

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 8 August 2017
To: **Attorney-General and Minister for Justice**
Minister for Training and Skills
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Proposed amendments – constitution of The Star Entertainment Group Limited
Requested by: Internally generated
Decision required by: **25 August 2017** – to allow The Star to include the amendments in its notice of Annual General Meeting for shareholder approval.

RECOMMENDATION

That you:

- (a) **approve** changes to The Star Entertainment Group Limited's (Star Group) constitution (**Attachment 1**).
- (b) **sign** the letter to Star at **Attachment 2**.

BACKGROUND SUMMARY

1. On 1 August 2017, Star Group, the ultimate holding company of the casino licensees for the Brisbane Treasury, the Gold Coast and the New South Wales (NSW) Sydney casinos, requested approval for proposed changes to its constitution.
2. The purpose of the amendments is to update the constitution to reflect a change of company names and to provide additional flexibility for it to determine certain timing requirements applicable to the sale of unmarketable parcels of small shareholdings.
3. On 7 May 2017, you approved the change of company names (**Attachment 3**).
4. The amendment also seeks to change the definition of the 'NSW Independent Liquor and Gaming Authority' with a new definition of 'NSW Authority'.

ISSUES

5. Rule 84(b)(i) of the constitution requires that prior written approval of the Queensland Minister be obtained for any alteration or amendment of the constitution of any type which has the effect of altering any 'Entrenched Provision for Queensland', contained in the constitution. Entrenched provisions are those clauses of the constitution which are considered to be important for the proper regulation of Star Group.
6. Clause 15(b) of the Echo Deed between Star Group (previously, Echo Entertainment Group Limited) and the State of Queensland also requires that prior written approval of the Queensland Minister be obtained for an amendment to the constitution which would amend the entrenched provisions.
7. Although these amendments do not directly amend any of the entrenched provisions, the amended clauses can be considered to be indirectly associated with the entrenched provisions due to the fact that the clauses deal with the transfer of shares, albeit unmarketable parcels of shares only.

8. The changes are considered to be largely administrative in nature and to have no material impact on the substance of the provisions in Star Group's constitution. A marked-up copy of the constitution has been provided (**Attachment 1**).
9. The Office of Liquor and Gaming Regulation has reviewed the provisions in question and find no reason to prevent the proposed amendments.

EMPLOYMENT IMPACT

10. Not applicable.

CONSULTATION WITH STAKEHOLDERS

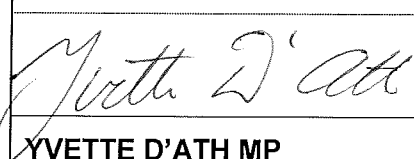

11. Not applicable.

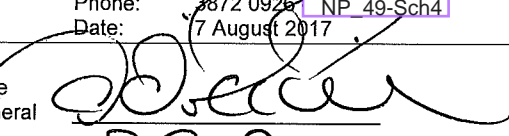
FINANCIAL IMPLICATIONS

12. Not applicable.

POTENTIAL MEDIA

13. Not applicable.

NOTED or APPROVED / NOT APPROVED Attorney-General and Minister for Justice Minister for Training and Skills Comments		
 YVETTE D'ATH MP Attorney-General and Minister for Justice Minister for Training and Skills 29 8 17	Chief of Staff / /	Policy Advisor  17 8 17

Contact Officer: Name: Craig Turner Position: General Manager, Licensing Phone: 3824 7911(ext 47911) Date: 4 August 2017	Approved by: Name: David Ford Position: Deputy Director-General, LGFT Phone: 3872 0926 NP 49-Sch4 Date: 7 August 2017
Approved by: Name: Michael Sarquis Position: Executive Director, Phone: 3872 0800 (ext 20800) Date: 4 August 2017	Endorsed: David Mackie Director-General  8.8.17
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related	



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

e-m@iled

30 AUG 2017

In reply please quote: 3874106; OGR-1687657

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

30 AUG 2017

Ms Jennie Yuen
Secretariat and Shareholder Relations Manager
The Star Entertainment Group Limited
PO Box 13348
George Street Post Shop
BRISBANE QLD 4003
jennie.yuen@star.com.au

Dear Ms Yuen

Thank you for your letter dated 1 August 2017 regarding proposed amendments to the constitution of The Star Entertainment Group Limited.

The proposed changes as set out in the enclosed schedule have been considered and approval is granted in accordance with Rule 84(b) of the constitution and clause 15(b) of The Echo Deed for the changes to take place subject to shareholder approval.

If you require further information or assistance, please contact Ms Fiona Stokes, Senior Probity Investigator, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General at: fiona.stokes@justice.qld.gov.au or on (07) 3033 0027.

Yours sincerely

YVETTE D'ATH MP
Attorney-General and Minister for Justice
Minister for Training and Skills

Enc.

Schedule of proposed changes
Constitution of The Star Entertainment Group Limited
1 August 2017

Rule 1	
	Replace the definition of <i>'Jupiters'</i> with a new definition to reflect the change of company name of Jupiters Limited to The Star Entertainment Qld Limited, and replace all existing references to <i>'Jupiters'</i> throughout the Constitution with <i>'The Star Entertainment Qld'</i>
	Replace the definition of <i>'Star City'</i> with a new definition to reflect the change of company name of Star City Holdings Limited to The Star Entertainment Sydney Holdings Limited, and replace all existing references to <i>'Star City'</i> throughout the Constitution with <i>'The Star Entertainment Sydney Holdings'</i>
	Replace the definition of <i>'NSW Independent Liquor and Gaming Authority'</i> with a new definition of <i>'NSW Authority'</i> to encompass any future name of the New South Wales regulatory body constituted under the Casino, Liquor and Gaming Control Authority Act 2007 (NSW), and replace all existing references to <i>'NSW Independent Liquor and Gaming Authority'</i> throughout the Constitution with <i>'NSW Authority'</i>
Rule 76(a)(1)	
	Amend the definition of <i>'Effective Date'</i> to clarify that the date on which Rule 76 was included in the Constitution was 6 June 2011
	Amend the definition of <i>'Prescribed New Small Holder'</i> by removing the restriction to specify seven days as the Specified Period
	Amend the definition of <i>'Sale Period'</i> to permit the Board to determine the duration of the period in which the sale of shares may occur
	Amend the definition of <i>'Specified Period'</i> by removing the requirement for the period to be seven days in the case of a New Small Holder, and permitting the duration of the period to be determined by the Board in its discretion
	Separate the combined reference to the terms <i>'Marketable Parcel'</i> and <i>'Takeover'</i> into individual defined terms
Rule 76(b)(iii)	Amend Rule 76(b)(iii) to broaden the discretion of a Secretary of the Company to determine the manner and the time at which the relevant shares may be sold
Rule 76(b)(iv)	Amend Rule 76(b)(iv) to clarify that a shareholder who has given the Company a written notice in accordance with Rule 76(b)(iii)(C) that the shareholder wishes to retain the relevant shares, may only revoke that notice during the Specified Period
Rule 76(f)	Add a new Rule 76(f) to permit the Board to revoke a Divestment Notice before a sale is effected under Rule 76, or suspend or terminate the sale, either generally or in specific cases

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 6 April 2017
To: Attorney-General and Minister for Justice
Minister for Training and Skills
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Amendments to the Jupiters Casino Licence and Trust Deed
Requested by: Internally generated

RECOMMENDATIONS

That you **approve**:

- (a) a variation to the casino licence issued to Jupiters Limited (as licensee of the Treasury Casino and Hotel) to reflect a name change to 'The Star Entertainment Qld Limited';
- (b) a variation to the casino licence issued to Jupiters Custodian Pty Ltd (as licensee of the Jupiters Hotel and Casino) trustee of the Jupiters Trust, to reflect a name change to 'The Star Entertainment Qld Custodian Pty Ltd'; and
- (c) an amendment to the Jupiters Trust Deed to reflect a name change to 'The Star Entertainment Gold Coast Trust'.

BACKGROUND SUMMARY

- 1. On 31 January 2017, The Star Entertainment Group Limited (The Star), as the ultimate holding company, advised the names of the licensee companies for their Treasury Casino and Hotel and Jupiters Hotel and Casino properties had been changed to 'The Star Entertainment Qld Limited' and 'The Star Entertainment Qld Custodian Pty Ltd' respectively. These changes were registered with the Australian Securities and Investment Commission on 3 February 2017.
- 2. The Star also advised that amendments are required to the Jupiters Trust Deed, so as delete the words 'Jupiters Trust' from the Deed, and replace them with the words 'The Star Entertainment Gold Coast Trust' to better reflect their overall rebranding.

ISSUES

Casino licence amendments

- 3. The Office of Liquor and Gaming Regulation (OLGR) has confirmed the Australian Company Numbers for each of the licensee companies remains unchanged. As such, only the names of the existing licensees currently printed on their respective casino licences will need to be amended.
- 4. Section 22(2) of the *Casino Control Act 1982* (the Act) states that a casino licence must specify, among other things, the name of the casino licensee. Under section 22(1) of the Act, as the responsible Minister you are required to approve any amendments to the form of the licence. Accordingly, your approval is required to update the current licensee references to reflect the newly registered licensee names.

5. Draft copies of the amended licences are enclosed for your reference and preliminary approval (**Attachment 1**). Once the form of the amendments have been approved, the original copies of the casino licences will be amended and provided for your signature.

Trust Deed amendments

6. Given that the licence of the Jupiters Hotel and Casino is held on behalf of a trust (Jupiters Custodian Pty Ltd as trustee of the Jupiters Trust), the Jupiters Trust Deed was developed to formally set out the rights and obligations of the trust beneficiaries and trustees.
7. Although the State is not a party to the Deed, in accordance with clause 26(m) of the Jupiters Casino Agreement, your approval is required in relation to any proposed amendments to be made to the Deed. Amendments of this nature are implemented via further 'supplemental' deeds, which are to be read in conjunction with the original Deed, rather than by amending the original Deed itself.
8. As the proposed name changes are superficial in nature and will not impact on the structure of the existing licensees or the contents of the Deed, the OLGR has no concerns with the proposal as submitted.
9. A draft copy of the 'Ninth Supplemental Deed' reflecting the proposed amendments is enclosed for your reference and approval (**Attachment 2**). Once the form of the amendments have been approved, the OLGR will provide advice to The Star that the Ninth Supplemental Deed has been approved, effectively amending the original Deed in the manner proposed.

EMPLOYMENT IMPACT

10. Not applicable.

CONSULTATION WITH STAKEHOLDERS

11. The OLGR has undertaken suitable consultation with The Star in relation to this matter.

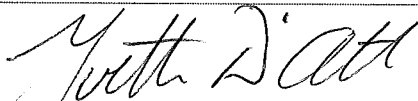
FINANCIAL IMPLICATIONS

12. Not applicable.

POTENTIAL MEDIA

13. Not applicable.

NOTED or APPROVED / NOT APPROVED
Attorney-General and Minister for Justice
Minister for Training and Skills
Comments



YVETTE D'ATH MP
Attorney-General and Minister for Justice
Minister for Training and Skills

7.5.17

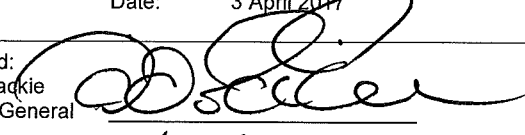
Chief of Staff

1 1

Policy Advisor



7.4.17

Contact Officer: Name: Brigitte Tilley Position: A/General Manager, Licensing Phone: 3224 7119 (ext 47119) Date: 31 March 2017	Approved by: Name: David Ford Position: Deputy Director-General, LGFT Phone: 387 20926 NP 49-Sch4 Date: 3 April 2017
Approved by: Name: Craig Turner Position: A/Executive Director, OLGR Phone: 3872 0800(ext 20800) Date: 31 March 2017	Endorsed: David Mackie Director-General  for 7/4/17
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related	



QUEENSLAND CASINO LICENCE

Casino Control Act 1982 (s.22)
Casino Control Regulations 1984

I, **The Hon. Keith Ernest De Lacy, M.L.A.**

the Minister administering the *Casino Control Act 1982*,
hereby issue in pursuance of the provisions of the said Act,

a Casino Licence to

XX APRIL 2017, THE NAME OF THE LICENSEE IS CHANGED TO THE STAR ENTERTAINMENT QLD LIMITED
(010 741 045)

~~Jupiters Limited~~ (ACT 010 741 045)

the owner/lessee from the State of the hotel-casino complex
referred to in Schedule A, in respect of the areas thereof
constituting the Casino more particularly described in
Schedule B, authorising subject to the said Act the conduct
and playing in the said Casino of the games specified in
Schedule C and under the terms and conditions specified
in Schedule D

SCHEDULE A

Name of Hotel-Casino Complex:—*Hotel Conrad & Treasury
Casino*

Situated at:—*21 Queen Street, Brisbane, Queensland 4000*

Real Property Description:—*County of Stanley, Parish of
North Brisbane*

Special Lease

Lot 492 on Crown Plan 855445
Lot 682 on Crown Plan 855445
Lot 300 on Crown Plan 866930
Lot 301 on Crown Plan 866931
Lot 303 on Crown Plan 866933
Lot 304 on Crown Plan 866934
Lot 11 on Crown Plan 866932
Lot 10 on Crown Plan B31753

Benefit Easements

Easements B, C, D, E, F, G, H and J in Strata
in Lot 10 on Crown Plan 866932.

Easement A in Lot 3 on Crown Plan 882348

Easement K in Lot 9 on Plan B32389 drawn
on Crown Plan 892185

SCHEDULE B

The areas constituting the Casino are detailed in colour on the attached plans:—

Drawing Nos:	CAP01
	CAP02
	CAP03
	CAP04
	CAP05
	CAP06
	CAP07
	CAP08
	CAP09



QUEENSLAND CASINO LICENCE

Casino Control Act 1982 (s. 22)

Casino Control Regulations 1984

I, *The Hon. Sir Joh Bjelke-Petersen, K.C.M.G., M.L.C.*

the Minister administering the *Casino Control Act 1982*,

hereby issue in pursuance of the provisions of the said

Act, a Casino Licence to

~~AS FROM MIDNIGHT, 3 JULY 1995, THE NEW CASINO LICENSEE IS JUPITERS CUSTODIAN PTY. LTD.~~

~~*Queensland Trustees Limited*~~ *3-7-95*

the owner of the hotel-casino complex referred to in

Schedule A, in respect of the areas thereof constituting

the Casino more particular described in Schedule B,

authorising subject to the said Act the conduct and

playing in the said Casino of the games specified in

Schedule C and under the terms and conditions specified

in Schedule D.

AS FROM MIDNIGHT, XX APRIL 2017, THE NAME OF THE LICENSEE IS CHANGED TO
THE STAR ENTERTAINMENT QLD CUSTODIAN PTY LTD (ACN 067 888 680)

I THE UNDERSIGNED HEREBY CERTIFY THAT THE TYPE WRITING CONTAINED
ON THESE SHEETS OF PAPER IS AND CONTAINS A
TRUE COPY OF THE ORIGINAL
OF WHICH IT APPEARS TO BE A COPY THE SAME HAVING THIS DAY BEEN RECORDED
AND EXAMINED BY US WITH THE ORIGINAL
DATED THIS *19th* DAY OF *December* 20 *20*

Camelion
SOLICITOR
CORRS CHAMBERS WESTGARTH

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NP_R

I CERTIFY THAT THIS IS A
TRUE COPY OF THE ORIGINAL
WHICH I HAVE SIGHTED
Adam Meadows
ADAM MEADOWS

SCHEDULE A

Name of Hotel-Casino Complex:—*Conrad International Hotel and Jupiters Casino*

Situated at:—*7000 Broadbeach Island, Broadbeach, Queensland, 4218*

Real Property Description:—*County of Ward, Parish of Gilston, Lot 1 on Registered Plan No. 128558 being the whole of the land contained in Certificate of Title Volume 4843, Folio 7, Portion 299 as delineated on Plan of Survey Catalogue Wd. 3639.*

NP_R

I THE UNDERSIGNED HEREBY CERTIFY THAT THE TYPEWRITING CONTAINED
ON THIS AND THE PRECEDING SHEETS OF PAPER IS AND CONTAINS A
TRUE COPY OF THE ORIGINAL
OF WHICH IT PURPORTS TO BE A COPY THE SAME HAVING THIS DAY BEEN READ OVER
AND EXAMINED BY US WITH THE ORIGINAL
DATED THIS 19th DAY OF December 2000

Camelion
SOLICITOR
CORRS CHAMBERS WESTGARTH

I CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL WHICH
I HAVE SIGNED
Adam Meadows
ADAM MEADOWS

SCHEDULE B

The areas constituting the casino are detailed in colour on the attached plans—

NP_R

I, THE UNDERSIGNED HEREBY CERTIFY THAT THE TYPEWRITING CONTAINED
ON THIS AND THE PRECEDING SHEETS OF PAPER IS AND CONTAINS A
TRUE COPY OF THE ORIGINAL
OF WHICH IT PURPORTS TO BE A COPY THE SAME HAVING THIS DAY BEEN READ OVER
AND EXAMINED BY US WITH THE ORIGINAL
DATED THIS 19th DAY OF December 2000

SOLICITOR
CORRS CHAMBERS WESTGARTH

I CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL
WITH WHICH I HAVE SIGHTED
Adam Meadows
ADAM MEADOWS

SCHEDULE C

The authorised games are as follows:—

- *blackjack;*
- *roulette;*
- *baccarat;*
- *craps;*
- *keno;*
- *two-up;*
- *mini dice;*
- *big six;*
- *big and small;*
- *mini baccarat;*
- *sic-bo;*
- *Jupiters wheel-of-fortune;*
and
- *video machine games*
presenting blackjack
and keno in approved
forms

I THE UNDERSIGNED HEREBY CERTIFY THAT THE TYPEWRITING CONTAINED
ON THIS AND THE PRECEDING SHEETS OF PAPER IS AND CONTAINS A
TRUE COPY OF THE ORIGINAL
OF WHICH IT PURPORTS TO BE A COPY THE SAME HAVING THIS DAY BEEN READ OVER
AND EXAMINED BY US WITH THE ORIGINAL
DATED THIS 19th DAY OF December 2000

SOLICITOR
CORRS CHAMBERS WESTGARTH

RTI 200256 File01 - Page 19

NP_R

I CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL
WHICH I HAVE SIGHTED
[Signature]
ADAM MEADOWS

SCHEDULE D

Terms and conditions specified are:—

1. That, as the Casino Licence is being issued prior to Final Completion of the works, the standing of the Minister's Nominated Representative (MNR) under the Jupiters Casino Agreement and as formalised in the Treasurer's letter of 18th August, 1983, shall continue in effect until Final Completion of the works or until the condition specified in 2 hereunder is satisfied.
2. That the items not yet approved on the "MNR CHECKLIST FOR COMPLIANCE VERIFICATION (Pursuant to Part II of the Jupiters Casino Agreement)" which is appended to the Minutes of the latest meeting of the Project Advisory Committee (PAC), shall be subject to such further submissions as are necessary to obtain MNR approval under the Agreement.
3. During the period of one month from 20 November 1985, the operation of the casino (as defined in subsection 4 (2) of the Casino Control Act 1982) shall be conducted at all times in a proper and competent manner to the satisfaction of the Treasurer of Queensland, and the Treasurer may, by notice in writing, give directions to the casino licensee that any particular type of game or gaming equipment shall not be played or used, or that the playing or use thereof shall be suspended, until the requirements specified in the notice have been complied with and, where he does so, the casino licensee shall ensure that the requirements of the notice are complied with in all respects by the casino operator.

Dated at *Brisbane* this *Twentieth* day of *November* 1985

John. Byrnes - Father

Treasurer of Queensland

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE TYPEWRITING CONTAINED ON THIS AND THE PRECEDING SHEETS OF PAPER IS AND CONTAINS A TRUE COPY OF THE ORIGINAL OF WHICH IT PURPORTS TO BE A COPY THE SAME HAVING THIS DAY BEEN READ OVER AND EXAMINED BY US WITH THE ORIGINAL.

DATED THIS 19th DAY OF December 20 1901

19th DAY OF December 20 00

RTI

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I CERTIFY THAT THIS IS
A COPY OF THE
ORIGINAL WHICH I
HAVE SIGHTED
ADAM MERRIOWS

THE STAR ENTERTAINMENT QLD CUSTODIAN PTY LTD

NINTH SUPPLEMENTAL DEED

THIS DEED is made on

2017

BY THE STAR ENTERTAINMENT QLD CUSTODIAN PTY LTD ACN 067 888 680 a company duly incorporated and having its registered office at 159 William Street, Brisbane, Queensland, 4000 ("**the Trustee**")

RECITALS

- A. Pursuant to the Trust Deed, Jupiters Management Limited established the Trust.
- B. Pursuant to the Supplemental Trust Deed and Deed of Guarantee, Perpetual Trustees Queensland Limited agreed to act as trustee of the Trust.
- C. Pursuant to the Deed of Retirement and Appointment, Perpetual Trustees Queensland Limited retired as trustee and the Trustee was appointed trustee.
- D. Pursuant to the Deed of Undertaking - Manager, Jupiters Management Limited retired from its position as manager of the Trust and pursuant to clause 16.3 of the Trust Deed, the Trustee exercised its discretion to act as manager of the Trust.
- E. Clause 30.1(e) of the Trust Deed provides that subject to any approval required by law, the Trustee may by deed supplemental to the Trust Deed make any alteration, modification, addition or cancellation to the Trust Deed if such alteration, modification, addition or cancellation is considered by the Trustee not to be likely to become prejudicial to the interests of any of the Unit Holders and is recommended by the manager.
- F. Clause 16.3A(b) of the Trust Deed provides that during all times when the Trustee is acting as the manager under the Trust Deed, where the Trust Deed requires the Trustee or the manager to act only on the recommendation, determination, decision or direction of or from the other, that recommendation, determination, decision or direction will not be required.
- G. The Trustee considers that the amendment to the Trust Deed in the manner set out in this Deed is not likely to become prejudicial to the interests of any of the Unit Holders.
- H. The Trustee is acting as manager under the Trust Deed.
- I. The Trustee amends the Trust Deed in the manner set out in this deed.

OPERATIVE PROVISIONS

1 DEFINITIONS

"Deed of Retirement and Appointment" means the Deed of Retirement and Appointment dated 3 July 1995 between Jupiters Management Limited, Perpetual Trustees Queensland Limited, Jupiters Limited and Jupiters Custodian Pty Ltd.

"Deed of Undertaking - Manager" means the Deed of Undertaking -Manager (Trust Deed) dated on or about 21 April 1995 between the State of Queensland, Jupiters Limited and Jupiters Custodian Pty Ltd.

"Eighth Supplemental Deed" means the Eighth Supplemental Deed dated 26 June 1997 by Jupiters Custodian Pty Ltd.

"Fifth Supplemental Deed" means the Fifth Supplemental Deed dated 4 November 1991 between Perpetual Trustees Queensland Limited and Jupiters Management Limited.

"Fourth Supplemental Deed" means the Fourth Supplemental Deed dated 25 September 1991 between Perpetual Trustees Queensland Limited and Jupiters Management Limited.

"Second Supplemental Deed" means the Second Supplemental Trust Deed dated 20 October 1983 between Perpetual Trustees Queensland Limited and Jupiters Management Limited.

"Seventh Supplemental Deed" means the Seventh Supplemental Deed dated 14 June 1995 between Perpetual Trustees Queensland Limited and Jupiters Management Limited.

"Sixth Supplemental Deed" means the Sixth Supplemental Deed dated 4 November 1991 between Perpetual Trustees Queensland Limited and Jupiters Management Limited.

"Supplemental Trust Deed and Deed of Guarantee" means the deed dated 30 June 1983 between Perpetual Trustees Queensland Limited, Jupiters Management Limited and Perpetual Trustees Australia Limited.

"Third Supplemental Deed" means the Third Supplemental Deed dated 16 May 1988 between Perpetual Trustees Queensland Limited and Jupiters Management Limited.

"Trust" means Jupiters Trust (formerly Jupiters Property Trust).

"Trust Deed" means the trust deed dated 21 April 1983 between Jupiters Management Limited and the Trustees Executors & Agency Company Limited as amended by the Supplemental Trust Deed and Deed of Guarantee, the Second Supplemental Deed, the Third Supplemental Deed, the Fourth Supplemental Deed, the Fifth Supplemental Deed, the Sixth Supplemental Deed, the Seventh Supplemental Deed and the Eighth Supplemental Deed.

"Trust Fund" has the same meaning given to that term in the Trust Deed.

"Unit Holders" has the same meaning given to that term in the Trust Deed.

2 **AMENDMENT OF TRUST DEED**

The Trust Deed is amended by:

- (a) deleting the words **"JUPITERS TRUST"** from the heading of the Trust Deed and replacing them with the words **"THE STAR ENTERTAINMENT GOLD COAST TRUST"**;
- (b) deleting the words "9th Floor, Niecon Tower, 17 Victoria Avenue, Broadbeach" from the description of the parties at the commencement of the Trust Deed and replacing them with the following words "159 William Street, Brisbane";
- (c) deleting the words "Jupiters Trust" from recital B and replacing them with the words "The Star Entertainment Gold Coast Trust".

3

The Trustee acknowledges and agrees that the rights of the Unit Holders in respect of the Trust fund and the interests of the Unit Holders in the Trust fund (as they were immediately prior to the date of execution of this deed) are preserved and are not diminished or intended to be diminished under this deed.

EXECUTION

Executed as a deed in the State of Queensland.

**Executed by THE STAR)
ENTERTAINMENT QLD)
CUSTODIAN PTY LTD ACN 067 888)
680 in accordance with section 127 of the)
Corporations Act 2001)**

Signature of director

Signature of director/company secretary

Name of director

Name of director/company secretary

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 5 September 2017
To: **Attorney-General and Minister for Justice**
Minister for Training and Skills
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Variation to The Star Gold Coast casino licensed area
Requested by: Internally generated
Decision required by: **30 September 2017** - to allow for finalisation of works by early 2018

RECOMMENDATION

That you **approve** a variation to the casino licensed area of The Star Entertainment QLD Custodian Pty Ltd casino licence for The Star Gold Coast casino property.

BACKGROUND SUMMARY

1. You have previously been briefed in relation to the construction of a new six star suite hotel (The Darling Tower) by The Star Entertainment Group (The Star). The Star has since advanced construction and is aiming for a completion date of early 2018.
2. These works are being undertaken as part of a wider array of redevelopment works that have either already occurred or are currently proposed for the site, including the expansion and integration of the existing main gaming floor and the new tower. As a part of its expansion, The Star is also intending to offer guests a variety of private and international VIP gaming areas within the new suite hotel.
3. Pursuant to the *Casino Control Act 1982* (Control Act), gaming must only occur in those areas which constitute the casino. Section 22(2)(d) of the Control Act requires the licence specifies those areas which constitute the casino, and are defined within the Control Act as those areas not only used for the conduct of gaming, but also any location used for money counting, surveillance, accounting, storage and other activities related to the operation and functioning of a casino.
4. The casino licensed area is provided for within Schedule B of the casino licence issued to The Star Entertainment QLD Custodian Pty Ltd. Section 22(3) of the Control Act states that 'if a permitted variation occurs affecting the accuracy of the matters specified in the casino licence, the casino licensee must give the licence to the Minister for endorsement of the variation on the licence'.
5. A 'permitted variation' includes a variation of the existing boundaries of the casino, subject to your agreement. Accordingly, your approval is required for The Star to expand the boundaries of its existing casino licensed area to integrate the existing and (proposed) expanded gaming offerings to be offered on the main gaming floor located on level 3 of the existing casino, as well as for each of the private gaming areas proposed for the new suite hotel.

ISSUES

Expansion of existing main gaming floor (level 3)

6. A copy of the current approved licensed area plan for level 3 of the existing main gaming floor is provided at **Attachment 1** (licensed area highlighted in yellow), while further plans detailing the proposed expansion and integration with the new tower (including the newly proposed licenced areas) are provided at **Attachments 2 and 3**.
7. In the plan at **Attachment 4**, the oval area labelled with 'x' marks, which is to be a licensed area, denotes the footprint of the new Darling Tower, while the proposed licensed area marked with lines demonstrates the extensions made to the current floor space on level 3 to connect the existing casino to the Darling Tower. The remaining area which is shaded in yellow, without any notations, is the existing licensed area of the casino.
8. Once the works are finalised, it is intended for the main gaming floor to continue to cater for general public use. The areas to be licensed as part of the level 3 expansion will continue to include bars, TAB and sports facilities, dining areas, toilets, general public thoroughfare and back of house facilities relevant to gaming and general operations.
9. Although not directly connected to the conduct of gaming, the general public use facilities are proposed to be included in the licensed area given the inability to access them without entering the general licensed area used for the conduct of gaming.
10. In regards to the unlicensed areas within the gaming floor expansion, as indicated by the unshaded areas within the otherwise yellow shaded licensed area (**Attachments 2 and 3**), it is noted the large rectangular area represents a void created by the raised roof for the stage of the theatre which sits directly below. The remaining unshaded area surrounding the elevators is intended to be used as a 'buffer' area, allowing security to undertake identification checks on members of the public trying to access the gaming floor from the elevators (that will be linked to the suite hotel), without the risk of such persons inadvertently being able to enter the licensed area.
11. To control access, the walkway from the lifts will be enclosed by doors on either side. The doors that connect directly to the gaming floor will be locked and only able to be accessed by staff, while the other end of the corridor will be continually staffed by security, as occurs with the existing entrance to the main gaming floor on the other side of the licensed area.
12. Although the expansion will use floor space that is located within the Darling Tower, from a practical/customer perspective, the development works will result in the expansion of the existing main gaming floor, providing a seamless transition between the current gaming floor and the newly created space made available through the integration of the tower and the existing casino. An unmarked plan showing the whole of the proposed level 3 licensed area is at **Attachment 3**.

The Darling Tower

13. The Star has advised the intention to offer approximately 233 electronic gaming machines (EGMs), 40 electronic table games/fully automated table games and 51 casino gaming tables within the Darling Tower once fully operational. This will be complemented by a reduction in the existing casino area of approximately 229 EGMs, ensuring that the maximum number of machines proposed to operate across the property does not exceed the current approved limit of 1,651 EGMs. All currently approved limits for table games will be maintained despite any further offerings made available in the new tower.
14. The Star has provided floor plans showing the proposed layout and composition of levels 1, 17 and 18 within the new Darling Tower, along with further plans highlighting the proposed licensed areas (as shaded in yellow) intended to include the proposed private and VIP gaming facilities (copies at **Attachment 3**).

15. The unlicensed areas within level 1 of The Darling Tower will include the front of house reception centre and associated facilities for the use of hotel guests (including minors), along with a number of staff offices associated with the non-gaming aspects of operating the tower. The majority of floor space to be licensed on level 1 will be used for the conduct of private gaming, while the remaining licensed areas will include gaming related back of house facilities, along with other general facilities that can only be accessed via the gaming floor.
16. Similarly, the large majority of licensed floor space on levels 17 and 18 will be used as secure private gaming rooms, while the remaining licensed area will include both gaming related back of house facilities and other general facilities fully contained within the licensed area footprint.
17. The areas to remain unlicensed will include the general outer foyer areas connected to the elevators, so as to ensure that no minors can inadvertently enter the licensed area by entering the relevant level (the risk of this occurring is low however, as access to each floor will be secured via swipe access), and general non-gaming related back of house facilities.
18. The Office of Liquor and Gaming Regulation (OLGR) is satisfied the plans submitted adequately capture all areas required to form part of the casino, as per the provisions of the Control Act.
19. Accordingly, the OLGR supports the amendment of Schedule B of The Star Entertainment QLD Custodian Pty Ltd casino licence to include the proposed licensed area plans for the level 3 expansion and the new suite hotel as submitted. If approved, the highlighted plans of the new licensed areas will form part of Schedule B of The Star Entertainment QLD Custodian Pty Ltd casino licence.
20. Gaming will not be able to occur within the casino licensed areas until such time as the OLGR has conducted a final inspection of the completed works to ensure all relevant regulatory considerations relating to matters such as ceiling heights, gaming layouts and security and surveillance requirements have been adequately complied with.

EMPLOYMENT IMPACT

21. The Star has advised the construction of the new suite hotel tower, when combined with the Stage 1 of the overall redevelopment masterplan, could potentially generate more than 1,000 construction jobs. It is also envisaged the new hotel will provide additional on-site employment opportunities once operational.

CONSULTATION WITH STAKEHOLDERS

22. The OLGR will continue to consult with The Star throughout the construction process.

FINANCIAL IMPLICATIONS

23. The Star has advised that the current redevelopment works will result in approximately \$375 million of investment in the property.

POTENTIAL MEDIA

24. There has been ongoing press coverage of the current development works and the proposed new 'masterplan'.

NOTED or APPROVED / NOT APPROVED
 Attorney-General and Minister for Justice
 Minister for Training and Skills
 Comments

Yvette D'ATH
 YVETTE D'ATH MP
 Attorney-General and Minister for Justice
 Minister for Training and Skills

19/9/17

Chief of Staff

1 1

Policy Advisor

12/09/17

Contact Officer:	Name: Brigitte Tilley Position: Director, GSB Phone: 3872 0911 (ext 20911) Date: 28 August 2017	Approved by:	Name: David Ford Position: Deputy Director-General, LGFT Phone: 3872 0926 NP 49-Sch4 Date: 1 September 2017
Approved by:	Name: Mike Sarquis Position: Executive Director, OLGR Phone: 3872 0800 (ext 20800) Date: 29 August 2017	Endorsed:	David Mackle Director-General <i>[Signature]</i> 6/9/17
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 15 November 2017
To: **Attorney-General and Minister for Justice**
Minister for Training and Skills
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: **Destination Gold Coast Consortium Gold Coast Master Plan - Stage 1 - reconfiguring a lot application**
Requested by: Internally generated
Decision required by: **18 December 2017** - due to legislated timeframe

RECOMMENDATIONS

That you:

- (a) **approve** The Star Entertainment Group Limited's (The Star) application to reconfigure a lot in connection with the Stage 1 development;
- (b) **note** the need to amend the Jupiters Casino Agreement (Agreement) to facilitate your approval;
- (c) **note** that under the Agreement you must approve or refuse the application by no later than 18 December 2017; and
- (d) **sign** the letter to The Star advising of your approval (**Attachment 1**).

BACKGROUND SUMMARY

1. On 5 December 2016, you approved a 'material change of use' application for Stage 1 of The Star's proposal to develop the site of The Star, Gold Coast as part of their *Destination Gold Coast Consortium Gold Coast Master Plan* (the master plan) under the Agreement. At this time, you also noted that The Star would be submitting an application for the 'reconfiguration of a lot' aspect of the Stage 1 development in due course.
2. On 23 October 2017, The Star submitted its reconfiguration of a lot application to the Office of Liquor and Gaming Regulation (OLGR) (**Attachment 2**), along with a complementary request to amend the definition of 'site' contained in the Agreement to reflect the reconfiguration. The Star also provided notification of proposed minor amendments to the approved Stage 1 conditions, which are currently under review by the relevant public sector entities and will be subject to a separate brief.
3. To allow for the construction and operation of the approved Stage 1 tower, including the strata-titling of the tower to allow for the sale of the residential units, The Star propose to undertake a subdivision of Broadbeach Island (Lot 299). This will involve the subdivision of the existing Lot 299 to create a new Lot 299, a Stage 1 development lot and a new easement lot to provide access to the Stage 1 lot. The proposed subdivision is shown on Survey Plan 289881 (**Attachment 2**).
4. Marketing of the residential component of the Stage 1 development is already being undertaken, and The Star are targeting for works to commence immediately following the conclusion of the Gold Coast 2018 Commonwealth Games.

5. Pursuant to clauses 16(c)&(d) of the Agreement, The Star must make an application to you for approval of any proposed regulated development, which includes a reconfiguration of a lot.

ISSUES

Timing

6. Clause 21 of the Agreement requires you to make a determination on the development application within 20 business days. You have recently exercised your right under the Agreement to allow for a one off extension of a further 20 business days to consider the application.
7. If a decision is not made within this timeframe, the agreement states it will be taken that you have approved the application without conditions. You have until 18 December 2017 to make your determination.
8. The OLGR has undertaken a review of the material submitted by The Star and believes that all information required to make a decision on the reconfiguration of a lot application has been provided.

Development application material

9. Under the provisions of clause 16(d) of the Agreement, The Star is required to provide various reports, drawings and other material in support of the application. Further, clause 16(j) of the Agreement requires you to assess the application as if it were an application for reconfiguring a lot under the *Planning Act 2016* (formerly the *Integrated Planning Act 1997*).
10. Under the provisions of the Planning Act, development applications are assessed in accordance with community expectations as set out in a local planning scheme. In this case, the relevant scheme is the City of Gold Coast City Plan (the City Plan). The Star has undertaken an assessment of the proposal against the key assessment requirements of the City Plan (conducted by Urbis Pty Ltd), and advised the submission meets these requirements.
11. The OLGR, in conjunction with the Council of the City of Gold Coast (Council), has undertaken a review of the application material provided, and is satisfied that it fulfils the application requirements of the Agreement and the City Plan. As would generally occur with applications to reconfigure a lot, Council has recommended that The Star be made aware of its responsibility to ensure that the new Stage 1 lot has private connections to Council's water and sewer infrastructure.
12. In accordance with clause 16(f) of the Agreement, you may approve or refuse this application for regulated development either in whole or in part. You may also approve an application subject to conditions.
13. The OLGR recommends that you approve the reconfiguring a lot application subject to the standard condition proposed by Council.

Amendment to definition of 'Site'

14. The Agreement currently defines the 'site' of The Star, Gold Coast casino as including Lots 299 (which covers the majority of Broadbeach Island) and 556, and additional land that has since been reclaimed and amalgamated with Lot 299.

15. The Star has requested to amend the Agreement so the definition of site can be suitably updated to accommodate the new Stage 1 lot to be created upon approval of the reconfiguring of Lot 299. The proposed amendments will allow for the regulated development in connection with Stage 1 to occur; particularly the reconfiguration of land to create residential lots on part of the site, and for a person other than The Star to own part of the site, without providing any rights or obligations in respect to the operation of the casino. The OLGR is supportive of The Star's suggested amendments.

16. Pursuant to section 4 of the *Jupiters Casino Agreement Act 1983*, the provisions of the Agreement can only be amended via legislative amendment to include the proposed new Agreement into Schedule 2 of the Act. Accordingly, any support provided for the reconfiguration of a lot application will be subject to the undertaking of a separate Parliamentary process to amend the Act.

17.

NP_Sch3(7)

Future applications

18. The Star is proposing minor changes to Stage 1, including changes to the Stage 1 development area, Stage 1 tower form and design, car parking provisions and bicycle parking provisions. The Star is currently negotiating with the relevant public sector entities with regards to these changes and advice will be prepared once the submission has been lodged.

19. The Star has also advised that an application for regulated development in relation to Stage 2 is currently being prepared, and negotiations with the relevant public sector entities are underway.

EMPLOYMENT IMPACT

20. The Star believes the addition of the Stage 1 proposal to the current ongoing redevelopment works on the site is expected to generate more than 1,000 construction jobs, and increase the existing onsite workforce to approximately 2,300 once all works are complete and operational.

CONSULTATION WITH STAKEHOLDERS

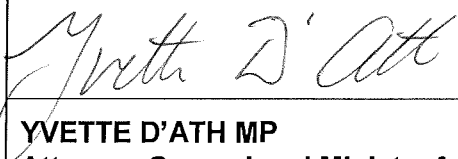
21. The OLGR will continue to consult with The Star in regards to the master plan development, as well as each of the relevant public sector entities.

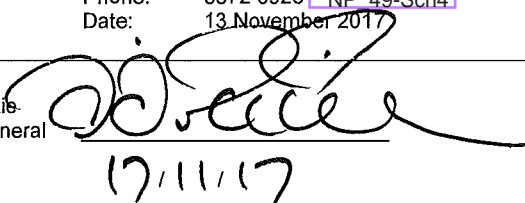
FINANCIAL IMPLICATIONS

22. The addition of Stage 1 to the ongoing refurbishment and construction on the site will see The Star's current investment in the property increase by up to \$850 million.

POTENTIAL MEDIA

23. No adverse media is expected. The Star is likely to make further media announcements regarding the master plan's progress, increases in estimated job numbers and other ancillary economic benefits resulting from the Stages 1 and 2 construction.

NOTED or <u>APPROVED</u> / NOT APPROVED		
Attorney-General and Minister for Justice		
Minister for Training and Skills		
Comments		
		
YVETTE D'ATH MP	Chief of Staff	Policy Advisor
Attorney-General and Minister for Justice		
Minister for Training and Skills		
17/12/17	/ /	/ /

Contact Officer:	Name: Brigette Tilley Position: Director, Gaming Services Phone: 3872 0911 (ext 20911) Date: 9 November 2017	Approved by:	Name: David Ford Position: Deputy Director-General, LGFT Phone: 3872 0926 <u>NP 49-Sch4</u> Date: 13 November 2017
Approved by:	Name: Michael Sarquis Position: Executive Director, OLGR Phone: 3872 0800(ext 20800) Date: 9 November 2017	Endorsed:	David Mackie Director-General  17/11/17
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: OGR-1710671

18 DEC 2017

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

Mr Geoff Hogg
Managing Director Queensland
The Star Entertainment Group Limited
PO Box 13348
George Street Post Shop
BRISBANE QLD 4000

Dear Mr Hogg

I refer to your application lodged with the Office of Liquor and Gaming (OLGR) on 23 October 2017, seeking approval to carry out regulated development on the site of The Star, Gold Coast, pursuant to the provisions of the Jupiters Casino Agreement (the Agreement).

I understand the application relates to a proposed 'reconfiguration of a lot', namely Broadbeach Island, and associated amendments to the Agreement required to finalise implementation of Stage 1 of the *Destination Gold Coast Consortium Gold Coast Master Plan*.

Upon review of survey plan 289881 and the assessment conducted by Urbis Pty Ltd against the City of Gold Coast City Plan on behalf of The Star, I do not believe the proposed reconfiguration of a lot constitutes an undesirable development of the site.

Accordingly, I am pleased to advise of my support for the progression of amendments to the Agreement to allow for the definition of 'site' to be amended to accommodate the proposed new Stage 1 Lot (indicated as 'Lot 1' on the survey plan). Please note this support is conditional upon The Star ensuring that suitable private connections to the Council of the City of Gold Coast's water and sewerage infrastructure are provided to Lot 1 once implemented.

As I understand you are aware, my support is provided subject to the need for a separate legislative amendment process to be undertaken in respect to the proposed Agreement amendments.

Should you require any further information in relation to this matter, please contact Ms Brigette Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigette.tilley@justice.qld.gov.au.

Yours sincerely

YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House



CONFIDENTIAL AND COMMERCIAL SENSITIVE

23 October 2017

BRISBANE OFFICE
LEVEL 3, 159 WILLIAM STREET
BRISBANE QLD 4000
AUSTRALIA

POSTAL ADDRESS
PO BOX 13348
GEORGE STREET POST SHOP
BRISBANE QLD 4000
AUSTRALIA

Mr Michael Sarquis
Executive Director
Office of Liquor and Gaming Regulation
Locked Bag 180
CITY EAST QLD 4002

Dear Mr Sarquis

Destination Gold Coast Consortium - Gold Coast Master Plan Stage 1

We refer to recent discussions regarding Stage 1 of our Gold Coast master plan development.

This letter is to:

1. Provide an update on our Stage 1 Development.
2. Seek approval for Reconfiguring of a Lot (**RoL**) in connection with our Stage 1 Development.
3. Seek amendments to the Jupiters Casino Agreement (**JCA**) and the *Jupiters Casino Agreement Act 1982* (**JCAA**) necessary to allow the carrying out of our Stage 1 Development.

Stage 1 Development Update

Following Ministerial approval of our application for Regulated Development under the JCAA for our Stage 1 Development, our development plans have been further refined. The proposed changes to the Stage 1 Development are as follows:

- Changes to the Stage 1 development area
- Changes to the Stage 1 tower form and design

- Changes to car parking provision
- Changes to bicycle parking provision.

It is our view that the refined Stage 1 Development is generally in accordance with the approved development application material. In this regard, we are seeking confirmation of this view from the relevant public sector entities who assessed the original development submission. Once we receive confirmation from the public sector entities that they agree with our assessment that the proposed development is generally in accordance with the approved development, our updated Stage 1 Development will be presented to the Office of Liquor and Gaming Regulation for consideration.

Marketing of the residential component of the Stage 1 Development has commenced, and the level of interest in the project has been strong. We are targeting works commencing immediately following the conclusion of the Gold Coast 2018 Commonwealth Games.

Regulated Development – RoL

As canvassed with you previously, in order to effectively execute the Stage 1 Development, we propose to undertake a subdivision of Broadbeach Island. This will involve the subdivision of existing Lot 299 on WD 3639 (**Existing Lot 299**) to create a stage 1 development lot.

This proposed subdivision of Existing Lot 299 will create:

- a new Lot 299 on SP289881 (**New Lot 299**);
- a new Lot 1 on SP289881 (**Development Lot 1**); and
- a new easement in New Lot 299 which, in addition to the new road bridge, will provide access to Development Lot 1 (**EMT A**).

The proposed subdivision is shown on proposed Survey Plan 289881, a copy of which is set out in **Attachment 1** of this letter.

As this proposed subdivision constitutes Regulated Development, Ministerial approval is sought pursuant to section 16 of the JCA. To assist the Minister's assessment of this application, **Attachment 2** of this letter contains a report from town planning firm Urbis which confirms that the proposed subdivision complies with the relevant provisions of the City of Gold Coast City Plan.

Jupiters Casino Agreement – Definition of 'Site'

A large portion of the JCA was prepared at a time when the use contemplated for the Broadbeach Island site was for a casino-hotel complex. It appears to us that the JCA's definition of the 'Site' is reflective of this time as it does not expressly deal with:

- the undertaking of Regulated Development – particularly the reconfiguration of land to create residential lots on part of the Site – to enable a change of use to be effected (even after approval); or
- the scenario in which a person other than The Star owns part of the Site.

We consider that minor administrative amendments are required to be made to the definition of 'Site' in the JCA to remove any uncertainty as to the application of the JCA (and the JCAA) to land reconfigured from the existing lots at Broadbeach Island.

Put simply, it is our view that an amendment to the definition of 'Site' in the JCA to include any future description of the land reconfigured from the land already specified in that definition (and some very minor consequential amendments) is all that is required.

Details of our suggested changes to the JCA are set out in **Annexure A** of this letter.

Next Steps

We look forward to hearing from you regarding our application for Regulated Development, being the proposed RoL. In that regard please do let us know if there is any additional information you require, or if you would like to meet to discuss any aspect of our application.

Once you have had an opportunity to consider our proposed amendments to the JCA, we would appreciate being able to progress this matter with you further.

Yours sincerely



Geoff Hogg
Managing Director Queensland
The Star Entertainment Group Limited

cc Matt Bekier
Chad Barton
Paula Martin

Annexure A – Suggested Amendments to the Jupiters Casino Agreement under the Jupiters Casino Agreement Act 1983

- At Recital C, page 3 of the JC Agreement:
'C. The Trustee holds the Casino Licence and owns the ~~Site~~ and the Jupiters Casino-Hotel Complex.'
- The definition of Casino Lease at clause 1 of the JC Agreement be amended as follows:
"Casino Lease" means the lease granted on 21 April, 1988 by the Trustee to the Casino lessee with respect to part of the Site.
- The definition of Site at clause 1 of the JC Agreement be amended as follows:
"Site" means –
 - (a) ...
 - (b) ...
 - (i) ...
 - (ii) ...
 - (iii) the land to be the subject of a term lease contiguous to the land ... in respect of the land described in paragraph (a)(ii); ~~and~~
 - (c) any future description of the land specified in paragraph (b) consequent upon any resurvey of that land which has been approved by the State; and
 - (d) any future description of the land specified in paragraphs (a) to (c) above as a result of that land being reconfigured.



**LEVEL 2
64 MARINE PARADE
SOUTHPORT QLD 4215**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

14 September 2017

Mr Michael Sarquis
Executive Director
Office of Liquor and Gaming Regulation
By email: mike.sarquis@justice.qld.gov.au

Dear Mr Sarquis,

PROPOSED SUBDIVISION OF BROADBEACH ISLAND, BROADBEACH

We act for The Star Entertainment QLD Custodian Pty Ltd as trustee (**the proponent**).

The proponent owns land described as Lot 299 on WD3639 in freehold title (**Lot 299**).

The site has an area of 60,121 square metres and comprised the majority portion of Broadbeach Island, Broadbeach in the City of Gold Coast. Broadbeach Island is the location of the existing *The Star Gold Coast* Integrated Resort and the proposed *Destination Gold Coast* Stage 1 tower development.

To facilitate the construction of the Stage 1 development, it is necessary to now subdivide Lot 299 into two allotments and an easement.

The proposed subdivision is shown on Proposed Survey Plan SP289881 (**Attachment 1**).

The proposed subdivision will create:

1. a new Lot 299 on SP289881 with an area of 55,321 square metres (**New Lot 299**);
2. a new Lot 1 on SP289881 with an area of 4,800 square meters (**New Lot 1**); and
3. a new easement in New Lot 299 (**Easement A**).

Pursuant to the *Jupiters Casino Agreement Act 1983* (**the JCAA**), the proposed subdivision is Regulated Development involving Reconfiguring a Lot. The Minister therefore has the jurisdiction to approve the proposed subdivision.

We note that the new allotments will not be created until the Proposed Survey Plan is registered with the Titles Office (as is ordinarily the case).

Public sector entities

Because the proposed reconfiguration is not Regulated Development which involves a Material Change of Use, the involvement of public sector entities in this process is not required.

Nevertheless, Urbis have reviewed the proposed subdivision against the key assessment provisions set out in the City of Gold Coast City Plan (Version 4) (**City Plan**) for completeness. We confirm that the proposed subdivision:



1. is consistent with the purpose and the intent of the City Plan;
2. would not require public notification;
3. would comply with the relevant Overall Outcomes and Performance Criteria of the Reconfiguring a lot code;
4. comfortably exceeds the minimum lot size for new allotments in comparable land use zones (e.g. Centre Zone, High Density Residential Zone);
5. can be satisfactorily serviced by reticulated urban services;
6. makes provision for safe and efficient access for vehicles and pedestrians to both proposed lots; and
7. provides Easement A which, at a minimum dimension of 14 metres, makes provision for both the safe and efficient access of vehicles and pedestrians along with the installation of services as required.

The proposed subdivision would comply with the key relevant provisions of the City Plan in the hypothetical scenario that the proposal was in fact subject to those provisions.

We also note that the future use of the proposed allotments (including traffic management and infrastructure capacity upgrades) has been subject to detailed assessment as part of the assessment of the *Stage 1* development approved by the Minister in December 2016.

We therefore respectfully suggest that the Minister can be assured that the proposed subdivision is a sound, meritorious and orderly development that is consistent with the City Plan and the reasonable expectations of the community.

On this basis, the proponent respectfully requests that the proposed subdivision be approved.

If you have any questions please don't hesitate to contact me at 0475 250 204 or mschneider@urbis.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "M. Schneider".

Matthew Schneider
Director

CC Mr Adam Ferenczy
 The Star Entertainment Group
 By email

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 16 January 2018
To: **Attorney-General and Minister for Justice
Leader of the House**
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Destination Gold Coast Consortium Gold Coast Master Plan – amendment of Stage 1 conditions
Requested by: Internally generated

RECOMMENDATIONS

That you:

1. **approve** The Star Entertainment Group Limited's (The Star) application to amend the Stage 1 conditions of approval (**Attachment 1**);
2. **sign** the attached letter to The Star advising of your decision (**Attachment 2**);
3. **sign** the attached letters to the Honourable Mark Bailey MP, Minister for Transport and Main Roads; the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning; and Councillor Tom Tate, Mayor, Gold Coast City Council (GCCC), advising of your decision and requesting their continued assistance with the implementation of the compliance framework (**Attachments 3 to 5**).

BACKGROUND SUMMARY

1. On 5 December 2016, in accordance with the Jupiters Casino Agreement (the Agreement), you approved a 'material change of use' application and associated conditions for Stage 1 of The Star's development of the site of The Star, Gold Coast as part of their *Destination Gold Coast Consortium Gold Coast Master Plan* (the Master Plan) (**Attachment 6**).
2. On 20 November 2017, the Office of Liquor and Gaming Regulation (OLGR) received an application from The Star to amend the approved Stage 1 conditions as a result of minor changes to the Stage 1 development area, Stage 1 tower form and design, car parking and bicycle parking provisions. A summary of material submitted by The Star is enclosed (**Attachment 7**). Copies of this material can be provided to your office if required.

ISSUES

3. Although the Agreement is silent in relation to the process for making amendments to the conditions, your ability to issue an approval under the Agreement is taken to include your ability to amend and add to the conditions of your existing approval.
4. The Star has provided various reports, drawings and other material in support of the application. The OLGR has undertaken a review of the amended application material provided and is satisfied that the proposal is generally in accordance with your approval of 8 December 2016.

5. Agreement has been reached on the proposed amended conditions (including financial contributions) with the following public sector entities:
 - the State Assessment and Referral Agency via the Department of State Development, Manufacturing, Infrastructure and Planning;
 - the GCCC; and
 - the Department of Transport and Main Roads.
6. Each of the recommended conditions received from the public sector entities have been compiled into the proposed conditions to be attached to the amended Stage 1 approval. A marked-up version displaying the proposed amended conditions is at **Attachment 1**.
7. Given the minor nature of the changes proposed, and the support provided by each of the public sector entities which recommended the original conditions, it is recommended you approve the new conditions to allow for the Stage 1 works to continue as amended.
8. Under the terms of the Agreement, you will remain responsible for undertaking any enforcement action for non-compliance with the amended approval conditions.
9. The Star has advised that an application for regulated development in relation to Stage 2 of the development is currently being prepared, and negotiations with the relevant public sector entities are underway. Separate briefing material will be prepared in this regard once finalised.

EMPLOYMENT IMPACT

10. Not applicable.

CONSULTATION WITH STAKEHOLDERS

11. The OLGR is in consultation with The Star in regards to the Master Plan development, as well as each of the relevant public sector entities.

FINANCIAL IMPLICATIONS

12. Not applicable.

POTENTIAL MEDIA

13. Not applicable.

NOTED or APPROVED / NOT APPROVED
 Attorney-General and Minister for Justice
 Leader of the House
 Comments

Yvette D'ATH
 YVETTE D'ATH MP
 Attorney-General and Minister for Justice
 Leader of the House

29/01/18

Chief of Staff

1 1

Policy Advisor

[Signature]
 18/01/18

Contact Officer:	Name: Brigette Tilley Position: Director, Gaming Services Phone: 3872 0911 (ext 20911) Date: 12 January 2018	Approved by:	Name: David Ford Position: Deputy Director-General, LGFT Phone: 387 20926 NP 49-Sch4 Date: 16 January 2018
Approved by:	Name: Michael Sarquis Position: Executive Director, OLGR Phone: 3872 0800(ext 20800) Date: 15 January 2018	Endorsed:	Jenny Lang A/ Director-General <i>[Signature]</i> 18/01/2018
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 4188427, OGR-1715265

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Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

29 JAN 2018

Mr Geoff Hogg
Managing Director QLD
The Star Entertainment Group Limited
PO Box 13348
George Street Post Shop
BRISBANE QLD 4001

Dear Mr ~~Hogg~~ *Geoff*

I refer to your application lodged with the Office of Liquor and Gaming Regulation (OLGR) on 20 November 2017, seeking approval to amend conditions relating to Stage 1 of The Star Entertainment Group Limited's (The Star) *Destination Gold Coast Consortium Gold Coast Master Plan* approved on 8 December 2016.

I understand The Star has reached agreement with each relevant public sector entity in relation to the amendment of the proposed conditions.

Upon review of the various plans and reports submitted in support of the application, and the recommendations made by each of the public sector entities, I believe the proposed amendments are generally in accordance with the approval issued on 8 December 2016.

Accordingly, I am pleased to advise the application to amend the Stage 1 conditions as proposed has been approved. The amended conditions subject to this approval are enclosed for your reference.

Please note the attached conditions supersede the equivalent conditions attached to my previous approval of 8 December 2016.

Once again, please note any works relating to Stage 1 anticipated not to be undertaken generally in accordance with the approved development application material and amended development application material will require further submission and approval prior to beginning those works.

I have advised each of the relevant public sector entities of my decision, and have also authorised them to deal directly with any complaints associated with the development, as well as to provide assistance in relation to the monitoring of the necessary works to ensure The Star's ongoing compliance with the conditions of my approval.

(2)

Ultimately, the enforcement of the conditions of approval remain a matter for my determination. However, any decision made in this regard will be informed by advice from each relevant public sector entity.

I trust that The Star will continue to work collaboratively with each public sector entity in undertaking their respective duties to ensure that the amended conditions of approval are met.

Should you require any further information regarding this matter, please contact Ms Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

I trust this information is of assistance.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Leader of the House

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 4188432, OGR-1715389

29 JAN 2018

Councillor Tom Tate
Mayor
The City of Gold Coast
PO Box 5042
GOLD COAST MC QLD 9729

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

Dear Mayor ^{Tom}

I refer to previous correspondence dated 9 December 2016 advising of my approval of Stage 1 of The Star Entertainment Group Limited's (The Star) *Destination Gold Coast Consortium Gold Coast Master Plan*.

The Star has since lodged an application to amend certain conditions in relation to my original approval, relating to minor changes to the Stage 1 development area, tower form and design and car and bicycle parking provisions. I understand that The Star has also engaged in negotiations with the Gold Coast City Council (GCCC) and reached agreement on the proposed amendments.

Pursuant to the provisions of the Jupiters Casino Agreement, I have assessed and approved the proposed changes and can confirm that Council's recommendations have been incorporated into the amended conditions, which are enclosed for your reference. Please note the attached conditions supersede the equivalent conditions attached to my previous approval of 9 December 2016.

Once again, I consider it appropriate that GCCC be authorised to monitor and supervise The Star's compliance with the amended conditions proposed by the GCCC in accordance with the existing compliance framework. I appreciate the ongoing support of GCCC in regards to this matter.

Should you require any further information regarding this matter, please contact Ms Brigitte Tilley, Director, Gaming Services Branch, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General, on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

I trust this information is of assistance.

Yours sincerely


YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 4188428, OGR-1715386

29 JAN 2018

The Honourable Mark Bailey MP
Minister for Transport and Main Roads
Member for Miller
GPO Box 2644
BRISBANE QLD 4001

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

Dear Minister *Mark*

I refer to my previous correspondence dated 9 December 2016 advising of my approval of Stage 1 of The Star Entertainment Group Limited's (The Star) *Destination Gold Coast Consortium Gold Coast Master Plan*.

The Star has since lodged an application to amend certain conditions in relation to my original approval, relating to minor changes to the Stage 1 development area, tower form and design and car and bicycle parking provisions. I understand that The Star has also engaged in negotiations with the Department of Transport and Main Roads (DTMR) and reached agreement on the proposed amendments.

Pursuant to the provisions of the Jupiters Casino Agreement, I have assessed and approved the proposal and can confirm that DTMR's recommendations have been incorporated into the amended conditions, which I have enclosed for your reference. Please note the attached conditions supersede the equivalent conditions attached to my previous approval of 9 December 2016.

Once again, I consider it appropriate that DTMR be authorised to monitor and supervise The Star's compliance with the amended conditions proposed by DTMR in accordance with the existing compliance framework. I appreciate the ongoing support of DTMR in regards to this matter.

Should DTMR officers require any further information regarding this matter, please contact Ms Brigette Tilley, Director, Gaming Services Branch, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigette.tilley@justice.qld.gov.au.

I trust this information is of assistance.

Yours sincerely

Yvette D'Ath
YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 4188429, OGR-1715387

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

29 JAN 2018

The Honourable Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning
Member for Woodridge
PO Box 15009
CITY EAST QLD 4002

Dear Minister *Cameron*

I refer to my previous correspondence to your Department dated 9 December 2016 advising of my approval of Stage 1 of The Star Entertainment Group Limited's (The Star) *Destination Gold Coast Consortium Gold Coast Master Plan*.

The Star has since lodged an application to amend certain conditions in relation to my original approval, relating to minor changes to the Stage 1 development area, tower form and design and car and bicycle parking provisions. I understand that The Star has also engaged in negotiations with the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) and reached agreement on the proposed amendments.

Pursuant to the provisions of the Jupiters Casino Agreement, I have assessed and approved the proposal and can confirm that DSDMIP's recommendations have been incorporated into the amended conditions, which I have enclosed for your reference.

Please note the attached conditions supersede the equivalent conditions attached to my previous approval of 9 December 2016.

Once again, I consider it appropriate that DSDMIP be authorised to monitor and supervise The Star's compliance with the amended conditions proposed by DSDMIP in accordance with the existing compliance framework.

I appreciate the ongoing support of the DSDMIP in regards to this matter.

Should DSDMIP officer require any further information regarding this matter, please contact Ms Brigitte Tilley, Director, Gaming Services Branch, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

I trust this information is of assistance.

Yours sincerely

Yvette D'Ath
YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR NOTING

Date: 1 March 2018
To: Attorney-General and Minister for Justice
Leader of the House
From: Office of Regulatory Policy – Liquor, Gaming and Fair Trading
Subject: Star Gold Coast Master Plan Stage 1 development
Requested by: Internally generated

RECOMMENDATION

That you **note** the contents of this brief.

BACKGROUND SUMMARY

1. On 23 October 2017, The Star Entertainment Group Limited (Star Entertainment) made a submission to the Office of Liquor and Gaming Regulation (OLGR) for approval to reconfigure Broadbeach Island to facilitate the development of a new multi-storey hotel and residential apartment tower adjacent to The Star Gold Coast. A reconfiguration of the Broadbeach Island site is considered to be 'regulated development' under the Jupiters Casino Agreement (Casino Agreement) for which ministerial approval is required.
2. As part of its submission, Star Entertainment also sought administrative amendments to the Casino Agreement which it considered may be needed to enable the development to proceed unimpeded. Pursuant to the *Casino Control Act 1982*, amendments to the Casino Agreement are required to be ratified by Parliament.
3. On 18 December 2017, you wrote to Mr Geoff Hogg, Managing Director Queensland, Star Entertainment approving the reconfiguration and advising of your support for the Casino Agreement amendments needed to accommodate the development (**Attachment 1**).

ISSUES

4. The Office of Regulatory Policy (ORP) has since examined the proposed Casino Agreement amendments in detail and has sought further information from Star Entertainment about their nature and urgency.
5. Verbal discussions with Ms Paula Martin, Group General Counsel and Company Secretary, revealed that while the proposed amendments are considered desirable by Star Entertainment, at this time it does not require any specific amendment to be made to the Casino Agreement in order to proceed with the current development schedule.
6. However, Ms Martin indicated that, as interest in, and pre-sales of, the residential apartments have been unexpectedly strong, construction of the tower could potentially commence earlier than anticipated. Once pre-sale thresholds are met, Star Entertainment will seek finance for the development (likely from April 2018). In this regard, Ms Martin advised there could be a possibility that a financier and/or consortium partner may require further clarity in the Casino Agreement about the ability to reconfigure the Broadbeach Island site to cater for the development of the tower. Should this risk eventuate, then amendments to the Casino Agreement may be required as a matter of urgency in order to allow for the development to proceed.

7. Star Entertainment is not of the view there is a high likelihood a financier and/or consortium partner would raise concerns. In fact, if the risk does not eventuate, Ms Martin indicated amendments will likely not be required.
8. While the amendments proposed may be desired by Star Entertainment in order to pre-empt any concerns a financier and/or consortium partner may have, in the absence of further information about what those concerns may be about, it is difficult to draft changes to the Casino Agreement. Furthermore, any changes made to the Casino Agreement at this stage may not even address the yet unidentified concerns of a financier and/or consortium partner.
9. Until enough specificity can be obtained about the nature of the amendments required, the Department will continue to liaise closely with Star Entertainment as the tower development progresses. Amendments to the Casino Agreement may then be reconsidered should a financier and/or consortium partner identify particular issues during the finance approval process.

EMPLOYMENT IMPACT

10. Not applicable.

CONSULTATION WITH STAKEHOLDERS

11. Not applicable.

FINANCIAL IMPLICATIONS

12. Not applicable.

POTENTIAL MEDIA

13. Not applicable.

NOTED or APPROVED / NOT APPROVED
 Attorney-General and Minister for Justice
 Leader of the House
 Comments

Yvette D'ATH
 YVETTE D'ATH MP
 Attorney-General and Minister for Justice
 Leader of the House

29/4/18

[Signature]
 Chief of Staff

10/4/18

[Signature]
 Policy Advisor

12/3/18

Contact Officer:	Name: Martin Scott Position: Director, ORP Phone: 3872 0875 (ext 20875) Date: 27 February 2018	Approved by:	Name: David Ford Position: Deputy Director-General, LGFT Phone: 3287 20926 (NP 49-Sch4) Date: 28 February 2018
Approved by:	Name: David McKarzel Position: Executive Director, ORP Phone: 3235 4983 (ext 54983) Date: 27 February 2018	Endorsed:	David Mackie Director-General <i>[Signature]</i> 5/3/18
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

URGENT

Date: 5 December 2016
To: Attorney-General and Minister for Justice
Minister for Training and Skills
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Approval of Jupiters Redevelopment Stage 1
Requested by: Internally generated
Decision required by: 30 December 2016 due to the statutory timeframe

RECOMMENDATIONS

That you:

- (a) **approve** the Stage 1 development application for the site of the Jupiters Hotel and Casino, subject to the conditions outlined in **Attachment 1**;
- (b) **sign** the attached letter to The Star Entertainment Group Limited (The Star), advising of your decision and attaching the conditions of approval (**Attachment 2**);
- (c) **approve** the associated compliance framework, allowing public sector entities (and persons acting on their behalf) to supervise, assess and report on compliance with the approval conditions for the development application (**Attachment 17**);
- (d) **note** that under the terms of the Jupiters Casino Agreement, you will be responsible for undertaking any enforcement action for non-compliance with the approval conditions;
- (e) **approve** the delegation of your approval powers for subsequent minor matters that will require further approval/consideration; and
- (f) **sign** the attached letters to the Honourable Steven Miles MP, Minister for Environment and Heritage Protection and Minister for National Parks and the Great Barrier Reef; the Honourable Bill Byrne MP, Minister for Agriculture and Fisheries, and Minister for Rural Economic Development; the Honourable Mark Bailey MP, Minister for Main Roads, Road Safety and Ports, and Minister for Energy, Biofuels and Water Supply; the Honourable Jackie Trad MP, Deputy Premier, Minister for Infrastructure, Local Government and Planning and Minister for Trade and Investment; and the Mayor of the City of Gold Coast, advising of your decision and requesting their assistance with the implementation of the compliance framework (**Attachments 3 – 7**).

BACKGROUND SUMMARY

1. You have previously been advised of The Star's proposal to develop the Jupiters Hotel and Casino complex and site as part of their *Destination Gold Coast Consortium Gold Coast Master Plan* (the master plan); and that under the Jupiters Casino Agreement (the Agreement), the trustee (Jupiters Custodian Pty Ltd, as represented by The Star) must make an application to you for approval of any proposed regulated development (**Attachments 8 and 9**).
2. The development application for Stage 1 of the master plan has now been received by the Office of Liquor and Gaming Regulation (OLGR). A summary of material submitted by The Star is enclosed (**Attachment 10**). Copies of this material will be provided if required.

3. Stage 1 includes a new 700 room, 200 metre high tower, which will provide a mix of residential and hotel accommodation, retail and entertainment facilities and the construction of a podium level to increase the connectivity of existing infrastructure to the new development.
4. These works are intended to be undertaken by The Star in conjunction with its Destination Brisbane Consortium partners, Chow Tai Fook Enterprises (CTFE) and Far East Consortium (FEC), broadening their investment in the State to include both the new Queen's Wharf integrated resort development (IRD), and the redevelopment of the existing Jupiters Hotel and Casino property.
5.

NP_Sch3(3)(1)(e)

OLGR

 holds no concerns regarding the suitability of these parties to be involved in the overall redevelopment of the Jupiters Hotel and Casino site. Nevertheless, the OLGR has requested details of their involvement for review.

ISSUES

Timing

6. Clause 21 of the Agreement requires you to make a determination on the development application within 20 business days. Provisions also exist to allow for a single extension of a further 20 business days to be communicated to the trustee where required. If a decision is not made within this timeframe, it will be taken that you have approved the application without conditions.
7. As the application was received on 1 December 2016, a decision is required regarding the application by 2 January 2017. Should you wish to extend the assessment process by a further 20 days, a decision will be required by 1 February 2017.
8. The OLGR has undertaken a review of the material submitted by The Star and believes that all information required to make a decision on the application has been provided. However, under the provisions of clause 21(d) of the Agreement, should you consider it necessary to request any further information from The Star in order to inform your determination, the assessment timeframe may be put on hold while you are awaiting the provision of this material.
9. However, these provisions do not allow for further time to be taken in assessing any such material. Accordingly, it is recommended that if necessary, any requests for further information be communicated to The Star as early in the assessment process as possible, so as to allow adequate time to appropriately review any new material.

Project funding

10. It is understood that The Star has entered into a Memorandum of Understanding with FEC and CTFE in relation to the proposed Stage 1 development, and it has been reported in the media (although not directly confirmed by The Star to date) that each consortium member will hold a 33% stake in the new tower.
11. Dependant on the form of this arrangement, it is possible that various approvals under the Act and the Agreement may be required in order to facilitate the arrangement.
12. The OLGR is seeking further information from The Star regarding these matters, and will brief you accordingly in relation to all necessary approvals once confirmed. However, such matters should not impact your decision on the application before you.

Development application material

13. Under the provisions of clause 16(d) of the Agreement, The Star is required to provide various reports, drawings and other material in support of the application. The OLGR, in conjunction with each of the relevant public sector entities, has undertaken a review of the application material provided (as noted at **Attachment 10**), and is satisfied that it fulfils the application requirements of the Agreement.
14. Further, clause 16(h) of the Agreement requires The Star to negotiate with relevant public sector entities and agree to all matters (including financial contributions) which would normally be lawfully required as a condition of approval under existing development legislation. Accordingly, as part of the development of the Stage 1 application material, The Star has consulted with the following relevant public sector entities:
- Department of Agriculture and Fisheries;
 - Department of Environment and Heritage Protection (both through the Department of Infrastructure, Local Government and Planning's State Assessment and Referral Agency (SARA));
 - Council of the City of Gold Coast; and
 - Department of Transport and Main Roads.
15. On 1 December 2016, The Star provided written confirmation that agreement had been reached on all relevant matters (including financial contributions) with each of these entities. A copy of the assessment reports and recommended conditions prepared by each of these entities as a result of this process is enclosed (**Attachments 11 – 13**).
16. Each of the recommended conditions received from the public sector entities, along with a number of further conditions developed by the OLGR, have been compiled into the proposed conditions to be attached to the approval for Stage 1 (**Attachment 1**).

17.

NP_Sch3(7)

Scope of approval

18. In accordance with clause 16(f) of the Agreement, you may approve or refuse this application for regulated development either in whole or in part. You may also approve an application subject to conditions.

19.

NP_Sch3(7)

20. Accordingly, the letter to The Star advising of your decision to approve the Stage 1 application has been prepared to ensure it applies specifically to the land upon which the works will take place, and notes that further stages of the development involving any form of regulated development must be lodged with the OLGR for your approval.

21. It is further noted a number of the proposed approval conditions will require further assessment, consideration and/or approval of various matters relating directly to the Jupiters Hotel and Casino site to be undertaken at a later date, as commonly occurs for applications of this nature (e.g. approval of landscape plans or construction management plans).

22.

NP_Sch3(7)

Monitoring of / reporting on conditions

23. The Agreement does not contain a framework under which compliance with approval conditions for regulated development may be effectively monitored or enforced. Accordingly, the OLGR has developed a compliance framework to provide guidance and direction to each public sector entity on what is expected of each party once the Stage 1 application is approved (**Attachment 17**).

24.

25. While development applications under the *Sustainable Planning Act 2009* are generally coordinated and approved by SARA, monitoring and enforcement of conditions is undertaken directly by the relevant public sector entity to which the conditions relate.

26. Accordingly, the compliance framework places responsibility for monitoring and assessing compliance with the approval conditions with each of the relevant public sector entities responsible for their drafting. It also authorises each entity to receive and respond to complaints relating to the development that are relevant to their usual responsibilities, so as to ensure the normal day to day monitoring and response to these types of matters can continue as per usual practice, and not be subject to undue regulatory burden.

27. The framework is also supported by the drafting of the conditions, which ensure that The Star works with each entity to confirm adherence with each of the conditions within the required timeframes and subject to the necessary requirements, and obliges The Star to take any necessary actions to assist these entities in undertaking their duties under the framework (e.g. providing reports and other material upon request and allowing access to the site).

28. This approach will enable each public sector entity to monitor works throughout the duration of development and issue informal notices and advice to The Star on matters of compliance or non-compliance with the conditions of approval and any other matters of concern that are identified. In addition, it is intended each entity report to the OLGR in relation to ongoing compliance, including finalising any conditions, on a quarterly basis.

Enforcement of conditions

29. Where a public sector entity identifies non-compliance with a condition, the compliance framework requires them to provide notification to The Star of the matter and suggest possible remedial action and a timeframe. The Star is then to report to the public sector entity within the recommended timeframe to demonstrate compliance.

30. Where the entity's recommendations are not adhered to, it is intended that the matter is escalated to the OLGR, along with sufficient background to the matter to allow for informed consideration. The OLGR would then assess the relevant enforcement mechanisms available under the Agreement and the *Casino Control Act 1982*, and brief you recommending the most appropriate enforcement action in the circumstances.
31. Correspondence has been drafted for each of the public sector entities with respect to this approach (including a copy of the compliance framework for their reference), for your signature (**Attachments 3 – 7**).

Future applications

32. The Star has advised an application for the 'reconfiguration of a lot' aspects of the Stage 1 development is likely to be lodged in the first half of 2017. This is due to the strata titling that will take place for residential unit sales.
33. The Star has also advised an application for regulated development in relation to Stage 2 is currently under preparation, and is expected to be lodged as early as possible after any approval for Stage 1 is provided.

EMPLOYMENT IMPACT

34. The Star has suggested the addition of the Stage 1 proposal to the current ongoing redevelopment works on the site is expected to generate more than 1,000 construction jobs, and increase the existing onsite workforce to approximately 2,300 once all works are complete and operational.

CONSULTATION WITH STAKEHOLDERS

35. Both The Star and the OLGR have undertaken significant and ongoing consultation with each of the relevant public sector entities in the development of their reports and recommended conditions. Agreement has been reached between The Star and each public sector entity with respect to the content of these proposed conditions.
36. The OLGR has also consulted with Crown Law throughout this process.
37. The Star also undertook community consultation in relation to the proposed master plan concept (including the Stage 1 works), which returned generally favourable responses, with the community receptive to the scope of the proposed works.

FINANCIAL IMPLICATIONS

38. The addition of Stage 1 to the ongoing refurbishment and construction on the site will see The Star's current investment in the property increase by up to \$850 million.

POTENTIAL MEDIA

39. No adverse media is expected. The Star is likely to make further media announcements should approval be provided regarding the master plan's progress, increases in estimated job numbers and other ancillary economic benefits resulting from the Stage 1 construction.

