GST)	Yes
DGR Endorsed	No
ATO Charity Type	Not endorsed More information
ACNC Registration	No
Tax Concessions	No tax concessions
Main business location	4064 QLD

Information retrieved at 3:32am yesterday

Organisation's Australian Company Number (ACN) - if applicable

167388829

Must be a number.

Please enter the company's ACN if applicable

Applicant Organisation registered business address *

Level 1, 8 Gardner Close

Milton QLD 4064 Australia

Address Line 1, Suburb/Town, State/Province, and Postcode are required.

Applicant Organisation postal address *

PO Box 1336

Milton QLD 4064 Australia

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Applicant Primary Website

<http://www.hazelwoodestate.com.au>

Must be a URL.

Project Contact Details

The applicant organisation must nominate one person that will be the primary contact for this application.

Project contact name *

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personal information

Project Contact Office Phone Number *

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

Project Contact Mobile Phone Number

Must be an Australian phone number.

Project contact email address *

Sch. 4(4)(b) -
Disclosing personal
information
[redacted]@hazelwoodgroup.com.au

Head of Organisation Contact Details

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

Head of Organisation Full Name (Chief Executive Officer or equivalent) - this contact is authorised to sign a financial agreement with the Queensland Government if this application is successful

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Head of Organisation Position / Title

Director

Head of Organisation Office Address

8 Gardner Clos
Milton QLD 4064 Australia

Head of Organisation Office Phone Number

(07) 3087 5353

Head of Organisation Mobile Phone Number

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information

Head of Organisation Postal Address

PO Box 1336
Milton QLD 4064 Australia

Head of Organisation Primary Email

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information
[redacted]@austpec.com.au
Must be an email address.

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Due Diligence

* indicates a required field

The Department has engaged third party expertise to conduct preliminary due diligence and probity checks on organisations that are seeking funding through the Attracting Tourism Fund. Further questions about the lead applicant organisation's financial history, corporate structure and partner interests will be asked if on the following pages.

Project Partner details

Please list all project partners and detail their contribution to the project including whether financial or in-kind support will be provided. *

The applicant and operator is Hazelwood Lodge Pty Ltd.

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Non-financial support is provided for this project by Scenic Rim Regional Council, Brisbane Marketing and Tourism & Events Queensland.

Will the project be delivered by a consortia? *

- Yes
 No

Corporate group structure

Please provide a detailed, current corporate group structure for the applicant organisation including details of ownership and full entity name/s. This should include any trusts and the trustees and beneficiaries of any such trusts. These details can be attached in a separate document if needed - please indicate in this section if a separate document is attached. *

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Organisation chart

Please attach a detailed, current organisational chart for the lead applicant organisation showing key personnel and reporting structures.

Filename: Attachment 1 - Organisational Chart.pdf

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File size: 79.4 kB

Purpose and nature of applicant organisation

Briefly describe the nature of the applicant organisation, including core products and services. *

Hazelwood Lodge Pty Ltd as trustee for Hazelwood Farming Trust is a discretionary trust that owns Queensland agricultural land in Beechmont (Hazelwood Estate, Scenic Rim, QLD) [redacted]

[redacted] Hazelwood Estate is a working horse and cattle farm [redacted]

[redacted] The proposed project will develop tourism infrastructure at Hazelwood Estate, which will be operated through accommodation, dining, events, workshops and activities offerings. The entity is not currently an operating business.

Must be no more than 200 words.

Other relevant information about controlling interests

Provide any other relevant information to enable the Department to understand ownership and controlling interests (direct and indirect) in the applicant organisation (if the applicant is a trust, partnership or unincorporated joint venture, equivalent details should be provided as appropriate). Where relevant, additional details can be attached.

[redacted]

No files have been uploaded

Office bearers / company officers

Provide details of all directors and company officers including name, a statement of whether an officer is an Australian citizen, a foreign citizen, ordinary resident in Australia, or other; permanent address, date of birth, place of birth (town, country), term of appointment, and details of any other directorships. These details can be attached in a separate document if necessary.

Hazelwood Lodge Pty Ltd as trustee for the Hazelwood Farming Trust [redacted]

[redacted]

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



No files have been uploaded

Financial viability

* indicates a required field

Financial capacity assessment

A financial viability assessment will be conducted for the applicant organisation using the information supplied below. Please note that the ATF's third party assessor may require further information in addition to the below. If this is the case, contact will be made with your organisation through the assigned ATF team case manager.

Provide complete financial statements for the financial years ending 30 June 2016, 30 June 2017 and 30 June 2018 of the applicant organisation. These must be provided in Excel and PDF format. *

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Is the applicant organisation, or its ultimate holding companies (if applicable), currently in the process of divesting significant assets or capabilities? *

- Yes
- No

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Have there been any recent material adverse changes to the applicant's financial performance, position or cash flow for the period since 30 June 2018? *

- Yes - please describe below
 No

Provide details of any current or threatened claims, litigation, regulatory breaches, investigations or penalty notices (including any actions relating to breaches of taxation regulations or outstanding taxation payments), adverse actions relating to trade quotas or restrictions, or any other adverse actions that may impact on solvency of the applicant and/or its respective ultimate holding companies. If not applicable, write 'N/A'. *

N/A

As an authorised representative of the applicant organisation, I declare that: *

- the applicant and its ultimate holding companies (if applicable) are able to pay its/their debts as and when they become due and payable
 there are currently no claims that are pending or threatened against or by the applicant or its ultimate holding companies (if applicable), which relate to the solvency (i.e. ability to pay debts as and when they become due and payable) of the applicant or its ultimate holding companies (if applicable)
 all employee entitlements for the applicant and related entities (e.g. superannuation, leave entitlements, etc.) have been paid in accordance with statutory requirements
 I am unable to provide a declaration against the above three statements, and have disclosed further details below.

At least 1 choice and no more than 3 choices may be selected.

Explanation of inability to provide declaration in regard to solvency and payment of entitlements

Please provide a copy of the integrated client account and the running balance account from the ATO tax portal for the last 12 months for the applicant and related entities *

Filename: Attachment 5 - Integrated Client Account.pdf

File size: 120.5 kB

There is a maximum file size limit of 25MB

Where applicable, provide a copy of the applicants aged debtor and creditor reports as at the last balance date (30 June 2018 for FY18) and most recent available.

Filename: Attachment 6 - Debtor & Creditor Reports.pdf

File size: 146.6 kB

There is a maximum file size limit of 25MB

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Project Description

* indicates a required field

Project Summary

Brief project description *

Hazelwood Estate is a 75-acre polo and wagyu cattle farm neighbouring World Heritage-listed Lamington National Park.

A picturesque location with existing recreational infrastructure and ample space for expansion, Hazelwood Estate proposes the development of a Luxury Country Retreat, to capitalise upon the estate's significant tourism potential and its appeal to Queensland's international priority source markets of China and Singapore.

The fully approved and construction ready project will provide luxury cabin and glamping accommodation to support international visitation of Lamington National Park and the ATF-funded Via Ferrata, following the devastating impact of recent bushfires on Binna Burra Lodge and the surrounding community.

A food establishment will showcase a Wagyu Cellar Door, paired with the best regional Queensland produce, in a truly authentic on-farm paddock-to-plate experience.

Farm-gate nature, wildlife and workshop experiences will be offered, utilising a purpose-built Tack Room with modern conference facilities, suitable for business visitors.

The Hazelwood lifestyle offering will come to life online, in front of a global audience, through an aspirational, curated collection of artisan products and farm projects, inspiring guests to bring Hazelwood home.

Hazelwood showcases the best regional Queensland has to offer, all in one place, within close proximity to major tourism gateways and airports.

between 80 and 200 words

. Please describe the intent and key features of the project, noting that a full description of expected benefits is required later in this form.

Start Date *

01/02/2020

Must be a date.

This is the date at which deliverables under any Funding Agreement would be commenced. For example, for any funded infrastructure, this would be the planned start date for ground works or construction.

End Date *

31/07/2020

Must be a date.

This is the date at which any project deliverables funded by the Queensland Government are due to cease. For example, the date that funded infrastructure would be opened to the public, or the end of a funded marketing campaign.

For infrastructure, attractions or products - What is the operational life of the project after release/launch/opening?

10 years

Note: e.g. 10 years, 20 years, 30 years

Project Type/s - select all that apply *

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- Adventure
- Accommodation
- Arts and Culture
- Aviation
- Cruise
- Educational
- Eco-Tourism
- Entertainment
- Event Hosting
- Food Tourism
- Historical Tourism
- Indigenous Culture
- Resort Development
- River
- Outback Experiences
- Sport
- Tourism Access
- Theme Park

International Priority Source Markets Targeted - select all that apply

- China
- Singapore
- India
- Europe (including Germany, Switzerland, Netherlands, Italy, France and Nordic)
- Hong Kong
- Malaysia
- New Zealand
- The Americas (including United States of America and Canada)
- Taiwan
- Indonesia
- United Kingdom
- All of the above
- Japan
- South Korea

Note: The ATF is focused on increasing visitation, expenditure and access to Queensland destinations from these markets. Any markets selected here will need to be linked to research and data in subsequent sections to demonstrate how the project will increase visitation, expenditure or access from these markets.

Main Project Location

Primary location of project *

Hazelwood Estate, Beechmont, QLD

Please describe the location/s that the project will be delivered.

Which Regional Tourism Organisation area is the project located within? *

Brisbane Marketing

Please select from the download list.

Which State Electorate District is the primary project location within? *

Scenic Rim

Not sure? Go to the [Electoral Commission Queensland website](#) to find out.

Which Local Government Area is the primary project location within? *

Scenic Rim Regional Council

Not sure? Go to the [Electoral Commission Queensland website](#) to find out.

Other Project Location(s)

Detail any other locations (city/town and state) where project activity will take place.

Town/City	State	Country

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Analysis of alternative locations

Provide details of all other locations being considered for the project (if applicable) and an assessment of the relative advantages and disadvantages of each option.

Location	Advantages over the proposed Queensland site	Disadvantages of this site

Project Milestones

Include at least three key milestones. More can be added using the 'Add More' button.

Financial year (e.g. 2018-19)	Milestone description	Start date	End date
2019-20	Construction preparation	01/02/2020	29/02/2020
2019-20	Construction of essential services	01/03/2020	31/03/2020
2019-20	Construction of structures built in situ	01/03/2020	30/06/2020
2019-20	Construction of structures using custom prefabricated components	01/04/2020	30/06/2020
2019-20	Construction of access infrastructure and landscaping	01/06/2020	31/07/2020
	Must be no more than 100 words.	Must be a date.	Must be a date.

Funding sought

Total funding sought under the Attracting Tourism Fund *

\$1,842,500

Note: The total fund quantum is \$38.6 million and the Queensland Government will have regard to best value for money, regional spread and the catalytic nature of projects in deciding funding allocations.