NOTED or APPROVED / NOT APPROVED
Attorney-General and Minister for Justice
Minister for Training and Skills
 Comments


YVETTE D'ATH MP
Attorney-General and Minister for Justice
Minister for Training and Skills

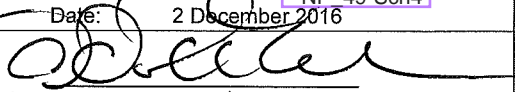
8/12/16

Chief of Staff

/ /

Policy Advisor

7/12/16

Contact Officer:	Name: Brigitte Tilley Position: Director, Gaming Services Phone: 3872 0911 (ext 20911) Date: 2 December 2016	Approved by:	Name: Michael Sarquis Position: A/Deputy Director-General, LGFT Phone: 3872 0800 NP 49-Sch4 Date: 2 December 2016
Approved by:	Name: Michael Sarquis Position: Executive Director, OLGR Phone: 3872 0800 (20800) Date: 2 December 2016	Endorsed:	David Mackie Director-General  5/12/16
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			

**JUPITERS REDEVELOPMENT STAGE 1
AMENDED CONDITIONS OF APPROVAL**

#	Condition				Timing
GENERAL MATTERS					
1.	Development to be generally in accordance with specified plans/drawings				At all times.
The development must be carried out generally in accordance with the plans/drawing prepared by Cottee Parker Architects listed below:					
#	Plan no.	Rev.	Title	Date	
1	SD1.1002	024	Site Plan	21/07/1704/05/16	
2	SD1.2010	01	Floor Plan Level 00	21/07/17	
32	SD1.2010.1	032	Floor Plan Level 00 Part 1	21/07/1725/07/16	
43	SD1.2010.2	032	Floor Plan Level 00 Part 2	21/07/1725/07/16	
54	SD1.2011.M	032	Floor Plan Level 01M	21/07/1728/07/16	
65	SD1.2012	032	Floor Plan Level 02	21/07/1728/07/16	
7	SD1.2012.M	01	Floor Plan Level 02M	21/07/17	
86	SD1.2013	024	Floor Plan Level03 Concourse	21/07/1704/05/16	
97	SD1.2014	032	Floor Plan Level 04	21/07/1725/07/16	
108	SD1.2015	023	Floor Plan Level 05	21/07/1728/07/16	
119	SD1.2016	032	Floor Plan Level 06	21/07/1728/07/16	
120	SD1.2017	032	Floor Plan Level 07	21/07/1728/07/16	
134	SD1.2018	024	Floor Plan Level 08 Podium	21/07/1704/05/16	
142	SD1.2019	024	Floor Plan Level 9-22	21/07/1704/05/16	
153	SD1.2033	024	Floor Plan Level 10-20 Typical Hotel Floor23	21/07/1704/05/16	
164	SD1.2035	043	Floor Plan Level 215-26	21/07/1713/05/16	
175	SD1.2067	032	Floor Plan Level 22 Rec Deck57	21/07/1713/05/16	
186	SD1.2068	032	Floor Plan Level 2358-60	21/07/1713/05/16	
197	SD1.2071	024	Floor Plan Level 61-24-55 Typical Apartment FloorRoof	21/07/1704/05/16	
20	SD1.2072	01	Floor Plan Level 56 Roof Deck	21/07/17	
2118	SD1.3001	043	Tower Elevations	21/07/1728/07/16	
2219	SD1.3002	043	Tower Elevations	21/07/1728/07/16	
230	SD1.3003	032	Podium Elevations	21/07/1728/07/16	
241	SD1.3004	032	Podium Elevations	21/07/1728/07/16	
252	SD1.3101	024	Sections	21/07/1704/05/16	

#	Condition	Timing
26 3	SD1.3102 024 Podium Section s 21/07/17 04/05/16	
27 4	SD1.3103 024 Podium Section s 21/07/17 04/05/16	
28 5	SD1.3107 024 Podium Section Through Facade 21/07/17 28/07/16	
The conditions of this approval are to be read in conjunction with these plans. Where a conflict occurs between the conditions of this approval and the plans/drawings, the conditions of this approval shall take precedence.		
INFRASTRUCTURE FUNDING CONTRIBUTIONS		
9.	Infrastructure Contributions Pay to the Council of the City of Gold Coast (Council) a monetary contribution towards the cost of the provision of infrastructure in accordance with Council's Charges Resolution. The current applicable charge is: Total levied charge payable \$8,299,231.708,554,032.90 + ANNUAL ADJUSTMENTS AND/OR REVIEWS The above charge will automatically increase by the lesser of the following: a. The difference between the levied charge and the maximum adopted charge the local government could have levied for the development when the charge is paid; and b. The increase for the PPI-index for the period starting on the day the levied charge was levied and ending on the day it is paid, adjusted by reference to the 3-yearly PPI-index average. '3-yearly PPI-index average' and 'PPI-index' have the meanings given in the <u>Sustainable Planning Act 2016</u> . As the levied charge amount is current at the date of issue, the total charges due at the date of payment may be greater.	Total payable prior to the use commencing, issue of certification of classification or final plumbing inspection, whichever occurs first.
CAR PARKING AND ACCESS		
10.	Off-street car parking facilities a. Off-street car parking facilities must be designed, constructed and maintained in accordance with AS2890.1 (latest version). b. Off-street facilities for car parking must only be used for vehicle parking. c. A minimum total of 35 18 additional off-street car parking spaces must be provided on-site <u>in an unbundled arrangement, where at least 417 spaces are provided for residents, 27 spaces for visitors and 74 spaces for the short term accommodation (hotel).</u> d. Off-street car parking facilities must be drained, sealed and line marked. <u>Information Note: Any unbundled car parking unsold to a residential carpark allocation can be made available for use by all other activities within the integrated resort complex (i.e residential apartments, hotel, casino and resort users).</u>	Prior to the commencement of the use and at all times.
11.	Tandem car parking spaces Tandem car parking spaces must be allocated to residents of the same unit only.	At all times.

Commented [DC1]: To be deleted – plans no longer include tandem car parking.

#	Condition	Timing
12.	Freely accessible visitor parking at ground level The 19 visitor parking spaces at ground level (Level 00) must be accessible to bona fide visitors for the duration of any visit to the site.	Prior to the commencement of the use and at all times.
13.	Intercom system for visitor parking at level 02 An intercom system must be installed and maintained, linking each of the dwellings with the security gate to provide access for visitors to the visitor car parking spaces located on Level 02.	Prior to the commencement of the use.
14.	Signage for visitor car parking spaces All visitor car parking spaces must be clearly identifiable through the provision of signage denoting "Visitor Parking".	Prior to the commencement of the use of the premises and then maintained at all times.
16.	Bicycle parking a. Bicycle parking facilities must be provided to the satisfaction of the Minister, at no cost to Council and maintained in accordance with: i. a minimum of 106352 x Class 2 bicycle parking spaces for residents; ii. a minimum of 3620 x Class 3 bicycle parking spaces for visitors to be provided in a freely accessible location at ground level; and iii. AS2890.3. b. The bicycle parking spaces are to: i. enable wheels and frame to be located to the device without damaging the bicycle; ii. be located outside pedestrian movement paths; iii. be accessible from the road; iv. be arranged so that parking and unparking manoeuvres will not damage adjacent bicycles v. be protected from manoeuvring motor vehicles and opening car doors; vi. be as close as possible to the cyclists ultimate destination; vii. be well lit by appropriate existing or new lighting; and viii. be protected from the weather.	Prior to the commencement of the use and at all times.
HYDRAULICS		
39.	Certification of earthworks compliance with hydraulic report The Trustee must submit to Council and to the Minister a certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the bulk earthworks comply with the approved hydraulic report, being "Destination Gold Coast Consortium – Stage 1 Plan of Development, Flooding and Hydraulics Impact Assessment Revision 052" (Report Not: F0003-AA0090029-AAR dated 15 September 2017/09/05/46 prepared by Arcadis Australia Pacific Pty Ltd) and no loss of flood plain storage has occurred as a result of the earthworks. The certification must be accompanied by calculations and as constructed data that: a. includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS; and b. has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred.	The certification must be submitted to Council immediately after completion of the bulk earthworks.
STORMWATER AND WATER QUALITY		
43.	Stormwater management plan to be complied with The Trustee must submit to Council and to the Minister certification from a RPEQ specialised in stormwater management confirming that all works have been carried out	The certification must be submitted prior to the commencement of the on

Commented [DC2]: To be deleted – visitor parking is to be provided in combination with the pooled public parking.

Commented [DC3]: To be deleted- visitor parking no longer provided within a secure area of the car park.

Commented [DC4]: To be deleted – designated visitor parking no longer provided.

#	Condition	Timing
	and completed in accordance with the approved stormwater management plan being "Destination Gold Coast Consortium – Stage 1 Plan of Development , Site Based Stormwater Management Plan Revision 054 (Report Not: F0009-AA0090029-AAR dated 15/09/2017) prepared by Arcadis Australia Pacific Pty Ltd]. <i>Information note: this condition is non-trunk infrastructure.</i>	maintenance period (whichever occurs first) or , prior to the commencement of the use of the premises.
44	Certification that stormwater management treatment train implemented The Trustee must provide to Council and to the Minister certification from a RPEQ specialising in stormwater that the stormwater management treatment train in the approved stormwater management plan, ("Destination Gold Coast Consortium – Stage 1 Plan of Development , Site Based Stormwater Management Plan Revision 054 (Report Not: F0009-AA0090029-AAR dated 17/05/16-15/09/2017 prepared by Arcadis Australia Pacific Pty Ltd"), and associated design drawings has been installed on-site and is functioning as designed.	Prior to the commencement of the use of the premises.
45	SQIDs maintenance management plan a. A maintenance management plan for stormwater quality improvement devices (SQIDs) for the Site must be prepared by a qualified professional (RPEQ or equivalent) at the Trustee's expense and in accordance with the City Plan Policy – Land Development Guidelines. b. The Trustee shall be responsible for the maintenance and monitoring of the bio-retention basin, and associated structures serving the basins, during both construction and operational phases of the development at no cost to the Council.	At all times.
45A	<u>Certification of performance of the treatment train</u> <u>The Trustee/owner must submit to Council and to the Minister certification signed by the qualified professional (RPEQ or equivalent) confirming the following:</u> <u>a. The proposed treatment train including the proprietary device will achieve pollutants removal efficiency to satisfy Council's water quality objectives as outlined in the City Plan Policy - Land Development Guidelines.</u> <u>a.b. The signing person must acknowledge that he/she is aware that the Council of the City of Gold Coast relies upon his/her certification in approving the above stormwater management plan and associated treatment train including the proprietary device.</u>	<u>Prior to the commencement of works on-site.</u>
45B	<u>Monitoring of the proprietary treatment devices</u> <u>a. The Trustee/owner must carry out monitoring of the performance of the proprietary stormwater treatment devices as adopted in the approved stormwater management plan for two years at no cost to Council. Annual report of the monitoring and subsequent results shall be prepared by a suitably qualified professional (RPEQ or equivalent) specialised in stormwater and must be submitted to Council for record keeping purposes.</u> <u>Alternatively, the Trustee/owner shall submit a certification or endorsement letter from an independent expert / peer reviewer based on the testing / monitoring results of the proprietary devices confirming the performance of the devices in relation to Council's adopted protocol (August 2015) requirements, to discontinue the ongoing monitoring.</u>	<u>As indicated within the wording of the condition.</u>
45C	<u>Maintenance of stormwater management devices</u> <u>a. Prior to commencement of the use of the premises, a site-specific stormwater quality improvement device (SQID) maintenance management plan (MMP) must be prepared by a suitably qualified professional, consistent with the maintenance requirements of the devices in the proposed treatment train, and submitted to Council in a satisfactory manner. The approved MMP must be included in the</u>	<u>As indicated within the wording of the condition.</u>

Commented [DC5]: To be deleted – replaced by conditions 45A- 45C. The new conditions are required because the bio-retention systems currently the subject of condition 45 have been replaced by a proprietary device – Stormwater 360. These proprietary devices have additional monitoring and certification requirements that are covered by the recommended new conditions.

#	Condition	Timing
	<p><u>Trustee or Community Management Plan / Building Management Statement as required.</u></p> <p>The MMP must address the following:</p> <p>i. <u>The MMP must include all associated cost related to the device (e.g. installation, inspection and replacement/maintenance, reporting, health and safety plans, training, area of land required to install the device etc.);</u></p> <p>ii. <u>The MMP must include the lifecycle cost of the proposed treatment devices.</u></p> <p>b. <u>The Trustee / legal authority must enter into a long-term maintenance agreement with the proprietor or an appropriate entity for the life of the development. A copy of the maintenance agreement must be submitted to council for record prior to commencement of the use of the premises;</u></p> <p>c. <u>The Trustee / legal authority shall submit to Council certification from a RPEQ every year for the life of the development confirming that the cartridges have been replaced and functioning as designed.</u></p> <p>d. <u>The Trustee / legal authority of the development shall be responsible for monitoring and maintaining the stormwater management devices during both construction and operational phases at no cost to the Council.</u></p> <p>e. <u>In case of failure to achieve the designed pollutant load reduction target during the operational phase of the development, the Trustee / legal authority must be responsible to replace the proprietary device (Stormwater360 StormFilter Cartridges) with an appropriate treatment system in accordance with Council's WSUD guidelines (Section 13 of the Land Development Guidelines) at no cost to Council.</u></p> <p><u>Advisory Note: Failure of achieving the water quality objectives during construction and operational phase of the development may trigger significant penalty under the Environmental Protection Act 1994.</u></p>	
HEALTH AND REGULATORY SERVICES		
53.	<p>Waste Management Plan</p> <p>The development must be designed and constructed generally in accordance with the approved Waste Management Plan (WMP) prepared by Acardis dated <u>15 September 2017</u> (Report No: AA009245-R01-054).</p> <p><u>Any proposed changes to the approved WMP must be submitted to Council for review prior to the implementation of any proposed structural changes.</u></p>	Prior to the commencement of the use.
54	<p>Bulk bins – storage point – external</p> <p>The bulk bin storage points must be located in-generally in accordance with Floor Plan – Level 010 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), prepared by Cottee Parker Architects Pty Ltd dated 25 July 2016 (Job No. 5047 Issue 02). The design and construction of all storage points must comply with the following requirements:</p> <p>a. located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site;</p> <p>b. allow for at least an additional 0.5 metre clearance surrounding each container, or for the storage of multiple bins – one metre clearance around the combined bin area (whichever is the lesser);</p> <p>c. sufficiently screened to ensure bins are not visible from a public place or sensitive land use;</p> <p>d. constructed hardstand area with a solid concrete base or acceptable equivalent;</p> <p>e. roofed and designed to prevent entry to rainwater;</p> <p>f. graded to fall to a drainage point within the storage point;</p>	Prior to the commencement of the use.

#	Condition	Timing
	<ul style="list-style-type: none"> g. drainage point to be connected to sewer in accordance with trade waste requirements; and h. provided with a hosecock for cleaning the bins. 	
55.	<p>Waste storage room – design and construction</p> <p>The waste storage room must be located <u>generally</u> in accordance with Floor Plan – Level 01 <u>Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), prepared by Cottee Parker Architects Pty Ltd dated 25 July 2016 (Job No. 5047 Issue 02)</u>, and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. air-locked; b. fly and vermin proofed; c. used solely for the storage of waste; d. constructed hardstand area with a solid concrete base or acceptable equivalent; e. graded to fall to a drainage point; f. drainage point to be connected to sewer in accordance with trade waste requirements; g. provided with a hosecock for cleaning the bins; h. fire rated and ventilated in accordance with the <i>National Construction Code – Building Code of Australia</i>; i. the doors must be wide enough to allow for the easy removal of the largest container to be stored; j. the walls, ceiling, floor and equipment of each waste storage room must be designed and constructed of impervious material with a finish to allow for easy cleaning; k. adequate artificial lighting must be provided; and l. must permit unobstructed access for removal of the containers to the service point and for positioning of the containers correctly in relation to the waste chute. 	<p>Prior to the commencement of the use.</p>
56.	<p>Bulk bins – servicing point</p> <p>The bulk bin servicing point must be located <u>generally</u> in accordance with Floor Plan – Level 01 <u>Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), prepared by Cottee Parker Architects Pty Ltd dated 25 July 2016 (Job No. 5047 Issue 02)</u>, and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the front-lift waste collection vehicle, taking into consideration: <ul style="list-style-type: none"> i. the waste collection vehicle operating dimensions, ii. additional clearance for services and fixtures (eg. pipes, air conditioning ducts etc if applicable), and iii. additional clearance for roadway gradient (if applicable). b. Clearly separated from car parking bays, loading bays, footpaths and pedestrian access, and any other similar areas. c. Clear of speed control devices or similar provisions which inhibit direct access to the bins for servicing. d. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site. e. Constructed hardstand with a solid concrete base or acceptable equivalent. f. Allow for at least an additional 0.5 metres clearance surrounding each container, or for multiple bins, one (1) metre clearance around the combined multiple bin area, whichever is the lesser. g. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site. 	<p>Prior to the commencement of the use.</p>
57.	<p>Ro-Ro Bins – storage & servicing point - undercover area</p> <p>The Ro-Ro bins storage / servicing point must be located <u>generally</u> in accordance with Floor Plan <u>Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), – Level 00 prepared by Cottee Parker Architects Pty Ltd dated 25 July 2016 (Job No. 5047 Issue 02)</u>, and be designed and constructed in accordance with the following requirements:</p>	<p>Prior to the commencement of the use.</p>

#	Condition	Timing
	<ul style="list-style-type: none"> a. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site. b. Constructed hardstand area with a solid concrete base or acceptable equivalent that is of sufficient strength to support the loaded weight of the bin and the truck. c. Graded to fall to a drainage point/s, connected to sewer in accordance with trade waste requirements. d. Allow for at least an additional one (1) metre clearance surrounding each container, or for multiple bins, one (1) metre clearance around the combined multiple bin area, whichever is the lesser. e. Allow additional space for compactor and bin-lifter equipment if applicable. f. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site. g. Clearly separated from car parking bays, loading bays, footpaths and pedestrian access and other similar areas. h. Sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the waste bin collection vehicle, taking into consideration: <ul style="list-style-type: none"> i. the waste collection vehicle operating dimensions, ii. additional clearance for services and fixtures (eg. pipes, air conditioning ducts etc if applicable), and iii. additional clearance for roadway gradient (if applicable). 	
58.	<p>Waste chute – design and construction</p> <p>The waste chute must be located <u>generally</u> in accordance with <u>the approved plans dated 21 July 2017 (Job No. 5370) prepared by Cottee Parker Architects Pty Ltd (Job No. 5047)</u>, and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Adequate strength for its purpose, including additional reinforcing where necessary at joins, bends and hopper intersections. b. Insect and vermin proof. c. Constructed and installed to prevent the following during use and operation of the system: <ul style="list-style-type: none"> i. Transmission of vibration to the structure of the premises; ii. Excessive odour; and iii. Excessive noise to the occupants of the building. d. Installed in a fire rated duct and ventilated in compliance with building requirements of the <i>National Construction Code – Building Code of Australia</i>. e. Comply with the waste chute manufacturer's technical specifications and /or operational limitations, including installation design features and ancillary equipment required to prevent blockages and noise disturbances. <u>f.</u> Fitted with a shutter at the base of the chute for closing off the chute manually during bin exchange and automatically in the case of fire. 	Prior to the commencement of the use.
59.	<p>Waste disposal points – design and construction</p> <p>A waste disposal point / hopper must be located on each residential floor <u>generally</u> in accordance with <u>the approved plans dated 21 July 2017 (Job No. 5370) prepared by Cottee Parker Architects Pty Ltd (Job No. 5047)</u>, and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Located to ensure the handle of the hopper is at least 1200 millimetres above finished floor level. b. Hopper door must automatically return to the closed position after use. c. Designed to permit free flow of waste into the chute d. Constructed so that the diameter or largest dimension of the service opening (the diagonal of a rectangular opening) does not exceed three-quarters (3/4) of the diameter of the chute with which the hopper is connected 	<p>Prior to <u>occupation</u>, <u>the commencement</u> of the use.</p>

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#	Condition	Timing
	e. The floor adjacent to the hopper to be constructed of a durable impervious material with a smooth finished surface	

JUPITERS REDEVELOPMENT STAGE 1
ADVISORY NOTES

ADVISORY NOTES: DTMR

General Advice - Stage 1

Ref: Public Passenger Transport:

A	<p>Taxis</p> <p>The <u>'porte cochere' 'Hotel drop-off' area</u> shown on Floor Plan –Level 010 Part 01–Part 02, prepared by <u>Destination Gold Coast Consortium, Drawing No. SD1.2010.1 Issue 03 and dated 21 July 2017</u> <u>Cottee Parker Architects Pty Ltd, dated 04/05/2016, drawing number SD1.2010.2, issue 01,</u> should be designed and constructed to ensure that it is capable of accommodating at least one taxi suitable for use by people with disabilities in accordance with the following:</p> <ul style="list-style-type: none"> • Disability Standards for Accessible Public Transport 2002 – subsection 31(1) of the <i>Disability Discrimination Act 1992</i> (Cth); • AS1428.1 – Design for Access and Mobility; and • AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities.
B	<p>Private coaches/buses</p> <p>The <u>two</u> coach parking <u>in the 'new hotel drop off' bays</u> and car park/driveway manoeuvring areas shown on Floor Plan –Level 010 Part 012, prepared by <u>Destination Gold Coast Consortium, Drawing No. SD1.2010.1, Issue 03 and dated 21 July 2017, Cottee Parker Architects Pty Ltd, dated 04/05/2016, drawing number SD1.2010.2,</u> should be designed to accommodate the maximum design vehicle anticipated on the development site. Advice is provided that single unit rigid buses of 14.5m in length are likely to access the site and the development should be designed to ensure that these vehicles can manoeuvre in forward gear at all times. The <u>'new hotel drop off' should provide adequate setdown capacity for the anticipated demand for privately contracted buses, coaches, and shuttles/mini-buses. current arrangement shown on the plan would require coaches to reverse into the parking bays at the 'Hotel drop-off' in order to exit the site. This may compromise the safety and operation of the drop-off area.</u></p>

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 16 May 2018
To: **Attorney-General and Minister for Justice**
Leader of the House
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: **Approval of The Star Gold Coast Redevelopment Stage 2**
Requested by: Internally generated
Decision required by: No later than **5 June 2018** due to a statutory timeframe for decision making

RECOMMENDATIONS

That you:

1. **approve** the Stage 2 development application for the site of The Star Gold Coast, subject to the conditions outlined in (**Attachment 1**);
2. **sign** the attached letter to The Star Entertainment Group Limited (The Star), advising of your decision and attaching the conditions of approval (**Attachment 2**);
3. **note** the previously approved compliance framework, allowing public sector entities (and persons acting on their behalf) to supervise, assess and report on compliance with the approval conditions for Stages 1 and 2 of the development application (**Attachment 9**);
4. **note** that under the terms of the Jupiters Casino Agreement (the Agreement), you will be responsible for undertaking any enforcement action for non-compliance with the approval conditions;
5. **approve** the delegation of your approval powers for subsequent minor matters that will require further approval/consideration (refer to paragraph 15); and
6. **sign** the attached letters advising of your decision and requesting their assistance with the compliance framework:
 - The Star Entertainment Group Limited (**Attachment 2**);
 - the Honourable Mark Bailey MP, Minister for Transport and Main Roads (**Attachment 3**);
 - the Honourable Mark Furner MP, Minister for Agricultural Industry Development and Fisheries (**Attachment 4**);
 - the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning (**Attachment 5**);
 - the Honourable Leeanne Enoch MP, Minister for Environment and the Great Barrier Reef, Minister for Science and Minister for the Arts (**Attachment 6**); and
 - Councillor Tom Tate, Mayor of the City of Gold Coast (**Attachment 7**).

BACKGROUND SUMMARY

1. Pursuant to clause 16(c) of the Agreement, the Trustee (i.e. Jupiters Custodian Pty Ltd, as represented by The Star) must seek your approval for any proposed regulated development to occur on the site of the Jupiters Casino-Hotel Complex (as defined in the Agreement). You previously approved Stage 1 of the Destination Gold Coast Consortium Gold Coast Master Plan (the master plan) on 5 December 2016.
2. The development application for Stage 2 of the master plan has now been received by the Office of Liquor and Gaming Regulation (OLGR). A summary of material submitted by The Star is enclosed (**Attachment 8**). Copies of this material will be provided if required.
3. Stage 2 includes the construction of four towers (in addition to the already approved Stage 1 tower) comprising of the following:

	Maximum storeys	Proposed apartments/rooms
Tower 2	65 storeys	582 apartments
Tower 3	74 storeys	709 apartments
Tower 4	54 storeys	215 apartments and 398 hotel rooms
Tower 5	52 storeys	288 apartments and 120 hotel rooms

4. In connection with the construction of these towers, an eight storey podium is proposed, which will connect all the existing and future structures on the site and provide various retail, food and beverage and entertainment areas.
5. The works are again intended to be undertaken by The Star in conjunction with its Destination Gold Coast Consortium partners, Chow Tai Fook Enterprises and Far East Consortium, who are each one third owners/investors in Destination Gold Coast Consortium.

ISSUES

Timing

6. Clause 21 of the Agreement requires you to make a determination on the development application within 20 business days. Provisions also exist to allow for a single extension of a further 20 business days to be communicated to the trustee where required. If a decision is not made within this timeframe, it will be taken that you have approved the application without conditions.
7. As the application was received on 8 May 2018, a decision is required regarding the application by 5 June 2018. If you have not determined the application by this date the matter is deemed to be approved and will not be subject to the conditions agreed between The Star and the relevant public sector entities.
8. The Agreement does allow you a one-off extension of the assessment process by a further 20 days. If you wish to pursue the extension process, OLGR will advise The Star immediately upon your notification.
9. OLGR has undertaken a review of the material submitted by The Star and believes that all information required to make a decision on the application has been provided. However, under the provisions of clause 21(d) of the Agreement, should you consider it necessary to request any further information from The Star in order to inform your determination, the assessment timeframe may be put on hold while you are awaiting the provision of this material.

10. However, these provisions do not allow for further time to be taken in assessing any such material. Accordingly, it is recommended that if necessary, any requests for further information be communicated to The Star as early in the assessment process as possible, so as to allow adequate time to appropriately review any new material.

Development application material

11. Under the provisions of clause 16(d) of the Agreement, The Star is required to provide various reports, drawings and other material in support of the application. OLGR, in conjunction with each of the relevant public sector entities, has undertaken a review of the application material provided (as noted at **Attachment 8**), and is satisfied that it fulfils the application requirements of the Agreement.
12. Further, clause 16(h) of the Agreement requires The Star to negotiate with relevant public sector entities and agree to all matters (including financial contributions) which would normally be lawfully required as a condition of approval under existing development legislation. Accordingly, as part of the development of the Stage 2 application material, The Star has consulted with the following relevant public sector entities:
- Department of Agriculture and Fisheries;
 - Department of Environment and Science (both through the Department of State Development, Manufacturing, Infrastructure and Planning's State Assessment and Referral Agency);
 - Council of the City of Gold Coast; and
 - Department of Transport and Main Roads.
13. On 8 May 2018, The Star provided written confirmation that agreement had been reached on all relevant matters (including financial contributions) with each of these entities. Copies of the assessment reports of the relevant public sector entities can be provided if required.
14. Each of the recommended conditions received from the public sector entities, along with a number of further conditions developed by OLGR (similar to OLGR's approved Stage 1 conditions), have been compiled into the proposed conditions to be attached to the approval for Stage 2 (**Attachment 1**).

Scope of approval

15. In accordance with clause 16(f) of the Agreement, you may approve or refuse this application for regulated development either in whole or in part. You may also approve an application subject to conditions.
16. A number of the proposed approval conditions will require further assessment, consideration and/or approval of various matters relating directly to The Star Gold Coast site to be undertaken at a later date, as commonly occurs for applications of this nature (e.g. approval of landscape plans or construction management plans).
17. Consistent with Stage 1, approval of such matters may be delegated to an officer within OLGR under clause 43 of the Agreement, where the approval would not alter the development in any fundamental way or may be considered as 'routine'. Accordingly, it is recommended the authority to undertake further assessment and/or issue further approvals related to conditions: 6, 10, 19, 20, 21, 24a, 26a, 28, 34a, 38, 41, 44, 45, 46, 47a, 49e, 58, 59, 61b, 62, 63, 64a, 65 and 66a be delegated to Mr Michael Sarquis, Executive Director, OLGR, for review and consideration as required (**Attachment 1**).

Monitoring of/reporting on conditions

18. As you are aware, the Agreement does not contain a framework under which compliance with approval conditions for regulated development may be effectively monitored or enforced. Accordingly, OLGR previously developed a compliance framework which was approved in correlation with Stage 1 to provide guidance and direction to each public sector entity on what is expected of each party once each stage is approved (**Attachment 9**). This compliance framework relates to the whole of the masterplan and will similarly apply to any Stage 2 approval.
19. The monitoring and enforcement of conditions is again proposed to be undertaken directly by the relevant public sector entity to which the conditions relate, and authorises each entity to receive and respond to complaints relating to the development that are relevant to their usual responsibilities.
20. This approach will enable each public sector entity to monitor works throughout the duration of development and issue informal notices and advice to The Star on matters of compliance or non-compliance with the conditions of approval and any other matters of concern that are identified. In addition, it is intended each entity report to OLGR in relation to ongoing compliance, including finalising any conditions, be on a quarterly basis. In this regard, should you choose to approve the Stage 2 application, the draft approval letters request an update from each public sector entity relating to The Star's compliance with the framework to date.

Enforcement of conditions

21. As was the case with the Stage 1 approval, where a public sector entity identifies non-compliance with a condition, the compliance framework requires them to provide notification to The Star of the matter and suggest possible remedial action and a timeframe. The Star is then to report to the public sector entity within the recommended timeframe to demonstrate compliance.
22. Where the entity's recommendations are not adhered to, it is intended the matter is escalated to OLGR, along with sufficient background to the matter to allow for informed consideration. OLGR would then assess the relevant enforcement mechanisms available under the Agreement and the *Casino Control Act 1982*, and brief you on the most appropriate action in the circumstances.
23. Correspondence has been drafted for your signature advising of your approval of the Stage 2 application and reminding each of the public sector entities of this approach (**Attachments 3 to 7**).

EMPLOYMENT IMPACT

24. The Star has indicated that the addition of Stage 2 to the recent redevelopment works on the site is expected to generate more than 2,000 construction jobs, and increase the existing onsite workforce by approximately 6,000 operational and supply personnel once all works are complete and operational.

CONSULTATION WITH STAKEHOLDERS

25. Both The Star and OLGR have undertaken significant and ongoing consultation with each of the relevant public sector entities in the development of their reports and recommended conditions. Agreement has been reached between The Star and each public sector entity with respect to the content of these proposed conditions.

26. The Star also undertook community consultation in relation to the proposed master plan concept, which returned generally favourable responses, with the community receptive to the scope of the proposed works. The Star has advised that community engagement is ongoing and will continue through the delivery phase of the development.

FINANCIAL IMPLICATIONS

27. According to The Star, the addition of Stage 2 to the previously approved Stage 1 works and ongoing refurbishment of the site will see The Star's current investment in the property increase to over \$2 billion.

POTENTIAL MEDIA

28. No adverse media is expected. The Star is likely to make further media announcements should approval be provided regarding the master plan's progress, increases in estimated job numbers and other ancillary economic benefits resulting from the construction of Stages 1 and 2.

NOTED or APPROVED / NOT APPROVED
Attorney-General and Minister for Justice
Leader of the House
Comments

Yvette D'ath
YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

29 / 5 / 18

Chief of Staff

1 1

Policy Advisor

[Signature]

22 / 5 / 18

Contact Officer:	Name: Brigitte Tilley Position: Director, Gaming Services Phone: 3872 0911 (ext 20911) Date: 14 May 2018	Approved by:	Name: David Ford Position: Deputy Director-General, LGFT Phone: 3872 0926 Date: 14 May 2018
Approved by:	Name: Michael Sarquis Position: Executive Director, OLGR Phone: 3872 0800 (ext 20800) Date: 14 May 2018	Endorsed:	David Mackie Director-General
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 570331/1, 4350453, OGR-1741621

31 MAY 2018

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

Mr Geoff Hogg
Managing Director QLD
The Star Entertainment Group Limited
PO Box 13348
George Street Post Shop
BRISBANE QLD 4001

Dear Mr Hogg

I refer to your application lodged with the Office of Liquor and Gaming Regulation (OLGR) on 8 May 2018, seeking approval to carry out regulated development on the site of The Star Gold Coast, pursuant to the provisions of the Jupiters Casino Agreement (the Agreement).

I note the application relates to the proposed Material Change of Use (MCU) works associated with Stage 2 of The Star Entertainment Group Limited's (The Star's) *Destination Gold Coast Consortium Gold Coast Master Plan* (the Master Plan), including the construction of four additional towers and an eight storey podium, providing additional hotel rooms and apartments, along with various retail, food and beverage and entertainment areas.

I understand The Star has reached agreement with each relevant public sector entity in relation to all matters, including financial contributions pertinent to the application. Accordingly, I can confirm the requirements of clause 16(h) of the Agreement have been met to my satisfaction.

Upon review of the various plans and reports submitted in support of the application, and the recommendations made by each of the public sector entities, I do not believe the proposed MCU to incorporate residential apartments within the Stage 2 application constitutes an undesirable development of the site.

Accordingly, I am pleased to advise the application for regulated development in relation to Stage 2 of the proposed Master Plan has been approved, subject to the enclosed conditions.

Please note that approval of the MCU is only for the area of The Star Gold Coast site on which Stage 2 will be located, and does not constitute an approval for a 'material change of use' of the overall hotel and casino complex or site. Should The Star intend to use any other area of the site for residential purposes, further approval will be required in accordance with the terms of the Agreement.

(2)

Further, this approval only relates to the undertaking of regulated development on the site and further approval will need to be sought in order for gaming or other casino operations to be conducted within any area of the hotel-casino complex not currently approved for such use.

In addition, please note any works relating to Stage 2 anticipated not to be undertaken generally in accordance with the approved development application material will require further submission and approval prior to beginning those works.

I have advised each of the relevant public sector entities of my decision and have also authorised them to deal directly with any complaints associated with the development, as well to provide assistance in relation to the monitoring of the necessary works to ensure The Star's ongoing compliance with the conditions of my approval.

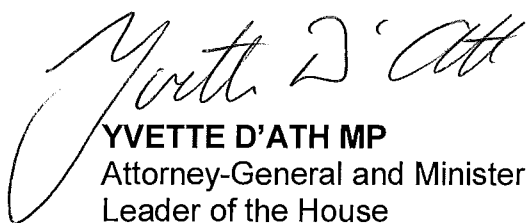
Ultimately, the enforcement of the conditions of approval remain a matter for my determination. However, any decision made in this regard will be informed by advice from each relevant public sector entity.

I trust that The Star will continue to work collaboratively with each public sector entity in undertaking their respective duties to ensure that the conditions of approval are met.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General, on (07) 3872 0911, or at: brigitte.tilley@justice.qld.gov.au, who will be pleased to assist.

I trust this information is of assistance.

Yours sincerely



YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 570331/1, 4350460, OGR-1741645

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

31 MAY 2018

The Honourable Mark Bailey MP
Minister for Transport and Main Roads
Member for Miller
GPO Box 2644
BRISBANE QLD 4001

Dear Minister *Mark*

I refer to my previous correspondence dated 9 December 2016, approving Stage 1 of The Star Entertainment Group Limited's (The Star's) redevelopment of The Star Gold Coast site as part of its *Destination Gold Coast Consortium Gold Coast Masterplan* (the Master Plan).

As previously advised, the Jupiters Casino Agreement (the Agreement) requires that The Star seek my approval for any regulated development of The Star Gold Coast complex or site.

On 8 May 2018, The Star lodged a further development application in relation to Stage 2 of the Master Plan, which I have assessed and approved in whole, subject to conditions.

I note The Star has engaged in negotiation with the Department of Transport and Main Roads (TMR) in accordance with the requirements of the Agreement, and reached agreement on various recommended conditions to attach to my approval. I can confirm TMR's recommendations have been incorporated into my conditions of approval, which I have enclosed for your reference.

As part of my approval for each stage of the redevelopment, I am empowered to authorise entities to supervise the proposed works linked to their undertaking. In this regard, I again consider it appropriate TMR be authorised to monitor and supervise The Star's compliance with those conditions proposed by TMR in accordance with the compliance framework currently in place.

Similar to my Stage 1 approval, while enforcement of the conditions of approval will ultimately remain a matter for my determination, any decision made in this regard will be informed by advice from each relevant public sector entity.

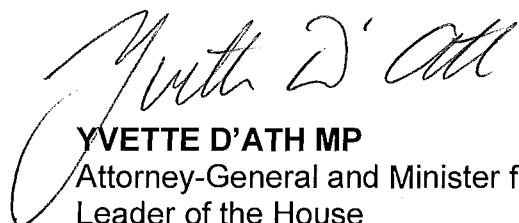
As construction of the Stage 1 tower is scheduled to commence in the coming months, I would appreciate TMR providing the Office of Liquor and Gaming Regulation (OLGR) with an update in relation to The Star's compliance with the framework to date. I would also appreciate a six monthly report from TMR on the Star's compliance with Stage 2 as it progresses.

(2)

Should officers from TMR require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General, on (07) 3872 0911, or via email to: brigitte.tilley@justice.qld.gov.au, who will be pleased to assist.

I appreciate the ongoing support of the TMR in regards to this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Yvette D'Ath', is positioned above the printed name and title.

YVETTE D'ATH MP

Attorney-General and Minister for Justice
Leader of the House

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 570331/1, 4350462, OGR-1741650

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

31 MAY 2018

The Honourable Mark Furner MP
Minister for Agricultural Industry Development and Fisheries
Member for Ferny Grove
PO Box 46
BRISBANE QLD 4001

Dear Minister *Mark*

I refer to my previous correspondence dated 9 December 2016, approving Stage 1 of The Star Entertainment Group Limited's (The Star's) redevelopment of The Star Gold Coast site, as part of its *Destination Gold Coast Consortium Gold Coast Masterplan* (the Master Plan).

As previously advised, the Jupiters Casino Agreement (the Agreement) requires that The Star seek my approval for any regulated development of The Star Gold Coast complex or site.

On 8 May 2018, The Star lodged a further development application in relation to Stage 2 of the Master Plan, which I have assessed and approved, subject to conditions.

I note the Department of Agriculture and Fisheries (DAF) has assessed the proposed development application material for the Stage 2 redevelopment and, in conjunction with the State Assessment and Referral Agency, reached agreement with The Star on various recommended conditions to attach to my approval. I can confirm DAF's recommendations have been incorporated into my conditions of approval, which I have enclosed for your reference.

As part of my approval for each stage of the redevelopment, I am empowered to authorise entities to supervise the proposed works linked to their undertaking. In this regard, I again consider it appropriate DAF be authorised to monitor and supervise The Star's compliance with those conditions proposed by DAF in accordance with the compliance framework currently in place.

Similar to my Stage 1 approval, while enforcement of the conditions of approval will ultimately remain a matter for my determination, any decision made in this regard will be informed by advice from each relevant public sector entity.

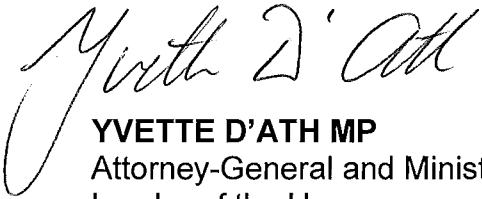
As construction of the Stage 1 tower is scheduled to commence in the coming months, I would appreciate DAF providing the Office of Liquor and Gaming Regulation (OLGR) with an update in relation to The Star's compliance with the framework to date. I would also appreciate a six monthly report from DAF on the Star's compliance with Stage 2 as it progresses.

(2)

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General, on (07) 3872 0911, or at: brigitte.tilley@justice.qld.gov.au, who will be pleased to assist.

I appreciate the ongoing support of DAF in regards to this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Yvette D'Ath', written in a cursive style.

YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 570331/1, 4350464, OGR-1741644

1 William Street Brisbane
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Email attorney@ministerial.qld.gov.au

31 MAY 2018

The Honourable Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning
Member for Woodridge
PO Box 15009
CITY EAST QLD 4002

Cameron
Dear Minister

I refer to my previous correspondence dated 9 December 2016, approving Stage 1 of The Star Entertainment Group Limited's (The Star's) redevelopment of The Star Gold Coast site as part of its *Destination Gold Coast Consortium Gold Coast Masterplan* (the Master Plan).

As previously advised, the Jupiters Casino Agreement (the Agreement) requires that The Star seek my approval for any Regulated Development of The Star Gold Coast complex or site.

On 8 May 2018, The Star lodged a further development application in relation to Stage 2 of the Master Plan, which I have assessed and approved, subject to conditions.

I note the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) has undertaken an assessment of the development application material for Stage 2 of the redevelopment, in consultation with the Department of Environment and Science (DES) and the Department of Agriculture and Fisheries (DAF). I can confirm the recommended conditions provided by DSDMIP have been incorporated into my conditions of approval, which I have enclosed for your reference.

As part of my approval for each stage of the redevelopment, I am empowered to authorise entities to supervise the proposed works linked to their undertaking. In this regard, I again intend to authorise DSDMIP, in consultation with DAF and DES to monitor and supervise The Star's compliance with the particular conditions recommended by each entity in accordance with the compliance framework currently in place.

Similar to my Stage 1 approval, while enforcement of the conditions of approval will ultimately remain a matter for my determination, any decision made in this regard will be informed by advice from each relevant public sector entity.

(2)

As construction of the Stage 1 tower is scheduled to commence in the coming months, I would appreciate DSDMIP providing the Office of Liquor and Gaming Regulation (OLGR) with an update in relation to The Star's compliance with the framework to date. I would also appreciate a six monthly report from DSDMIP on the Star's compliance with Stage 2 as it progresses.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General, on (07) 3872 0911, or at: brigitte.tilley@justice.qld.gov.au, who will be pleased to assist.

I appreciate the ongoing support of DSDMIP in regards to this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Yvette D'ATH', is written over the typed name.

YVETTE D'ATH MP

Attorney-General and Minister for Justice
Leader of the House

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 570331/1, 4350470, OGR-1741636

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

31 MAY 2018

The Honourable Leeanne Enoch MP
Minister for Environment and the Great Barrier Reef,
Minister for Science and Minister for the Arts
Member for Algester
GPO Box 5078
BRISBANE QLD 4001

Dear ~~Minister~~ *Leeanne*

I refer to my previous correspondence dated 9 December 2016, approving Stage 1 of The Star Entertainment Group Limited's (The Star's) redevelopment of The Star Gold Coast site as part of its *Destination Gold Coast Consortium Gold Coast Masterplan* (the Master Plan).

As previously advised, the Jupiters Casino Agreement (the Agreement) requires that The Star seek my approval for any regulated development of The Star Gold Coast complex or site.

On 8 May 2018, The Star lodged a further development application in relation to Stage 2 of the Master Plan, which I have assessed and approved, subject to conditions.

I note the Department of Environment and Science (DES) has assessed the proposed development application material for the Stage 2 redevelopment and, in conjunction with the State Assessment and Referral Agency, reached agreement with The Star on various recommended conditions to attach to my approval. I can confirm the recommendations of the DES have been incorporated into my conditions of approval, which I have enclosed for your reference.

As part of my approval for each stage of the redevelopment, I am empowered to authorise entities to supervise the proposed works linked to their undertaking. In this regard, I again consider it appropriate DES be authorised to monitor and supervise The Star's compliance with those conditions proposed by DES in accordance with the compliance framework currently in place.

Similar to my Stage 1 approval, while enforcement of the conditions of approval will ultimately remain a matter for my determination, any decision made in this regard will be informed by advice from each relevant public sector entity.

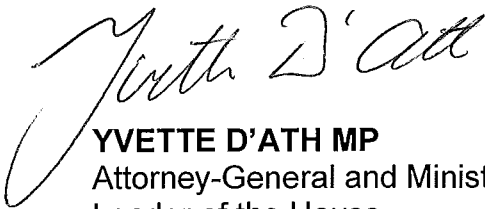
(2)

As construction of the Stage 1 tower is scheduled to commence in the coming months, I would appreciate DES providing the Office of Liquor and Gaming Regulation (OLGR) with an update in relation to The Star's compliance with the framework to date. I would also appreciate a six monthly report from DES on the Star's compliance with Stage 2 as it progresses.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General, on (07) 3872 0911, or at: brigitte.tilley@justice.qld.gov.au, who will be pleased to assist.

I appreciate the ongoing support of DES in regards to this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Yvette D'Ath', is positioned above the printed name and title.

YVETTE D'ATH MP

Attorney-General and Minister for Justice
Leader of the House

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 570331/1, 4350476, OGR-1741643

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

31 MAY 2018

Councillor Tom Tate
Mayor
The City of Gold Coast
PO Box 5042
GOLD COAST QLD 9729

Dear ^{Tom}Mayor

I refer to my previous correspondence dated 9 December 2016, approving Stage 1 of The Star Entertainment Group Limited's (The Star's) redevelopment of The Star Gold Coast site as part of its *Destination Gold Coast Consortium Gold Coast Masterplan* (the Master Plan).

As previously advised, the Jupiters Casino Agreement (the Agreement) requires that The Star seek my approval for any Regulated Development of The Star Gold Coast complex or site.

On 8 May 2018, The Star lodged a further development application in relation to Stage 2 of the Master Plan, which I have assessed and approved, subject to conditions.

I note The Star has engaged in negotiation with the Council of The City of Gold Coast (the Council) in accordance with the requirements of the Agreement, and reached agreement on various recommended conditions to attach to my approval. I can confirm the Council's recommendations, with minor variations, have been adopted as my conditions of approval and I have enclosed a copy of these conditions for your reference.

As part of my approval for each stage of the redevelopment, I am empowered to authorise entities to supervise the proposed works linked to their undertaking. In this regard, I again consider it appropriate that the Council be authorised to monitor and supervise The Star's compliance with those conditions proposed by the Council in accordance with the compliance framework currently in place.

Similar to my Stage 1 approval, while enforcement of the conditions of approval will ultimately remain a matter for my determination, any decision made in this regard will be informed by advice from each relevant public sector entity.

(2)

As construction of the Stage 1 tower is scheduled to commence in the coming months, I would appreciate the Council providing the Office of Liquor and Gaming Regulation (OLGR) with an update in relation to The Star's compliance with the framework to date. I would also appreciate a six monthly report from the Council on the Star's compliance with Stage 2 as it progresses.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General, on (07) 3872 0911, or at: brigitte.tilley@justice.qld.gov.au, who will be pleased to assist.

I appreciate the ongoing support of the Council in regards to this matter.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Leader of the House

Enc.

1

The Jupiters Casino Hotel Complex **must comply** with:

(a) The **development approval** including any **conditions**;

(b) (i) **Development legislation** in respect of **personal licences** required to be held by the development legislation (i.e. any legislation of whatsoever nature relating to Regulated Development; relevant planning instruments; and other statutory provisions regulating the development of the Site); and

(ii) Standards and requirements applicable to **prescribed works** contained in prescribed development legislation (i.e. each relevant item of primary or subordinate legislation that has replaced or otherwise substituted the legislation itemised in the Jupiters Casino Agreement, and and other State laws generally applicable to Works).

(c) **Legislation** (including subordinate legislation), other than:

(i) Development legislation (exception clause (b)(i) above);

(ii) Legislation specifically excluded by the Jupiters Casino Agreement)

(Clause 17 of the Jupiters Casino Agreement)

2

Relevant public sector entities (i.e. Department of Justice and Attorney-General; Council of The City of Gold Coast; Department of Transport and Main Roads; Department of Agriculture and Fisheries; and Department of Environment and Heritage Protection) are authorised by the Minister responsible for the regulation of the Jupiters Casino Agreement to receive and respond to complaints regarding the development that are relevant to their usual responsibilities, and monitor and report on compliance with their respective conditions.

Each public sector entity will be required to report to the Minister quarterly, providing an update in respect to the ongoing status of the conditions and compliance with such.

3

Development approval will include the following conditions to allow for the monitoring and reporting on compliance with the conditions:

- The Star must report to each public sector entity about compliance with conditions imposed in the manner specified.
- Public sector entities may request reports or other material relating to monitoring compliance from The Star at any point during the life of the conditions.
- Personnel acting under the direction of a public sector entity will be provided access to the Site during the Design and Construction phase to conduct site inspections, observe project delivery, review planned construction activities and for any related purposes.
- The Star must facilitate the necessary access to the Site. The Star must grant and continuously grant to the public sector entities, their contractors, subcontractors, agents, employees and invitees, the non-exclusive licence of rights of use and access to the Site and the Works, subject to compliance with reasonable workplace safety requirements of the Developer and Construction Contractor.

In addition, The Star must immediately notify the Minister (by providing written notice to the Office of Liquor and Gaming Regulation) of the occurrence of any of the following matters throughout the undertaking of works associated with the development approval, as well as their proposed action/s to address such:

- any notifiable incident, as defined within the *Work Health and Safety Act 2011*; and
- any industrial action, whether undertaken by an employee or employer on the site, as defined within the *Fair Work Act 2009* (Cth).

4

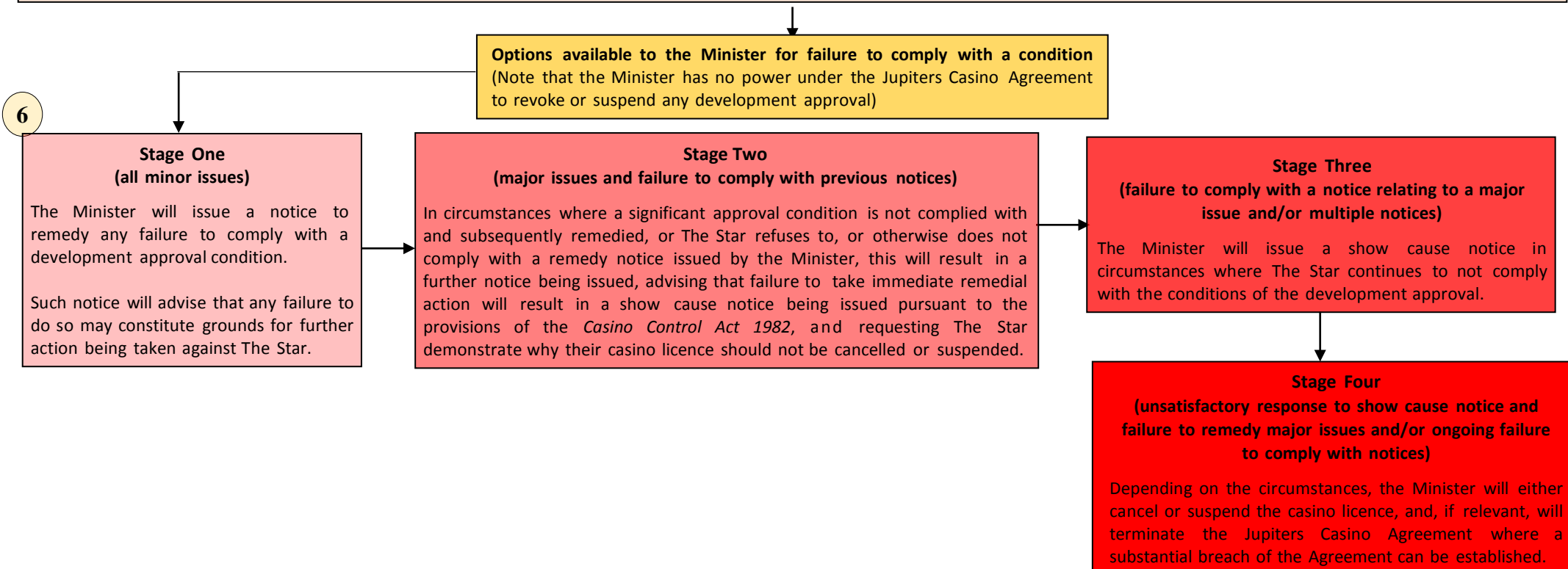
Compliance with conditions

Where a public sector entity recognises non-compliance with a condition or conditions, that entity is to provide notification to The Star of the matter and suggest possible remedial action and a timeframe. The Star is then to report to the public sector entity within the recommended timeframe to demonstrate compliance.

5

Where the public sector entity determines that the matter is not rectified within the recommended timeframe or in accordance with the remedial action suggested, the relevant entity is to notify the Executive Director, OLGR, providing sufficient background to the matter to allow for informed consideration

OLGR will review the matter and then brief the Minister as required based on the material provided by the public sector entity, requesting the Minister take the relevant enforcement action deemed suitable in the circumstances.



THE STAR GOLD COAST REDEVELOPMENT STAGE 2

CONDITIONS OF APPROVAL

#	Condition	Timing																																																																																																								
GENERAL MATTERS																																																																																																										
1.	<p>Development to be generally in accordance with specified plans/drawings</p> <p>The development must be carried out generally in accordance with the plans/drawing prepared by DBI Design Pty Ltd listed below:</p> <table><tr><th>#</th><th>Drawing no.</th><th>Title</th><th>Date</th></tr><tr><td>1</td><td>Page 24</td><td>Site Plan / Overall Plan</td><td>June 2017</td></tr><tr><td>2</td><td>Page 25</td><td>Masterplan</td><td>June 2017</td></tr><tr><td>3</td><td>Page 26</td><td>Overall Plan – Level 00</td><td>June 2017</td></tr><tr><td>4</td><td>Page 28</td><td>Overall Plan – Level 01 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station)</td><td>June 2017</td></tr><tr><td>5</td><td>Page 30</td><td>Overall Plan – Level 1M</td><td>June 2017</td></tr><tr><td>6</td><td>Page 32</td><td>Overall Plan – Level 02</td><td>June 2017</td></tr><tr><td>7</td><td>Page 34</td><td>Overall Plan – Level 2M</td><td>June 2017</td></tr><tr><td>8</td><td>Page 36</td><td>Overall Plan – Level 03 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station)</td><td>June 2017</td></tr><tr><td>9</td><td>Page 38</td><td>Overall Plan – Level 04</td><td>June 2017</td></tr><tr><td>10</td><td>Page 40</td><td>Overall Plan – Level 05</td><td>June 2017</td></tr><tr><td>11</td><td>Page 41</td><td>Overall Plan – Level 06</td><td>June 2017</td></tr><tr><td>12</td><td>Page 42</td><td>Overall Plan – Level 07</td><td>June 2017</td></tr><tr><td>13</td><td>Page 43</td><td>Overall Plan – Level 08</td><td>June 2017</td></tr><tr><td>14</td><td>Page 44</td><td>Staging Plan – Stage 2 – Tower 2 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station, see page 36)</td><td>June 2017</td></tr><tr><td>15</td><td>Page 45</td><td>Staging Plan – Stage 3 – Function Facilities</td><td>June 2017</td></tr><tr><td>16</td><td>Page 46</td><td>Staging Plan – Stage 4 – Tower 3 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station, see page 36)</td><td>June 2017</td></tr><tr><td>17</td><td>Page 47</td><td>Staging Plan – Stage 5 – Tower 4 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station, see page 36)</td><td>June 2017</td></tr><tr><td>18</td><td>Page 48</td><td>Staging Plan – Stage 6 – Tower 5 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station, see page 36)</td><td>June 2017</td></tr><tr><td>19</td><td>Page 55</td><td>Overall Elevation – East</td><td>June 2017</td></tr><tr><td>20</td><td>Page 56</td><td>Overall Elevation – North</td><td>June 2017</td></tr><tr><td>21</td><td>Page 57</td><td>Overall Elevation – South</td><td>June 2017</td></tr><tr><td>22</td><td>Page 58</td><td>Overall Elevation – West</td><td>June 2017</td></tr><tr><td>23</td><td>Page 65</td><td>Tower 2 – Level 6-7 – Private Gaming</td><td>June 2017</td></tr><tr><td>24</td><td>Page 66</td><td>Tower 2 – Level 8 – Recreation / Retail</td><td>June 2017</td></tr><tr><td>25</td><td>Page 67</td><td>Tower 2 – Level 9 – Recreation / Void</td><td>June 2017</td></tr></table>	#	Drawing no.	Title	Date	1	Page 24	Site Plan / Overall Plan	June 2017	2	Page 25	Masterplan	June 2017	3	Page 26	Overall Plan – Level 00	June 2017	4	Page 28	Overall Plan – Level 01 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station)	June 2017	5	Page 30	Overall Plan – Level 1M	June 2017	6	Page 32	Overall Plan – Level 02	June 2017	7	Page 34	Overall Plan – Level 2M	June 2017	8	Page 36	Overall Plan – Level 03 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station)	June 2017	9	Page 38	Overall Plan – Level 04	June 2017	10	Page 40	Overall Plan – Level 05	June 2017	11	Page 41	Overall Plan – Level 06	June 2017	12	Page 42	Overall Plan – Level 07	June 2017	13	Page 43	Overall Plan – Level 08	June 2017	14	Page 44	Staging Plan – Stage 2 – Tower 2 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station, see page 36)	June 2017	15	Page 45	Staging Plan – Stage 3 – Function Facilities	June 2017	16	Page 46	Staging Plan – Stage 4 – Tower 3 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station, see page 36)	June 2017	17	Page 47	Staging Plan – Stage 5 – Tower 4 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station, see page 36)	June 2017	18	Page 48	Staging Plan – Stage 6 – Tower 5 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station, see page 36)	June 2017	19	Page 55	Overall Elevation – East	June 2017	20	Page 56	Overall Elevation – North	June 2017	21	Page 57	Overall Elevation – South	June 2017	22	Page 58	Overall Elevation – West	June 2017	23	Page 65	Tower 2 – Level 6-7 – Private Gaming	June 2017	24	Page 66	Tower 2 – Level 8 – Recreation / Retail	June 2017	25	Page 67	Tower 2 – Level 9 – Recreation / Void	June 2017	At all times.
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#	Condition				Timing
	26	Page 68	Tower 2 – Typical Lower Level – Levels 10-19, 22-26	June 2017	
	27	Page 69	Tower 2 – Level 27 – Plant Level	June 2017	
	28	Page 70	Tower 2 – Level 28 – Recreation / Plant	June 2017	
	29	Page 71	Tower 2 – Level 29 – Units / Void	June 2017	
	30	Page 72	Tower 2 – Typical Upper Level – Levels 30-59	June 2017	
	31	Page 73	Tower 2 – Levels 60-61	June 2017	
	32	Page 74	Tower 2 – Sub Penthouse Lower – Level 62	June 2017	
	33	Page 75	Tower 2 – Sub Penthouse Upper – Level 63	June 2017	
	34	Page 76	Tower 2 – Penthouse Lower – Level 64	June 2017	
	35	Page 77	Tower 2 – Penthouse Upper – Level 65	June 2017	
	36	Page 78	Tower 2 – North / East Elevation	June 2017	
	37	Page 79	Tower 2 – South / East Elevation	June 2017	
	38	Page 80	Tower 2 – South / West Elevation	June 2017	
	39	Page 81	Tower 2 – North / West Elevation	June 2017	
	40	Page 82	Tower 2 – Section A	June 2017	
	41	Page 84	Tower 3 – Level 8 – Recreation / Retail	June 2017	
	42	Page 85	Tower 3 – Level 9 Gym / Void	June 2017	
	43	Page 86	Tower 3 – Typical Lower – Levels 10-23, 26-35	June 2017	
	44	Page 87	Tower 3 – Level 36 Plant Level	June 2017	
	45	Page 88	Tower 3 – Level 38 – Recreation / Plant	June 2017	
	46	Page 89	Tower 3 – Level 39 – Units / Void	June 2017	
	47	Page 90	Tower 3 – Typical Upper Level – Level 40-64	June 2017	
	48	Page 91	Tower 3 – Level 65	June 2017	
	49	Page 92	Tower 3 – Level 66-70	June 2017	
	50	Page 93	Tower 3 – Sub Penthouses – Level 71-72	June 2017	
	51	Page 94	Tower 3 – Penthouse Lower Level 73	June 2017	
	52	Page 95	Tower 3 – Penthouse Upper Level 74	June 2017	
	53	Page 96	Tower 3 North Elevation	June 2017	
	54	Page 97	Tower 3 East Elevation	June 2017	
	55	Page 98	Tower 3 South Elevation	June 2017	
	56	Page 99	Tower 3 West Elevation	June 2017	
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	59	Page 103	Tower 4 – Level 9 – Gym / Void	June 2017	
	60	Page 104	Tower 4 – Typical Lower Level 10-21, 24-28	June 2017	
	61	Page 105	Tower 4 – Level 29 - Plant	June 2017	
	62	Page 106	Tower 4 – Level 30 – Recreation / Plant	June 2017	
	63	Page 107	Tower 4 – Level 31 Units / Void	June 2017	
	64	Page 108	Tower 4 – Typical Upper Level – Level 32-48	June 2017	
	65	Page 109	Tower 4 – Level 49-50	June 2017	
	66	Page 110	Tower 4 – Sub Penthouse Lower – Level 51	June 2017	
	67	Page 111	Tower 4 – Sub Penthouse Upper – Level 52	June 2017	
	68	Page 112	Tower 4 – Penthouse Lower – Level 53	June 2017	
	69	Page 113	Tower 4 – Penthouse Upper – Level 54	June 2017	
	70	Page 114	Tower 4 – North Elevation	June 2017	
	71	Page 115	Tower 4 – East Elevation	June 2017	
	72	Page 116	Tower 4 – South Elevation	June 2017	
	73	Page 117	Tower 4 – West Elevation	June 2017	
	74	Page 118	Tower 4 – Section A	June 2017	
	75	Page 121	Tower 5 – Level 6	June 2017	
	76	Page 122	Tower 5 – Typical Lower Hotel – Level 10-30	June 2017	

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	77	Page 123	Tower 5 – Mid Level	June 2017	
	78	Page 124	Tower 5 – Typical Upper Level	June 2017	
	79	Page 125	Tower 5 – North Elevation	June 2017	
	80	Page 126	Tower 5 – East Elevation	June 2017	
	81	Page 127	Tower 5 – South Elevation	June 2017	
	82	Page 128	Tower 5 – West Elevation	June 2017	
	83	Page 129	Tower 5 – Section	June 2017	
	84	Page 131	Colours and Materials	June 2017	
	85	Page 132	Colours and Materials	June 2017	
	86	Page 133	Colours and Materials		
	87	Page 139	Edge Condition A – South Western Boundary	June 2017	
	88	Page 140	Edge Condition B – Eastern Boundary	June 2017	
	89	Page 141	Overall Site Podium Section A / Part A	June 2017	
	90	Page 142	Overall Site Podium Section A / Part 2	June 2017	
	91	Page 12-25	Podium Edge – Request for Information	September 2017	
	92	Page 27-31	Sub-tropical Design – Request for Information	September 2017	
	The conditions of this approval are to be read in conjunction with these plans. Where a conflict occurs between the conditions of this approval and the plans/drawings, the conditions of this approval shall take precedence.				
2.	Notice of works timetable – Council The Trustee must give the Council of the City of Gold Coast (Council) written notice of the following: <ol style="list-style-type: none"> Application number; Site address; Name and telephone number (work and after hours) of the project manager and the site owner; Works intended to be carried out; The proposed timetable associated with the works, including expected commencement, duration and completion date. <p>The notification is to be sent to Council's Development Compliance Section (fax: 07 5582 8080 or by email to Devcom_Operational@goldcoast.qld.gov.au). This notification is in addition to any other notifications required by other conditions of this or other development approvals.</p> <p>A form is available to assist in providing the information relating to Notice of Works/Commencement requirements. The form can be obtained at Council Offices (Nerang, Bundall and Coolangatta). It can also be found on Council's website at http://www.goldcoast.qld.gov.au/forms-applications.html</p>				After succession completion of any pre-start inspections required by conditions of this or other development approvals and at least 5 business days prior to commencement of any works on the site.
3.	Notice of Works Timetable – OLGR The Trustee must provide the Office of Liquor and Gaming Regulation (OLGR) with a copy of the Notice of Works Timetable as outlined in condition 2 of these conditions at the same time that a copy is provided to Council. <p>The notification is to be sent to OLGR's Gaming Services Branch Operations Unit (fax: (07) 3220 0279 or by email to gaming.operations@justice.qld.gov.au).</p> <p>This notification is in addition to any other notifications required by other conditions of this or other development approvals.</p>				At the same time as notification is provided for condition 2.
4.	Reporting to public sector entities The Trustee must provide any further reports or documentation, or updates to any reports or documentation, relating to the Stage 2 development upon request by each of				As specified in the condition.

#	Condition	Timing
	the public sector entities, as would otherwise be lawfully required under local, state and federal legislation.	
5.	Access to the site <p>a. Public sector entities will require access to The Star Gold Coast Site during the construction phase to conduct site inspections, observe project delivery, review planned construction activities, assess and monitor compliance with these conditions of approval, and for any related purposes to the Stage 2 development.</p> <p>b. The Trustee must facilitate the necessary access to The Star Gold Coast Site. The Trustee must grant and continuously grant to each public sector entity, its contractors, subcontractors, agents, employees and invitees, the non-exclusive licence of rights of use and access to the Site and the works, subject to compliance with reasonable workplace safety requirements of the Trustee.</p>	At all times during the construction phase.
6.	Notification of Incidents <p>The Trustee must immediately notify the Minister, by providing written notice to the OLGR, of the occurrence of any of the following matters throughout the undertaking of works associated with this development approval, as well as any proposed action(s) to address:</p> <ul style="list-style-type: none"> any notifiable incident, as defined within the <i>Work Health and Safety Act 2011</i>; and any industrial action, whether undertaken by an employee or employer on site, as defined within the <i>Fair Work Act 2009</i> (Cth). 	At all times.
7.	Development Costs <p>The Trustee is responsible for all costs related to the planning, design, development, construction and delivery of works undertaken in accordance with the conditions of this approval, together with all other costs and expenses ancillary or incidental to the planning, design, development, construction and delivery of these works.</p>	At all times.
8.	Use of The Star Gold Coast Complex or Site <p>Only the parts of the land as shown within the red dashed lines above the toe of the revetment wall in areas T1, T2, T3, T4 and T5 on Site Plan prepared by DBI Design Pty Ltd, dated 26 July 2017, reference A-SD-1.101 and revision C may be used for residential purposes. Use of The Star Gold Coast Complex or Site, other than that use of that area, for residential purposes, is not approved and will require a further approval under the Jupiters Casino Agreement.</p>	At all times.
9.	Currency Period <p>The development must be completed within a period of ten (10) years from the date of the development approval.</p>	For a period of ten (10) years following the development approval.
10.	Study/Media Rooms <p>Studies and media rooms identified on the approved drawings must not be converted into additional bedrooms unless submitted to Council for the Minister's approval. Any such submission will be assessed against the approved Stage 2 conditions, plans and/or drawings.</p>	At all times
INFRASTRUCTURE FUNDING CONTRIBUTIONS		
11.	Infrastructure Contributions <p>Pay to the Council of the City of Gold Coast a monetary contribution towards the cost of the provision of infrastructure in accordance with Council's Charges Resolution.</p> <p>The current applicable charge is:</p> <p style="text-align: center;">Total levied charge payable \$37,792,029.15</p>	Total payable prior to the use commencing, issue of certification of classification or final plumbing inspection, whichever occurs first.

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	<p>+ ANNUAL ADJUSTMENTS AND/OR REVIEWS</p> <p>The above charge will automatically increase by the lesser of the following:</p> <ol style="list-style-type: none"> The difference between the levied charge and the maximum adopted charge the local government could have levied for the development when the charge is paid; and The increase for the PPI index for the period starting on the day the levied charge was levied and ending on the day it is paid, adjusted by reference to the 3-yearly PPI index average. <p><i>'3-yearly PPI index average' and 'PPI index' have the meanings given in the Sustainable Planning Act 2009.</i></p> <p><i>As the levied charge amount is current at the date of issue, the total charges due at the date of payment may be greater.</i></p>	
CAR PARKING AND ACCESS		
12.	<p>Off street car parking facilities</p> <ol style="list-style-type: none"> Off-street car parking facilities must be designed, constructed and maintained in accordance with AS2890.1 (latest version). Off-street facilities for car parking must only be used for vehicle parking. Additional off-street car parking spaces must be provided on-site at a minimum rate of 0.75 spaces per residential dwelling in an unbundled arrangement. Off-street car parking facilities must be drained and line marked. <p><i>Information Note: Any unbundled car parking unsold to a residential carpark allocation can be made available for use by all other activities within the integrated resort complex (i.e. residential apartments, hotel, casino and resort users).</i></p>	Prior to the commencement of the use of each stage of development and at all times.
13.	<p>Tandem car parking spaces</p> <p>Tandem car parking spaces must be allocated to residents of the same unit only.</p>	At all times.
14.	<p>Bicycle parking</p> <ol style="list-style-type: none"> Bicycle parking facilities must be provided, at no cost to Council and maintained in accordance with: <ol style="list-style-type: none"> Resident bicycle parking for the Multiple dwelling units must be provided at a minimum rate of 1 Security Level B space per 4 dwellings; Visitor bicycle parking for the Multiple dwelling units must be provided at a minimum rate of 1 Security Level C space per 12 dwellings; and AS2890.3. The bicycle parking spaces are to: <ol style="list-style-type: none"> Enable wheels and frame to be located to the device without damaging the bicycle; Be located outside pedestrian movement paths; Be accessible from the road; Be arranged so that parking and unparking maneuvers will not damage adjacent bicycles; Be protected from maneuvering motor vehicles and opening car doors; Be as close as possible to the cyclists ultimate destination; Be well lit by appropriate existing or new lighting; and Be protected from the weather. 	Prior to the commencement of the use and at all times.

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15.	Loading and unloading <ol style="list-style-type: none"> Loading and unloading of a vehicle servicing a development must be conducted wholly within the Site. A vehicle or vehicles waiting to be loaded or unloaded must stand entirely within the Site. All vehicles must enter and exit the Site in a forward gear. 	At all times.
16.	Upgrade to existing bus stops <p>Upgrade and maintain the existing bus stops on the subject site at no cost to Council, to an 'Intermediate stop' standard in accordance with the Transport and Main Roads Public Transport Infrastructure Manual (PTIM).</p>	Prior to the commencement of the use.
17.	Active travel upgrade on bridge to T E Peters Drive <p>Design, construct and maintain a 3 metre wide pedestrian and bicycle pathway on the existing private bridge connecting the subject site to T E Peters Drive at no cost to Council. The 3 metre wide pedestrian and bicycle pathway is not to be line marked unless otherwise approved by Council.</p>	Prior to the commencement of the use.
18.	Allowance for new grade separated bridge <p>The design of Stage 2 development must make allowance for a future grade separated pedestrian bridge over Hooker Boulevard as indicatively shown on DBI Drawing 'Overall Plan Level 03' dated June 2017 (drawing amended May 2018).</p>	At all times.
ROADS AND TRAFFIC		
19.	Roadworks: T E Peters Drive / Casino Drive <p>Design and construct works at the T E Peters Drive / Casino Drive intersection to achieve:</p> <ol style="list-style-type: none"> an additional 20 metre long eastbound approach lane on T E Peters Drive; an additional eastbound circulating lane within the roundabout; and an additional 10 metre long northbound approach lane on Casino Drive. <p>The works must be undertaken generally in accordance with Cardno Drawing V160335T-SK21 Revision B dated 26/08/2016 and SC6.9 <i>City Plan Policy – Land Development Guidelines</i>. All existing bicycle lanes must be maintained at the intersection.</p> <p>An operational works application is to be submitted to Council for the Minister's approval of these works clearly detailing any proposed changes to infrastructure.</p> <p><i>Information note: this is considered non-trunk infrastructure.</i></p>	Prior to the commencement of the use.
20.	Roadworks: Gold Coast Highway / T E Peters Drive / Victoria Avenue <p>Design and construct works at the Gold Coast Highway / T E Peters Drive / Victoria Avenue intersection to achieve:</p> <ol style="list-style-type: none"> an extension of 20 metres to the existing westbound short left slip lane in T E Peters Drive; and an extension of 10 metres to the westbound short right turn lane in T E Peters Drive. <p>The works must be undertaken generally in accordance with Cardno Drawing V160335T-SK21 Revision B dated 26/08/2016 and SC6.9 <i>City Plan Policy – Land Development Guidelines</i>. All existing bicycle lanes must be maintained at the intersection.</p> <p>An operational works application is to be submitted to Council for the Minister's approval of these works clearly detailing any proposed changes to infrastructure.</p>	Prior to the commencement of the use.

#	Condition	Timing
	<i>Information note: this is considered non-trunk infrastructure.</i>	
21.	<p>Roadworks: Gold Coast Highway / Elizabeth Avenue / New Development Access</p> <p>Design and construct works at the Gold Coast Highway / Elizabeth Avenue / New Development Access Intersection to achieve:</p> <ol style="list-style-type: none"> addition of a left turn free flow facility for northbound left turning traffic exiting the site; modification of eastbound development egress line marking to incorporate a shared through/right left hand lane and a dedicated right hand right turn lane; and modification of the signal personality to remove the left turn late start for vehicles exiting the development. <p>The works must be undertaken generally in accordance SC6.9 City Plan Policy – Land Development Guidelines. All existing bicycle lanes must be maintained at the intersection.</p> <p>An operational works application is to be submitted to Council for the Minister’s approval of these works clearly detailing any proposed changes to infrastructure.</p> <p><i>Information note: this is considered non-trunk infrastructure.</i></p>	Prior to the commencement of the use.
STATE CONTROLLED ROAD		
22.	<p>Casino Drive and Hooker Blvd (Nerang-Broadbeach Rd) intersection</p> <ol style="list-style-type: none"> Road works comprising modification of the Casino Drive and Hooker Boulevard (Nerang-Broadbeach Rd) intersection to undertake works to remove the Casino Drive egress. The works involve the removal of the right-out and left-out egress from Casino Drive to the Hooker Blvd signalised intersection. The road works must be designed and constructed in accordance with Road Planning and Design Manual 2nd Edition and Austroads Guide to Road Design. <p><i>Information note: Construction should be undertaken by a TMR pre-qualified contractor.</i></p>	Prior to the commencement of the use.
ACTIVE TRANSPORT INFRASTRUCTURE		
23.	<p>Construct a grade separated active transport bridge between The Star Broadbeach and Broadbeach South Light Rail Station</p> <p>A grade separated active transport bridge must be constructed between Level 03 pedestrian promenade adjacent Tower 2 across Hooker Blvd (Nerang Broadbeach Rd) to connect with Broadbeach South Light Rail Station and must be provided generally in the location shown on DBI Drawing 'Overall Plan Level 03' dated June 2017 (amended May 2018 to include proposed bridge link to Broadbeach Light Rail Station). In accordance with:</p> <ul style="list-style-type: none"> Austroads - Guide to Road Design Part 6A - Paths for Walking and Cycling, 2017; Translink Public Transport Infrastructure Manual; Technical Note 133 Guidance on the width of shared paths and separated bicycle paths, November 2014;and Disability Discrimination Act 1992. <p><i>Information note: Construction and design should be undertaken by a TMR pre-qualified consultant and contractor.</i></p>	Prior to commencement of use for Tower 2 or constructed to connect with the pedestrian promenade and Level 03 at the earliest opportunity, whichever occurs first.
LANDSCAPING WORKS ON PRIVATE LAND		
24.	<p>Detailed landscape plan to be submitted for approval</p> <ol style="list-style-type: none"> Submit to Council and the Minister for compliance endorsement detailed landscape plans certified by a suitably qualified Landscape Architect illustrating the extent of 	The landscaping plans must be endorsed by Council prior to

#	Condition	Timing
	<p>landscaping for the development and the overall site interface with the streetscape. The plans must:</p> <ul style="list-style-type: none"> i Be prepared by a qualified landscape architect or similar landscape design professional; ii Be in general accordance with the Statement of Landscape Intent, being Dwg: RPT DGC Landscape DA 170922 D, Destination Gold Coast, Date: N/A, By: Urbis; iii Reflect the approved layout (including any amendments to that layout required by these conditions) and the conditions of this approval; iv Comply with <i>City Plan Policy – Landscape Work</i>; v Ensure landscaping maintains visibility along pathways and vehicle paths; vi Include species which are low maintenance and water-wise; vii Ensure species are selected taking into account the location of overhead and/or underground services – such services must be located clear of important landscape elements such as tree planting areas; viii Ensure the proposed trees and single trunked palms within the site are species with a form that is respectful of the planting locations proximity to the building. A minimum of 40 trees within the private property must be minimum 200 litre bag size at time of planting; remaining trees must be minimum 100 litre. <i>Plumeria</i>, <i>Pandanus</i> & palm species must be minimum 3 metres height at time of planting; <i>Dracaena draco</i> must be minimum 2 metres height at time of planting; ix Include a maintenance management plan relating to the planter boxes and planting on the external façade of the podium structure. The maintenance management plan must: <ul style="list-style-type: none"> A Provide detailed information as to how these vegetative systems will be safely accessed for maintenance; B Stipulate a maintenance schedule for these systems; C Provide details of the minimum standards to which these systems must be maintained; and D Describe actions to be taken if the systems should fail to function as intended. x Prescribe the use of tree stock compliant with <i>AS2303 – Tree Stock for Landscape Use</i>; xi Identify opportunities for water infiltration to be maximised on-site through landscaped areas and permeable paving where possible; and xii Include locations of, and a cross-sectional detail of the bio-retention systems that are required by the Stormwater Management Plan prepared for the site. The cross-sectional detail must identify the filter media depth and the surface treatment proposed for the systems. The detailed landscape plan must also incorporate an appropriate list of species in the plan schedule which are suitable for a bio-retention area. Planting densities within the bio-retention area must match those specified in Council's <i>City Plan Policy – Land Development Guidelines</i>. 	commencement of landscaping works
	<ul style="list-style-type: none"> b. Construct the works in accordance with the certified plans required by part a) of this condition. c. On completion of the works, provide to Council written certification from a licensed and experienced Landscape Architect that the completed landscaping complies with part b) of this condition. 	Prior to commencement of the approved use.
	<ul style="list-style-type: none"> d. Following installation of the landscaping in accordance with the certified plans, the landscaping within the site boundaries must be maintained in accordance with the 	At all times.