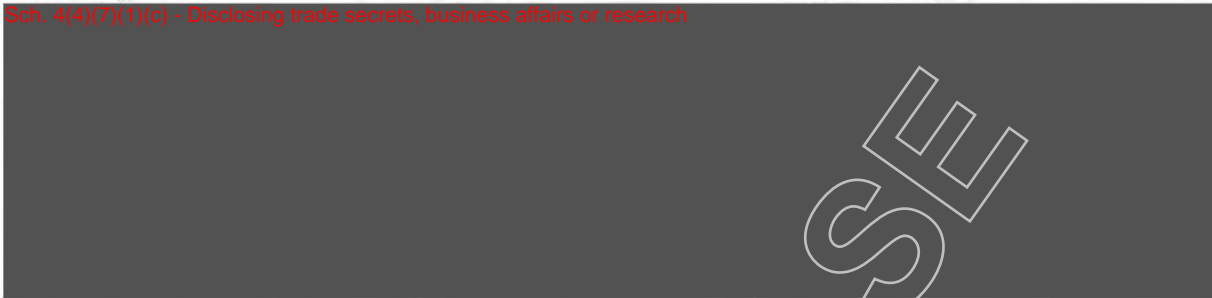
Other funding sources

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- Enter the amount/s committed to the project by **other sources and the status of agreements that secure this funding.**
- New rows can be added by clicking the 'Add More' button.

Funding source description	Funding contribution \$	Status of securing this funding
-----------------------------------	--------------------------------	--



Total Project cost

What is the total estimated project cost? *

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 This number/amount is calculated.
 This field is calculated based on the total estimated project cost, minus any amounts requested under the ATF and listed from other sources.

Total of funding contributions

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 This number/amount is calculated.
 This field is calculated based on the sum of all contributions noted above, and the funding sought under the ATF.

Funding shortfall (if any)

\$0.00

This number/amount is calculated.
 This field is calculated based on the total estimated project cost, minus any amounts requested under the ATF and listed from other sources.

Aboriginal and Torres Strait Islander outcomes

- *The Queensland Government is committed to reconciliation between Aboriginal and Torres Strait Islander Queenslanders and non-Indigenous Queenslanders.*
- *Our vision for reconciliation is to foster and maintain respectful, trusting and mutually beneficial relationships based on an understanding and acknowledgment of past hurts that Aboriginal peoples and Torres Strait Islander peoples have endured, and moving forward on a shared journey toward reconciliation where all Queenslanders are equal.*
- *The Queensland Indigenous (Aboriginal and Torres Strait Islander) Procurement Policy (QIPP) will increase the value of Queensland Government contracts awarded to Indigenous businesses. It supports the development, sustainability and growth of Indigenous businesses across Queensland. The QIPP's target is that procurement with Indigenous businesses will be 3 per cent of the value of the government's addressable procurement spend by 2022. The QIPP commenced on 1 September 2017. Indigenous jobs estimates are requested on the next page of this form.*

Describe how the proposed project will provide for respectful relationships with, and economic opportunities for, Aboriginal and Torres Strait Islander people (or insert 'not applicable') *

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Operating model

The Queensland Government will prioritise funding to projects that can demonstrate they are financially sustainable over the life of the product, infrastructure, attraction, experience or service to which the project relates.

A well developed operational model for the project is required that sets out:

- if tenure or access to sites or facilities for the ongoing operation of the product, infrastructure, attraction or experience has not been resolved at the time of lodging this Business Case, the process for resolving this tenure or access
- how and when commercial agreements between operational partners will be formalised
- asset management and maintenance plans for any infrastructure associated with the project
- implementation or procurement methodology
- where relevant to the type of project (may not be appropriate for products or experiences), attach the following: concept plans, architectural drawings, engineering drawings, or detailed design plans
- where relevant to the type of project, attach any feasibility studies that were conducted.

Note: A project and operational cash flow is required as part of the Cost Benefit Analysis section later in this form.

Note: Financial agreements will only be signed with approved funded organisations where:

- formal arrangements are in place with the proposed operator of the product, infrastructure, attraction, experience or service prior to completion of the funded project
- owners consent has been provided for the operation of the product, infrastructure, attraction, experience or service, where the land does not belong to the operator.

Operating model attachments

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Alignment to ATF Criteria

* indicates a required field

Response to criteria

The responses on this page must demonstrate how the project meets at least three (3) of the following four (4) criteria. Projects that are unable to demonstrate alignment to at least 3 criteria will not be able to proceed.

The ATF Industry Guidelines provide further explanation of each criteria and what to consider in providing a response. See [Guidelines](#)

Which of the following four criteria does the project align to? (Choose all that apply, but at least three) *

- A - Creation of innovative tourism products and infrastructure that expands Queensland's tourism offering and meets consumer demand
- B - Expanded international aviation
- C - Grow awareness of Queensland experiences
- D - Regional dispersal

At least 3 choices must be selected.

ATF Criteria A - Creation of innovative tourism products and infrastructure that expand Queensland's tourism offering and meet consumer demand

The response should describe how the project develops new or significantly improved infrastructure, attractions, experiences, cruise opportunities or other products that:

- are innovative
- meet consumer demand
- enhance regional appeal to the targeted international markets
- contribute to job creation and visitor attraction.

Describe how the proposed project meets Criteria A *

Hazelwood Estate's proposed Luxury Country Retreat is highly innovative and ticks many, if not all, the boxes for Queensland's international priority source markets of China and

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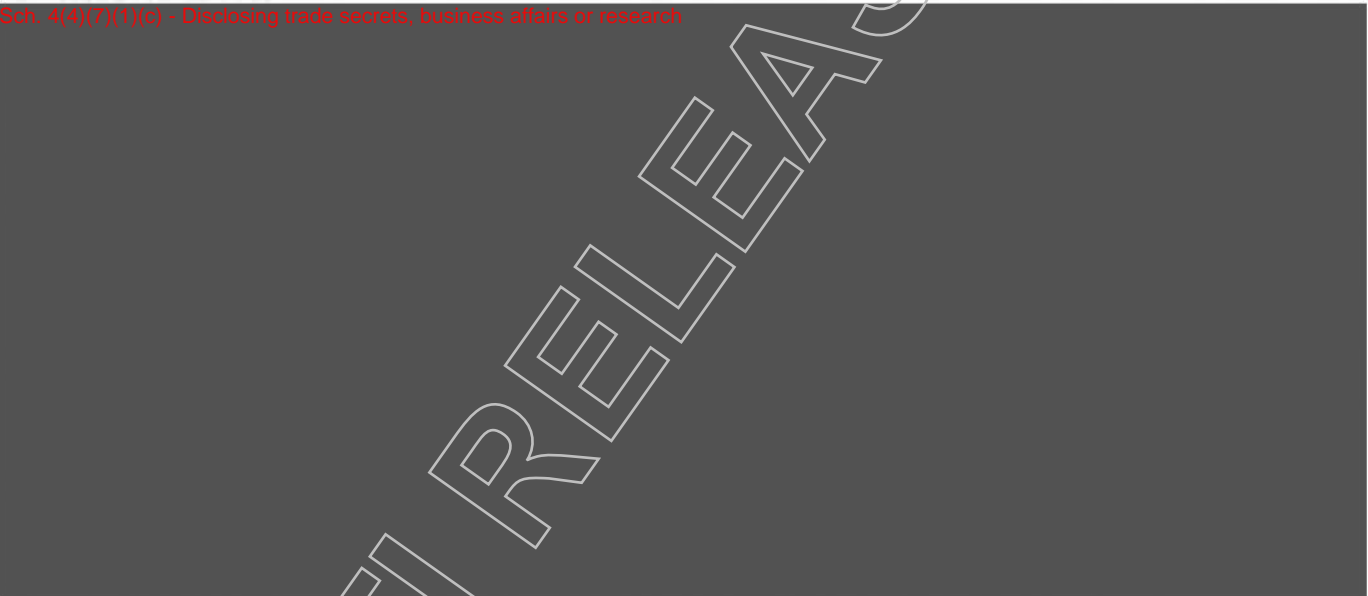
Singapore.

Accommodation:

No other operator in Queensland offers a high-end, comprehensive, experience-based product that satisfies the growing demand for authentic rural tourism, featuring food, wine, nature and wildlife experiences. While other luxury offerings in a rural setting do exist in Queensland, none operate on a genuine working farm. Hazelwood Estate will also be the only polo property in Australia to welcome overnight visitors to stay commercially in accommodation onsite; such an experience is typically by invitation only.

Hazelwood's farm cottages and safari-style glamping are anything but cookie cutter, with each individually oriented to have an unobstructed view of nature, furnished in a classic country style with private ensuites and comfort front of mind, fine linens, cosy fireplaces and indulgent amenities, including a Day Spa, designed for High Value Travellers (HVTs) such as Chinese and Singaporean visitors, who on average spend more than other international visitors to Australia.

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Nature:

World Heritage-listed Lamington National Park directly neighbours Hazelwood Estate, and holds significant appeal for Chinese and Singaporean visitors, who rank "world class natural beauty and wildlife" as the 1st and 3rd most important factors when choosing a travel destination. Chinese visitors represent the largest and strongest growing market for national park visitors, making up 22% of the international visitors to Queensland who went to a national park during their stay. New luxury tourism product neighbouring Lamington National Park will be a highly appealing proposition to the Luxury Country Retreat's target markets, given the more family-friendly focus of existing accommodation providers, and the gap in accommodation supply left in the wake of the September 2019 bushfires.

Lifestyle:

At Hazelwood Estate, guests can ride a horse, learn about beekeeping, how to grow their own veggies, and more. Activity and workshop experiences are designed to encourage visitors to slow down, connect with each other, "get their hands in the dirt" and feel something real. (They're also highly "instagrammable" which is important to Singaporean and Chinese visitors!)

The day-to-day of farm life at Hazelwood will be captured through online channels, and

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Jobs & Visitors:

China is Queensland's most important international visitor market, contributing \$1.5 billion in visitor spend to the economy (year ending June 2019) and making up 25% of total international visitor spend. Singaporeans spent \$165 million (year ending June 2019), ranking 10th for visitor spend in Queensland.

While Chinese and Singaporeans rank Queensland 1st compared to other Australian states for their intention to visit, actual visitation ranks 3rd and 4th, respectively, indicating that Queensland has an opportunity to better convert these potential visitors by developing new innovative tourism product designed to appeal to them, like Hazelwood Estate.

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Refer to Attachment 8 - Operating Model for further details and sources.
between 1 and 1000 words

Attach any additional documents that further explain how the project meets this criteria

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ATF Criteria C - Grow awareness of Queensland experiences

This section should:

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- describe how in-market activities will complement and leverage existing TEQ marketing strategies and use the Tourism Australia or TEQ creative assets where applicable
- demonstrate that marketing activities are measurable and will assist in achieving the OVE targets
- describe how the project will focus marketing effort on promoting innovative "best of" tourism products that reflect the Queensland Experience Pillars relevant to each market.

Funding will not be provided to support existing marketing efforts.

Describe how the proposed project meets Criteria C *

In-Market Activities:

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RTI RELEASE

Pages 17 through 19 redacted for the following reasons:

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RTI RELEASE

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Sch. 4(4)(7)(1)(c) - Disclosing trade secrets, business affairs or research

Attach any additional documents that further explain how this project meets this criteria

Sch. 4(4)(7)(1)(c) - Disclosing trade secrets, business affairs or research

Cost benefit analysis

* indicates a required field

Key considerations for cost benefit analysis

Applicants must provide the following as a minimum to demonstrate the proposed project's financial viability, benefits and value for money outcomes for Queensland:

1. An analysis of direct and indirect benefits generated by the project, with specific (and where possible quantifiable) data or research to predict:
 - growth in visitation - increased international visitor numbers and length of stay in Queensland
 - growth in yield - increased international visitor expenditure in one or more Queensland regions
 - direct creation of tourism jobs - measured by the number of jobs created, supported or retained in Queensland
 - creation of new tourism pathways
 - other flow on benefits to the local, regional and Queensland economies;
2. A financial model for the delivery and operation stages of the project, including forecasts of cash flow. This must be provided on a monthly basis for the delivery stage and yearly basis for the operational stage. **Your case manager will provide you with a template for the cash flow forecast.**
3. Supporting documentation and explanation of key assumptions that underpin the analysis.

Cost benefit analysis attachment *

Filename: Attachment 9 - Cost Benefit Analysis.pdf

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File size: 482.6 kB

There is a maximum file size limit of 25MB

Cash flow forecast attachment *

Filename: Attachment 15 - Cash Flow Forecast.xlsx

File size: 18.5 kB

There is a maximum file size limit of 25MB

Jobs created

To support Queensland Government reporting on employment outcomes created by this Program, please provide a breakdown of the jobs estimated to be supported by the project. Jobs supported should be estimated in Full Time Equivalents (FTE).

The value of indigenous sub-contracts awarded can be estimated with regard to whether the sub-contractor/s:

- is/are a legal entity (e.g.: Pty Ltd; not-for-profit, registered business of Aboriginal and/or Torres Strait Islander Shire Councils) that is one or more of:
 - At least 50% owned by Aboriginal and/or Torres Strait Islanders people
 - largely controlled (50%) by Aboriginal and/or Torres Strait Islanders people
 - have the risk (where relevant) resting with Aboriginal and/or Torres Strait Islander people as business operators.
- overall workforce is comprised of a significant proportion of Aboriginal and/or Torres Strait Islander people
- works across Aboriginal and/or Torres Strait Islander business and community networks.

How many new FTEs do you expect to support for all construction jobs? *

8 FTEs direct

How many new FTEs do you expect to support for all ongoing jobs? *

18 FTEs direct

How many existing FTEs will the project support during delivery and operation? *

1 FTE direct

In terms of average FTEs per year, how many jobs specifically for Indigenous people are expected to be supported by the project? *

1 FTE direct (at least 3% of FTEs, consistent with % Indigenous population of the Scenic Rim)

What is the expected value of Indigenous sub-contracts per annum during operations? *

Sch. 4(4)(7)(1)(c) - Disclosing trade secrets, business affairs or research

What is the expected value of Indigenous sub-contracts per annum during construction? *

Sch. 4(4)(7)(1)(c) - Disclosing trade secrets, business affairs or research

Risk management

ATF Streamlined Business Case 2 - With Due Diligence (Hazelwood Lodge) Attracting Tourism Fund - Streamlined Business Case with Due Diligence Application SBC200001 From Hazelwood Lodge Pty Ltd As Trustee For Hazelwood Farming Trust

Form Submitted 22 Nov 2019, 9:55am AEST

* indicates a required field

Risk management plan

In assessing all ATF applications, the Queensland Government will have regard to the balance of risk and cost proposed between government and the applicant, in determining whether a project presents an acceptable proposition to the State.

The application must demonstrate significant benefits to the State, in proportion to the level of risk and cost taken on. Proposals which present a low cost/low risk proposition to government will be considered more favourably.

Planning for risk management should include:

- identifying and prioritising tangible and intangible risks
- assigning ownership of, and commitment to, the risks
- identifying and developing measures and appropriate measurement systems
- identifying the activities, timelines, responsibilities, inter-dependencies and resources required to mitigate the risks
- implementing an ongoing risk monitoring, tracking and reporting process.

Please attach a detailed risk management plan for the project *

Sch. 4(4)(7)(1)(c) - Disclosing trade secrets, business affairs or research

A minimum of 1 file must be attached.

Explain the risk framework underpinning the risk management plan *

Hazelwood's risk management framework sets out the methods for identifying, treating, monitoring and reviewing risk.

Risks are to be identified by environmental scanning and analysed using a risk matrix.

Risks are evaluated for treatment, considering the option to treat, transfer, terminate or take advantage of the risk event, alongside balancing between cost and benefit of treatment, the values and perceptions of stakeholders and the possibility that the risk treatment itself could introduce further risks.

Risks are monitored and reviewed throughout the delivery phase in each fortnightly Project Control Group meeting, with the risk management framework itself reviewed quarterly (annually post-delivery).

The General Manager of Hazelwood Estate is responsible for the effective management of risk throughout project delivery, with oversight from the Project Control Group, and input from the Project Manager. The General Manager will undertake monitoring and reporting duties.

Sch. 4(4)(7)(1)(c) - Disclosing trade secrets, business affairs or research

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contributed by the ATF. This project is a low cost, low risk proposition for Queensland.
Must be no more than 200 words.

Supporting Documents

Supporting documents relating to any of the previous pages of this form, or relating to the project overall (including letters of support) can be attached.

Supporting documents - up to 6 files

Filename: Attachment 17 - Table of Contents (Attachment
s).pdf

File size: 96.6 kB

A maximum of 6 files may be attached.

There is a maximum file size limit of 25MB (for each file).

Supporting documents - further files

No files have been uploaded

A maximum of 6 files may be attached in this field. There is a
maximum file size limit of 25MB (for each file).

Application Declaration

* indicates a required field

**Refer to the Electronic Transaction (Qld) Act 2001 prior
to acknowledging and accepting this declaration.**

Project Name *

Hazelwood Estate Luxury Country Retreat

**With reference to the application to the Queensland Government Attracting
Tourism Fund program for the named project,**

I,

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

**am authorised on behalf of the following authorised officer (insert name and title
of applicant organisations' authorised officer)**

Sch. 4(4)(b) - Disclosing personal
information Hazelwood Lodge Pty Ltd as Trustee for The Hazelwood
Farming Trust

and in this regard acting for the Applicant Organisation,

I certify that:

- I declare that I have read and understood the Attracting Tourism Fund Guidelines.
I understand that if my project is successful that I will be requested to enter into

ATF Streamlined Business Case 2 - With Due Diligence (Hazelwood Lodge) Attracting Tourism Fund - Streamlined Business Case with Due Diligence Application SBC200001 From Hazelwood Lodge Pty Ltd As Trustee For Hazelwood Farming Trust

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a Financial Agreement with the Queensland Government. There will be no binding obligation on the Queensland Government to provide funding until the Financial Agreement has been signed by both parties.

- I declare that the proposed project outlined in this application and any associated expenditure has been endorsed by the applicant's Board or person with authority to commit the applicant to this Project.
- I declare that the applicant will comply with, and require that its subcontractors and independent contractors comply with, all applicable laws.
- I declare that the information contained in this application together with any statement provided is, to the best of my knowledge, accurate, complete and not misleading and that I understand that giving of false or misleading information is a serious offence under the Criminal Code 1995 (Cth).
- I acknowledge that I may be requested to provide further clarification or documentation to verify the information supplied in this form and that the Queensland Government may, during the application process, consult with other government agencies, including state and territory government agencies, about the applicant's claims and may also engage external technical or financial advisors to advise on information provided in the application.
- I acknowledge that if the Queensland Government is satisfied that any statement made in an application is incorrect, incomplete, false or misleading the Queensland Government may, at its absolute discretion, take appropriate action. I note such action may include excluding an application from further consideration; withdrawing an offer of funding; using the information contained in the application for a fraud investigation that would be consistent with the Australian Standards AS 8001-2008 Fraud and Corruption Control Standard and for management purposes and/or terminating any funding agreement between the State and the recipient including recovering funds already paid.
- I agree to participate in the periodic evaluation of the services undertaken by the Queensland Government.
- I acknowledge that by accepting this declaration in this form, the State may rely on that form as if it was an original document.
- I approve the information in this application being communicated to the Queensland Government in electronic form.

Please choose to either agree or disagree to all of the above declarations

- I agree to all of the above declarations
- I do not agree to all of the above declarations

Privacy

Information collected in this form is subject to the *Right to Information Act 2009* and the *Information Privacy Act 2009*.

The Department of Innovation, Tourism Industry Development and the Commonwealth Games (DITID) is collecting the information in this form for the purpose of evaluating applications for funding under the Attracting Tourism Fund. By submitting this application, you are agreeing to allow DITID to share information in this form with other Queensland Government departments for the purpose of gaining comment on the suitability and priority of the project.

DITID may also share the information you supply with other Queensland Government departments for the purpose of assessing and verifying such information.

This information may also be shared with approved external probity assessors for the purpose of assessing the application for funding. The Queensland Government is committed to maintaining the confidentiality of information of a commercially sensitive nature.

**ATF Streamlined Business Case 2 - With Due Diligence (Hazelwood Lodge)
Attracting Tourism Fund - Streamlined Business Case with Due Diligence
Application SBC200001 From Hazelwood Lodge Pty Ltd As Trustee For Hazelwood Farming
Trust**

Form Submitted 22 Nov 2019, 9:55am AEST

Public announcement or publishing of information related to the project will be only be conducted with the permission of the Applicant Organisation.

Your information will not be disclosed to any other parties unless authorised or required by law.

RTI RELEASE

HAZELWOOD
ESTATE

1.10

Notes Accompanying the Development Application Decision Notice

Enclosed: Decision Notice for MCU 18/099

Note:

- In addition to approving the proposed uses covered in the Luxury Tourism Project, the Application also approves Dual Occupancy and Workers/Manager Residence which are not related to this project.
- The road access works conditioned by this application have been completed separate to this application as part of RAL17/515 Boundary Realignment.

RTI RELEASED

Negotiated Decision Notice *Planning Act 2016*



Officer: John Creagan
Telephone: 07 5540 5111
Our Reference: MCU18/099
Your Reference: 17-6273

5 November 2018

Hazelwood Lodge Pty Ltd
C/- Ethos Urban
PO Box 205
FORTITUDE VALLEY QLD 4006

Email: [redacted]@ethosurban.com; [redacted]@ethosurban.com

Dear Sir/Madam

I refer to your change representations made under Section 75 of the *Planning Act 2016* in respect to the decision notice issued for the application described below. On 5 December 2018, Council under Section 76 of the *Planning Act 2016* decided the change representations. Please note that this Negotiated Decision Notice replaces the decision notice dated 28 September 2018.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: MCU18/099
Street Address: 422 Binna Burra Road BEECHMONT QLD 4211
Real Property Description: Lot 20 SP 301296
Planning Scheme: *Beaudesert Shire Planning Scheme 2007*

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Material Change of Use - Tourist Cabins, Camping Ground, Food Establishment/Reception Centre, Tourist Facility, Managers/Workers Residence and Dual Occupancy

In relation to the change representations, Council has decided to:

- 1) Amend Condition 1 - Approved Plans
- 2) Amend Condition 11 - Erosion Control
- 3) Amend Condition 14 - Wastewater Disposal - General
- 4) Amend Condition 18 - Landscape Plan
- 5) Retain Condition 24 - Noise Emission Limits
- 6) Retain Condition 25 - Noise Assessment Report - Compliance
- 7) Delete Condition 28 - Live Music
- 8) Amend Condition 29 - Music Hours
- 9) Delete Advisory Note H - Helicopters and Hot Air Balloons

PO Box 25, 82 Brisbane Street
Beaudesert QLD 4285

T 07 5540 5111
mail@scenicrim.qld.gov.au

ABN 45 596 234 931
www.scenicrim.qld.gov.au

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

INFRASTRUCTURE

In accordance with Council's Adopted Infrastructure Charge Resolution which applies for Dual Occupancy, Managers/Workers House, Camping Ground, Tourist Cabins, Tourist Facility, Food Establishment/Reception Centre - (GFA) and Food Establishment/Reception Centre - (impervious area - car parks and road), an Infrastructure Charges Notice was previously issued with Decision Notice dated 28 September 2018. Please refer to the attached copy.