#	Condition	Timing
	certified landscape plans and all relevant Australian Standards to the satisfaction of Council and the Minister.	
25.	Planter boxes <ol style="list-style-type: none"> The planter boxes on the podium where trees (including Pandanus) are proposed to be planted must be a minimum five (5) square meters in surface area; Each of the aforementioned planter boxes must be sized to provide a minimum 800mm internal soil depth. The depth of planter boxes where trees are not proposed are to be as shown on the referenced Statement of Landscape Intent; and An automatic irrigation system must be provided to all podium planting, including the planter boxes located on the external façade of the podium structure. 	At all times.
ELECTRICAL RETICULATION		
26.	Electricity supply – MCU <ol style="list-style-type: none"> Submit to Council and the Minister a copy of the 'Certificate of Supply' from an authorised electricity supplier (e.g. ENERGEX) as evidence that underground electricity supply is available to the development site and all proposed dwellings within the site. In supplying power to the site, no additional poles and/or pole-mounted transformers are to be erected within the road reserve. 	Prior to the commencement of the use.
TELECOMMUNICATIONS		
27.	Telecommunications – MCU <ol style="list-style-type: none"> Provide telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, and telecommunications cabling to each unit/dwelling within the development, in accordance with telecommunications industry standards (e.g. Telstra / NBN Co. standards). Where new pit and pipe infrastructure is installed within the road, it must be suitably sized to cater for future installation of fibre optic cables. Provide written confirmation from the authorised telecommunications carrier that a contractual agreement has been entered into (e.g. Telstra 'Agreement Advice' or 'Completion Letter', NBN Co. 'Master Developer Agreement' or 'Small Developer Agreement' (a letter of provisioning of Telecommunication Services – confirmation of final payment)) for the above infrastructure prior to commencement of the use. 	Prior to commencement of the use.
WORKS - COMPLIANCE		
28.	Revetment wall <p>The registered property owner must have undertaken an inspection of the condition of the existing revetment wall. Such assessment must be undertaken by a registered professional engineer who specialises or who has expertise in retaining/revetment walls and must report on the existing condition of the wall and make any recommendations as to any required repairs or maintenance works necessary – whether or not such required works are as a consequence of the proposed works. A copy of the report is to be submitted to Council and the Minister.</p> <p>Where repairs or maintenance works are recommended in the report, the property owner will be required to undertake the works prior to or in conjunction with building works. This requirement is imposed to protect the property in the long term. Certification from a registered engineer certifying that the required repairs or maintenance works have been carried out is to be submitted to Council and the Minister.</p>	Prior to any building works commencing on the site.

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29.	Limitation of the land The development is limited to land above the toe of the revetment wall in areas T1, T2, T3, T4 and T5 and must be carried out generally in accordance with Site Plan prepared by DBI Design Pty Ltd, dated 26 July 2017, reference A-SD-1.101 and revision C.	Prior to the commencement of the use of the premises and to be maintained at all times.
30.	Certification of Compliance All works must be certified by a suitably qualified professional as complying with the approved plans. For this condition, a 'suitably qualified professional' is a person with a tertiary qualification and a professional affiliation in the field of engineering or science relevant to the works and/or management plan who has at least two years' experience in management in that field. Where the works and/or management plans involve different fields, a certification is required from a suitably qualified professional for each separate field.	The Trustee must submit the certification prior to the earliest of compliance assessment of the subdivision plan, the commencement of the 'on maintenance' period or the commencement of the use.
WATER SUPPLY PLUMBLING WORK		
31.	Application for compliance permit for water supply plumbing work required The Trustee must make an application to Council (Plumbing and Drainage Services) for a compliance permit for any compliance assessable water supply plumbing work within the property. Without limiting the requirements of the <i>Plumbing and Drainage Act 2002</i> with which the works must comply, the application must: a. be accompanied by a hydraulic design for all water services within the property; and b. comply with Section 5.2 of Council's City Plan policy, Land Development Guidelines. <i>Information note: Water supply plumbing works must not be carried out until a compliance permit under the Plumbing and Drainage Act 2002 has been issued by Council for the works.</i>	Prior to works occurring.
FIRE SERVICES		
32.	Application for compliance permit for fire services plumbing work required The Trustee must make an application to Council (Plumbing and Drainage Services) for a compliance permit for all fire services plumbing work within the property. Without limiting the requirements of the <i>Plumbing and Drainage Act 2002</i> with which the works must comply, the application must be accompanied by a hydraulic design for all fire services within the property. <i>Information note: Plumbing works for fire services must not be carried out until a compliance permit under the Plumbing and Drainage Act 2002 has been issued by Council for the works.</i>	Prior to works occurring.
SEWERAGE WORKS		
33.	Application for compliance permit for sewerage works required The Trustee must make an application to Council (Plumbing and Drainage Services) for a compliance permit for any compliance assessable sewerage works within the property. Without limiting the requirements of the <i>Plumbing and Drainage Act 2002</i> with which the works must comply, the application must: a. be accompanied by a hydraulic design for all sewerage works within the property; b. comply with Council's: i. <i>Trade Waste Policy</i> ; and ii. <i>Trade Waste Pre-treatment Policy and Guidelines</i> ; and c. comply with Council's Solid Waste Management Guidelines for new developments (2011)	Prior to any on-site sewerage works occurring on site.

#	Condition	Timing
	<p><i>Information note: Sewerage works must not be carried out until a compliance permit under the Plumbing and Drainage Act 2002 has been issued by Council for the works.</i></p> <p><i>Plumbing and drainage approval is not an approval to discharge trade waste to Council's sewerage system. The generator of trade must complete an Application for Approval to Discharge Trade Waste to Council's sewerage system (available on Council's website) prior to discharging any trade waste.</i></p>	
SEWER AND WATER WORKS		
34.	<p>Connection to Sewerage System</p> <p>a. Obtain an operational works approval for the design, construction and connection to the sewerage system for the proposal, ensuring that the proposed development connects directly to Council's sewerage network at no cost to Council and in accordance with the review outcomes of the Investigation of the Sewerage Servicing Strategy (the Strategy) as submitted to Council for approval by the Minister, which shall:</p> <ul style="list-style-type: none"> i Be in accordance with the SEQ Water Supply & Sewerage Design and Construction Code (SEQ Code), and the Water and Sewerage Connections Policy. ii Provide 139.6 kL of emergency storage required to service the proposed development at a location approved by Council. <p><i>Sewerage connection point advice note:</i></p> <p><i>The City of Gold Coast Water and Waste (WW) Directorate advises that:</i></p> <p><i>The sewerage connection point for the proposed development is SPS SP68 at the corner of Bermuda Street and Markeri Street as it has sufficient capacity to cater for the proposed loads, unless there is an alternative approved connection point that is demonstrated under the Strategy or in Council's review of the Strategy.</i></p> <p><i>The Strategy, which is presently being undertaken (as of 27 February 2018) will be reviewed with the intent of achieving agreed outcomes for servicing the Star Casino Site in Broadbeach. The review of the Strategy and approved outcomes may include a revised sewerage connection point to suit both parties for servicing of the development.</i></p>	Prior to the commencement of the use.
35.	<p>Water reticulation</p> <p>a. Obtain an operational works approval for the design, construction and connection of a water reticulation system for the proposal ensuring that the proposal connects to Council's water network at the existing 600mm main located in Hooker Boulevard street and the existing 225mm main located in T E Peters Drive at no cost to Council, and in particular:</p> <p>b. Be in accordance with the SEQ Water Supply & Sewerage Design and Construction Code (SEQ WS&S D&C Code), and the Gold Coast Water Network Modifications, Extension and Connections Policy Procedures.</p>	Prior to the commencement of the use.
36.	<p>Sub-metering</p> <p>Provide individual sub-metering for each lot/unit including common property generally in accordance with the Metering Technical Specifications and the Gold Coast Water Network Modifications, Extension and Connections Policy Procedures, at no cost to Council.</p>	Prior to the commencement of the use.
37.	<p>Fire loading</p> <p>Fire loading must not exceed 30L/s for 4 hours duration.</p>	At all times.
38.	<p>Development infrastructure</p> <p>Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise determined by Council and the Minister.</p>	At all times.

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39.	Connections and disconnections The Trustee must obtain written approval from Water and Waste for any disconnections or connections taking place. a. Any connection/disconnection to the existing water and sewerage networks will be at the Trustee's cost. b. Refer to Gold Coast Water and Waste Network Modifications, Extension and Connections Policy Procedures, available on Council's website: http://www.cityofgoldcoast.com.au	At all times.
40.	Water meter sizing All water meters 100 mm in diameter or larger require an operation works approval. Refer to Gold Coast Water and Waste Network Modifications, Extension and Connections Policy Procedures, available on Council's website: http://www.cityofgoldcoast.com.au	At all times.
AMENITY		
41.	No nuisance from lighting All lighting devices must be positioned on the premises and shielded to the satisfaction of the Minister so as not to cause: a. glare or other nuisance to surrounding residents and motorists; and b. a navigation hazard on any nearby or adjacent waterway.	At all times.
ENGINEERING		
42.	Rectification of Council's infrastructure Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks). Construct and maintain the rectified Council infrastructure at no cost to Council.	Prior to the commencement of the use.
HEALTH AND REGULATORY SERVICES		
43.	Waste Management Plan The development must be designed and constructed generally in accordance with the approved Waste Management Plan (WMP) prepared by Arcadis dated 15 September 2017 (Report No: 10004368-R02-03).	Prior to building approval.
44.	Waste Management Plan Compliance Report A waste management plan compliance report prepared by a suitably qualified person shall be submitted to Council for the Minister's approval. The report shall certify that the development has been designed and constructed in accordance with the requirements outlined in the approved Waste Management Plan.	Prior to the commencement of the use.
45.	Acoustics – design and construction The development must be designed and constructed in accordance with the recommendations outlined in the acoustic report prepared by TTM Consulting Pty Ltd dated 30 June 2017 (reference:16SYA0043 R01_2). Any alteration to the design or construction of the development that prevents the recommendations of the approved report being implemented will require an amended report to be submitted to Council for the Minister's approval prior to Building Approval.	As indicated within the wording of the condition.
46.	Acoustic compliance report An acoustic compliance report prepared by a suitably qualified person shall be submitted to Council for the Minister's approval. The report shall certify that the development has been designed and constructed in accordance with the established noise criteria and recommendations outlined in the approved acoustic report.	As indicated within the wording of the condition.

#	Condition	Timing
ACID SULFATE SOILS (ASS) / GROUNDWATER		
47.	<p>Preparation of acid sulfate investigation and management plan</p> <p>a. The Trustee is advised that an acid sulfate soil investigation must be submitted for assessment by Council Environmental Planners and approval by the Minister if the proposed development will affect soils below 5mAHD and involves either:</p> <ul style="list-style-type: none"> i The excavation of 100m³ or more of soil or sediment; or ii The filling of land involving 500m³ or more of material with an average depth of 0.5m or greater. <p>b. The investigation sampling and analysis should be prepared in accordance with the <i>Guidelines for Sampling & Analysis of Lowland Acid Sulfate Soils in Queensland</i> Version 4 (October 1998, Ahern et al 1998) and <i>Acid Sulfate Soil Laboratory Method Guidelines</i> Version 2.1 (June 2004, Ahern et al 2004). The investigation should establish the following:</p> <ul style="list-style-type: none"> i. The presence/absence of acid sulfate soils over the entire excavation area (ie. through soil investigations); ii. The degree (ie. concentration) of acid leachate generating potential of soils; iii. The required soil dosage rates and quantity of lime required to mitigate acid leachate; and iv. The potential impacts on surrounding environment features. <p>c. If the investigation finds that treatment of acid sulfate soil will be required, an acid sulfate soil management plan directed towards enabling works to be undertaken in a safe and effective manner must be prepared in accordance with:</p> <ul style="list-style-type: none"> i The <i>Queensland Acid Sulfate Soil Technical Manual</i> Version 3.8 (November 2002, Dear et al); and ii Conditions of this approval. 	<p>Prior to any works commencing on the site.</p>
48.	<p>Treatment of oxidized acid sulfate soil</p> <p>As a result of works the subject of this approval any disturbed or oxidized acid sulfate soil must be treated and managed in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines, prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014.</p>	<p>During construction / building works.</p>
CONSTRUCTION MANAGEMENT		
49.	<p>Construction management plan</p> <p>Part A Construction Management Requirements</p> <p>a. The construction management plan must be submitted in accordance with the Application for Construction Management Plan form and Guidelines for Construction Management Plans available on Council's website.</p> <p>b. The construction management plan must address all activities associated with construction (excluding noise and dust issues), including but not limited to:</p> <ul style="list-style-type: none"> i Vehicle access (including responsibility for maintenance of the defined cartage route) during hours of construction; ii Traffic management (including loading and unloading); iii Parking of vehicles (including on site employees and delivery vehicles); iv Maintenance of safe pedestrian movement across the site's frontage/s (including by people with disabilities); v Building waste / refuse disposal; vi Presentation of hoarding to the street; vii Tree management. <p>c. The construction management plan must demonstrate that:</p> <ul style="list-style-type: none"> i the general public will be adequately protected from construction activities; 	<p>A construction management plan must be submitted to Council for the Minister's approval prior to the issue of any development permit for the carrying out of building work.</p> <p>The approved construction management plan must be complied with and kept on-site at all times during construction works.</p>

#	Condition	Timing
	<ul style="list-style-type: none"> ii the building site will be kept clean and tidy to maintain public safety and amenity; and iii demand for occupation of the street and protection of Council assets will be well managed. <p>d. The approved construction management plan must be complied with and kept on-site at all times.</p> <p>Part B Road/footpath Closure Requirements</p> <p>Where as a result of construction work or activities it is necessary to temporarily close a road/footpath under the control of Council the following requirements will apply.</p> <ul style="list-style-type: none"> e. Where it is proposed to interfere with a road for any building or construction work such as a gantry, hoarding or skip bin, an application for temporary closure of a Council controlled road must be submitted to Council for the Minister's approval, prior to the issue of any development permit for the carrying out of building work. Such application is to be lodged in conjunction with an application for approval of a construction management plan. f. Where it is required to interfere with a road for any building or construction related work for a period in excess of two (2) weeks, a Road Closure Work Zone permit is to be obtained from Council's Traffic Management and Operations Branch. g. Where it is required to occupy any portion of the road reserve in conjunction with building or construction work, a permit to occupy is to be obtained from Council's Property Section. 	
50.	<p>Transport of soil/fill/excavated material</p> <p>During the transportation of soil and other fill/excavated material:</p> <ul style="list-style-type: none"> a. All trucks hauling soil, or fill/excavated material must have their loads secure and covered; b. Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel, on a daily basis; and c. Prior to vehicles exiting the site, measures must be taken to remove soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads. 	At all times while works are occurring.
EROSION AND SEDIMENT CONTROL		
51.	<p>Erosion and sediment control</p> <ul style="list-style-type: none"> a. Erosion, sediment and dust control measures must be designed, implemented and maintained in accordance with the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). b. Sediment control structures (e.g. sediment fence) must be placed at the base of all materials on-site to mitigate any sediment runoff. c. A perimeter bund and/or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater. d. To minimise unvegetated areas: <ul style="list-style-type: none"> i Construction activities must be staged; ii Filled areas must be turfed or seeded immediately on completion; and iii No area should remain exposed (unvegetated) for more than 2 weeks unless construction work is being undertaken on that area. e. Immediately after completion of the construction of an open drain: <ul style="list-style-type: none"> i The open drain must be turfed, unless approved otherwise in a Council approved stormwater management plan; and ii A turf strip must be placed at 90 degrees to the invert every 10 metres to prevent scouring along the turf edge. Reinforced turf must be used where invert grades exceed 5%. f. All polluted/contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the <i>Queensland Water Quality Guidelines</i> (DERM, September 2009) prior to discharging from the 	During construction / building works.

#	Condition	Timing
	<p>site.</p> <p>g. The following inspection program must be carried out before the site is fully rehabilitated:</p> <ol style="list-style-type: none"> Regular inspections to ensure that adequate erosion control measures are in place and in good condition both during and after construction; and Inspections after each storm event to assess the adequacy of the erosion control measures. The Trustee must make good any damage or non-performing erosion control devices and clean up any sediment that has left the site or is on the roads within and external to the site. <p>h. Water quality must be monitored in accordance with Section 7.5 of the <i>Best Practice Erosion & Control</i> (IECA Australasia, November 2008) and compared with water quality objectives. A monitoring report must be prepared and retained at the site office and made available to Council's inspectors upon request. The Trustee must notify Council's Contributed Assets Section and Department of Environment and Heritage Protection of any non-compliance to water quality objectives and the corrective actions taken by the Trustee within 48 hours of the non-compliance.</p>	
52.	<p>Construction of sediment basin</p> <ol style="list-style-type: none"> The sediment basin(s) proposed for the construction phase must be designed in accordance with Appendix B of the <i>Best Practice Erosion & Sediment Control</i> (IECA Australasia, November 2008). Each sediment basin must have the capacity to treat flows to current best practice standards and as a minimum must be designed to contain all the stormwater runoff from the 85th percentile 5 day rainfall depth and in addition be designed and maintained to store 2 months sediment from the receiving catchment, as determined using the Revised Universal Soil Loss Equation. Sediment basins must be dewatered within 5 days after each rainfall event. Sediment basins and associated structures such as inlets, outlets and spillways must be designed and constructed to be structurally sound for a 10 year ARI rainfall event under normal circumstances. A high-flow bypass system must be included (if necessary) to prevent any potential re-suspension of accumulated sediment from the basin during major storm events. Accumulated sediment from basins and other controls must be removed within two months and disposed of appropriately without causing water contamination. 	During construction / building works.
53.	<p>Inspections and reporting</p> <ol style="list-style-type: none"> All erosion and sediment control measures must be inspected in accordance with Section 7 of the <i>Best Practice Erosion & Sediment Control</i> (IECA Australasia, November 2008) on a weekly basis and following runoff events until the rehabilitation works of the site is completed to the satisfaction of the Chief Executive Officer of Council. All drainage control structures such as diversion banks, diversion channels and temporary culvert protections must be inspected daily to ensure they have not been damaged by machinery and are serviceable in readiness for the next rainfall event. Where inspection indicates a non-conformance, a Non- Conformance Report must be generated. This report must include but not be limited to the following: <ol style="list-style-type: none"> Details of the nature and cause of non- conformance; and Details of the required corrective actions. Corrective actions must be carried out within 24 hours where practicable or as agreed with the Construction Superintendent. A monthly summary of Erosion and Sediment Control (ESC) performances must be compiled and retained at the site office and made available to Council's inspectors upon request. This report must include but not be limited to the following: <ol style="list-style-type: none"> Filled in ESC inspection checklist of <i>Best Practice Erosion & Sediment Control, Section 7, Site Inspection Checklist</i> (IECA Australasia, November 2008); Description of any incidents of non-conformance and corrective actions; Results of corrective actions; and 	During construction / building works.

#	Condition	Timing
	iv Revisions to the Erosion and Sediment Control Plan (ESCP).	
54.	Prevent release of sediment to tidal waters Erosion and sediment control measures are to be installed and maintained for any works resulting in disturbed soils to prevent the release of sediment to tidal waters.	During construction / building works.
HYDRAULICS AND STORMWATER MANAGEMENT		
55.	No loss of floodplain storage The proposed development shall result in no loss of floodplain storage up to the 100 year ARI regional flood event.	At all times.
56.	No worsening of hydraulic conditions The development must be designed and constructed so as to result in: <ol style="list-style-type: none"> No increase in peak flow rates downstream from the site; No increase in flood levels external to the site; and No increase in duration of inundation external to the site that could cause loss or damage. 	At all times.
57.	Alteration of overland flow paths Overland flow paths on the site must not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties or that creates an increase in flood damage on other properties.	At all times.
58.	Certification of earthworks compliance with hydraulic report The Trustee must submit to Council and the Minister a certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the bulk earthworks comply with the approved hydraulic report, being "Destination Gold Coast Consortium – Stage 2 Development Flooding and Hydraulic Impact Assessment, Revision 05" dated 22 September 2017 prepared by Arcadis Australia Pacific Pty Ltd, and no loss of flood plain storage has occurred as a result of the earthworks. The certification must be accompanied by calculations and as constructed data that: <ol style="list-style-type: none"> Includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS; and Has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred. 	The certification must be submitted to Council and the Minister immediately after completion of the bulk earthworks.
59.	Stormwater management plan to be complied with The Trustee must submit to Council and the Minister certification from a Registered Professional Engineer Queensland (RPEQ) specialised in stormwater management confirming that all works have been carried out and completed in accordance with the approved stormwater management plan, being "Destination Gold Coast Consortium – Stage 2 Development Site Based Stormwater Management Plan, Revision 05" dated 26 September 2017 prepared by Arcadis Australia Pacific Pty Ltd.	The certification must be submitted to Council and the Minister prior to the commencement of the use of the premises.
60.	GPT in basement car park <ol style="list-style-type: none"> A gross pollutant trap (hydrocarbon and litter separator) must be installed within the car park areas to treat water prior to discharging to the existing Council stormwater network. 	At all times.
	<ol style="list-style-type: none"> Any designated carwash bay will require a trade waste approval prior to the discharge from the premises of any trade waste to Council's sewerage system. 	Compliance with (b) to occur prior to the commencement of the use of the premises.
61.	Agreement to remove hydrocarbons for GPT <ol style="list-style-type: none"> The Trustee must ensure that: <ol style="list-style-type: none"> Hydrocarbons and other waste captured by the gross pollutant trap are regularly removed by an appropriately licensed waste 	Prior to the commencement of the use of the premises and then

#	Condition	Timing
	<p>removal entity; and</p> <p>ii The gross pollutant trap is maintained so that it functions for its intended purpose.</p> <p>b. The Trustee must submit to Council and the Minister evidence that an agreement has been entered into with a licensed waste removal entity for the removal of hydrocarbons/waste in accordance with this condition.</p>	<p>maintained at all times.</p>
62.	<p>Certification of performance of the treatment train</p> <p>The Trustee shall provide a certification to Council and the Minister signed by a qualified professional engineer (RPEQ or equivalent) confirming the following:</p> <p>a. The proposed treatment train including the proprietary device will achieve pollutants removal efficiency to satisfy Council's water quality objectives as outlined in the Land Development Guidelines.</p> <p>b. The signing person must acknowledge that he/she is aware that the Council of the City of Gold Coast relies upon his/her certification in approving the above stormwater management plan and associated treatment train including the proprietary device.</p>	<p>Prior to the commencement of any works on-site for the relevant stage of the development.</p>
63.	<p>Monitoring of the proprietary treatment devices</p> <p>The owner or the legal entity of the development must carry out monitoring of the performance of the proprietary stormwater treatment devices as adopted in the approved stormwater management plan for two years at no cost to Council. Annual report of the monitoring and subsequent results shall be prepared by a suitably qualified professional (RPEQ or equivalent) specialised in stormwater and must be submitted to Council and the Minister for record keeping purposes.</p> <p>Alternatively, the proponent shall submit a certification or endorsement letter from an independent expert / peer reviewer based on the testing / monitoring results of the proprietary devices confirming the performance of the devices in relation to Council's adopted protocol (August 2015) requirements, to discontinue the ongoing monitoring.</p>	<p>As indicated within the wording of the condition.</p>
64.	<p>Maintenance of stormwater management devices</p> <p>a. Prior to commencement of the use of the premises, a site-specific stormwater quality improvement devices (SQID) maintenance management plan (MMP) must be prepared by a suitably qualified professional, consistent with the maintenance requirements of the devices in the proposed treatment train, and submitted to Council for the Minister's approval. The approved MMP must be included in the Body Corporate by-laws or Community Management Plan. The MMP must address the following:</p> <p>i The MMP must include all associated costs related to the device (e.g., installation, inspection and replacement/maintenance, certifications, reporting, health and safety plans, training, area of land required to install the device etc.);</p> <p>ii The MMP must include the lifecycle costs of the proposed treatment devices;</p> <p>b. The owner/body corporate must ensure the long-term maintenance of the storm water management device/s for the life of the development. A copy of any maintenance agreement entered into with the proprietor or an appropriate entity must be submitted to Council and the Minister for record prior to commencement of the use of the premises;</p> <p>c. The body corporate/legal authority shall submit to Council certification from a Registered Professional Engineer Queensland (RPEQ) every year for the life of the development confirming that the cartridges have been replaced and functioning as designed.</p> <p>d. The body corporate and/or legal authority of the development shall be responsible for monitoring and maintaining the stormwater management devices during both construction and operational phases at no cost to the Council.</p> <p>e. In case of failure to achieve the designed pollutant load reduction target during the operational phase of the development, the owner/body corporate must be</p>	<p>As indicated within the wording of the condition.</p>

#	Condition	Timing
	<p>responsible to replace the proprietary device (e.g. filter cartridges) with an appropriate treatment system in accordance with Council's WSUD guidelines (Section SC6.9.3 of the City Plan policy - Land development guidelines) at no cost to Council.</p> <p>Advisory Note: Failure of achieving the water quality objectives during the construction and operational phase of the development may trigger significant penalty under the Environmental Protection Act 1994.</p>	
65.	<p>Dewatering management plan</p> <p>A dewatering management plan must be submitted to Council for the Minister's approval. The dewatering management plan must be prepared by a suitably qualified professional engineer (RPEQ) in accordance with the Guidelines for Dewatering Management Plan (CoGC, May 2016) and include (but not be limited to) the following:</p> <ul style="list-style-type: none"> a. Purpose of dewatering (i.e. an explanation of why dewatering is necessary); b. Dewatering technique (i.e. wellpoint, deep well, open hole etc.); c. Anticipated dewatering flow rate and total dewatering duration; d. Controls (i.e. settling tank, turbidity curtain etc.) and method of effluent discharge; e. Measures and techniques to manage noise, vibration and odour issues; f. Measures and techniques to manage geotechnical stability issues; g. Contingency plan in case of emergency situation; h. If dewatering conducted in a contaminated area, engineering specifications for dewatering effluent treatment (i.e. air-stripper, carbon filtration, etc.) and details for an analytical monitoring program to ensure effluent will meet water quality release standards described in Tables 1 & 2 of the Guidelines; i. A monitoring program to ensure that effluent will comply with applicable water quality release standards described in Tables 1 & 2 of the Guidelines; j. Baseline assessment of the existing environment (i.e. fauna, water quality) that will receive the discharge; k. A strategy for monitoring and managing any impacts during the life and after the closure of the project; l. The point of discharge to the storm water system and to any waterway or water body; m. A hydrogeological and hydrological assessment of the project area to estimate quantity and quality of water to be discharged; n. Verification that the quality of discharge water will comply with the receiving water duration and frequency of the discharge; o. Seasonal variability of the receiving water quality; p. Assessment of the viability of treating or recycling the wastewater. <p>All recommendations within the dewatering management plan must utilise enforceable, non-ambiguous terms such as 'must be' and 'shall be'. All works must be carried out in accordance with the approved dewatering management plan.</p>	<p>The Trustee must submit the dewatering management plan to Council and obtain the Minister's approval prior to the building approval or commencement of works whichever occurs first.</p>
BEACH REPLENISHMENT		
66.	<p>Excavated sand</p> <p>All excess sand excavated from the site and suitable for placement onto the ocean beach must be managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. The Trustee must submit a sand management plan to Council for the Minister's approval. The sand management plan must outline appropriate actions to ensure excavated sand is appropriately cleaned, treated, placed, levelled and stabilised. b. The sand must be sieved to remove all material having a dimension greater than 20 millimetres. c. The sieved sand must be placed onto the ocean beach, profiled and stabilised in accordance with the approved sand management plan, prior to the issue of a certification of classification/final inspection certificate. 	<p>The sand management plan must be submitted to Council for the Minister's approval prior to commencement of works on site.</p> <p>All other requirements of the condition must be complied with at all times.</p>

#	Condition	Timing
	<p>d. If the sand to be excavated will exceed 2,000 cubic metres, a supervisor, appointed by Council, must be employed at the Trustee's cost for the duration of the sand excavation and deposition and the supervisor must:</p> <ul style="list-style-type: none"> i Undertake the physical collection of any waste material deposited on the beach as a result of the sand deposition; and ii Ensure that the total excess clean sand is deposited, profiled and stabilised as directed by Council. 	
CRIME PREVENTION AND PEDESTRIAN SAFETY		
67.	<p>Lighting to promote pedestrian safety</p> <p>Install and maintain lighting for all outdoor pedestrian connections within the development, at no cost to Council. The design and construction of the lighting system must:</p> <ul style="list-style-type: none"> a. Achieve a minimum illuminance level in accordance with Australian Standard AS/NZS1158.3.1 Pedestrian area (Category P) lighting; and b. Include vandal resistant fixtures. 	<p>Install prior to the commencement of the use and maintain at all times.</p>
68.	<p>Pedestrian safety during construction</p> <p>Safe pedestrian movement must be maintained during the construction phase and clear directional signage provided. Any construction barriers must be positioned to ensure they do not create concealment spots or potential entrapment zones.</p>	<p>At all times during construction.</p>

THE STAR GOLD COAST REDEVELOPMENT STAGE 2

ADVISORY NOTES

ADVISORY NOTES: COUNCIL	
A	<p>Conditions contained within the Decision Notice</p> <p>Where applicable, conditions of approval in this Decision Notice have a separate timing component to clarify when compliance with the condition must be achieved. This timing component forms part of the condition itself.</p>
B	<p>Trustee's responsibilities</p> <p>The Trustee is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.</p> <p>Nothing in this decision notice alleviates the need for the Trustee to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the Trustee is involved. Without limiting this obligation, the Trustee is responsible for:</p> <ol style="list-style-type: none"> Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration; Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environmental Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'); Securing tenure/permission from the relevant owner to use private or public land not owned by the Trustee (including for access required by conditions of approval); Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the Trustee to ensure compliance with this decision notice and applicable codes; Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceeds \$150,000. Acceptable proof of payment is a Q.Leave – Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational Works. This is a requirement of section 77(1) of the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i>; and Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.
C	<p>Indigenous cultural heritage legislation and duty of care requirement</p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> ('AHCA') is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The AHCA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:</p> <ol style="list-style-type: none"> Is not negated by the issuing of this development approval; Applies on all land and water, including freehold land; Lies with the person or entity conducting an activity; and If breached, is subject to criminal offence penalties. <p>Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.</p>

	<p>Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the AHCA.</p> <p>The Trustee should contact DATSIMA's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the AHCA.</p>			
D	<p>Gold Coast Airport Pty Ltd</p> <p>The CASA Manual of Standards (MOS) Part 139 - Aerodromes, Chapter 7, Sub-section 7.1.5.2 provides that any structure extending to a height of 150 metres or more above ground level (including construction cranes or other temporary equipment) is to be regarded as an obstacle unless assessed by CASA to be otherwise. The Trustee shall supply details of the proposed height and position of any such building or structure to Gold Coast Airport Pty Ltd for consideration by aviation agencies.</p>			
E	<p>No open trenching of the road pavement for water connections across/in roadways</p> <p>Conduits must be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval.</p> <p>Refer to Gold Coast Water and Waste Network Modifications, Extension and Connections Policy Procedures, available on Council's website: http://www.cityofgoldcoast.com.au</p>			
F	<p>Further development permits/compliance permits</p> <p>Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include:</p> <table border="1"><tr><td>Gold Coast Water and Waste</td></tr><tr><td>Application to work on the City's Infrastructure</td></tr><tr><td>Operational works - infrastructure</td></tr></table> <p>A copy of this decision notice and accompanying stamped drawings/plans must be submitted with any subsequent application identified above.</p>	Gold Coast Water and Waste	Application to work on the City's Infrastructure	Operational works - infrastructure
Gold Coast Water and Waste				
Application to work on the City's Infrastructure				
Operational works - infrastructure				
G	<p>Separate service connection points</p> <p>Should a volumetric subdivision be pursued, separate water supply services will need to be designed and constructed to each of the different uses (e.g. commercial/residential), or to each of the volumetric lots created, so as to ensure that all lots within the site have separate service connection points. Internal services will need to be managed through the Building Management Statement.</p>			
H	<p>Connections to, alteration or realignment of Council infrastructure</p> <p>Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the Trustee must obtain the necessary approvals from the relevant public utility authority prior to works commencing.</p> <p>Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.</p>			
I	<p>Gold Coast Highway / Elizabeth Avenue / New Development Access</p> <p>The maximum green time on the western leg (new development access) of the Gold Coast Highway / Elizabeth Avenue intersection will be limited to 12 seconds to minimise the development's impact on the Gold Coast Highway through-traffic and light rail operation at the intersection.</p>			

ADVISORY NOTES: DTMR	
Further development permits, compliance permits or compliance certificates	
A	<p>Works in State-controlled road reserve (WSCRR) Works to modify Casino Drive and Hooker Boulevard (Nerang-Broadbeach Rd) Egress</p> <p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works on a State-controlled road or interfere with a State-controlled road or its operation. This may include where road works to a Council road interferes with a State-controlled road or its operations.</p> <p>No works are to commence within the State-controlled road reserve until approval of the plan/s showing the proposed works is issued by the Department of Transport and Main Roads in accordance with section 33 of the <i>Transport Infrastructure Act 1994</i>.</p> <p>The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). This approval may be subject to conditions related to the works construction process. Please contact the department (South Coast Region) on (07) 5563 6600 or at SouthCoast@tmr.qld.gov.au to make an application for works in the State-controlled road reserve (WSCRR). Link: https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval#roadworks</p>
B	<p>Road Corridor Permit Grade Separated Active Transport Bridge over Hooker Boulevard (Nerang-Broadbeach Rd) between The Star Broadbeach and Broadbeach South Light Rail Station</p> <p>Under section 50 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to undertake ancillary works and encroachments under the Act.</p> <p>The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). This approval may be subject to conditions related to the works construction process. Please contact the department (South Coast Region) on (07) 5563 6600 or at SouthCoast@tmr.qld.gov.au to make an application for works.</p> <p>For information on the process and forms, see Link: https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval/Road-Corridor-Permit.aspx</p>

ADVISORY NOTES: MINISTERIAL	
A	<p>Further information regarding these conditions</p> <p>Further information regarding the context of the enclosed conditions can be obtained from the relevant detailed reports prepared by each of the involved public sector entities and as provided to the Trustee. Should there be a conflict between the contents of a report and the provisions of the enclosed conditions, the terms of the conditions will prevail unless otherwise expressly stated.</p> <p>The involved public sector entities are:</p> <ul style="list-style-type: none"> • Council of the City of Gold Coast (Council) • Department of Transport and Main Roads (DTMR) • Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP), coordinating the Department of Agriculture and Fisheries (DAF) and the Department of Environment and Science (DES) • Department of Justice and Attorney-General, including the Office of Liquor and Gaming Regulation (OLGR).

The Star Gold Coast Redevelopment – Stage 2

List of Development Application Material

(Not attached but available upon request from OLGR)

Destination Gold Coast Consortium for Jupiters Custodian Pty Ltd (Trustee)

- Development Application – prepared by DBI Design Pty Ltd, dated 30 June 2017
- Stage 2 Development Planning Report – prepared by Urbis Pty Ltd, dated 30 June 2017
- Landscape Report – prepared by Urbis Pty Ltd, dated 30 June 2017
- 03 Podium Edge – prepared by DBI Design Pty Ltd, dated September 2017
- 04 Sub-Tropical Design – prepared by DBI Design Pty Ltd, dated September 2017
- Stage 2 Development Application Traffic Engineering Report – prepared by SLR Consulting Australia Pty Ltd, dated 30 June 2017
- Stage 2 Development Environment Noise Assessment Report (Acoustic Consulting) – prepared by TTM Consulting Pty Ltd, dated 30 June 2017
- Stage 2 Development Application Waste Management Plan – prepared by Arcadis Australia Pacific Pty Limited, dated 30 June 2017
- Stage 2 Development Application Waste Management Plan – prepared by Arcadis Australia Pacific Pty Limited, dated 15 September 2017
- Flooding and Hydraulics impact Assessment – prepared by Arcadis Australia Pacific Pty Limited, dated 30 June 2017
- Flooding and Hydraulics impact Assessment – prepared by Arcadis Australia Pacific Pty Limited, dated 22 September 2017
- Site Based Stormwater Management Plan – prepared by Arcadis Australia Pacific Pty Limited, dated 30 June 2017
- Site Based Stormwater Management Plan – prepared by Arcadis Australia Pacific Pty Limited, dated 25 September 2017
- Sewer Network Capacity Assessment – prepared by Arcadis Australia Pacific Pty Limited, dated 30 June 2017
- Water Network Capacity Assessment – prepared by Arcadis Australia Pacific Pty Limited, dated 30 June 2017

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 30 August 2018
To: **Attorney-General and Minister for Justice**
Leader of the House
From: Liquor, Gaming and Fair Trading
Subject: Increased shareholding in The Star Entertainment Group Limited
Requested by: Internally generated

RECOMMENDATIONS

That you:

- (a) **note** the intention of Chow Tai Fook Enterprises Limited (CTFE) and Far East Consortium International Limited (FEC) to increase their shareholding in the Star Entertainment Group Limited (The Star)

NP_73(2)

BACKGROUND SUMMARY

1.

NP_Sch3(3)(1)(e)

2. The Agreement between the State, the licensee, the associated holding company and each of the parent entities (The Star, CTFC (parent entity of CTFE) and FEC) was given the force of law by the *Queens Wharf Brisbane Act 2016* (QWB Act) on 27 May 2016.
3. On 27 October 2016, Destination Brisbane Consortium Integrated Resort Operations Pty Ltd was issued a casino licence subject to conditions.
4. CTFE and FEC recently advised the Office of Liquor and Gaming Regulation (OLGR) of an intention to increase their combined shareholding in The Star up to 19.9%. Since the casino licence was granted, both FEC and CTFE have acquired a combined interest in The Star of 9.9%.

NP_73(2)

ISSUES

6. The OLGR has been informed that the acquisition will be in the form of a Strategic Alliance Agreement between CTFE, FEC and The Star.
7. The QWB Act provides requirements about voting power and relevant interests. Under the Act, if an interest of greater than 10% is acquired by FEC and/or CTFE individually or collectively NP_Sch3(3)(1)(e)
 As details of the actual shareholding acquisitions and arrangements are yet to be confirmed, OLGR is yet to determine the exact approvals required.
8. The proposed increase in ownership of The Star will see CTFE and FEC have greater control over The Star's operations.

NP_73(2)

EMPLOYMENT IMPACT

16. Not applicable.

CONSULTATION WITH STAKEHOLDERS

17. Not applicable.

FINANCIAL IMPLICATIONS

18. Not applicable.

POTENTIAL MEDIA

19. Not applicable.

NOTED or APPROVED / NOT
APPROVED

Attorney-General and Minister for
Justice
Leader of the House
Comments

Yvette D'ath
YVETTE D'ATH MP

Attorney-General and Minister for
Justice
Leader of the House

31/01/18

Chief of Staff

1 1

Policy Advisor

11/9/18

Contact Officer:	Name: Ron Austen Position: A/Director, GSB Phone: 38720911 Date: 28 August 2018	Approved by:	Name: David Ford Position: Deputy Director-General, LGFT Phone: 387 20926 NP 49-Sch4 Date: 28 August 2018
Approved by:	Name: Craig Turner Position: A/Executive Director, OLGR Phone: 38720800 Date: 28 August 2018	Endorsed:	David Mackie Director-General <i>[Signature]</i> 30/8/18
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 9 October 2018
To: **Attorney-General and Minister for Justice**
Leader of the House
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Notification of The Star Entertainment Group Limited's Financial reporting
Requested by: Attorney-General's office

RECOMMENDATIONS

That you:

- (a) **note** receipt of notice of The Star Entertainment Group Limited's (The Star's) upcoming annual general meeting (AGM) (**Attachment 1**) and 2018 Directors' Report and Financial Report (**Attachment 2**); and
- (b) **sign** the attached letter to The Star (**Attachment 3**).

BACKGROUND SUMMARY

1. The Star, formerly Echo Entertainment Group (Echo), own and operate The Star, Gold Coast and Treasury, Brisbane casinos in Queensland. In conjunction with their partners Chow Tai Fook Capital Limited (CTF) and Far East Consortium International Limited (FEC), collectively Destination Brisbane Consortium (DBC), The Star is also significantly involved in the ongoing development of Brisbane's Queen's Wharf precinct, including construction of The Star, Brisbane casino.
2. Clause 4 of Schedule 1 of the Echo Deed (Queensland) (Echo Deed), which sets out certain obligations for The Star as the casino licensee for the Brisbane and Gold Coast casinos, requires The Star to deliver to the Minister copies of all information that it has sent to its shareholders.
3. Clause 8 of Schedule 1 of the Echo Deed requires The Star to supply to the Minister a copy of its financial accounts.
4. On 24 and 26 September 2018 respectively, The Star submitted copies of the notice of the upcoming AGM distributed to shareholders by the Chairman, along with supporting documentation including the 2018 Annual Report, and a copy of its 2018 Director's Report and Financial Report in compliance with these obligations.

ISSUES

5. The AGM is set for Thursday, 1 November 2018, and all necessary supporting documentation, including a copy of the Chairman's letter and the voting and question forms have been enclosed with the letter as required. Accordingly, The Star has fulfilled its obligations under clause 4 of the Echo Deed.
6. The Director's Report and Financial Report contains information regarding the 'state of affairs' of The Star, including information pertaining to income, cash flow and equity statements along with balance sheets and key financial disclosures. The submission of this material satisfies The Star's obligations under clause 8 of the Echo Deed.

7. The Office of Liquor and Gaming Regulation (OLGR) maintains an ongoing monitoring regime to ensure the ongoing financial stability and repute of all Queensland casinos, which includes reviewing the financial and reporting material provided by The Star. The OLGR has previously briefed you on a review that is being conducted of DBC's partnership arrangements (OGR-1751718).
8. You will be advised of any matters that arise of a serious or otherwise significant nature that may impact on The Star's suitability as a casino licensee in Queensland.
9. The OLGR has drafted an acknowledgement letter (**Attachment 3**) for your signature regarding The Star's ongoing compliance with its obligations under the Echo Deed.

CULTURAL IMPACT

10. Not applicable.

EMPLOYMENT IMPACT

11. Not applicable.

CONSULTATION WITH STAKEHOLDERS

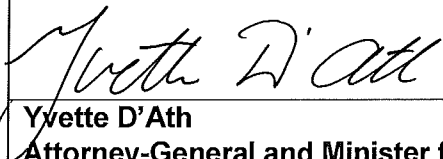

12. Not applicable.

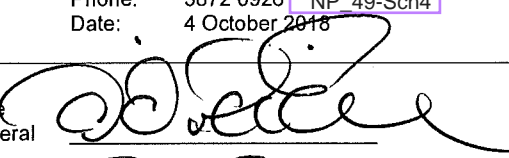
FINANCIAL IMPLICATIONS

13. Not applicable.

POTENTIAL MEDIA

14. Not applicable.

NOTED or APPROVED / NOT APPROVED Attorney-General and Minister for Justice Leader of the House Comments		
 Yvette D'Ath Attorney-General and Minister for Justice Leader of the House 27 / 10 / 18	Chief of Staff / /	Policy Advisor  23 / 10 / 18

Contact Officer: Name: Brigitte Tilley Position: A/General Manager, Licensing Phone: 3224 7119 (ext 47119) Date: 3 October 2018	Approved by: Name: David Ford Position: Deputy Director-General Phone: 3872 0926 NP 49-Sch4 Date: 4 October 2018
Approved by: Name: Michael Sarquis Position: Executive Director, OLGR Phone: 3872 0800 (ext 20800) Date: 4 October 2018	Endorsed: David Mackie Director-General  9/10/18
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related	



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 587490/1; 4543430; OGR-1782391

29 OCT 2018

Ms Jennie Yuen
Secretariat & Shareholder Relations Manager
The Star Entertainment Group Limited
PO Box 13348
George Street Post Shop
BRISBANE QLD 4000
jennie.yuen@star.com.au

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au



Dear Ms Yuen

Thank you for your letters dated 24 and 26 September 2018, providing the financial and reporting material on behalf of The Star Entertainment Group Limited (The Star).

In particular, I note that copies of the notice of The Star's upcoming annual general meeting, along with supporting documentation including the 2018 Annual Report have been provided, in addition to a copy of The Star's 2018 Director's Report and Financial Report.

I acknowledge the submission of this material satisfies the requirements of clauses 4 and 8 respectively of Schedule 1 of the Echo Deed (Queensland). I appreciate your ongoing compliance in this regard.

Should you require any further information regarding this matter, please contact Ms Brigitte Tilley, Acting General Manager, Licensing, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General on (07) 3224 7119 or at: brigitte.tilley@justice.qld.gov.au.

I trust this information is of assistance.

Yours sincerely

YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

26 September 2018

Mr Mike Sarquis
Executive Director
Office of Liquor & Gaming Regulation

By email: mike.sarquis@justice.qld.gov.au

Dear Mr Sarquis

**The Star Entertainment Qld Limited
2018 Directors' Report and Financial Report**

For your information, please find enclosed the Director's Report and Financial Report of The Star Entertainment Qld Limited (A.C.N. 010 741 045) for the year ended 30 June 2018.

If you have any queries, please contact me directly on (07) 3228 0012.

Yours sincerely



Jennie Yuen
**Secretariat & Shareholder Relations Manager
The Star Entertainment Group Limited**

Encl.

THE STAR
SYDNEY

TREASURY
BRISBANE

THE STAR
GOLD COAST

The Star Entertainment QLD Limited

A.C.N 010 741 045

Directors' Report and Financial Report

For the year ended 30 June 2018

The Star Entertainment QLD Limited
For the year ended 30 June 2018

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Directors' Report

for the year ended 30 June 2018

The Directors of The Star Entertainment QLD Limited (the **Company**) submit their report in respect of the financial year ended 30 June 2018.

1. Directors

The names and titles of the Company's Directors in office during the financial year ended 30 June 2018 and until the date of this report are set out below. Directors were in office for this entire period.

Directors

John O'Neill AO	Director
Matt Bekier	Director
Paula Martin	Director and Company Secretary
Chad Barton	Director

2. Principal activity

The principal activity of the Company during the year was the operation of The Star Gold Coast (**Gold Coast**), Treasury Brisbane (**Brisbane**) and the management of the Gold Coast Convention and Exhibition Centre on behalf of the Queensland Government.

3. Review of operations

Net profit after tax of the Company for the financial year was \$75,167,000 (2017: \$80,743,000).

4. Significant changes in the state of affairs and future developments

Other than those stated within this report, there were no significant changes in the state of affairs of the Company during the financial year. The section below discusses the impact of key transactions and events that have taken place during the reporting period.

Gold Coast

The Company operates The Star Gold Coast which is located on Broadbeach Island.

The Star Entertainment Group Limited (the **Head Company**), the ultimate controlling entity of the Company, has previously disclosed a major redevelopment of the property of up to \$845 million capital spend, including a new tower with joint venture partners Chow Tai Fook Enterprises Limited (**CTF**) and Far East Consortium International Limited (**FEC**). The construction cost of the new tower is expected to be approximately \$370 million. The Darling, Gold Coast, a new 6 star hotel was officially opened on 22 March 2018 and is operated by the Company. Construction has commenced on the first joint venture tower. Once developed, the scale of the property under the masterplan is proposed to be expanded to approximately 1,400 hotel rooms and residences with signature gaming facilities, over 20 restaurants and bars, and substantial resort facilities and attractions. The Head Company's share of the proposed investment is expected to be approximately \$578 million (prior to the sale of any apartments).

Progress on the redevelopment project includes the completion of The Darling, private gaming room (Sovereign), VIP salons, level 19 dining, club and pool deck, main gaming floor expansion and sports stadium. Capital expenditure in the current year was approximately \$247 million.

The Company also continues to manage the Gold Coast Convention and Exhibition Centre adjacent to the casino.

Brisbane

In November 2015, contractual close was reached between the Queensland Government and Destination Brisbane Consortium (**DBC**) on the Queen's Wharf Brisbane development. DBC's Integrated Resort ownership structure requires capital to be contributed 50% by the Head Company and 25% each by CTF and FEC. The Head Company or a subsidiary will act as the operator under a long dated casino management agreement.

The Company holds a perpetual casino licence in Queensland that is attached to the lease of the current Treasury site that expires in 2070. Upon opening of the Integrated Resort, the Company's casino licence will be surrendered and DBC will hold a casino licence for 99 years including an exclusivity period of 25 years.

CTF and FEC will each contribute 50% of the capital to undertake the residential and related components of the broader Queen's Wharf Brisbane development. The Company is not a party to the residential apartments development joint venture.

Initial work on the Integrated Resort is on schedule and on budget, with demolition works completed and foundation excavation work commenced. Approval of the Plan of Development was received during the year with an enlarged gross floor area, expanding the podium and sky deck. Target total project costs are estimated to be approximately \$2.4 billion, excluding Government payments and Treasury Brisbane repurposing costs, with increased capital return expectations.

5. Likely developments and expected results

The Directors have excluded from this report any further information on the likely developments in the operations of the Company and the expected results of those operations in future financial years, as the Directors have reasonable grounds to believe that to include such information would be likely to result in unreasonable prejudice to the Company.

Directors' Report

for the year ended 30 June 2018

6. Environmental regulation and performance

The Company is committed to sustainability leadership in the entertainment sector and reducing resource consumption across its operations. The Head Company has in place a five-year Sustainability Strategy 'Our Bright Future', which is focused upon building business capacity and delivering continuous improvement in the management of environmental, social and governance issues (**ESG**).

The Head Company is registered under the National Greenhouse Energy Reporting System (NGERS) and reports all energy consumption and greenhouse gas emissions to the Federal Government every year. The Company's Environmental Management Policy, Sustainability Strategy, Materiality Assessment and Sustainable Design and Operational Standards can be found on the Head Company's website.

7. Dividends

During the financial year, a dividend of \$72,000,000 (2017: \$90,000,000) was paid. Subsequent to the year end, the Directors' declared a dividend of \$97,000,000 (2017: \$72,000,000).

8. Significant events after the end of the financial year

Other than those events that have already been disclosed in this report or elsewhere in the Financial Report, there have been no other significant events occurring after 30 June 2018 and up to the date of this report that have materially affected or may materially affect the Company's operations, the results of those operations or the Company's state of affairs.

9. Indemnification and insurance of Directors and Officers

The Head Company, the ultimate controlling entity of the Company, has entered into insurance contracts which indemnify the Directors and Officers of the Company against liabilities pursuant to agreements with the Company. Under the terms of the insurance contracts, the nature of the liabilities insured against and the amount of premiums paid are confidential.

10. Indemnification of auditors

To the extent permitted by law, the Company has agreed to indemnify its auditors, Ernst & Young Australia, as part of the terms of its audit engagement agreement against claims by third parties arising from the audit (for an unspecified amount). No payment has been made to indemnify Ernst & Young during or since the end of the financial year.

11. Rounding of amounts

The Company is a company of the kind specified in the Australian Securities and Investments Commission's *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*. In accordance with that Instrument, amounts in the Financial Report and the Directors' Report have been rounded to the nearest hundred thousand dollars unless specifically stated to be otherwise.

12. Auditor's independence declaration

Attached is a copy of the auditor's independence declaration provided under section 307C of the Corporations Act 2001 (Cth) in relation to the audit of the Financial Report for the year ended 30 June 2018. The auditor's independence declaration forms part of this Directors' Report.

This report has been signed in accordance with a resolution of Directors.



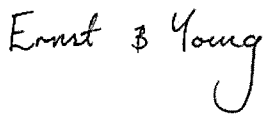
Chad Barton
Director
Sydney
19 September 2018

Auditor's Independence Declaration to the Directors of The Star Entertainment QLD Limited

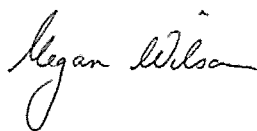
As lead auditor for the audit of The Star Entertainment QLD Limited for the financial year ended 30 June 2018, I declare to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- b) no contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect of The Star Entertainment QLD Limited and the entities it controlled during the financial year.



Ernst & Young



Megan Wilson
Partner
19 September 2018

Income Statement

For the year ended 30 June 2018

	Note	2018 \$000	2017 \$000
Revenue	A1	881,697	796,738
Other income/(expense)	A2	(230)	1,196
Employment costs	A2	(313,141)	(267,367)
Depreciation and amortisation	A3	(70,529)	(64,651)
Other expenses		(367,261)	(322,836)
Earnings before interest and tax (EBIT)		130,536	143,080
Net finance costs		(19,845)	(26,986)
Profit before income tax (PBT)		110,691	116,094
Income tax expense	D1	(35,524)	(35,351)
Net profit after tax (NPAT)		75,167	80,743
Other comprehensive income		-	-
Total comprehensive income for the period		75,167	80,743

The above income statement should be read in conjunction with accompanying notes.

Balance Sheet

For the year ended 30 June 2018

	Note	2018 \$000	2017 \$000
ASSETS			
Cash and cash equivalents	B1	38,107	69,949
Trade and other receivables	B2	30,639	47,735
Inventories	B3	6,980	3,823
Other assets	D2	18,405	29,558
Total current assets		94,131	151,065
Property, plant and equipment	B4	552,238	684,388
Intangible assets	B5	104,725	90,759
Investments in controlled entities		329,985	329,985
Total non current assets		986,948	1,105,132
TOTAL ASSETS		1,081,079	1,256,197
LIABILITIES			
Trade and other payables	D3	111,024	143,133
Provisions	D4	22,155	19,167
Other liabilities	D5	8,941	8,928
Total current liabilities		142,120	171,228
Other payables	D3	456,027	603,036
Deferred tax liabilities		23,942	27,555
Provisions	D4	5,900	4,455
Total non current liabilities		485,869	635,046
TOTAL LIABILITIES		627,989	806,274
NET ASSETS		453,090	449,923
EQUITY			
Share capital	D6	384,031	384,031
Retained earnings		69,059	65,892
TOTAL EQUITY		453,090	449,923

The above balance sheet should be read in conjunction with the accompanying notes.

Statement of cash flows
For the year ended 30 June 2018

		2018	2017
	Note	\$000	\$000
Cash flows from operating activities			
Net cash receipts from customers (inclusive of GST)		845,820	722,343
Payments to suppliers and employees (inclusive of GST)		(491,536)	(364,035)
Payment of government levies, gaming taxes and GST		(108,193)	(97,722)
Finance costs		(19,845)	(26,986)
Net cash inflow from operating activities	D7	226,246	233,600
Cash flows from investing activities			
Payments for property, plant, equipment and intangibles		(305,422)	(256,693)
Net cash outflow from investing activities		(305,422)	(256,693)
Cash flows from financing activities			
Receipts from related entity loans		47,334	56,303
Net cash inflow from financing activities		47,334	56,303
Net (decrease)/increase in cash and cash equivalents		(31,842)	33,210
Cash and cash equivalents at beginning of the year		69,949	36,739
Cash and cash equivalents at end of the year	B1	38,107	69,949

The above statement of cash flows should be read in conjunction with the accompanying notes.

Statement of changes in equity

For the year ended 30 June 2018

	Note	Share capital \$000	Retained earnings \$000	Total \$000
2018				
Balance at 1 July 2017		384,031	65,892	449,923
Profit for the year		-	75,167	75,167
Other comprehensive income		-	-	-
Total comprehensive income		-	75,167	75,167
Dividends paid	A4	-	(72,000)	(72,000)
Employee share based payments		-	-	-
Balance at 30 June 2018		384,031	69,059	453,090
2017				
Balance at 1 July 2016		384,031	75,149	459,180
Other comprehensive income		-	80,743	80,743
Total comprehensive income		-	80,743	80,743
Dividends paid	A4	-	(90,000)	(90,000)
Employee share based payments		-	-	-
Balance at 30 June 2017		384,031	65,892	449,923

The above statement of changes in equity should be read in conjunction with the accompanying notes

Notes to the financial statements

For the year ended 30 June 2018

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Notes to the financial statements

For the year ended 30 June 2018

A Key income statement disclosures

A1 Revenue

	2018 \$000	2017 \$000
Gross revenue	841,958	745,607
Player rebates and promotional allowances	(35,142)	(9,818)
Intercompany recharges	74,881	60,949
	881,697	796,738

Revenue

Revenue is measured at the fair value of the consideration received or receivable from the sale of goods and services in the ordinary course of the Company's activities. Revenue is recognised to the extent that it is probable that the economic benefits associated with a transaction will flow to the Company and the amount of revenue and associated costs incurred can be reliably measured. Revenue is recognised as the net gaming win less player rebates and promotional allowances, as well as other non-gaming revenue from the hotels, restaurants and bars.

Customer loyalty programs

The Company operates customer loyalty programs enabling customers to accumulate award credits for gaming and on-property spend. A portion of the spend, equal to the fair value of the award credits earned and reduced for expected breakage, is treated as deferred revenue. Revenue from the award credits is recognised in the income statement when the award is redeemed or expires.

A2 Other income and expenses

Other income

Net foreign exchange (loss)/gain	(284)	1,204
Profit/(loss) on sale of property, plant and equipment	54	(8)
	(230)	1,196

Employment costs

Salaries, wages, bonuses and other benefits	286,001	244,192
Defined contribution plan expense (superannuation guarantee charges)	22,616	20,044
Share based payment expense	4,524	3,131
	313,141	267,367

A3 Depreciation and amortisation

Depreciation

Buildings	9,784	6,615
Leasehold improvements	9,076	8,992
Plant and equipment	30,813	32,989
	49,673	48,596

Amortisation

Software	18,514	13,068
Other	2,342	2,987
	20,856	16,055
	70,529	64,651

Depreciation is calculated using a straight line method. The useful lives over which the assets are depreciated are as follows (for further details of the useful lives of intangible assets refer to note B4):

Freehold and leasehold buildings	10 - 95 years
Leasehold improvements	4 - 75 years
Plant and equipment	5 - 20 years

Notes to the financial statements

For the year ended 30 June 2018

Operating equipment (which includes uniforms, casino chips, kitchen utensils, crockery, cutlery and linen) is recognised as a depreciation expense based on usage. The period of usage depends on the nature of the operating equipment and averages up to 3 years.

The residual values and useful lives are reviewed annually, and adjusted if appropriate, at each financial reporting date.

A4 Dividends

	2018	2017
	\$000	\$000
Dividends paid during the year	72,000	90,000

Subsequent to the year end, the Directors' declared a dividend of \$97,000,000 (2017: \$72,000,000).

A5 Significant items

Profit before income tax (PBT) is stated after charging the following significant items:

Pre opening expenses ^a	9,481	-
Net significant items	9,481	-
Tax on significant items	(2,844)	-
Net significant items	6,637	-

- a Consistent with previous accounting treatment, pre-opening expenses such as marketing, operating and training expenses incurred prior to the opening of The Darling Gold Coast, have been treated as significant due to their size and non-recurring nature.

Notes to the financial statements

For the year ended 30 June 2018

B Key balance sheet disclosures

B1 Cash and cash equivalents

	2018 \$000	2017 \$000
Cash on hand and in banks	38,107	69,949

B2 Trade and other receivables

Current

Trade receivables ^a	26,745	43,486
Less provision for impairment	(2,214)	(814)
Net trade receivables	24,531	42,672
Other receivables	6,108	5,063
	30,639	47,735

a Includes patron cheques not deposited of \$17,965,193 (2017: \$39,469,985). Trade receivables are non-interest bearing and are generally on 30 day terms.

Other receivables

Other receivables are not past due or considered impaired. It is expected that these balances will be received as they fall due.

Provision for impairment of trade receivables

The Company recognises a provision for impairment of trade receivables when there is objective evidence that an individual trade debt is impaired. Factors considered when determining if an impairment exists include the age of the debt, discussions with patrons, management's experienced judgement, and other specific facts related to the debt.

B3 Inventories

Current

Inventories at cost	6,980	3,823
---------------------	-------	-------

B4 Property, plant and equipment

Freehold land

Cost	16,303	16,303
------	--------	--------

Buildings

Cost ^a	256,668	395,800
Accumulated depreciation	(58,548)	(51,470)
	198,120	344,330

Leasehold improvements

Cost ^a	288,205	283,721
Accumulated depreciation	(112,809)	(103,733)
	175,396	179,988

Plant and equipment

Cost ^a	404,393	361,775
Accumulated depreciation	(241,974)	(218,008)
	162,419	143,767

Total property, plant and equipment	552,238	684,388
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Notes to the financial statements

For the year ended 30 June 2018

	2018 \$000	2017 \$000
a Includes capital works in progress of:		
Buildings - at cost	37,096	265,685
Leasehold improvements - at cost	1,522	8,818
Plant and equipment - at cost	12,586	66,011
Total capital works in progress	51,204	340,514

Asset useful lives and residual values

Property, plant and equipment is depreciated over its useful life taking into account residual values where appropriate. The actual useful lives of the assets and residual values are assessed annually. In re-assessing asset useful lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, lease terms, the remaining life of the asset and projected disposal values.

B5 Intangible assets

Software

Cost ^a	164,587	133,482
Accumulated amortisation	(74,459)	(59,662)
	90,128	73,820

Investment in Gold Coast Convention and Exhibition Centre

Cost	20,126	20,126
Accumulated amortisation	(5,529)	(5,123)
	14,597	15,003

Other

Cost	-	7,100
Accumulated amortisation	-	(5,164)
	-	1,936

Total intangible assets

	104,725	90,759
a Includes capital works in progress of:	20,832	42,400

Intangible assets that are acquired by the Company are stated at cost less accumulated amortisation and impairment losses.

Expenditure on gaming licences acquired, casino concessions acquired, computer software and other intangibles are capitalised and amortised using the straight line method as follows:

Software

Software is amortised on a straight line basis over its useful life, which varies from 3 to 10 years.

Gold Coast Convention and Exhibition Centre

This relates to the contribution to the construction costs of the state government owned Gold Coast Convention and Exhibition Centre. The Gold Coast property is deriving future benefits from the contribution, which is being amortised over a period of 50 years.

Notes to the financial statements

For the year ended 30 June 2018

C Commitments, contingencies and subsequent events

C1 Commitments

(i) Operating lease commitments ^a

	2018 000's	2017 000's
Contracted but not provided for and payable:		
Not later than one year	7,954	4,091
Later than one year but not later than five years	24,015	6,493
Later than five years	79,400	61,200
	111,369	71,784

a The Company leases property under operating leases expiring from 1 to 52 years. Leases generally provide the Company with a right of renewal at which time all terms are renegotiated. Lease payments comprise a base amount plus an incremental contingent rental. Contingent rentals are based on either movements in the Consumer Price Index (CPI) or are subject to market rate review.

(ii) Other commitments ^b

Contracted but not provided for and payable:		
Not later than one year	17,368	177,164
Later than one year but not later than five years	1,278	1,982
Later than five years	-	-
	18,646	179,146

b Other commitments as at 30 June 2018 include capital construction and related costs in connection with the Gold Coast refurbishment.

C2 Contingent liabilities

As at 30 June 2018, the Company has no material contingent liabilities (2017: none).

There are outstanding legal actions between the Company and third parties as at 30 June 2018. The Company has notified its insurance carrier of all relevant litigation, and believes that any damages (other than exemplary damages) that may be awarded against the Company, in addition to its costs incurred in connection with the action, will be covered by its insurance policies where such policies are in place. Where there are no policies in place, provisions are made for known obligations where the existence of a liability is probable and can be reasonably quantified. As the outcomes of these actions remain uncertain, contingent liabilities exist for possible amounts eventually payable that are in excess of the amounts covered for by the insurance policies in place or of the amounts provided for.

C3 Subsequent events

Other than those events disclosed in the Directors' Report or elsewhere in these financial statements, there have been no other significant events occurring after the balance sheet date and up to the date of this report, which may materially affect either the Company's operations or results of those operations or the Company's state of affairs.

Notes to the financial statements

For the year ended 30 June 2018

D Other disclosures

D1 Income tax

Income tax expense

	2018 \$000	2017 \$000
The major components of income tax expenses are:		
Current tax expense	(39,062)	(28,982)
Adjustments in respect of current income tax of previous years	(75)	2,073
Deferred income tax benefit/(expense) relating to the origination and reversal of temporary differences	3,613	(8,442)
Income tax expense reported in the income statement	(35,524)	(35,351)

D2 Other assets

Current

Prepayments	17,460	29,018
Other assets	945	540
	18,405	29,558

D3 Trade and other payables

Current

Trade creditors and accrued expenses	111,024	143,133
--------------------------------------	---------	---------

Non current

Amounts due to related entities	456,027	603,036
---------------------------------	---------	---------

The amounts due to related entities comprise non current, non interest bearing loans from related entities.

D4 Provisions

Current

Employee benefits	20,655	17,558
Workers' compensation	1,500	1,571
Other	-	38
	22,155	19,167

Non-current

Employee benefits	2,724	4,100
Other	3,176	355
	5,900	4,455

D5 Other liabilities

Current

Deferred revenue ^a	8,283	7,528
Other	658	1,400
	8,941	8,928

- ^a The Company operates customer loyalty programs enabling customers to accumulate award credits for gaming and on property spend. A portion of the spend, equal to the fair value of the award credits earned, is treated as deferred revenue. Revenue from the award credits is recognised in the income statement when the award is redeemed or expires.

Notes to the financial statements

For the year ended 30 June 2018

D6 Share capital

	2018 \$000	2017 \$000
201,784,202 ordinary shares - issued and fully paid ^a	384,031	384,031

- a There is only one class of share (ordinary shares) on issue. These ordinary shares entitle the holder to participate in dividends and proceeds on winding up of the Company in proportion to the number and amounts paid on the shares held. On a show of hands every holder of ordinary shares present at a meeting in person or proxy, is entitled to one vote, and upon a poll each share is entitled to one vote. The Company does not have any authorised capital nor par value in respect of its issued shares.

D7 Reconciliation of net profit after tax to net cash inflow from operations

Net profit after tax	75,167	80,743
- (Gain)/loss on sale of property, plant and equipment	(54)	8
- Depreciation and amortisation expense	70,529	64,651
- Income tax paid via intercompany	39,137	26,909
- GST paid via intercompany	82,469	70,666
- Net management fees and finance costs paid via intercompany	(45,211)	(30,472)
- Movement in deferred taxes	(3,613)	8,442
Working capital changes		
- Decrease/(increase) in trade and other receivables	17,097	(32,610)
- Increase in inventories	(3,157)	(589)
- Decrease/(increase) in other assets	11,153	(10,404)
- (Decrease)/increase in trade creditors and accrued expenses	(21,717)	57,378
- Increase/(decrease) in provisions	4,433	(1,032)
- Increase/(decrease) in other liabilities	13	(90)
Net cash inflow from operating activities	226,246	233,600

D8 Auditor's remuneration

	2018 \$	2017 \$
Amounts received or due and receivable by Ernst & Young (Australia) for:		
- Audit and review of the Financial Report of the Company	180,900	149,500
- Other assurance related services in relation to the Company	-	-
	180,900	149,500

Notes to the financial statements

For the year ended 30 June 2018

E Accounting policies and corporate information

Significant accounting policies are contained within the financial statement notes to which they relate and are not detailed in this section.

Corporate Information

The Star Entertainment QLD Limited (the **Company**) is a company incorporated and domiciled in Australia. The Company's registered office is Level 3, 159 William Street, Brisbane QLD 4000. The Parent entity is The Star Entertainment Group Limited.

The Company is of the kind specified in Australian Securities and Investments Commission (ASIC) Instrument 2016/191. In accordance with that Instrument, amounts in the Financial Report and the Directors' Report have been rounded to the nearest hundred thousand dollars, unless specifically stated to be otherwise. All amounts are in Australian dollars (\$). The Company is a for profit organisation.

The Financial Report was authorised for issue by the Directors on 19 September 2018.

Basis of preparation

The Directors' have determined that the Company is not a reporting entity and accordingly, this Financial Report is a special purpose Financial Report prepared to fulfil the Directors' financial reporting requirements under the Corporations Act 2001. The accounting policies (as described below), have been applied consistently throughout the report, and are, in the opinion of the Directors, appropriate to meet the needs of members.

The financial statements have been prepared under the historical cost convention except as disclosed in the accounting policies below and elsewhere in this report. The policies used in preparing the financial statements are consistent with those of the previous year except as indicated under 'Changes in accounting policies and disclosures'.

Statement of compliance

The Financial Report has been prepared in accordance with the Corporation Act 2001, the recognition, measurement and classification requirements of all Australian Accounting Standards and Interpretations, and disclosure requirements of the following standards:

AASB 101 Presentation of Financial Statements

AASB 107 Statement of Cash Flows

AASB 108 Accounting Policies, Change in Accounting Estimates and Errors

AASB 110 Events after the Reporting Period

Significant accounting judgements, estimates and assumptions

Preparation of the financial statements in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period.

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on

the amounts recognised in the financial statements.

- Asset useful lives and residual values
- Impairments of assets
- Provision for impairment of trade receivables

Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability in future periods.

Changes in accounting policies and disclosures

The Company has adopted the following new and amended accounting standards, which became applicable from 1 July 2017:

Reference	Title
AASB 2016-2	Amendments to Australian Accounting Standards - Disclosure Initiative: Amendment to AASB 107
AASB 2016-1	Amendments to Australian Accounting Standards - Recognition of Deferred Tax Assets for Unrealised Losses
AASB 2017-2	Amendments to Australian Accounting Standards - Further Annual Improvements to Australian Accounting Standards 2014-2016 Cycle

The adoption of these standards did not have any material effect on the financial position or performance of the Company, additional disclosures have been made where required.

Standards and amendments issued but not yet effective

The Company has not applied Australian Accounting Standards and IFRS that were issued or amended but not yet effective. Those significant pronouncements are disclosed in the table below:

Reference	Title	Application date
AASB 9 *	Financial Instruments	1 January 2018
AASB 15 **	Revenue from Contracts with Customers	1 January 2018
AASB 16 ***	Leases	1 January 2019

*AASB 9 will replace the incurred loss model under AASB 139 with a new expected-loss impairment model, which will accelerate the recognition of expected credit losses. The Company will apply the simplified approach and record lifetime expected losses that are estimated based on the present values of all cash shortfalls over the remaining life of all its trade receivables and other receivables. The Company has determined that the adoption of AASB 9 will not have a material impact on the provision for impairment on its trade receivables.

AASB 9 also simplifies the requirements for hedge effectiveness testing in relation to general hedge accounting. The Company has determined the adoption of AASB 9 will not result in a significant change to the classification of financial assets and liabilities nor a material impact on the Company's financial position or net profit. The Company adopted the new standard on 1 July 2018 on a cumulative basis rather than retrospectively adjusting prior periods.

**AASB 15 establishes a single comprehensive model for accounting for revenue arising from contracts with customers. The core principle of AASB 15 is that an entity should recognise revenue equating to the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those

Notes to the financial statements

For the year ended 30 June 2018

goods or services. It also requires more detailed disclosures to enable users of financial statements to understand the nature, amount, timing and uncertainty of revenue and cash flows arising from contracts with customers. The Company adopted the new standard on 1 July 2018 on a cumulative basis rather than retrospectively adjusting prior periods.

The standard changes the accounting for complimentary services (including rooms, food and beverage, and other services) that are provided to casino guests as incentives related to gaming play. Complimentary revenues are currently excluded from revenues in the accompanying consolidated income statement prepared in accordance with AASB 118. Upon adoption of the new standard, gaming revenue will decrease due to complimentary services provided and revenue will be recognised in the resulting business category of the goods or services provided when the services are rendered. The cost of providing such complimentary services will be regrouped in the respective business categories. Certain rebate commission arrangements with third parties will be reclassified out of expenses and netted with revenue. The adoption of this standard is not expected to have a material impact on the Company's financial position or net profit.

***Under AASB 16, the distinction between finance and operating leases is eliminated for lessees (with the exception of short-term and low value leases). Both finance leases and operating leases will result in the recognition a right-of-use (ROU) asset and a corresponding lease liability on the balance sheet. The liability is initially measured at the present value of future lease payments for the lease term and the ROU asset reflects the lease liability and initial direct costs, less any lease incentives and amounts required for dismantling.

AASB 16 must be implemented retrospectively, however the Company has the option as to whether restate comparatives or have the cumulative impact of application recognised in opening retained earnings on 1 July 2019 ("modified retrospective approach").

The standard is expected to have a material impact on the Company's balance sheet and income statement. The ROU asset and lease liability is expected to be material for the Company's current lease portfolio, including long-term leases for the Sydney property. The transition to AASB 16 will result in a change in presentation in the income statement. Rental expenses currently disclosed under other expenses will be replaced by an interest expense attributable to the lease liability and a depreciation charge for the ROU asset.

The Company will continue to assess the impact of the standard with the next steps including a detailed review of all agreements.

Basis of consolidation

Foreign currency

The financial statements are presented in Australian dollars (\$) which is the Company's functional and presentation currency.

Transactions and balances

Transactions denominated in foreign currencies are translated at the rate of exchange ruling on the transaction date.

Monetary items denominated in foreign currencies are translated at the rate of exchange ruling at the end of the reporting period. Gains and losses arising from the translation are credited or charged to the income statement, with the exception of differences on foreign currency borrowings that are in an effective hedge relationship. These are taken directly to equity until the liability is extinguished, at which time they are recognised in the income statement.

Net finance costs

Finance income is recognised as the interest accrues, using the effective interest method. Finance costs consist of interest and other borrowing costs incurred in connection with the borrowing of funds. Finance costs directly associated with qualifying assets are capitalised, all other finance costs are expensed in the period, in which they occur.

Taxation

Income tax

Income tax comprises current and deferred income tax. Income tax is recognised in the income statement except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the period, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The following temporary differences are not provided for:

- goodwill; and
- the initial recognition of an asset or liability in a transaction which is not a business combination and that affect neither accounting nor taxable profit at the time of the transaction.

The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised.

Deferred tax assets and deferred tax liabilities are offset only if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred tax assets and liabilities relate to the same taxable entity and the same taxation authority.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Goods and Services Tax (GST)

Revenues, expenses, assets and liabilities are recognised net of the amount of GST except:

- when the GST incurred on a purchase of goods and services is not recoverable from the taxation authority, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable;
- casino revenues, due to the GST being offset against government taxes; and
- receivables and payables, which are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

Notes to the financial statements

For the year ended 30 June 2018

Cash flows are included in the statement of cash flows on a gross basis and the GST component of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the taxation authority is classified as operating cash flows.

Tax consolidation

Effective June 2011, the Head Company and its 100% owned subsidiaries formed an income tax consolidation group. Members of the tax consolidation group entered into a tax sharing arrangement that provides for the allocation of income tax liabilities between the entities should the Head Company default on its tax payment obligations. At balance date, the possibility of default is remote.

Tax effect accounting by members of the tax consolidation group

Members of the tax consolidation group have entered into a tax funding agreement effective June 2011. Under the terms of the tax funding agreement, the Head Company and each of the members in the tax consolidation group have agreed to make a tax equivalent payment to or from the Head Company, based on the current tax liability or current tax asset of the member. Deferred taxes are recorded by members of the tax consolidation group in accordance with the principles of AASB 112 'Income Taxes'. Calculations under the tax funding agreement are undertaken for statutory reporting purposes.

The allocation of taxes under the tax funding agreement is recognised as either an increase or decrease in the subsidiaries' intercompany accounts with the Head Company. The Group has chosen to adopt the Group Allocation method as outlined in Interpretation 1052 'Tax Consolidation Accounting' as the basis to determine each members' current and deferred taxes. The Group Allocation method as adopted by the Company will not give rise to any contribution or distribution of the subsidiaries' equity accounts as there will not be any differences between the current tax amount that is allocated under the tax funding agreement and the amount that is allocated under the Group Allocation method.

Cash and cash equivalents

Cash and cash equivalents are carried in the balance sheet at face value. Cash and cash equivalents include cash balances and call deposits with an original maturity of three months or less. Bank overdrafts that are repayable on demand and form an integral part of the Company's cash management are included as a component of cash for the purpose of the statement of cash flows.

Trade and other receivables

Trade receivables are recognised and carried at original settlement amount less a provision for impairment, where applicable. Bad debts are written off when they are known to be uncollectible. Subsequent recoveries of amounts previously written off are credited to the income statement. Other receivables are carried at amortised cost less impairment.

Inventories

Inventories include consumable stores, food and beverage and are carried at the lower of cost and net realisable value. Inventories are costed on a weighted average basis. Net realisable value is the estimated selling price in the ordinary course of business.

Investment in controlled entities

All investments are initially recognised at cost, being the fair value of the consideration given, and if acquired prior to 1 July 2009 included acquisition charges associated with the investment. Subsequently investments are carried at cost less any impairment losses.

Property, plant and equipment

Freehold land is included at cost and is not depreciated.

All other items of property, plant and equipment are stated at historical cost net of depreciation, amortisation and impairment, and depreciated over periods deemed appropriate to reduce carrying values to estimated residual values over their useful lives. Historical cost includes expenditure that is directly attributable to the acquisition of these items.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the income statement.

When the carrying amount of an asset is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount.

Costs arising subsequent to the acquisition of an asset are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to the income statement during the financial year in which they are incurred.

Costs relating to development projects are recognised as an asset when it is:

- probable that any future economic benefit associated with the item will flow to the entity; and
- it can be measured reliably.

If it becomes apparent that the development will not occur, the amount is expensed to the income statement.

Intangible assets

Intangible assets that are required by the Company are stated at cost less accumulated amortisation and impairment losses.

Expenditure on gaming licences acquired, casino concessions acquired, computer software and other intangibles are capitalised and amortised using the straight line method as follows:

Software

Costs associated with developing or maintaining computer software programs are recognised as expenses as incurred. However, costs that are directly associated with identifiable and unique software products controlled by the Company and which have probable economic benefits exceeding the costs beyond one year are recognised as intangible assets. Direct costs include staff costs of the software development team and an

Notes to the financial statements

For the year ended 30 June 2018

appropriate portion of the relevant overheads. Expenditure meeting the definition of an asset is recognised as a capital improvement and added to the original cost of the asset. These costs are amortised over using the straight line method.

Gold Coast Convention and Exhibition Centre
Refer to note B5 for details and accounting policy.

Impairment of assets

Assets that have an indefinite useful life are not subject to depreciation or amortisation and are tested annually for impairment. Assets that are subject to depreciation or amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purpose of assessing impairment, assets are grouped at the lowest level for which there are separately identifiable cash flows (cash generating units). Impairment losses are recognised immediately in the income statement.

Payables

Payables are stated at amortised cost.

Provisions

A provision is recognised in the balance sheet when the Company has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation and the amount can be reliably estimated. If the effect is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

Self insurance

Where the Company self insures for workers' compensation, a provision is recognised in the balance sheet.

Leases

Leases of assets where the Company assumes substantially all the benefits and risks of ownership are classified as finance leases.

Leases of assets under which substantially all the risks and benefits of ownership are effectively retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the income statement on a straight line basis over the period of the lease.

Employee benefits

Post-employment benefits

The Company's commitment to defined contribution plans is limited to making the contributions in accordance with the minimum statutory requirements. There is no legal or constructive obligation to pay further contributions if the fund does not hold sufficient assets to pay all employees relating to current and past employee services.

Superannuation guarantee charges are recognised as

expenses in the income statement as the contributions become payable. A liability is recognised when the Company is required to make future payments as a result of employees' services provided.

Long service leave

The Company's net obligation in respect of long term service benefits, other than pension plans, is the amount of future benefit that employees have earned in return for their service in the current and prior periods. The obligation is calculated using the expected future increases in wage and salary rates including related on-costs and expected settlement dates, and is discounted using rates attached to bonds with sufficiently long maturities at the balance sheet date, which have maturity dates approximating to the terms of the Company's obligations.

Annual leave

Liabilities for annual leave are calculated at discounted amounts based on remuneration rates the Company expects to pay, including related on-costs when the liability is expected to be settled. Annual leave is another long term benefit and is measured using the projected credit unit method.

Issued capital

Issued and paid up capital is recognised at the fair value of the consideration received. Issued capital comprises ordinary shares. Any transaction costs directly attributable to the issue of ordinary shares are recognised directly in equity, net of tax, as a reduction of the share proceeds received.

Intercompany recharges

Costs incurred by the Company on behalf of controlled entities of the Head Company are recharged as management fee revenue.

Dividends

Dividends are recognised as revenue when the right to receive payment is established.

Dividend distributions

Dividend distributions to the Company's shareholders are recognised as a liability in the Company's financial statements in the period in which the dividends are declared.

Deferred revenue

Deferred revenue includes the fair value of unredeemed customer loyalty award credits.

Directors' Declaration

As detailed in note E to the financial statements, this is a special purpose Financial Report that has been prepared to fulfil the Directors' financial reporting requirements under the *Corporation Act 2001*. In addition, the Directors have determined that the Company is not a reporting entity as there are unlikely to exist users who are unable to command the preparation of reports tailored to satisfy specifically all of their information needs.

The Financial Report has been prepared in accordance with accounting standards and other professional reporting requirements, as identified in note E.

In the opinion of the Directors:

- (a) the financial statements and notes of the Company are prepared in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the financial position as at 30 June 2018 and performance of the Company for the year ended on that date; and
 - (ii) complying with Accounting Standards (to the extent described in note E) and the *Corporations Regulations 2001*; and
- (b) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of Directors.



Chad Barton
Director
Sydney
19 September 2018

Independent Auditor's Report to the Members of The Star Entertainment QLD Limited

Opinion

We have audited the financial report, being a special purpose financial report, of The Star Entertainment QLD Limited (the Company), which comprises the statement of financial position as at 30 June 2018, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report of the Company is in accordance with the *Corporations Act 2001*, including:

- a) giving a true and fair view of the Company's financial position as at 30 June 2018 and of its financial performance for the year ended on that date; and
- b) complying with Australian Accounting Standards to the extent described in Note 2, and the *Corporations Regulations 2001*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the Star Entertainment QLD Limited, would be in the same terms if given to the directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter - Basis of Accounting

We draw attention to Note 2 to the financial statements, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the directors' financial reporting responsibilities under the *Corporations Act 2001*. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Information Other than the Financial Report and Auditor's Report Thereon

The directors are responsible for the other information. The other information is the directors' report accompanying the financial report.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Report

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view and have determined that the basis of preparation described in Note 2 to the financial statements is appropriate to meet the requirements of the *Corporations Act 2001* and is appropriate to meet the needs of the members. The directors' responsibility also includes such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

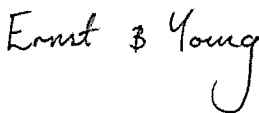
Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

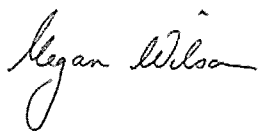
- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Ernst & Young



Megan Wilson
Partner
Sydney
19 September 2018

24 September 2018

Hon. Yvette D'Ath MP
Attorney-General and Minister for Justice
Department of Justice and Attorney-General
State Law Building

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

Dear Ms D'Ath

**The Star Entertainment Group Limited A.C.N. 149 629 023
2018 Annual Report & Notice of Annual General Meeting**

Pursuant to Schedule 1 of the Echo Deed (Queensland) dated 20 May 2011 between The State of Queensland, The Star Entertainment Group Limited (formerly Echo Entertainment Group Limited) and The Star Entertainment Qld Limited (formerly Jupiters Limited), please find enclosed the following documents:

1. 2018 Annual Report
2. Chairman's letter and Notice of Annual General Meeting (including Explanatory Memorandum)
3. Voting Form
4. Question Form

The above documents are being sent by The Star Entertainment Group Limited to its shareholders on the same date as this letter.

If you have any queries, please contact me directly on (07) 3228 0012.

Yours sincerely



Jennie Yuen
**Secretariat & Shareholder Relations Manager
The Star Entertainment Group Limited**

Encls.

THE STAR
SYDNEY

TREASURY
BRISBANE

THE STAR
GOLD COAST

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR NOTING

Date: 18 December 2018
To: **Attorney-General and Minister for Justice**
Leader of the House
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Financial reporting NP_73(2)
Requested by: Internally generated

RECOMMENDATIONS

That you **note**:

BACKGROUND SUMMARY

- NP_ExSch3(3)(1)(e)
- The agreement between the State, the licensee, the associated holding company and each of the parent entities (The Star, CTF Capital and Far East) was given the force of law by the *Queens Wharf Brisbane Act 2016* on 27 May 2016.

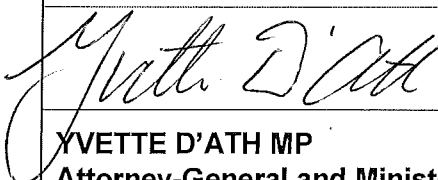
FINANCIAL IMPLICATIONS

17. Not applicable.

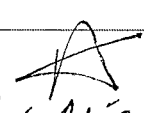
POTENTIAL MEDIA

18. Not applicable.

NOTED or APPROVED / NOT APPROVED
Attorney-General and Minister for Justice
Leader of the House
Comments


YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

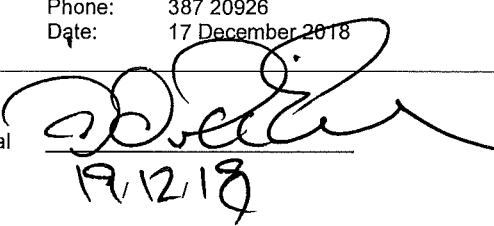
24/02/19


Sam Adams
Chief of Staff

31/1/19

Policy Advisor


31/1/19

Contact Officer:	Name: Michael Gilbert Position: A/Director, GSB Phone: 387 20901 Date: 11 December 2018	Approved by:	Name: Mike Sarquis Position: A/Deputy Director-General, LGFT Phone: 387 20926 Date: 17 December 2018
Approved by:	Name: Craig Turner Position: A/Executive Director, OLGR Phone: 387 20800 Date: 14 December 2018	Endorsed:	David Mackie Director-General  19/12/18
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 11 March 2019

To: **Attorney-General and Minister for Justice
Leader of the House**

From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading

Subject: Star Entertainment Group Limited – Half Year Financial Report for
31 December 2018

Requested by: Attorney-General's office



RECOMMENDATIONS

That you:

1. **note** receipt of notice of The Star Entertainment Group Limited's (The Star's) Half yearly report for 31 December 2018 (**Attachment 1**); and
2. **sign** the attached letter to The Star (**Attachment 2**).

BACKGROUND SUMMARY

1. The Star, formerly Echo Entertainment Group (Echo), own and operate The Star, Gold Coast and Treasury, Brisbane casinos in Queensland. In conjunction with partners Chow Tai Fook Capital Limited (CTF) and Far East Consortium International Limited (FEC) – collectively Destination Brisbane Consortium – The Star is also significantly involved in the ongoing development of Brisbane's Queen's Wharf precinct, including construction of The Star, Brisbane casino.
2. Clause 4 of Schedule 1 of the Echo Deed (Queensland) (Echo Deed), which sets out certain obligations for The Star as the casino licensee for the Brisbane and Gold Coast casinos, requires The Star to deliver to the Minister copies of all information that it has sent to its shareholders.
3. Clause 8 of Schedule 1 of the Echo Deed requires The Star to supply to the Minister a copy of its financial accounts.
4. On 21 February 2019, The Star submitted a copy of its half yearly report for 31 December 2018 in compliance with these obligations.

ISSUES

5. A review of the report has been undertaken. No immediate concerns exist regarding the Star's ability to meet its current financial commitments.
6. The Office of Liquor and Gaming Regulation (OLGR) has previously briefed you on a review that is being conducted of DBC's partnership arrangements. An investigation into this matter is continuing, with close examination of the association between CTF and FEC and those organisations obtaining a 19.9% interest in The Star being undertaken.
7. You will be advised of any matters that arise of a serious or otherwise significant nature that may impact on The Star's suitability as a casino licensee in Queensland.
8. The OLGR has drafted an acknowledgement letter (**Attachment 2**) for your signature regarding The Star's ongoing compliance with its obligations under the Echo Deed.

EMPLOYMENT IMPACT

9. Not applicable.

CONSULTATION WITH STAKEHOLDERS

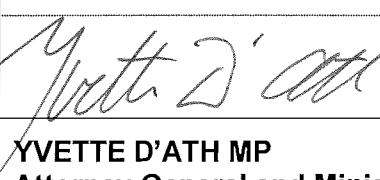

10. Not applicable.

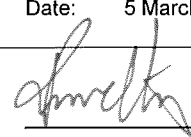
FINANCIAL IMPLICATIONS

11. Not applicable.

POTENTIAL MEDIA

12. Not applicable.

NOTED or APPROVED / NOT APPROVED Attorney-General and Minister for Justice Leader of the House Comments		
 YVETTE D'ATH MP Attorney-General and Minister for Justice Leader of the House 11, 4, 19	Chief of Staff 1 1	Policy Advisor  15, 3, 19

Contact Officer: Name: Nicholas Smyth Position: A/Director, Gaming Services Phone: 3872 0911 (ext 20911) Date: 1 March 2019	Approved by: Name: Michael Sarquis Position: A/DDG, LGFT Phone: 3287 20926 NP_49-Sch4 Date: 5 March 2019
Approved by: Name: Brian Bauer Position: A/Executive Director, OLGR Phone: 3872 0801 (ext 20801) Date: 5 March 2019	Endorsed: David Mackie Director-General  11, 3, 19
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related	



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 589384/1; 4730445; OGR-1816312

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

11 APR 2019

Ms Jennie Yuen
Secretariat and Shareholder Relations Manager
The Star Entertainment Group Ltd
PO Box 13348
George Street Post Shop
BRISBANE QLD 4000
Jennie.Yuen@star.com.au

Dear Ms Yuen

Thank you for your letter dated 21 February 2019, providing the financial and reporting material on behalf of The Star Entertainment Group Limited (The Star).

I note that a copy of The Star's Director's Report and Financial Report for the half year ended 31 December 2018 is included with your letter.

I acknowledge the submission of this material satisfies the requirements of clauses 4 and 8 respectively of Schedule 1 of the Echo Deed (Queensland). I appreciate your ongoing compliance.

Should you require any further information regarding this matter, please contact Ms Brigitte Tilley, Acting General Manager, Licensing, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General on (07) 3224 7119 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

21 February 2019

Hon. Yvette D'Ath MP
Attorney-General and Minister for Justice
Department of Justice and Attorney-General
State Law Building

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

Dear Ms D'Ath

**The Star Entertainment Group Limited A.C.N. 149 629 023
Directors' Report and Financial Report for the half year ended
31 December 2018**

For your information, please find enclosed the Director's Report and Financial Report for The Star Entertainment Group Limited in respect of the half year ended 31 December 2018, provided pursuant to clause 8 in Schedule 1 of the Echo Deed (Queensland) between The State of Queensland, The Star Entertainment Group Limited (formerly Echo Entertainment Group Limited) and The Star Entertainment Qld Limited (formerly Jupiters Limited).

If you have any queries, please contact me directly on (07) 3228 0012.

Yours sincerely



Jennie Yuen
**Secretariat & Shareholder Relations Manager
The Star Entertainment Group Limited**

Encl.

THE STAR
SYDNEY

TREASURY
BRISBANE

THE STAR
GOLD COAST

THE  STAR ENTERTAINMENT GROUP LIMITED

The Star Entertainment Group Limited

A.C.N. 149 629 023

ASX Code: SGR

and its controlled entities

**Directors' Report and Financial Report
for the half year ended 31 December 2018**

For the half year ended 31 December 2018

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Directors' Report

For the half year ended 31 December 2018

The Directors of The Star Entertainment Group Limited (the **Company**) submit their report for the consolidated entity comprising the Company and its controlled entities (collectively referred to as the **Group**) in respect of the half year ended 31 December 2018.

1. Directors

The names and titles of the Company's Directors in office during the half year ended 31 December 2018 and until the date of this report are set out below. Directors were in office for this entire period.

Directors

John O'Neill AO	Chairman and Non-Executive Director
Matt Bekier	Managing Director and Chief Executive Officer
Gerard Bradley	Non-Executive Director
Ben Heap	Non-Executive Director
Katie Lahey AM	Non-Executive Director
Sally Pitkin	Non-Executive Director
Richard Sheppard	Non-Executive Director
Zlatko Todorovski	Non-Executive Director

2. Principal activities

The principal activities of the Group are the management of integrated resorts with gaming, entertainment and hospitality services.

The Group operates The Star Sydney (**Sydney**), The Star Gold Coast (**Gold Coast**) and Treasury Brisbane (**Brisbane**). The Group also manages the Gold Coast Convention and Exhibition Centre on behalf of the Queensland Government and invests in a number of strategic joint ventures.

3. Financial results and review of operations

Gross revenue, before commissions, of \$1,333.7 million was up 5.0% on the prior comparable period (**pcp**), due to high quality, broad-based domestic revenue growth supported by a high win rate in the International VIP Rebate business (1.62% versus 1.06% in the pcp).

Normalised¹ gross revenue decreased 6.1% in 1H FY2019 versus the pcp. Strong growth in the domestic business has been offset by reduced normalised revenue in the International VIP Rebate business. The International VIP Rebate business has been impacted by an abnormally low turn rate of 9.7x (lowest over last 5 years, 13.0x average), given the high win rate.

Earnings before interest, tax, depreciation and amortisation (EBITDA) of \$332.2 million was up 67.7% on the pcp. Normalised EBITDA increased 2.6% to \$297.1 million.

Operating costs were up 0.3% on the pcp, with domestic volume growth (gaming and non-gaming), higher wages and higher interim service levels (newly commissioned Gold Coast assets, Sydney Sovereign Resorts transition) offset by lower VIP volumes and continuing cost management.

Depreciation and amortisation expense of \$106.9 million was up 19.3% on the pcp reflecting newly commissioned assets as well as accelerated depreciation of \$9.0m. Finance costs of \$17.0 million were down 72.1% on the pcp. The pcp included a \$43 million (pre-tax) one-off loss relating to the restructure of the US Private Placement (**USPP**) note program (disclosed as a significant item).

Net profit after tax (NPAT) was \$148.5 million, 351.4% up on the pcp. Normalised NPAT, excluding significant items, was \$123.8 million, down 2.4% on the pcp.

Basic and diluted earnings per share (**EPS**) were each 16.2 cents, up 305.0% on the pcp. An interim dividend of 10.5 cents fully franked was declared which equals to a payout ratio of 78% of normalised NPAT and 65% of statutory NPAT, reflecting positive momentum in the business.

¹ Normalised results reflect the underlying performance of the business as they remove the inherent win rate volatility of the International VIP Rebate business. Normalised results are adjusted using an average win rate of 1.35% on actual turnover and commissions.

Directors' Report

For the half year ended 31 December 2018

Net overdue International VIP Rebate business receivables of \$76.2 million were up from \$28.7 million at June 2018. Receivables remain well managed, with the increase reflecting the high win rate.

Net debt² was \$791.3 million (30 June 2018: \$678.0 million) with \$463 million in undrawn facilities and an average drawn debt maturity of 4.3 years. Gearing levels remain conservative at 1.3 times (net debt to the last 12 months trailing EBITDA) positioning the Group well to continue to support planned investments. Operating cash flow from operations was \$247.5 million (31 December 2017: \$195.2 million) with an EBITDA to cash conversion ratio of 86% (31 December 2017: 129%).

Trade and other payables of \$296.3 million were down 19.0% from June 2018 as a result of lower gaming related payables, representing players' funds deposited and chips in circulation at 31 December 2018.

The Group comprises the following three operating segments:

- Sydney;
- Gold Coast; and
- Brisbane.

Refer to note A1 to the Financial Report for more details of the financial performance of the Company's operating segments. The activities and drivers of the results for these operations are discussed below.

Sydney

Gross revenue was \$802.5 million, down 7.3% on the pcp and EBITDA was \$170.9 million, up 59.0% on the pcp. The increase is due to domestic growth and a higher win rate in the International VIP Rebate business.

Normalised gross revenue decreased 15.4% on the pcp to \$811.6 million with normalised EBITDA decreasing 6.3% to \$190.3 million on the pcp, with the reduction driven by reduced turnover in the International VIP Rebate business.

Domestic revenue growth of 5.4% on the pcp reflected broad-based growth in domestic gaming. Electronic gaming market share increased to a record 9.4% versus 9.0% in the pcp.

The Sydney property is a Leadership Partner of City of Sydney's Chinese New Year Festival, a proud sponsor and participant in the Sydney Gay and Lesbian Mardi Gras, and a Foundation Partner of the Australian Turf Club, in addition to participating in The Everest horse race. The Sydney property is also a sponsor of the Sydney Swans, New South Wales Rugby League (NSW Blues) and Sydney FC.

The property also contributed to various charities during the period, including Barnardos Australia and Taronga Conservation Society Australia.

Queensland (Gold Coast and Brisbane)

Gross revenue was \$531.2 million, up 31.3% on the pcp and EBITDA was \$160.3 million, up 74.0% on the pcp. The increase is largely due to growth in all domestic business segments, supported by a higher win rate of 2.32% versus 1.45% in the pcp in the International VIP Rebate business.

Normalised gross revenue grew 16.1% on the pcp to \$465.5 million and normalised EBITDA, increased 23.5% to \$106.8 million due to a 90.9% increase in International VIP Rebate turnover.

Domestic revenue grew 6.1% on the pcp reflecting both strong growth in gaming and non-gaming segments and positive responses by guests to recently completed investments. Electronic gaming market share for 1H FY2019 was up 1.1% versus the pcp.

The Gold Coast property is the sponsor of the iconic Magic Millions Raceday and Carnival. The Brisbane property was a sponsor of the Brisbane Festival.

The Queensland properties also contribute to various charities and not-for-profit organisations including Surf Life Saving Queensland and Cerebral Palsy League Queensland.

International VIP Rebate business

Results for the International VIP Rebate business are included in the property performance overviews above.

International VIP Rebate business turnover of \$20.7 billion was down 33.0% on pcp. International VIP Rebate business gross revenue increased 2.5% to \$336.6 million on pcp assisted by a high win rate of 1.62% (1.06% in pcp). Normalised gross revenue decreased 33.0% on pcp to \$280.0 million, impacted by low turns following the high win rate.

² Net debt is shown as interest bearing liabilities, less cash and cash equivalents, less net position of derivative financial instruments. Derivative financial instruments reflect the position of currency swaps and interest rate hedges entered into for the USPP debt.

Directors' Report

For the half year ended 31 December 2018

4. Earnings per share (EPS)

Basic and Diluted EPS for the period were both 16.2 cents (31 December 2017: 4.0 cents), up 305.0% on the pcip.

5. Dividends

5.1. Interim dividend

Since the end of the half year ended 31 December 2018, the Directors have declared an interim dividend of 10.5 cents per ordinary share, fully franked (31 December 2017: 7.5 cents).

The aggregate amount of the interim dividend expected to be paid on 3 April 2019 out of retained earnings at 31 December 2018, but not recognised as a liability at the end of the half year, is approximately \$96.2 million.

5.2. Dividend reinvestment plan (DRP)

The Company's DRP is in operation for the interim dividend. The last date for receipt of election notices to enable participation for the interim dividend is 28 February 2019. The price at which shares are allocated under the DRP is the daily volume weighted average market price of the Company's shares sold in the ordinary course of trading on the ASX over a period of 10 trading days beginning on (and including) the fourth trading day after the Record Date (27 February 2019). Shares allocated under the DRP will rank equally with the Company's existing fully paid ordinary shares.

6. Significant events after the end of the half year

Other than those events that have already been disclosed in this report or elsewhere in the Financial Report, there have been no other significant events occurring after 31 December 2018 and up to the date of this report that have materially affected or may materially affect the Group's operations, the results of those operations or the Group's state of affairs.

7. Rounding of amounts

The Star Entertainment Group Limited is a company of the kind specified in the Australian Securities and Investments Commission's ASIC Corporations (*Rounding in Financial/Directors' Reports*) Instrument 2016/191. In accordance with that Instrument, amounts in the Financial Report and the Directors' Report have been rounded to the nearest hundred thousand dollars unless specifically stated to be otherwise.

8. Auditor's independence declaration

Attached is a copy of the auditor's independence declaration provided under section 307C of the *Corporations Act 2001 (Cth)* in relation to the review of the Financial Report for the half year ended 31 December 2018. The auditor's independence declaration forms part of this Directors' Report.

This report has been signed in accordance with a resolution of Directors.



John O'Neill AO
Chairman
Sydney
21 February 2019



Ernst & Young
200 George Street
Sydney NSW 2000 Australia
GPO Box 2646 Sydney NSW 2001

Tel: +61 2 9248 5555
Fax: +61 2 9248 5959
ey.com/au

Auditor's Independence Declaration to the Directors of The Star Entertainment Group Limited

As lead auditor for the review of The Star Entertainment Group Limited for the half-year ended 31 December 2018, I declare to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- b) no contraventions of any applicable code of professional conduct in relation to the review.

This declaration is in respect of The Star Entertainment Group Limited and the entities it controlled during the financial period.

Ernst & Young

Megan Wilson
Partner
21 February 2019

Financial Report

Consolidated income statement

For the half year ended 31 December 2018

		December 2018	December 2017 Restated*
	Note	\$m	\$m
Revenue	A2,E	1,150.1	1,001.2
Other income		11.0	0.1
Government taxes and levies		(284.2)	(268.6)
Employment costs		(338.8)	(334.7)
Depreciation and amortisation		(106.9)	(89.6)
Cost of sales		(47.8)	(45.7)
Property costs		(40.8)	(38.9)
Advertising and promotions		(55.5)	(58.4)
Other expenses		(62.3)	(57.9)
Share of net profit of associate and joint venture entities accounted for using the equity method	D2	0.5	1.0
Earnings before interest and tax (EBIT)		225.3	108.5
Net finance costs		(17.0)	(60.9)
Profit before income tax (PBT)		208.3	47.6
Income tax expense		(59.8)	(14.7)
Net profit after tax (NPAT)		148.5	32.9
Other comprehensive income			
<i>Items that may be reclassified subsequently to profit or loss</i>			
Change in fair value of cash flow hedges taken to equity, net of tax		2.0	0.3
Total comprehensive income for the period		150.5	33.2
Earnings per share:			
Basic earnings per share		16.2 cents	4.0 cents
Diluted earnings per share		16.2 cents	4.0 cents
Fully franked dividend per share	A3	10.5 cents	7.5 cents

The above consolidated income statement should be read in conjunction with accompanying notes.

* December 2017 comparatives have been restated as part of the transition to AASB 15 Revenue from Contracts with Customers. Refer to note E(i) for further information.

Consolidated balance sheet

For the half year ended 31 December 2018

	Note	December 2018 \$m	June 2018 \$m
ASSETS			
Cash and cash equivalents		109.2	110.3
Trade and other receivables		173.0	221.5
Inventories		17.7	15.5
Derivative financial instruments	B1	5.5	3.9
Other assets		48.8	44.8
Total current assets		354.2	396.0
Property, plant and equipment		2,723.2	2,658.6
Intangible assets		1,857.8	1,858.7
Derivative financial instruments	B1	75.5	57.4
Investment in associate and joint venture entities	D2	321.5	288.9
Other assets		46.9	11.2
Total non current assets		5,024.9	4,874.8
TOTAL ASSETS		5,379.1	5,270.8
LIABILITIES			
Trade and other payables		296.3	365.8
Interest bearing liabilities		16.6	133.8
Income tax payable		17.0	0.3
Provisions		66.3	64.5
Derivative financial instruments	B1	4.1	4.2
Other liabilities		20.0	20.3
Total current liabilities		420.3	588.9
Interest bearing liabilities		954.0	686.2
Deferred tax liabilities		180.0	175.9
Provisions		14.8	12.9
Derivative financial instruments	B1	6.8	25.4
Other liabilities		7.3	-
Total non current liabilities		1,162.9	900.4
TOTAL LIABILITIES		1,583.2	1,489.3
NET ASSETS		3,795.9	3,781.5
EQUITY			
Share capital		3,063.0	3,070.2
Retained earnings		740.4	718.3
Reserves		(7.5)	(7.0)
TOTAL EQUITY		3,795.9	3,781.5

The above consolidated balance sheet should be read in conjunction with the accompanying notes.

Consolidated statement of cash flows

For the half year ended 31 December 2018

		December 2018	December 2017 Restated *
	Note	\$m	\$m
Cash flows from operating activities			
Net cash receipts from customers (inclusive of GST)		1,153.0	1,027.2
Payments to suppliers and employees (inclusive of GST)		(600.0)	(539.1)
Payment of government levies, gaming taxes and GST		(268.8)	(232.4)
Interest received		0.3	0.5
Income taxes paid		(37.0)	(61.0)
Net cash inflow from operating activities		247.5	195.2
Cash flows from investing activities			
Payments for property, plant, equipment and intangibles		(174.4)	(265.3)
Payments for investment in associate and joint venture entities	D2	(40.6)	(33.0)
Net cash outflow from investing activities		(215.0)	(298.3)
Cash flows from financing activities			
Proceeds from interest bearing liabilities		200.0	793.5
Repayment of interest bearing liabilities		(83.0)	(616.2)
Proceeds from settlement of derivative financial instruments		-	98.8
Dividends paid	A3	(119.2)	(70.2)
Finance costs		(24.2)	(27.9)
Purchase of treasury shares		(6.7)	-
Issuance fees on purchase of shares		(0.5)	-
Net cash (outflow)/inflow from financing activities		(33.6)	178.0
Net (decrease)/increase in cash and cash equivalents		(1.1)	74.9
Cash and cash equivalents at beginning of the year		110.3	113.7
Cash and cash equivalents at end of the period		109.2	188.6

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes.

* December 2017 comparatives have been restated as part of the transition to AASB 15 Revenue from Contracts with Customers. Refer to note E(i) for further information.

Consolidated statement of changes in equity

For the half year ended 31 December 2018

	Note	Ordinary shares \$m	Treasury shares \$m	Retained earnings \$m	Hedging reserve \$m	Share based payment reserve \$m	Total \$m
2019							
Balance at 1 July 2018		3,070.2	-	718.3	(17.2)	10.2	3,781.5
Profit for the year		-	-	148.5	-	-	148.5
Other comprehensive income		-	-	-	2.0	-	2.0
Total comprehensive income		-	-	148.5	2.0	-	150.5
Dividends paid	A3	-	-	(119.2)	-	-	(119.2)
Purchase of treasury shares	B2	-	(6.7)	-	-	-	(6.7)
Transition to AASB 9 Debtors provision opening adjustment		-	-	(7.2)	-	-	(7.2)
Issuance fees		(0.5)	-	-	-	-	(0.5)
Employee share based payments		-	-	-	-	(2.5)	(2.5)
Balance at 31 December 2018		3,069.7	(6.7)	740.4	(15.2)	7.7	3,795.9
2018							
Balance at 1 July 2017		2,580.5	-	702.3	(13.8)	6.6	3,275.6
Profit for the year		-	-	32.9	-	-	32.9
Other comprehensive income		-	-	-	0.3	-	0.3
Total comprehensive income		-	-	32.9	0.3	-	33.2
Dividends paid	A3	-	-	(70.2)	-	-	(70.2)
Employee share based payments		-	-	-	-	0.8	0.8
Balance at 31 December 2017		2,580.5	-	665.0	(13.5)	7.4	3,239.4

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

Notes to the financial statements

For the half year ended 31 December 2018

A Key income statement disclosures

A1 Segment information

The Group's operating segments have been determined based on the internal management reporting structure and the nature of products and services provided by the Group. They reflect the business level at which financial information is provided to the executive decision makers, being the Managing Director and Chief Executive Officer and the Group Chief Financial Officer, for decision making regarding resource allocation and performance assessment.

The Group has three reportable segments:

Sydney	Comprises The Star Sydney's casino operations, including hotels, apartment complex, restaurants and bars.
Gold Coast	Comprises The Star Gold Coast's casino operations, including hotel, theatre, restaurants and bars.
Brisbane	Comprises Treasury's casino operations, including hotel, restaurants and bars.

	Sydney	Gold Coast	Brisbane	Total
	\$m	\$m	\$m	\$m
For the half year ended 31 December 2018				
Gross revenues - VIP ^a	179.2	152.6	4.8	336.6
Gross revenues - domestic ^a	623.3	196.1	177.7	997.1
Segment revenue	802.5	348.7	182.5	1,333.7
Segment earnings before interest, tax, depreciation, amortisation and significant items	170.9	107.1	53.2	331.2
Depreciation and amortisation	65.8	26.8	14.3	106.9
Capital expenditure	110.2	51.8	13.9	175.9
For the half year ended 31 December 2017				
Gross revenues - VIP ^a	275.9	48.1	4.5	328.5
Gross revenues - domestic ^a	589.9	185.5	166.6	942.0
Total gross revenue	865.8	233.6	171.1	1,270.5
Segment earnings before interest, tax, depreciation, amortisation and significant items	107.5	52.4	39.7	199.6
Depreciation and amortisation	55.1	19.3	15.2	89.6
Capital expenditure	78.4	183.4	19.7	281.5

^a Gross revenue is presented as the gross gaming win before player rebates and promotional allowances of \$183.6m (2017: \$82.3m).

Notes to the financial statements

For the half year ended 31 December 2018

	December 2018 \$m	December 2017 \$m
Reconciliation of reportable segment profit to profit before income tax		
Segment earnings before interest, tax, depreciation, amortisation and significant items	331.2	199.6
Depreciation and amortisation	(106.9)	(89.6)
Significant items (refer to note A4)	0.5	(45.5)
Unallocated items:		
- net finance costs	(17.0)	(17.9)
- share of net profit of associate and joint venture accounted for using the equity method	0.5	1.0
Profit before income tax (PBT)	208.3	47.6

A2 Revenue

	December 2018 \$m	December 2017 Restated* \$m
Domestic gaming	698.5	664.4
International VIP Rebate	167.7	72.0
Non-gaming	277.9	260.8
Other	6.0	4.0
Total revenue	1,150.1	1,001.2

* December 2017 comparatives have been restated as part of the transition to AASB 15 *Revenue from Contracts with Customers*. Refer to note E(i) for further information.

A3 Dividends

	Cents per share	Cents per share
Dividends per share		
Interim dividend	10.5	7.5
	\$m	\$m
Dividends declared and paid during the half year on ordinary shares		
Final dividend paid during the half year in respect of the year ended 30 June ^a	119.2	70.2
Dividends declared after the end of the half year		
Interim dividend declared for the half year ended 31 December ^b	96.2	61.9

a A final dividend of 13.0 cents per share fully franked for the year ended 30 June 2018 (30 June 2017: 8.5 cents) was declared on 23 August 2018 and paid on 4 October 2018 (2017: declared on 22 August 2017 and paid on 26 September 2017).

Dividends declared after the end of the half year

Interim dividend declared for the half year ended 31 December ^b

b Since the end of the half year, the Directors have declared an interim dividend of 10.5 cents per ordinary share (31 December 2017: 7.5 cents), fully franked. The aggregate amount is expected to be paid on 3 April 2019 out of retained earnings at 31 December 2018, but not recognised as a liability at the end of the half year.

Notes to the financial statements

For the half year ended 31 December 2018

A4 Significant items

Profit before income tax (PBT) is stated after charging the following significant items:

	December 2018 \$m	December 2017 \$m
Gain on disposal of land ^a	(9.7)	-
Restructuring costs ^b	9.2	-
Finance costs relating to US Private Placement tender and reissue ^c	-	43.0
Pre opening expenses ^d	-	2.5
Net significant items (gain)/loss	(0.5)	45.5
Tax (benefit)/expense on significant items	(4.1)	(13.7)
Significant items (gain)/loss net of tax	(4.6)	31.8

- a Gain on disposal of Gold Coast land to the Destination Gold Coast Consortium joint venture for construction of the first residential, hotel and retail tower.
- b One-off restructuring costs relating to the operating model project.
- c In August 2017, the Group completed a tender and reissue offer in relation to 73% of the Group's US Private Placement borrowings. This was undertaken to extend the Group's tenor on average drawn debt maturity by 3 years to 5.2 years, reduce finance costs on a like for like basis and lower refinancing requirements for the Group. The average blended cost of debt on all US Private Placement notes following the issue was 5% (down from over 9% on previous notes). The transaction resulted in a one-off loss relating to the crystallisation of an existing obligation for the related out of the money interest rate swaps and other costs.
- d Consistent with previous accounting treatment, pre opening expenses such as marketing, operating and training expenses incurred prior to the opening of The Darling Gold Coast, have been treated as significant due to their size and non-recurring nature.

Notes to the financial statements

For the half year ended 31 December 2018

B Key balance sheet disclosures

B1 Derivative financial instruments

Swaps

Fair value is calculated using discounted future cash flow techniques, where estimated cash flows and estimated discount rates are based on market data at the balance sheet date.

Forward currency contracts

Fair value is calculated using forward exchange market rates at the balance sheet date.

US Private Placement (USPP)

Fair value is calculated using discounted future cash flow techniques, where estimated cash flows and estimated discount rates are based on market data at the balance sheet date, in combination with restatement to current foreign exchange rates.

	December 2018 \$m	June 2018 \$m
Current assets		
Cross currency swaps	5.5	3.6
Forward currency contracts	-	0.3
	5.5	3.9
Non current assets		
Cross currency swaps	75.5	57.4
	75.5	57.4
Current liabilities		
Cross currency swaps	-	0.3
Interest rate swaps	4.1	3.9
	4.1	4.2
Non current liabilities		
Cross currency swaps	-	18.4
Interest rate swaps	6.8	7.0
	6.8	25.4
Net financial assets	70.1	31.7

Net derivative assets up \$38.4 million due to a decline in the AUD:USD exchange rate from 30 June 2018 to 31 December 2018.

Valuation of derivatives and other financial instruments

The valuation of derivatives and financial instruments is based on market conditions at the balance sheet date. The value of the instrument fluctuates on a daily basis and the actual amounts realised may differ materially from their value at the balance sheet date.

Financial Instruments - fair value hierarchy

There are various methods available in estimating the fair value of a financial instrument.

The methods comprise:

- Level 1 the fair value is calculated using quoted prices in active markets.
- Level 2 the fair value is estimated using inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices).
- Level 3 the fair value is estimated using inputs for the asset or liability that are not based on observable market data.

All of the Group's derivative financial instruments are valued using the Level 2 valuation techniques, being observable inputs. There have been no transfers between levels during the period.

Notes to the financial statements

For the half year ended 31 December 2018

B2 Treasury shares

	Number of shares	\$m
1 July 2018	-	-
Treasury shares purchased	1,458,361	6.7
31 December 2018	1,458,361	6.7

During the period, the Group purchased 1,458,361 of its own shares for use to settle future employee share based payment schemes.

C Commitments, contingencies and subsequent events

C1 Commitments and contingent liabilities

Other commitments ^a

	December 2018 \$m	June 2018 \$m
Not later than one year	157.0	64.3
Later than one year but not later than five years	25.6	1.3
Later than five years	-	-
	182.6	65.6

a Other commitments as at 31 December 2018 mainly include capital construction and related costs in connection with the redevelopment in Sydney.

The Group has capital commitments of approximately \$1.1 billion into Destination Brisbane Consortium (**DBC**) to fund the construction of the Integrated Resort which is expected to open in 2022 (subject to various approvals, including Board approvals of the proposed detailed design).

The Group has capital commitments of approximately \$105.0 million into Destination Gold Coast Consortium (**DGCC**) to fund the construction of the first residential, hotel and retail tower, which is expected to open in 2022.

Other commitments include the redevelopment of the Gold Coast and Sydney properties, both of which are well underway.

C2 Subsequent events

Since 31 December 2018, the Directors have declared a dividend of 10.5 cents per ordinary share. The total amount of the dividend is approximately \$96.2 million. This has not been provided for in the financial statements for the half year ended 31 December 2018 (refer to note A3).

Other than those events disclosed in the Directors' Report or elsewhere in these half year financial statements, there have been no other significant events occurring after the balance sheet date and up to the date of this report, which may materially affect either the Group's operations or results of those operations or the Group's state of affairs.

Notes to the financial statements

For the half year ended 31 December 2018

D Group structure

D1 Related party disclosure

Investments in controlled entities

The consolidated financial statements incorporate the assets, liabilities and results of the Company's controlled entities in accordance with the accounting policy described in the Financial Report for the year ended 30 June 2018. The financial years of all controlled entities are the same as that of the Company.

The Company incorporated the following Australian entities in the period up to 31 December 2018:

Name of controlled entities		Country of incorporation	Equity type	Equity interest at 31 December 2018 %	Equity interest at 30 June 2018 %
The Star Entertainment Pyrmont Holdings Pty Ltd	a	Australia	ordinary shares	100.0	0.0
The Star Entertainment Pyrmont Investments No.1 Pty Ltd	a	Australia	ordinary shares	100.0	0.0

a Incorporated on 10 October 2018.

D2 Investment in associate and joint venture entities

Set out below are the investments of the Group as at 31 December 2018 which, in the opinion of the Directors, are material to the Group. The entities listed below have share capital consisting solely of ordinary shares, which are held by the Group. The country of incorporation is also their principal place of business, and the proportion of ownership interest is the same as the proportion of voting rights held.

For the half year ended 31 December 2018					Carrying amount
Name of entity	Country of incorporation	% of ownership	Nature of ownership	Measurement method	\$m
Destination Brisbane Consortium Integrated Resort Holdings Pty Ltd	Australia	50	Associate	Equity method	257.7
Festival Car Park Pty Ltd	Australia	50	Joint venture	Equity method	14.0
Destination Gold Coast Investments Pty Ltd	Australia	50	Joint venture	Equity method	43.9
Destination Gold Coast Consortium Pty Ltd	Australia	33.3	Joint venture	Equity method	5.9
Total equity accounted investments					321.5

The carrying amount of the equity-accounted investments has changed in the six months to 31 December 2018, as follows:

	Balance at 1 July 2018	Net movement	Profit/(loss) for the period	Eliminations *	Balance at 31 December 2018
Name of entity	\$m	\$m	\$m	\$m	\$m
Destination Brisbane Consortium Integrated Resort Holdings Pty Ltd	223.7	34.5	(0.5)	-	257.7
Festival Car Park Pty Ltd	13.8	-	0.2	-	14.0
Destination Gold Coast Investments Pty Ltd	44.6	(1.6)	0.9	-	43.9
Destination Gold Coast Consortium Pty Ltd	6.8	7.7	(0.1)	(8.5)	5.9
	288.9	40.6	0.5	(8.5)	321.5

* Elimination of one third of the gain on sale of land (see note A4a) for the Group's share of profit relating to its equity interest in the joint venture.

Commitments and contingent liabilities

DBC has current capital commitments of approximately \$2.1 billion to fund the construction of the Integrated Resort, which is expected to open in 2022 (subject to various approvals, including Board approvals of the proposed detailed design).

DGCC has current capital commitments of approximately \$320.0 million to fund the construction of the first residential, hotel and retail tower, which is expected to open in 2022.

Notes to the financial statements

For the half year ended 31 December 2018

E Accounting policies and corporate information

Corporate Information

The Star Entertainment Group Limited (the **Company**) is a company incorporated and domiciled in Australia. The Financial Report of the Company for the half year ended 31 December 2018 comprises the Company and its controlled entities (collectively referred to as the **Group**). The Company's registered office is Level 3, 159 William Street, Brisbane QLD 4000.

The Company is of the kind specified in Australian Securities and Investments Commission (ASIC) Instrument 2016/191. In accordance with that Instrument, amounts in the Financial Report and the Directors' Report have been rounded to the nearest hundred thousand dollars, unless specifically stated to be otherwise. All amounts are in Australian dollars (\$). The Company is a for profit organisation.

The half year Financial Report was authorised for issue by the Directors on 21 February 2019.

Basis of preparation of the half year report

The principal accounting policies adopted in the preparation of this half year Financial Report are consistent with those applied in the annual Financial Report for the year ended 30 June 2018.

The interim condensed consolidated financial statements for the six months ended 31 December 2018 have been prepared in accordance with the Australian Accounting Standard AASB 134 Interim Financial Reporting.

The half year Financial Report does not include all the notes of the type normally included in an annual Financial Report. Accordingly, this report is to be read in conjunction with the audited Financial Report for the year ended 30 June 2018, and any public announcements made by the Company during the interim reporting period in accordance with its continuous disclosure obligations under ASX listing rules.

Significant accounting judgements, estimates and assumptions

Preparation of the financial statements, in conformity with Australian Accounting Standards and IFRS, requires management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period.

The fair value of the Group's financial assets and financial liabilities approximates their carrying value as at the balance sheet date.

In the process of applying the Group's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the consolidated financial statements:

- Asset useful lives and residual values;
- Impairment of assets;
- Valuation of derivatives and other financial instruments (refer note B1);
- Provision for impairment of trade receivables;
- Significant items (refer note A4); and
- Provisions.

Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability in future periods.

Changes in accounting policies and disclosures

The Group has adopted the following new and amended accounting standards, which became applicable from 1 July 2018:

Reference	Title
(i) AASB 15	Revenue from Contracts with Customers
(ii) AASB 9	Financial Instruments

Notes to the financial statements

For the half year ended 31 December 2018

(i) AASB 15 Revenue from Contracts with Customers

The Group applies, for the first time in FY2019, AASB 15 Revenue from Contracts with Customers, replacing the previous guidance applied under AASB 118 Revenue and IFRIC 13 – Customer Loyalty Programmes.

AASB 15 establishes a single comprehensive model that applies to accounting for revenue arising from contracts with customers. The core principle of AASB 15 is that an entity should recognise revenue equating to the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods and services. The principles in AASB 15 provide a more structured approach to measuring and recognising revenue.

The Group has adopted the new standard using the full retrospective method of adoption. The major changes as a result of the adoption of the new standard are as follows:

- Under the new revenue standard, the stand-alone selling price of complimentary services (including hotel room nights, food and beverage, and other services) that are provided to casino guests as incentives related to gaming play are recorded as revenues related to the respective goods or services as they are provided to the patron. Historically, these amounts were recorded as gaming revenue along with the original gaming transaction. The allocation of revenue to non-gaming activities is measured based on the stand-alone selling price of the goods and services provided. After allocation of revenue to non-gaming, the residual amount is recorded as gaming revenue. This change primarily results in a decrease in gaming revenue and an increase in non-gaming revenues related to the respective goods or services provided to the customer.
- A portion of commissions and rebates paid to gaming promoters, representing the estimated incentives that were returned to customers, were previously reported as reductions in revenues, with the balance of commission expenses reflected as casino expenses. As a result of the adoption of the new standard, all commissions and rebates paid to gaming promoters are reflected as reductions in casino revenues. This change primarily results in a decrease in casino expenses and a corresponding decrease in casino revenues.

The amounts of affected financial statement line items in the consolidated income statement and the consolidated statement of cash flows for the prior period before and after the adoption of the new revenue standard are as follows:

	December 2017 Reported \$m	Adjustments for AASB 15 \$m	Reclassified ^c \$m	December 2017 Restated \$m
Consolidated income statement				
Domestic gaming ^a	796.8	(132.4)	-	664.4
International VIP Rebate ^a	328.5	(256.5)	-	72.0
Non-gaming ^b	141.2	119.6	-	260.8
Other ^b	4.0	-	-	4.0
Gross Revenue	1,270.5	(269.3)		
Players rebates and promotional allowances	(82.3)	82.3		
Revenue	1,188.2	(187.0)	-	1,001.2
Commissions and fees	(197.7)	187.0	10.7	-
Advertising and promotions	(47.7)	-	(10.7)	(58.4)
	942.8	-	-	942.8
Consolidated statement of cash flows				
Net cash receipts from customers (inclusive of GST)	1,214.2	(187.0)	-	1,027.2
Payments to suppliers and employees (inclusive of GST)	(726.1)	187.0	-	(539.1)
	488.1	-	-	488.1

a Domestic gaming and International VIP Rebate were previously disclosed together as Gaming.

b Non-gaming and Other were previously disclosed together.

c Incentives previously included in Commissions and fees have moved to Advertising and promotions.

Notes to the financial statements

For the half year ended 31 December 2018

Revenue

Revenue is recognised when the Group satisfies its obligations in relation to the provision of goods and services to its customers in the ordinary course of business. Revenue is measured at an amount that reflects the consideration to which the Group expects to be entitled in exchange for performing these obligations. Revenue comprises net gaming win, less player and gaming promoter rebates and promotional allowances, as well as other non-gaming revenue from hotels, restaurants and bars.

(ii) AASB 9 Financial Instruments

The accounting standard replaces 'AASB 139 - Financial Instruments: Recognition and Measurement' that relates to the recognition, classification and measurement of financial assets and liabilities, derecognition of financial instruments, impairment of financial assets and hedge accounting.

The adoption of AASB 9, including an election for hedging, from 1 July 2018 resulted in changes in accounting policies and adjustments to the amounts recognised in the financial statements. In accordance with the transition provisions in AASB 9 (7.2.15), comparative figures have not been restated.

The effect of the changes on retained earnings is as follows:

	2018
	\$m
Closing retained earnings as of 30 June 2018	718.3
Increase in provision for impairment	(7.2)
Opening retained earnings as of 1 July 2018	711.1

Impairment of financial assets

The Group's financial assets consist of cash and cash equivalents and trade and other receivables that are subsequently recognised at amortised cost. The Group applies the AASB 9 simplified approach to measuring expected credit losses, using a lifetime expected loss allowance for all trade and other receivables. Cash and cash equivalents are also subject to the impairment requirements of AASB 9 however due to their nature the expected loss allowance is immaterial.

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and days past due. The provision for impairment of trade receivables applying lifetime expected credit loss as compared to the incurred loss model of AASB 139 resulted in a \$7.2 million adjustment to opening retained earnings as of 1 July 2018.

Cash and cash equivalents

Cash and cash equivalents are carried in the balance sheet at face value. Cash and cash equivalents include cash balances and call deposits with an original maturity of three months or less. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash for the purpose of the statement of cash flows.

Trade and other receivables

Trade receivables are recognised and carried at original settlement amount less a provision for expected credit loss impaired, where applicable. Bad debts are written off when they are known to be uncollectible. Subsequent recoveries of amounts previously written off are credited to the income statement. Other receivables are carried at amortised costs less impairment.

Derivative financial instruments

The Group uses derivative financial instruments to hedge its exposure to foreign exchange and interest rate risks arising from operational, financing and investment activities. In accordance with its Treasury Policy, the Group does not hold or issue derivative financial instruments for trading purposes. However, derivatives that do not qualify for hedge accounting are accounted for as trading instruments.

Derivative financial instruments are recognised initially at fair value at the date the derivative contract is entered into and are subsequently remeasured to fair value at the end of each reporting period. The resulting gain or loss is recognised immediately in the income statement. However, where derivatives qualify for cash flow hedge accounting, the effective portion of the gain or loss is deferred in equity while the ineffective portion is recognised in the income statement.

Notes to the financial statements

For the half year ended 31 December 2018

The fair value of interest rate swap, cross currency swap and forward currency contracts is determined by reference to market values for similar instruments. Derivative assets and liabilities are offset and the net amount reported in the consolidated balance sheet if, and only if:

- There is a currently enforceable legal right to offset the recognised amount; and;
- There is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

Hedging

Cash flow hedges

Where a derivative financial instrument is designated as a hedge of the exposure to variability in cash flows that are attributable to a particular risk associated with a recognised asset or liability, or a highly probable forecast transaction, the effective part of any gain or loss on the derivative financial instrument is recognised directly in equity. When the forecast transaction subsequently results in the recognition of a non financial asset or liability, the associated cumulative gain or loss is removed from equity and included in the initial cost or other carrying amount of the non financial asset or liability.

If a hedge of a forecast transaction subsequently results in the recognition of a financial asset or financial liability, then the associated gains and losses that were recognised directly in equity are reclassified into the income statement in the same period or periods during which the asset acquired or liability assumed affects the income statement (i.e. when interest income or expense is recognised). For cash flow hedges, the effective part of any gain or loss on the derivative financial instrument is removed from equity and recognised in the income statement in the same period or periods during which the hedged forecast transaction affects the income statement. The ineffective part of any gain or loss is recognised immediately in the income statement.

When a hedging instrument expires or is sold, terminated, exercised, or the designation of the hedge relationship is revoked but the hedged forecast transaction is still expected to occur, the cumulative gain or loss at that point remains in equity and is recognised in accordance with the above when the transaction occurs. If the hedged transaction is no longer expected to take place, then the cumulative unrealised gain or loss recognised in equity is recognised immediately in the income statement.

Fair value hedges

Where a derivative financial instrument is designated as a hedge of the exposure to variability in the fair value of a recognised asset or liability, any change in the fair value of the hedge is recognised in the income statement as a finance cost. The change in the fair value of the hedged item attributable to the risk hedged is recorded as part of the carrying value of the hedged item and is also recognised in the income statement as a finance cost.

Standards and amendments issued but not yet effective

The Group has not applied Australian Accounting Standards and IFRS that were issued or amended but not yet effective. The Standard is:

Reference	Title	Application date
AASB 16	Leases	1 January 2019

Under AASB 16, the distinction between finance and operating leases is eliminated for lessees (with the exception of short-term and low value leases). Both finance leases and operating leases will result in the recognition a right-of-use ("ROU") asset and a corresponding lease liability on the balance sheet. The liability is initially measured at the present value of future lease payments for the lease term and the ROU asset reflects the lease liability and initial direct costs, less any lease incentives and amounts required for dismantling.

AASB 16 must be implemented retrospectively, however the Group has the option as to whether restate comparatives or have the cumulative impact of application recognised in opening retained earnings on 1 July 2019 ("modified retrospective approach").

The standard could have a material impact on the Group's consolidated balance sheet and income statement. The ROU asset and lease liability could be material for the Group's current lease portfolio, including long-term leases for the Sydney and Brisbane properties. The transition to AASB 16 will result in a change in presentation in the consolidated income statement. Rental expenses currently disclosed under property costs will be replaced by an interest expense attributable to the lease liability and a depreciation charge for the ROU asset.

The Group will continue to assess the impact of the standard with the next steps including a detailed review of all agreements.

Directors' Declaration

In the opinion of the Directors of The Star Entertainment Group Limited (the **Company**):

- (a) the financial statements and notes of the Group are in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the Group's consolidated financial position as at 31 December 2018 and of its performance for the half year ended on that date; and
 - (ii) complying with the Accounting Standard AASB 134 Interim Financial Reporting and the *Corporations Regulations 2001*; and
- (b) there are reasonable grounds to believe that the Group will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of Directors.



John O'Neill AO
Chairman
Sydney
21 February 2019

Independent Auditor's Review Report to the Members of The Star Entertainment Group Limited

Report on the Half-Year Financial Report

Conclusion

We have reviewed the accompanying half-year financial report of The Star Entertainment Group Limited (the "Group"), which comprises the consolidated statement of financial position as at 31 December 2018, the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Based on our review, which is not an audit, nothing has come to our attention that causes us to believe that the half-year financial report of the Group is not in accordance with the *Corporations Act 2001*, including:

- a) giving a true and fair view of the consolidated financial position of the Group as at 31 December 2018 and of its consolidated financial performance for the half-year ended on that date; and
- b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Directors' Responsibility for the Half-Year Financial Report

The directors of the Company are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, anything has come to our attention that causes us to believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the Group's consolidated financial position as at 31 December 2017 and its consolidated financial performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of the Group, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

A handwritten signature in black ink that reads 'Ernst & Young'.

Ernst & Young

A handwritten signature in black ink that reads 'Megan Wilson'.

Megan Wilson
Partner
Sydney
21 February 2019

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 20 February 2019
To: **Attorney-General and Minister for Justice**
Leader of the House
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Mortgage approval for The Star Entertainment Group
Requested by: Internally generated

RECOMMENDATIONS

That you:

1. **approve** the casino licensee entering into a mortgage for the hotel-casino complex for The Star Gold Coast, pursuant to section 32 of the *Casino Control Act 1982*; and
2. **sign** the attached letter noting your approval (**Attachment 1**).

BACKGROUND SUMMARY

1. Section 32 of the *Casino Control Act 1982* (the Act) requires your approval prior to a mortgage being placed over any part of the casino-hotel complex to which a casino licence relates.
2. The Jupiters Casino Agreement (the relevant Agreement for The Star Gold Coast) states that the casino-hotel complex includes 'all land...on the site for a hotel, casino and other uses in accordance with the Agreement'.
3. The Star Entertainment Group Limited (The Star), as the casino licensee for the Gold Coast casino-hotel complex, has sought your approval for ANZ to place a mortgage over the land currently under development as part of Stage 1 of the Gold Coast Masterplan Redevelopment project (Lot 1 on SP289881) for the purposes of financing the necessary works.
4. The loan will be taken out by the consortium established between The Star and its Queens Wharf partners (Chow Tai Fook Enterprises and Far East Consortium), and apply to land within the casino-hotel complex.
5. You previously approved the relevant development works for Tower 1 of the Masterplan on 8 December 2016 (**Attachment 2**), and noted that further approvals would be required to facilitate the finance arrangements for the works.

ISSUES

6. The Star's correspondence indicates that the mortgage will be jointly sponsored by the Destination Gold Coast Consortium partners, and will also be guaranteed by each party through various means.
7. The mortgage is proposed to cover the cost of construction of Tower 1. Although the specific financial amounts are redacted in the mortgage term sheet provided due to commercial sensitivities, an ASX announcement (**Attachment 3**) indicates that the cost of construction is estimated at \$370 million. The maximum term of the relevant facilities subject to the mortgage is two years and eight months.

8. The proposed mortgage in no way encumbers the casino licence, and does not provide the relevant parties with any rights to the revenues or any other interests associated with gaming conducted at the casino premises.
9. The Office of Liquor and Gaming Regulation holds no concerns regarding the proposed terms of the mortgage, the mortgagor or the suitability of the parties obtaining the loan, and therefore recommends approval of the proposed mortgage over Lot 1 on SP289881 be provided.

EMPLOYMENT IMPACT

10. Not applicable.

CONSULTATION WITH STAKEHOLDERS

11. Not applicable.

FINANCIAL IMPLICATIONS

12. The Star is partly liable for the loan. However, there are no indications that they and their partners will experience any financial difficulties as a result.

POTENTIAL MEDIA

13. Not applicable.

NOTED or APPROVED / NOT APPROVED
Attorney-General and Minister for Justice
Leader of the House
 Comments

Yvette D'ATH
YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

11, 4, 19

Chief of Staff

Policy Advisor

/ /

/ /

Contact Officer:	Name: Michael Gilbert	Approved by:	Name: Michael Sarquis
	Position: A/Director, Gaming Services		Position: A/Deputy Director-General, LGFT
	Phone: 3872 0911 (ext 20911)		Phone: 3872 0926 NP 49-Sch4
	Date: 14 February 2019		Date: 19 February 2019

Approved by:	Name: Brian Bauer	Endorsed:
	Position: A/Executive Director, OLGR	David Mackie
	Phone: 3872 0801 (ext 20801)	Director-General
	Date: 15 February 2019	

20, 2, 19

☐ Election Commitment

☐ CBRC / Cabinet related

☒ ECM related



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 4707756; OGR-1809955

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Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

11 APR 2019

Mr Geoff Hogg
Managing Director Queensland
The Star Entertainment Group Limited
PO Box 13348
George Street Post Shop
BRISBANE QLD 4000

Dear Mr Hogg

I refer to your letter dated 21 January 2019, seeking approval for a mortgage to be placed over part of the casino-hotel complex associated with The Star Gold Coast.

I note that the mortgage is proposed to cover the cost of construction of Tower 1 of the Gold Coast Masterplan Redevelopment project, and will not encumber the casino licence in any way, nor will it provide the parties any rights to the revenues or other interests associated with gaming conducted at the casino premises.

My approval is given under section 32 of the *Casino Control Act 1982* for a mortgage to ANZ to be placed over Lot 1 on SP289881 for the intended purpose.

It would be appreciated if you could please provide a copy of the signed mortgage agreement to the Office of Liquor and Gaming Regulation (OLGR) once executed for their records.

Should you have any queries regarding this matter, please contact Mr Brian Bauer, Acting Executive Director, OLGR, Department of Justice and Attorney-General, on (07) 3872 0800 or at: brian.bauer@justice.qld.gov.au.

Yours sincerely

YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

21 February 2019

Hon. Yvette D'Ath MP
Attorney-General and Minister for Justice
Department of Justice and Attorney-General
State Law Building

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

Dear Ms D'Ath

**The Star Entertainment Group Limited A.C.N. 149 629 023
Directors' Report and Financial Report for the half year ended
31 December 2018**

For your information, please find enclosed the Director's Report and Financial Report for The Star Entertainment Group Limited in respect of the half year ended 31 December 2018, provided pursuant to clause 8 in Schedule 1 of the Echo Deed (Queensland) between The State of Queensland, The Star Entertainment Group Limited (formerly Echo Entertainment Group Limited) and The Star Entertainment Qld Limited (formerly Jupiters Limited).

If you have any queries, please contact me directly on (07) 3228 0012.

Yours sincerely



Jennie Yuen
**Secretariat & Shareholder Relations Manager
The Star Entertainment Group Limited**

Encl.

THE STAR
SYDNEY

TREASURY
BRISBANE

THE STAR
GOLD COAST

THE  STAR ENTERTAINMENT GROUP LIMITED

The Star Entertainment Group Limited

A.C.N. 149 629 023

ASX Code: SGR

and its controlled entities

**Directors' Report and Financial Report
for the half year ended 31 December 2018**

For the half year ended 31 December 2018

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Directors' Report

For the half year ended 31 December 2018

The Directors of The Star Entertainment Group Limited (the **Company**) submit their report for the consolidated entity comprising the Company and its controlled entities (collectively referred to as the **Group**) in respect of the half year ended 31 December 2018.

1. Directors

The names and titles of the Company's Directors in office during the half year ended 31 December 2018 and until the date of this report are set out below. Directors were in office for this entire period.

Directors

John O'Neill AO	Chairman and Non-Executive Director
Matt Bekier	Managing Director and Chief Executive Officer
Gerard Bradley	Non-Executive Director
Ben Heap	Non-Executive Director
Katie Lahey AM	Non-Executive Director
Sally Pitkin	Non-Executive Director
Richard Sheppard	Non-Executive Director
Zlatko Todorovski	Non-Executive Director

2. Principal activities

The principal activities of the Group are the management of integrated resorts with gaming, entertainment and hospitality services.

The Group operates The Star Sydney (**Sydney**), The Star Gold Coast (**Gold Coast**) and Treasury Brisbane (**Brisbane**). The Group also manages the Gold Coast Convention and Exhibition Centre on behalf of the Queensland Government and invests in a number of strategic joint ventures.

3. Financial results and review of operations

Gross revenue, before commissions, of \$1,333.7 million was up 5.0% on the prior comparable period (**pcp**), due to high quality, broad-based domestic revenue growth supported by a high win rate in the International VIP Rebate business (1.62% versus 1.06% in the pcp).

Normalised¹ gross revenue decreased 6.1% in 1H FY2019 versus the pcp. Strong growth in the domestic business has been offset by reduced normalised revenue in the International VIP Rebate business. The International VIP Rebate business has been impacted by an abnormally low turn rate of 9.7x (lowest over last 5 years, 13.0x average), given the high win rate.

Earnings before interest, tax, depreciation and amortisation (EBITDA) of \$332.2 million was up 67.7% on the pcp. Normalised EBITDA increased 2.6% to \$297.1 million.

Operating costs were up 0.3% on the pcp, with domestic volume growth (gaming and non-gaming), higher wages and higher interim service levels (newly commissioned Gold Coast assets, Sydney Sovereign Resorts transition) offset by lower VIP volumes and continuing cost management.

Depreciation and amortisation expense of \$106.9 million was up 19.3% on the pcp reflecting newly commissioned assets as well as accelerated depreciation of \$9.0m. Finance costs of \$17.0 million were down 72.1% on the pcp. The pcp included a \$43 million (pre-tax) one-off loss relating to the restructure of the US Private Placement (**USPP**) note program (disclosed as a significant item).

Net profit after tax (NPAT) was \$148.5 million, 351.4% up on the pcp. Normalised NPAT, excluding significant items, was \$123.8 million, down 2.4% on the pcp.

Basic and diluted earnings per share (**EPS**) were each 16.2 cents, up 305.0% on the pcp. An interim dividend of 10.5 cents fully franked was declared which equals to a payout ratio of 78% of normalised NPAT and 65% of statutory NPAT, reflecting positive momentum in the business.

¹ Normalised results reflect the underlying performance of the business as they remove the inherent win rate volatility of the International VIP Rebate business. Normalised results are adjusted using an average win rate of 1.35% on actual turnover and commissions.

Directors' Report

For the half year ended 31 December 2018

Net overdue International VIP Rebate business receivables of \$76.2 million were up from \$28.7 million at June 2018. Receivables remain well managed, with the increase reflecting the high win rate.

Net debt² was \$791.3 million (30 June 2018: \$678.0 million) with \$463 million in undrawn facilities and an average drawn debt maturity of 4.3 years. Gearing levels remain conservative at 1.3 times (net debt to the last 12 months trailing EBITDA) positioning the Group well to continue to support planned investments. Operating cash flow from operations was \$247.5 million (31 December 2017: \$195.2 million) with an EBITDA to cash conversion ratio of 86% (31 December 2017: 129%).

Trade and other payables of \$296.3 million were down 19.0% from June 2018 as a result of lower gaming related payables, representing players' funds deposited and chips in circulation at 31 December 2018.

The Group comprises the following three operating segments:

- Sydney;
- Gold Coast; and
- Brisbane.

Refer to note A1 to the Financial Report for more details of the financial performance of the Company's operating segments. The activities and drivers of the results for these operations are discussed below.

Sydney

Gross revenue was \$802.5 million, down 7.3% on the pcp and EBITDA was \$170.9 million, up 59.0% on the pcp. The increase is due to domestic growth and a higher win rate in the International VIP Rebate business.

Normalised gross revenue decreased 15.4% on the pcp to \$811.6 million with normalised EBITDA decreasing 6.3% to \$190.3 million on the pcp, with the reduction driven by reduced turnover in the International VIP Rebate business.

Domestic revenue growth of 5.4% on the pcp reflected broad-based growth in domestic gaming. Electronic gaming market share increased to a record 9.4% versus 9.0% in the pcp.

The Sydney property is a Leadership Partner of City of Sydney's Chinese New Year Festival, a proud sponsor and participant in the Sydney Gay and Lesbian Mardi Gras, and a Foundation Partner of the Australian Turf Club, in addition to participating in The Everest horse race. The Sydney property is also a sponsor of the Sydney Swans, New South Wales Rugby League (NSW Blues) and Sydney FC.

The property also contributed to various charities during the period, including Barnardos Australia and Taronga Conservation Society Australia.

Queensland (Gold Coast and Brisbane)

Gross revenue was \$531.2 million, up 31.3% on the pcp and EBITDA was \$160.3 million, up 74.0% on the pcp. The increase is largely due to growth in all domestic business segments, supported by a higher win rate of 2.32% versus 1.45% in the pcp in the International VIP Rebate business.

Normalised gross revenue grew 16.1% on the pcp to \$465.5 million and normalised EBITDA, increased 23.5% to \$106.8 million due to a 90.9% increase in International VIP Rebate turnover.

Domestic revenue grew 6.1% on the pcp reflecting both strong growth in gaming and non-gaming segments and positive responses by guests to recently completed investments. Electronic gaming market share for 1H FY2019 was up 1.1% versus the pcp.

The Gold Coast property is the sponsor of the iconic Magic Millions Raceday and Carnival. The Brisbane property was a sponsor of the Brisbane Festival.

The Queensland properties also contribute to various charities and not-for-profit organisations including Surf Life Saving Queensland and Cerebral Palsy League Queensland.

International VIP Rebate business

Results for the International VIP Rebate business are included in the property performance overviews above.

International VIP Rebate business turnover of \$20.7 billion was down 33.0% on pcp. International VIP Rebate business gross revenue increased 2.5% to \$336.6 million on pcp assisted by a high win rate of 1.62% (1.06% in pcp). Normalised gross revenue decreased 33.0% on pcp to \$280.0 million, impacted by low turns following the high win rate.

² Net debt is shown as interest bearing liabilities, less cash and cash equivalents, less net position of derivative financial instruments. Derivative financial instruments reflect the position of currency swaps and interest rate hedges entered into for the USPP debt.

Directors' Report

For the half year ended 31 December 2018

4. Earnings per share (EPS)

Basic and Diluted EPS for the period were both 16.2 cents (31 December 2017: 4.0 cents), up 305.0% on the pcip.

5. Dividends

5.1. Interim dividend

Since the end of the half year ended 31 December 2018, the Directors have declared an interim dividend of 10.5 cents per ordinary share, fully franked (31 December 2017: 7.5 cents).

The aggregate amount of the interim dividend expected to be paid on 3 April 2019 out of retained earnings at 31 December 2018, but not recognised as a liability at the end of the half year, is approximately \$96.2 million.

5.2. Dividend reinvestment plan (DRP)

The Company's DRP is in operation for the interim dividend. The last date for receipt of election notices to enable participation for the interim dividend is 28 February 2019. The price at which shares are allocated under the DRP is the daily volume weighted average market price of the Company's shares sold in the ordinary course of trading on the ASX over a period of 10 trading days beginning on (and including) the fourth trading day after the Record Date (27 February 2019). Shares allocated under the DRP will rank equally with the Company's existing fully paid ordinary shares.

6. Significant events after the end of the half year

Other than those events that have already been disclosed in this report or elsewhere in the Financial Report, there have been no other significant events occurring after 31 December 2018 and up to the date of this report that have materially affected or may materially affect the Group's operations, the results of those operations or the Group's state of affairs.

7. Rounding of amounts

The Star Entertainment Group Limited is a company of the kind specified in the Australian Securities and Investments Commission's ASIC Corporations (*Rounding in Financial/Directors' Reports*) Instrument 2016/191. In accordance with that Instrument, amounts in the Financial Report and the Directors' Report have been rounded to the nearest hundred thousand dollars unless specifically stated to be otherwise.

8. Auditor's independence declaration

Attached is a copy of the auditor's independence declaration provided under section 307C of the *Corporations Act 2001 (Cth)* in relation to the review of the Financial Report for the half year ended 31 December 2018. The auditor's independence declaration forms part of this Directors' Report.

This report has been signed in accordance with a resolution of Directors.



John O'Neill AO
Chairman
Sydney
21 February 2019



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Sydney NSW 2000 Australia
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Fax: +61 2 9248 5959
ey.com/au

Auditor's Independence Declaration to the Directors of The Star Entertainment Group Limited

As lead auditor for the review of The Star Entertainment Group Limited for the half-year ended 31 December 2018, I declare to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- b) no contraventions of any applicable code of professional conduct in relation to the review.

This declaration is in respect of The Star Entertainment Group Limited and the entities it controlled during the financial period.

Ernst & Young

Megan Wilson
Partner
21 February 2019

Financial Report

Consolidated income statement

For the half year ended 31 December 2018

		December 2018	December 2017 Restated*
	Note	\$m	\$m
Revenue	A2,E	1,150.1	1,001.2
Other income		11.0	0.1
Government taxes and levies		(284.2)	(268.6)
Employment costs		(338.8)	(334.7)
Depreciation and amortisation		(106.9)	(89.6)
Cost of sales		(47.8)	(45.7)
Property costs		(40.8)	(38.9)
Advertising and promotions		(55.5)	(58.4)
Other expenses		(62.3)	(57.9)
Share of net profit of associate and joint venture entities accounted for using the equity method	D2	0.5	1.0
Earnings before interest and tax (EBIT)		225.3	108.5
Net finance costs		(17.0)	(60.9)
Profit before income tax (PBT)		208.3	47.6
Income tax expense		(59.8)	(14.7)
Net profit after tax (NPAT)		148.5	32.9
Other comprehensive income			
<i>Items that may be reclassified subsequently to profit or loss</i>			
Change in fair value of cash flow hedges taken to equity, net of tax		2.0	0.3
Total comprehensive income for the period		150.5	33.2
Earnings per share:			
Basic earnings per share		16.2 cents	4.0 cents
Diluted earnings per share		16.2 cents	4.0 cents
Fully franked dividend per share	A3	10.5 cents	7.5 cents

The above consolidated income statement should be read in conjunction with accompanying notes.

* December 2017 comparatives have been restated as part of the transition to AASB 15 Revenue from Contracts with Customers. Refer to note E(i) for further information.

Consolidated balance sheet

For the half year ended 31 December 2018

	Note	December 2018 \$m	June 2018 \$m
ASSETS			
Cash and cash equivalents		109.2	110.3
Trade and other receivables		173.0	221.5
Inventories		17.7	15.5
Derivative financial instruments	B1	5.5	3.9
Other assets		48.8	44.8
Total current assets		354.2	396.0
Property, plant and equipment		2,723.2	2,658.6
Intangible assets		1,857.8	1,858.7
Derivative financial instruments	B1	75.5	57.4
Investment in associate and joint venture entities	D2	321.5	288.9
Other assets		46.9	11.2
Total non current assets		5,024.9	4,874.8
TOTAL ASSETS		5,379.1	5,270.8
LIABILITIES			
Trade and other payables		296.3	365.8
Interest bearing liabilities		16.6	133.8
Income tax payable		17.0	0.3
Provisions		66.3	64.5
Derivative financial instruments	B1	4.1	4.2
Other liabilities		20.0	20.3
Total current liabilities		420.3	588.9
Interest bearing liabilities		954.0	686.2
Deferred tax liabilities		180.0	175.9
Provisions		14.8	12.9
Derivative financial instruments	B1	6.8	25.4
Other liabilities		7.3	-
Total non current liabilities		1,162.9	900.4
TOTAL LIABILITIES		1,583.2	1,489.3
NET ASSETS		3,795.9	3,781.5
EQUITY			
Share capital		3,063.0	3,070.2
Retained earnings		740.4	718.3
Reserves		(7.5)	(7.0)
TOTAL EQUITY		3,795.9	3,781.5

The above consolidated balance sheet should be read in conjunction with the accompanying notes.

Consolidated statement of cash flows

For the half year ended 31 December 2018

		December 2018	December 2017 Restated *
	Note	\$m	\$m
Cash flows from operating activities			
Net cash receipts from customers (inclusive of GST)		1,153.0	1,027.2
Payments to suppliers and employees (inclusive of GST)		(600.0)	(539.1)
Payment of government levies, gaming taxes and GST		(268.8)	(232.4)
Interest received		0.3	0.5
Income taxes paid		(37.0)	(61.0)
Net cash inflow from operating activities		247.5	195.2
Cash flows from investing activities			
Payments for property, plant, equipment and intangibles		(174.4)	(265.3)
Payments for investment in associate and joint venture entities	D2	(40.6)	(33.0)
Net cash outflow from investing activities		(215.0)	(298.3)
Cash flows from financing activities			
Proceeds from interest bearing liabilities		200.0	793.5
Repayment of interest bearing liabilities		(83.0)	(616.2)
Proceeds from settlement of derivative financial instruments		-	98.8
Dividends paid	A3	(119.2)	(70.2)
Finance costs		(24.2)	(27.9)
Purchase of treasury shares		(6.7)	-
Issuance fees on purchase of shares		(0.5)	-
Net cash (outflow)/inflow from financing activities		(33.6)	178.0
Net (decrease)/increase in cash and cash equivalents		(1.1)	74.9
Cash and cash equivalents at beginning of the year		110.3	113.7
Cash and cash equivalents at end of the period		109.2	188.6

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes.

* December 2017 comparatives have been restated as part of the transition to AASB 15 Revenue from Contracts with Customers. Refer to note E(i) for further information.

Consolidated statement of changes in equity

For the half year ended 31 December 2018

	Note	Ordinary shares \$m	Treasury shares \$m	Retained earnings \$m	Hedging reserve \$m	Share based payment reserve \$m	Total \$m
2019							
Balance at 1 July 2018		3,070.2	-	718.3	(17.2)	10.2	3,781.5
Profit for the year		-	-	148.5	-	-	148.5
Other comprehensive income		-	-	-	2.0	-	2.0
Total comprehensive income		-	-	148.5	2.0	-	150.5
Dividends paid	A3	-	-	(119.2)	-	-	(119.2)
Purchase of treasury shares	B2	-	(6.7)	-	-	-	(6.7)
Transition to AASB 9 Debtors provision opening adjustment		-	-	(7.2)	-	-	(7.2)
Issuance fees		(0.5)	-	-	-	-	(0.5)
Employee share based payments		-	-	-	-	(2.5)	(2.5)
Balance at 31 December 2018		3,069.7	(6.7)	740.4	(15.2)	7.7	3,795.9
2018							
Balance at 1 July 2017		2,580.5	-	702.3	(13.8)	6.6	3,275.6
Profit for the year		-	-	32.9	-	-	32.9
Other comprehensive income		-	-	-	0.3	-	0.3
Total comprehensive income		-	-	32.9	0.3	-	33.2
Dividends paid	A3	-	-	(70.2)	-	-	(70.2)
Employee share based payments		-	-	-	-	0.8	0.8
Balance at 31 December 2017		2,580.5	-	665.0	(13.5)	7.4	3,239.4

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

Notes to the financial statements

For the half year ended 31 December 2018

A Key income statement disclosures

A1 Segment information

The Group's operating segments have been determined based on the internal management reporting structure and the nature of products and services provided by the Group. They reflect the business level at which financial information is provided to the executive decision makers, being the Managing Director and Chief Executive Officer and the Group Chief Financial Officer, for decision making regarding resource allocation and performance assessment.

The Group has three reportable segments:

Sydney	Comprises The Star Sydney's casino operations, including hotels, apartment complex, restaurants and bars.
Gold Coast	Comprises The Star Gold Coast's casino operations, including hotel, theatre, restaurants and bars.
Brisbane	Comprises Treasury's casino operations, including hotel, restaurants and bars.