ASSESSMENT MANAGER CONDITIONS

- a) A Development Permit is given for Material Change of Use, subject to the following conditions:

Approved Plans

- 1) **USE IN ACCORDANCE WITH THE APPLICATION** - Material Change of Use - Development being undertaken generally in accordance with the Plan referenced in the table below and received by Council on 6 July 2018 and accompanying documentation except insofar as it is modified by the conditions of this approval. Any minor changes may be requested by the Applicant in accordance with the *Planning Act 2016* without the need for a further Development Application for a Material Change of Use. The Approved Plans for proposal are limited to the following drawings:

Plan/Drawing	Plan/Dwg No.	Date	Prepared by
Site Plan	SD201 Rev: A	20/6/2018	DAH Architecture
Food Establishment/Reception Centre Site Plan	SD202 Rev: A	20/6/2018	DAH Architecture
Food Establishment/Reception Centre Ground Plan	SD203 Rev: A	20/6/2018	DAH Architecture
Cabin Plan	SD501 Rev: A	20/6/2018	DAH Architecture
Day Spa Plans 1	SD502 Rev: A	2/8/2018	DAH Architecture
Cabin Elevations	SD503 Rev: A	20/6/2018	DAH Architecture
Amenities Block	SD505 Rev: A	20/6/2018	DAH Architecture
Tourist Cabins	SD505 Rev: A	20/6/2018	DAH Architecture



BBQ AREA	SD508 Rev: A	20/6/2018	DAH Architecture
Workers Managers Residence	SD511 Rev: A	20/6/2018	DAH Architecture
Proposed Dual Occupancy Unit 1/ Existing Dwelling - Site Plan	A1- 000 Rev: C	19/05/2015	Arqus design
Proposed Dual Occupancy Unit 1/ Existing Dwelling - Ground Floor Plan	A1- 200 Rev: C	19/05/2015	Arqus design
Proposed Dual Occupancy Unit 2 - Site Plan	DO/5517/18 Sheet 1 of 6	05/2018	Strathpine Design and Drafting
Proposed Dual Occupancy Unit 2 - Site Plan	DO/5517/18 Sheet 2 of 6	05/2018	Strathpine Design and Drafting
Proposed Dual Occupancy Unit 2 - Floor Plan	DO/5517/18 Sheet 3 of 6	05/2018	Strathpine Design and Drafting
Proposed Dual Occupancy Unit 2 - Elevation Plan	DO/5517/18 Sheet 4 of 6	05/2018	Strathpine Design and Drafting

General

- 2) **DEFINITION COMPLIANCE AND EXCLUSIONS** - The approved use/s and associated ancillary activities shall at all times comply with the definition/s of Tourist Cabins, Camping Ground, Food Establishment/Reception Centre, Tourist Facility, Managers/Workers Residence and Dual Occupancy of Schedule 1 – Dictionary, Part 1 – Defined Uses respectively, of the Beaudesert Shire Planning Scheme 2007.
- 3) **COMMENCEMENT OF USE** - Prior to the use commencing, the Applicant shall advise Council's Planning Section of the Department of Regional Services in writing, of the proposed commencement date.
- 4) **CAR PARKING NUMBERS** - The development must provide three (3) car parking spaces for staff, thirteen (13) car parking spaces for visitors in association with the Food Establishment / Reception Centre component, sixteen (16) car parking spaces in association with the camping / cabin activities, three (3) spaces for Small Rigid Vehicle - SRV and one (1) car parking space for People With Disabilities (PWD). The residential component of the development must provide one (1) space for dwelling unit and one (1) space for visitors. The development will also provide one (1) bus parking bay. These car parking provisions are exclusive of any other requirement for other uses undertaken upon the land. The car parking spaces must be available prior to the commencement of the use. The requirements of this condition are to be adhered to for the lifetime of the approved use.



- 5) **CAR PARKING AND ACCESS DRIVEWAY- GRAVEL** - The car parking, internal roadways and manoeuvring areas are to be designed and constructed in accordance with AS 2890.1 - 2004 and AS 2890.2 – 2002 and Council's Design & Construction Manual, to a minimum base course gravel standard. The car parking layout must be generally in accordance with the approved site plans and engineering drawings.

The completed works must be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for commercial purposes.

The works required by this condition are to be completed prior to the commencement of the approved use. All parking and driveway areas will be maintained in good condition and be trafficable in all weather conditions for the lifetime of the proposed use.

- 6) **SEALED ACCESS AND GULLY CROSSINGS** – Gully crossings shall have an ARI 2 year flood immunity, however access to the site should be achievable during the 1 in 100 Year Design Storm Event. The gully crossings will be sized to cater for the flows resulting from a Q2 Rainfall / Runoff Event within the waterway catchment, whilst the floodway / causeway created by the access driveway will need to be sized to cater for the flows resulting from a Q100 Rainfall / Runoff Event within the waterway catchment.

The completed works must be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice and are to be completed prior to the commencement of the use.

The works required by this condition are to be completed prior to the commencement of the use.

- 7) **CAR PARKING ON-SITE** – All vehicles under the control of the party(ies) charged with the overall responsibility for the operation of the facility and any ancillary staff will be parked wholly within the curtilage of the site. The requirements of this condition are to be adhered to for the lifetime of the approved use.
- 8) **VEHICLE LOADING / UNLOADING** - All loading and unloading of vehicles associated with the approved uses, including the pick-up and/or delivery of goods and materials, will be conducted at all times from within the curtilage of the site. The requirements of this condition are to be adhered to for the lifetime of the approved use.
- 9) **ADVERSE DRAINAGE IMPACT - GENERAL** - Drainage from the development works / building works shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.

- 10) **STORMWATER DISCHARGE AND DISPOSAL** - The development must make provision for the collection and disposal of stormwater drainage flows to a legal point of discharge, the form of said collection and discharge will be in accordance with the provisions of Queensland Urban Drainage Manual (QUDM). The works required by this condition are to be completed prior to the commencement of the approved use and will be conducted generally in accordance with the strategy outlined in the Conceptual Stormwater Management Plan for Hazelwood Lodged Version 1 prepared by Biome Pty Ltd dated May 2018.

The completed works are to be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice. The works required by this condition are to be completed prior to the commencement of the use.

- 11) **EROSION CONTROL** - The development must provide a Sediment and Erosion Control Management Plan for the works during construction phases and for the ongoing management of exposed (non-sealed) areas and specifically for waterway cross-overs and aggregate driveways and parking areas. The Sediment and Erosion Control Management Plan is to be undertaken and endorsed by a suitably qualified professional which holds a current Registered Professional Engineer of Queensland (RPEQ) endorsement and submitted to Council prior to commencement of driveway/parking construction.
- 12) **ADEQUATE WATER SUPPLY** – The development must make provision for the establishment of an adequate water supply system capable of servicing the development. Details on the proposed method of providing an adequate water supply are to be submitted as part of a Development Application for *Plumbing and Drainage Works*. The requirements of this condition are to be completed prior to the commencement of the approved use.
- 13) **MINIMUM WATER STORAGE** – The development must make provision for the on-site water storage of 45,000 litres of water for the dual occupancy use. The requirements of this condition are to be completed prior to the commencement of the approved use.
- 14) **WASTEWATER DISPOSAL - GENERAL** - The wastewater disposal system is to conform with the provisions of the "Queensland Development Code", the "Queensland Plumbing and Wastewater (QPW) Code" and AS1547-2000. Details on the proposed method of treatment and disposal of wastewater are to be submitted as part of an Application for *Plumbing and Drainage Works*. The works required by this condition are to be completed prior to the commencement of the approved use.
- 15) **EARTHWORKS OPERATIONS (CAR PARKING AREAS AND MANOEUVRING AREAS AND ALLOTMENT FILLING)** – All earthworks associated with the car-parking and access driveway(s) will be undertaken in accordance with Council's Design and Construction Manual.

- 16) **ELECTRICITY** - The development must be connected to electricity supply from the State electricity grid through the State authorised supplier (Energex) to the buildings / structures associated with the approved use or production of evidence of satisfactory arrangements for such supply having been made, such supply to be on normal supply tariffs. The works required by this condition are to be completed prior to the commencement of the use.
- 17) **LANDSCAPING - GENERAL** - The land shall be landscaped with suitable trees and shrubs together with grass or other ground cover in accordance with the provisions of Council's Town Planning Scheme. Such trees and shrubs shall be native Australian varieties particularly those indigenous to the locality, where possible, and be maintained in a sturdy and healthy condition with dead or diseased trees replaced as soon as practicable. Any landscaping required to be removed as a result of construction shall also be replaced with suitable plantings approved prior to its removal.
- 18) **LANDSCAPE PLAN** - The applicant is to provide a landscape plan for the 4 metre wide buffer next to the car park. The plan should include the planting of low, medium and tall vegetation that will reduce the impact from visual amenity on surrounding properties. The plan is required to be approved by Council before implementation.
- All site landscaping is to comply with the requirements of Planning Scheme Policy No 6 Landscape Species. The works required by this condition are to be completed prior to the commencement of the approved use.
- 19) **SITE MAINTENANCE** - The site shall be maintained in a clean and orderly state at all times.
- 20) **COMPLAINT REGISTER** - The business is to maintain a complaint register that addresses:
- a) the time and date was made, and the time and date the alleged incident took place.
 - b) the nature of the complaint.
 - c) actions taken to rectify and further incidents from taking place.
- 21) **AIR CONTAMINANTS** - A noxious or offensive odour must not be emitted beyond the boundaries of the premises. No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the premises.
- 22) **LIGHT EMISSIONS** -- Light sources at the premises must be positioned and shielded to prevent light spillage outside the boundaries of the premises.
- 23) **NOISE DISTURBANCE** - The activity must be carried out by such practicable means necessary to prevent or minimise the emission of noise likely to cause environmental nuisance at any noise sensitive or commercial place.

- 24) **NOISE EMISSION LIMITS-** If a complaint (other than a frivolous or vexatious complaint) is made to the administering authority, the emission of noise from the premises must not exceed the levels prescribed by Table 1 (below).

Table 1

Time Period	At dwelling or other noise sensitive place	At commercial premises
Daytime (7:00am-7:00pm)	Background +5dB(A)	Background +10dB(A)
Evening (7:00pm-10:00pm)	Background +3dB(A)	Background +8dB(A)
Night time (10:00pm-7:00am)	Background=LA ₉₀	Background=LA ₉₀

The compliance levels are measured as the average of the maximum A-weighted sound levels adjusted for noise character measured over a 15-minute time interval. These provisions apply except where specific emission limits are provided in the *Environmental Protection Act 1994*.

- 25) **NOISE ASSESSMENT REPORT – COMPLIANCE -** If a noise complaint (other than a frivolous or vexatious complaint) is made against the business, the administering authority may request an assessment of the acoustic qualities of the business be undertaken by a qualified professional. Council may further require any further alterations to the business specified by the report. The report is to be submitted to Council within three (3) months of the complaint.
- 26) **NOISE MANAGEMENT PLAN -** The applicant is to submit a noise management plan that should include, but is not limited to.
- Live music management including volume control management
 - Monitoring noise from the premises, including at the boundary of the property and how the business plans to comply with the decibel limits specified in the acoustic report.
 - Management of noise from the car park to reduce car door slamming and loud conversation
 - Management of loud/boisterous patrons
- The above plan must be submitted and approved to Council before operation. Any amendments to the plan must also require Council's approval.
- 27) **LOW FREQUENCY MANAGEMENT -** No subwoofers or crossover systems that enable the ability to increase or intensify bass frequencies may be used.
- 28) **LIVE MUSIC - DELETED.**
- 29) **MUSIC HOURS -** No live music is to be played past 10pm. Music through a speaker can only be played until 11pm but should only be a background music that does not exceed 80db when measured at 3 metres from speakers. All music from the business is to cease by 11pm.
- 30) **EROSION & SEDIMENT CONTROL -** Appropriate erosion and sediment control measures must be installed and maintained as required to prevent or minimise the release of sand, silt or mud from the premises to any stormwater drainage system or any natural waterway.

- 31) **RELEASES TO WATER** - Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.
- 32) **WASTE** - Waste is not to be stockpiled so as to cause environmental nuisance or attract flies.
- 33) **WASTE STORAGE** - All waste produced at the site must be stored in appropriate containers/receptacles of a sufficient number to receive all waste generated at the site. Waste containers/receptacles must be maintained in full working order and lids are to remain closed at all times except when receiving or disposing of waste.
- 34) **WASTE REMOVAL** - All wastes must be removed to an approved disposal facility by a transporter holding all necessary government approvals. Waste must be removed at a frequency and in a manner that prevents nuisance from the waste at neighbouring premises.
- 35) **WASTE CONTAINER MANAGEMENT AT COMMERCIAL PREMISES** – The following must be provided:
- a) Waste storage within any food shop must be segregated from food preparation areas;
 - b) An appropriate enclosure or screening must be provided for the waste container storage area(s) to effectively conceal the containers from view of any street or roadway;
 - c) An imperviously paved area must be provided to store all waste containers. This area must be kept clean and tidy at all times;
 - d) The waste containers must be kept clean. Any wash-down waters must be directed to sewer as trade waste or collected and removed by a licensed waste transporter, and
 - e) Ready and unobstructed access must be available for waste contractors to facilitate removal of waste.
- 36) **PESTS & VERMIN** - Organic substances likely to provide a food source for vermin must be stored in a sealed and airtight storage container to exclude access by pests or vermin.
- 37) **POTABLE WATER** - All water provided for personal hygiene, human consumption and to food preparation facilities is of a potable standard and meets the requirements of the National Health and Medical Research Council (NHMRC) Australian Drinking Water Quality Guidelines.
- 38) **CAR PARK LIGHTING & SECURITY GENERAL** - The developer shall be responsible for the provision and ongoing maintenance of adequate lighting to the open area car-parking facilities and all pedestrian links to the requirements of the relevant Australian Standards within AS1158 – Lighting for Roads and Public Spaces and AS4282 – Control of the Obtrusive Effects of Outdoor Lighting. The lighting to the aforementioned areas will be maintained in good condition for the lifetime of the proposed use.

The works required by this condition are to be completed prior to the commencement of the approved use.



- 39) **START OF WORKS** - Works are NOT to commence on the construction (or upgrading) of any works required by this approval until:
- a) A Development Permit has been issued for the Operational Works associated with the Material Change of Use approval for the proposed development;
 - b) Any appeal which has been lodged against Council's decision to approve (with or without conditions) the Material Change of Use and / or Operational Works associated with the proposed development, has been decided or resolved;
 - c) The Principal Contractor has accepted the contract in writing and has been appointed as such within the provisions of the Workplace Health and Safety Act 1995, by Council and / or the Owner / Developer at the Developer's expense.
- 40) **WORKS – APPLICANT'S EXPENSE** - All works, services, facilities and/or public utility alterations required by this approval or stated condition/s, whether carried out by the Council or otherwise, will be at the Applicant's expense unless otherwise specified.
- 41) **OPERATING HOURS** - The Use so approved shall operate in accordance with standard commercial/retail operating hours between 6am -10pm for all days except for Friday to Sunday to be between 6am - 11pm.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	Department of State Development, Manufacturing, Infrastructure & Planning PO Box 129 IPSWICH QLD 4305 Email: ipswichSARA@dsmip.qld.gov.au	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 State transport corridors and future State transport corridors	The agency provided its response on 23 August 2018 (Reference No. 1807-6249 SRA). A copy of the response is attached.

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

- a) **FOOD LICENSING** – The food business is required to be licensed and approved by Council in accordance with the Food Act 2006. Further information and the relevant application forms can be obtained by calling Council's Health & Environment area on 07 5540 5111. The licence is required before operation is commenced.



- b) **Advertising SIGNS** - The use of an advertising device may require a licence in accordance with Council's Local Laws. Further information and the relevant application forms can be obtained by contacting Council's Health & Environment area on 07 5540 5111.
- c) **VEGETATION MANAGEMENT ACT 1999 AND THE CULTURAL HERITAGE ACT** - This approval in no way restricts or inhibits the provisions of neither the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.
- d) **DEVELOPMENT APPROVAL CONDITIONS ATTACH TO LAND** - Development Approvals which include conditions and any modifications attach to the land and are binding on the owner, the owner's successors in title and any occupier of the land pursuant to Section 73 of the *Planning Act 2016*.
- e) **WHEN DEVELOPMENT APPROVAL TAKES EFFECT** - Pursuant to the *Planning Act 2016*, this Development Approval takes effect:
- (i) From the date the Decision Notice/Negotiated Decision Notice (as the case may be) is given to the Applicant, if there are no Submitters and the Applicant does not appeal the decision to the Court; or
 - (ii) From the end of the Submitter's appeal period if there is a Submitter and the Applicant does not appeal the decision to the Court; or
 - (iii) Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).
- f) **APPROVAL LAPSES AT COMPLETION OF CURRENCY PERIOD** - This Development Approval will lapse if the Material Change of Use does not happen before the end of the currency period. The currency period is six (6) years from the date the approval takes effect. The currency period may be extended at the discretion of Council under Section 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the currency period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicants/Occupiers when the currency period is about to lapse.
- g) **BIOSECURITY QUEENSLAND** should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants.

- h) **HELICOPTERS AND HOT AIR BALLOONS** - DELETED.



FURTHER DEVELOPMENT PERMITS REQUIRED

- a) A Building Works approval is required for all building works associated with the proposed development, prior to undertaking any building work on the subject property.
- b) A Plumbing and Drainage approval is required for all / any plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing and drainage works on the subject property.
- c) Operational Works associated with the proposed development.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at www.scenicrim.qld.gov.au, or at Council Offices.

Yours faithfully



Mark Lohmann

ACTING MANAGER PLANNING

Enc: Appeal Rights
Referral Agency Response
Adopted Infrastructure Charge Notice
Approved Plans/Documents

cc Department of State Development, Manufacturing, Infrastructure & Planning
IpswichSARA@dsmip.qld.gov.au



Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the Planning Act 2016 states –
 - (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is –
 - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about-
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment's cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.

- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –
 - decision* includes–
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.
 - non-appealable*, for a decision or matter, means the decision or matter–
 - (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

Referral Agency Response

RAG-N



Department of
State Development,
Manufacturing,
Infrastructure and Planning

Our reference: 1807-6249 SRA
Your reference: MCU18/099

23 August 2018

The Chief Executive Officer
Scenic Rim Regional Council
PO Box 25
BEAUDESERT QLD 4285
msl@scenicrim.qld.gov.au

Attention: John Creagan

Dear Mr Creagan

Referral agency response—with conditions
(Given under section 55 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 16 July 2018.

Applicant details

Applicant name: Hazenwood Lodge Pty Ltd
Applicant contact details: Cr. Einos Urban,
PO Box 205
FORTITUDE VALLEY QLD 4006
PPriddle@einosurban.com

Location details

Street address: 15 Baringa Close, Beedmont
Real property description: Lot 20 on SP301288
Local government area: Scenic Rim Regional Council

Application details

Development permit: Material Change of Use – Tourist Facility (Tourist Cabins, Camping Ground, Food Establishment / Reception Centre, Tourist Facility, Manager's / Worker's Residence and Dual Occupancy)

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for imposing conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Material Change of Use – Tourist Facility (Tourist Cabins, Camping Ground, Food Establishment / Reception Centre, Tourist Facility, Manager's / Worker's Residence and Dual Occupancy)				
Roadworks Plan Sheet 1	Mortons Urban Solutions	12 June 2018	35501-XD-100	A

A copy of this response has been sent to the applicant for their information.

For further information please contact Gabriel Escobar, Planning Officer, on 3432 2408 or via email lpawichSARA@dcdmip.qld.gov.au who will be able to assist.

Yours sincerely



Michele McMahon
Manager Planning

cc: Hazelwood Lodge Pty Ltd, PP1000@scenicrim.com.au
etc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Approved plans and specifications.

Attachment 1—Conditions to be Imposed

No.	Conditions of Development Approval	Condition Timing
Development Permit for a Material Chance of Use – Tourist Facility (Tourist Cabins, Camping Ground, Food Establishment / Reception Centre, Tourist Facility, Manager's / Worker's Residence and Dual Occupancy)		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>a) The road access location, is to be located generally in accordance with the Roadworks Plan Sheet 1, prepared by Mortons Urban Solutions, dated 12 June 2018, reference 35501-XD-100 and revision A as amended in red by SARA.</p> <p>b) The road access works must be designed and constructed in accordance with the Institute of Public Works Engineering Australasia Standard Drawings plan titled Driveways – Rural Driveway, Drawing No. RS-05B, Revision F, and dated June 2014. In particular:</p> <ul style="list-style-type: none"> ▪ the permitted road access is to be sealed for a minimum length of 10 metres from the existing edge of sealed shoulder of Binna Burra Road. 	<p>a) At all times</p> <p>b) Prior to the commencement</p>

Attachment 2—Reasons for Imposing conditions

The reasons for this decision are:

- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.