	Sydney	Gold Coast	Brisbane	Total
	\$m	\$m	\$m	\$m
For the half year ended 31 December 2018				
Gross revenues - VIP ^a	179.2	152.6	4.8	336.6
Gross revenues - domestic ^a	623.3	196.1	177.7	997.1
Segment revenue	802.5	348.7	182.5	1,333.7
Segment earnings before interest, tax, depreciation, amortisation and significant items	170.9	107.1	53.2	331.2
Depreciation and amortisation	65.8	26.8	14.3	106.9
Capital expenditure	110.2	51.8	13.9	175.9
For the half year ended 31 December 2017				
Gross revenues - VIP ^a	275.9	48.1	4.5	328.5
Gross revenues - domestic ^a	589.9	185.5	166.6	942.0
Total gross revenue	865.8	233.6	171.1	1,270.5
Segment earnings before interest, tax, depreciation, amortisation and significant items	107.5	52.4	39.7	199.6
Depreciation and amortisation	55.1	19.3	15.2	89.6
Capital expenditure	78.4	183.4	19.7	281.5

^a Gross revenue is presented as the gross gaming win before player rebates and promotional allowances of \$183.6m (2017: \$82.3m).

Notes to the financial statements

For the half year ended 31 December 2018

	December 2018 \$m	December 2017 \$m
Reconciliation of reportable segment profit to profit before income tax		
Segment earnings before interest, tax, depreciation, amortisation and significant items	331.2	199.6
Depreciation and amortisation	(106.9)	(89.6)
Significant items (refer to note A4)	0.5	(45.5)
Unallocated items:		
- net finance costs	(17.0)	(17.9)
- share of net profit of associate and joint venture accounted for using the equity method	0.5	1.0
Profit before income tax (PBT)	208.3	47.6

A2 Revenue

	December 2018 \$m	December 2017 Restated* \$m
Domestic gaming	698.5	664.4
International VIP Rebate	167.7	72.0
Non-gaming	277.9	260.8
Other	6.0	4.0
Total revenue	1,150.1	1,001.2

* December 2017 comparatives have been restated as part of the transition to AASB 15 *Revenue from Contracts with Customers*. Refer to note E(i) for further information.

A3 Dividends

	Cents per share	Cents per share
Dividends per share		
Interim dividend	10.5	7.5
	\$m	\$m
Dividends declared and paid during the half year on ordinary shares		
Final dividend paid during the half year in respect of the year ended 30 June ^a	119.2	70.2
Dividends declared after the end of the half year		
Interim dividend declared for the half year ended 31 December ^b	96.2	61.9

a A final dividend of 13.0 cents per share fully franked for the year ended 30 June 2018 (30 June 2017: 8.5 cents) was declared on 23 August 2018 and paid on 4 October 2018 (2017: declared on 22 August 2017 and paid on 26 September 2017).

Dividends declared after the end of the half year

Interim dividend declared for the half year ended 31 December ^b

b Since the end of the half year, the Directors have declared an interim dividend of 10.5 cents per ordinary share (31 December 2017: 7.5 cents), fully franked. The aggregate amount is expected to be paid on 3 April 2019 out of retained earnings at 31 December 2018, but not recognised as a liability at the end of the half year.

Notes to the financial statements

For the half year ended 31 December 2018

A4 Significant items

Profit before income tax (PBT) is stated after charging the following significant items:

	December 2018 \$m	December 2017 \$m
Gain on disposal of land ^a	(9.7)	-
Restructuring costs ^b	9.2	-
Finance costs relating to US Private Placement tender and reissue ^c	-	43.0
Pre opening expenses ^d	-	2.5
Net significant items (gain)/loss	(0.5)	45.5
Tax (benefit)/expense on significant items	(4.1)	(13.7)
Significant items (gain)/loss net of tax	(4.6)	31.8

- a Gain on disposal of Gold Coast land to the Destination Gold Coast Consortium joint venture for construction of the first residential, hotel and retail tower.
- b One-off restructuring costs relating to the operating model project.
- c In August 2017, the Group completed a tender and reissue offer in relation to 73% of the Group's US Private Placement borrowings. This was undertaken to extend the Group's tenor on average drawn debt maturity by 3 years to 5.2 years, reduce finance costs on a like for like basis and lower refinancing requirements for the Group. The average blended cost of debt on all US Private Placement notes following the issue was 5% (down from over 9% on previous notes). The transaction resulted in a one-off loss relating to the crystallisation of an existing obligation for the related out of the money interest rate swaps and other costs.
- d Consistent with previous accounting treatment, pre opening expenses such as marketing, operating and training expenses incurred prior to the opening of The Darling Gold Coast, have been treated as significant due to their size and non-recurring nature.

Notes to the financial statements

For the half year ended 31 December 2018

B Key balance sheet disclosures

B1 Derivative financial instruments

Swaps

Fair value is calculated using discounted future cash flow techniques, where estimated cash flows and estimated discount rates are based on market data at the balance sheet date.

Forward currency contracts

Fair value is calculated using forward exchange market rates at the balance sheet date.

US Private Placement (USPP)

Fair value is calculated using discounted future cash flow techniques, where estimated cash flows and estimated discount rates are based on market data at the balance sheet date, in combination with restatement to current foreign exchange rates.

	December 2018 \$m	June 2018 \$m
Current assets		
Cross currency swaps	5.5	3.6
Forward currency contracts	-	0.3
	5.5	3.9
Non current assets		
Cross currency swaps	75.5	57.4
	75.5	57.4
Current liabilities		
Cross currency swaps	-	0.3
Interest rate swaps	4.1	3.9
	4.1	4.2
Non current liabilities		
Cross currency swaps	-	18.4
Interest rate swaps	6.8	7.0
	6.8	25.4
Net financial assets	70.1	31.7

Net derivative assets up \$38.4 million due to a decline in the AUD:USD exchange rate from 30 June 2018 to 31 December 2018.

Valuation of derivatives and other financial instruments

The valuation of derivatives and financial instruments is based on market conditions at the balance sheet date. The value of the instrument fluctuates on a daily basis and the actual amounts realised may differ materially from their value at the balance sheet date.

Financial Instruments - fair value hierarchy

There are various methods available in estimating the fair value of a financial instrument.

The methods comprise:

- Level 1 the fair value is calculated using quoted prices in active markets.
- Level 2 the fair value is estimated using inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices).
- Level 3 the fair value is estimated using inputs for the asset or liability that are not based on observable market data.

All of the Group's derivative financial instruments are valued using the Level 2 valuation techniques, being observable inputs. There have been no transfers between levels during the period.

Notes to the financial statements

For the half year ended 31 December 2018

B2 Treasury shares

	Number of shares	\$m
1 July 2018	-	-
Treasury shares purchased	1,458,361	6.7
31 December 2018	1,458,361	6.7

During the period, the Group purchased 1,458,361 of its own shares for use to settle future employee share based payment schemes.

C Commitments, contingencies and subsequent events

C1 Commitments and contingent liabilities

Other commitments ^a

	December 2018 \$m	June 2018 \$m
Not later than one year	157.0	64.3
Later than one year but not later than five years	25.6	1.3
Later than five years	-	-
	182.6	65.6

a Other commitments as at 31 December 2018 mainly include capital construction and related costs in connection with the redevelopment in Sydney.

The Group has capital commitments of approximately \$1.1 billion into Destination Brisbane Consortium (**DBC**) to fund the construction of the Integrated Resort which is expected to open in 2022 (subject to various approvals, including Board approvals of the proposed detailed design).

The Group has capital commitments of approximately \$105.0 million into Destination Gold Coast Consortium (**DGCC**) to fund the construction of the first residential, hotel and retail tower, which is expected to open in 2022.

Other commitments include the redevelopment of the Gold Coast and Sydney properties, both of which are well underway.

C2 Subsequent events

Since 31 December 2018, the Directors have declared a dividend of 10.5 cents per ordinary share. The total amount of the dividend is approximately \$96.2 million. This has not been provided for in the financial statements for the half year ended 31 December 2018 (refer to note A3).

Other than those events disclosed in the Directors' Report or elsewhere in these half year financial statements, there have been no other significant events occurring after the balance sheet date and up to the date of this report, which may materially affect either the Group's operations or results of those operations or the Group's state of affairs.

Notes to the financial statements

For the half year ended 31 December 2018

D Group structure

D1 Related party disclosure

Investments in controlled entities

The consolidated financial statements incorporate the assets, liabilities and results of the Company's controlled entities in accordance with the accounting policy described in the Financial Report for the year ended 30 June 2018. The financial years of all controlled entities are the same as that of the Company.

The Company incorporated the following Australian entities in the period up to 31 December 2018:

Name of controlled entities		Country of incorporation	Equity type	Equity interest at 31 December 2018 %	Equity interest at 30 June 2018 %
The Star Entertainment Pyrmont Holdings Pty Ltd	a	Australia	ordinary shares	100.0	0.0
The Star Entertainment Pyrmont Investments No.1 Pty Ltd	a	Australia	ordinary shares	100.0	0.0

a Incorporated on 10 October 2018.

D2 Investment in associate and joint venture entities

Set out below are the investments of the Group as at 31 December 2018 which, in the opinion of the Directors, are material to the Group. The entities listed below have share capital consisting solely of ordinary shares, which are held by the Group. The country of incorporation is also their principal place of business, and the proportion of ownership interest is the same as the proportion of voting rights held.

For the half year ended 31 December 2018					Carrying amount
Name of entity	Country of incorporation	% of ownership	Nature of ownership	Measurement method	\$m
Destination Brisbane Consortium Integrated Resort Holdings Pty Ltd	Australia	50	Associate	Equity method	257.7
Festival Car Park Pty Ltd	Australia	50	Joint venture	Equity method	14.0
Destination Gold Coast Investments Pty Ltd	Australia	50	Joint venture	Equity method	43.9
Destination Gold Coast Consortium Pty Ltd	Australia	33.3	Joint venture	Equity method	5.9
Total equity accounted investments					321.5

The carrying amount of the equity-accounted investments has changed in the six months to 31 December 2018, as follows:

Name of entity	Balance at 1 July 2018 \$m	Net movement \$m	Profit/(loss) for the period \$m	Eliminations * \$m	Balance at 31 December 2018 \$m
Destination Brisbane Consortium Integrated Resort Holdings Pty Ltd	223.7	34.5	(0.5)	-	257.7
Festival Car Park Pty Ltd	13.8	-	0.2	-	14.0
Destination Gold Coast Investments Pty Ltd	44.6	(1.6)	0.9	-	43.9
Destination Gold Coast Consortium Pty Ltd	6.8	7.7	(0.1)	(8.5)	5.9
	288.9	40.6	0.5	(8.5)	321.5

* Elimination of one third of the gain on sale of land (see note A4a) for the Group's share of profit relating to its equity interest in the joint venture.

Commitments and contingent liabilities

DBC has current capital commitments of approximately \$2.1 billion to fund the construction of the Integrated Resort, which is expected to open in 2022 (subject to various approvals, including Board approvals of the proposed detailed design).

DGCC has current capital commitments of approximately \$320.0 million to fund the construction of the first residential, hotel and retail tower, which is expected to open in 2022.

Notes to the financial statements

For the half year ended 31 December 2018

E Accounting policies and corporate information

Corporate Information

The Star Entertainment Group Limited (the **Company**) is a company incorporated and domiciled in Australia. The Financial Report of the Company for the half year ended 31 December 2018 comprises the Company and its controlled entities (collectively referred to as the **Group**). The Company's registered office is Level 3, 159 William Street, Brisbane QLD 4000.

The Company is of the kind specified in Australian Securities and Investments Commission (ASIC) Instrument 2016/191. In accordance with that Instrument, amounts in the Financial Report and the Directors' Report have been rounded to the nearest hundred thousand dollars, unless specifically stated to be otherwise. All amounts are in Australian dollars (\$). The Company is a for profit organisation.

The half year Financial Report was authorised for issue by the Directors on 21 February 2019.

Basis of preparation of the half year report

The principal accounting policies adopted in the preparation of this half year Financial Report are consistent with those applied in the annual Financial Report for the year ended 30 June 2018.

The interim condensed consolidated financial statements for the six months ended 31 December 2018 have been prepared in accordance with the Australian Accounting Standard AASB 134 Interim Financial Reporting.

The half year Financial Report does not include all the notes of the type normally included in an annual Financial Report. Accordingly, this report is to be read in conjunction with the audited Financial Report for the year ended 30 June 2018, and any public announcements made by the Company during the interim reporting period in accordance with its continuous disclosure obligations under ASX listing rules.

Significant accounting judgements, estimates and assumptions

Preparation of the financial statements, in conformity with Australian Accounting Standards and IFRS, requires management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period.

The fair value of the Group's financial assets and financial liabilities approximates their carrying value as at the balance sheet date.

In the process of applying the Group's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the consolidated financial statements:

- Asset useful lives and residual values;
- Impairment of assets;
- Valuation of derivatives and other financial instruments (refer note B1);
- Provision for impairment of trade receivables;
- Significant items (refer note A4); and
- Provisions.

Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability in future periods.

Changes in accounting policies and disclosures

The Group has adopted the following new and amended accounting standards, which became applicable from 1 July 2018:

Reference	Title
(i) AASB 15	Revenue from Contracts with Customers
(ii) AASB 9	Financial Instruments

Notes to the financial statements

For the half year ended 31 December 2018

(i) AASB 15 Revenue from Contracts with Customers

The Group applies, for the first time in FY2019, AASB 15 Revenue from Contracts with Customers, replacing the previous guidance applied under AASB 118 Revenue and IFRIC 13 – Customer Loyalty Programmes.

AASB 15 establishes a single comprehensive model that applies to accounting for revenue arising from contracts with customers. The core principle of AASB 15 is that an entity should recognise revenue equating to the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods and services. The principles in AASB 15 provide a more structured approach to measuring and recognising revenue.

The Group has adopted the new standard using the full retrospective method of adoption. The major changes as a result of the adoption of the new standard are as follows:

- Under the new revenue standard, the stand-alone selling price of complimentary services (including hotel room nights, food and beverage, and other services) that are provided to casino guests as incentives related to gaming play are recorded as revenues related to the respective goods or services as they are provided to the patron. Historically, these amounts were recorded as gaming revenue along with the original gaming transaction. The allocation of revenue to non-gaming activities is measured based on the stand-alone selling price of the goods and services provided. After allocation of revenue to non-gaming, the residual amount is recorded as gaming revenue. This change primarily results in a decrease in gaming revenue and an increase in non-gaming revenues related to the respective goods or services provided to the customer.
- A portion of commissions and rebates paid to gaming promoters, representing the estimated incentives that were returned to customers, were previously reported as reductions in revenues, with the balance of commission expenses reflected as casino expenses. As a result of the adoption of the new standard, all commissions and rebates paid to gaming promoters are reflected as reductions in casino revenues. This change primarily results in a decrease in casino expenses and a corresponding decrease in casino revenues.

The amounts of affected financial statement line items in the consolidated income statement and the consolidated statement of cash flows for the prior period before and after the adoption of the new revenue standard are as follows:

	December 2017 Reported \$m	Adjustments for AASB 15 \$m	Reclassified ^c \$m	December 2017 Restated \$m
Consolidated income statement				
Domestic gaming ^a	796.8	(132.4)	-	664.4
International VIP Rebate ^a	328.5	(256.5)	-	72.0
Non-gaming ^b	141.2	119.6	-	260.8
Other ^b	4.0	-	-	4.0
Gross Revenue	1,270.5	(269.3)		
Players rebates and promotional allowances	(82.3)	82.3		
Revenue	1,188.2	(187.0)	-	1,001.2
Commissions and fees	(197.7)	187.0	10.7	-
Advertising and promotions	(47.7)	-	(10.7)	(58.4)
	942.8	-	-	942.8
Consolidated statement of cash flows				
Net cash receipts from customers (inclusive of GST)	1,214.2	(187.0)	-	1,027.2
Payments to suppliers and employees (inclusive of GST)	(726.1)	187.0	-	(539.1)
	488.1	-	-	488.1

a Domestic gaming and International VIP Rebate were previously disclosed together as Gaming.

b Non-gaming and Other were previously disclosed together.

c Incentives previously included in Commissions and fees have moved to Advertising and promotions.

Notes to the financial statements

For the half year ended 31 December 2018

Revenue

Revenue is recognised when the Group satisfies its obligations in relation to the provision of goods and services to its customers in the ordinary course of business. Revenue is measured at an amount that reflects the consideration to which the Group expects to be entitled in exchange for performing these obligations. Revenue comprises net gaming win, less player and gaming promoter rebates and promotional allowances, as well as other non-gaming revenue from hotels, restaurants and bars.

(ii) AASB 9 Financial Instruments

The accounting standard replaces 'AASB 139 - Financial Instruments: Recognition and Measurement' that relates to the recognition, classification and measurement of financial assets and liabilities, derecognition of financial instruments, impairment of financial assets and hedge accounting.

The adoption of AASB 9, including an election for hedging, from 1 July 2018 resulted in changes in accounting policies and adjustments to the amounts recognised in the financial statements. In accordance with the transition provisions in AASB 9 (7.2.15), comparative figures have not been restated.

The effect of the changes on retained earnings is as follows:

	2018
	\$m
Closing retained earnings as of 30 June 2018	718.3
Increase in provision for impairment	(7.2)
Opening retained earnings as of 1 July 2018	711.1

Impairment of financial assets

The Group's financial assets consist of cash and cash equivalents and trade and other receivables that are subsequently recognised at amortised cost. The Group applies the AASB 9 simplified approach to measuring expected credit losses, using a lifetime expected loss allowance for all trade and other receivables. Cash and cash equivalents are also subject to the impairment requirements of AASB 9 however due to their nature the expected loss allowance is immaterial.

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and days past due. The provision for impairment of trade receivables applying lifetime expected credit loss as compared to the incurred loss model of AASB 139 resulted in a \$7.2 million adjustment to opening retained earnings as of 1 July 2018.

Cash and cash equivalents

Cash and cash equivalents are carried in the balance sheet at face value. Cash and cash equivalents include cash balances and call deposits with an original maturity of three months or less. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash for the purpose of the statement of cash flows.

Trade and other receivables

Trade receivables are recognised and carried at original settlement amount less a provision for expected credit loss impaired, where applicable. Bad debts are written off when they are known to be uncollectible. Subsequent recoveries of amounts previously written off are credited to the income statement. Other receivables are carried at amortised costs less impairment.

Derivative financial instruments

The Group uses derivative financial instruments to hedge its exposure to foreign exchange and interest rate risks arising from operational, financing and investment activities. In accordance with its Treasury Policy, the Group does not hold or issue derivative financial instruments for trading purposes. However, derivatives that do not qualify for hedge accounting are accounted for as trading instruments.

Derivative financial instruments are recognised initially at fair value at the date the derivative contract is entered into and are subsequently remeasured to fair value at the end of each reporting period. The resulting gain or loss is recognised immediately in the income statement. However, where derivatives qualify for cash flow hedge accounting, the effective portion of the gain or loss is deferred in equity while the ineffective portion is recognised in the income statement.

Notes to the financial statements

For the half year ended 31 December 2018

The fair value of interest rate swap, cross currency swap and forward currency contracts is determined by reference to market values for similar instruments. Derivative assets and liabilities are offset and the net amount reported in the consolidated balance sheet if, and only if:

- There is a currently enforceable legal right to offset the recognised amount; and;
- There is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

Hedging

Cash flow hedges

Where a derivative financial instrument is designated as a hedge of the exposure to variability in cash flows that are attributable to a particular risk associated with a recognised asset or liability, or a highly probable forecast transaction, the effective part of any gain or loss on the derivative financial instrument is recognised directly in equity. When the forecast transaction subsequently results in the recognition of a non financial asset or liability, the associated cumulative gain or loss is removed from equity and included in the initial cost or other carrying amount of the non financial asset or liability.

If a hedge of a forecast transaction subsequently results in the recognition of a financial asset or financial liability, then the associated gains and losses that were recognised directly in equity are reclassified into the income statement in the same period or periods during which the asset acquired or liability assumed affects the income statement (i.e. when interest income or expense is recognised). For cash flow hedges, the effective part of any gain or loss on the derivative financial instrument is removed from equity and recognised in the income statement in the same period or periods during which the hedged forecast transaction affects the income statement. The ineffective part of any gain or loss is recognised immediately in the income statement.

When a hedging instrument expires or is sold, terminated, exercised, or the designation of the hedge relationship is revoked but the hedged forecast transaction is still expected to occur, the cumulative gain or loss at that point remains in equity and is recognised in accordance with the above when the transaction occurs. If the hedged transaction is no longer expected to take place, then the cumulative unrealised gain or loss recognised in equity is recognised immediately in the income statement.

Fair value hedges

Where a derivative financial instrument is designated as a hedge of the exposure to variability in the fair value of a recognised asset or liability, any change in the fair value of the hedge is recognised in the income statement as a finance cost. The change in the fair value of the hedged item attributable to the risk hedged is recorded as part of the carrying value of the hedged item and is also recognised in the income statement as a finance cost.

Standards and amendments issued but not yet effective

The Group has not applied Australian Accounting Standards and IFRS that were issued or amended but not yet effective. The Standard is:

Reference	Title	Application date
AASB 16	Leases	1 January 2019

Under AASB 16, the distinction between finance and operating leases is eliminated for lessees (with the exception of short-term and low value leases). Both finance leases and operating leases will result in the recognition a right-of-use ("ROU") asset and a corresponding lease liability on the balance sheet. The liability is initially measured at the present value of future lease payments for the lease term and the ROU asset reflects the lease liability and initial direct costs, less any lease incentives and amounts required for dismantling.

AASB 16 must be implemented retrospectively, however the Group has the option as to whether restate comparatives or have the cumulative impact of application recognised in opening retained earnings on 1 July 2019 ("modified retrospective approach").

The standard could have a material impact on the Group's consolidated balance sheet and income statement. The ROU asset and lease liability could be material for the Group's current lease portfolio, including long-term leases for the Sydney and Brisbane properties. The transition to AASB 16 will result in a change in presentation in the consolidated income statement. Rental expenses currently disclosed under property costs will be replaced by an interest expense attributable to the lease liability and a depreciation charge for the ROU asset.

The Group will continue to assess the impact of the standard with the next steps including a detailed review of all agreements.

Directors' Declaration

In the opinion of the Directors of The Star Entertainment Group Limited (the **Company**):

- (a) the financial statements and notes of the Group are in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the Group's consolidated financial position as at 31 December 2018 and of its performance for the half year ended on that date; and
 - (ii) complying with the Accounting Standard AASB 134 Interim Financial Reporting and the *Corporations Regulations 2001*; and
- (b) there are reasonable grounds to believe that the Group will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of Directors.



John O'Neill AO
Chairman
Sydney
21 February 2019

Independent Auditor's Review Report to the Members of The Star Entertainment Group Limited

Report on the Half-Year Financial Report

Conclusion

We have reviewed the accompanying half-year financial report of The Star Entertainment Group Limited (the "Group"), which comprises the consolidated statement of financial position as at 31 December 2018, the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Based on our review, which is not an audit, nothing has come to our attention that causes us to believe that the half-year financial report of the Group is not in accordance with the *Corporations Act 2001*, including:

- a) giving a true and fair view of the consolidated financial position of the Group as at 31 December 2018 and of its consolidated financial performance for the half-year ended on that date; and
- b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Directors' Responsibility for the Half-Year Financial Report

The directors of the Company are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, anything has come to our attention that causes us to believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the Group's consolidated financial position as at 31 December 2017 and its consolidated financial performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of the Group, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

A handwritten signature in black ink that reads 'Ernst & Young'.

Ernst & Young

A handwritten signature in black ink that reads 'Megan Wilson'.

Megan Wilson
Partner
Sydney
21 February 2019

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

URGENT

Date: 5 December 2016
To: Attorney-General and Minister for Justice
Minister for Training and Skills
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Approval of Jupiters Redevelopment Stage 1
Requested by: Internally generated
Decision required by: 30 December 2016 due to the statutory timeframe

RECOMMENDATIONS

That you:

- (a) **approve** the Stage 1 development application for the site of the Jupiters Hotel and Casino, subject to the conditions outlined in **Attachment 1**;
- (b) **sign** the attached letter to The Star Entertainment Group Limited (The Star), advising of your decision and attaching the conditions of approval (**Attachment 2**);
- (c) **approve** the associated compliance framework, allowing public sector entities (and persons acting on their behalf) to supervise, assess and report on compliance with the approval conditions for the development application (**Attachment 17**);
- (d) **note** that under the terms of the Jupiters Casino Agreement, you will be responsible for undertaking any enforcement action for non-compliance with the approval conditions;
- (e) **approve** the delegation of your approval powers for subsequent minor matters that will require further approval/consideration; and
- (f) **sign** the attached letters to the Honourable Steven Miles MP, Minister for Environment and Heritage Protection and Minister for National Parks and the Great Barrier Reef; the Honourable Bill Byrne MP, Minister for Agriculture and Fisheries, and Minister for Rural Economic Development; the Honourable Mark Bailey MP, Minister for Main Roads, Road Safety and Ports, and Minister for Energy, Biofuels and Water Supply; the Honourable Jackie Trad MP, Deputy Premier, Minister for Infrastructure, Local Government and Planning and Minister for Trade and Investment; and the Mayor of the City of Gold Coast, advising of your decision and requesting their assistance with the implementation of the compliance framework (**Attachments 3 – 7**).

BACKGROUND SUMMARY

1. You have previously been advised of The Star's proposal to develop the Jupiters Hotel and Casino complex and site as part of their *Destination Gold Coast Consortium Gold Coast Master Plan* (the master plan); and that under the Jupiters Casino Agreement (the Agreement), the trustee (Jupiters Custodian Pty Ltd, as represented by The Star) must make an application to you for approval of any proposed regulated development (**Attachments 8 and 9**).
2. The development application for Stage 1 of the master plan has now been received by the Office of Liquor and Gaming Regulation (OLGR). A summary of material submitted by The Star is enclosed (**Attachment 10**). Copies of this material will be provided if required.

3. Stage 1 includes a new 700 room, 200 metre high tower, which will provide a mix of residential and hotel accommodation, retail and entertainment facilities and the construction of a podium level to increase the connectivity of existing infrastructure to the new development.
4. These works are intended to be undertaken by The Star in conjunction with its Destination Brisbane Consortium partners, Chow Tai Fook Enterprises (CTFE) and Far East Consortium (FEC), broadening their investment in the State to include both the new Queen's Wharf integrated resort development (IRD), and the redevelopment of the existing Jupiters Hotel and Casino property.
5.

NP_Sch3(3)(1)(e)

 Accordingly, OLGR holds no concerns regarding the suitability of these parties to be involved in the overall redevelopment of the Jupiters Hotel and Casino site. Nevertheless, the OLGR has requested details of their involvement for review.

ISSUES

Timing

6. Clause 21 of the Agreement requires you to make a determination on the development application within 20 business days. Provisions also exist to allow for a single extension of a further 20 business days to be communicated to the trustee where required. If a decision is not made within this timeframe, it will be taken that you have approved the application without conditions.
7. As the application was received on 1 December 2016, a decision is required regarding the application by 2 January 2017. Should you wish to extend the assessment process by a further 20 days, a decision will be required by 1 February 2017.
8. The OLGR has undertaken a review of the material submitted by The Star and believes that all information required to make a decision on the application has been provided. However, under the provisions of clause 21(d) of the Agreement, should you consider it necessary to request any further information from The Star in order to inform your determination, the assessment timeframe may be put on hold while you are awaiting the provision of this material.
9. However, these provisions do not allow for further time to be taken in assessing any such material. Accordingly, it is recommended that if necessary, any requests for further information be communicated to The Star as early in the assessment process as possible, so as to allow adequate time to appropriately review any new material.

Project funding

10. It is understood that The Star has entered into a Memorandum of Understanding with FEC and CTFE in relation to the proposed Stage 1 development, and it has been reported in the media (although not directly confirmed by The Star to date) that each consortium member will hold a 33% stake in the new tower.
11. Dependant on the form of this arrangement, it is possible that various approvals under the Act and the Agreement may be required in order to facilitate the arrangement.
12. The OLGR is seeking further information from The Star regarding these matters, and will brief you accordingly in relation to all necessary approvals once confirmed. However, such matters should not impact your decision on the application before you.

Development application material

13. Under the provisions of clause 16(d) of the Agreement, The Star is required to provide various reports, drawings and other material in support of the application. The OLGR, in conjunction with each of the relevant public sector entities, has undertaken a review of the application material provided (as noted at **Attachment 10**), and is satisfied that it fulfils the application requirements of the Agreement.
14. Further, clause 16(h) of the Agreement requires The Star to negotiate with relevant public sector entities and agree to all matters (including financial contributions) which would normally be lawfully required as a condition of approval under existing development legislation. Accordingly, as part of the development of the Stage 1 application material, The Star has consulted with the following relevant public sector entities:
- Department of Agriculture and Fisheries;
 - Department of Environment and Heritage Protection (both through the Department of Infrastructure, Local Government and Planning's State Assessment and Referral Agency (SARA));
 - Council of the City of Gold Coast; and
 - Department of Transport and Main Roads.
15. On 1 December 2016, The Star provided written confirmation that agreement had been reached on all relevant matters (including financial contributions) with each of these entities. A copy of the assessment reports and recommended conditions prepared by each of these entities as a result of this process is enclosed (**Attachments 11 – 13**).
16. Each of the recommended conditions received from the public sector entities, along with a number of further conditions developed by the OLGR, have been compiled into the proposed conditions to be attached to the approval for Stage 1 (**Attachment 1**).

17.

NP_Sch3(7)

Scope of approval

18. In accordance with clause 16(f) of the Agreement, you may approve or refuse this application for regulated development either in whole or in part. You may also approve an application subject to conditions.

19.

20. Accordingly, the letter to The Star advising of your decision to approve the Stage 1 application has been prepared to ensure it applies specifically to the land upon which the works will take place, and notes that further stages of the development involving any form of regulated development must be lodged with the OLGR for your approval.

21. It is further noted a number of the proposed approval conditions will require further assessment, consideration and/or approval of various matters relating directly to the Jupiters Hotel and Casino site to be undertaken at a later date, as commonly occurs for applications of this nature (e.g. approval of landscape plans or construction management plans).

22.

NP_Sch3(7)

Monitoring of / reporting on conditions

23. The Agreement does not contain a framework under which compliance with approval conditions for regulated development may be effectively monitored or enforced. Accordingly, the OLGR has developed a compliance framework to provide guidance and direction to each public sector entity on what is expected of each party once the Stage 1 application is approved (**Attachment 17**).

24.

25. While development applications under the *Sustainable Planning Act 2009* are generally coordinated and approved by SARA, monitoring and enforcement of conditions is undertaken directly by the relevant public sector entity to which the conditions relate.

26. Accordingly, the compliance framework places responsibility for monitoring and assessing compliance with the approval conditions with each of the relevant public sector entities responsible for their drafting. It also authorises each entity to receive and respond to complaints relating to the development that are relevant to their usual responsibilities, so as to ensure the normal day to day monitoring and response to these types of matters can continue as per usual practice, and not be subject to undue regulatory burden.

27. The framework is also supported by the drafting of the conditions, which ensure that The Star works with each entity to confirm adherence with each of the conditions within the required timeframes and subject to the necessary requirements, and obliges The Star to take any necessary actions to assist these entities in undertaking their duties under the framework (e.g. providing reports and other material upon request and allowing access to the site).

28. This approach will enable each public sector entity to monitor works throughout the duration of development and issue informal notices and advice to The Star on matters of compliance or non-compliance with the conditions of approval and any other matters of concern that are identified. In addition, it is intended each entity report to the OLGR in relation to ongoing compliance, including finalising any conditions, on a quarterly basis.

Enforcement of conditions

29. Where a public sector entity identifies non-compliance with a condition, the compliance framework requires them to provide notification to The Star of the matter and suggest possible remedial action and a timeframe. The Star is then to report to the public sector entity within the recommended timeframe to demonstrate compliance.

30. Where the entity's recommendations are not adhered to, it is intended that the matter is escalated to the OLGR, along with sufficient background to the matter to allow for informed consideration. The OLGR would then assess the relevant enforcement mechanisms available under the Agreement and the *Casino Control Act 1982*, and brief you recommending the most appropriate enforcement action in the circumstances.
31. Correspondence has been drafted for each of the public sector entities with respect to this approach (including a copy of the compliance framework for their reference), for your signature (**Attachments 3 – 7**).

Future applications

32. The Star has advised an application for the 'reconfiguration of a lot' aspects of the Stage 1 development is likely to be lodged in the first half of 2017. This is due to the strata titling that will take place for residential unit sales.
33. The Star has also advised an application for regulated development in relation to Stage 2 is currently under preparation, and is expected to be lodged as early as possible after any approval for Stage 1 is provided.

EMPLOYMENT IMPACT

34. The Star has suggested the addition of the Stage 1 proposal to the current ongoing redevelopment works on the site is expected to generate more than 1,000 construction jobs, and increase the existing onsite workforce to approximately 2,300 once all works are complete and operational.

CONSULTATION WITH STAKEHOLDERS

35. Both The Star and the OLGR have undertaken significant and ongoing consultation with each of the relevant public sector entities in the development of their reports and recommended conditions. Agreement has been reached between The Star and each public sector entity with respect to the content of these proposed conditions.
36. The OLGR has also consulted with Crown Law throughout this process.
37. The Star also undertook community consultation in relation to the proposed master plan concept (including the Stage 1 works), which returned generally favourable responses, with the community receptive to the scope of the proposed works.

FINANCIAL IMPLICATIONS

38. The addition of Stage 1 to the ongoing refurbishment and construction on the site will see The Star's current investment in the property increase by up to \$850 million.

POTENTIAL MEDIA

39. No adverse media is expected. The Star is likely to make further media announcements should approval be provided regarding the master plan's progress, increases in estimated job numbers and other ancillary economic benefits resulting from the Stage 1 construction.

NOTED or APPROVED / NOT APPROVED
Attorney-General and Minister for Justice
Minister for Training and Skills
 Comments


YVETTE D'ATH MP
Attorney-General and Minister for Justice
Minister for Training and Skills

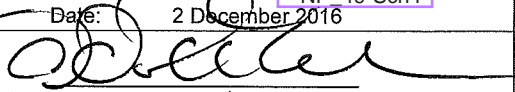
8/12/16

Chief of Staff

/ /

Policy Advisor

7/12/16

Contact Officer:	Name: Brigitte Tilley Position: Director, Gaming Services Phone: 3872 0911 (ext 20911) Date: 2 December 2016	Approved by:	Name: Michael Sarquis Position: A/Deputy Director-General, LGFT Phone: 3872 0800 NP 49-Sch4 Date: 2 December 2016
Approved by:	Name: Michael Sarquis Position: Executive Director, OLGR Phone: 3872 0800 (20800) Date: 2 December 2016	Endorsed:	David Mackie Director-General  5/12/16
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

POSTED

e-m@iled

09 DEC 2016

In reply please quote: 570331/1, 3543753, OGR-1619927

09 DEC 2016

Level 36
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GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

The Honourable Mark Bailey MP
Minister for Main Roads, Road Safety and Ports and
Minister for Energy, Biofuels and Water Supply
Member for Yeerongpilly
GPO Box 2644
BRISBANE QLD 4001

Dear ^{Mark} Minister

I refer to my previous correspondence dated 5 May 2016, regarding The Star Entertainment Group Limited's (The Star's) proposed redevelopment of the Jupiters Hotel and Casino site as part of its *Destination Gold Coast Consortium Gold Coast Masterplan* (the master plan).

As previously advised, the Jupiters Casino Agreement (the Agreement) requires that The Star seek my approval for any regulated development of the Jupiters Hotel and Casino complex or site.

Accordingly, on 1 December 2016, The Star lodged a development application in relation to Stage 1 of the master plan, which I have assessed and approved in whole, subject to conditions.

I note that The Star has engaged negotiation with the Department of Transport and Main Roads (DTMR) in accordance with the requirements of the Agreement, and reached agreement on various recommended conditions to attach to my approval for Stage 1 of the redevelopment. I can confirm the DTMR's recommendations have been incorporated into my conditions of approval, which I have enclosed for your reference.

As part of my approval for each stage of the redevelopment, I am empowered to authorise entities to supervise the proposed works linked to their undertaking. In this regard, I consider it appropriate that the DTMR be authorised to monitor and supervise The Star's compliance with those conditions proposed by your Department.

I am informed the Office of Liquor and Gaming Regulation (OLGR) has discussed a proposed compliance framework with relevant officers of the DTMR. This framework outlines processes and procedures for relevant public sector entities who will be responsible for monitoring and reporting on the works throughout the duration of the development.

(2)

While enforcement of the conditions of approval will ultimately remain a matter for my determination, any decision made in this regard will be informed by advice from each relevant public sector entity. I note the compliance framework will allow for the DTMR to liaise with The Star in order to address any matters of non-compliance along with any complaints related to the development and to escalate such matters for my determination where compliance remains outstanding.

I understand that The Star has also advised an application for regulated development in relation to Stage 2 of the master plan is currently being prepared, and is expected to be lodged as early as possible after any approval for Stage 1 is provided.

Should this application involve a further Material Change of Use for part of the Jupiters Hotel and Casino site, it is my expectation that a further pre-application negotiation process will take place, in accordance with the requirements of the Agreement.

I appreciate the ongoing support of the DTMR in regards to this matter.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Minister for Training and Skills

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

POSTED

e-m@iled

09 DEC 2016

In reply please quote: 570331/1, 3543756, OGR-1638176

09 DEC 2016

Level 36
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The Honourable Jackie Trad MP
Deputy Premier, Minister for Infrastructure,
Local Government and Planning and
Minister for Trade and Investment
Member for South Brisbane
PO Box 15009
CITY EAST QLD 4002

Dear Deputy Premier *Jackie*

I refer to my previous correspondence dated 5 May 2016, regarding The Star Entertainment Group Limited's (The Star's) proposed redevelopment of the Jupiters Hotel and Casino site as part of its *Destination Gold Coast Consortium Gold Coast Masterplan* (the master plan).

As previously advised, the Jupiters Casino Agreement (the Agreement) requires that The Star seek my approval for any Regulated Development of the Jupiters Hotel and Casino complex or site.

Accordingly, on 1 December 2016 The Star lodged a development application in relation to Stage 1 of the master plan, which I have assessed and approved in whole, subject to conditions.

I note the Department of Infrastructure, Local Government and Planning (DILGP) has undertaken an assessment of the development application material for Stage 1 of the redevelopment, in consultation with the Department of Environment and Heritage Protection (DEHP) and the Department of Agriculture and Fisheries (DAF). I can confirm the recommended conditions provided by the DILGP have been incorporated into my conditions of approval, which I have enclosed for your reference.

As part of my approval for each stage of the redevelopment, I am empowered to authorise entities to supervise the proposed works linked to their undertaking. In this regard, I intend to authorise the DAF and the DEHP, along with the Council of the City of Gold Coast and the Department of Transport and Main Roads to monitor and supervise The Star's compliance with the particular conditions recommended by each entity.

I am informed the Office of Liquor and Gaming Regulation (OLGR) has discussed a proposed compliance framework with relevant officers of the DILGP. The framework outlines processes and procedures for relevant public sector entities who will be responsible for monitoring and reporting on the works throughout the duration of the development.

(2)

While enforcement of the conditions of approval will ultimately remain a matter for my determination, any decision made in this regard will be informed by advice from each relevant public sector entity.

Although it is not anticipated that the DILGP will have an active role as part of the compliance framework, officers from my Department may seek advice from the DILGP regarding the most appropriate methods of implementation where appropriate.

I understand that The Star has also advised that an application for regulated development in relation to Stage 2 of the master plan is currently being prepared, and is expected to be lodged as early as possible after any approval for Stage 1 is provided.


Should this application involve a further Material Change of Use for part of the Jupiters Hotel and Casino site, it is my expectation that a further pre-application negotiation process will take place, in accordance with the requirements of the Agreement.

I appreciate the ongoing support of the DILGP in regards to this matter.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

I trust this information is of assistance.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Minister for Training and Skills

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

e-m@iled

09 DEC 2016

POSTED

In reply please quote: 570331/1, 3543757, OGR-1623355

09 DEC 2016

Level 36
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Email attorney@ministerial.qld.gov.au

The Mayor
Councillor Tom Tate
The City of Gold Coast
PO Box 5042
GOLD COAST MC QLD 9729

Dear Councillor ^{Tom}Tate

I refer to the letter dated 5 May 2016, from the Office of Liquor and Gaming Regulation (OLGR) regarding The Star Entertainment Group Limited's (The Star's) proposed redevelopment of the Jupiters Hotel and Casino site as part of its *Destination Gold Coast Consortium Gold Coast Masterplan* (the master plan).

As previously advised, the Jupiters Casino Agreement (the Agreement) requires that The Star seek my approval for any Regulated Development of the Jupiters Hotel and Casino complex or site.

Accordingly, on 1 December 2016 The Star lodged a development application with the OLGR for my approval in relation to Stage 1 of the master plan, which I have assessed and approved in whole, subject to conditions.

I note The Star has engaged in negotiation with the Council of the City of Gold Coast (Council) in accordance with the requirements of the Agreement, and reached agreement on various recommended conditions to attach to my approval for Stage 1 of the redevelopment. I can confirm the Council's recommendations, with minor variations, have been adopted as my conditions of approval and I have enclosed a copy of these conditions for your reference.

As part of my approval for each stage of the redevelopment, I am empowered to authorise entities to supervise the proposed works linked to their undertaking. In this regard, I consider it appropriate that the Council be authorised to monitor and supervise The Star's compliance with those conditions proposed by the Council.

A compliance framework has been distributed at officer level to the relevant public sector entities who will be responsible for monitoring works throughout the duration of the development and issuing notices and advice to The Star on matters of compliance relevant to their day to day operations.

While enforcement of the conditions of approval will ultimately remain a matter for my determination, any decision made in this regard will be informed by advice from each relevant public sector entity. I note the compliance framework will allow for the Council to liaise with The Star in order to address any matters of non-compliance along with any complaints related to the development, and to escalate such matters for my determination where compliance remains outstanding.

(2)

I understand The Star has also advised that an application for regulated development in relation to Stage 2 of the master plan is currently being prepared, and is expected to be lodged as early as possible after any approval for Stage 1 is provided.

Should this application involve a further Material Change of Use for part of the Jupiters Hotel and Casino site, it is my expectation that a further pre-application negotiation process will take place with the Council, in accordance with the requirements of the Agreement.

I appreciate the ongoing support of the Council in regards to this matter.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Minister for Training and Skills

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

e-m@iled
09 DEC 2016

POSTED

In reply please quote: 570331/1, 3543752, OGR-1623144

09 DEC 2016

Level 36
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Telephone +61 7 3719 7400
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The Honourable Bill Byrne MP
Minister for Agriculture and Fisheries and
Minister for Rural Economic Development
Member for Rockhampton
GPO Box 15195
CITY EAST QLD 4002

Dear Minister *Bill*

I refer to my previous correspondence dated 5 May 2016, regarding The Star Entertainment Group Limited's (The Star's) proposed redevelopment of the Jupiters Hotel and Casino site, as part of its *Destination Gold Coast Consortium Gold Coast Masterplan* (the master plan).

As previously advised, the Jupiters Casino Agreement (the Agreement) requires that The Star seek my approval for any regulated development of the Jupiters Hotel and Casino complex or site.

Accordingly, on 1 December 2016 The Star lodged a development application in relation to Stage 1 of the master plan, which I have assessed and approved in whole, subject to conditions.

I note the Department of Agriculture and Fisheries (DAF) has assessed the proposed development application material for the Stage 1 redevelopment and, in conjunction with the State Assessment and Referral Agency, reached agreement with The Star on various recommended conditions to attach to my approval for Stage 1 of the redevelopment. I can confirm the DAF's recommendations have been incorporated into my conditions of approval, which I have enclosed for your reference.

As part of my approval for each stage of the redevelopment, I am empowered to authorise entities to supervise the proposed works linked to their undertaking. In this regard, I consider it appropriate that the DAF be authorised to monitor and supervise The Star's compliance with those conditions proposed by your Department.

I am informed the Office of Liquor and Gaming Regulation (OLGR) has discussed a proposed compliance framework with relevant officers of the DAF. This framework outlines processes and procedures for relevant public sector entities who will be responsible for monitoring and reporting on the works throughout the duration of the development.

(2)

While enforcement of the conditions of approval will ultimately remain a matter for my determination, any decision made in this regard will be informed by advice from each relevant public sector entity. I note the compliance framework will allow for the DAF to liaise with The Star in order to address any matters of non-compliance along with any complaints related to the development and to escalate such matters for my determination where compliance remains outstanding.

I understand that The Star has also advised an application for regulated development in relation to Stage 2 of the master plan is currently being prepared, and is expected to be lodged as early as possible after any approval for Stage 1 is provided.

Should this application involve a further Material Change of Use for part of the Jupiters Hotel and Casino site, it is my expectation that a further pre-application negotiation process will take place, in accordance with the requirements of the Agreement.

I appreciate the ongoing support of the DAF in regards to this matter.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Minister for Training and Skills

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

POSTED
e-m@iled
09 DEC 2016

In reply please quote: 570331/1, 3543749, OGR-1637227

09 DEC 2016

Level 36
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Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

Mr Geoff Hogg
Managing Director QLD
The Star Entertainment Group Limited
GPO Box 2488
BRISBANE QLD 4001

Dear Mr Hogg

I refer to your application lodged with the Office of Liquor and Gaming Regulation (OLGR) on 1 December 2016, seeking approval to carry out regulated development on the site of the Jupiters Hotel and Casino, pursuant to the provisions of the Jupiters Casino Agreement (the Agreement).

This application relates to Stage 1 of The Star Entertainment Group Limited's (The Star's) *Destination Gold Coast Consortium Gold Coast Master Plan*.

I understand The Star has reached agreement with each relevant public sector entity in relation to all matters, including financial contributions pertinent to the application. Accordingly, I can confirm that the requirements of clause 16(h) of the Agreement have been met to my satisfaction.

Upon review of the various plans and reports submitted in support of the application, and the recommendations made by each of the public sector entities, I do not believe that the proposed Material Change of Use (MCU) to incorporate residential apartments within the Stage 1 application constitutes an undesirable development of the site.

Accordingly, I am pleased to advise the application for regulated development in relation to Stage 1 of the proposed *Destination Gold Coast Consortium Gold Coast Master Plan* has been approved, subject to the enclosed conditions.

Please note that approval for the MCU for only the area of the Jupiters Hotel and Casino site on which Stage 1 will be located, and does not constitute an approval for a 'material change of use' of the overall Jupiters Hotel and Casino Complex or site. Should The Star intend to use any other area of the site for residential purposes, further approval will be required in accordance with the terms of the Agreement.

In addition, please note any works relating to Stage 1 anticipated not to be undertaken generally in accordance with the approved development application material will require further submission and approval prior to beginning those works.

(2)

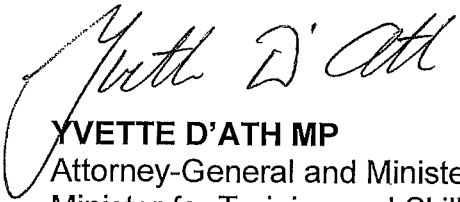
I have advised each of the relevant public sector entities of my decision, and have also authorised them to deal directly with any complaints associated with the development, as well to provide assistance in relation to the monitoring of the necessary works to ensure The Star's ongoing compliance with the conditions of my approval.

Ultimately, the enforcement of the conditions of approval remain a matter for my determination. However, any decision made in this regard will be informed by advice from each relevant public sector entity.

I trust that The Star will continue to work collaboratively with each public sector entity in undertaking their respective duties to ensure that the conditions of approval are met.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Minister for Training and Skills

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

e-m@iled

09 DEC 2016

POSTED

In reply please quote: 570331/1, 3543750, OGR-1623158

09 DEC 2016

Level 36
1 William Street Brisbane
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Queensland 4001 Australia
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The Honourable Steven Miles MP
Minister for Environment and Heritage Protection and
Minister for National Parks and the Great Barrier Reef
Member for Mt Coot-tha
GPO Box 2454
BRISBANE QLD 4001

Dear Minister *Steven*

I refer to my previous correspondence dated 5 May 2016, regarding The Star Entertainment Group Limited's (The Star's) proposed redevelopment of the Jupiters Hotel and Casino site as part of its *Destination Gold Coast Consortium Gold Coast Masterplan* (the master plan).

As previously advised, the Jupiters Casino Agreement (the Agreement) requires that The Star seek my approval for any regulated development of the Jupiters Hotel and Casino complex or site.

Accordingly, on 1 December 2016, The Star lodged a development application in relation to Stage 1 of the master plan, which I have assessed and approved in whole, subject to conditions.

I note the Department of Environment and Heritage Protection (DEHP) has assessed the proposed development application material for the Stage 1 redevelopment and, in conjunction with the State Assessment and Referral Agency, reached agreement with The Star on various recommended conditions to attach to my approval for Stage 1 of the redevelopment. I can confirm the DEHP's recommendations have been incorporated into my conditions of approval, which I have enclosed for your reference.

As part of my approval for each stage of the redevelopment, I am empowered to authorise entities to supervise the proposed works linked to their undertaking. In this regard, I consider it appropriate that the DEHP be authorised to monitor and supervise The Star's compliance with those conditions proposed by your Department.

I am informed the Office of Liquor and Gaming Regulation (OLGR) has discussed a proposed compliance framework with relevant officers of the DEHP. This framework outlines processes and procedures for relevant public sector entities who will be responsible for monitoring and reporting on the works throughout the duration of the development.

(2)

While enforcement of the conditions of approval will ultimately remain a matter for my determination, any decision made in this regard will be informed by advice from each relevant public sector entity. I note the compliance framework will allow for the DEHP to liaise with The Star in order to address any matters of non-compliance along with any complaints related to the development and to escalate such matters for my determination where compliance remains outstanding.

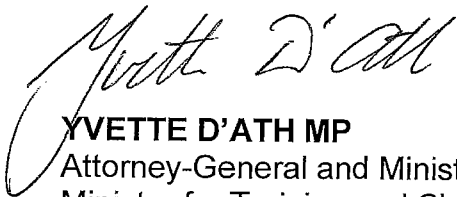
I understand that The Star has also advised an application for regulated development in relation to Stage 2 of the master plan is currently being prepared, and is expected to be lodged as early as possible after any approval for Stage 1 is provided.

Should this application involve a further Material Change of Use for part of the Jupiters Hotel and Casino site, it is my expectation that a further pre-application negotiation process will take place, in accordance with the requirements of the Agreement.

I appreciate the ongoing support of the DEHP in regards to this matter.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Minister for Training and Skills

Enc.



THE STAR

ASX Announcement

2 November 2018

THE STAR GOLD COAST MASTERPLAN RECEIVES GOVERNMENT APPROVAL

HIGHLIGHTS

- Long-term growth opportunity at The Star Gold Coast as next stage approval received
- Right to develop mixed-used towers on The Star's site under masterplan
- Towers to drive visitation and flow-on benefits to property
- No change to capital expenditure guidance

The Star Entertainment Group Limited (**The Star**) (ASX code: SGR) is pleased to announce that it has received development approval from the Queensland Government for The Star Gold Coast's expanded masterplan with the right to develop up to four additional mixed-use towers on the existing The Star Gold Coast freehold title site. The potential development of the additional mixed-use towers at The Star Gold Coast will be undertaken by The Star in partnership with CTF and FEC, consistent with the expanded strategic partnership announced on 29 March 2018.

The approval allows for towers with permitted maximum heights of 52-74 stories and an eight-story podium to be developed on the site. This excludes the 53 story Dorsett Hotel and apartment tower for which development approval was received in December 2016 and construction works have commenced. The towers and podium comprise a mixture of hotel rooms and apartment accommodations along with various retail, food and beverage, car parking and entertainment areas. The building footprint permitted under the approval provides The Star a significant development area to enhance and maximise the long-term value of The Star Gold Coast. A maximum of 2,200 apartments are permitted to be developed on the site under the approvals received.

Matt Bekier, Managing Director and CEO said: "The approval of this masterplan by the Queensland Government is another significant milestone in the transformation of The Star Gold Coast as a world-class tourism asset. We are great believers in the future of the Gold Coast and the significant tourism appeal of South East Queensland, both to domestic and international tourism. This approval gives us the platform to continue to invest, together with our joint venture partners Chow Tai Fook and Far East Consortium, to grow The Star Gold Coast and capture the considerable tourism opportunity at hand. Inbound tourism, particularly from Asia, continues to experience significant growth, and industry forecasts suggest that will continue."

The main features of The Star Gold Coast masterplan are:

- **First mixed-use tower underway in partnership with CTF and FEC**

The first mixed-use tower at The Star Gold Coast, where 85% of the apartments have been sold, commenced construction works in October 2018, with an anticipated development cost of ~\$370 million, down from prior estimates of ~\$400 million, as previously announced. The development cost of the tower is being shared equally amongst The Star, CTF and FEC. Construction of the tower is expected to complete in FY2022.

The first tower will have over 700 keys, doubling the number of keys at The Star Gold Coast, with material flow on benefits expected from additional visitation.

- **Masterplan provides option to develop up to four additional mixed-use towers**

The Star Gold Coast is located on 6.7 hectares of freehold title land owned by The Star. The development approval received provides The Star with the option to develop up to four additional mixed-used towers at The Star Gold Coast.

The additional towers will only be developed subject to the investment achieving a satisfactory forecast risk-adjusted return, market conditions (including pre-sales requirements), regulatory conditions and receiving Board and other approvals.

- **Development costs of additional towers to be shared with CTF and FEC**

The development of the additional mixed-use towers at The Star Gold Coast will be undertaken by The Star in partnership with CTF and FEC, consistent with the expanded strategic partnership announced on 29 March 2018.

- **Sale of residential apartments means modest capital employed in each tower**

The sale of the residential apartments in mixed-use towers significantly reduces the residual capital employed by The Star and its partners in each tower.

Using the first mixed-use tower currently under development as an illustration:

- Development cost of ~\$370 million (one third share to The Star)
- Development funded by ~\$120 million equity (The Star share ~\$40 million, ~\$20m invested by 30 June 2018) and ~\$250 million project debt
- Proceeds of ~\$285 million from sale of apartments used to repay project debt, resulting in ~\$85 million in remaining development costs outstanding against completed hotel
- Combined proceeds from sale of apartments and debt raised against hotel results in limited residual capital remaining invested in the project

- **Staged development for future towers**

The development of the additional mixed-use towers is expected to be staged. The Star does not expect to have more than two towers under construction at any point in time.

There are no changes to The Star's previously provided capital expenditure guidance over FY2019 to FY2021. The projected capital expenditure for The Star Gold Coast masterplan is included in previously provided guidance of investments in joint venture projects of \$100-125 million in FY2019, \$175-225 million in FY2020 and \$125-175 million in FY2021.

CONFERENCE CALL

The Star will host a conference call at 12 pm AEDT today, Friday 2 November 2018, for investors and analysts. Dial in details for the call are below. Participants will be asked to provide their full name, organisation and conference ID before joining the call.

Dial-In Details:

Australia Toll Free	1 800 558 698	New Zealand Toll Free	0800 453 055
Australia Local	02 9007 3187	Hong Kong	800 966 806
		Japan	0053 116 1281
		Singapore	800 101 2785
		United Kingdom	0800 051 8245
		United States	(855) 881 1339

Conference ID: 468821

For further information:

Financial analysts	Harry Theodore Chief Commercial Officer	Tel: + 61 2 9657 8040
	Danny Huang General Manager, Strategy and Investor Relations	Tel: + 61 7 3306 8556
Media	Peter Jenkins General Manager, Media and Communications	Tel: + 61 2 9657 9288

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 19 March 2019
To: Attorney-General and Minister for Justice
Leader of the House
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: The Star – maximum number of table games for casinos
Requested by: Internally generated

RECOMMENDATIONS

That you:

- **note** the request made by The Star Entertainment Group Limited (The Star) to remove the current maximum gaming table limits applied to its Queensland casinos; and
- **advise** your preferred option.

BACKGROUND SUMMARY

1. On 3 December 2018, The Star wrote to the Office of Liquor and Gaming Regulation (OLGR) seeking to remove the limit currently imposed on the maximum number of gaming tables that can operate at their Gold Coast and Brisbane casinos.
2. The Star Gold Coast has recently undertaken a significant redevelopment and expansion of the hotel-casino complex, including licensed gaming areas. The Star advises that removing the gaming table limit would provide the necessary flexibility to fully use this new space and operate additional tables in response to growing market demand and competition, particularly at peak times (e.g. Chinese New Year).
3. As a matter of Government policy, the maximum number of gaming tables that can be operated in each casino has been determined at the time each casino licence was issued, with these approvals being amended on an as needs basis, balancing commercial requests by the operators and the Government's policy/prerogative at the time.
4. The *Casino Control Act 1982* (the Act) does not provide for a limit on the maximum number of gaming tables able to be operated in a casino.
5. The last amendment to approved gaming table numbers for a Queensland casino occurred in 2011 [redacted] NP_Sch3(2)(1)(b) [redacted] This resulted in an increase of an additional 50 gaming tables being split between The Star Gold Coast and Treasury Brisbane casinos.
6. [redacted]
[redacted] These concessions included: an increase in gaming machine numbers; the replacement of a previous gaming machine to table game ratio policy with fixed caps for both products; a reduction in tax for special junkets; and the reclassification of multi-terminal gaming machines from electronic gaming machines to 'electronic table games' (which also impacted tax).

ISSUES

7. The current casino market has matured since the time when limits on gaming table numbers were imposed. Other jurisdictions are of the view that the numbers of tables and mix of casino games is a commercial consideration for a casino operator. There is no limitation placed on the number of gaming tables that can be operated at The Star Sydney, nor will there be any similar restrictions placed on the Barangaroo casino or Queen's Wharf Brisbane once operational. However, in Victoria, the Crown Casino can operate no more than 440 gaming tables at one time, noting there is an exemption that allows up to a maximum of 100 additional tables to be operated for the playing of poker.
8. Queensland's casinos are approved to operate the following number of gaming tables:

Venue	Approved	Operational (at 2 Jan 2019)
Treasury Brisbane	136	77
The Star Gold Coast	142	127
The Ville Resort Casino	37	21
The Reef Hotel Casino	50	37
Queen's Wharf Brisbane	Unlimited	

9. Most Queensland casinos are operating well under their maximum approved gaming table limit. The Star Gold Coast is the only Queensland casino at which the current limit may cause issues in the near future, due to the expansion of this property. It is also the only casino able to gain any real advantage of a policy shift regarding maximum table numbers, as it is the only property that has a corresponding demand for additional gaming tables.
10. The following three options are presented for your consideration:

Option 1: Policy decision to remove the concept of limits on gaming tables
11. The number of gaming tables in a casino can be limited and controlled through the physical constraints of the size of the casino licensed area, as casino gaming can only occur within the licensed area of a casino, which is subject to Ministerial approval under the Act.
12. There is little risk in an exponential growth in gaming table numbers occurring as a result of a decision to remove the current limits, as casino operators are not going to operate more tables than is commercially viable.
13. Given that there is no head of power in the Act for a maximum limit to be placed on gaming tables, if you support removing the current limits, this can be achieved administratively without legislative change.
14. Although there is no requirement for the total number of gaming tables to be approved under the Act, sections 63(4) and (5) do require that you approve the maximum number of each of the casino games proposed to be played at a casino (e.g. roulette and baccarat). This requirement ensures a casino provides a reasonable mix of gaming products, but within the overall gaming table limit imposed.
15. If the maximum number of gaming tables was no longer approved, approval for each casino game would likely be redundant. However, these limits can be managed administratively and would not prevent the overall gaming table limits from being removed.

Option 2: Implement gaming table limits via a condition of licence

16. Under this option, a new condition would be included in the schedule to each casino licence prescribing the maximum number of gaming tables able to be operated at the casino. This can be an 'unlimited' number, as is the case with the licence issued to the Queen's Wharf licensee.
17. This would not prevent the current gaming table limits being maintained or otherwise amended at a later date, and will provide the Minister with a regulatory safeguard to impose a fixed number in the event an unforeseen issue arose in prescribing an 'unlimited' maximum.
18. When the maximum gaming table limit was imposed on the Queen's Wharf licence, this was facilitated by amending the Casino Control Regulation 1999 (Regulation) to prescribe this as a particular that could be specified on the licence. To ensure consistency with these provisions, a similar amendment would need to be made to the Regulation for each casino prior to the conditions being imposed, or otherwise, a blanket provision of this nature included.

Option 3: Support an increase for The Star Gold Coast only

19. As The Star Gold Coast is the only casino for which an increase in gaming table limits is being sought, you may consider supporting in principle an increased maximum limit (as opposed to a removal) for this property only. This would address The Star's short and medium term capacity demands, and would not disadvantage any other casino given they are operating well under the maximum.
20. Removing a gaming table limit altogether may be seen as supporting an unlimited expansion of gambling products in casinos by the community, club and hotel sectors. However, it may be justified given the increased licensed gaming area as part of The Star's redevelopment.
21. Casino games played at gaming tables are generally considered to be lower risk than other gambling products such as gaming machines, due in part to their slower rate of play. As reported in the Queensland Household Gambling Survey 2016-17, the percentages of Queenslanders who participate in gaming table gambling (approximately 5%) is significantly lower than most other forms of legalised gambling, including keno, lotteries, raffles and race/sports betting. The survey also shows that a lower proportion of persons who gamble on gaming tables are likely to identify as problem gamblers in comparison to other forms of gambling.
22. A decision to increase the current gaming table limit does not prevent a future decision to remove the limit altogether.
23. Should you agree to increase the limit, The Star would be requested to make a submission with details of the proposed numbers and justification (e.g. factors like available space and potential demand).

EMPLOYMENT IMPACT

24. Not applicable.

CONSULTATION WITH STAKEHOLDERS

25. The OLGR has consulted with The Star and the Office of Regulatory Policy.

FINANCIAL IMPLICATIONS

26. Not applicable.

POTENTIAL MEDIA

27. Unlikely.

NOTED or APPROVED / NOT APPROVED
Attorney-General and Minister for Justice
Leader of the House
Comments

Yvette D'ath
YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

12/5/19

Chief of Staff

/ /

Policy Advisor*[Signature]*

/ / 4 / 19

As per conversation
 with Mike, please
 update with further
 info. Supporting
 recommendation.
 Paul 20/6

Manager

Approved by:

Name: Michael Sarquis
 Position: A/Deputy Director-General, LGFT
 Phone: 3872 0926 (NP 49-Sch4)
 Date: 15 March 2019

Phone: 322 47119 (ext 47119)
 Date: 11 February 2019

Approved by:

Name: Brian Bauer
 Position: A/Executive Director, OLGR
 Phone: 3872 0800 (ext 20800)
 Date: 13 March 2019

Endorsed:
 David Mackie
 Director-General

19/3/19

☐ Election Commitment☐ CBRC / Cabinet related☐ ECM related

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 18 June 2019
To: **Attorney-General and Minister for Justice**
Leader of the House
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Destination Gold Coast Consortium Gold Coast Master Plan – Amendment to Stage 1 conditions
Requested by: Internally generated

RECOMMENDATIONS

That you:

1. **approve** amendments to Destination Gold Coast Consortium Gold Coast Master Plan Stage 1 conditions of approval (**Attachment 1**);
2. **sign** the attached letter to The Star Entertainment Group Limited (The Star) (**Attachment 2**); and
3. **sign** the attached letters to the Honourable Mark Bailey MP, Minister for Transport and Main Roads, the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning, and the Mayor of the City of Gold Coast advising of your decision (**Attachments 3 to 5**).

BACKGROUND SUMMARY

1. On 8 December 2016, in accordance with the Jupiters Casino Agreement (the Agreement), you approved the Stage 1 development application for The Star's development of the site of The Star, Gold Coast, as part of their *Destination Gold Coast Consortium Gold Coast Master Plan* (the master plan) (**Attachment 6**).
2. On 29 January 2018, you approved an application to amend the approved Stage 1 conditions as a result of minor changes to the Stage 1 development area, tower form and design, car parking and bicycle parking provisions (**Attachment 7**).
3. On 28 May 2019, the Office of Liquor and Gaming Regulation (OLGR) received an application from The Star to amend the Stage 1 conditions as a result of refinements to the Stage 1 tower form and design, and the trunk infrastructure conditions as agreed with the Council of the City of Gold Coast (Council).
4. The proposed changes include: rotation of the Stage 1 tower structure by approximately three degrees clockwise; a reduction of the podium level from eight to six levels; and an increase in hotel rooms from 313 to 318.
5. The OLGR confirms that The Star is compliant with all Stage 1 approval and notification requirements to date, noting that building works for the Stage 1 tower have now commenced.

ISSUES

6. Although the Agreement is silent in relation to the process for making amendments to the conditions, your ability to issue an approval under the Agreement is taken to include your ability to amend and add to the conditions of your existing approval.
7. The Star have provided various documents and architectural drawings in support of their application (a copy of the Updated Stage 1 Architectural drawings can be provided to your office if required). The OLGR has undertaken a review of the amended application material provided and is satisfied that the proposal is generally in accordance with your approval of 8 December 2016.
8. The Star has reached agreement on the changes to the conditions (including financial contributions) with Council. The recommended changes to Conditions 1, 8, 9 and 89 have been inserted into the Stage 1 Conditions of Approval, with a marked-up version at **Attachment 1**.
9. Given the nature of the changes proposed, and noting Council's support given they recommended the original conditions, it is recommended you approve the new conditions to allow for the Stage 1 works to continue as amended.
10. Under the terms of the Agreement, you will remain responsible for undertaking any enforcement action for non-compliance with the amended approval conditions.

EMPLOYMENT IMPACT

11. Not applicable.

CONSULTATION WITH STAKEHOLDERS

12. Not applicable.

FINANCIAL IMPLICATIONS

13. Not applicable.

POTENTIAL MEDIA

14. Not applicable.

NOTED or APPROVED / NOT APPROVED
Attorney-General and Minister for Justice
Leader of the House
Comments

Yvette D'ATH
YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

101 9/19

Chief of Staff

/ /

Policy Advisor

[Signature]

21/ 6 / 19

Contact Officer:	Name: Nick Smyth Position: Acting Director, Gaming Services Phone: 3237 9741 (ext 79741) Date: 13 June 2019	Approved by:	Name: Mike Sarquis Position: Deputy Director-General, LGFT Phone: 387 20926 Date: 17 June 2019
Approved by:	Name: Paul Ryan Position: Acting Executive Director, OLGR Phone: 3224 7030 (ext 47030) Date: 13 June 2019	Endorsed:	David Mackie Director-General <i>[Signature]</i> <i>17/6/19</i>
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 570331/1, 4827832, OGR-1839847

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

15 JUL 2019

Mr Geoff Hogg
Managing Director Queensland
The Star Entertainment Group Limited
PO Box 13348
George Street Post Shop
BRISBANE QLD 4003

Dear Mr Hogg

I refer to your application lodged with the Office of Liquor and Gaming Regulation (OLGR) on 28 May 2019, seeking approval to amend conditions relating to Stage 1 of The Star Entertainment Group Limited's (The Star) *Destination Gold Coast Consortium Gold Coast Master Plan*, which was approved on 8 December 2016.

I understand The Star has reached agreement with the Council of the City of Gold Coast (Council) in relation to the amendment of the proposed conditions.

Upon review of the various plans, advice submitted in support of the application and the recommendations made by the Council, I believe the proposed amendments are generally in accordance with the approval issued on 8 December 2016.

Accordingly, I am pleased to advise the application to amend the Stage 1 conditions as proposed has been approved. The amended conditions subject to this approval are enclosed for your reference.

Please note, the **enclosed** conditions supersede the original conditions issued under the approval of 8 December 2016, and the amended conditions approved 29 January 2018.

Once again, please note any works relating to Stage 1 anticipated not to be undertaken generally in accordance with the approved development application material and amended development application material will require further submission and approval prior to beginning those works.

I have advised each of the relevant public sector entities of my decision. I have also authorised them to deal directly with any complaints associated with the development, as well as to provide assistance in relation to the monitoring of the necessary works to ensure The Star's ongoing compliance with the conditions of my approval.

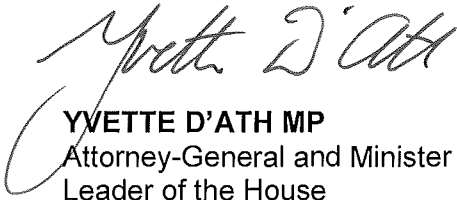
Ultimately, the enforcement of the conditions of approval remain a matter for my determination. However, any decision made in this regard will be informed by advice from each relevant public sector entity.

I trust that The Star will continue to work collaboratively with each public sector entity in undertaking their respective duties to ensure that the amended conditions of approval are met.

(2)

Should you require any further information regarding this matter, please contact Mr Nick Smyth, Acting Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General, on (07) 3237 9741 or at nicholas.smyth@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 570331/1, 4827833, OGR-1839847

15 JUL 2019

The Honourable Mark Bailey MP
Minister for Transport and Main Roads
Member for Miller
GPO Box 2644
BRISBANE QLD 4001

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

Dear Minister *Mark*

I refer to my previous correspondence dated 9 December 2016, advising of my approval of Stage 1 of The Star Entertainment Group Limited's (The Star) *Destination Gold Coast Consortium Gold Coast Masterplan*, and subsequent correspondence dated 29 January 2018 advising of a previous approval to amend the conditions.

The Star have since lodged a second application to amend certain conditions of my original approval relating to further refinements to the Stage 1 tower form and design, and an infrastructure agreement now formed with the Council of the City of Gold Coast about the required sewer network upgrades.

Pursuant to the provisions of the Jupiters Casino Agreement, I have assessed and approved the amended conditions, which are **enclosed** for your reference. Please note, the attached conditions supersede the original conditions issued under the approval of 8 December 2016, and the amended conditions approved on 29 January 2018.

Once again, I consider it appropriate that the Department of Transport and Main Roads (DTMR) be authorised to monitor and supervise The Star's compliance with the conditions proposed by DTMR in accordance with the existing compliance framework. I appreciate the ongoing support of DTMR in regards to this matter.

Should you require any further information regarding this matter, please contact Mr Nick Smyth, Acting Director, Gaming Services Branch, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General on (07) 3872 0911 or at: nicholas.smyth@justice.qld.gov.au.

I trust this information is of assistance.

Yours sincerely

YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 570331/1, 4827839, OGR-1839847

15 JUL 2019

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

The Honourable Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning
Member for Woodridge
PO Box 15009
CITY EAST QLD 4002


Dear Minister

I refer to my previous correspondence dated 9 December 2016, advising of my approval of Stage 1 of The Star Entertainment Group Limited's (The Star) *Destination Gold Coast Consortium Gold Coast Masterplan*, and to subsequent correspondence dated 29 January 2018 advising of my approval to amend the conditions accordingly.

The Star have since lodged a second application to amend certain conditions of my original approval relating to further refinements to the Stage 1 tower form and design, and an infrastructure agreement now formed with the Council of the City of Gold Coast about the required sewer network upgrades.

Pursuant to the provisions of the Jupiters Casino Agreement, I have assessed and approved the amended conditions, which are **enclosed** for your reference. Please note the attached conditions supersede the original conditions issued under the approval of 8 December 2016, and the amended conditions approved on 29 January 2018.

Once again, I consider it appropriate that the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) continue to be authorised to monitor and supervise The Star's compliance with the conditions proposed by your DSDMIP in accordance with the existing compliance framework.

I appreciate the ongoing support of DSDMIP in regards to this matter.

Should you require any further information regarding this matter, please contact Mr Nick Smyth, Acting Director, Gaming Services Branch, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General, on (07) 3872 0911 or at: nicholas.smyth@justice.qld.gov.au.

I trust this information is of assistance.

Yours sincerely


YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 570331/1, 4827840, OGR-1839847

15 JUL 2019

Mayor Tom Tate
Office of the Mayor
City of Gold Coast
PO Box 5042
GOLD COAST MC QLD 9729

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

Dear Mayor ^{Tom} Tate

I refer to my previous correspondence dated 9 December 2016, advising of my approval of Stage 1 of The Star Entertainment Group Limited's (The Star) *Destination Gold Coast Consortium Gold Coast Masterplan*, and to subsequent correspondence dated 29 January 2018 advising of my approval to amend the conditions.

The Star have since lodged a second application to amend certain conditions of my original approval relating to further refinements to the Stage 1 tower form and design, and an infrastructure agreement now formed with the Council of the City of Gold Coast (Council) about the required sewer network upgrades.

Pursuant to the provisions of the Jupiters Casino Agreement, I have assessed and approved the amended conditions, which are **enclosed** for your reference. Please note, the attached conditions supersede the original conditions issued under the approval of 8 December 2016, and the amended conditions approved on 29 January 2018.

Once again, I consider it appropriate that the Council be authorised to monitor and supervise The Star's compliance with the conditions proposed by the Council in accordance with the existing compliance framework. I appreciate the ongoing support of the Council in regards to this matter.

Should you require any further information regarding this matter, please contact Mr Nick Smyth, Acting Director, Gaming Services Branch, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General, on (07) 3872 0911 or at: nicholas.smyth@justice.qld.gov.au.

Yours sincerely

YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 16 January 2018
To: **Attorney-General and Minister for Justice**
Leader of the House
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Destination Gold Coast Consortium Gold Coast Master Plan – amendment of Stage 1 conditions
Requested by: Internally generated

RECOMMENDATIONS

That you:

1. **approve** The Star Entertainment Group Limited's (The Star) application to amend the Stage 1 conditions of approval (**Attachment 1**);
2. **sign** the attached letter to The Star advising of your decision (**Attachment 2**);
3. **sign** the attached letters to the Honourable Mark Bailey MP, Minister for Transport and Main Roads; the Honourable Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning; and Councillor Tom Tate, Mayor, Gold Coast City Council (GCCC), advising of your decision and requesting their continued assistance with the implementation of the compliance framework (**Attachments 3 to 5**).

BACKGROUND SUMMARY

1. On 5 December 2016, in accordance with the Jupiters Casino Agreement (the Agreement), you approved a 'material change of use' application and associated conditions for Stage 1 of The Star's development of the site of The Star, Gold Coast as part of their *Destination Gold Coast Consortium Gold Coast Master Plan* (the Master Plan) (**Attachment 6**).
2. On 20 November 2017, the Office of Liquor and Gaming Regulation (OLGR) received an application from The Star to amend the approved Stage 1 conditions as a result of minor changes to the Stage 1 development area, Stage 1 tower form and design, car parking and bicycle parking provisions. A summary of material submitted by The Star is enclosed (**Attachment 7**). Copies of this material can be provided to your office if required.

ISSUES

3. Although the Agreement is silent in relation to the process for making amendments to the conditions, your ability to issue an approval under the Agreement is taken to include your ability to amend and add to the conditions of your existing approval.
4. The Star has provided various reports, drawings and other material in support of the application. The OLGR has undertaken a review of the amended application material provided and is satisfied that the proposal is generally in accordance with your approval of 8 December 2016.

5. Agreement has been reached on the proposed amended conditions (including financial contributions) with the following public sector entities:
 - the State Assessment and Referral Agency via the Department of State Development, Manufacturing, Infrastructure and Planning;
 - the GCCC; and
 - the Department of Transport and Main Roads.
6. Each of the recommended conditions received from the public sector entities have been compiled into the proposed conditions to be attached to the amended Stage 1 approval. A marked-up version displaying the proposed amended conditions is at **Attachment 1**.
7. Given the minor nature of the changes proposed, and the support provided by each of the public sector entities which recommended the original conditions, it is recommended you approve the new conditions to allow for the Stage 1 works to continue as amended.
8. Under the terms of the Agreement, you will remain responsible for undertaking any enforcement action for non-compliance with the amended approval conditions.
9. The Star has advised that an application for regulated development in relation to Stage 2 of the development is currently being prepared, and negotiations with the relevant public sector entities are underway. Separate briefing material will be prepared in this regard once finalised.

EMPLOYMENT IMPACT

10. Not applicable.

CONSULTATION WITH STAKEHOLDERS

11. The OLGR is in consultation with The Star in regards to the Master Plan development, as well as each of the relevant public sector entities.

FINANCIAL IMPLICATIONS

12. Not applicable.

POTENTIAL MEDIA

13. Not applicable.

NOTED or APPROVED / NOT APPROVED
 Attorney-General and Minister for Justice
 Leader of the House
 Comments

Yvette D'ATH
 YVETTE D'ATH MP
 Attorney-General and Minister for Justice
 Leader of the House

29/01/18

Chief of Staff

1 1

Policy Advisor

[Signature]
 18/01/18

Contact Officer:	Name: Brigette Tilley Position: Director, Gaming Services Phone: 3872 0911 (ext 20911) Date: 12 January 2018	Approved by:	Name: David Ford Position: Deputy Director-General, LGFT Phone: 387 20926 NP 49-Sch4 Date: 16 January 2018
Approved by:	Name: Michael Sarquis Position: Executive Director, OLGR Phone: 3872 0800(ext 20800) Date: 15 January 2018	Endorsed:	Jenny Lang A/ Director-General <i>[Signature]</i> 18/01/2018
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			

**DESTINATION GOLD COAST MASTER PLAN - STAGE 1 CONDITIONS OF
APPROVAL
(INCLUDING AMENDMENTS APPROVED 29/1/18 and 10/07/19)**

#	Condition	Timing																																																																																																																																																	
GENERAL MATTERS																																																																																																																																																			
1.	<p>Development to be generally in accordance with specified plans/drawings</p> <p>The development must be carried out generally in accordance with the plans/drawings prepared by Cottee Parker Architects listed below:</p> <table><tr><th>#</th><th>Plan no.</th><th>Rev.</th><th>Title</th><th>Date</th></tr><tr><td>1</td><td>SD1.1002</td><td>03</td><td>Site Plan</td><td>09/01/19</td></tr><tr><td>2</td><td>SD1.2010</td><td>02</td><td>Floor Plan - Level 00</td><td>09/01/19</td></tr><tr><td>3</td><td>SD1.2010.1</td><td>04</td><td>Floor Plan – Level 01 (Part 1)</td><td>09/01/19</td></tr><tr><td>4</td><td>SD1.2010.2</td><td>04</td><td>Floor Plan – Level 01 (Part 2)</td><td>09/01/19</td></tr><tr><td>5</td><td>SD1.2011.M</td><td>04</td><td>Floor Plan – Level 01 Mezzanine</td><td>09/01/19</td></tr><tr><td>6</td><td>SD1.2012</td><td>04</td><td>Floor Plan - Level 02</td><td>09/01/19</td></tr><tr><td>7</td><td>SD1.2012.M</td><td>02</td><td>Floor Plan - Level 02 Mezzanine</td><td>09/01/19</td></tr><tr><td>8</td><td>SD1.2013</td><td>03</td><td>Floor Plan – Level 03</td><td>09/01/19</td></tr><tr><td>9</td><td>SD1.2014</td><td>04</td><td>Floor Plan - Level 04</td><td>09/01/19</td></tr><tr><td>10</td><td>SD1.2015</td><td>04</td><td>Floor Plan - Level 05</td><td>09/01/19</td></tr><tr><td>11</td><td>SD1.2018</td><td>03</td><td>Floor Plan - Level 06 Podium</td><td>09/01/19</td></tr><tr><td>12</td><td>SD1.2019</td><td>03</td><td>Floor Plan - Level 07</td><td>09/01/19</td></tr><tr><td>13</td><td>SD1.2033</td><td>03</td><td>Floor Plan - Level 08 - 18 Typical Hotel Floor</td><td>09/01/19</td></tr><tr><td>14</td><td>SD1.2035</td><td>05</td><td>Floor Plan - Level 19</td><td>09/01/19</td></tr><tr><td>15</td><td>SD1.2067</td><td>04</td><td>Floor Plan - Level 20 Rec Deck</td><td>09/01/19</td></tr><tr><td>16</td><td>SD1.2068</td><td>04</td><td>Floor Plan - Level 21</td><td>09/01/19</td></tr><tr><td>17</td><td>SD1.2069</td><td>01</td><td>Floor Plan – Level 22 – 29 Typical Apartment Floor</td><td>09/01/19</td></tr><tr><td>18</td><td>SD1.2070</td><td>01</td><td>Floor Plan – Level 30 – 39 Typical Apartment Floor</td><td>09/01/19</td></tr><tr><td>19</td><td>SD1.2071</td><td>03</td><td>Floor Plan - Level 40 – 53 Typical Apartment Floor</td><td>09/01/19</td></tr><tr><td>20</td><td>SD1.2072</td><td>02</td><td>Floor Plan - Level 54 Roof Deck</td><td>09/01/19</td></tr><tr><td>21</td><td>SD1.3001</td><td>05</td><td>Tower Elevations</td><td>09/01/19</td></tr><tr><td>22</td><td>SD1.3002</td><td>05</td><td>Tower Elevations</td><td>09/01/19</td></tr><tr><td>23</td><td>SD1.3003</td><td>04</td><td>Podium Elevations</td><td>09/01/19</td></tr><tr><td>24</td><td>SD1.3004</td><td>04</td><td>Podium Elevations</td><td>09/01/19</td></tr><tr><td>25</td><td>SD1.3101</td><td>03</td><td>Section</td><td>09/01/19</td></tr><tr><td>26</td><td>SD1.3102</td><td>03</td><td>Podium Sections</td><td>09/01/19</td></tr><tr><td>27</td><td>SD1.3103</td><td>03</td><td>Podium Sections</td><td>09/01/19</td></tr><tr><td>28</td><td>SD1.3107</td><td>03</td><td>Podium Section Through Facade</td><td>09/01/19</td></tr></table>	#	Plan no.	Rev.	Title	Date	1	SD1.1002	03	Site Plan	09/01/19	2	SD1.2010	02	Floor Plan - Level 00	09/01/19	3	SD1.2010.1	04	Floor Plan – Level 01 (Part 1)	09/01/19	4	SD1.2010.2	04	Floor Plan – Level 01 (Part 2)	09/01/19	5	SD1.2011.M	04	Floor Plan – Level 01 Mezzanine	09/01/19	6	SD1.2012	04	Floor Plan - Level 02	09/01/19	7	SD1.2012.M	02	Floor Plan - Level 02 Mezzanine	09/01/19	8	SD1.2013	03	Floor Plan – Level 03	09/01/19	9	SD1.2014	04	Floor Plan - Level 04	09/01/19	10	SD1.2015	04	Floor Plan - Level 05	09/01/19	11	SD1.2018	03	Floor Plan - Level 06 Podium	09/01/19	12	SD1.2019	03	Floor Plan - Level 07	09/01/19	13	SD1.2033	03	Floor Plan - Level 08 - 18 Typical Hotel Floor	09/01/19	14	SD1.2035	05	Floor Plan - Level 19	09/01/19	15	SD1.2067	04	Floor Plan - Level 20 Rec Deck	09/01/19	16	SD1.2068	04	Floor Plan - Level 21	09/01/19	17	SD1.2069	01	Floor Plan – Level 22 – 29 Typical Apartment Floor	09/01/19	18	SD1.2070	01	Floor Plan – Level 30 – 39 Typical Apartment Floor	09/01/19	19	SD1.2071	03	Floor Plan - Level 40 – 53 Typical Apartment Floor	09/01/19	20	SD1.2072	02	Floor Plan - Level 54 Roof Deck	09/01/19	21	SD1.3001	05	Tower Elevations	09/01/19	22	SD1.3002	05	Tower Elevations	09/01/19	23	SD1.3003	04	Podium Elevations	09/01/19	24	SD1.3004	04	Podium Elevations	09/01/19	25	SD1.3101	03	Section	09/01/19	26	SD1.3102	03	Podium Sections	09/01/19	27	SD1.3103	03	Podium Sections	09/01/19	28	SD1.3107	03	Podium Section Through Facade	09/01/19	At all times.
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14	SD1.2035	05	Floor Plan - Level 19	09/01/19																																																																																																																																															
15	SD1.2067	04	Floor Plan - Level 20 Rec Deck	09/01/19																																																																																																																																															
16	SD1.2068	04	Floor Plan - Level 21	09/01/19																																																																																																																																															
17	SD1.2069	01	Floor Plan – Level 22 – 29 Typical Apartment Floor	09/01/19																																																																																																																																															
18	SD1.2070	01	Floor Plan – Level 30 – 39 Typical Apartment Floor	09/01/19																																																																																																																																															
19	SD1.2071	03	Floor Plan - Level 40 – 53 Typical Apartment Floor	09/01/19																																																																																																																																															
20	SD1.2072	02	Floor Plan - Level 54 Roof Deck	09/01/19																																																																																																																																															
21	SD1.3001	05	Tower Elevations	09/01/19																																																																																																																																															
22	SD1.3002	05	Tower Elevations	09/01/19																																																																																																																																															
23	SD1.3003	04	Podium Elevations	09/01/19																																																																																																																																															
24	SD1.3004	04	Podium Elevations	09/01/19																																																																																																																																															
25	SD1.3101	03	Section	09/01/19																																																																																																																																															
26	SD1.3102	03	Podium Sections	09/01/19																																																																																																																																															
27	SD1.3103	03	Podium Sections	09/01/19																																																																																																																																															
28	SD1.3107	03	Podium Section Through Facade	09/01/19																																																																																																																																															

#	Condition	Timing
	The conditions of this approval are to be read in conjunction with these plans. Where a conflict occurs between the conditions of this approval and the plans/drawings, the conditions of this approval shall take precedence.	
2.	<p>Notice of Works Timetable - Council</p> <p>The Trustee must give Council written notice of the following:</p> <ol style="list-style-type: none"> application number; site address; name and telephone number (work and after hours) of the project manager and the site owner; works intended to be carried out; the proposed timetable associated with the works, including expected commencement, duration and completion date. <p>The notification is to be sent to Council's Development Compliance Section (fax: 07 5582 8080 or by email to Devcom_Operational@goldcoast.qld.gov.au). This notification is in addition to any other notifications required by other conditions of this or other development approvals.</p> <p>A form is available to assist in providing the information relating to Notice of Works/Commencement requirements. The form can be obtained at Council Offices (Nerang, Bundall and Coolangatta). It also can be found on Council's website at http://www.goldcoast.qld.gov.au/forms-applications.html.</p>	After succession completion of any pre-start inspections required by conditions of this or other development approvals and at least 5 business days prior to commencement of any works on the site.
3.	<p>Notice of Works Timetable – OLGR</p> <p>The Trustee must provide the OLGR with a copy of the Notice of Works Timetable as outlined in condition 2 of these conditions at the same time that a copy is provided to Council.</p> <p>The notification is to be sent to OLGR's Gaming Services Branch Operations Unit (fax: (07) 3220 0279 or by email to gaming.operations@justice.qld.gov.au).</p> <p>This notification is in addition to any other notifications required by other conditions of this or other development approvals.</p>	At the same time as notification is provided for condition 2.
4.	<p>Reporting to public sector entities</p> <p>The Trustee must provide any further reports or documentation, or updates to any reports or documentation, relating to the Stage 1 development upon request by each of the public sector entities, as would otherwise be lawfully required under local, state and federal legislation.</p>	As specified in the condition.
5.	<p>Access to the site</p> <ol style="list-style-type: none"> Public sector entities will require access to the Jupiters Hotel and Casino Site during the construction phase to conduct site inspections, observe project delivery, review planned construction activities, assess and monitor compliance with these conditions of approval, and for any related purposes to the Stage 1 development. The Trustee must facilitate the necessary access to the Jupiters Hotel and Casino Site. The Trustee must grant and continuously grant to each public sector entity, its contractors, subcontractors, agents, employees and invitees, the non-exclusive licence of rights of use and access to the Site and the works, subject to compliance with reasonable workplace safety requirements of the Trustee. 	At all time during the construction phase.
6.	<p>Notification of Incidents</p> <p>The Trustee must immediately notify the Minister, by providing written notice to the OLGR, of the occurrence of any of the following matters throughout the undertaking of works associated with this development approval, as well as any proposed action(s) to address:</p>	At all times.

#	Condition	Timing
	<p>a. Bicycle parking facilities must be provided to the satisfaction of the Minister, at no cost to Council and maintained in accordance with:</p> <ul style="list-style-type: none"> i. a minimum of 106 x Class 2 bicycle parking spaces for residents; ii. a minimum of 36 x Class 3 bicycle parking spaces for visitors to be provided in a freely accessible location at ground level; and iii. AS2890.3. <p>b. The bicycle parking spaces are to:</p> <ul style="list-style-type: none"> i. enable wheels and frame to be located to the device without damaging the bicycle; ii. be located outside pedestrian movement paths; iii. be accessible from the road; iv. be arranged so that parking and unparking manoeuvres will not damage adjacent bicycles v. be protected from manoeuvring motor vehicles and opening car doors; vi. be as close as possible to the cyclists ultimate destination; vii. be well lit by appropriate existing or new lighting; and viii. be protected from the weather. 	the use and at all times.
17.	<p>Loading and unloading</p> <p>a. Loading and unloading of a vehicle servicing a development must be conducted wholly within the Site.</p> <p>b. A vehicle or vehicles waiting to be loaded or unloaded must stand entirely within the Site.</p> <p>c. All vehicles must enter and exit the Site in a forward gear.</p>	At all times.
18.	<p>Off-Street commercial vehicle facilities</p> <p>a. Off-street commercial vehicle facilities must be designed, constructed and maintained in accordance with AS2890.2-2002 (latest version).</p> <p>b. Off-street commercial vehicle facilities must only be used for loading and unloading.</p> <p>c. Off-street commercial vehicle facilities must be drained, sealed and line marked.</p>	Prior to the commencement of the use and at all times.
19.	<p>Car park directional signage</p> <p>Install and maintain an internal car park vehicle directional signage package that encourages vehicle egress movements to specific development access intersections when travelling to external locations. A directional signage concept plan is to be submitted to Council for the Minister's approval of these works.</p>	Prior to the commencement of the use and at all times.
ROADS AND TRAFFIC		
20.	<p>Roadworks: T E Peters Drive / Casino Drive</p> <p>Design and construct works at the T E Peters Drive / Casino Drive intersection to achieve:</p> <ul style="list-style-type: none"> a. an additional 20 metre long eastbound approach lane on T E Peters Drive; b. an additional eastbound circulating lane within the roundabout; and c. an additional 10 metre long northbound approach lane on Casino Drive. <p>The works must be undertaken generally in accordance with Cardno Drawing V160335T-SK21 Revision B dated 26/08/2016 and SC6.9 <i>City Plan Policy – Land Development Guidelines</i>. All existing bicycle lanes must be maintained at the intersection.</p> <p>An operational works application is to be submitted to Council for approval of these works clearly detailing any proposed changes to infrastructure.</p> <p><i>Information note: this is considered non-trunk infrastructure.</i></p>	Prior to the commencement of the use.
21.	<p>Roadworks: Gold Coast Highway / T E Peters Drive / Victoria Avenue</p> <p>Design and construct works at the Gold Coast Highway / T E Peters Drive / Victoria Avenue intersection to achieve:</p>	Prior to the commencement of the use.

#	Condition	Timing
	<p>a. an extension of 20 metres to the existing westbound short left slip lane in T E Peters Drive; and</p> <p>b. an extension of 10 metres to the westbound short right turn lane in T E Peters Drive.</p> <p>The works must be undertaken generally in accordance with Cardno Drawing V160335T-SK21 Revision B dated 26/08/2016 and SC6.9 <i>City Plan Policy – Land Development Guidelines</i>. All existing bicycle lanes must be maintained at the intersection.</p> <p>An operational works application is to be submitted to Council for approval of these works clearly detailing any proposed changes to infrastructure.</p> <p><i>Information note: this is considered non-trunk infrastructure.</i></p>	
22.	<p>Roadworks: Gold Coast Highway / Elizabeth Avenue / New Development Access</p> <p>Design and construct works at the Gold Coast Highway / Elizabeth Avenue / New Development Access Intersection to achieve:</p> <p>a. addition of a left turn free flow facility for northbound left turning traffic exiting the site;</p> <p>b. modification of eastbound development egress line marking to incorporate a shared through/right left hand lane and a dedicated right hand right turn lane; and</p> <p>c. modification of the signal personality to remove the left turn late start for vehicles exiting the development.</p> <p>The works must be undertaken generally in accordance SC6.9 <i>City Plan Policy – Land Development Guidelines</i>. All existing bicycle lanes must be maintained at the intersection.</p> <p>An operational works application is to be submitted to Council for approval of these works clearly detailing any proposed changes to infrastructure.</p> <p><i>Information note: this is considered non-trunk infrastructure.</i></p>	<p>Prior to the commencement of the use.</p>
23.	<p>Roadworks: State-controlled roads</p> <p>Pursuant to the Trustee's submitted Traffic Impact Assessment report prepared by Cardno (Qld) Pty Ltd dated 10 August 2016 and the Department of Transport and Main Roads Road Planning and Design Manual, the Trustee is to complete:</p> <p><i>Gold Coast Highway / Hooker Boulevard</i></p> <p>a. "Table 5-1 Proposed Mitigations Works - Stage 1" ID-D: Gold Coast Highway / Hooker Boulevard: a 20 metre extension of the right turn pockets on the northern Gold Coast Highway.</p> <p><i>Hooker Boulevard / Casino Drive</i></p> <p>b. "Table 5-1 Proposed Mitigations Works - Stage 1" ID-E: Hooker Boulevard / Casino Drive: reconfiguring the eastbound Nerang Broadbeach Road (Hooker Boulevard) left turn to Casino Drive to operate as a short auxiliary turn lane, and, the Casino Drive layout at the north end of the Little Tallebudgera Creek Bridge as per the submitted marked-up Cardno drawing titled "Swept Path Access Option B" dated 27 July 2016 (ref: 494933-SK14; rev B).</p> <p><i>Gold Coast Highway / Elizabeth Avenue</i></p> <p>c. "Table 5-1 Proposed Mitigations Works - Stage 1" 'ID-C' Gold Coast Highway / Elizabeth Avenue. The department acknowledges this intersection does not immediately impact the State-controlled road network, however, this intersection</p>	<p>Prior to the commencement of the use of Stage 1.</p> <p>Note these works must not occur during the period from September 2017 to June 2018 (2018 Commonwealth Games embargo period).</p>

#	Condition	Timing
	<p>does impact the Gold Coast Light Rail Corridor. The Department of Transport and Main Roads understands conditions will be imposed by Council to modify this intersection layout and the department will need to be directly involved with these mitigation works planned.</p> <p>The Department of Transport and Main Roads has a duty of care to maintain the safety and efficiency of the State-controlled road network. In accordance with Section 33 of the <i>Transport Infrastructure Act 1994</i>, the Trustee must have written approval to carry out road works on a State-controlled road.</p> <p>Please note: under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to obtain access to a State-controlled road and to carry out road access works within the State-controlled road reserve. An application for approval can be made by submitting the relevant forms and supporting information to scrcmallocations@tmr.qld.gov.au.</p> <p>Copies of the forms and additional information regarding this process can be obtained from http://www.tmr.qld.gov.au/Community-andenvironment/Planning-anddevelopment/Other-matters-requiring-approval.aspx</p>	
24.	<p>Traffic survey monitoring</p> <p>The Trustee must monitor traffic generations onto and off the subject site and report these findings directly to the Department of Transport and Main Roads.</p> <p>Monitoring of the precinct must be undertaken to verify both the daily traffic use and peak intersection demands following or as soon as construction is completed for both the 'Suites Hotel' and new intersection of Gold Coast Highway / Elizabeth Avenue. Monitoring of the new total amount of onsite car parking spaces is required.</p>	<p>When the associated construction is completed for the 'Suites Hotel' and new intersection of Gold Coast Highway / Elizabeth Avenue, and, also to continue, when, the commencement of use / construction is completed for Stage 1.</p>
25.	<p>On-site construction</p> <p>The Trustee's on-site construction activities for Stage 1 must not affect the ongoing operations of the safety and efficiency on State-controlled road network.</p> <p>The Department of Transport and Main Roads has a duty of care to maintain the safety and efficiency of the State-controlled road network.</p>	<p>At all times.</p>
26.	<p>Public Passenger Transport</p> <p>The Trustee will provide on-site pedestrian connections between the Stage 1 development and the following public passenger transport facilities that are safe, legible, direct and accessible:</p> <ul style="list-style-type: none"> a. Casino Drive bus stops; b. Broadbeach South Light Rail Station (via Elizabeth Avenue or Hooker Boulevard); and c. Onsite taxi facilities. 	<p>Prior to the commencement of the use of Stage 1 and to be maintained at all times.</p>
27.	<p>Gold Coast Light Rail Corridor infrastructure and new road bridge</p> <p>At their own accord, the Trustee must further pursue and accordingly obtain State approval to start construction of their new Road Bridge Intersection that will traverse across the existing Gold Coast Light Rail Corridor.</p> <p>If required and at their own accord, the Trustee must also seek to make alterations to the relevant State Gold Coast Light Rail Corridor Infrastructure contracts.</p> <p>The department is willing to facilitate and assist the Trustee through the necessary State process.</p>	<p>Prior to the commencement of the use of Stage 1 and to be maintained at all times.</p>

#	Condition	Timing
	The Department of Transport and Main Roads has the authority to approve or refuse all works on the Gold Coast Light Rail Corridor (or seek compensation), pursuant to the <i>Transport Infrastructure Act 1994</i> Chapter 10, sections 347 through to sections 383.	
28.	<p>2018 Commonwealth Games Works embargo</p> <p>To avoid the 2018 Commonwealth Games restricted construction period, the Department of Transport and Main Roads are firmly advising of an embargo on any physical construction works along our State transport network due to the 2018 Commonwealth Games taking place on the Gold Coast in April 2018.</p> <p>All physical construction works on our State transport network must be completed by 29 September 2017 and no works can commence again until after June 2018. This is due to fact that the intersection of the Gold Coast Highway / Hooker Boulevard, and, Gold Coast Highway / T.E. Peters Drive, will form part of the Games Route Network and test events for the games will be commencing in the Broadbeach area in October 2017.</p>	Between 29 September 2017 and 30 June 2018, inclusive.
ELECTRICAL RETICULATION		
29.	<p>Electricity supply to MCU developments and private estates</p> <p>The Trustee must submit to Council and to the Minister a copy of the 'Certificate of Supply' from an authorised electricity supplier (e.g. ENERGEX) as evidence that underground low-voltage electricity supply is available to the development site and all proposed lots/dwellings within the site (i.e. sufficient for the ultimate use of the site).</p> <p>In supplying power to the site, no additional poles and/or pole-mounted transformers are to be erected within the road reserve.</p>	Prior to the earlier of Council compliance assessment of subdivision plans or the commencement of the use.
TELECOMMUNICATIONS		
30.	<p>Telecommunications – MCU</p> <p>The Trustee must:</p> <ol style="list-style-type: none"> Provide underground telecommunications to the subject building/s, lean-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. If new pit and pipe infrastructure is required to be installed within the road reserve fronting the site, it must be suitably sized to cater for future installation of fibre optic cables. Provide certification to Council and to the Minister, from the authorised telecommunications carrier/contractor, that the works and infrastructure required above have been undertaken and installed in accordance with telecommunications industry standards (e.g. Telstra standards). 	Prior to commencement of the use.
WORKS - COMPLIANCE		
31.	<p>Revetment wall</p> <p>The Trustee must have undertaken an inspection of the condition of the existing revetment wall. Such assessment must be undertaken by a registered professional engineer who specialises or who has expertise in retaining/revetment walls and must report on the existing condition of the wall and make any recommendations as to any required repairs or maintenance works necessary – whether or not such required works are as a consequence of the proposed works. A copy of the report is to be submitted to Council for Council's record and to the Minister.</p> <p>Where repairs or maintenance works are recommended in the report, the property owner will be required to undertake the works prior to or in conjunction with building works. This requirement is imposed to protect the property in the long term. Certification from a registered engineer certifying that the required repairs or maintenance works have been carried out is to be submitted to Council for Council's record and to the Minister.</p>	Prior to any building works commencing on site.

#	Condition	Timing
32.	<p>Certification of Compliance</p> <p>All works must be certified by a suitably qualified professional as complying with the approved plans.</p> <p>For this condition, a 'suitably qualified professional' is a person with a tertiary qualification and a professional affiliation in the field of engineering or science relevant to the works and/or management plan who has at least two years' experience in management in that field. Where the works and/or management plans involve different fields, a certification is required from a suitably qualified professional for each separate field.</p>	The Trustee must submit the certification prior to the earliest of compliance assessment of the subdivision plan, the commencement of the 'on maintenance' period or the commencement of the use.
HYDRAULICS		
33.	<p>No loss of floodplain storage</p> <p>The proposed development shall result in no loss of floodplain storage up to the 100 year average recurrence interval (ARI) regional flood event.</p>	At all times.
34.	<p>No worsening of hydraulic conditions</p> <p>The development must be designed and constructed so as to result in:</p> <ul style="list-style-type: none"> a. no increase in peak flow rates downstream from the site; b. no increase in flood levels external to the site; and c. no increase in duration of inundation external to the site that could cause loss or damage. 	At all times.
35.	<p>Alteration of overland flow paths</p> <p>Overland flow paths on the Site must not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties or that creates an increase in flood damage on other properties.</p>	At all times.
36.	<p>Flood hazard signage</p> <p>The Trustee must install flood markers and warning signs within the proposed development site informing occupants/visitors of the potential flood hazard. The flood markers and warning signs must be clearly visible to the occupants/visitors when entering the flood affected areas of the Site.</p>	The flood markers and warning signs must be installed prior to the commencement of the use of the premises.
37.	<p>Building floor levels</p> <ul style="list-style-type: none"> a. Building floor levels of habitable rooms must be at least 300mm above the Council's designated floor level. b. Building floor levels of garages and non-habitable rooms, constructed at approximately the same level as the main dwelling and attached to the main dwelling, must be at or above the designated flood level. 	At all times.
38.	<p>Flood management (evacuation & emergency situation)</p> <ul style="list-style-type: none"> a. The owner/occupants shall take necessary measures to evacuate the residents/occupants of the property into a safe place during a range of flood events including and up to the designated flood event. b. The proposed development shall ensure no additional burden on SES and Council's emergency service during the major flood events. 	At all times.
39.	<p>Certification of earthworks compliance with hydraulic report</p> <p>The Trustee must submit to Council and to the Minister a certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the bulk earthworks comply with the approved hydraulic report, being "Destination Gold Coast Consortium – Stage 1 Development, Flooding and Hydraulics Impact Assessment"</p>	The certification must be submitted to Council immediately after completion of the bulk earthworks.

#	Condition	Timing
	<p>Revision 05' (Report No: F0003-AA0090029-AAR dated 15 September 2017 prepared by Arcadis Australia Pacific Pty Ltd) and no loss of flood plain storage has occurred as a result of the earthworks. The certification must be accompanied by calculations and as constructed data that:</p> <ul style="list-style-type: none"> a. includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS; and b. has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred. 	
40.	<p>Certification confirming no adverse hydraulic impact due to Casino Drive extension</p> <p>The Trustee must submit to Council and to the Minister a certification from a qualified professional (RPEQ or equivalent) specialised in hydraulics confirming that the proposed extension (Ref Dwg No V160335T-SK21-B, dated 26/08/16 prepared by Cardno (Qld) Pty Ltd) of the Casino Drive will not result in:</p> <ul style="list-style-type: none"> a. loss of floodplain storage; b. reduce the river flood conveyance capacity; and/or c. adverse hydraulic impact to any external properties. <p>The certification must include all necessary calculations.</p>	Prior to the commencement of any work on the Site.
41.	<p>Excavated Sand</p> <p>All excess sand excavated from the Site must be managed by the Trustee in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. The Trustee must submit a sand management plan to Council for the Minister's approval. The sand management plan must outline appropriate actions to ensure excavated sand is appropriately cleaned, treated, placed, levelled and stabilised. b. The sand must be sieved to remove all material having a dimension greater than 20 millimetres. c. The sieved sand must be placed onto the ocean beach, profiled and stabilised in accordance with the approved sand management plan, prior to the issue of a certification of classification/final inspection certificate. d. If the sand to be excavated will exceed 2,000 cubic metres, a supervisor, recommended by the Minister, must be employed at the Trustee's cost for the duration of the sand excavation and deposition and the supervisor must: <ul style="list-style-type: none"> i. undertake the physical collection of any waste material deposited on the beach as a result of the sand deposition; and ii. ensure that the total excess clean sand is deposited, profiled and stabilised as indicated by Council and directed by the Minister. 	<p>The sand management plan must be submitted to Council for approval prior to commencement of works on site.</p> <p>All other requirements of the condition must be complied with at all times.</p>
42.	<p>Revetment wall requirements</p> <ul style="list-style-type: none"> a. No structures shall be located within one metre of the top of the revetment wall to allow for maintenance and inspection of the revetment wall. b. In the event of failure of the revetment wall, the property owner and not Council shall be solely responsible for the reinstatement of the revetment wall to an adequate standard to withstand flood events up to and including the 100 year ARI flood event. c. The property owner, and not Council shall be responsible for the upkeep and maintenance of the revetment wall protecting the property for the life of the structure. 	At all times.
STORMWATER AND WATER QUALITY		
43.	<p>Stormwater management plan to be compiled with</p> <p>The Trustee must submit to Council and to the Minister certification from a RPEQ specialised in stormwater management confirming that all works have been carried out and completed in accordance with the approved stormwater management plan being</p>	The certification must be submitted prior to the commencement of the use of the premises.

#	Condition	Timing
	<p>"Destination Gold Coast Consortium – Stage 1 Development, Site Based Stormwater Management Plan Revision 05 (Report No: F0009-AA0090029-AAR dated 15/09/2017 prepared by Arcadis Australia Pacific Pty Ltd).</p> <p><i>Information note: this condition is non-trunk infrastructure.</i></p>	
44.	<p>Certification that stormwater management treatment train implemented</p> <p>The Trustee must provide to Council and to the Minister certification from a RPEQ specialising in stormwater that the stormwater management treatment train in the approved stormwater management plan, "Destination Gold Coast Consortium – Stage 1 Development, Site Based Stormwater Management Plan Revision 05 (Report No: F0009-AA0090029-AAR dated 15/09/2017 prepared by Arcadis Australia Pacific Pty Ltd)", and associated design drawings has been installed on-site and is functioning as designed.</p>	Prior to the commencement of the use.
45A	<p>Certification of performance of the treatment train</p> <p>The Trustee/owner must submit to Council and to the Minister certification signed by the qualified professional (RPEQ or equivalent) confirming the following:</p> <ol style="list-style-type: none"> The proposed treatment train including the proprietary device will achieve pollutants removal efficiency to satisfy Council's water quality objectives as outlined in the <i>City Plan Policy - Land Development Guidelines</i>. The signing person must acknowledge that he/she is aware that the Council of the City of Gold Coast relies upon his/her certification in approving the above stormwater management plan and associated treatment train including the proprietary device. 	Prior to the commencement of works on-site.
45B	<p>Monitoring of the proprietary treatment devices</p> <ol style="list-style-type: none"> The Trustee/owner must carry out monitoring of the performance of the proprietary stormwater treatment devices as adopted in the approved stormwater management plan for two years at no cost to Council. Annual report of the monitoring and subsequent results shall be prepared by a suitably qualified professional (RPEQ or equivalent) specialised in stormwater and must be submitted to Council for record keeping purposes. <p>Alternatively, the Trustee/owner shall submit a certification or endorsement letter from an independent expert / peer reviewer based on the testing / monitoring results of the proprietary devices confirming the performance of the devices in relation to Council's adopted protocol (August 2015) requirements, to discontinue the ongoing monitoring.</p>	As indicated within the wording of the condition.
45C	<p>Maintenance of stormwater management devices</p> <ol style="list-style-type: none"> Prior to commencement of the use of the premises, a site-specific stormwater quality improvement device (SQID) maintenance management plan (MMP) must be prepared by a suitably qualified professional, consistent with the maintenance requirements of the devices in the proposed treatment train, and submitted to Council in a satisfactory manner. The approved MMP must be included in the Trustee or Community Management Plan / Building Management Statement as required. <p>The MMP must address the following:</p> <ol style="list-style-type: none"> The MMP must include all associated cost related to the device (e.g. installation, inspection and replacement/maintenance, reporting, health and safety plans, training, area of land required to install the device etc.); The MMP must include the lifecycle cost of the proposed treatment devices. <ol style="list-style-type: none"> The Trustee / legal authority must enter into a long-term maintenance agreement with the proprietor or an appropriate entity for the life of the development. A copy of the maintenance agreement must be submitted to council for record prior to commencement of the use of the premises; 	As indicated within the wording of the condition.

#	Condition	Timing
	<p>c. The Trustee / legal authority shall submit to Council certification from a RPEQ every year for the life of the development confirming that the cartridges have been replaced and functioning as designed.</p> <p>d. The Trustee / legal authority of the development shall be responsible for monitoring and maintaining the stormwater management devices during both construction and operational phases at no cost to the Council.</p> <p>e. In case of failure to achieve the designed pollutant load reduction target during the operational phase of the development, the Trustee / legal authority must be responsible to replace the proprietary device (Stormwater360 StormFilter Cartridges) with an appropriate treatment system in accordance with Council's WSUD guidelines (Section 13 of the Land Development Guidelines) at no cost to Council.</p> <p><i>Advisory Note: Failure of achieving the water quality objectives during construction and operational phase of the development may trigger significant penalty under the Environmental Protection Act 1994.</i></p>	
WATERWAYS		
46.	<p>Protection of marine plants</p> <p>Development authorised under this approval must ensure there is no removal, damage or destruction to marine plants, generally in accordance with Figure 2: Masterplan clearing extents prepared by Arcadis Australia Pacific Pty Ltd dated 03/05/16.</p>	At all times.
47.	<p>Reclamation of land</p> <p>The development must not involve reclamation of land from tidal water.</p>	For the duration of the works the subject of this approval.
EROSION AND SEDIMENT CONTROL		
48.	<p>Erosion and sediment control</p> <p>a. Erosion and sediment control measures are to be installed and maintained to prevent the release of sediment to tidal waters.</p> <p>b. Erosion, sediment and dust control measures must be implemented in accordance with the <i>Best Practice Erosion and Sediment Control</i> (International Erosion Control Association Australasia, November 2008).</p> <p>c. Sediment control structures (e.g. sediment fence) must be placed at the base of all materials imported on-site to mitigate any sediment runoff.</p> <p>d. A perimeter bund and/or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater.</p> <p>e. All polluted/contaminated water from the Site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the <i>Queensland Water Quality Guidelines</i> (Department of Environment and Heritage Protection, September 2009) prior to discharging from the Site.</p> <p>f. The following inspection program must be carried out before the Site is fully rehabilitated:</p> <ol style="list-style-type: none"> regular inspections to ensure that adequate erosion control measures are in place and in good condition both during and after construction; and inspections after each storm event to assess the adequacy of the erosion control measures. The Trustee must rectify any damage or non-performing erosion control devices and clean up any sediment that has left the Site or is on the roads within and external to the Site. 	For the duration of the works the subject of this approval.
49.	<p>Erosion and sediment control for works within waterways</p> <p>a. All works within waterways (including riparian areas) must be:</p> <ol style="list-style-type: none"> undertaken during dry weather; promptly rehabilitated conforming to the natural channel form, substrates and riparian vegetation as far as possible; and undertaken in accordance with <i>Best Practice Erosion & Sediment Control, Appendix I - Instream works</i>, Sections 14 and 16 (IECA Australasia, November 2008). 	During operational/construction works (works for infrastructure and/or change or ground level)

#	Condition	Timing
	b. Temporary vehicular crossings of waterways must be designed and constructed to convey flows and remain stable for all rainfall events up to the 1 in 10 year ARI event of critical duration.	
AMENITY		
50.	Restricted paint colours Buildings and structures must not be painted in highly reflective, bright or obtrusive colours.	At all times.
51.	No nuisance from lighting All lighting devices must be positioned on the premises and shielded to the satisfaction of the Minister so as not to cause: a. glare or other nuisance to surrounding residents and motorists; and b. a navigation hazard on any nearby or adjacent waterway.	At all times.
BUILT FORM		
52.	Additional Documentation The following documentation must be submitted to Council's City Architect and Council's Chief Executive Officer for the Minister's approval: a. A Public Art Proposal Report prepared by a qualified art consultant detailing the proposed artwork with background information on the proposed artists for the entire development and in accordance with the Gold Coast Public Art Policy. b. A Lighting Design Report prepared by a qualified lighting consultant demonstrating the exemplary use of special architectural lighting for the development and any public artwork. c. A Solar Light Reflectivity Study prepared by a qualified technical consultant confirming there is no adverse glare impact to surrounding buildings and vehicles. The report should also include the identification and confirmation of any proposed design changes arising as a result of the report findings. d. Confirmation that the proposal has been designed in accordance with and incorporates all mitigating design features identified in the Environmental Wind Report prepared by MEL Consultants and dated May 2016. e. Prior to the issue of a Certificate of Classification, and the development's occupation and commencement of use, the Trustee must demonstrate through the Corporate Building Management Plan, that all aspects relating to public art work of this approval are maintained in perpetuity for the life of the development.	Prior to the building works commencing.
HEALTH AND REGULATORY SERVICES		
53.	Waste Management Plan The development must be designed and constructed generally in accordance with the approved Waste Management Plan (WMP) prepared by Arcadis dated 15 September 2017 (Report No: AA009245-R01-054). Any proposed changes to the approved WMP must be submitted to Council for review prior to the implementation of any proposed structural changes.	Prior to the commencement of the use.
54.	Bulk bins – storage point – external The bulk bin storage points must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03). The design and construction of all storage points must comply with the following requirements: a. located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site; b. allow for at least an additional 0.5 metre clearance surrounding each container, or for the storage of multiple bins – one metre clearance around the combined bin area (whichever is the lesser);	Prior to the commencement of the use.

#	Condition	Timing
	<ul style="list-style-type: none"> c. sufficiently screened to ensure bins are not visible from a public place or sensitive land use; d. constructed hardstand area with a solid concrete base or acceptable equivalent; e. roofed and designed to prevent entry to rainwater; f. graded to fall to a drainage point within the storage point; g. drainage point to be connected to sewer in accordance with trade waste requirements; and h. provided with a hosecock for cleaning the bins. 	
55.	<p>Waste storage room – design and construction</p> <p>The waste storage room must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. air-locked; b. fly and vermin proofed; c. used solely for the storage of waste; d. constructed hardstand area with a solid concrete base or acceptable equivalent; e. graded to fall to a drainage point; f. drainage point to be connected to sewer in accordance with trade waste requirements; g. provided with a hosecock for cleaning the bins; h. fire rated and ventilated in accordance with the <i>National Construction Code – Building Code of Australia</i>; i. the doors must be wide enough to allow for the easy removal of the largest container to be stored; j. the walls, ceiling, floor and equipment of each waste storage room must be designed and constructed of impervious material with a smooth finish to allow for easy cleaning; k. adequate artificial lighting must be provided; and l. must permit unobstructed access for removal of the containers to the service point and for positioning of the containers correctly in relation to the waste chute. 	Prior to the commencement of the use.
56.	<p>Bulk bins – servicing point</p> <p>The bulk bin servicing point must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the front-lift waste collection vehicle, taking into consideration: <ul style="list-style-type: none"> i. the waste collection vehicle operating dimensions; ii. additional clearance for services and fixtures (eg. pipes, air conditioning ducts etc if applicable), and iii. additional clearance for roadway gradient (if applicable). b. Clearly separated from car parking bays, loading bays, footpaths and pedestrian access, and any other similar areas. c. Clear of speed control devices or similar provisions which inhibit direct access to the bins for servicing. d. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site. e. Constructed hardstand with a solid concrete base or acceptable equivalent. f. Allow for at least an additional 0.5 metres clearance surrounding each container, or for multiple bins, one (1) metre clearance around the combined multiple bin area, whichever is the lesser. g. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site. 	Prior to the commencement of the use.
57.	<p>Ro-Ro Bins – storage & servicing point – undercover area</p>	Prior to the commencement of the use.

#	Condition	Timing
	<p>The Ro-Ro bins storage / servicing point must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site. b. Constructed hardstand area with a solid concrete base or acceptable equivalent that is of sufficient strength to support the loaded weight of the bin and the truck. c. Graded to fall to a drainage point/s, connected to sewer in accordance with trade waste requirements. d. Allow for at least an additional one (1) metre clearance surrounding each container, or for multiple bins, one (1) metre clearance around the combined multiple bin area, whichever is the lesser. e. Allow additional space for compactor and bin-lifter equipment if applicable. f. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site. g. Clearly separated from car parking bays, loading bays, footpaths and pedestrian access and other similar areas. h. Sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the waste bin collection vehicle, taking into consideration: <ul style="list-style-type: none"> i. the waste collection vehicle operating dimensions; ii. additional clearance for services and fixtures (eg. pipes, air conditioning ducts etc if applicable); and iii. additional clearance for roadway gradient (if applicable). 	
58.	<p>Waste chute – design and construction</p> <p>The waste chute must be located in accordance with the approved plans dated 21 July 2017 (Job No. 5370), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Adequate strength for its purpose, including additional reinforcing where necessary at joins, bends and hopper intersections. b. Insect and vermin proof. c. Constructed and installed to prevent the following during use and operation of the system: <ul style="list-style-type: none"> i. transmission of vibration to the structure of the premises; ii. excessive odour; and iii. excessive noise to the occupants of the building. d. Installed in a fire rated duct and ventilated in compliance with building requirements of the <i>National Construction Code – Building Code of Australia</i>. e. Comply with the waste chute manufacturer's technical specifications and /or operational limitations, including installation design features and ancillary equipment required to prevent blockages and noise disturbances. f. Fitted with a shutter at the base of the chute for closing off the chute manually during bin exchange and automatically in the case of fire. 	Prior to the commencement of the use.
59.	<p>Waste disposal points – design and construction</p> <p>A waste disposal point / hopper must be located on each residential floor in accordance with the approved plans dated 21 July 2017 (Job No. 5370), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Located to ensure the handle of the hopper is at least 1200 millimetres above finished floor level. b. Hopper door must automatically return to the closed position after use. c. Designed to permit free flow of waste into the chute. d. Constructed so that the diameter or largest dimension of the service opening (the diagonal of a rectangular opening) does not exceed three-quarters (3/4) of the diameter of the chute with which the hopper is connected. 	Prior to occupation.

#	Condition	Timing
	e. The floor adjacent to the hopper to be constructed of a durable impervious material with a smooth finished surface.	
60.	Recyclable storage Adequate storage for recyclable water must be provided in a location that all users can safely and easily access.	Prior to the commencement of the use.
61.	Acoustics – design and construction The development must be designed and constructed generally in accordance with the recommendations outlined in the Environmental Noise Assessment Report, prepared by TTM Consulting Pty Ltd dated 3 May 2016 (Reference: 16SYA00001 R02_1 Stage 1).	Prior to the commencement of the use.
62.	Acoustic compliance report An acoustic compliance report prepared by a suitably qualified person shall be submitted to Council for approval by the Minister. The report shall certify that the development has been designed and constructed in accordance with the established noise criteria and recommendations outlined in the Environmental Noise Assessment Report prepared by TTM Consulting Pty Ltd dated 3 May 2016 (Reference: 16SYA00001 R02_1 Stage 1).	Prior to the commencement of the use.
63.	Driveway and carpark surfaces a. Driveway and carpark areas are to be finished with surface coatings that prevent tyre squeal (an uncoated surface is acceptable). b. Drainage grating placed over trafficable areas is to be well secured to prevent rattling.	Prior to the commencement of the use.
LANDSCAPE WORKS		
64.	Detailed landscape plan to be submitted for approval The Trustee must: a. Submit to Council for the Minister's approval, detailed landscape plans prepared and certified by a suitably qualified Landscape Architect illustrating the extent of landscaping for the development and the overall site interface with the streetscape. The plans must: i. be prepared by a qualified landscape architect or similar landscape design professional; ii. be in general accordance with the Statement of Landscape Intent, being Dwg: RPT 03 160512, Destination Gold Coast Consortium – Stage 1 Plan of Development, Date: N/A, By: Urbis; iii. reflect the approved layout (including any amendments to that layout required by these conditions) and the conditions of this approval; iv. comply with <i>City Plan Policy – Landscape Work</i> ; v. ensure landscaping maintains visibility along pathways and vehicle paths; vi. include species which are low maintenance and water-wise; vii. ensure species are selected taking into account the location of overhead and/or underground services – such services must be located clear of important landscape elements such as tree planting areas; viii. ensure the proposed trees and single trunked palms within the site are species with a form that is respectful of the planting location's proximity to the building. A minimum of 10 trees within the private property must be minimum 200 litre bag size at time of planting; remaining trees must be minimum 100 litre. <i>Plumeria</i> , <i>Pandanus</i> & palm species must be minimum 3 metres height at time of planting; <i>Dracaena draco</i> must be minimum 2 metres height at time of planting; ix. include a maintenance management plan relating to the planter boxes on the external façade of the building. The maintenance management plan must: A. provide detailed information as to how these vegetative systems will be safely accessed for maintenance; B. stipulate a maintenance schedule for these systems;	For a) - the landscape plans must be endorsed by Council prior to commencement of landscape works. For b) and c) - prior to the commencement of the approved use. For d) at all times.

#	Condition	Timing
	<p>C. provide details of the minimum standards to which these systems must be maintained; and</p> <p>D. describe actions to be taken if the systems should fail to function as intended;</p> <p>x. include details of the landscaping on Level 57;</p> <p>xi. prescribe the use of tree stock compliant with NATSPEC specifications;</p> <p>xii. identify opportunities for water infiltration to be maximised on-site through landscaped areas and permeable paving where possible; and</p> <p>xiii. include locations of, and a cross-sectional detail of the bio-retention systems that are required by the Stormwater Management Plan prepared for the site. The cross-sectional detail must identify the filter media depth and the surface treatment proposed for the systems. The detailed landscape plan must also incorporate an appropriate list of species in the plan schedule which are suitable for a bio-retention area. Planting densities within the bio-retention area must match those specified in Council <i>City Plan Policy – Land Development Guidelines</i>.</p> <p>b. Construct the works in accordance with the certified plans required by part a) of this condition.</p> <p>c. On completion of the works, provide to Council written certification from a licensed and experienced Landscape Architect that the completed landscaping complies with part b) of this condition.</p> <p>d. Following installation of the landscaping in accordance with the certified plans, the landscaping within the site boundaries must be maintained in accordance with the certified landscape plans and all relevant Australian Standards to the satisfaction of the Minister.</p>	
65.	<p>Planter boxes</p> <p>a. The planter boxes on the podium where trees (including Pandanus) are proposed to be planted must be a minimum six (6) square metres in surface area.</p> <p>b. Each of the aforementioned planter boxes must be sized to provide a minimum 800mm internal soil depth. The depth of planter boxes where trees are not proposed are to be as shown on the referenced Statement of Landscape Intent.</p> <p>c. An automatic irrigation system must be provided to all podium planting, including the planter boxes located on the external façade of the building.</p>	At all times.
CONSTRUCTION MANAGEMENT		
66.	<p>Construction management plan</p> <p>Part A Construction Management Requirements</p> <p>a. A construction management plan must be submitted to Council for the Minister's approval in accordance with the Application for Construction Management Plan form and Guidelines for Construction Management Plans which are available on Council's website.</p> <p>b. The construction management plan must address all activities associated with construction (excluding noise and dust issues), including but not limited to:</p> <ol style="list-style-type: none"> vehicle access (including responsibility for maintenance of the defined cartage route) during hours of construction; traffic management (including loading and unloading); parking of vehicles (including on site employees and delivery vehicles); maintenance of safe pedestrian movement across the site's frontage/s (including by people with disabilities); building waste / refuse disposal; presentation of hoarding to the street; and tree management. <p>c. The construction management plan must demonstrate that:</p> <ol style="list-style-type: none"> the general public will be adequately protected from construction activities; the building site will be kept clean and tidy to maintain public safety and amenity; and demand for occupation of the street and protection of Council assets will be well managed. 	A construction management plan must be submitted to Council and approved by, the Minister prior to the issue of any development permit for the carrying out of building work.

#	Condition	Timing
	<p>d. The construction management plan must be complied with and kept on-site at all times during construction works.</p> <p>Should the development be under construction during the period of the Gold Coast Commonwealth Games in April 2018, the Trustee will be required to undertake a specific Commonwealth Games Construction Management Plan to be submitted to Council for the Minister's approval which will deal with impacts such as road closures and elevated expectations of the presentation of construction sites.</p> <p>Part B Road/footpath Closure Requirements</p> <p>Where, as a result of construction work or activities, it is necessary to temporarily close a road/footpath under the control of Council the following requirements will apply:</p> <p>e. Where it is proposed to interfere with a Council controlled road for any building or construction work such as a gantry, hoarding or skip bin, an application for temporary closure of a Council controlled road must be submitted to, and approved by, Council prior to the issue of any development permit for the carrying out of building work.</p> <p>f. Where it is required to interfere with a road for any building or construction related work for a period in excess of two (2) weeks, a Road Closure Work Zone permit is to be obtained from Council's Traffic Management and Operations Branch.</p> <p>g. Where it is required to occupy any portion of the road reserve in conjunction with building or construction work, a permit to occupy is to be obtained from Council's Property Section.</p>	
67.	<p>Noise management</p> <p>a. Noise from construction activities must not cause an 'environmental nuisance' (within the meaning of that term set out in the <i>Environmental Protection Act 1994</i>) at any sensitive receptor stated in schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>b. A noise management plan must be submitted to Council for the Minister's approval prior to the issue of any development permit for the carrying out of building work.</p> <p>c. The noise management plan must:</p> <ol style="list-style-type: none"> be prepared by a suitably qualified acoustic engineer; provide details of expected noise sources; include an assessment of the predicted noise levels from all proposed construction activities; identify the measures and work practices that will be implemented to ensure that noise from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the <i>Environmental Protection Act 1994</i>) at any sensitive receptor stated in schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i>; identify the procedures to be adopted for monitoring of noise emissions; provide details of complaint response procedures that will be adopted; and identify the procedures to be adopted for revision and review of the noise management plan. <p>d. The approved noise management plan must be complied with and kept on-site at all times.</p>	As indicated within the wording of the condition.
68.	<p>Dust management</p> <p>a. The release of dust and particulate matter from construction activities must not cause an 'environmental nuisance' (within the meaning of that term set out in the <i>Environmental Protection Act 1994</i>) at any sensitive receptor stated in schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>b. A dust management plan must be submitted to Council for the Minister's approval prior to the issue of any development permit for the carrying out of building work.</p> <p>c. The dust management plan must:</p> <ol style="list-style-type: none"> be prepared by a suitably qualified professional; provide details of sources of dust and particulate emissions; 	As indicated within the wording of the condition.

#	Condition	Timing
	<ul style="list-style-type: none"> iii. identify the measures and work practices that will be implemented to ensure that the release of dust and particulate matter from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the <i>Environmental Protection Act 1994</i>) at any sensitive receptor stated in schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i>; iv. identify the procedures to be adopted for monitoring and reporting of air emissions; v. provide details of complaint response procedures that will be adopted; and vi. identify the procedures to be adopted for revision and review of the dust management plan. <p>d. The approved dust management plan must be complied with and kept on-site at all times.</p>	
69.	<p>Haulage access / site management</p> <ul style="list-style-type: none"> a. Prior to the commencement of works, the Trustee must provide a vehicle barrier along the frontages of the land, to ensure that all vehicles only use approved crossovers. b. Loading/unloading operations must be conducted entirely within the site and vehicles waiting to be loaded/unloaded must also stand within the site. c. All reasonable methods are to be used to reduce nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations. Upon receipt of a dust nuisance complaint or notification of a dust nuisance by the Council, the Trustee is to take reasonable and immediate action to remedy the dust problem to the satisfaction of the Minister. d. The site must be maintained in a clean and tidy state at all times. Satisfactory arrangements must be made for the collection, storage and disposal of all waste materials. e. Non-recyclable debris must be transported from the site and disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval from the Minister. f. The Trustee must ensure that gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. g. Any damage to property (including pavement damage) is to be rectified to the satisfaction of Council prior to the earlier of Council issuing a letter accepting the works on-maintenance or a request for compliance assessment of the subdivision plan. The surrounding carriageways are to be kept clean of any material carried onto the roadway by construction vehicles. Any work carried out by Council to remove material from the roadway will be at the Trustee's expense and any such costs are payable prior to the earlier of acceptance of the works on-maintenance or a request for compliance assessment of the subdivision plan. 	As indicated within the wording of the condition.
70.	<p>Transport of soil/fill/excavated material</p> <p>During the transportation of soil and other fill/excavated material:</p> <ul style="list-style-type: none"> a. all trucks hauling soil, or fill/excavated material must have their loads secure and covered; b. any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel, on a daily basis; and c. prior to vehicles exiting the site, measures must be taken to remove soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads. 	At all times while works are occurring.
71.	<p>Water usage</p> <p>The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used:</p>	At all times while works are occurring.

#	Condition	Timing
	<p>a. the use of the recycled water must be in accordance with the requirements of the Gold Coast Water Recycled Water Management Plan (RWMP), which sets out the requirements for transport and use of recycled water;</p> <p>b. A suitably qualified employee or contractor of the Trustee responsible for the use of recycled water during construction must first complete the Recycled Water User Operator Training with Gold Coast Water, in accordance with the RWMP. Proof of completion of the training course will be by issue of a valid certification card;</p> <p>c. the Trustee can only contract to use a recycled water carrier who is accredited and certified by Gold Coast Water. Accreditation requires a current authorised agreement between the water carrier and Gold Coast Water; and</p> <p>d. the water carrier is only allowed to employ certified tanker operator/drivers, who have completed the recycled-water training course with Gold Coast Water and hold a valid certification card.</p> <p><i>Information note:</i> <i>To obtain a copy of the management plan and also to obtain a list of approved water carrier operators, the Trustee should contact Gold Coast Water: Senior Officer Recycled Water ph. (07) 5582 8422 Gold Coast Water ph. 1300 366 692.</i></p> <p><i>Potable water is defined as water treated to drinking water standards (NHMRC guidelines 1996) and being available in Council's normal reticulated potable water supply system. Recycled water is defined as treated sewage in class A+, A B or C in accordance with the Public Health Regulations (NO1) 2008.</i></p>	
72.	<p>Workplace health and safety</p> <p>The <i>Workplace Health and Safety Act 2011</i> and <i>AS 1742 Manual of Uniform Traffic Control Devices</i> must be complied with in carrying out the works, including ensuring safe traffic control and safe public access in respect of works being conducted on a road.</p>	At all times while works are occurring.
73.	<p>Public safety to be ensured</p> <p>The Trustee must, at no cost to Council, ensure that all reasonable safeguards in and around the works are undertaken and maintained at all times to ensure the safety of the public. Such safeguards include, but are not limited to, erecting and maintaining barricades, guards, fencing and signs (and ensuring removal after completion of works) and watching and flagging traffic.</p>	At all times while works are occurring.
ACID SULPHATE SOILS/GROUNDWATER		
74.	<p>Excavation/filling requiring consideration of acid sulphate soil</p> <p>a. The proposed development incorporates significant excavations which will affect soils below 5m AHD that involves the excavation of 100m³ or more of soil or sediment. As such, the following conditions in relation to acid sulphate soil investigation, management plan preparation and submission of documents to Council must be complied with.</p> <p>b. Any disturbed or oxidised acid sulphate soil must be treated and managed in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i>, prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014.</p>	At all times.
75.	<p>Acid sulphate soil investigation</p> <p>An acid sulphate soil investigation must be completed. The investigation sampling and analysis must be prepared in accordance with the <i>Guidelines for Sampling & Analysis of Lowland Acid Sulphate Soils in Queensland</i> Version 4 (October 1998, Ahern et al 1998) and <i>Acid Sulphate Soil Laboratory Method Guidelines</i> Version 2.1 (June 2004, Ahern et al 2004). The investigation must establish the following:</p> <p>a. the presence/absence of acid sulphate soils over the entire excavation area (ie. through soil investigations);</p>	As indicated within the wording of the condition.

#	Condition	Timing
	<ul style="list-style-type: none"> b. the degree (ie. concentration) of acid leachate generating potential of soils; c. the required soil dosage rates and quantity of lime required to mitigate acid leachate; and d. the potential impacts on surrounding environment features. 	
76.	<p>Preparation of acid sulphate soil management plan</p> <p>At the completion of the investigation required by the above condition <i>Acid sulphate soil investigation</i>, and if found necessary, an acid sulphate soil management plan (ASSMP) directed towards enabling works to be undertaken in a safe and effective manner must be prepared in accordance with:</p> <ul style="list-style-type: none"> a. the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i>, prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014. b. the conditions of this approval. 	As indicated within the wording of the condition.
77.	<p>The acid sulphate soil management plan (ASSMP) to be lodged with an Environmental Management Program (EMP) application</p> <p>The ASSMP is a document which must be submitted with an EMP application. The details of the acid sulphate soil investigation completed pursuant to the above condition <i>Acid sulphate soil investigation</i> (including borehole logs, laboratory results and chain of custody documentations) must be submitted with the ASSMP. An EMP application must be made for approving the ASSMP, in accordance with the following:</p> <p>Matters or things against which the document must be assessed</p> <ul style="list-style-type: none"> • <i>State Planning Policy 2014: State interest – water quality regarding Acid Sulfate Soils</i>; • The planning scheme's <i>Change to Ground Level and Creation of New Waterways Code</i>; and • <i>City Plan Policy – Acid sulphate soils management</i>. <p>When the EMP application must be made</p> <p>Before the earlier of:</p> <ul style="list-style-type: none"> • a development application for operational work; or • any works commencing on site. <p>The EMP and ASSMP must be submitted to Council for approval by the Minister. The ASSMP is not an approved plan until the EMP approval has been issued in respect of it.</p>	As indicated within the wording of the condition.
78.	<p>Appointment of acid sulphate treatment professional</p> <p>A suitably qualified and experienced professional with relevant experience in this field must be appointed to supervise:</p> <ul style="list-style-type: none"> a. the treatment of all acid sulphate soils; b. stock piling; c. monitoring; d. verification testing of the soil; and e. other items as appropriate in accordance with the approved ASSMP. 	At all times during construction works.
79.	<p>Pre-start meeting – acid sulphate soil requirements</p> <p>The Trustee must arrange and attend an on-site pre-start meeting with Council Environmental Planners. The contact number is 5582 8938.</p> <p>The following items are to be submitted prior to the booking or undertaken in conjunction with the booking of the pre-start meeting:</p> <ul style="list-style-type: none"> a. all applicable requirements of the approved ASSMP; b. the location of treatment pads are to be marked on site; and 	Prior to or in conjunction with the booking and undertaking of the pre-start meeting, and prior to any works commencing on site.

#	Condition	Timing
	<p>c. the emergency fine agricultural lime must be on site at the time of pre-start meeting in accordance with the approved ASSMP.</p> <p>In accordance with condition titled <i>Appointment of acid sulphate treatment professional</i> above, a suitably qualified and experienced professional in relation to the acid sulphate requirements must be present at the pre-start meeting and all contractors must be made aware of the requirement for works in relation to acid sulphate soils to be undertaken by the experienced professional nominated.</p> <p>Where an inspection is not passed, the Trustee must attend to all outstanding issues/unsatisfactory items and book a re-inspection with Council.</p>	
PLUMBING AND DRAINAGE		
80.	<p>Application for compliance permit for sewerage works required</p> <p>The Trustee must make an application to Council (Plumbing and Drainage Services) for a compliance permit for any compliance assessable sewerage works within the property. Without limiting the requirements of the <i>Plumbing and Drainage Act 2002</i> with which the works must comply, the application must:</p> <ol style="list-style-type: none"> be accompanied by a hydraulic design for all sewerage works within the property; comply with Council's: <ol style="list-style-type: none"> <i>Trade Waste Policy</i>, and <i>Trade Waste Pre-treatment Policy and Guidelines</i>; and comply with Council's <i>Solid Waste Management Guidelines for New Developments</i> (2011). <p><i>Information note:</i></p> <ul style="list-style-type: none"> <i>Sewerage works must not be carried out until a compliance permit under the Plumbing and Drainage Act 2002 has been issued by Council for the works.</i> <i>Plumbing and drainage approval is not an approval to discharge trade waste to Council's sewerage system. The generator of trade must complete an Application for Approval to Discharge Trade Waste to Council's sewerage system (available on Council's website) prior to discharging any trade waste.</i> 	Prior to any on-site sewerage works occurring on site.
81.	<p>Application for compliance permit for water supply plumbing work required</p> <p>The Trustee must make an application to Council (Plumbing and Drainage Services) for a compliance permit for any compliance assessable water supply plumbing work within the property. Without limiting the requirements of the <i>Plumbing and Drainage Act 2002</i> with which the works must comply, the application must:</p> <ol style="list-style-type: none"> be accompanied by a hydraulic design for all water services within the property; and comply with Section 5.2 of Council's <i>City Plan Policy</i>. <p><i>Information note:</i></p> <p><i>Water supply plumbing works must not be carried out until a compliance permit under the Plumbing and Drainage Act 2002 has been issued by Council for the works.</i></p>	Prior to works occurring.
82.	<p>Application for compliance permit for fire services plumbing work required</p> <p>The Trustee must make an application to Council (Plumbing and Drainage Services) for a compliance permit for all fire services plumbing work within the property. Without limiting the requirements of the <i>Plumbing and Drainage Act 2002</i> with which the works must comply, the application must be accompanied by a hydraulic design for all fire services within the property.</p> <p><i>Information note:</i></p> <p><i>Plumbing works for fire services must not be carried out until a compliance permit under the Plumbing and Drainage Act 2002 has been issued by Council for the works.</i></p>	Prior to works occurring.
SEWERAGE		

#	Condition	Timing
83.	Sewer reticulation <ol style="list-style-type: none"> The development must be connected to Council's sewer reticulation system at no cost to Council. The size of the sewer property service connection shall be a minimum 150mm in accordance with Section 4.5.4 of the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> (SEQ D&C Code). 	Prior to the commencement of the use of the premises.
84.	Design, construction and standard of sewer reticulation <p>The design, construction and standard of the required sewer reticulation infrastructure to be carried out by the Trustee must be in accordance with the SEQ D&C Code.</p>	At all times.
85.	Connection point <p>The existing sewer maintenance hole S029-00377M located near the Sunshine Boulevard intersection via the existing private rising main must be used as the connection point, unless otherwise approved by Gold Coast Water.</p>	Prior to the commencement of the use of the premises.
86.	Redundant sewer property connections <p>The Trustee must make an application for Gold Coast Water to remove or to seal and cap any redundant sewer property service connections, at the Trustee's cost. Decommissioning of redundant assets must comply with <i>Gold Coast Water Network Modifications, Extension and Connections Policy and Procedure</i>.</p>	Prior to the earlier of acceptance of any works 'On Maintenance' or the commencement of the use of the premises.
87.	Connection and disconnection – arrangements with Gold Coast Water <p>Any connections and disconnections to the existing sewerage network must be at the Trustee's cost. The Trustee must obtain written approval for the connection and disconnection to the existing sewerage network from Gold Coast Water (phone 1300 694 222).</p>	Prior to the connection and/or disconnection to existing infrastructure.
88.	Ownership, operation and maintenance of private sewerage infrastructure <p>The private pump station and private rising mains servicing the development site must be upgraded by the Trustee should Council's existing sewerage network be altered by Council, at no cost to Council.</p>	At all times.
89.	Emergency storage – sewerage works <p>The Trustee must provide 53.5kL of emergency storage as follows.</p> <ol style="list-style-type: none"> The Trustee must pay to Council additional trunk infrastructure costs in the amount of \$362,856.69 as the development will require additional emergency storage at pump station SP26. Emergency Upgrade works are identified in Council's Local Government Infrastructure Plan (LGIP). <ol style="list-style-type: none"> The additional establishment cost of providing the additional emergency storage using the following methodology:- Base cost emergency storage x $(V^{0.835})$ x adjustment factor x $((1+i)^n)$, where: V = 53.5 additional volume of emergency storage required (kL) Base unit cost of emergency storage = 7444.012 (\$2016/kL rather than \$2013/kL allowing for CPI) (Water and Sewerage Infrastructure Plan 2014 Detailed Cost Analysis #45680604) Adjustment factor = 1.5 (overhead and contingency allowance) i = indexation (10 year average of ABS 6247 roads and bridges index 3101 Queensland Table 17) currently 2.67 % pa n = 6 the number of years bought forward, beginning of cohort period infrastructure identified (2022) less the current year (2016). The additional payment cost will be recalculated at time of payment to take into consideration changes to the unit cost rate for emergency storage, 	Prior to commencement of the use of the premises.

#	Condition	Timing
	<p>indexation and number of years between the base establishment cost and the year of payment.</p> <p>b. the applicant may, instead of making the payment, elect to provide part or the entire trunk infrastructure.</p> <p>i. If the applicant elects to provide the trunk infrastructure the:-</p> <p>A. development requires the construction of additional emergency storage of 53.5 kL at SP26;</p> <p>B. construction must be coordinated with Gold Coast City Council, the LGIP identified emergency storage of 117 kL for SP26 in 2022 which will be constructed by the Council; and</p> <p>C. construction is to comply with the South East Queensland Water Supply and Sewerage Design and Construction Code; and</p> <p>D. works are required to be constructed prior to commencement of use of the premises.</p> <p>c. The applicant may, instead of making the payment or providing part of the entire trunk infrastructure, provide the emergency storage on site.</p> <p><i>Note 1: the Trustee will not be entitled to a refund of any part of the additional payment because the additional payment is for the additional emergency storage attributable to the Trustee only.</i></p>	
WATER SUPPLY RETICULATION		
90.	<p>Water supply reticulation (potable only)</p> <p>a. The development must be connected to Council's potable water supply reticulation system at no cost to Council.</p> <p>b. The Trustee is responsible for any external works necessary to connect to Council's potable water supply reticulation system.</p>	Prior to commencement of the use of the premises.
91.	<p>Design, construction and standard of water supply reticulation</p> <p>The design, construction and standard of the required water supply reticulation infrastructure to be carried out by the Trustee must be in accordance with the SEQ D&C Code.</p>	At all times.
92.	<p>Connection Point</p> <p>a. The existing potable water supply connection point to the existing 225 mm main in T E Peters Drive to the north of the development, via the existing water main traversing the island/site must be used, unless otherwise approved by Gold Coast Water; and</p> <p>b. A new potable water supply connection point to the existing 600 mm main in Hooker Boulevard via the proposed water main traversing the site must be used, unless otherwise approved by Gold Coast Water.</p>	Prior to the commencement of the use of the premises.
93.	<p>Installation of property service, water meter box and meter</p> <p>The Trustee must:</p> <p>a. Make application to Gold Coast Water for Gold Coast Water's Asset Audit and Handover Section (phone 1300 694 222) to arrange the property service, water meter box and meter installation.</p> <p>i. The property service, water meter box and water meter shall be provided, at the boundary of the development site, in accordance with <i>South East Queensland Design and Construction Code (SEQ D&C Code)</i>, <i>Gold Coast Waters Network Modifications, Extension and Connections Policy and Procedure</i> and/or any applicable COGC policies and procedures), at the Trustee's cost;</p> <p>b. Make application for Gold Coast Water to remove any redundant water meters and/or services, at the Trustee's cost. Removal must comply with <i>Gold Coast Waters Network Modifications, Extension and Connections Policy and Procedure</i>.</p>	Prior to the commencement of the use of the premises.
94.	Individual sub-metering to be provided	At the time of lodgement of the

#	Condition	Timing
	<p>The Trustee shall provide individual sub-metering for all units within the complex including any common property, in accordance with <i>Sub-metering Policy dated 1 January 2008</i>, as follows unless otherwise approved by Gold Coast Water.</p> <ul style="list-style-type: none"> a. All meters and their locations shall be approved as part of the Plumbing and Drainage application. b. Automatic Meter Reading (AMR) technology shall be utilised where free access for meter reading cannot be provided. c. Must comply with <i>Gold Coast Water Network Modifications, Extension and Connections Policy and Procedure</i>. 	Plumbing and Drainage application.
95.	<p>Connection and disconnection – arrangements with Gold Coast Water</p> <p>Any connections and disconnections to the existing water network must be at the Trustee's cost. The Trustee must obtain written approval for the connection and disconnection to the existing water network from Gold Coast Water (phone 1300 694 222).</p>	Prior to connection and/or disconnection to existing infrastructure.
96.	<p>Supply standard</p> <p>The Trustee must provide water supply to the standard specified in Council's Land Development Guidelines and <i>Gold Coast Water Network Modifications, Extension and Connections Policy and Procedure</i>.</p>	At all times.
97.	<p>Fire loading</p> <p>Fire loading must not exceed 30L/s for 4 hours duration.</p>	At all times.

JUPITERS REDEVELOPMENT STAGE 1

ADVISORY NOTES

ADVISORY NOTES: COUNCIL	
A	<p>Conditions of approval</p> <p>Where applicable, the conditions of approval have a separate timing component to clarify when compliance with the condition must be achieved. This timing component forms part of the condition itself.</p>
B	<p>Trustee's responsibilities</p> <p>The Trustee is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.</p> <p>Nothing in this decision notice alleviates the need for the Trustee to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the Trustee is involved. Without limiting this obligation, the Trustee is responsible for:</p> <ol style="list-style-type: none"> Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration; Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environmental Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'); Securing tenure/permission from the relevant owner to use private or public land not owned by the Trustee (including for access required by conditions of approval); Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the Trustee to ensure compliance with the conditions of approval and applicable codes; Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceeds \$150,000. Acceptable proof of payment is a Q.Leave – Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational Works. This is a requirement of section 77(1) of the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i>; and Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.
C	<p>Gold Coast Airport Pty Ltd</p> <ol style="list-style-type: none"> The <i>CASA Manual of Standards</i> (MOS) Part 139 - Aerodromes, Chapter 7, Sub-section 7.1.5.1 requires that any building or structure extending to a height of 110 metres or more above ground level (including construction cranes or other temporary equipment) must be notified to CASA. The Trustee shall supply details of the proposed height and position of any such building or structure to Gold Coast Airport Pty Ltd for consideration by aviation agencies. The <i>CASA Manual of Standards</i> (MOS) Part 139 - Aerodromes, Chapter 7, Sub-section 7.1.5.2 provides that any structure extending to a height of 150 metres or more above ground level (including construction cranes or other temporary equipment) is to be regarded as an obstacle unless assessed by CASA to be otherwise. The Trustee shall supply details of the proposed height and position of any such building or structure to Gold Coast Airport Pty Ltd for consideration by aviation agencies.

D	<p>Greenhouse gas emissions</p> <p>As part of Council's commitment to reducing greenhouse gas emissions Council is encouraging the expansion of the natural gas reticulation network. In particular, the use of natural gas hot water systems will result in significantly less greenhouse gas emissions than equivalent electric storage hot water systems.</p> <p>The Trustee should contact the local natural gas reticulator (APA Group) to arrange an assessment of the suitability of the proposed development for connection to the existing gas reticulation network. Please contact Ramon O'Keefe on 0438708798 or email: ramon.o'keefe@apa.com.au.</p>
E	<p>Indigenous cultural heritage legislation and duty of care requirement</p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> (AHCA) is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The AHCA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:</p> <ol style="list-style-type: none"> Is not negated by the issuing of this development approval; Applies on all land and water, including freehold land; Lies with the person or entity conducting an activity; and If breached, is subject to criminal offence penalties. <p>Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.</p> <p>Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the AHCA.</p> <p>The Trustee should contact DATSIP's Cultural Heritage Unit on 1300 378 401 or cultural.heritage@atsip.qld.gov.au or further information on the responsibilities of developers under the AHCA.</p>
F	<p>Obligation to ensure electrical safety</p> <p>Under the <i>Electrical Safety Act 2002</i> you have an obligation to ensure your business or undertaking is conducted in an electrically safe way, whether or not it is electrical work.</p> <p>If there is a reasonable likelihood that your work may cause a person, vehicle, operating plant or equipment to come into contact with an overhead electric line, you must consult with the person in control of powerlines.</p> <p>Persons, vehicles, operating plant or equipment must stay outside the defined exclusion zone applicable to the powerline.</p> <p><i>Information note:</i> <i>An exclusion zone sets the minimum safe approach distance to the powerline. Guidance on exclusion zones can be found in the Code of Practice - Working Near Exposed Live Parts issued by the Electrical Safety Office.</i></p> <p><i>For further information, including codes of practice and legislation, either check the Electrical Safety Office's website – www.worksafe.qld.gov.au/electricalsafety, or contact the Electrical Safety Office Info line – 1300 650 662.</i></p>
G	<p>Incorporation of Equitable Access at the Detailed Design Stage</p> <p>All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.</p>

H	Trade Waste Approval A Trade Waste Approval is required for the discharge of trade waste to the sewer. The Trustee shall ensure that all discharges are in accordance with Gold Coast Water liquid waste requirements. Further information may be obtained from Gold Coast Water on 1300 000 928.
I	Advice Note: Gold Coast Highway / Elizabeth Avenue The maximum green time on the western leg (new Jupiters access) of the Gold Coast Highway / Elizabeth Avenue will be limited to 12 seconds to minimise the development's impact on the Gold Coast Highway through-traffic and light rail operation at the intersection.

ADVISORY NOTES: DTMR	
General Advice - Stage 1	
Ref: Public Passenger Transport:	
A	<p>Taxis</p> <p>The 'porte cochere' shown on Floor Plan Level 01 Part 01, prepared by Destination Gold Coast Consortium, Drawing No. SD1.2010.1 Issue 03 and dated 21 July 2017 should be designed and constructed to ensure that it is capable of accommodating at least one taxi suitable for use by people with disabilities in accordance with the following:</p> <ul style="list-style-type: none"> Disability Standards for Accessible Public Transport 2002 – subsection 31(1) of the <i>Disability Discrimination Act 1992</i> (Cth); AS1428.1 – Design for Access and Mobility; and AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities.
B	<p>Private coaches/buses</p> <p>The coach parking in the 'new hotel drop off and car park/driveway manoeuvring areas shown on Floor Plan –Level 01_Part 01, prepared by Destination Gold Coast Consortium, Drawing No. SD1.2010.1, Issue 03 and dated 21 July 2017, should be designed to accommodate the maximum design vehicle anticipated on the development site. Advice is provided that single unit rigid buses of 14.5m in length are likely to access the site and the development should be designed to ensure that these vehicles can manoeuvre in forward gear at all times. The 'new hotel drop off' should provide adequate setdown capacity for the anticipated demand for privately contracted buses, coaches, and shuttles/mini-buses.</p>
C	<p>Wayfinding/directional signage to public passenger transport</p> <p>Wayfinding and/or directional signage to public passenger transport (taxi facilities, bus stops and light rail stations) should be provided by the Trustee on and off the subject site. The Trustee should therefore install wayfinding signage throughout the development at key locations and along key pedestrian routes to direct pedestrians to nearby public passenger transport facilities, namely light rail station/s, bus stops and taxis.</p> <p>Please contact the Department of Transport and Main Roads' TransLink Division on telephone number 07 3851 8700 or bus_stops@translink.com.au to discuss the location and provision of wayfinding/directional signage to public passenger transport as part of the detailed design process.</p> <p>Further guidance can be found in the Department of Transport and Main Roads Public Transport Infrastructure Manual 2015, Chapter 3 – Supporting access infrastructure (available at http://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Public-transportinfrastructure-manuals.aspx) and requirements under <i>Disability Discrimination Act 1992</i> (Cth).</p>
D	<p>Urban Bus Services - Construction</p> <p>The existing bus routes 705 and N750 may be impacted on by the construction of Stage 1. Accordingly, if any temporary arrangements or adjustments to the existing bus route are required, the Trustee must reach agreement on suitable arrangements with the Department of Transport and Main Roads' TransLink Division (07 3851 8700 or bus_stops@translink.com.au) prior to any construction or works commencing.</p>
General Advice – Plan of Development	
Ref: Public Passenger Transport:	
E	<p>Urban bus services</p> <p>Figure 20 – Vehicle Access of the Plan of Development, prepared by Urbis Pty Ltd, indicates that the staged development of the site will involve alterations to Casino Drive to accommodate 'priority controlled T- junctions'. Casino Drive currently accommodates urban bus routes 705 and N750. The design of any roadworks along Casino Drive will need to ensure that an urban bus service can be accommodated, with no worsening of the current</p>

	<p>situation. Consequently, the design of roadworks along Casino Drive should give consideration to the following.</p> <p>Traffic calming devices should not be incorporated into the design and construction of bus routes in accordance with Chapter 2 Planning and Design, Section 2.3.2 Bus Route Infrastructure of the Department of Transport and Main Roads' <i>TransLink Public Transport Infrastructure Manual 2015</i>. The <i>Public Transport Infrastructure Manual 2015</i> is available at: http://translink.com.au/abouttranslink/reports-and-publications.</p> <p>In the case where traffic calming devices are determined as being absolutely necessary, the Department of Transport and Main Roads' TransLink Division should be consulted on the design and type of device proposed. Where road humps are installed on roads used for buses, the road humps should be designed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Guidance is available in the Manual of Uniform Traffic Control Devices (MUTCD), Part 13: (1) Local Area Traffic Management, section 2.4 – Road Humps and (2) Supplement Part 13: Local Area Traffic Management – 2.4.2-1 Hump Profiles for Bus Routes. The Department of Transport and Main Roads' TransLink Division can be contacted on 07 3851 8700 or bus_stops@translink.com.au.</p> <p>Although it is acknowledged that Casino Drive is not a public road reserve, further guidance on road design to accommodate buses can be obtained from the Schedule – Code for IDAS, Part 2 – Development Standards of the <i>Transport Planning and Coordination Regulation 2005</i> (www.legislation.qld.gov.au). Please be advised that traffic congestion along Casino Drive as a result of future development may undermine the efficiency of the existing bus route.</p>
F	<p>Taxis</p> <p>Any future development under the Plan of Development likely to generate taxi demand should give due consideration to the need to provide taxi parking facilities (taxi rank, drop-off/pick-up zone and/or porte cochere) with adequate capacity to accommodate this demand. In particular, this is an important consideration for uses such as short term visitor accommodation (Hotels) and entertainment precincts comprising bars/taverns, restaurants, theatres and the like. Please refer to Chapter 7 – Taxi Facilities of the Department of Transport and Main Roads' <i>TransLink Public Transport Infrastructure Manual 2015</i> available at: http://www.tmr.qld.gov.au/businessindustry/Technical-standards-publications/Public-transport-infrastructure-manuals.aspx in relation to this matter.</p>
G	<p>Wayfinding/Directional Signage</p> <p>The Trustee should install wayfinding signage throughout the development at key locations and along key pedestrian routes to direct pedestrians to nearby public passenger transport facilities, namely light rail station/s, bus stops and taxis.</p>
H	<p>Private coaches/buses</p> <p>Any future development under the Plan of Development likely to generate demand for privately contracted buses, coaches and shuttles, should provide a suitably designed and located on-site setdown facility with appropriate capacity for the anticipated demand. The coach/bus setdown facilities and car park/driveway manoeuvring areas should be designed to accommodate the maximum design vehicle anticipated on the development site. Vehicles should be able to move in a forward direction at all times.</p>

ADVISORY NOTES: MINISTERIAL	
A	<p>Further information regarding these conditions</p> <p>Further information regarding the context of the enclosed conditions can be obtained from the relevant detailed reports prepared by each of the involved public sector entities and as provided to the Trustee. Should there be a conflict between the contents of a report and the provisions of the enclosed conditions, the terms of the conditions will prevail unless otherwise expressly stated.</p> <p>The involved public sector entities are:</p> <ul style="list-style-type: none"> • Council of the City of Gold Coast (Council) • Department of Transport and Main Roads (DTMR) • Department of Infrastructure, Local Government and Planning (DILGP), coordinating the Department of Agriculture and Fisheries (DAF) and the Department of Environment and Heritage Protection (DEHP) • Department of Justice and Attorney-General, including the Office of Liquor and Gaming Regulation (OLGR).