RTI RELEASE





Department of
State Development,
Manufacturing,
Infrastructure and Planning

Department of State Development, Manufacturing, Infrastructure and Planning
Statement of reasons for application 1807-6249 SRA
(Given under section 66 of the Planning Act 2016)

Departmental role: Referral agency

Applicant details

Applicant name: Hazelwood Lodge Pty Ltd
Applicant contact details: C/- Ethos Urban, PO Box 205
Fortitude Valley QLD 4006
PPriddle@ethosurban.com

Location details

Street address: 15 Blbaringa Close, Beechmont
Real property description: Lot 20 on SP301296
Local government area: Scenic Rim Regional Council

Development details

Development permit: Material Change of Use – Tourist Facility (Tourist Cabins, Camping Ground, Food Establishment / Reception Centre, Tourist Facility, Manager's / Worker's Residence and Dual Occupancy)

Assessment matters

Aspect of development requiring code assessment	Applicable codes
1. Material Change of Use	State code 1: Development in a state-controlled road environment

Reason for the Department of State Development, Manufacturing, Infrastructure and Planning response:

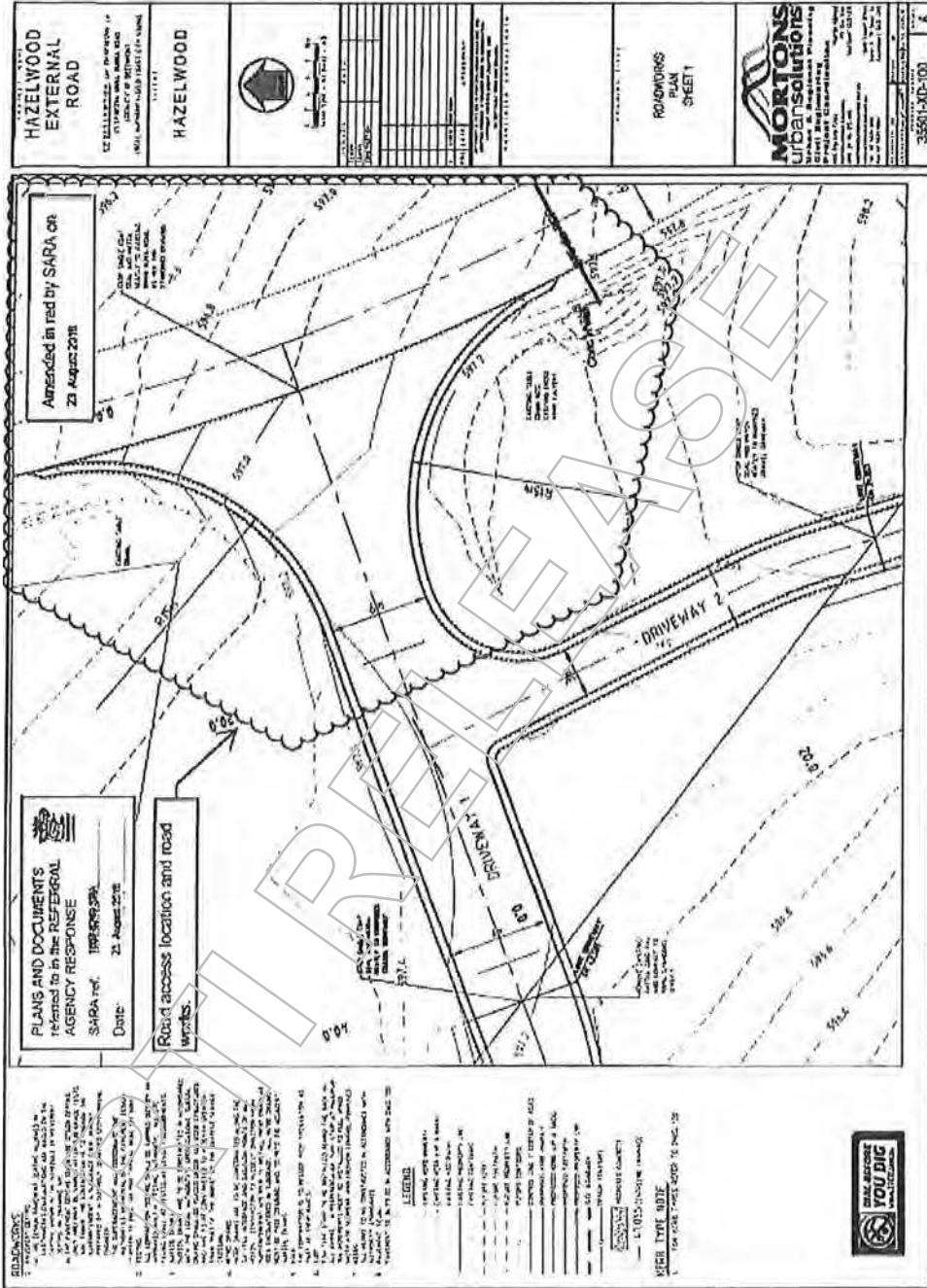
- The development can achieve compliance with all the applicable performance outcomes of State code 1: Development in a State-controlled road environment of the State Development Assessment Provisions, version 2.3, effective 2 July 2016.

Response:

Nature of Approval	Nature of Response	Date of Response
Development permit	Referral agency response—with conditions	23 August 2018

Relevant Material:

- Planning Act 2016
- Planning Regulation 2017
- DA Rules
- State Development Assessment Provisions, version 2.3
- Common material



Our ref: TMR18-025104
Your ref: 17-8273
Enquiries: Mark Taylor



Department of
Transport and Main Roads

14 August 2018

Decision Notice – Permitted Road Access Location (s62(1) Transport Infrastructure Act 1994)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number MCU18/099, lodged with the Scenic Rim Regional Council involves constructing or changing a vehicular access between Lot 20 on SP301296, the land the subject of the application, and Binna Burra Road, being a State-controlled road.

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address
Hazelwood Lodge Pty Ltd
C/- Ethos Urban
PO Box 205
Fortitude Valley QLD 4006

Application Details

Address of Property
15 Blbarings Close, Beechmont QLD 4211
Real Property Description
Lot 20 on SP301296
Aspects of Development
Development/ Permit for Material Change of Use for Tourist Cabins, Camping Ground, Food Establishment/Reception Centre, Tourist Facility, Managers/Workers Residence and Dual Occupancy

¹ Please refer to the further approvals required under the heading 'Further approvals'

Program Delivery and Operations
South Coast Region
36-38 Callan Street, Narang Queensland 4211
PO Box 412, Narang Queensland 4211

Telephone: +61 7 5563 6600
Facsimile: +61 7 5566 5511
Website: www.brr.qld.gov.au
Email: SouthCoast@brr.qld.gov.au
ABN: 33 403 604 291



Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1.	The permitted road access location is to be in accordance with the plan titled Roadworks Plan Sheet 1, prepared by Mortons Urban Solutions, Drawing No. 35501-XD-100, Revision A, and dated 12 June 2018.	At all times.
2.	Road access works comprising rural property access must be provided at the permitted access locations, generally in accordance with the Institute of Public Works Engineering Australasia Standard Drawings plan titled Driveways - Rural Driveway, Drawing No. RS-056, Revision F, and dated June 2014. In particular, the permitted road access is to be sealed for a minimum length of 10 metres from the existing edge of sealed shoulder of Binna Burra Road.	Prior to the commencement of the use and to be maintained at all times.
3.	Direct access is prohibited between Binna Burra Road and Lot 20 on SP301286 at any other location other than the permitted road access location described in Condition 1.	At all times.
4.	The location of any property access gates and grids must be situated wholly within the properties.	At all times.
5.	All vehicles must enter and exit the subject site at the permitted road access location in a forward motion.	At all times.
6.	The existing road access works situated at the property boundary between Lot 20 on SP301286 and Binna Burra Road must be removed.	Prior to the commencement of the use.

Reasons for the decision

The reasons for this decision are as follows:

- The access must be designed to the described standard to facilitate and manage the uses in accordance with the proposed development.
- The access is permitted subject to ensuring that it is of a standard sufficient for the proposed use to ensure the safety and operational integrity of the State-controlled road.

Please refer to Attachment A for the findings on material questions of fact and the evidence or other material on which those findings were based

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as Attachment B, as required, for your information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in Attachment C for your information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in Attachment C for your information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. **Road Access Works Permit Required** – This approval does not constitute a decision under section 33 of the TIA. Under section 33 of the TIA, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a State-controlled road or interfere with a State-controlled road or its operation.

The department issued a conditional approval on 5 July 2018, reference TMR18-024864, in relation to the currently proposed works. The decision under section 33 of the TIA authorises those works conditioned under this decision notice. The approval does not authorise you to commence work. Prior to any work being undertaken within the boundary of the State-controlled road, the department must have issued you with an Authority to Commence Works.

If any variations from the approved works are required, further written approval from the department must first be obtained.

If you require further information about this approval or any other related query, please contact the Department's Corridor Management team at the South Coast Region at SouthCoast@lmr.qld.gov.au or on (07) 5563 0600.

Yours sincerely



Heleana Crombie
Senior Town Planner

Attachments

Attachment A - Decision Evidence and Findings

Attachment B - Section 70 of TIA

Attachment C - Appeal Provisions

Attachment D - Roadworks Plan Sheet 1, prepared by Mornings Urban Solutions, Drawing No. 35501-XD-100, Revision A, and dated 12 June 2018

Attachment E - Institute of Public Works Engineering Australasia Standard Drawings plan titled Driveways - Rural Driveway, Drawing No. RS-056, Revision F, and dated June 2014

RTI RELEASED

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- The objectives of the *Transport Infrastructure Act 1994* (TIA) require the establishment of a road regime that is safe and efficient.
- There is a decision in force under section 62 of the TIA in force for the subject site (former Lots 1 & 3 on SP118338) in association with previous development permit for the reconfiguring of a lot.
- The access locations have been determined in accordance with that previously approved, and as shown in the plan titled Roadworks Plan Sheet 1, prepared by Mortons Urban Solutions, Drawing No. 35501-XD-100, Revision A, and dated 12 June 2018.
- Access to the proposed development is to be provided to the properties under a shared access arrangement.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Reference no.	Version/Issue	Date
Traffic Impact Statement	Cambray Consulting			22 June 2018
Site Plan	DAH Architecture	SD201	Issue A	20 June 2018
Roadworks Plan Sheet 1	Mortons Urban Solutions	Drawing No. 35501-XD-100	Revision A	12 June 2018
Roadworks Details Sheet 1	Mortons Urban Solutions	Drawing No. 35501-XD-120	Revision A	12 June 2018
Longitudinal Sections External Driveway Sheet 1	Mortons Urban Solutions	Drawing No. 35501-XD-200	Revision A	12 June 2018
Cross Sections External Driveway 1 & 2 Sheet 1	Mortons Urban Solutions	Drawing No. 35501-XD-300	Revision A	12 June 2018
Intersection Sight Distance Details Sheet 1	Mortons Urban Solutions	Drawing No. 35501-XD-400	Revision A	12 June 2018

Attachment B
Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 8 Road transport infrastructure
Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
- (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (d); or
 - (g) fail to remove road access works in accordance with the decision.
- Maximum penalty—200 penalty units.
- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Page 8 of 10

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the *original decision*) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

RTI RELEASE



31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1);the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