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 4188427, OGR-1715265

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Email attorney@ministerial.qld.gov.au

29 JAN 2018

Mr Geoff Hogg
Managing Director QLD
The Star Entertainment Group Limited
PO Box 13348
George Street Post Shop
BRISBANE QLD 4001

Dear Mr ^{Geoff}Hogg

I refer to your application lodged with the Office of Liquor and Gaming Regulation (OLGR) on 20 November 2017, seeking approval to amend conditions relating to Stage 1 of The Star Entertainment Group Limited's (The Star) *Destination Gold Coast Consortium Gold Coast Master Plan* approved on 8 December 2016.

I understand The Star has reached agreement with each relevant public sector entity in relation to the amendment of the proposed conditions.

Upon review of the various plans and reports submitted in support of the application, and the recommendations made by each of the public sector entities, I believe the proposed amendments are generally in accordance with the approval issued on 8 December 2016.

Accordingly, I am pleased to advise the application to amend the Stage 1 conditions as proposed has been approved. The amended conditions subject to this approval are enclosed for your reference.

Please note the attached conditions supersede the equivalent conditions attached to my previous approval of 8 December 2016.

Once again, please note any works relating to Stage 1 anticipated not to be undertaken generally in accordance with the approved development application material and amended development application material will require further submission and approval prior to beginning those works.

I have advised each of the relevant public sector entities of my decision, and have also authorised them to deal directly with any complaints associated with the development, as well as to provide assistance in relation to the monitoring of the necessary works to ensure The Star's ongoing compliance with the conditions of my approval.

(2)

Ultimately, the enforcement of the conditions of approval remain a matter for my determination. However, any decision made in this regard will be informed by advice from each relevant public sector entity.

I trust that The Star will continue to work collaboratively with each public sector entity in undertaking their respective duties to ensure that the amended conditions of approval are met.

Should you require any further information regarding this matter, please contact Ms Brigette Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigette.tilley@justice.qld.gov.au.

I trust this information is of assistance.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Leader of the House

Enc.

JUPITERS REDEVELOPMENT STAGE 1
AMENDED CONDITIONS OF APPROVAL

#	Condition	Timing																																																																																																																																																	
GENERAL MATTERS																																																																																																																																																			
1.	<p>Development to be generally in accordance with specified plans/drawings</p> <p>The development must be carried out generally in accordance with the plans/drawing prepared by Cottee Parker Architects listed below:</p> <table><tr><th>#</th><th>Plan no.</th><th>Rev.</th><th>Title</th><th>Date</th></tr><tr><td>1</td><td>SD1.1002</td><td>02</td><td>Site Plan</td><td>21/07/17</td></tr><tr><td>2</td><td>SD1.2010</td><td>01</td><td>Floor Plan Level 00</td><td>21/07/17</td></tr><tr><td>3</td><td>SD1.2010.1</td><td>03</td><td>Floor Plan Level 00 Part 1</td><td>21/07/17</td></tr><tr><td>4</td><td>SD1.2010.2</td><td>03</td><td>Floor Plan Level 00 Part 2</td><td>21/07/17</td></tr><tr><td>5</td><td>SD1.2011.M</td><td>03</td><td>Floor Plan Level 01M</td><td>21/07/17</td></tr><tr><td>6</td><td>SD1.2012</td><td>03</td><td>Floor Plan Level 02</td><td>21/07/17</td></tr><tr><td>7</td><td>SD1.2012.M</td><td>01</td><td>Floor Plan Level 02M</td><td>21/07/17</td></tr><tr><td>8</td><td>SD1.2013</td><td>02</td><td>Floor Plan Level03 Concourse</td><td>21/07/17</td></tr><tr><td>9</td><td>SD1.2014</td><td>03</td><td>Floor Plan Level 04</td><td>21/07/17</td></tr><tr><td>10</td><td>SD1.2015</td><td>03</td><td>Floor Plan Level 05</td><td>21/07/17</td></tr><tr><td>11</td><td>SD1.2016</td><td>03</td><td>Floor Plan Level 06</td><td>21/07/17</td></tr><tr><td>12</td><td>SD1.2017</td><td>03</td><td>Floor Plan Level 07</td><td>21/07/17</td></tr><tr><td>13</td><td>SD1.2018</td><td>02</td><td>Floor Plan Level 08 Podium</td><td>21/07/17</td></tr><tr><td>14</td><td>SD1.2019</td><td>02</td><td>Floor Plan Level 9</td><td>21/07/17</td></tr><tr><td>15</td><td>SD1.2033</td><td>02</td><td>Floor Plan Level 10-20 Typical Hotel Floor</td><td>21/07/17</td></tr><tr><td>16</td><td>SD1.2035</td><td>04</td><td>Floor Plan Level 21</td><td>21/07/17</td></tr><tr><td>17</td><td>SD1.2067</td><td>03</td><td>Floor Plan Level 22 Rec Deck</td><td>21/07/17</td></tr><tr><td>18</td><td>SD1.2068</td><td>03</td><td>Floor Plan Level 23</td><td>21/07/17</td></tr><tr><td>19</td><td>SD1.2071</td><td>02</td><td>Floor Plan Level 24-55 Typical Apartment Floor</td><td>21/07/17</td></tr><tr><td>20</td><td>SD1.2072</td><td>01</td><td>Floor Plan Level 56 Roof Deck</td><td>21/07/17</td></tr><tr><td>21</td><td>SD1.3001</td><td>04</td><td>Tower Elevations</td><td>21/07/17</td></tr><tr><td>22</td><td>SD1.3002</td><td>04</td><td>Tower Elevations</td><td>21/07/17</td></tr><tr><td>23</td><td>SD1.3003</td><td>03</td><td>Podium Elevations</td><td>21/07/17</td></tr><tr><td>24</td><td>SD1.3004</td><td>03</td><td>Podium Elevations</td><td>21/07/17</td></tr><tr><td>25</td><td>SD1.3101</td><td>02</td><td>Sections</td><td>21/07/17</td></tr><tr><td>26</td><td>SD1.3102</td><td>02</td><td>Podium Sections</td><td>21/07/17</td></tr><tr><td>27</td><td>SD1.3103</td><td>02</td><td>Podium Sections</td><td>21/07/17</td></tr><tr><td>28</td><td>SD1.3107</td><td>02</td><td>Podium Section Through Facade</td><td>21/07/17</td></tr></table> <p>The conditions of this approval are to be read in conjunction with these plans. Where a conflict occurs between the conditions of this approval and the plans/drawings, the conditions of this approval shall take precedence.</p>	#	Plan no.	Rev.	Title	Date	1	SD1.1002	02	Site Plan	21/07/17	2	SD1.2010	01	Floor Plan Level 00	21/07/17	3	SD1.2010.1	03	Floor Plan Level 00 Part 1	21/07/17	4	SD1.2010.2	03	Floor Plan Level 00 Part 2	21/07/17	5	SD1.2011.M	03	Floor Plan Level 01M	21/07/17	6	SD1.2012	03	Floor Plan Level 02	21/07/17	7	SD1.2012.M	01	Floor Plan Level 02M	21/07/17	8	SD1.2013	02	Floor Plan Level03 Concourse	21/07/17	9	SD1.2014	03	Floor Plan Level 04	21/07/17	10	SD1.2015	03	Floor Plan Level 05	21/07/17	11	SD1.2016	03	Floor Plan Level 06	21/07/17	12	SD1.2017	03	Floor Plan Level 07	21/07/17	13	SD1.2018	02	Floor Plan Level 08 Podium	21/07/17	14	SD1.2019	02	Floor Plan Level 9	21/07/17	15	SD1.2033	02	Floor Plan Level 10-20 Typical Hotel Floor	21/07/17	16	SD1.2035	04	Floor Plan Level 21	21/07/17	17	SD1.2067	03	Floor Plan Level 22 Rec Deck	21/07/17	18	SD1.2068	03	Floor Plan Level 23	21/07/17	19	SD1.2071	02	Floor Plan Level 24-55 Typical Apartment Floor	21/07/17	20	SD1.2072	01	Floor Plan Level 56 Roof Deck	21/07/17	21	SD1.3001	04	Tower Elevations	21/07/17	22	SD1.3002	04	Tower Elevations	21/07/17	23	SD1.3003	03	Podium Elevations	21/07/17	24	SD1.3004	03	Podium Elevations	21/07/17	25	SD1.3101	02	Sections	21/07/17	26	SD1.3102	02	Podium Sections	21/07/17	27	SD1.3103	02	Podium Sections	21/07/17	28	SD1.3107	02	Podium Section Through Facade	21/07/17	At all times.
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INFRASTRUCTURE FUNDING CONTRIBUTIONS		
9.	<p>Infrastructure Contributions</p> <p>Pay to the Council of the City of Gold Coast (Council) a monetary contribution towards the cost of the provision of infrastructure in accordance with Council's Charges Resolution.</p> <p>The current applicable charge is:</p> <p>Total levied charge payable \$8,554,032.90</p> <p>+ ANNUAL ADJUSTMENTS AND/OR REVIEWS</p> <p>The above charge will automatically increase by the lesser of the following:</p> <ol style="list-style-type: none"> The difference between the levied charge and the maximum adopted charge the local government could have levied for the development when the charge is paid; and The increase for the PPI for the period starting on the day the levied charge was levied and ending on the day it is paid, adjusted by reference to the 3-yearly PPI average. <p>'3-yearly PPI average' and 'PPI' have the meanings given in the <i>Planning Act 2016</i>.</p> <p>As the levied charge amount is current at the date of issue, the total charges due at the date of payment may be greater.</p>	<p>Total payable prior to the use commencing, issue of certification of classification or final plumbing inspection, whichever occurs first.</p>
CAR PARKING AND ACCESS		
10.	<p>Off-street car parking facilities</p> <ol style="list-style-type: none"> Off-street car parking facilities must be designed, constructed and maintained in accordance with AS2890.1 (latest version). Off-street facilities for car parking must only be used for vehicle parking. A minimum of 318 additional off-street car parking spaces must be provided on-site in an unbundled arrangement. Off-street car parking facilities must be drained and line marked. <p><i>Information Note: Any unbundled car parking unsold to a residential carpark allocation can be made available for use by all other activities within the integrated resort complex (i.e residential apartments, hotel, casino and resort users).</i></p>	<p>Prior to the commencement of the use and at all times.</p>
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		.
16.	<p>Bicycle parking</p> <ol style="list-style-type: none"> Bicycle parking facilities must be provided to the satisfaction of the Minister, at no cost to Council and maintained in accordance with: <ol style="list-style-type: none"> a minimum of 106 x Class 2 bicycle parking spaces for residents; a minimum of 36 x Class 3 bicycle parking spaces for visitors to be provided in a freely accessible location at ground level; and AS2890.3. The bicycle parking spaces are to: <ol style="list-style-type: none"> enable wheels and frame to be located to the device without damaging the bicycle; be located outside pedestrian movement paths; be accessible from the road; 	<p>Prior to the commencement of the use and at all times.</p>

#	Condition	Timing
	<ul style="list-style-type: none"> iv. be arranged so that parking and unparking manoeuvres will not damage adjacent bicycles v. be protected from manoeuvring motor vehicles and opening car doors; vi. be as close as possible to the cyclists ultimate destination; vii. be well lit by appropriate existing or new lighting; and viii. be protected from the weather. 	
HYDRAULICS		
39.	<p>Certification of earthworks compliance with hydraulic report</p> <p>The Trustee must submit to Council and to the Minister a certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the bulk earthworks comply with the approved hydraulic report, being "Destination Gold Coast Consortium – Stage 1 Development, Flooding and Hydraulics Impact Assessment Revision 05" (Report No: F0003-AA0090029-AAR dated 15 September 2017 prepared by Arcadis Australia Pacific Pty Ltd) and no loss of flood plain storage has occurred as a result of the earthworks. The certification must be accompanied by calculations and as constructed data that:</p> <ul style="list-style-type: none"> a. includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS; and b. has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred. 	The certification must be submitted to Council immediately after completion of the bulk earthworks.
STORMWATER AND WATER QUALITY		
43.	<p>Stormwater management plan to be complied with</p> <p>The Trustee must submit to Council and to the Minister certification from a RPEQ specialised in stormwater management confirming that all works have been carried out and completed in accordance with the approved stormwater management plan being "Destination Gold Coast Consortium – Stage 1 Development, Site Based Stormwater Management Plan Revision 05 (Report No: F0009-AA0090029-AAR dated 15/09/2017 prepared by Arcadis Australia Pacific Pty Ltd).</p> <p><i>Information note: this condition is non-trunk infrastructure.</i></p>	The certification must be submitted prior to the commencement of the use of the premises.
44	<p>Certification that stormwater management treatment train implemented</p> <p>The Trustee must provide to Council and to the Minister certification from a RPEQ specialising in stormwater that the stormwater management treatment train in the approved stormwater management plan, "Destination Gold Coast Consortium – Stage 1 Development, Site Based Stormwater Management Plan Revision 05 (Report No: F0009-AA0090029-AAR dated 15/09/2017 prepared by Arcadis Australia Pacific Pty Ltd), and associated design drawings has been installed on-site and is functioning as designed.</p>	Prior to the commencement of the use of the premises.
45A	<p>Certification of performance of the treatment train</p> <p>The Trustee/owner must submit to Council and to the Minister certification signed by the qualified professional (RPEQ or equivalent) confirming the following:</p> <ul style="list-style-type: none"> a. The proposed treatment train including the proprietary device will achieve pollutants removal efficiency to satisfy Council's water quality objectives as outlined in the <i>City Plan Policy - Land Development Guidelines</i>. b. The signing person must acknowledge that he/she is aware that the Council of the City of Gold Coast relies upon his/her certification in approving the above stormwater management plan and associated treatment train including the proprietary device. 	Prior to the commencement of works on-site.

#	Condition	Timing
45B	<p>Monitoring of the proprietary treatment devices</p> <p>a. The Trustee/owner must carry out monitoring of the performance of the proprietary stormwater treatment devices as adopted in the approved stormwater management plan for two years at no cost to Council. Annual report of the monitoring and subsequent results shall be prepared by a suitably qualified professional (RPEQ or equivalent) specialised in stormwater and must be submitted to Council for record keeping purposes.</p> <p>Alternatively, the Trustee/owner shall submit a certification or endorsement letter from an independent expert / peer reviewer based on the testing / monitoring results of the proprietary devices confirming the performance of the devices in relation to Council's adopted protocol (August 2015) requirements, to discontinue the ongoing monitoring.</p>	As indicated within the wording of the condition.
45C	<p>Maintenance of stormwater management devices</p> <p>a. Prior to commencement of the use of the premises, a site-specific stormwater quality improvement device (SQID) maintenance management plan (MMP) must be prepared by a suitably qualified professional, consistent with the maintenance requirements of the devices in the proposed treatment train, and submitted to Council in a satisfactory manner. The approved MMP must be included in the Trustee or Community Management Plan / Building Management Statement as required.</p> <p>The MMP must address the following:</p> <p>i. The MMP must include all associated cost related to the device (e.g. installation, inspection and replacement/maintenance, reporting, health and safety plans, training, area of land required to install the device etc.);</p> <p>ii. The MMP must include the lifecycle cost of the proposed treatment devices.</p> <p>b. The Trustee / legal authority must enter into a long-term maintenance agreement with the proprietor or an appropriate entity for the life of the development. A copy of the maintenance agreement must be submitted to council for record prior to commencement of the use of the premises;</p> <p>c. The Trustee / legal authority shall submit to Council certification from a RPEQ every year for the life of the development confirming that the cartridges have been replaced and functioning as designed.</p> <p>d. The Trustee / legal authority of the development shall be responsible for monitoring and maintaining the stormwater management devices during both construction and operational phases at no cost to the Council.</p> <p>e. In case of failure to achieve the designed pollutant load reduction target during the operational phase of the development, the Trustee / legal authority must be responsible to replace the proprietary device (Stormwater360 StormFilter Cartridges) with an appropriate treatment system in accordance with Council's WSUD guidelines (Section 13 of the Land Development Guidelines) at no cost to Council.</p> <p><i>Advisory Note: Failure of achieving the water quality objectives during construction and operational phase of the development may trigger significant penalty under the Environmental Protection Act 1994.</i></p>	As indicated within the wording of the condition.
HEALTH AND REGULATORY SERVICES		
53.	<p>Waste Management Plan</p> <p>The development must be designed and constructed generally in accordance with the approved Waste Management Plan (WMP) prepared by Acardis dated 15 September 2017 (Report No: AA009245-R01-05).</p>	Prior to the commencement of the use.

#	Condition	Timing
	Any proposed changes to the approved WMP must be submitted to Council for review prior to the implementation of any proposed structural changes.	
54	<p>Bulk bins – storage point – external</p> <p>The bulk bin storage points must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03). The design and construction of all storage points must comply with the following requirements:</p> <ol style="list-style-type: none"> located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site; allow for at least an additional 0.5 metre clearance surrounding each container, or for the storage of multiple bins – one metre clearance around the combined bin area (whichever is the lesser); sufficiently screened to ensure bins are not visible from a public place or sensitive land use; constructed hardstand area with a solid concrete base or acceptable equivalent; roofed and designed to prevent entry to rainwater; graded to fall to a drainage point within the storage point; drainage point to be connected to sewer in accordance with trade waste requirements; and provided with a hosecock for cleaning the bins. 	Prior to the commencement of the use.
55.	<p>Waste storage room – design and construction</p> <p>The waste storage room must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ol style="list-style-type: none"> air-locked; fly and vermin proofed; used solely for the storage of waste; constructed hardstand area with a solid concrete base or acceptable equivalent; graded to fall to a drainage point; drainage point to be connected to sewer in accordance with trade waste requirements; provided with a hosecock for cleaning the bins; fire rated and ventilated in accordance with the <i>National Construction Code – Building Code of Australia</i>; the doors must be wide enough to allow for the easy removal of the largest container to be stored; the walls, ceiling, floor and equipment of each waste storage room must be designed and constructed of impervious material with a finish to allow for easy cleaning; adequate artificial lighting must be provided; and must permit unobstructed access for removal of the containers to the service point and for positioning of the containers correctly in relation to the waste chute. 	Prior to the commencement of the use.
56.	<p>Bulk bins – servicing point</p> <p>The bulk bin servicing point must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ol style="list-style-type: none"> sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the front-lift waste collection vehicle, taking into consideration: <ol style="list-style-type: none"> the waste collection vehicle operating dimensions, additional clearance for services and fixtures (eg. pipes, air conditioning ducts etc if applicable), and additional clearance for roadway gradient (if applicable). Clearly separated from car parking bays, loading bays, footpaths and pedestrian access, and any other similar areas. 	Prior to the commencement of the use.

#	Condition	Timing
	<ul style="list-style-type: none"> c. Clear of speed control devices or similar provisions which inhibit direct access to the bins for servicing. d. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site. e. Constructed hardstand with a solid concrete base or acceptable equivalent. f. Allow for at least an additional 0.5 metres clearance surrounding each container, or for multiple bins, one (1) metre clearance around the combined multiple bin area, whichever is the lesser. g. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site. 	
57.	<p>Ro-Ro Bins – storage & servicing point - undercover area</p> <p>The Ro-Ro bins storage / servicing point must be located in accordance with Floor Plan Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site. b. Constructed hardstand area with a solid concrete base or acceptable equivalent that is of sufficient strength to support the loaded weight of the bin and the truck. c. Graded to fall to a drainage point/s, connected to sewer in accordance with trade waste requirements. d. Allow for at least an additional one (1) metre clearance surrounding each container, or for multiple bins, one (1) metre clearance around the combined multiple bin area, whichever is the lesser. e. Allow additional space for compactor and bin-lifter equipment if applicable. f. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site. g. Clearly separated from car parking bays, loading bays, footpaths and pedestrian access and other similar areas. h. Sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the waste bin collection vehicle, taking into consideration: <ul style="list-style-type: none"> i. the waste collection vehicle operating dimensions, ii. additional clearance for services and fixtures (eg. pipes, air conditioning ducts etc if applicable), and iii. additional clearance for roadway gradient (if applicable). 	Prior to the commencement of the use.
58.	<p>Waste chute – design and construction</p> <p>The waste chute must be located in accordance with the approved plans dated 21 July 2017 (Job No. 5370) and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Adequate strength for its purpose, including additional reinforcing where necessary at joins, bends and hopper intersections. b. Insect and vermin proof. c. Constructed and installed to prevent the following during use and operation of the system: <ul style="list-style-type: none"> i. Transmission of vibration to the structure of the premises; ii. Excessive odour; and iii. Excessive noise to the occupants of the building. d. Installed in a fire rated duct and ventilated in compliance with building requirements of the <i>National Construction Code – Building Code of Australia</i>. e. Comply with the waste chute manufacturer's technical specifications and /or operational limitations, including installation design features and ancillary equipment required to prevent blockages and noise disturbances. f. Fitted with a shutter at the base of the chute for closing off the chute manually during bin exchange and automatically in the case of fire. 	Prior to the commencement of the use.

#	Condition	Timing
59.	<p>Waste disposal points – design and construction</p> <p>A waste disposal point / hopper must be located on each residential floor in accordance with the approved plans dated 21 July 2017 (Job No. 5370), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Located to ensure the handle of the hopper is at least 1200 millimetres above finished floor level. b. Hopper door must automatically return to the closed position after use. c. Designed to permit free flow of waste into the chute d. Constructed so that the diameter or largest dimension of the service opening (the diagonal of a rectangular opening) does not exceed three-quarters (3/4) of the diameter of the chute with which the hopper is connected e. The floor adjacent to the hopper to be constructed of a durable impervious material with a smooth finished surface 	Prior to occupation.

JUPITERS REDEVELOPMENT STAGE 1

ADVISORY NOTES

ADVISORY NOTES: DTMR	
General Advice - Stage 1	
Ref: Public Passenger Transport:	
A	<p>Taxis</p> <p>The 'porte cochere' shown on Floor Plan Level 01 Part 01, prepared by Destination Gold Coast Consortium, Drawing No. SD1.2010.1 Issue 03 and dated 21 July 2017 should be designed and constructed to ensure that it is capable of accommodating at least one taxi suitable for use by people with disabilities in accordance with the following:</p> <ul style="list-style-type: none">• Disability Standards for Accessible Public Transport 2002 – subsection 31(1) of the <i>Disability Discrimination Act 1992</i> (Cth);• AS1428.1 – Design for Access and Mobility; and• AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities.
B	<p>Private coaches/buses</p> <p>The coach parking in the 'new hotel drop off and car park/driveway manoeuvring areas shown on Floor Plan –Level 01_Part 01, prepared by Destination Gold Coast Consortium, Drawing No. SD1.2010.1, Issue 03 and dated 21 July 2017, should be designed to accommodate the maximum design vehicle anticipated on the development site. Advice is provided that single unit rigid buses of 14.5m in length are likely to access the site and the development should be designed to ensure that these vehicles can manoeuvre in forward gear at all times. The 'new hotel drop off' should provide adequate setdown capacity for the anticipated demand for privately contracted buses, coaches, and shuttles/mini-buses.</p>



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 4188432, OGR-1715389

29 JAN 2018

Councillor Tom Tate
Mayor
The City of Gold Coast
PO Box 5042
GOLD COAST MC QLD 9729

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

Dear Mayor ^{Tom}

I refer to previous correspondence dated 9 December 2016 advising of my approval of Stage 1 of The Star Entertainment Group Limited's (The Star) *Destination Gold Coast Consortium Gold Coast Master Plan*.

The Star has since lodged an application to amend certain conditions in relation to my original approval, relating to minor changes to the Stage 1 development area, tower form and design and car and bicycle parking provisions. I understand that The Star has also engaged in negotiations with the Gold Coast City Council (GCCC) and reached agreement on the proposed amendments.

Pursuant to the provisions of the Jupiters Casino Agreement, I have assessed and approved the proposed changes and can confirm that Council's recommendations have been incorporated into the amended conditions, which are enclosed for your reference. Please note the attached conditions supersede the equivalent conditions attached to my previous approval of 9 December 2016.

Once again, I consider it appropriate that GCCC be authorised to monitor and supervise The Star's compliance with the amended conditions proposed by the GCCC in accordance with the existing compliance framework. I appreciate the ongoing support of GCCC in regards to this matter.

Should you require any further information regarding this matter, please contact Ms Brigitte Tilley, Director, Gaming Services Branch, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General, on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

I trust this information is of assistance.

Yours sincerely


YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.

JUPITERS REDEVELOPMENT STAGE 1
AMENDED CONDITIONS OF APPROVAL

#	Condition	Timing																																																																																																																																																	
GENERAL MATTERS																																																																																																																																																			
1.	<p>Development to be generally in accordance with specified plans/drawings</p> <p>The development must be carried out generally in accordance with the plans/drawing prepared by Cottee Parker Architects listed below:</p> <table><tr><th>#</th><th>Plan no.</th><th>Rev.</th><th>Title</th><th>Date</th></tr><tr><td>1</td><td>SD1.1002</td><td>02</td><td>Site Plan</td><td>21/07/17</td></tr><tr><td>2</td><td>SD1.2010</td><td>01</td><td>Floor Plan Level 00</td><td>21/07/17</td></tr><tr><td>3</td><td>SD1.2010.1</td><td>03</td><td>Floor Plan Level 00 Part 1</td><td>21/07/17</td></tr><tr><td>4</td><td>SD1.2010.2</td><td>03</td><td>Floor Plan Level 00 Part 2</td><td>21/07/17</td></tr><tr><td>5</td><td>SD1.2011.M</td><td>03</td><td>Floor Plan Level 01M</td><td>21/07/17</td></tr><tr><td>6</td><td>SD1.2012</td><td>03</td><td>Floor Plan Level 02</td><td>21/07/17</td></tr><tr><td>7</td><td>SD1.2012.M</td><td>01</td><td>Floor Plan Level 02M</td><td>21/07/17</td></tr><tr><td>8</td><td>SD1.2013</td><td>02</td><td>Floor Plan Level03 Concourse</td><td>21/07/17</td></tr><tr><td>9</td><td>SD1.2014</td><td>03</td><td>Floor Plan Level 04</td><td>21/07/17</td></tr><tr><td>10</td><td>SD1.2015</td><td>03</td><td>Floor Plan Level 05</td><td>21/07/17</td></tr><tr><td>11</td><td>SD1.2016</td><td>03</td><td>Floor Plan Level 06</td><td>21/07/17</td></tr><tr><td>12</td><td>SD1.2017</td><td>03</td><td>Floor Plan Level 07</td><td>21/07/17</td></tr><tr><td>13</td><td>SD1.2018</td><td>02</td><td>Floor Plan Level 08 Podium</td><td>21/07/17</td></tr><tr><td>14</td><td>SD1.2019</td><td>02</td><td>Floor Plan Level 9</td><td>21/07/17</td></tr><tr><td>15</td><td>SD1.2033</td><td>02</td><td>Floor Plan Level 10-20 Typical Hotel Floor</td><td>21/07/17</td></tr><tr><td>16</td><td>SD1.2035</td><td>04</td><td>Floor Plan Level 21</td><td>21/07/17</td></tr><tr><td>17</td><td>SD1.2067</td><td>03</td><td>Floor Plan Level 22 Rec Deck</td><td>21/07/17</td></tr><tr><td>18</td><td>SD1.2068</td><td>03</td><td>Floor Plan Level 23</td><td>21/07/17</td></tr><tr><td>19</td><td>SD1.2071</td><td>02</td><td>Floor Plan Level 24-55 Typical Apartment Floor</td><td>21/07/17</td></tr><tr><td>20</td><td>SD1.2072</td><td>01</td><td>Floor Plan Level 56 Roof Deck</td><td>21/07/17</td></tr><tr><td>21</td><td>SD1.3001</td><td>04</td><td>Tower Elevations</td><td>21/07/17</td></tr><tr><td>22</td><td>SD1.3002</td><td>04</td><td>Tower Elevations</td><td>21/07/17</td></tr><tr><td>23</td><td>SD1.3003</td><td>03</td><td>Podium Elevations</td><td>21/07/17</td></tr><tr><td>24</td><td>SD1.3004</td><td>03</td><td>Podium Elevations</td><td>21/07/17</td></tr><tr><td>25</td><td>SD1.3101</td><td>02</td><td>Sections</td><td>21/07/17</td></tr><tr><td>26</td><td>SD1.3102</td><td>02</td><td>Podium Sections</td><td>21/07/17</td></tr><tr><td>27</td><td>SD1.3103</td><td>02</td><td>Podium Sections</td><td>21/07/17</td></tr><tr><td>28</td><td>SD1.3107</td><td>02</td><td>Podium Section Through Facade</td><td>21/07/17</td></tr></table> <p>The conditions of this approval are to be read in conjunction with these plans. Where a conflict occurs between the conditions of this approval and the plans/drawings, the conditions of this approval shall take precedence.</p>	#	Plan no.	Rev.	Title	Date	1	SD1.1002	02	Site Plan	21/07/17	2	SD1.2010	01	Floor Plan Level 00	21/07/17	3	SD1.2010.1	03	Floor Plan Level 00 Part 1	21/07/17	4	SD1.2010.2	03	Floor Plan Level 00 Part 2	21/07/17	5	SD1.2011.M	03	Floor Plan Level 01M	21/07/17	6	SD1.2012	03	Floor Plan Level 02	21/07/17	7	SD1.2012.M	01	Floor Plan Level 02M	21/07/17	8	SD1.2013	02	Floor Plan Level03 Concourse	21/07/17	9	SD1.2014	03	Floor Plan Level 04	21/07/17	10	SD1.2015	03	Floor Plan Level 05	21/07/17	11	SD1.2016	03	Floor Plan Level 06	21/07/17	12	SD1.2017	03	Floor Plan Level 07	21/07/17	13	SD1.2018	02	Floor Plan Level 08 Podium	21/07/17	14	SD1.2019	02	Floor Plan Level 9	21/07/17	15	SD1.2033	02	Floor Plan Level 10-20 Typical Hotel Floor	21/07/17	16	SD1.2035	04	Floor Plan Level 21	21/07/17	17	SD1.2067	03	Floor Plan Level 22 Rec Deck	21/07/17	18	SD1.2068	03	Floor Plan Level 23	21/07/17	19	SD1.2071	02	Floor Plan Level 24-55 Typical Apartment Floor	21/07/17	20	SD1.2072	01	Floor Plan Level 56 Roof Deck	21/07/17	21	SD1.3001	04	Tower Elevations	21/07/17	22	SD1.3002	04	Tower Elevations	21/07/17	23	SD1.3003	03	Podium Elevations	21/07/17	24	SD1.3004	03	Podium Elevations	21/07/17	25	SD1.3101	02	Sections	21/07/17	26	SD1.3102	02	Podium Sections	21/07/17	27	SD1.3103	02	Podium Sections	21/07/17	28	SD1.3107	02	Podium Section Through Facade	21/07/17	At all times.
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#	Condition	Timing
INFRASTRUCTURE FUNDING CONTRIBUTIONS		
9.	<p>Infrastructure Contributions</p> <p>Pay to the Council of the City of Gold Coast (Council) a monetary contribution towards the cost of the provision of infrastructure in accordance with Council's Charges Resolution.</p> <p>The current applicable charge is:</p> <p>Total levied charge payable \$8,554,032.90</p> <p>+ ANNUAL ADJUSTMENTS AND/OR REVIEWS</p> <p>The above charge will automatically increase by the lesser of the following:</p> <ol style="list-style-type: none"> The difference between the levied charge and the maximum adopted charge the local government could have levied for the development when the charge is paid; and The increase for the PPI for the period starting on the day the levied charge was levied and ending on the day it is paid, adjusted by reference to the 3-yearly PPI average. <p>'3-yearly PPI average' and 'PPI' have the meanings given in the <i>Planning Act 2016</i>.</p> <p>As the levied charge amount is current at the date of issue, the total charges due at the date of payment may be greater.</p>	<p>Total payable prior to the use commencing, issue of certification of classification or final plumbing inspection, whichever occurs first.</p>
CAR PARKING AND ACCESS		
10.	<p>Off-street car parking facilities</p> <ol style="list-style-type: none"> Off-street car parking facilities must be designed, constructed and maintained in accordance with AS2890.1 (latest version). Off-street facilities for car parking must only be used for vehicle parking. A minimum of 318 additional off-street car parking spaces must be provided on-site in an unbundled arrangement. Off-street car parking facilities must be drained and line marked. <p><i>Information Note: Any unbundled car parking unsold to a residential carpark allocation can be made available for use by all other activities within the integrated resort complex (i.e residential apartments, hotel, casino and resort users).</i></p>	<p>Prior to the commencement of the use and at all times.</p>
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16.	<p>Bicycle parking</p> <ol style="list-style-type: none"> Bicycle parking facilities must be provided to the satisfaction of the Minister, at no cost to Council and maintained in accordance with: <ol style="list-style-type: none"> a minimum of 106 x Class 2 bicycle parking spaces for residents; a minimum of 36 x Class 3 bicycle parking spaces for visitors to be provided in a freely accessible location at ground level; and AS2890.3. The bicycle parking spaces are to: <ol style="list-style-type: none"> enable wheels and frame to be located to the device without damaging the bicycle; be located outside pedestrian movement paths; be accessible from the road; 	<p>Prior to the commencement of the use and at all times.</p>

#	Condition	Timing
	<ul style="list-style-type: none"> iv. be arranged so that parking and unparking manoeuvres will not damage adjacent bicycles v. be protected from manoeuvring motor vehicles and opening car doors; vi. be as close as possible to the cyclists ultimate destination; vii. be well lit by appropriate existing or new lighting; and viii. be protected from the weather. 	
HYDRAULICS		
39.	<p>Certification of earthworks compliance with hydraulic report</p> <p>The Trustee must submit to Council and to the Minister a certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the bulk earthworks comply with the approved hydraulic report, being "Destination Gold Coast Consortium – Stage 1 Development, Flooding and Hydraulics Impact Assessment Revision 05" (Report No: F0003-AA0090029-AAR dated 15 September 2017 prepared by Arcadis Australia Pacific Pty Ltd) and no loss of flood plain storage has occurred as a result of the earthworks. The certification must be accompanied by calculations and as constructed data that:</p> <ul style="list-style-type: none"> a. includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS; and b. has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred. 	The certification must be submitted to Council immediately after completion of the bulk earthworks.
STORMWATER AND WATER QUALITY		
43.	<p>Stormwater management plan to be complied with</p> <p>The Trustee must submit to Council and to the Minister certification from a RPEQ specialised in stormwater management confirming that all works have been carried out and completed in accordance with the approved stormwater management plan being "Destination Gold Coast Consortium – Stage 1 Development, Site Based Stormwater Management Plan Revision 05 (Report No: F0009-AA0090029-AAR dated 15/09/2017 prepared by Arcadis Australia Pacific Pty Ltd).</p> <p><i>Information note: this condition is non-trunk infrastructure.</i></p>	The certification must be submitted prior to the commencement of the use of the premises.
44	<p>Certification that stormwater management treatment train implemented</p> <p>The Trustee must provide to Council and to the Minister certification from a RPEQ specialising in stormwater that the stormwater management treatment train in the approved stormwater management plan, "Destination Gold Coast Consortium – Stage 1 Development, Site Based Stormwater Management Plan Revision 05 (Report No: F0009-AA0090029-AAR dated 15/09/2017 prepared by Arcadis Australia Pacific Pty Ltd), and associated design drawings has been installed on-site and is functioning as designed.</p>	Prior to the commencement of the use of the premises.
45A	<p>Certification of performance of the treatment train</p> <p>The Trustee/owner must submit to Council and to the Minister certification signed by the qualified professional (RPEQ or equivalent) confirming the following:</p> <ul style="list-style-type: none"> a. The proposed treatment train including the proprietary device will achieve pollutants removal efficiency to satisfy Council's water quality objectives as outlined in the <i>City Plan Policy - Land Development Guidelines</i>. b. The signing person must acknowledge that he/she is aware that the Council of the City of Gold Coast relies upon his/her certification in approving the above stormwater management plan and associated treatment train including the proprietary device. 	Prior to the commencement of works on-site.

#	Condition	Timing
45B	<p>Monitoring of the proprietary treatment devices</p> <p>a. The Trustee/owner must carry out monitoring of the performance of the proprietary stormwater treatment devices as adopted in the approved stormwater management plan for two years at no cost to Council. Annual report of the monitoring and subsequent results shall be prepared by a suitably qualified professional (RPEQ or equivalent) specialised in stormwater and must be submitted to Council for record keeping purposes.</p> <p>Alternatively, the Trustee/owner shall submit a certification or endorsement letter from an independent expert / peer reviewer based on the testing / monitoring results of the proprietary devices confirming the performance of the devices in relation to Council's adopted protocol (August 2015) requirements, to discontinue the ongoing monitoring.</p>	As indicated within the wording of the condition.
45C	<p>Maintenance of stormwater management devices</p> <p>a. Prior to commencement of the use of the premises, a site-specific stormwater quality improvement device (SQID) maintenance management plan (MMP) must be prepared by a suitably qualified professional, consistent with the maintenance requirements of the devices in the proposed treatment train, and submitted to Council in a satisfactory manner. The approved MMP must be included in the Trustee or Community Management Plan / Building Management Statement as required.</p> <p>The MMP must address the following:</p> <p>i. The MMP must include all associated cost related to the device (e.g. installation, inspection and replacement/maintenance, reporting, health and safety plans, training, area of land required to install the device etc.);</p> <p>ii. The MMP must include the lifecycle cost of the proposed treatment devices.</p> <p>b. The Trustee / legal authority must enter into a long-term maintenance agreement with the proprietor or an appropriate entity for the life of the development. A copy of the maintenance agreement must be submitted to council for record prior to commencement of the use of the premises;</p> <p>c. The Trustee / legal authority shall submit to Council certification from a RPEQ every year for the life of the development confirming that the cartridges have been replaced and functioning as designed.</p> <p>d. The Trustee / legal authority of the development shall be responsible for monitoring and maintaining the stormwater management devices during both construction and operational phases at no cost to the Council.</p> <p>e. In case of failure to achieve the designed pollutant load reduction target during the operational phase of the development, the Trustee / legal authority must be responsible to replace the proprietary device (Stormwater360 StormFilter Cartridges) with an appropriate treatment system in accordance with Council's WSUD guidelines (Section 13 of the Land Development Guidelines) at no cost to Council.</p> <p><i>Advisory Note: Failure of achieving the water quality objectives during construction and operational phase of the development may trigger significant penalty under the Environmental Protection Act 1994.</i></p>	As indicated within the wording of the condition.
HEALTH AND REGULATORY SERVICES		
53.	<p>Waste Management Plan</p> <p>The development must be designed and constructed generally in accordance with the approved Waste Management Plan (WMP) prepared by Acardis dated 15 September 2017 (Report No: AA009245-R01-05).</p>	Prior to the commencement of the use.

#	Condition	Timing
	Any proposed changes to the approved WMP must be submitted to Council for review prior to the implementation of any proposed structural changes.	
54	<p>Bulk bins – storage point – external</p> <p>The bulk bin storage points must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03). The design and construction of all storage points must comply with the following requirements:</p> <ol style="list-style-type: none"> located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site; allow for at least an additional 0.5 metre clearance surrounding each container, or for the storage of multiple bins – one metre clearance around the combined bin area (whichever is the lesser); sufficiently screened to ensure bins are not visible from a public place or sensitive land use; constructed hardstand area with a solid concrete base or acceptable equivalent; roofed and designed to prevent entry to rainwater; graded to fall to a drainage point within the storage point; drainage point to be connected to sewer in accordance with trade waste requirements; and provided with a hosecock for cleaning the bins. 	Prior to the commencement of the use.
55.	<p>Waste storage room – design and construction</p> <p>The waste storage room must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ol style="list-style-type: none"> air-locked; fly and vermin proofed; used solely for the storage of waste; constructed hardstand area with a solid concrete base or acceptable equivalent; graded to fall to a drainage point; drainage point to be connected to sewer in accordance with trade waste requirements; provided with a hosecock for cleaning the bins; fire rated and ventilated in accordance with the <i>National Construction Code – Building Code of Australia</i>; the doors must be wide enough to allow for the easy removal of the largest container to be stored; the walls, ceiling, floor and equipment of each waste storage room must be designed and constructed of impervious material with a finish to allow for easy cleaning; adequate artificial lighting must be provided; and must permit unobstructed access for removal of the containers to the service point and for positioning of the containers correctly in relation to the waste chute. 	Prior to the commencement of the use.
56.	<p>Bulk bins – servicing point</p> <p>The bulk bin servicing point must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ol style="list-style-type: none"> sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the front-lift waste collection vehicle, taking into consideration: <ol style="list-style-type: none"> the waste collection vehicle operating dimensions, additional clearance for services and fixtures (eg. pipes, air conditioning ducts etc if applicable), and additional clearance for roadway gradient (if applicable). Clearly separated from car parking bays, loading bays, footpaths and pedestrian access, and any other similar areas. 	Prior to the commencement of the use.

#	Condition	Timing
	<ul style="list-style-type: none"> c. Clear of speed control devices or similar provisions which inhibit direct access to the bins for servicing. d. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site. e. Constructed hardstand with a solid concrete base or acceptable equivalent. f. Allow for at least an additional 0.5 metres clearance surrounding each container, or for multiple bins, one (1) metre clearance around the combined multiple bin area, whichever is the lesser. g. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site. 	
57.	<p>Ro-Ro Bins – storage & servicing point - undercover area</p> <p>The Ro-Ro bins storage / servicing point must be located in accordance with Floor Plan Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site. b. Constructed hardstand area with a solid concrete base or acceptable equivalent that is of sufficient strength to support the loaded weight of the bin and the truck. c. Graded to fall to a drainage point/s, connected to sewer in accordance with trade waste requirements. d. Allow for at least an additional one (1) metre clearance surrounding each container, or for multiple bins, one (1) metre clearance around the combined multiple bin area, whichever is the lesser. e. Allow additional space for compactor and bin-lifter equipment if applicable. f. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site. g. Clearly separated from car parking bays, loading bays, footpaths and pedestrian access and other similar areas. h. Sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the waste bin collection vehicle, taking into consideration: <ul style="list-style-type: none"> i. the waste collection vehicle operating dimensions, ii. additional clearance for services and fixtures (eg. pipes, air conditioning ducts etc if applicable), and iii. additional clearance for roadway gradient (if applicable). 	Prior to the commencement of the use.
58.	<p>Waste chute – design and construction</p> <p>The waste chute must be located in accordance with the approved plans dated 21 July 2017 (Job No. 5370) and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Adequate strength for its purpose, including additional reinforcing where necessary at joins, bends and hopper intersections. b. Insect and vermin proof. c. Constructed and installed to prevent the following during use and operation of the system: <ul style="list-style-type: none"> i. Transmission of vibration to the structure of the premises; ii. Excessive odour; and iii. Excessive noise to the occupants of the building. d. Installed in a fire rated duct and ventilated in compliance with building requirements of the <i>National Construction Code – Building Code of Australia</i>. e. Comply with the waste chute manufacturer's technical specifications and /or operational limitations, including installation design features and ancillary equipment required to prevent blockages and noise disturbances. f. Fitted with a shutter at the base of the chute for closing off the chute manually during bin exchange and automatically in the case of fire. 	Prior to the commencement of the use.

#	Condition	Timing
59.	<p>Waste disposal points – design and construction</p> <p>A waste disposal point / hopper must be located on each residential floor in accordance with the approved plans dated 21 July 2017 (Job No. 5370), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Located to ensure the handle of the hopper is at least 1200 millimetres above finished floor level. b. Hopper door must automatically return to the closed position after use. c. Designed to permit free flow of waste into the chute d. Constructed so that the diameter or largest dimension of the service opening (the diagonal of a rectangular opening) does not exceed three-quarters (3/4) of the diameter of the chute with which the hopper is connected e. The floor adjacent to the hopper to be constructed of a durable impervious material with a smooth finished surface 	Prior to occupation.

JUPITERS REDEVELOPMENT STAGE 1

ADVISORY NOTES

ADVISORY NOTES: DTMR	
General Advice - Stage 1	
Ref: Public Passenger Transport:	
A	<p>Taxis</p> <p>The 'porte cochere' shown on Floor Plan Level 01 Part 01, prepared by Destination Gold Coast Consortium, Drawing No. SD1.2010.1 Issue 03 and dated 21 July 2017 should be designed and constructed to ensure that it is capable of accommodating at least one taxi suitable for use by people with disabilities in accordance with the following:</p> <ul style="list-style-type: none">• Disability Standards for Accessible Public Transport 2002 – subsection 31(1) of the <i>Disability Discrimination Act 1992</i> (Cth);• AS1428.1 – Design for Access and Mobility; and• AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities.
B	<p>Private coaches/buses</p> <p>The coach parking in the 'new hotel drop off and car park/driveway manoeuvring areas shown on Floor Plan –Level 01_Part 01, prepared by Destination Gold Coast Consortium, Drawing No. SD1.2010.1, Issue 03 and dated 21 July 2017, should be designed to accommodate the maximum design vehicle anticipated on the development site. Advice is provided that single unit rigid buses of 14.5m in length are likely to access the site and the development should be designed to ensure that these vehicles can manoeuvre in forward gear at all times. The 'new hotel drop off' should provide adequate setdown capacity for the anticipated demand for privately contracted buses, coaches, and shuttles/mini-buses.</p>



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 4188428, OGR-1715386

29 JAN 2018

The Honourable Mark Bailey MP
Minister for Transport and Main Roads
Member for Miller
GPO Box 2644
BRISBANE QLD 4001

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Email attorney@ministerial.qld.gov.au

Dear Minister *Mark*

I refer to my previous correspondence dated 9 December 2016 advising of my approval of Stage 1 of The Star Entertainment Group Limited's (The Star) *Destination Gold Coast Consortium Gold Coast Master Plan*.

The Star has since lodged an application to amend certain conditions in relation to my original approval, relating to minor changes to the Stage 1 development area, tower form and design and car and bicycle parking provisions. I understand that The Star has also engaged in negotiations with the Department of Transport and Main Roads (DTMR) and reached agreement on the proposed amendments.

Pursuant to the provisions of the Jupiters Casino Agreement, I have assessed and approved the proposal and can confirm that DTMR's recommendations have been incorporated into the amended conditions, which I have enclosed for your reference. Please note the attached conditions supersede the equivalent conditions attached to my previous approval of 9 December 2016.

Once again, I consider it appropriate that DTMR be authorised to monitor and supervise The Star's compliance with the amended conditions proposed by DTMR in accordance with the existing compliance framework. I appreciate the ongoing support of DTMR in regards to this matter.

Should DTMR officers require any further information regarding this matter, please contact Ms Brigette Tilley, Director, Gaming Services Branch, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigette.tilley@justice.qld.gov.au.

I trust this information is of assistance.

Yours sincerely

Yvette D'Ath
YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.

JUPITERS REDEVELOPMENT STAGE 1
AMENDED CONDITIONS OF APPROVAL

#	Condition	Timing																																																																																																																																																	
GENERAL MATTERS																																																																																																																																																			
1.	<p>Development to be generally in accordance with specified plans/drawings</p> <p>The development must be carried out generally in accordance with the plans/drawing prepared by Cottee Parker Architects listed below:</p> <table><tr><th>#</th><th>Plan no.</th><th>Rev.</th><th>Title</th><th>Date</th></tr><tr><td>1</td><td>SD1.1002</td><td>02</td><td>Site Plan</td><td>21/07/17</td></tr><tr><td>2</td><td>SD1.2010</td><td>01</td><td>Floor Plan Level 00</td><td>21/07/17</td></tr><tr><td>3</td><td>SD1.2010.1</td><td>03</td><td>Floor Plan Level 00 Part 1</td><td>21/07/17</td></tr><tr><td>4</td><td>SD1.2010.2</td><td>03</td><td>Floor Plan Level 00 Part 2</td><td>21/07/17</td></tr><tr><td>5</td><td>SD1.2011.M</td><td>03</td><td>Floor Plan Level 01M</td><td>21/07/17</td></tr><tr><td>6</td><td>SD1.2012</td><td>03</td><td>Floor Plan Level 02</td><td>21/07/17</td></tr><tr><td>7</td><td>SD1.2012.M</td><td>01</td><td>Floor Plan Level 02M</td><td>21/07/17</td></tr><tr><td>8</td><td>SD1.2013</td><td>02</td><td>Floor Plan Level03 Concourse</td><td>21/07/17</td></tr><tr><td>9</td><td>SD1.2014</td><td>03</td><td>Floor Plan Level 04</td><td>21/07/17</td></tr><tr><td>10</td><td>SD1.2015</td><td>03</td><td>Floor Plan Level 05</td><td>21/07/17</td></tr><tr><td>11</td><td>SD1.2016</td><td>03</td><td>Floor Plan Level 06</td><td>21/07/17</td></tr><tr><td>12</td><td>SD1.2017</td><td>03</td><td>Floor Plan Level 07</td><td>21/07/17</td></tr><tr><td>13</td><td>SD1.2018</td><td>02</td><td>Floor Plan Level 08 Podium</td><td>21/07/17</td></tr><tr><td>14</td><td>SD1.2019</td><td>02</td><td>Floor Plan Level 9</td><td>21/07/17</td></tr><tr><td>15</td><td>SD1.2033</td><td>02</td><td>Floor Plan Level 10-20 Typical Hotel Floor</td><td>21/07/17</td></tr><tr><td>16</td><td>SD1.2035</td><td>04</td><td>Floor Plan Level 21</td><td>21/07/17</td></tr><tr><td>17</td><td>SD1.2067</td><td>03</td><td>Floor Plan Level 22 Rec Deck</td><td>21/07/17</td></tr><tr><td>18</td><td>SD1.2068</td><td>03</td><td>Floor Plan Level 23</td><td>21/07/17</td></tr><tr><td>19</td><td>SD1.2071</td><td>02</td><td>Floor Plan Level 24-55 Typical Apartment Floor</td><td>21/07/17</td></tr><tr><td>20</td><td>SD1.2072</td><td>01</td><td>Floor Plan Level 56 Roof Deck</td><td>21/07/17</td></tr><tr><td>21</td><td>SD1.3001</td><td>04</td><td>Tower Elevations</td><td>21/07/17</td></tr><tr><td>22</td><td>SD1.3002</td><td>04</td><td>Tower Elevations</td><td>21/07/17</td></tr><tr><td>23</td><td>SD1.3003</td><td>03</td><td>Podium Elevations</td><td>21/07/17</td></tr><tr><td>24</td><td>SD1.3004</td><td>03</td><td>Podium Elevations</td><td>21/07/17</td></tr><tr><td>25</td><td>SD1.3101</td><td>02</td><td>Sections</td><td>21/07/17</td></tr><tr><td>26</td><td>SD1.3102</td><td>02</td><td>Podium Sections</td><td>21/07/17</td></tr><tr><td>27</td><td>SD1.3103</td><td>02</td><td>Podium Sections</td><td>21/07/17</td></tr><tr><td>28</td><td>SD1.3107</td><td>02</td><td>Podium Section Through Facade</td><td>21/07/17</td></tr></table> <p>The conditions of this approval are to be read in conjunction with these plans. Where a conflict occurs between the conditions of this approval and the plans/drawings, the conditions of this approval shall take precedence.</p>	#	Plan no.	Rev.	Title	Date	1	SD1.1002	02	Site Plan	21/07/17	2	SD1.2010	01	Floor Plan Level 00	21/07/17	3	SD1.2010.1	03	Floor Plan Level 00 Part 1	21/07/17	4	SD1.2010.2	03	Floor Plan Level 00 Part 2	21/07/17	5	SD1.2011.M	03	Floor Plan Level 01M	21/07/17	6	SD1.2012	03	Floor Plan Level 02	21/07/17	7	SD1.2012.M	01	Floor Plan Level 02M	21/07/17	8	SD1.2013	02	Floor Plan Level03 Concourse	21/07/17	9	SD1.2014	03	Floor Plan Level 04	21/07/17	10	SD1.2015	03	Floor Plan Level 05	21/07/17	11	SD1.2016	03	Floor Plan Level 06	21/07/17	12	SD1.2017	03	Floor Plan Level 07	21/07/17	13	SD1.2018	02	Floor Plan Level 08 Podium	21/07/17	14	SD1.2019	02	Floor Plan Level 9	21/07/17	15	SD1.2033	02	Floor Plan Level 10-20 Typical Hotel Floor	21/07/17	16	SD1.2035	04	Floor Plan Level 21	21/07/17	17	SD1.2067	03	Floor Plan Level 22 Rec Deck	21/07/17	18	SD1.2068	03	Floor Plan Level 23	21/07/17	19	SD1.2071	02	Floor Plan Level 24-55 Typical Apartment Floor	21/07/17	20	SD1.2072	01	Floor Plan Level 56 Roof Deck	21/07/17	21	SD1.3001	04	Tower Elevations	21/07/17	22	SD1.3002	04	Tower Elevations	21/07/17	23	SD1.3003	03	Podium Elevations	21/07/17	24	SD1.3004	03	Podium Elevations	21/07/17	25	SD1.3101	02	Sections	21/07/17	26	SD1.3102	02	Podium Sections	21/07/17	27	SD1.3103	02	Podium Sections	21/07/17	28	SD1.3107	02	Podium Section Through Facade	21/07/17	At all times.
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INFRASTRUCTURE FUNDING CONTRIBUTIONS		
9.	<p>Infrastructure Contributions</p> <p>Pay to the Council of the City of Gold Coast (Council) a monetary contribution towards the cost of the provision of infrastructure in accordance with Council's Charges Resolution.</p> <p>The current applicable charge is:</p> <p>Total levied charge payable \$8,554,032.90</p> <p>+ ANNUAL ADJUSTMENTS AND/OR REVIEWS</p> <p>The above charge will automatically increase by the lesser of the following:</p> <ol style="list-style-type: none"> The difference between the levied charge and the maximum adopted charge the local government could have levied for the development when the charge is paid; and The increase for the PPI for the period starting on the day the levied charge was levied and ending on the day it is paid, adjusted by reference to the 3-yearly PPI average. <p>'3-yearly PPI average' and 'PPI' have the meanings given in the <i>Planning Act 2016</i>.</p> <p>As the levied charge amount is current at the date of issue, the total charges due at the date of payment may be greater.</p>	<p>Total payable prior to the use commencing, issue of certification of classification or final plumbing inspection, whichever occurs first.</p>
CAR PARKING AND ACCESS		
10.	<p>Off-street car parking facilities</p> <ol style="list-style-type: none"> Off-street car parking facilities must be designed, constructed and maintained in accordance with AS2890.1 (latest version). Off-street facilities for car parking must only be used for vehicle parking. A minimum of 318 additional off-street car parking spaces must be provided on-site in an unbundled arrangement. Off-street car parking facilities must be drained and line marked. <p><i>Information Note: Any unbundled car parking unsold to a residential carpark allocation can be made available for use by all other activities within the integrated resort complex (i.e residential apartments, hotel, casino and resort users).</i></p>	<p>Prior to the commencement of the use and at all times.</p>
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16.	<p>Bicycle parking</p> <ol style="list-style-type: none"> Bicycle parking facilities must be provided to the satisfaction of the Minister, at no cost to Council and maintained in accordance with: <ol style="list-style-type: none"> a minimum of 106 x Class 2 bicycle parking spaces for residents; a minimum of 36 x Class 3 bicycle parking spaces for visitors to be provided in a freely accessible location at ground level; and AS2890.3. The bicycle parking spaces are to: <ol style="list-style-type: none"> enable wheels and frame to be located to the device without damaging the bicycle; be located outside pedestrian movement paths; be accessible from the road; 	<p>Prior to the commencement of the use and at all times.</p>

#	Condition	Timing
	<ul style="list-style-type: none"> iv. be arranged so that parking and unparking manoeuvres will not damage adjacent bicycles v. be protected from manoeuvring motor vehicles and opening car doors; vi. be as close as possible to the cyclists ultimate destination; vii. be well lit by appropriate existing or new lighting; and viii. be protected from the weather. 	
HYDRAULICS		
39.	<p>Certification of earthworks compliance with hydraulic report</p> <p>The Trustee must submit to Council and to the Minister a certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the bulk earthworks comply with the approved hydraulic report, being "Destination Gold Coast Consortium – Stage 1 Development, Flooding and Hydraulics Impact Assessment Revision 05" (Report No: F0003-AA0090029-AAR dated 15 September 2017 prepared by Arcadis Australia Pacific Pty Ltd) and no loss of flood plain storage has occurred as a result of the earthworks. The certification must be accompanied by calculations and as constructed data that:</p> <ul style="list-style-type: none"> a. includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS; and b. has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred. 	The certification must be submitted to Council immediately after completion of the bulk earthworks.
STORMWATER AND WATER QUALITY		
43.	<p>Stormwater management plan to be complied with</p> <p>The Trustee must submit to Council and to the Minister certification from a RPEQ specialised in stormwater management confirming that all works have been carried out and completed in accordance with the approved stormwater management plan being "Destination Gold Coast Consortium – Stage 1 Development, Site Based Stormwater Management Plan Revision 05 (Report No: F0009-AA0090029-AAR dated 15/09/2017 prepared by Arcadis Australia Pacific Pty Ltd).</p> <p><i>Information note: this condition is non-trunk infrastructure.</i></p>	The certification must be submitted prior to the commencement of the use of the premises.
44	<p>Certification that stormwater management treatment train implemented</p> <p>The Trustee must provide to Council and to the Minister certification from a RPEQ specialising in stormwater that the stormwater management treatment train in the approved stormwater management plan, "Destination Gold Coast Consortium – Stage 1 Development, Site Based Stormwater Management Plan Revision 05 (Report No: F0009-AA0090029-AAR dated 15/09/2017 prepared by Arcadis Australia Pacific Pty Ltd), and associated design drawings has been installed on-site and is functioning as designed.</p>	Prior to the commencement of the use of the premises.
45A	<p>Certification of performance of the treatment train</p> <p>The Trustee/owner must submit to Council and to the Minister certification signed by the qualified professional (RPEQ or equivalent) confirming the following:</p> <ul style="list-style-type: none"> a. The proposed treatment train including the proprietary device will achieve pollutants removal efficiency to satisfy Council's water quality objectives as outlined in the <i>City Plan Policy - Land Development Guidelines</i>. b. The signing person must acknowledge that he/she is aware that the Council of the City of Gold Coast relies upon his/her certification in approving the above stormwater management plan and associated treatment train including the proprietary device. 	Prior to the commencement of works on-site.

#	Condition	Timing
45B	<p>Monitoring of the proprietary treatment devices</p> <p>a. The Trustee/owner must carry out monitoring of the performance of the proprietary stormwater treatment devices as adopted in the approved stormwater management plan for two years at no cost to Council. Annual report of the monitoring and subsequent results shall be prepared by a suitably qualified professional (RPEQ or equivalent) specialised in stormwater and must be submitted to Council for record keeping purposes.</p> <p>Alternatively, the Trustee/owner shall submit a certification or endorsement letter from an independent expert / peer reviewer based on the testing / monitoring results of the proprietary devices confirming the performance of the devices in relation to Council's adopted protocol (August 2015) requirements, to discontinue the ongoing monitoring.</p>	As indicated within the wording of the condition.
45C	<p>Maintenance of stormwater management devices</p> <p>a. Prior to commencement of the use of the premises, a site-specific stormwater quality improvement device (SQID) maintenance management plan (MMP) must be prepared by a suitably qualified professional, consistent with the maintenance requirements of the devices in the proposed treatment train, and submitted to Council in a satisfactory manner. The approved MMP must be included in the Trustee or Community Management Plan / Building Management Statement as required.</p> <p>The MMP must address the following:</p> <p>i. The MMP must include all associated cost related to the device (e.g. installation, inspection and replacement/maintenance, reporting, health and safety plans, training, area of land required to install the device etc.);</p> <p>ii. The MMP must include the lifecycle cost of the proposed treatment devices.</p> <p>b. The Trustee / legal authority must enter into a long-term maintenance agreement with the proprietor or an appropriate entity for the life of the development. A copy of the maintenance agreement must be submitted to council for record prior to commencement of the use of the premises;</p> <p>c. The Trustee / legal authority shall submit to Council certification from a RPEQ every year for the life of the development confirming that the cartridges have been replaced and functioning as designed.</p> <p>d. The Trustee / legal authority of the development shall be responsible for monitoring and maintaining the stormwater management devices during both construction and operational phases at no cost to the Council.</p> <p>e. In case of failure to achieve the designed pollutant load reduction target during the operational phase of the development, the Trustee / legal authority must be responsible to replace the proprietary device (Stormwater360 StormFilter Cartridges) with an appropriate treatment system in accordance with Council's WSUD guidelines (Section 13 of the Land Development Guidelines) at no cost to Council.</p> <p><i>Advisory Note: Failure of achieving the water quality objectives during construction and operational phase of the development may trigger significant penalty under the Environmental Protection Act 1994.</i></p>	As indicated within the wording of the condition.
HEALTH AND REGULATORY SERVICES		
53.	<p>Waste Management Plan</p> <p>The development must be designed and constructed generally in accordance with the approved Waste Management Plan (WMP) prepared by Acardis dated 15 September 2017 (Report No: AA009245-R01-05).</p>	Prior to the commencement of the use.

#	Condition	Timing
	Any proposed changes to the approved WMP must be submitted to Council for review prior to the implementation of any proposed structural changes.	
54	<p>Bulk bins – storage point – external</p> <p>The bulk bin storage points must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03). The design and construction of all storage points must comply with the following requirements:</p> <ol style="list-style-type: none"> located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site; allow for at least an additional 0.5 metre clearance surrounding each container, or for the storage of multiple bins – one metre clearance around the combined bin area (whichever is the lesser); sufficiently screened to ensure bins are not visible from a public place or sensitive land use; constructed hardstand area with a solid concrete base or acceptable equivalent; roofed and designed to prevent entry to rainwater; graded to fall to a drainage point within the storage point; drainage point to be connected to sewer in accordance with trade waste requirements; and provided with a hosecock for cleaning the bins. 	Prior to the commencement of the use.
55.	<p>Waste storage room – design and construction</p> <p>The waste storage room must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ol style="list-style-type: none"> air-locked; fly and vermin proofed; used solely for the storage of waste; constructed hardstand area with a solid concrete base or acceptable equivalent; graded to fall to a drainage point; drainage point to be connected to sewer in accordance with trade waste requirements; provided with a hosecock for cleaning the bins; fire rated and ventilated in accordance with the <i>National Construction Code – Building Code of Australia</i>; the doors must be wide enough to allow for the easy removal of the largest container to be stored; the walls, ceiling, floor and equipment of each waste storage room must be designed and constructed of impervious material with a finish to allow for easy cleaning; adequate artificial lighting must be provided; and must permit unobstructed access for removal of the containers to the service point and for positioning of the containers correctly in relation to the waste chute. 	Prior to the commencement of the use.
56.	<p>Bulk bins – servicing point</p> <p>The bulk bin servicing point must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ol style="list-style-type: none"> sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the front-lift waste collection vehicle, taking into consideration: <ol style="list-style-type: none"> the waste collection vehicle operating dimensions, additional clearance for services and fixtures (eg. pipes, air conditioning ducts etc if applicable), and additional clearance for roadway gradient (if applicable). Clearly separated from car parking bays, loading bays, footpaths and pedestrian access, and any other similar areas. 	Prior to the commencement of the use.

#	Condition	Timing
	<ul style="list-style-type: none"> c. Clear of speed control devices or similar provisions which inhibit direct access to the bins for servicing. d. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site. e. Constructed hardstand with a solid concrete base or acceptable equivalent. f. Allow for at least an additional 0.5 metres clearance surrounding each container, or for multiple bins, one (1) metre clearance around the combined multiple bin area, whichever is the lesser. g. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site. 	
57.	<p>Ro-Ro Bins – storage & servicing point - undercover area</p> <p>The Ro-Ro bins storage / servicing point must be located in accordance with Floor Plan Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site. b. Constructed hardstand area with a solid concrete base or acceptable equivalent that is of sufficient strength to support the loaded weight of the bin and the truck. c. Graded to fall to a drainage point/s, connected to sewer in accordance with trade waste requirements. d. Allow for at least an additional one (1) metre clearance surrounding each container, or for multiple bins, one (1) metre clearance around the combined multiple bin area, whichever is the lesser. e. Allow additional space for compactor and bin-lifter equipment if applicable. f. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site. g. Clearly separated from car parking bays, loading bays, footpaths and pedestrian access and other similar areas. h. Sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the waste bin collection vehicle, taking into consideration: <ul style="list-style-type: none"> i. the waste collection vehicle operating dimensions, ii. additional clearance for services and fixtures (eg. pipes, air conditioning ducts etc if applicable), and iii. additional clearance for roadway gradient (if applicable). 	Prior to the commencement of the use.
58.	<p>Waste chute – design and construction</p> <p>The waste chute must be located in accordance with the approved plans dated 21 July 2017 (Job No. 5370) and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Adequate strength for its purpose, including additional reinforcing where necessary at joins, bends and hopper intersections. b. Insect and vermin proof. c. Constructed and installed to prevent the following during use and operation of the system: <ul style="list-style-type: none"> i. Transmission of vibration to the structure of the premises; ii. Excessive odour; and iii. Excessive noise to the occupants of the building. d. Installed in a fire rated duct and ventilated in compliance with building requirements of the <i>National Construction Code – Building Code of Australia</i>. e. Comply with the waste chute manufacturer's technical specifications and /or operational limitations, including installation design features and ancillary equipment required to prevent blockages and noise disturbances. f. Fitted with a shutter at the base of the chute for closing off the chute manually during bin exchange and automatically in the case of fire. 	Prior to the commencement of the use.

#	Condition	Timing
59.	<p>Waste disposal points – design and construction</p> <p>A waste disposal point / hopper must be located on each residential floor in accordance with the approved plans dated 21 July 2017 (Job No. 5370), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Located to ensure the handle of the hopper is at least 1200 millimetres above finished floor level. b. Hopper door must automatically return to the closed position after use. c. Designed to permit free flow of waste into the chute d. Constructed so that the diameter or largest dimension of the service opening (the diagonal of a rectangular opening) does not exceed three-quarters (3/4) of the diameter of the chute with which the hopper is connected e. The floor adjacent to the hopper to be constructed of a durable impervious material with a smooth finished surface 	Prior to occupation.

JUPITERS REDEVELOPMENT STAGE 1

ADVISORY NOTES

ADVISORY NOTES: DTMR	
General Advice - Stage 1	
Ref: Public Passenger Transport:	
A	<p>Taxis</p> <p>The 'porte cochere' shown on Floor Plan Level 01 Part 01, prepared by Destination Gold Coast Consortium, Drawing No. SD1.2010.1 Issue 03 and dated 21 July 2017 should be designed and constructed to ensure that it is capable of accommodating at least one taxi suitable for use by people with disabilities in accordance with the following:</p> <ul style="list-style-type: none">• Disability Standards for Accessible Public Transport 2002 – subsection 31(1) of the <i>Disability Discrimination Act 1992</i> (Cth);• AS1428.1 – Design for Access and Mobility; and• AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities.
B	<p>Private coaches/buses</p> <p>The coach parking in the 'new hotel drop off and car park/driveway manoeuvring areas shown on Floor Plan –Level 01_Part 01, prepared by Destination Gold Coast Consortium, Drawing No. SD1.2010.1, Issue 03 and dated 21 July 2017, should be designed to accommodate the maximum design vehicle anticipated on the development site. Advice is provided that single unit rigid buses of 14.5m in length are likely to access the site and the development should be designed to ensure that these vehicles can manoeuvre in forward gear at all times. The 'new hotel drop off' should provide adequate setdown capacity for the anticipated demand for privately contracted buses, coaches, and shuttles/mini-buses.</p>



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 4188429, OGR-1715387

29 JAN 2018

The Honourable Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning
Member for Woodridge
PO Box 15009
CITY EAST QLD 4002

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

Dear Minister *Cameron*

I refer to my previous correspondence to your Department dated 9 December 2016 advising of my approval of Stage 1 of The Star Entertainment Group Limited's (The Star) *Destination Gold Coast Consortium Gold Coast Master Plan*.

The Star has since lodged an application to amend certain conditions in relation to my original approval, relating to minor changes to the Stage 1 development area, tower form and design and car and bicycle parking provisions. I understand that The Star has also engaged in negotiations with the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) and reached agreement on the proposed amendments.

Pursuant to the provisions of the Jupiters Casino Agreement, I have assessed and approved the proposal and can confirm that DSDMIP's recommendations have been incorporated into the amended conditions, which I have enclosed for your reference.

Please note the attached conditions supersede the equivalent conditions attached to my previous approval of 9 December 2016.

Once again, I consider it appropriate that DSDMIP be authorised to monitor and supervise The Star's compliance with the amended conditions proposed by DSDMIP in accordance with the existing compliance framework.

I appreciate the ongoing support of the DSDMIP in regards to this matter.

Should DSDMIP officer require any further information regarding this matter, please contact Ms Brigitte Tilley, Director, Gaming Services Branch, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

I trust this information is of assistance.

Yours sincerely

Yvette D'Ath
YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.