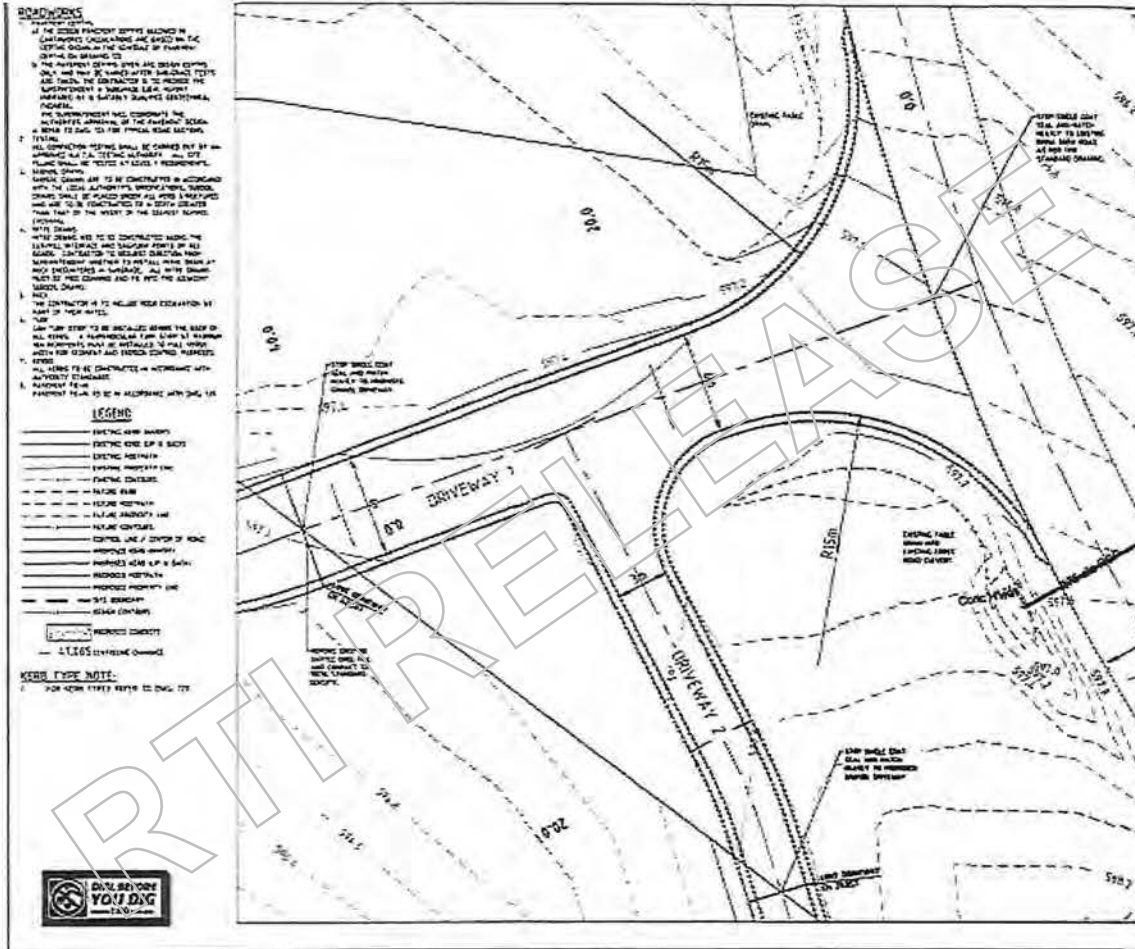
32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the OCAT Act.

- (8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.
- (9) In this section—
relevant entity means—
(a) if the reviewed decision may be reviewed by CAT—QCAT; or
(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

- (1) A person may appeal against a reviewed decision only within—
(a) if a decision notice is given to the person—28 days after the notice was given to the person; or
(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.
- (2) However, if—
(a) the decision notice did not state the reasons for the decision; and
(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);
the person may apply within 28 days after the person is given a statement of the reasons.
- (3) Also, the appeal court may extend the period for appealing.



PROJECT NAME
HAZELWOOD EXTERNAL ROAD

CLIENT
 LOCAL AUTHORITY - SCENIC RIM REGIONAL COUNCIL

PROJECT NUMBER
HAZELWOOD

PROJECT LOCATION


PROJECT STATUS
 DESIGN

PROJECT DESCRIPTION
 ROADWORKS PLAY SHEET 1

PROJECT DATE
 2024

PROJECT DRAWING NUMBER
 35501-XD-100

Page 58 redacted for the following reason:

Sch. 4(4)(7)(1)(c) - Disclosing trade secrets, business affairs or research

RTI RELEASE

HAZELWOOD ESTATE

Letters of Support

Tourism & Events Queensland

Tourism & Events Queensland

Level 8
515 St Paul's Terrace
Fortitude Valley, QLD 4000
GPO Box 328, Brisbane,
QLD, 4001, Australia

T +61 7 3535 5043
laura.jones@queensland.com

DISPOSING PERSONAL INFORMATION
ABN 77 745 152 359

21 November 2019

The Grants Assessment Officer
Attracting Tourism Fund

Dear Sir/Madam

LETTER OF SUPPORT – HAZLEWOOD ESTATE

Tourism and Events Queensland (TEQ) is a statutory body of the Queensland Government and the state's lead marketing, destination and experience development, and major events agency.

Tourism is an important industry contributing \$25 billion to the Queensland economy and supporting more than 217,000 jobs.

Hazlewood Estate's 'Luxury Country Retreat' would provide a welcome addition to the Scenic Rim. The development aims to deliver a premium offer (currently missing from the region's well-established food, wine, and agri-tourism experiences). The proposal includes:

- Luxury and glamping accommodation (more than 15 rooms)
- A paddock-to-plate dining offer (featuring a 'Wagyu cellar door')
- Farm-gate workshops and experiences, and
- Facilities to host corporate and incentive events (polo matches for up to 1,000 visitors)

Nestled on the edge of World Heritage Listed Lamington National Park, and located 90 mins from Brisbane and 40 mins from the Gold Coast, the Luxury Country Retreat aims to attract TEQ's high value traveller (HVT), primarily focusing on the Chinese and Singaporean markets.

As the only fully approved construction ready tourism project in the Binna Burra/Beechmont area, Hazlewood is an important asset to Lamington National Park. Following the destruction of tourism assets during the recent fires, the estate will ensure 'new-news' and economic benefit to the broader region.

Strategically this project aligns to the Scenic Rim's broader objectives: to celebrate food, farmers, and the natural beauty of the region. It also supports TEQ's focus on promoting the Queensland food story with an emphasis on the important connection between people, produce, and place.

Please accept this letter of support for Hazlewood Estate's application for the Attracting Tourism Fund.

Yours Sincerely,

DISPOSING PERSONAL INFORMATION
Director Southern Queensland

HAZELWOOD ESTATE

Brisbane Marketing

Note: Brisbane Marketing provided the draft provided below, in the interests of time, so that a signature would not hold up this application. Hazelwood understands that Brisbane Marketing has reached out to the ATF team directly to confirm their support of this application.



+61 7 3006 6200
reception@brisbanemarketing.com.au
brisbanemarketing.com.au

Level 20, 69 Ann Street
Brisbane QLD 4000 Australia
PO Box 12260
George Street, Brisbane
ABN 86 094 633 262

21 November 2019

Sub: 4(4)(b) -
Disclosing
personal
information
General Manager
Hazelwood Estate
GPO BOX 3218
BRISBANE QLD 4001

Dear Sub:
4(4)(b) -
D

Attracting Tourism Fund – Hazelwood Estate

Brisbane is a safe, vibrant and innovative investment destination with spectacular nature on our doorstep, and as a result the region values and welcomes your proposed investment to develop luxury accommodation, gourmet Wagyu Cellar Door product, conference and nature experiences at Hazelwood Estate in the Scenic Rim.

It gives me great pleasure to endorse Hazelwood Estate's investment that will help to close the estimated \$1.2B gap in visitor expenditure associated with the region's spectacular hinterland. Known as Australia's New World City with nature on its doorstep, Brisbane provides the ultimate destination for investment in luxury accommodation, local produce and ecotourism experiences. Our mix of visitors from the nearby communities (100km drive market), regional Queensland and northern NSW as well as international visitors are seeking more ecotourism experiences.

Research by Brisbane Marketing, benchmarking the destination against other New World Cities, has shown that the Brisbane region has a significant opportunity to extend the average length of stay and increase the conversion rates of visitors into overnight stays and into commissionable tourism product, especially those that meet the needs of the ecotourism market. The research indicates that new hinterland experiences with a focus on nature, wildlife and local produce is an important experience category worth up to \$18M per annum today, growing to \$195M in 2025 with new product and experiences.

Brisbane Marketing estimates that new luxury accommodation and experiences in ecotourism could drive an extra 23,000 visitors in 2019, growing to 241,000 visitors by 2025. To succeed new experiences will need to create an attraction that is compelling, close the conversion gap with transport solutions and connect with the indigenous culture and our spectacular natural setting. Hazelwood Estate has demonstrated this in its Attracting Tourism Fund application.

The Brisbane region is actively working to attract new tourism infrastructure that underpins the city's visitor growth aspirations, which is why we believe an innovative and unique concept like the Hazelwood Estate will be a welcome addition to the current landscape, particularly in an evolving and strategic location for ecotourism such as the Scenic Rim.

We look forward to working closely with your team, your strategic delivery partners and investors to facilitate your entry into the market. As you continue with your due diligence, I encourage you to maintain a close working relationship with Brisbane Marketing to enable you leverage opportunities across the market.

Warm regards,

Brett Fraser
Chief Executive Officer

HAZELWOOD ESTATE

Scenic Rim Regional Council

Enquiries
Cr Greg Christensen
Phone 07 5540 5111
File Ref 02/09/013



21 November 2019

Sch. 4(4)(b) -
Disclosing personal
information
General Manager
Hazelwood Estate
GPO Box 3218
BRISBANE QLD 4001

By email only to info@hazelwoodgroup.com.au

Dear info@hazelwoodgroup.com.au,
Disclosing personal information
Support for Hazelwood Estate: Attracting Tourism Fund Application

I am pleased to write in support of your proposal to develop the luxury accommodation, gourmet and natural experience at Hazelwood Estate in the Scenic Rim.

The Scenic Rim is an exciting destination for tourism food, art, food, outdoor adventure, walking, water sports and rural enterprise. Located in close proximity to Brisbane and the Gold Coast, it has become a popular and well-established destination for domestic day trippers seeking an escape from the city. Home to six national parks, World Heritage-listed rainforests and three dams, the region offers a wide range of outdoor activities and walking trails in remarkable natural settings.

Apart from the picturesque natural environment, the Scenic Rim is also renowned for its high quality local produce. The region is home to 17 wineries and offers a number of outstanding gourmet experiences, providing an opportunity for the visitors to indulge in divine food and wine in great rural settings.

Generating a combined contribution of more than \$400 million to the local economy, agriculture and tourism are established income sources for our region. These attributes have encouraged regional partners to invest in celebrating the area's rural production and farming heritage through Eat Local Week, an annually-held regional festival. This event attracted in excess of 37,000 visitors in 2018. The Scenic Rim was delighted to have been named Outstanding Region in the 2019 Delicious Award for the achievements of this event and the Scenic Rim Producers.

Our research shows us that the majority of these visitors are looking for authentic experiences when they travel, and we also know that food and wine experiences are a key driver. Tourism Australia research which underpinned the 'Restaurant Australia' campaign demonstrated that good food and wine ranks as the top emotional factor for selecting a destination for 36% of travellers, while 50% of people rate a food and wine festival as the most appealing event when travelling. The focus on Scenic Rim produce in Hazelwood Estate's development is therefore squarely focused on an area of immense opportunity.

Research conducted by Brisbane Marketing also shows that new boutique accommodation, with a particular focus on nature, wildlife and food and wine is an identified gap in the hinterland.



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To succeed in this space, a new tourism operation needs to create an offering that is unique and which leverages its spectacular natural setting, the region's impressive food offering and enviable lifestyle. The project will provide luxury and glamping accommodation to support international visitation of Lamington National Park and the Via Ferrata, which is soon to be constructed with the assistance of the Attracting Tourism Fund. A food establishment will showcase a Wagyu Cellar Door, paired with the best regional Queensland produce, in a truly authentic on-farm paddock-to-plate experience.

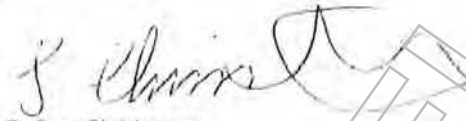
Hazelwood Estate has received all relevant Council approvals to proceed with construction of this exciting new development at Beechmont in the Scenic Rim. This is the area that was decimated by bushfires in September 2019. The iconic Binna Burra Lodge which stood for over 80 years and had been the centre for tourism in the area was lost to the fires, one of 11 structures to be lost in this small community.

With the loss of Binna Burra Lodge, Hazelwood Estate has changed its business model as it had been intended to rely on Binna Burra to provide overflow accommodation for functions. The new business model will increase the on-site accommodation capacity and with a build time of four months, will provide accommodation for people wishing to access the Binna Burra section of Lamington National Park.

The Hazelwood Estate development will create much-needed jobs in the region both in the construction phase and then vital tourism jobs once operational.

The Scenic Rim region would be proud to see the development of new luxury accommodation and gourmet experiences such as those to be provided by Hazelwood Estate, and we look forward to seeing the project completed in 2020.

Yours faithfully



Cr Greg Christensen
MAYOR



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Luxury Country Retreat

Binna Burra Road, Beechmont, QLD

Risk Management Plan | November 2019

1. Risk Management Framework

1.1 Risk Management Philosophy

Hazelwood acknowledges that risks are present in both the delivery (construction) and operational phases of the Luxury Country Retreat project, and seeks to manage those risks effectively through identification, treatment, monitoring and review.

The focus of the risk assessment provided in this report is on the delivery of the project, which is of the most relevant to Queensland given the state's potential investment in the project.

1.2 Methods for Identifying, Treating, Monitoring and Reviewing Risk

The methods utilised to identify, treat, monitor and review project delivery risk are detailed below.

Risk Identification

The aim of risk identification is to generate a comprehensive list of threats and opportunities based on events that might create, enhance, prevent, degrade, accelerate or delay the achievement of the project.

Hazelwood has adopted the common risk identification method of environmental scanning, a powerful risk management and strategic planning tool that entails careful monitoring of a project's internal and external environments to detect early signs of challenges and opportunities that may influence a project's current or future plans.

Key considerations include the type of risk, the source of risk (external or internal), the causes of the risk, the impacts of the risk, and the level of control Hazelwood has over the risk.

A risk matrix has been utilised to analyse the consequences and likelihood of a risk occurring.

The risks are evaluated with consideration given to the external and internal environment in which the project is to be delivered, the risk appetite of Hazelwood and Queensland, any legal, regulatory or other requirements that may exist, and the costs/benefits of treating the risk.

Risk Treatment

Action taken to address project risk becomes part of the project's internal controls. A number of treatment options are available including to treat the risk, transfer the risk or terminate the risk, or take advantage of the risk event.

In treating risk, four types of controls are considered, including preventative controls, corrective controls, directive controls and detective controls. In instances of low risk, accepting the risk is an option, however in this case, all identified project risks have been treated.

In determining the most effective treatment option in relation to risk, Hazelwood considers the balance between the costs and efforts involved against the benefits derived, the financial costs, the values and perceptions of stakeholders (including Queensland) and the possibility that the risk treatment itself could introduce risks.

Risk Monitoring & Review

Risk monitoring and review will occur throughout the project delivery phase and will continue throughout ongoing operation, albeit the risks identified, treated and monitored will change post-delivery.

The purpose of monitoring and review is to determine whether risks still exist, whether new risks have arisen, whether the likelihood or impact of risks have changed, and to reassess the risk priorities within the internal and external context of the project.

The review process will ensure that all aspects of the risk management process, including the framework, are reviewed at least quarterly (annually post-delivery), ensure that the risks themselves are subjected to review within a suitable timeframe, and make provision for alerting the Project Control Group (or the Board post-delivery) to new risks or to changes in already identified risks so that they can be appropriately addressed.

Risk monitoring and reporting will be the responsibility of the General Manager, informed by the Project Manager. Reporting will be shared with the Project Control Group and, if required, the ATF team. The results of risk monitoring and review will be used as input to the review of the risk management framework, to enable continuous improvement of the risk management process and framework.

1.3 Roles & Responsibilities for Effective Risk Management

The General Manager of Hazelwood Estate is responsible for the effective management of risk throughout project delivery, with oversight from the Project Control Group, and assistance from the Project Manager.

While delegation of activities to minimise risk will occur for operational practicality, the ultimate responsibility falls with the General Manager to ensure the risk management plan is rigorously complied with.

All employees and contractors are required to comply with Hazelwood's risk management policies and will be encouraged to provide feedback to continually improve risk management outcomes.

1.4 Continuous Improvement of Risk Management Process

An annual review of the entire risk management process will be undertaken by the General Manager (with input from the Project Manager or Operations Manager depending on the project phase), with the objective to:

- Provide assurances to the Project Control Group / Board that the risk profile has been properly identified, documented and assessed
- Ensure procedures and governance systems are working effectively
- Ensure that risks are being effectively monitored and treated at an agreed level

2. Project Risks & Mitigation Strategy

Using the risk rating methodology illustrated in the tables below, potential project risks have been detailed and rated on the following pages. Risk mitigation strategies (treatments) and resulting risk ratings post-treatment have also been outlined.

LIKELIHOOD		
Code	Likelihood	Description
A	Very Likely	Could happen frequently
B	Likely	Could happen occasionally
C	Unlikely	Could happen rarely
D	Highly unlikely	Could happen but probably never will
E	Rare	The event may occur only in exceptional circumstances

CONSEQUENCE		
Code	Consequence	Description
5	Catastrophic	Extensive impact, injury, disruption or inconvenience requiring massive effort to manage
4	Major	Major impact, injury, disruption and inconvenience requiring considerable management effort
3	Moderate	Moderate impact, injury, disruption or inconvenience that can be managed under normal procedures
2	Minor	Minor impact, injury, disruption or inconvenience requiring minimal effort to manage
1	Negligible	Little or no impact, injury, disruption or inconvenience

HAZARD RISK ANALYSIS MATRIX					
LIKELIHOOD	CONSEQUENCE				
	1 - Negligible	2 - Minor	3 - Moderate	4 - Major	5 - Catastrophic
A - Very Likely	High	High	Extreme	Extreme	Extreme
B - Likely	Medium	High	High	Extreme	Extreme
C - Unlikely	Low	Medium	High	Extreme	Extreme
D - Highly unlikely	Low	Low	Medium	High	Extreme
E - Rare	Low	Low	Medium	High	High

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3. Project Risk Matrix

The following risk matrices indicate the probability and impact of potential project risks, both before and after risks have been mitigated using the risk treatments described in Section 2. Through appropriate risk management, all risks are effectively reduced to low risks, and even before risk treatment, the likelihood of risks occurring is extremely remote.

Scale

Low	Medium	High	
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4. Balance of Risk & Cost to Benefits for Queensland

4.1 Benefits to the State of Queensland

Hazelwood Estate's Luxury Country Retreat project will deliver new tourism infrastructure and products, create jobs and increase overnight visitation and expenditure in Queensland, and help raise the profile of Queensland's unique tourism offering.

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The project will generate significant economic benefits for Queensland, including:

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- *Raise Queensland's tourism profile*
The project's luxury accommodation, paddock-to-plate concept and farm-gate experiences will raise Queensland's profile as an interstate and international destination for exceptional food, wine, nature and wildlife experiences and reduce the leakage of Queensland's market share to: 1) the luxury lodges of New Zealand and Tasmania; 2) the culinary destinations of the Yarra, Hunter and Barossa Valleys, the Margaret River and Tasmania, and popular event/wedding destination of the Byron Bay hinterland; and 3) nearby rural nature-based experiences such as The Farm at Byron Bay just across the border in Northern New South Wales.
- *Cross-industry promotion*
Hazelwood Estate's delivery of a truly authentic paddock-to-plate experience that showcases Wagyu meat in a "Wagyu cellar door" tasting experience, along with produce grown in market gardens on site and from local producers across regional Queensland will serve to promote these Queensland rural industry sectors to interstate and international markets.
- *Regional Dispersal*
Visitors to Hazelwood Estate will travel through the major tourism gateways and airports Brisbane and the Gold Coast, naturally dispersing visitor spend on their way to and from their ultimate destination. Hazelwood's partnerships with local providers of experiences in the

Scenic Rim will also enhance regional dispersal opportunities from this project. Refer to Criteria D – Regional Dispersal of the ATF application form for more detail.

The project will also return significant social benefits, including:

- The social benefits of the project to Beechmont and Scenic Rim residents include:
 - Restoration of the township's sense of purpose and identity following the impact of the September 2019 bushfires and loss of Binna Burra Lodge
 - Socialisation and recreational opportunities, as well as cultural exchange
 - Opportunities to showcase Indigenous culture, increasing pride and purpose
 - Use of Hazelwood facilities for community gatherings and events
 - Preservation and celebration of farming heritage of Beechmont
 - Increased visitor awareness of the environmental attributes of the area, including Lamington National Park, possibly leading to conservation opportunities
 - Increased community awareness and pride
 - Opportunities to share specialised skills through workshop offerings

The social benefits of the project to visitors include:

- Socialisation and recreational opportunities, as well as cultural exchange

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- Improvement in stress level and overall health
- Exposure to nature and wildlife
- Awareness of challenges and opportunities in Australian farming
- Increased appreciation of the environmental attributions of the area, including Lamington National Park, possibly leading to an increase in visitor conservation activities
- Learning new skills

4.2 Risk and Cost to the State of Queensland

The cost to the Queensland Government to unlock the significant benefits to Queensland generated through the project is \$1.8 million.

Risks to the Queensland Government in funding this project are extremely low:

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- All financial, commercial, practical and environmental due diligence has been undertaken to confirm the viability of the project.

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- All risks have been assessed, with major risks and their mitigation measures identified, with treated risks being rated low.

- The project is fully approved and construction ready, with a generous construction timeframe allowed that will see it comfortably completed by 31 July 2020.
- A robust business plan commencing six months prior to construction completion will ensure operations will commence promptly on 1 September 2020 following construction completion on 31 July 2020.
- Hazelwood has well established relationships with the community and relevant tourism organisations, all of which are highly supportive of the project as evidenced in Letters of Support.
- Hazelwood has already established relationships with local producers and tourism operators it intends to partner with in the delivery of its paddock-to-plate and activities offerings, which enables the project to be not only construction ready, but also well progressed in its preparations to operate the business from 1 September 2020.
- Hazelwood has a comprehensive tourism product distribution strategy, that complements and leverages TEQ and TA marketing strategies, and will ensure Hazelwood's targeted visitation and visitor expenditure forecasts are achieved.

4.3 Cost Benefit Analysis:

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