JUPITERS REDEVELOPMENT STAGE 1
AMENDED CONDITIONS OF APPROVAL

#	Condition	Timing																																																																																																																																																	
GENERAL MATTERS																																																																																																																																																			
1.	<p>Development to be generally in accordance with specified plans/drawings</p> <p>The development must be carried out generally in accordance with the plans/drawing prepared by Cottee Parker Architects listed below:</p> <table><tr><th>#</th><th>Plan no.</th><th>Rev.</th><th>Title</th><th>Date</th></tr><tr><td>1</td><td>SD1.1002</td><td>02</td><td>Site Plan</td><td>21/07/17</td></tr><tr><td>2</td><td>SD1.2010</td><td>01</td><td>Floor Plan Level 00</td><td>21/07/17</td></tr><tr><td>3</td><td>SD1.2010.1</td><td>03</td><td>Floor Plan Level 00 Part 1</td><td>21/07/17</td></tr><tr><td>4</td><td>SD1.2010.2</td><td>03</td><td>Floor Plan Level 00 Part 2</td><td>21/07/17</td></tr><tr><td>5</td><td>SD1.2011.M</td><td>03</td><td>Floor Plan Level 01M</td><td>21/07/17</td></tr><tr><td>6</td><td>SD1.2012</td><td>03</td><td>Floor Plan Level 02</td><td>21/07/17</td></tr><tr><td>7</td><td>SD1.2012.M</td><td>01</td><td>Floor Plan Level 02M</td><td>21/07/17</td></tr><tr><td>8</td><td>SD1.2013</td><td>02</td><td>Floor Plan Level03 Concourse</td><td>21/07/17</td></tr><tr><td>9</td><td>SD1.2014</td><td>03</td><td>Floor Plan Level 04</td><td>21/07/17</td></tr><tr><td>10</td><td>SD1.2015</td><td>03</td><td>Floor Plan Level 05</td><td>21/07/17</td></tr><tr><td>11</td><td>SD1.2016</td><td>03</td><td>Floor Plan Level 06</td><td>21/07/17</td></tr><tr><td>12</td><td>SD1.2017</td><td>03</td><td>Floor Plan Level 07</td><td>21/07/17</td></tr><tr><td>13</td><td>SD1.2018</td><td>02</td><td>Floor Plan Level 08 Podium</td><td>21/07/17</td></tr><tr><td>14</td><td>SD1.2019</td><td>02</td><td>Floor Plan Level 9</td><td>21/07/17</td></tr><tr><td>15</td><td>SD1.2033</td><td>02</td><td>Floor Plan Level 10-20 Typical Hotel Floor</td><td>21/07/17</td></tr><tr><td>16</td><td>SD1.2035</td><td>04</td><td>Floor Plan Level 21</td><td>21/07/17</td></tr><tr><td>17</td><td>SD1.2067</td><td>03</td><td>Floor Plan Level 22 Rec Deck</td><td>21/07/17</td></tr><tr><td>18</td><td>SD1.2068</td><td>03</td><td>Floor Plan Level 23</td><td>21/07/17</td></tr><tr><td>19</td><td>SD1.2071</td><td>02</td><td>Floor Plan Level 24-55 Typical Apartment Floor</td><td>21/07/17</td></tr><tr><td>20</td><td>SD1.2072</td><td>01</td><td>Floor Plan Level 56 Roof Deck</td><td>21/07/17</td></tr><tr><td>21</td><td>SD1.3001</td><td>04</td><td>Tower Elevations</td><td>21/07/17</td></tr><tr><td>22</td><td>SD1.3002</td><td>04</td><td>Tower Elevations</td><td>21/07/17</td></tr><tr><td>23</td><td>SD1.3003</td><td>03</td><td>Podium Elevations</td><td>21/07/17</td></tr><tr><td>24</td><td>SD1.3004</td><td>03</td><td>Podium Elevations</td><td>21/07/17</td></tr><tr><td>25</td><td>SD1.3101</td><td>02</td><td>Sections</td><td>21/07/17</td></tr><tr><td>26</td><td>SD1.3102</td><td>02</td><td>Podium Sections</td><td>21/07/17</td></tr><tr><td>27</td><td>SD1.3103</td><td>02</td><td>Podium Sections</td><td>21/07/17</td></tr><tr><td>28</td><td>SD1.3107</td><td>02</td><td>Podium Section Through Facade</td><td>21/07/17</td></tr></table> <p>The conditions of this approval are to be read in conjunction with these plans. Where a conflict occurs between the conditions of this approval and the plans/drawings, the conditions of this approval shall take precedence.</p>	#	Plan no.	Rev.	Title	Date	1	SD1.1002	02	Site Plan	21/07/17	2	SD1.2010	01	Floor Plan Level 00	21/07/17	3	SD1.2010.1	03	Floor Plan Level 00 Part 1	21/07/17	4	SD1.2010.2	03	Floor Plan Level 00 Part 2	21/07/17	5	SD1.2011.M	03	Floor Plan Level 01M	21/07/17	6	SD1.2012	03	Floor Plan Level 02	21/07/17	7	SD1.2012.M	01	Floor Plan Level 02M	21/07/17	8	SD1.2013	02	Floor Plan Level03 Concourse	21/07/17	9	SD1.2014	03	Floor Plan Level 04	21/07/17	10	SD1.2015	03	Floor Plan Level 05	21/07/17	11	SD1.2016	03	Floor Plan Level 06	21/07/17	12	SD1.2017	03	Floor Plan Level 07	21/07/17	13	SD1.2018	02	Floor Plan Level 08 Podium	21/07/17	14	SD1.2019	02	Floor Plan Level 9	21/07/17	15	SD1.2033	02	Floor Plan Level 10-20 Typical Hotel Floor	21/07/17	16	SD1.2035	04	Floor Plan Level 21	21/07/17	17	SD1.2067	03	Floor Plan Level 22 Rec Deck	21/07/17	18	SD1.2068	03	Floor Plan Level 23	21/07/17	19	SD1.2071	02	Floor Plan Level 24-55 Typical Apartment Floor	21/07/17	20	SD1.2072	01	Floor Plan Level 56 Roof Deck	21/07/17	21	SD1.3001	04	Tower Elevations	21/07/17	22	SD1.3002	04	Tower Elevations	21/07/17	23	SD1.3003	03	Podium Elevations	21/07/17	24	SD1.3004	03	Podium Elevations	21/07/17	25	SD1.3101	02	Sections	21/07/17	26	SD1.3102	02	Podium Sections	21/07/17	27	SD1.3103	02	Podium Sections	21/07/17	28	SD1.3107	02	Podium Section Through Facade	21/07/17	At all times.
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#	Condition	Timing
INFRASTRUCTURE FUNDING CONTRIBUTIONS		
9.	<p>Infrastructure Contributions</p> <p>Pay to the Council of the City of Gold Coast (Council) a monetary contribution towards the cost of the provision of infrastructure in accordance with Council's Charges Resolution.</p> <p>The current applicable charge is:</p> <p>Total levied charge payable \$8,554,032.90</p> <p>+ ANNUAL ADJUSTMENTS AND/OR REVIEWS</p> <p>The above charge will automatically increase by the lesser of the following:</p> <ol style="list-style-type: none"> The difference between the levied charge and the maximum adopted charge the local government could have levied for the development when the charge is paid; and The increase for the PPI for the period starting on the day the levied charge was levied and ending on the day it is paid, adjusted by reference to the 3-yearly PPI average. <p>'3-yearly PPI average' and 'PPI' have the meanings given in the <i>Planning Act 2016</i>.</p> <p>As the levied charge amount is current at the date of issue, the total charges due at the date of payment may be greater.</p>	<p>Total payable prior to the use commencing, issue of certification of classification or final plumbing inspection, whichever occurs first.</p>
CAR PARKING AND ACCESS		
10.	<p>Off-street car parking facilities</p> <ol style="list-style-type: none"> Off-street car parking facilities must be designed, constructed and maintained in accordance with AS2890.1 (latest version). Off-street facilities for car parking must only be used for vehicle parking. A minimum of 318 additional off-street car parking spaces must be provided on-site in an unbundled arrangement. Off-street car parking facilities must be drained and line marked. <p><i>Information Note: Any unbundled car parking unsold to a residential carpark allocation can be made available for use by all other activities within the integrated resort complex (i.e residential apartments, hotel, casino and resort users).</i></p>	<p>Prior to the commencement of the use and at all times.</p>
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		.
16.	<p>Bicycle parking</p> <ol style="list-style-type: none"> Bicycle parking facilities must be provided to the satisfaction of the Minister, at no cost to Council and maintained in accordance with: <ol style="list-style-type: none"> a minimum of 106 x Class 2 bicycle parking spaces for residents; a minimum of 36 x Class 3 bicycle parking spaces for visitors to be provided in a freely accessible location at ground level; and AS2890.3. The bicycle parking spaces are to: <ol style="list-style-type: none"> enable wheels and frame to be located to the device without damaging the bicycle; be located outside pedestrian movement paths; be accessible from the road; 	<p>Prior to the commencement of the use and at all times.</p>

#	Condition	Timing
	<ul style="list-style-type: none"> iv. be arranged so that parking and unparking manoeuvres will not damage adjacent bicycles v. be protected from manoeuvring motor vehicles and opening car doors; vi. be as close as possible to the cyclists ultimate destination; vii. be well lit by appropriate existing or new lighting; and viii. be protected from the weather. 	
HYDRAULICS		
39.	<p>Certification of earthworks compliance with hydraulic report</p> <p>The Trustee must submit to Council and to the Minister a certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the bulk earthworks comply with the approved hydraulic report, being "Destination Gold Coast Consortium – Stage 1 Development, Flooding and Hydraulics Impact Assessment Revision 05" (Report No: F0003-AA0090029-AAR dated 15 September 2017 prepared by Arcadis Australia Pacific Pty Ltd) and no loss of flood plain storage has occurred as a result of the earthworks. The certification must be accompanied by calculations and as constructed data that:</p> <ul style="list-style-type: none"> a. includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS; and b. has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred. 	The certification must be submitted to Council immediately after completion of the bulk earthworks.
STORMWATER AND WATER QUALITY		
43.	<p>Stormwater management plan to be complied with</p> <p>The Trustee must submit to Council and to the Minister certification from a RPEQ specialised in stormwater management confirming that all works have been carried out and completed in accordance with the approved stormwater management plan being "Destination Gold Coast Consortium – Stage 1 Development, Site Based Stormwater Management Plan Revision 05 (Report No: F0009-AA0090029-AAR dated 15/09/2017 prepared by Arcadis Australia Pacific Pty Ltd).</p> <p><i>Information note: this condition is non-trunk infrastructure.</i></p>	The certification must be submitted prior to the commencement of the use of the premises.
44	<p>Certification that stormwater management treatment train implemented</p> <p>The Trustee must provide to Council and to the Minister certification from a RPEQ specialising in stormwater that the stormwater management treatment train in the approved stormwater management plan, "Destination Gold Coast Consortium – Stage 1 Development, Site Based Stormwater Management Plan Revision 05 (Report No: F0009-AA0090029-AAR dated 15/09/2017 prepared by Arcadis Australia Pacific Pty Ltd), and associated design drawings has been installed on-site and is functioning as designed.</p>	Prior to the commencement of the use of the premises.
45A	<p>Certification of performance of the treatment train</p> <p>The Trustee/owner must submit to Council and to the Minister certification signed by the qualified professional (RPEQ or equivalent) confirming the following:</p> <ul style="list-style-type: none"> a. The proposed treatment train including the proprietary device will achieve pollutants removal efficiency to satisfy Council's water quality objectives as outlined in the <i>City Plan Policy - Land Development Guidelines</i>. b. The signing person must acknowledge that he/she is aware that the Council of the City of Gold Coast relies upon his/her certification in approving the above stormwater management plan and associated treatment train including the proprietary device. 	Prior to the commencement of works on-site.

#	Condition	Timing
45B	<p>Monitoring of the proprietary treatment devices</p> <p>a. The Trustee/owner must carry out monitoring of the performance of the proprietary stormwater treatment devices as adopted in the approved stormwater management plan for two years at no cost to Council. Annual report of the monitoring and subsequent results shall be prepared by a suitably qualified professional (RPEQ or equivalent) specialised in stormwater and must be submitted to Council for record keeping purposes.</p> <p>Alternatively, the Trustee/owner shall submit a certification or endorsement letter from an independent expert / peer reviewer based on the testing / monitoring results of the proprietary devices confirming the performance of the devices in relation to Council's adopted protocol (August 2015) requirements, to discontinue the ongoing monitoring.</p>	As indicated within the wording of the condition.
45C	<p>Maintenance of stormwater management devices</p> <p>a. Prior to commencement of the use of the premises, a site-specific stormwater quality improvement device (SQID) maintenance management plan (MMP) must be prepared by a suitably qualified professional, consistent with the maintenance requirements of the devices in the proposed treatment train, and submitted to Council in a satisfactory manner. The approved MMP must be included in the Trustee or Community Management Plan / Building Management Statement as required.</p> <p>The MMP must address the following:</p> <p>i. The MMP must include all associated cost related to the device (e.g. installation, inspection and replacement/maintenance, reporting, health and safety plans, training, area of land required to install the device etc.);</p> <p>ii. The MMP must include the lifecycle cost of the proposed treatment devices.</p> <p>b. The Trustee / legal authority must enter into a long-term maintenance agreement with the proprietor or an appropriate entity for the life of the development. A copy of the maintenance agreement must be submitted to council for record prior to commencement of the use of the premises;</p> <p>c. The Trustee / legal authority shall submit to Council certification from a RPEQ every year for the life of the development confirming that the cartridges have been replaced and functioning as designed.</p> <p>d. The Trustee / legal authority of the development shall be responsible for monitoring and maintaining the stormwater management devices during both construction and operational phases at no cost to the Council.</p> <p>e. In case of failure to achieve the designed pollutant load reduction target during the operational phase of the development, the Trustee / legal authority must be responsible to replace the proprietary device (Stormwater360 StormFilter Cartridges) with an appropriate treatment system in accordance with Council's WSUD guidelines (Section 13 of the Land Development Guidelines) at no cost to Council.</p> <p><i>Advisory Note: Failure of achieving the water quality objectives during construction and operational phase of the development may trigger significant penalty under the Environmental Protection Act 1994.</i></p>	As indicated within the wording of the condition.
HEALTH AND REGULATORY SERVICES		
53.	<p>Waste Management Plan</p> <p>The development must be designed and constructed generally in accordance with the approved Waste Management Plan (WMP) prepared by Acardis dated 15 September 2017 (Report No: AA009245-R01-05).</p>	Prior to the commencement of the use.

#	Condition	Timing
	Any proposed changes to the approved WMP must be submitted to Council for review prior to the implementation of any proposed structural changes.	
54	<p>Bulk bins – storage point – external</p> <p>The bulk bin storage points must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03). The design and construction of all storage points must comply with the following requirements:</p> <ol style="list-style-type: none"> located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site; allow for at least an additional 0.5 metre clearance surrounding each container, or for the storage of multiple bins – one metre clearance around the combined bin area (whichever is the lesser); sufficiently screened to ensure bins are not visible from a public place or sensitive land use; constructed hardstand area with a solid concrete base or acceptable equivalent; roofed and designed to prevent entry to rainwater; graded to fall to a drainage point within the storage point; drainage point to be connected to sewer in accordance with trade waste requirements; and provided with a hosecock for cleaning the bins. 	Prior to the commencement of the use.
55.	<p>Waste storage room – design and construction</p> <p>The waste storage room must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ol style="list-style-type: none"> air-locked; fly and vermin proofed; used solely for the storage of waste; constructed hardstand area with a solid concrete base or acceptable equivalent; graded to fall to a drainage point; drainage point to be connected to sewer in accordance with trade waste requirements; provided with a hosecock for cleaning the bins; fire rated and ventilated in accordance with the <i>National Construction Code – Building Code of Australia</i>; the doors must be wide enough to allow for the easy removal of the largest container to be stored; the walls, ceiling, floor and equipment of each waste storage room must be designed and constructed of impervious material with a finish to allow for easy cleaning; adequate artificial lighting must be provided; and must permit unobstructed access for removal of the containers to the service point and for positioning of the containers correctly in relation to the waste chute. 	Prior to the commencement of the use.
56.	<p>Bulk bins – servicing point</p> <p>The bulk bin servicing point must be located in accordance with Floor Plan – Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ol style="list-style-type: none"> sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the front-lift waste collection vehicle, taking into consideration: <ol style="list-style-type: none"> the waste collection vehicle operating dimensions, additional clearance for services and fixtures (eg. pipes, air conditioning ducts etc if applicable), and additional clearance for roadway gradient (if applicable). Clearly separated from car parking bays, loading bays, footpaths and pedestrian access, and any other similar areas. 	Prior to the commencement of the use.

#	Condition	Timing
	<ul style="list-style-type: none"> c. Clear of speed control devices or similar provisions which inhibit direct access to the bins for servicing. d. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site. e. Constructed hardstand with a solid concrete base or acceptable equivalent. f. Allow for at least an additional 0.5 metres clearance surrounding each container, or for multiple bins, one (1) metre clearance around the combined multiple bin area, whichever is the lesser. g. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site. 	
57.	<p>Ro-Ro Bins – storage & servicing point - undercover area</p> <p>The Ro-Ro bins storage / servicing point must be located in accordance with Floor Plan Level 01 Part 01 dated 21 July 2017 (Job No. 175075 Issue 03), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site. b. Constructed hardstand area with a solid concrete base or acceptable equivalent that is of sufficient strength to support the loaded weight of the bin and the truck. c. Graded to fall to a drainage point/s, connected to sewer in accordance with trade waste requirements. d. Allow for at least an additional one (1) metre clearance surrounding each container, or for multiple bins, one (1) metre clearance around the combined multiple bin area, whichever is the lesser. e. Allow additional space for compactor and bin-lifter equipment if applicable. f. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site. g. Clearly separated from car parking bays, loading bays, footpaths and pedestrian access and other similar areas. h. Sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the waste bin collection vehicle, taking into consideration: <ul style="list-style-type: none"> i. the waste collection vehicle operating dimensions, ii. additional clearance for services and fixtures (eg. pipes, air conditioning ducts etc if applicable), and iii. additional clearance for roadway gradient (if applicable). 	Prior to the commencement of the use.
58.	<p>Waste chute – design and construction</p> <p>The waste chute must be located in accordance with the approved plans dated 21 July 2017 (Job No. 5370) and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Adequate strength for its purpose, including additional reinforcing where necessary at joins, bends and hopper intersections. b. Insect and vermin proof. c. Constructed and installed to prevent the following during use and operation of the system: <ul style="list-style-type: none"> i. Transmission of vibration to the structure of the premises; ii. Excessive odour; and iii. Excessive noise to the occupants of the building. d. Installed in a fire rated duct and ventilated in compliance with building requirements of the <i>National Construction Code – Building Code of Australia</i>. e. Comply with the waste chute manufacturer's technical specifications and /or operational limitations, including installation design features and ancillary equipment required to prevent blockages and noise disturbances. f. Fitted with a shutter at the base of the chute for closing off the chute manually during bin exchange and automatically in the case of fire. 	Prior to the commencement of the use.

#	Condition	Timing
59.	<p>Waste disposal points – design and construction</p> <p>A waste disposal point / hopper must be located on each residential floor in accordance with the approved plans dated 21 July 2017 (Job No. 5370), and be designed and constructed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. Located to ensure the handle of the hopper is at least 1200 millimetres above finished floor level. b. Hopper door must automatically return to the closed position after use. c. Designed to permit free flow of waste into the chute d. Constructed so that the diameter or largest dimension of the service opening (the diagonal of a rectangular opening) does not exceed three-quarters (3/4) of the diameter of the chute with which the hopper is connected e. The floor adjacent to the hopper to be constructed of a durable impervious material with a smooth finished surface 	Prior to occupation.

JUPITERS REDEVELOPMENT STAGE 1

ADVISORY NOTES

ADVISORY NOTES: DTMR	
General Advice - Stage 1	
Ref: Public Passenger Transport:	
A	<p>Taxis</p> <p>The 'porte cochere' shown on Floor Plan Level 01 Part 01, prepared by Destination Gold Coast Consortium, Drawing No. SD1.2010.1 Issue 03 and dated 21 July 2017 should be designed and constructed to ensure that it is capable of accommodating at least one taxi suitable for use by people with disabilities in accordance with the following:</p> <ul style="list-style-type: none">• Disability Standards for Accessible Public Transport 2002 – subsection 31(1) of the <i>Disability Discrimination Act 1992</i> (Cth);• AS1428.1 – Design for Access and Mobility; and• AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities.
B	<p>Private coaches/buses</p> <p>The coach parking in the 'new hotel drop off and car park/driveway manoeuvring areas shown on Floor Plan –Level 01_Part 01, prepared by Destination Gold Coast Consortium, Drawing No. SD1.2010.1, Issue 03 and dated 21 July 2017, should be designed to accommodate the maximum design vehicle anticipated on the development site. Advice is provided that single unit rigid buses of 14.5m in length are likely to access the site and the development should be designed to ensure that these vehicles can manoeuvre in forward gear at all times. The 'new hotel drop off' should provide adequate setdown capacity for the anticipated demand for privately contracted buses, coaches, and shuttles/mini-buses.</p>

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 22 April 2016
To: **Attorney-General and Minister for Justice**
Minister for Training and Skills
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Destination Gold Coast Consortium Proposed Development
Requested by: Internally generated
Decision required by: **10 May 2016** – to ensure that The Star Entertainment Group Limited is aware of the State's requirements prior to lodging a development application

RECOMMENDATIONS

That you:

- (a) **note** The Star Entertainment Group Limited's (The Star's) proposed '*Destination Gold Coast Consortium Gold Coast Master Plan*' submission (the master plan);
- (b) **support** the lodgement and assessment of each stage of the overall development on a case by case basis, rather than as a single masterplan; and
- (c) **sign** the attached letters to The Star (**Attachment 3**) and the relevant Ministers of the various stakeholder departments (**Attachments 4-8**).

BACKGROUND SUMMARY

1. You have previously been advised of The Star's (formerly Echo Entertainment Group Limited) proposed master plan to develop the site of the Jupiters Hotel and Casino complex; and that under the Jupiters Casino Agreement (JCA), the trustee must make application to you for approval of any regulated development to occur on the site (**Attachment 1**).
2. The Star intends to lodge and seek your approval of Stage 1 as well as the masterplan, which will cover all future regulated development proposed to be carried out as part of the development of the site.

3.

NP_Sch3(7)

4.

5. Given the potential issues with the future enforceability of the master plan approval, and the need to ensure accurate and detailed information is available in relation to each specific stage prior to a determination being made, it is considered that a stage by stage assessment is the most suitable approach to assessing and approving the overall project.

ISSUES

Approval process – Stage 1

6. In accordance with clause 16(f) of the JCA, you may approve (or refuse) an application for regulated development (i.e. 'works', a material change of use (MCU) or reconfiguring a lot) either in whole or in part, subject to conditions.
7. Clause 21 of the JCA requires a determination to be made on an application relating to an MCU or reconfiguration of a lot within 20 days, with any subsequent works to be approved within 20 days of this initial approval. This decision making timeframe can also be extended by a maximum period of 20 days by written notice. However, if a decision is not made within this timeframe, it is taken that you have approved the application.
8. Additional time is also allowed to request further information about the application, with any period between requesting and receiving the information not counting towards the available timeframe. However, this does not extend the overall time available to consider any such material.

Negotiation and agreement with public sector entities

9. Clause 16(h) of the JCA requires The Star to negotiate with all public sector entities and agree upon, to your satisfaction, all matters (including financial contributions) which would otherwise have been lawfully required as a condition of any consent, permission or approval provided by the entity under any other relevant development legislation.
10. The Star has been liaising with the State Assessment and Referral Authority (SARA), which usually coordinates the State's assessment of development applications lodged under the *Sustainable Planning Act 2009*, along with other relevant public sector entities including the Gold Coast City Council (GCCC), Department of Agriculture and Fisheries, the Department of Environment and Heritage Protection, the Department of Natural Resources and Mines and the Department of Transport and Main Roads (DTMR).
11. The Office of Liquor and Gaming Regulation (OLGR) has also requested that The Star advise what public consultation it intends to undertake in relation to the proposed development. The Star is currently developing a plan in this regard.
12. Given the very short timeframes provided for consideration and approval of development applications under the JCA, it is recommended the negotiation and public consultation requirements be resolved before the Stage 1 application is made. This will enable you to make an informed decision taking into account any concerns and requirements that may be raised during consultation and to effectively condition the approval.
13. A letter to The Star has been prepared for your signature (**Attachment 3**), reflecting the requirements regarding negotiation and agreement with public sector entities. The letter also advises that the assessment timeframe may be 'suspended' during any period where additional information needs to be sought.

Conditioning of approval for Stage 1

14. Once approval for Stage 1 is granted, you (or an appointed delegate) will be responsible for the monitoring and enforcement of the approval conditions. You may appoint a public sector entity or a suitably qualified project manager to supervise and monitor ongoing compliance on your behalf. However, they will still be required to refer the matter to you for any remedial action.
15. Should a breach of the approval conditions occur, both the JCA and *Casino Control Act 1982* contain provisions that will allow for a range of enforcement actions to be undertaken to ensure compliance, ranging from issuing a notice to remedy the relevant breach, to termination of the JCA (which in turn is a ground for cancellation or suspension of the casino licence).
16. Although these provisions will not enable you to amend or repeal an approval (or the conditions attached to such), they are considered sufficient to ensure ongoing compliance.

Next steps

17. To provide certainty around the assessment process it is recommended the enclosed letter (**Attachment 3**) is sent to The Star and each of the relevant public sector entities (**Attachments 4 - 8**) confirming the stage by stage approach and seeking their cooperation in relation to your consideration of the development application.
18. Should The Star's application be lodged prior to the negotiation process being concluded to your satisfaction, or should there be any other matters of concern identified, the OLGR will arrange urgent correspondence for your signature, to suspend the assessment timeframe and seek the further information. Once all the relevant material is available, the OLGR will brief you and seek a decision on the application.
19. At this time you will be able to either consider the regulated development application as a whole, or, in accordance with clause 16(i) of the JCA, otherwise make a determination in relation to the MCU only, while authorising another person to make a determination in relation to the operational works that will be required.

EMPLOYMENT IMPACT

20. The Star has advised the construction of the proposed new tower and sports theatre combined with the current construction of an all-suite hotel, which is not subject to your approval, could potentially generate more than 1,000 construction jobs for the State.

CONSULTATION WITH STAKEHOLDERS

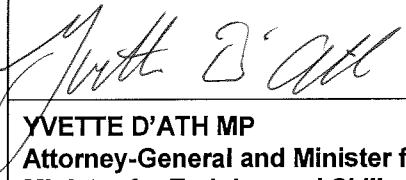
21. The OLGR will continue to liaise with The Star, SARA, GCCC and DTMR and will ensure that suitable consultation is undertaken by The Star in relation to the proposed development.

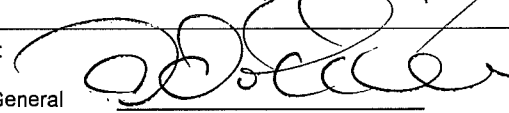
FINANCIAL IMPLICATIONS

22. The Star anticipates the investment under consideration for Stage 1 of the development has the potential to total approximately \$850 million.
23. The Star is proposing this development will be through a joint venture arrangement through its Destination Brisbane Consortium partners, Chow Tai Fook Enterprises and Far East Consortium. Media reports indicate that each entity will hold a 33% stake in the tower development, with the only injection by The Star being the provision of land.

POTENTIAL MEDIA

24. In a media release dated 7 April 2016, the Honourable Annastacia Palaszczuk MP, Premier and Minister for the Arts, indicated the Government's support for the development on the Gold Coast.

NOTED or APPROVED / NOT APPROVED		
Attorney-General and Minister for Justice		
Comments		
 YVETTE D'ATH MP Attorney-General and Minister for Justice Minister for Training and Skills 5, 5, 16	Chief of Staff / /	Policy Advisor / /

Contact Officer: Name: Brigette Tilley Position: Director, Gaming Services Phone: 387 20911 (ext 20911) Date: 18 April 2016	Approved by: Name: David Ford Position: Deputy Director-General, LGFT Phone: 3872 0926 NP 49-Sch4 Date: 18 April 2016
Approved by: Name: Craig Turner Position: A/Executive Director, OLGR Phone: 387 20800 (ext 20800) Date: 18 April 2016	Endorsed:  Director-General 2014/16

☐ Election Commitment☐ CBRC / Cabinet related☐ ECM related



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

In reply please quote: 3221551; OGR-1574247

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Telephone +61 7 3719 7400
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05 MAY 2016

The Honourable Anthony Lynham MP
Minister for State Development and
Minister for Natural Resources and Mines
Member for Stafford
PO Box 15216
CITY EAST QLD 4002

Dear Minister

I am writing to inform you of The Star Entertainment Group Limited's (The Star's) proposed *Destination Gold Coast Consortium Gold Coast Masterplan* (the master plan) for the site of the Jupiters Hotel and Casino complex.

The Star, in partnership with Chow Tai Fook and Far East Consortium, is proposing to co-invest in an \$850 million tourism development on the Gold Coast that will include a 700 room hotel and apartment tower and a live sports theatre. It is envisaged that this first stage of the development proposal, combined with the construction of the new hotel tower that has already commenced, could potentially generate more than 1,000 construction jobs and a significant positive employment impact for the State.

Pursuant to the Jupiters Casino Agreement (Agreement) between the State and The Star, my approval is required for any regulated development of the Jupiters Hotel-Casino Complex and site, which includes a material change of use, reconfiguring of a lot or associated works as defined in the Agreement.

The Agreement also provides that The Star is required to undertake a suitable negotiation process with all relevant public sector entities that, but for the provisions of the Agreement, would ordinarily be involved in the assessment and approval of development projects of a similar nature.

In this regard, I understand that the Star is currently conducting a consultation and negotiation process with the Department of State Development (DSD) and the Department of Natural Resources and Mines (DNRM). In this regard, I have requested that The Star reach agreement on all relevant matters, including any conditions proposed for the development, prior to it lodging a formal application with Office of Liquor and Gaming Regulation (OLGR).

Although The Star sought my approval of both Stage 1 and the master plan for the proposed redevelopment, I have determined to assess an application for regulated development in relation to Stage 1 of the redevelopment only, without approving the master plan. As such, any future regulated development to occur on the site would require The Star to make further application to me under the Agreement.

(2)

So as to ensure that I will be able to form a view and make a decision on the Stage 1 application, I would appreciate the ongoing assistance of DSD and DNRM with this matter. In this regard, I acknowledge that officers from the departments have been liaising with the State Assessment and Referral Agency within the Department of Infrastructure, Local Government and Planning to coordinate a response as would ordinarily occur under the provisions of the *Sustainable Planning Act 2009*. This ongoing support is of great assistance and appreciated.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Minister for Training and Skills



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

In reply please quote: 3221548; OGR-1574247

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05 MAY 2016

The Honourable Jackie Trad MP
Deputy Premier, Minister for Infrastructure,
Local Government and Planning and
Minister for Trade and Investment
Member for South Brisbane
PO Box 15009
CITY EAST QLD 4002

Jackie
Dear Deputy Premier

I am writing to inform you of The Star Entertainment Group Limited's (The Star's) proposed *Destination Gold Coast Consortium Gold Coast Masterplan* (the master plan) for the site of the Jupiters Hotel and Casino complex.

The Star, in partnership with Chow Tai Fook and Far East Consortium, is proposing to co-invest in an \$850 million tourism development on the Gold Coast that will include a 700 room hotel and apartment tower and a live sports theatre. It is envisaged that this first stage of the development proposal, combined with the construction of the new hotel tower that has already commenced, could potentially generate more than 1,000 construction jobs and a significant positive employment impact for the State.

Pursuant to the Jupiters Casino Agreement (Agreement) between the State and The Star, my approval is required for any regulated development of the Jupiters Hotel-Casino Complex and site, which includes a material change of use, reconfiguring of a lot or associated works as defined in the Agreement.

The Agreement also provides that The Star is required to undertake a suitable negotiation process with all relevant public sector entities that, but for the provisions of the Agreement, would ordinarily be involved in the assessment and approval of development projects of a similar nature.

In this regard, I understand The Star is currently conducting a consultation and negotiation process with the Department of Infrastructure, Local Government and Planning (DILGP). I have requested that The Star reach agreement on all relevant matters, including any conditions proposed for the development, prior to it lodging a formal application with Office of Liquor and Gaming Regulation (OLGR).

Although The Star sought my approval of both Stage 1 and the master plan for the proposed redevelopment, I have determined to assess an application for regulated development in relation to Stage 1 of the redevelopment only, without approving the master plan. As such, any future regulated development to occur on the site would require The Star to make further application to me under the Agreement.

(2)

So as to ensure that I will be able to form a view and make a decision on the Stage 1 application, I would appreciate the ongoing assistance of DILGP with this matter. I understand that the State Assessment and Referral Agency within DILGP has been coordinating a number of relevant public sector entities as would ordinarily occur under the provisions of the *Sustainable Planning Act 2009*. This ongoing support is of great assistance and appreciated.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Minister for Training and Skills



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

In reply please quote: 3221523; OGR-1574247

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05 MAY 2016

Mr Geoff Hogg
Managing Director QLD
Star Entertainment Group Limited
GPO Box 2488
BRISBANE QLD 4001

Dear Mr Hogg

I refer to the Star Entertainment Group's proposed *Destination Gold Coast Consortium Gold Coast Masterplan* (the master plan) for the site of the Jupiters Hotel and Casino complex.

The Government welcomes plans by The Star, in partnership with Chow Tai Fook and Far East Consortium, to co-invest in an \$850 million tourism development on the Gold Coast that will include a 700 room hotel and apartment tower at Jupiters, and a live sports theatre.

Pursuant to the Jupiters Casino Agreement (Agreement), my approval is required for any regulated development of the Jupiters Hotel-Casino Complex and site, which includes a material change of use, reconfiguring of a lot or associated works as defined in the Agreement.

I understand The Star is seeking approval of both Stage 1 and the master plan in full. As the master plan will apply to all regulated development proposed to be carried out for the redevelopment of the Jupiters Hotel-Casino Complex and site, approval of the master plan may ultimately affect my ability to consider and approve, in detail, further stages of the proposed development.

I have therefore determined to assess an application for any necessary regulated development in relation to Stage 1 of the redevelopment only, without approving the master plan. Any future regulated development to occur on the site would therefore require The Star to make further application under the Agreement prior to commencement. This will allow me to consider, decide, and condition any future development applications on a case by case basis.

I understand The Star has met with the Office of Liquor and Gaming Regulation (OLGR) as well as the State Assessment and Referral Agency within the Department of Infrastructure Local Government and Planning and the Gold Coast City Council to discuss the proposed planning assessment methodology and approval process for the project.

(2)

I am informed that, in accordance with the negotiation provisions outlined in clause 16(h) of the Agreement, The Star is currently conducting stakeholder consultation and negotiation with a number of public sector and private entities, including the Department of Transport and Main Roads, Gold LinQ and Department of Natural Resources and Mines.

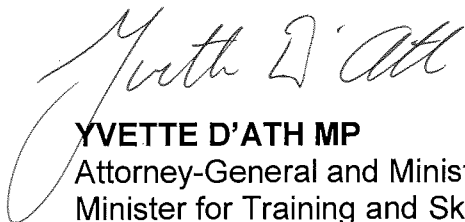
In regards to the various '*consents, permissions and approvals*' required from the relevant public sector entities under the Agreement, I would request that agreement be reached with each entity, including any conditions proposed for the development, prior to The Star lodging a formal application with OLGR. In this regard I will be able to form a view and make a decision on the application.

Given the potential impact of the proposed redevelopment on the amenity and aesthetics of the local area, I would appreciate advice of The Star's proposed public consultation strategy, outlining matters such as the timing and duration of the consultation and the means by which it will be conducted.

I trust this clarifies my position and I look forward to receiving an application for Stage 1 of the redevelopment in due course.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services Branch, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Minister for Training and Skills



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

In reply please quote: 3221557; OGR-1574247

05 MAY 2016

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The Honourable Mark Bailey MP
Minister for Main Roads, Road Safety and Ports and
Minister for Energy, Biofuels and Water Supply
Member for Yeerongpilly
GPO Box 2644
BRISBANE QLD 4001

Dear Minister *Mark*

I am writing to inform you of The Star Entertainment Group Limited's (The Star's) proposed *Destination Gold Coast Consortium Gold Coast Masterplan* (the master plan) for the site of the Jupiters Hotel and Casino complex.

The Star, in partnership with Chow Tai Fook and Far East Consortium, is proposing to co-invest in an \$850 million tourism development on the Gold Coast that will include a 700 room hotel and apartment tower and a live sports theatre. It is envisaged that this first stage of the development proposal, combined with the construction of the new hotel tower that has already commenced, could potentially generate more than 1,000 construction jobs and a significant positive employment impact for the State.

Pursuant to the Jupiters Casino Agreement (Agreement) between the State and The Star, my approval is required for any regulated development of the Jupiters Hotel-Casino Complex and site, which includes a material change of use, reconfiguring of a lot or associated works as defined in the Agreement.

The Agreement also provides that The Star is required to undertake a suitable negotiation process with all relevant public sector entities that, but for the provisions of the Agreement, would ordinarily be involved in the assessment and approval of development projects of a similar nature.

In this regard, I understand that the Star is currently conducting a consultation and negotiation process with the Department of Transport and Main Roads (DTMR) in this regard, and I have requested that The Star reach agreement on all relevant matters, including any conditions proposed for the development, prior to it lodging a formal application with Office of Liquor and Gaming Regulation (OLGR).

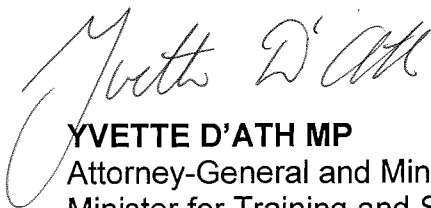
Although The Star sought my approval of both Stage 1 and the master plan for the proposed redevelopment, I have determined to assess an application for regulated development in relation to Stage 1 of the redevelopment only, without approving the master plan. As such, any future regulated development to occur on the site would require The Star to make further application to me under the Agreement.

(2)

So as to ensure that I will be able to form a view and make a decision on the Stage 1 application, I would appreciate the ongoing assistance of DTMR with this matter. In this regard, I acknowledge that officers from the department have been liaising directly with The Star in respect to the negotiation process and will be reporting directly to OLGR in this regard. This ongoing support is of great assistance and appreciated.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Minister for Training and Skills



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

In reply please quote: 3221564; OGR-1574247

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05 MAY 2016

The Honourable Leanne Donaldson MP
Minister for Agriculture and Fisheries
Member for Bundaberg
GPO Box 46
BRISBANE QLD 4001

Dear Minister *Leanne*

I am writing to inform you of The Star Entertainment Group Limited's (The Star's) proposed *Destination Gold Coast Consortium Gold Coast Masterplan* (the master plan) for the site of the Jupiters Hotel and Casino complex.

The Star, in partnership with Chow Tai Fook and Far East Consortium, is proposing to co-invest in an \$850 million tourism development on the Gold Coast that will include a 700 room hotel and apartment tower and a live sports theatre. It is envisaged that this first stage of the development proposal, combined with the construction of the new hotel tower that has already commenced, could potentially generate more than 1,000 construction jobs and a significant positive employment impact for the State.

Pursuant to the Jupiters Casino Agreement (Agreement) between the State and The Star, my approval is required for any regulated development of the Jupiters Hotel-Casino Complex and site, which includes a material change of use, reconfiguring of a lot or associated works as defined in the Agreement.

The Agreement also provides that The Star is required to undertake a suitable negotiation process with all relevant public sector entities that, but for the provisions of the Agreement, would ordinarily be involved in the assessment and approval of development projects of a similar nature.

In this regard, I understand that the Star is currently conducting a consultation and negotiation process with the Department of Agriculture and Fisheries (DAF) in this regard, and I have requested that The Star reach agreement on all relevant matters, including any conditions proposed for the development, prior to them lodging a formal application with Office of Liquor and Gaming Regulation (OLGR).

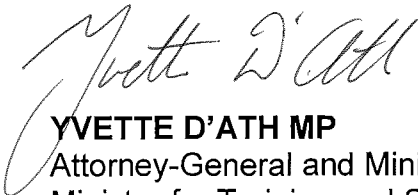
Although The Star sought my approval of both Stage 1 and the master plan for the proposed redevelopment, I have determined to assess an application for regulated development in relation to Stage 1 of the redevelopment only, without approving the master plan. As such, any future regulated development to occur on the site would require The Star to make further application to me under the Agreement.

(2)

So as to ensure that I will be able to form a view and make a decision on the Stage 1 application, I would appreciate the ongoing assistance of DAF with this matter. In this regard, I acknowledge that officers from the department have been liaising with the State Assessment and Referral Agency within the Department of Infrastructure, Local Government and Planning to coordinate a response as would ordinarily occur under the provisions of the *Sustainable Planning Act 2009*. This ongoing support is of great assistance and appreciated.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Minister for Training and Skills



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

In reply please quote: 3221568; OGR-1574247

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05 MAY 2016

The Honourable Dr Steven Miles MP
Minister for Environment and Heritage Protection and
Minister for National Parks and the Great Barrier Reef
Member for Mount Coot-tha
GPO Box 2454
BRISBANE QLD 4001

Dear Minister *Steven*

I am writing to inform you of The Star Entertainment Group Limited's (The Star's) proposed *Destination Gold Coast Consortium Gold Coast Masterplan* (the master plan) for the site of the Jupiters Hotel and Casino complex.

The Star, in partnership with Chow Tai Fook and Far East Consortium, is proposing to co-invest in an \$850 million tourism development on the Gold Coast that will include a 700 room hotel and apartment tower and a live sports theatre. It is envisaged that this first stage of the development proposal, combined with the construction of the new hotel tower that has already commenced, could potentially generate more than 1,000 construction jobs and a significant positive employment impact for the State.

Pursuant to the Jupiters Casino Agreement (Agreement) between the State and The Star, my approval is required for any regulated development of the Jupiters Hotel-Casino Complex and site, which includes a material change of use, reconfiguring of a lot or associated works as defined in the Agreement.

The Agreement also provides that The Star is required to undertake a suitable negotiation process with all relevant public sector entities that, but for the provisions of the Agreement, would ordinarily be involved in the assessment and approval of development projects of a similar nature.

In this regard, I understand that the Star is currently conducting a consultation and negotiation process with the Department of Environment and Heritage Protection (DEHP). I have requested that The Star reach agreement on all relevant matters, including any conditions proposed for the development, prior to it lodging a formal application with Office of Liquor and Gaming Regulation (OLGR).

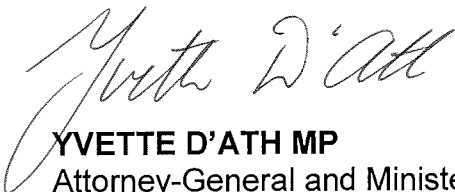
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(2)

So as to ensure that I will be able to form a view and make a decision on the Stage 1 application, I would appreciate the ongoing assistance of DEHP with this matter. In this regard, I understand that officers from DEHP have been liaising with the State Assessment and Referral Agency within the Department of Infrastructure, Local Government and Planning to coordinate a response as would ordinarily occur under the provisions of the *Sustainable Planning Act 2009*. This ongoing support is of great assistance and appreciated.

Should you require any further information regarding this matter, please contact Mrs Brigitte Tilley, Director, Gaming Services, OLGR, Department of Justice and Attorney-General on (07) 3872 0911 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP

Attorney-General and Minister for Justice
Minister for Training and Skills

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 27 August 2019
To: **Attorney-General and Minister for Justice**
Leader of the House
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Notification of The Star Entertainment Group Limited's Financial Reporting
Requested by: Attorney-General's office

RECOMMENDATIONS

That you:

1. **note** the Star Entertainment Group Limited's (The Star's) 2019 Directors' Report and Financial Report; and
2. **sign** the attached letter to The Star acknowledging these documents (**Attachment 1**).

BACKGROUND SUMMARY

1. The Star own and operate The Star Gold Coast and Treasury Brisbane casinos in Queensland. In conjunction with their partners Chow Tai Fook Capital Limited and Far East Consortium International Limited, collectively Destination Brisbane Consortium. The Star is also significantly involved in the ongoing development of Brisbane's Queen's Wharf precinct, including construction of The Star Brisbane casino.
2. Clause 4 of Schedule 1 of the Echo Deed (Queensland) (Echo Deed), sets out certain obligations for The Star as the casino licensee for the Brisbane and Gold Coast casinos, including a requirement to deliver to the Minister copies of all information that it has sent to its shareholders. Clause 8 of Schedule 1 of the Echo Deed also requires The Star to supply to the Minister a copy of its financial accounts.
3. On 16 August 2019, The Star submitted a copy of its 2019 Director's, Remuneration and Financial Report (Financial Report) in compliance with these obligations.

ISSUES

4. The Financial Report contains information regarding the 'state of affairs' of the broader Star Entertainment Group properties, including The Star Sydney. The information provided pertains to income, cash flow and equity statements, along with balance sheets and key financial disclosures.
5. Key points noted in the Financial Report include: 'continued above-system growth in domestic gaming, with gaming machine market share gains at all properties, solid tables growth and continued private gaming room growth'; a decrease in International VIP Rebate business volumes of 30.7% on the prior comparable period; and an overall increase of 33.7% in net profit after tax (all at a group level).
6. The Office of Liquor and Gaming Regulation maintains an ongoing monitoring regime to ensure the ongoing financial stability and repute of all Queensland casinos, which includes reviewing the financial and reporting material provided by The Star.

7. You will be advised of any matters that arise of a serious or otherwise significant nature that may impact on The Star's suitability as a casino licensee in Queensland.
8. A draft letter is at **Attachment 1** for your signature acknowledging The Star's ongoing compliance with its obligations under the Echo Deed.

EMPLOYMENT IMPACT

9. Not applicable.

CONSULTATION WITH STAKEHOLDERS

10. Not applicable.

FINANCIAL IMPLICATIONS

11. Not applicable.

POTENTIAL MEDIA

12. Not applicable.

NOTED or APPROVED / NOT APPROVED
Attorney-General and Minister for Justice
Leader of the House
 Comments

Yvette D'ath
YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Chief of Staff

Policy Advisor

23/ 9/ 19

/ /

4/ 9 / 19

Contact Officer: Name: Nick Smyth
 Position: A/Director, Gaming Services
 Phone: 373 88374 (ext 98374)
 Date: 21 August 2019

Approved by: Name: Mike Sarquis
 Position: A/Deputy Director-General,
 LGFT
 Phone: 373 88353 (ext 98353)
 Date: 26 August 2019

Approved by: Name: Brian Bauer
 Position: A/Executive Director, OLGR
 Phone: 373 88568 (ext 98568)
 Date: 23 August 2019

Endorsed:
 David Mackie
 Director-General

☐ Election Commitment

☐ CBRC / Cabinet related

☐ ECM related



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 591266/1; 4918869; OGR-1858729

23 SEP 2019

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

Ms Jennie Yuen
Secretariat & Shareholder Relations Manager
The Star Entertainment Group Limited
PO Box 13348
George Street Post Shop
BRISBANE QLD 4000
jennie.yuen@star.com.au

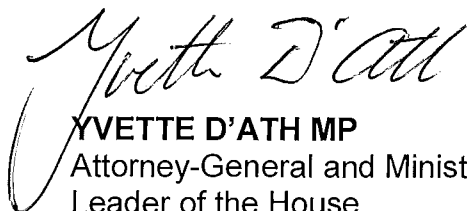
Dear Ms Yuen

Thank you for your letter dated 16 August 2019, providing a copy of The Star Entertainment Group Limited's Director's, Remuneration and Financial Report for the year ended 30 June 2019. I apologise for the delay in responding.

I acknowledge the submission of this material satisfies the requirements of clauses 4 and 8 respectively of Schedule 1 of the Echo Deed (Queensland). I appreciate your ongoing compliance in this regard.

Should you require further information regarding this matter, please contact Ms Brigitte Tilley, Acting General Manager (Licensing), Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General on (07) 3738 8533 or at: brigitte.tilley@justice.qld.gov.au.

Yours sincerely



YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 8 October 2019
To: **Attorney-General and Minister for Justice**
Leader of the House
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: Notification of the Star Entertainment Group Limited's 2019 Annual Report
Requested by: Internally generated

RECOMMENDATIONS

That you:

1. **note** the Star Entertainment Group Limited's (The Star) 2019 Annual Report (**Attachment 1**); and
2. **sign** the attached letter to The Star acknowledging these documents (**Attachment 2**).

BACKGROUND SUMMARY

1. The Star owns and operates The Star Gold Coast and Treasury Brisbane casinos in Queensland and is also significantly involved in the ongoing development of Brisbane's Queen's Wharf precinct, including construction of The Star Brisbane casino.
2. Clause 4 of Schedule 1 of the Echo Deed (Queensland) (Echo Deed), which sets out certain obligations for The Star as the casino licensee for the Brisbane and Gold Coast casinos, requires The Star to deliver to the Minister copies of all information that it has sent to its shareholders. Clause 8 of Schedule 1 of the Echo Deed requires The Star to supply to the Minister a copy of its financial accounts.
3. By letter dated 18 September 2019, The Star submitted a copy of its 2019 Annual Report and Chairman's notice of Annual General Meeting in compliance with these obligations.

ISSUES

5. A review of the Annual Report has been undertaken. The information in the Report pertains to all of the business activities, income, cash flows, equity statements, along with balance sheet and key financial disclosures of The Star. No immediate concerns exist regarding The Star's ability to meet its current financial commitments.
6. Key points in the Annual Report include an increase in net profit after tax to \$198 million for the financial year ending 30 June 2019, which is an increase of 33.7% from the previous financial year. This was achieved as a result of 'continued above-system growth in domestic gaming, with market share gains at all properties' and despite 'a decrease in International VIP Rebate business volumes of 30.7% on the prior comparable period'.
7. A draft letter is at **Attachment 2** for your signature acknowledging The Star's ongoing compliance with its obligations under the Echo Deed.

EMPLOYMENT IMPACT

8. Not applicable.

CONSULTATION WITH STAKEHOLDERS

9. Not applicable.

FINANCIAL IMPLICATIONS

10. Not applicable.

POTENTIAL MEDIA

11. Not applicable.

NOTED or APPROVED / NOT APPROVED
Attorney-General and Minister for Justice
Leader of the House
Comments

Yvette D'ATH
YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Chief of Staff

Policy Advisor

27 / 10 / 19

/ /

9 / 10 / 19

Contact Officer:	Name: Nicholas Smyth Position: A/Director, Gaming Services Phone: 3738 8374 (ext 98374) Date: 3 October 2019	Approved by:	Name: Michael Sarquis Position: A/DDG, LGFT Phone: 3738 8353 (ext. 98353) Date: 4 October 2019
Approved by:	Name: Brian Bauer Position: A/Executive Director, OLGR Phone: 3738 8569 (ext 98569) Date: 3 October 2019	Endorsed:	David Mackie Director-General
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			

Ministerial Correspondence Action Request
Attorney-General and Minister for Justice
Leader of the House

Due date required:

8 / 10 / 2019

ACTION BY

- ☐ ESB – DLO / SAT / PS / CLLO
- ☐ SPLS – LAA / LSCU / RTI / SP
- ☐ JS – BCCM / COURTS / OPG / QCAT / BDM
- ☒ LGFT – OFT / OLGR / ORP
- ☐ CS – FSB / FS / ITS / HRB / CS
- ☐ CROWN LAW / ODPP
- ☐ PUBLIC TRUSTEE
- ☐ LAQ/ADCQ/ECQ / QFCC / DCLP
- ☐ AG's Office

☐

☒ **URGENT**

☐ **NORMAL**

Urgent priority

return to Minister's office within
5 business days

Normal priority

return to Minister's office within
15 business days

ACTION REQUESTED

- ☒ BRIEFING NOTE
- ☒ MINISTER REPLY
- ☐ CHIEF OF STAFF REPLY
- ☐ DEPARTMENT TO RESPOND DIRECT
- ☐ NO RESPONSE REQUIRED
- ☐ FOR INFORMATION ONLY
- ☐ REFER TO _____

Date of Entry: 01 / 10 / 2019

Signature:

MCAR Ref:

Edocs Ref: 591732 / 1

Other Ref:

ACTION OFFICER: AB MM

Comments

Signature:

AB

Date:

1 / 10 / 19



RECEIVED
10 OCT 2019

BY:.....

18 September 2019

Hon. Yvette D'Ath MP
Attorney-General and Minister for Justice
Department of Justice and Attorney-General
State Law Building

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

BRISBANE OFFICE
LEVEL 3, 159 WILLIAM STREET
BRISBANE QLD 4000
AUSTRALIA

POSTAL ADDRESS
PO BOX 13348
GEORGE STREET POST SHOP
BRISBANE QLD 4000
AUSTRALIA

Dear Ms D'Ath

**The Star Entertainment Group Limited A.C.N. 149 629 023
2019 Annual Report & Notice of Annual General Meeting**

Pursuant to Schedule 1 of the Echo Deed (Queensland) dated 20 May 2011 between The State of Queensland, The Star Entertainment Group Limited (formerly Echo Entertainment Group Limited) and The Star Entertainment Qld Limited (formerly Jupiters Limited), please find enclosed the following documents:

1. 2019 Annual Report
2. Chairman's letter and Notice of Annual General Meeting (including Explanatory Memorandum)
3. Voting Form
4. Question Form

The above documents are being sent by The Star Entertainment Group Limited to its shareholders on the same date as this letter.

If you have any queries, please contact me directly on (07) 3228 0012.

Yours sincerely

Clare Craven
Secretariat & Shareholder Relations Manager (Acting)
The Star Entertainment Group Limited

Encls.

STARENTERTAINMENTGROUP.COM.AU
T + 61 7 3228 0000
F + 61 7 3228 0099
THE STAR ENTERTAINMENT GROUP LTD
ABN 85 149 629 023

THE STAR ENTERTAINMENT GROUP

18 September 2019

Dear Shareholder

I am pleased to invite you to The Star Entertainment Group Limited's ninth Annual General Meeting, which will be held at The Westin Brisbane, 111 Mary Street, Brisbane, Queensland on **Thursday, 24 October 2019 at 11:00am (Queensland time)** (the **Meeting**).

The following pages contain details on the items of business to be considered at the Meeting, as well as explanatory notes and voting procedures.

The business of the Meeting includes proposals for the re-election of Mr Gerard Bradley and Mr Richard Sheppard, who are both retiring in the normal course by rotation.

At the Meeting, you will also have the opportunity to vote on:

- the adoption of the Remuneration Report; and
- the grant of performance rights to the Managing Director and Chief Executive Officer.

If you are unable to attend the Meeting, you may either lodge a direct vote or appoint a proxy to vote on your behalf at the Meeting. You can do this by:

- using the website of The Star Entertainment Group's Share Registry, www.linkmarketservices.com.au; or
- completing the enclosed Voting Form in accordance with the instructions on the form.

Voting Forms (including Voting Forms lodged online) must be received by 11:00am (Queensland time) on Tuesday, 22 October 2019 to be valid for the Meeting.

If you plan to attend the Meeting, please bring the enclosed Voting Form with you. The Voting Form sets out your registration details and will make registration easier on your arrival.

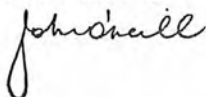
The Meeting will be webcast live via The Star Entertainment Group's website at www.starentertainmentgroup.com.au/annual-general-meetings.

2019 Annual Report

The Star Entertainment Group's Annual Report can be accessed online at www.starentertainmentgroup.com.au/annual-reports.

I look forward to seeing you at the Meeting.

Yours sincerely



John O'Neill AO
Chairman

THE  STAR ENTERTAINMENT GROUP

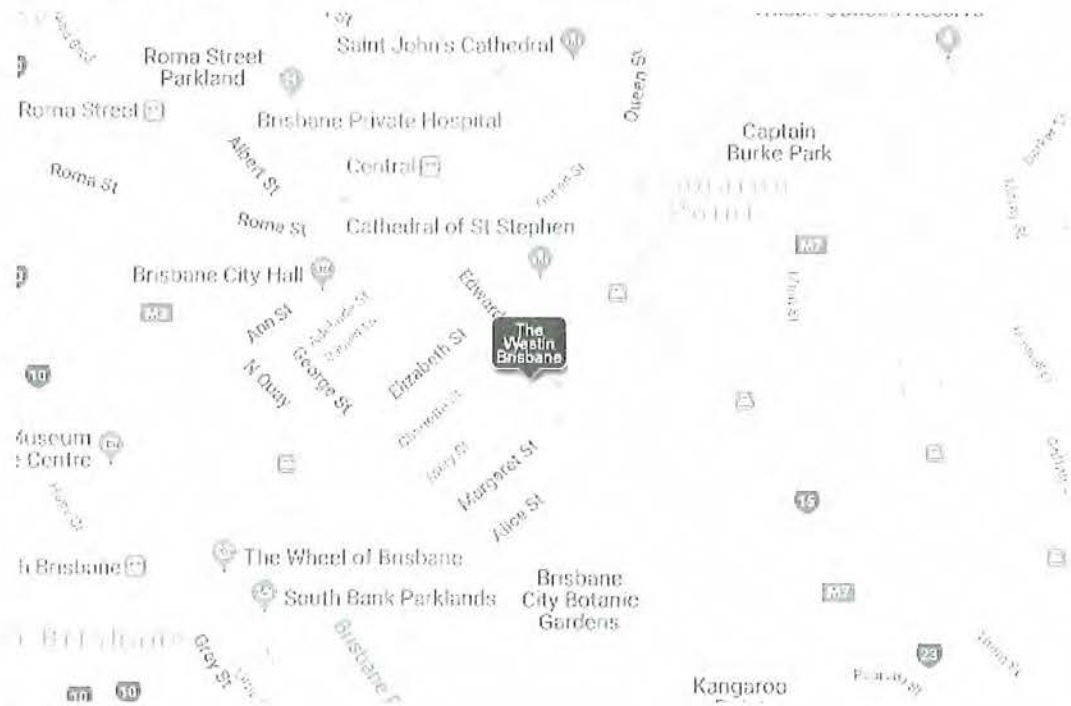
THE  STAR TREASURY THE  STAR
SYDNEY BRISBANE GOLD COAST

THE STAR ENTERTAINMENT GROUP LIMITED | ABN 85 149 629 023
BRISBANE OFFICE | LEVEL 3, 159 WILLIAM STREET, BRISBANE, QLD 4000, AUSTRALIA
STARENTERTAINMENTGROUP.COM.AU | T +61 7 3228 0000
POSTAL ADDRESS | PO BOX 13348, GEORGE STREET POST SHOP, BRISBANE, QLD 4003, AUSTRALIA

HOW TO GET TO THE WESTIN BRISBANE, 111 MARY STREET, BRISBANE, QUEENSLAND

The Westin is located in the Brisbane CBD area.

The various ways to get to The Westin Brisbane are detailed below.



Driving / Parking

For transportation information and driving directions to The Westin Brisbane, visit www.marriott.com/hotels/maps/travel/bnewi-the-westin-brisbane/.

If you are travelling by car, valet parking is available at The Westin Brisbane at a discounted daily flat rate of \$35 for shareholders attending the Meeting. (Spaces are limited.)

Secure parking is also available at the Festival Car Park, 53 Charlotte Street, Brisbane, Queensland for shareholders attending the Meeting, at a discounted daily flat rate of \$20 on the Meeting date. (Spaces are limited.) The Festival Car Park is approximately 300 metres and about a 5-minute walk to The Westin Brisbane.

The Star Club members with car parking entitlements are welcome to park at the on-site Treasury Brisbane car park on George Street, Brisbane, which is approximately 430 metres and about a 5-minute walk to The Westin Brisbane. For more information, please refer to the 'Casino Parking Guide' and 'The Star Club Members Parking Guide' at www.treasurybrisbane.com.au/about-us/locate-us.

For other secure parking locations and pricing, visit www.secureparking.com.au/en-au.

Public Transport

For route and timetable information for Brisbane buses, trains and ferries, visit www.translink.com.au/ or call 131 230.

NOTICE OF ANNUAL GENERAL MEETING

The ninth Annual General Meeting of The Star Entertainment Group Limited A.C.N. 149 629 023 (the **Company**) will be held at The Westin Brisbane, 111 Mary Street, Brisbane, Queensland on **Thursday, 24 October 2019 at 11:00am (Queensland time) (the Meeting)**.

General Business

Item 1 – Financial Statements and Reports

To receive and consider the Financial Statements, Directors' Report and Auditor's Report for the financial year ended 30 June 2019.

(Note: there is no requirement for shareholders to approve these reports.)

Ordinary Business

Item 2 – Re-election of Mr Gerard Bradley as a Director

To consider and, if thought fit, pass the following resolution as an ordinary resolution:

That Mr Gerard Bradley, who retires by rotation in accordance with the Constitution of the Company and is eligible for re-election, be re-elected as a Director of the Company.

Item 3 – Re-election of Mr Richard Sheppard as a Director

To consider and, if thought fit, pass the following resolution as an ordinary resolution:

That Mr Richard Sheppard, who retires by rotation in accordance with the Constitution of the Company and is eligible for re-election, be re-elected as a Director of the Company.

Item 4 – Remuneration Report

To consider and, if thought fit, pass the following resolution as an ordinary resolution:

That the Remuneration Report (which forms part of the Directors' Report) in respect of the financial year ended 30 June 2019 be adopted.

(Note: the vote on this resolution is advisory only and does not bind the Directors or the Company.)

Item 5 – Grant of Performance Rights to the Managing Director and Chief Executive Officer

To consider and, if thought fit, pass the following resolution as an ordinary resolution:

That approval be given to the grant of the number of performance rights determined based on the formula \$2,900,000 divided by the Face Value of a performance right to the Managing Director and Chief Executive Officer of the Company, Matt Bekier, as a long term incentive under The Star Entertainment Group Limited Employee Performance Plan and on the basis described in the Explanatory Memorandum to this Notice of Meeting.

Voting Exclusions – Items 4 & 5

For the purposes of the voting exclusions for Item 4 and Item 5, **KMP** means the key management personnel of the Company who (directly or indirectly) have authority and responsibility for planning, directing and controlling the activities of the Company (including the Directors). The Remuneration Report identifies the key management personnel of the Company for the financial year ended 30 June 2019. A reference to the KMP in these voting exclusions includes their closely related parties. Their closely related parties are defined in the *Corporations Act 2001* (Cth) (**Corporations Act**), and include certain members of their family, dependants and companies they control.

If you appoint the Chairman of the Meeting as your proxy (or if the Chairman of the Meeting is appointed as your proxy by default), and you do not direct your proxy how to vote on an item, you will be expressly authorising the Chairman of the Meeting to exercise your proxy even if the item is connected directly or indirectly with the remuneration of a member of the KMP.

The Company will disregard any votes cast on **Item 4**:

- by or on behalf of any KMP, details of whose remuneration is disclosed in the Remuneration Report (regardless of the capacity in which the vote is cast); and
- as proxy by any KMP as at the date of the Meeting,

unless it is cast as proxy for a person entitled to vote:

- in accordance with the directions on the Voting Form; or
- by the Chairman of the Meeting, in accordance with an express authorisation in the Voting Form to exercise the proxy even though the resolution is connected with the remuneration of a member of the KMP.

The Company will disregard any votes:

- cast in favour of **Item 5** by or on behalf of Matt Bekier (being the only Director who is eligible to participate in The Star Entertainment Group Limited Employee Performance Plan) or his associates; and
- cast on **Item 5** as proxy by any KMP as at the date of the Meeting,

unless it is cast as proxy for a person entitled to vote:

- in accordance with the directions on the Voting Form; or
- by the Chairman of the Meeting, in accordance with an express authorisation in the Voting Form to exercise the proxy even though the resolution is connected with the remuneration of a member of the KMP.

Please refer to the Notes on Voting for further information on voting at the Meeting and the Explanatory Memorandum for further information on the proposed resolutions.

By Order of the Board



Paula Martin
Company Secretary

Dated: 18 September 2019

NOTES ON VOTING

Entitlement to Attend the Meeting and Vote

1. For the purpose of the Meeting, voting shareholders will be taken to be those persons recorded in the Company's Register of Members as holding shares at 7:00pm (Sydney time) on Tuesday, 22 October 2019.
2. Voting on each of the proposed resolutions at the Meeting will be conducted by poll. On a poll, shareholders have one vote for every fully paid ordinary share held (subject to the restrictions on voting referred to below).

Voting Methods

3. A shareholder entitled to vote may vote in one of three ways:
 - by attending the Meeting and voting either in person or by attorney, or in the case of corporate shareholders, by corporate representative;
 - by lodging a direct vote, using the Voting Form, and lodging it with the Company's Share Registry or online at www.linkmarketservices.com.au; or
 - by appointing a proxy to attend and vote on their behalf, using the Voting Form, and lodging it with the Company's Share Registry or online at www.linkmarketservices.com.au.
4. To be effective, the Voting Form must be received by the Company at the Company's Share Registry address or facsimile number shown below, or lodged online at the website of the Company's Share Registry by 11:00am (Queensland time) on Tuesday, 22 October 2019.
5. The Voting Form must be signed in accordance with the instructions on the form. You will be taken to have signed your Voting Form if you lodge it online in accordance with the instructions on the website.

A Voting Form accompanies this Notice of Meeting. For further instructions on voting, please refer to the Voting Form.

Voting by Proxy

6. A shareholder entitled to attend the Meeting and vote is entitled to appoint not more than two proxies, who may be either an individual or a corporation. A proxy need not be a shareholder of the Company.
7. A shareholder appointing two proxies must have at least two shares and may specify the proportion or number of votes each proxy is appointed to exercise. If a shareholder appoints two proxies and the appointment does not specify the proportion or number of the shareholder's votes each proxy may exercise, then each proxy may exercise half of the votes. An additional Voting Form will be supplied by the Company's Share Registry on request.
8. A shareholder or proxy that is a corporation and entitled to attend and vote at the Meeting may appoint an individual to act as its corporate representative to exercise its powers at the Meeting. Evidence of the appointment of a corporate representative must be in accordance with section 250D of the Corporations Act and be lodged with the Company before the Meeting or at the registration desk on the day of the Meeting.
9. If the appointment of a corporate representative is signed under power of attorney, the power of attorney under which the appointment is signed, or a certified copy of that power of attorney, must accompany the appointment unless the power of attorney has previously been noted by the Company's Share Registry.
10. The Chairman of the Meeting intends to vote all available proxies in favour of all resolutions.

Restrictions on Voting

11. Gambling legislation and certain government agreements in New South Wales and Queensland and Part 2 (Rules 83-87) of the Constitution of the Company contain provisions regulating the exercise of voting rights by persons with prohibited shareholding interests. The legislation and government agreements also set out the regulation of shareholding interests. The relevant Minister has the power to request information to determine whether a person has a prohibited shareholding interest. If a person fails to furnish these details within the time specified or, in the opinion of the Minister, the information is false or misleading, then the Minister can declare the voting rights of those shares suspended.

Lodging the Voting Form

12. Voting Forms may be lodged at the Company's Share Registry at the following addresses:

By Mail:

The Star Entertainment Group Limited
C/- Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235
or by facsimile: +61 2 9287 0309
or online at: www.linkmarketservices.com.au

By Hand:*

Link Market Services Limited
1A Homebush Bay Drive
Rhodes, New South Wales
or
Level 12, 680 George Street
Sydney, New South Wales

* During business hours (Monday to Friday, 9:00am-5:00pm, Sydney time)

EXPLANATORY MEMORANDUM

This Explanatory Memorandum provides additional information on the items to be considered at the Annual General Meeting of The Star Entertainment Group Limited (*the Company*) to be held at The Westin Brisbane, 111 Mary Street, Brisbane, Queensland on **Thursday, 24 October 2019 at 11:00am (Queensland time)** (*the Meeting*) and forms part of the Notice of Meeting.

Item 1 – Financial Statements and Reports

The Financial Statements, Directors' Report and Auditor's Report for the Company for the financial year ended 30 June 2019 will be laid before the Meeting. There is no requirement for shareholders to approve those reports. However, the Chairman of the Meeting will allow a reasonable opportunity for shareholders to ask questions or make comments about those reports and the management of the Company.

Shareholders will also be given a reasonable opportunity to ask the Company's Auditor questions about the conduct of the audit and the preparation and content of the Auditor's Report, the accounting policies adopted by the Company in its preparation of the Financial Statements and the independence of the Auditor in relation to the conduct of the audit.

If you wish to put questions to the Chairman of the Meeting or the Auditor, you are encouraged to use the **enclosed question form** and return it to the Company's Share Registry, Link Market Services (as set out in the form) by **5:00pm (Queensland time) on Thursday, 17 October 2019**. This is to allow time to collate questions and prepare answers.

Copies of the questions, if any, to the Company's Auditor will be available at the Meeting and posted on the Company's website.

During the meeting, the Chairman of the Meeting will endeavour to address as many of the more frequently raised shareholder topics as possible. However, there may not be sufficient time available at the Meeting to address all topics raised. Please note that individual responses will not be sent to shareholders.

Item 2 – Re-election of Mr Gerard Bradley as a Director

Mr Gerard Bradley has been a Non-Executive Director of the Company since 30 May 2013. The Board considers Mr Bradley to be an independent director.

In accordance with the ASX Listing Rules and the Constitution of the Company, Mr Bradley retires, and being eligible, offers himself for re-election as a Director.

Mr Bradley has reconfirmed that he has sufficient time to meet his responsibilities as a Non-Executive Director of The Star Entertainment Group Limited.

Brief biographical details of Mr Bradley are provided below.

Academic and Professional Qualifications

Bachelor of Commerce; Diploma of Advanced Accounting; Fellow of the Institute of Chartered Accountants; Fellow of CPA Australia; Fellow of the Australian Institute of Company Directors; Fellow of the Institute of Managers and Leaders

Special Responsibilities

Chair of the Risk & Compliance Committee

Member of the Audit Committee

Member of the Investment & Capital Expenditure Review Committee

Experience and Skills

Gerard Bradley is the Chairman of Queensland Treasury Corporation and related companies, having served for 14 years as Under Treasurer and Under Secretary of the Queensland Treasury Department. He has extensive experience in public sector finance in both the Queensland and South Australian Treasury Departments.

Mr Bradley has previously served as Chairman of the Board of Trustees at QSuper. His previous non-executive board memberships also include Funds SA, Queensland Investment Corporation, Suncorp (Insurance & Finance), Queensland Water Infrastructure Pty Ltd, and South Bank Corporation.

Mr Bradley is currently a Non-Executive Director of Pinnacle Investment Management Group Limited and a Director of the Winston Churchill Memorial Trust.

Recommendation

The Board (other than Mr Bradley who has an interest in the resolution and therefore abstains from making a recommendation) recommends that shareholders vote in favour of the resolution in relation to Item 2, as the Board considers that Mr Bradley provides an important contribution to the Board, given his extensive financial expertise and risk management experience which is extremely valuable for his role as Chair of the Risk and Compliance Committee.

The Chairman of the Meeting intends to vote all available proxies in favour of the resolution.

Item 3 – Re-election of Mr Richard Sheppard as a Director

Mr Richard Sheppard has been a Non-Executive Director of the Company since 1 March 2013. The Board considers Mr Sheppard to be an independent director.

In accordance with the ASX Listing Rules and the Constitution of the Company, Mr Sheppard retires, and being eligible, offers himself for re-election as a Director.

Mr Sheppard has reconfirmed that he has sufficient time to meet his responsibilities as a Non-Executive Director of The Star Entertainment Group Limited.

Brief biographical details of Mr Sheppard are provided below.

Academic and Professional Qualifications

Bachelor of Economics (First Class Honours); Fellow of the Australian Institute of Company Directors

Special Responsibilities

Chair of the Investment & Capital Expenditure Review Committee

Member of the Audit Committee

Member of the Risk & Compliance Committee

Experience and Skills

Richard Sheppard has had an extensive executive career in the banking and finance sector including an executive career with Macquarie Group Limited spanning more than 30 years.

Mr Sheppard was previously the Managing Director and Chief Executive Officer of Macquarie Bank Limited and chaired the boards of a number of Macquarie's listed entities. He has also served as Chairman of the Commonwealth Government's Financial Sector Advisory Council.

Mr Sheppard is currently the Chairman and a Non-Executive Director of Dexus Property Group and a Non-Executive Director of Snowy Hydro Limited. He is also a Director of the Bradman Foundation.

Recommendation

The Board (other than Mr Sheppard who has an interest in the resolution and therefore abstains from making a recommendation) recommends that shareholders vote in favour of the resolution in relation to Item 3, as the Board believes that Mr Sheppard's risk management skills and experience in the banking and finance sector remain highly valuable to the Board, including through his role as Chair of the Investment and Capital Expenditure Review Committee and in the deliberations and matters considered by that Committee.

The Chairman of the Meeting intends to vote all available proxies in favour of the resolution.

Item 4 – Remuneration Report

Pursuant to the *Corporations Act 2001* (Cth) (**Corporations Act**), the Company is required to include in the Directors' Report a detailed Remuneration Report relating to the remuneration of Directors and key management personnel in the financial year ended 30 June 2019, and submit it for adoption by resolution of shareholders at the Meeting.

The Directors' Report for the financial year ended 30 June 2019 contains the Company's Remuneration Report. A copy of the Remuneration Report is set out in the Annual Report, which can be found on the Company's website at www.starentertainmentgroup.com.au/annual-reports.

The Remuneration Report discusses matters including (but not limited to):

- details relating to the remuneration arrangements of the Directors and other key management personnel of the Company, including actual cash remuneration received;
- key remuneration decisions taken during the financial year ended 30 June 2019; and
- the remuneration framework and key programs which drive the Company's performance.

- Following consideration of the Remuneration Report, the Chairman of the Meeting will give shareholders a reasonable opportunity to ask questions about, or comment on, the Remuneration Report. A resolution that the Remuneration Report be adopted will then be put to the vote.

The vote on this resolution is advisory only and does not bind the Directors or the Company.

Recommendation

Noting that each Director has a personal interest in their own remuneration from the Company, as described in the Remuneration Report, the Board recommends that shareholders vote in favour of the resolution in relation to Item 4. The Chairman of the Meeting intends to vote all available proxies in favour of the resolution.

Item 5 – Grant of Performance Rights to the Managing Director and Chief Executive Officer

Shareholders are asked to approve the equity component of the remuneration package for the Managing Director and Chief Executive Officer, Matt Bekier, for the financial year ending 30 June 2020, which relates to the proposed grant of performance rights as a long term incentive under The Star Entertainment Group Limited Employee Performance Plan (**Employee Performance Plan**).

A. Background

In accordance with his employment contract, Mr Bekier receives fixed remuneration and the opportunity to receive variable remuneration through short term and long term incentive arrangements.

The fixed component of Mr Bekier's remuneration (inclusive of superannuation) for the financial year ending 30 June 2020 is \$1,728,900 per annum.

Mr Bekier will continue to participate in a short term incentive plan pursuant to which he will be eligible to receive a variable short term incentive award based on his individual performance and the Company's performance over the annual performance review period.

Mr Bekier's potential short term incentive award is equivalent to \$1,728,900 (if performance is at target), and is deliverable as a combination of cash (two-thirds), and shares in the Company (one-third) which are subject to a 12 month restriction as well as forfeiture and clawback conditions. This is consistent with the terms of the short term incentive plan for the financial year ended 30 June 2019.

In respect of the long term incentive component of Mr Bekier's remuneration for the financial year ending 30 June 2020, the Company will, subject to obtaining the necessary shareholder approval, grant to Mr Bekier a long term incentive award equivalent to \$2,900,000. This amount is unchanged from the prior year.

Subject to shareholder approval being obtained, the Company will grant to Mr Bekier the number of performance rights determined based on the formula $\$2,900,000$ divided by the Face Value¹ of a performance right calculated as at 25 September 2019 (the **Allocation Date**) rounded down to the nearest whole number (**New Performance Rights**).

The performance hurdles, Test Date (as defined below), Allocation Date and other vesting conditions applying to the New Performance Rights will be the same as those that apply to other senior executives participating in the Employee Performance Plan as at 25 September 2019.

The New Performance Rights to be granted to Mr Bekier will have no dividend or voting rights.

Example

As an illustration only, set out below is an example of the calculation of the number of New Performance Rights that may be granted to Mr Bekier under the Employee Performance Plan for the financial year ending 30 June 2020, on the basis that:

(a) Mr Bekier's long term incentive award is \$2,900,000; and

assuming that:

(b) the Face Value is \$4.12,

the number of New Performance Rights to be granted to Mr Bekier would be calculated as $(\$2,900,000 \div \$4.12)$.

¹ Face Value is determined by reference to the Volume Weighted Average Price of the Company's shares traded on the ASX on the 20 trading days prior to the Allocation Date.

Based on the above assumptions, Mr Bekier would be granted 703,883 New Performance Rights.

This calculation is shown by way of **example only** and does not commit the Board to the figures above or the VWAP of the Company's shares for the relevant period.

ASX Listing Rule requirements

Shareholder approval for the grant of the New Performance Rights to Mr Bekier is sought for all purposes under the Corporations Act and the ASX Listing Rules, including ASX Listing Rule 10.14. The New Performance Rights are to be issued under the Employee Performance Plan, with the vesting conditions relating to the New Performance Rights being as described below.

Under ASX Listing Rule 10.14, an entity must not issue securities to a director of the entity under an employee incentive scheme without the approval of shareholders. Accordingly, approval of shareholders is sought for the purpose of ASX Listing Rule 10.14 to enable the Company to grant the New Performance Rights, and subsequently issue or transfer securities, to Mr Bekier, under the Employee Performance Plan.

ASX Listing Rule 10.15 requires this Notice of Meeting to include the following specified information in relation to the New Performance Rights which are proposed to be granted to Mr Bekier under the Employee Performance Plan.

B. Date the securities will be granted

If approved by shareholders, the New Performance Rights will be granted to Mr Bekier as soon as practicable after the Meeting, but not later than 12 months after the Meeting, and with effect from 25 September 2019.

C. Maximum number of securities to be granted

The maximum number of New Performance Rights that may be acquired by Mr Bekier under the Employee Performance Plan pursuant to the resolution set out in Item 5 is that number arrived at based on the formula in that resolution.

The number of New Performance Rights proposed to be granted to Mr Bekier will be confirmed at the Meeting.

D. Price of the securities, vesting conditions and other matters

No Grant Price or Exercise Price

No amount is payable on the grant of the New Performance Rights or upon vesting of the New Performance Rights.

Vesting Conditions

There will be one test date and no retesting for the New Performance Rights, which may vest on 25 September 2022 (the **Test Date**) subject to the satisfaction of applicable performance hurdles (described below). Any New Performance Rights that do not vest on the Test Date will lapse, although the Board has discretion under the Employee Performance Plan to lift some or all of the vesting conditions in special circumstances, such as, but not limited to, death and permanent disablement.

The performance hurdles which will apply in respect of the grant of the New Performance Rights to Mr Bekier are:

- 33.3% - relative total shareholder return (**TSR**);
- 33.3% - earnings per share (**EPS**); and
- 33.4% - return on invested capital (**ROIC**).

Whether the TSR hurdle, the EPS hurdle and the ROIC hurdle have been met for the New Performance Rights will be determined on the Test Date. These measures are equally weighted as listed above.

1. TSR Performance Hurdle

33.3% of the New Performance Rights available to Mr Bekier are subject to the TSR performance hurdle.

The TSR hurdle measures the Company's total shareholder return ranking against a peer group of companies, measured over the period from 25 September 2019 to the Test Date.

The peer group comprises those companies in the S&P/ASX100 Index as at 25 September 2019, excluding property trusts, infrastructure groups and mining companies and companies that, amongst other things, may be subsequently taken over, demerged, delisted or are otherwise determined by the Board (in its discretion) to no longer be a peer of the Company following the occurrence of some other significant corporate event.

Broadly, TSR measures the return received by shareholders from holding shares in a company over a particular period. TSR is calculated by taking into account the change in a company's share price over the relevant measurement period as well as the dividends received (and assumed to be reinvested back into the company's shares) during that period.

For the purpose of measuring the change in the Company's share price over the relevant measurement period, the starting point and end point have been set at the volume weighted average share price of the Company's shares traded on the ASX on each of the 20 trading days up to and including 25 September 2019 (in the case of the starting point) and the Test Date (in the case of the end point). A similar approach will be applied for the purpose of measuring the change in the share price of each company in the peer group over the relevant measurement period.

The Company's TSR ranking as against the peer group of companies has been chosen as the performance measure for the New Performance Rights because it directly aligns the interests of senior executives participating in the Employee Performance Plan with the interests of shareholders, which is to maximise TSR as compared with TSR for peer companies.

The table below sets out the percentage of the New Performance Rights that will vest depending on the Company's TSR ranking as at the Test Date. The maximum number of New Performance Rights that may vest will accord with the highest measure of the Company's relative TSR ranking as at the Test Date. The Company's TSR ranking, compared to its peer group, must be at least at the 50th percentile for any vesting to occur.

TSR Ranking	Percentage of New Performance Rights that will vest
Below 50 th percentile	0%
At 50 th percentile	50%
Above 50 th percentile and below 75 th percentile	Pro-rata between 50% (at 50 th percentile) and 100% (at 75 th percentile)
At or above 75 th percentile	100%

2. EPS Performance Hurdle

33.3% of the New Performance Rights available to Mr Bekier are subject to the EPS performance hurdle.

The EPS hurdle measures the statutory earnings per ordinary share adjusted for the theoretical win rate in the VIP Rebate business. It drives line of sight between shareholder value creation and management's financial performance. The threshold hurdle is set by the Board by reference to market consensus. The target hurdle is set by the Board by reference to the Company's Board approved five-year business plan. While the Board may exercise certain discretions under the Employee Performance Plan, the Board will only consider exercising its discretion with respect to any applicable adjustments to thresholds and targets at the time of testing for vesting purposes.

The table below sets out the percentage of the New Performance Rights that will vest depending on the Company's EPS performance as at the Test Date.

EPS performance	Percentage of New Performance Rights that will vest
Below threshold	0%
At threshold	50%
Between threshold and stretch	Pro-rata between threshold and stretch
Stretch target	100%

The Company will disclose the actual EPS target on a retrospective basis to ensure that the Company's competitive position is not undermined.

3. ROIC Performance Hurdle

33.4% of the New Performance Rights available to Mr Bekier are subject to a Return on Invested Capital (**ROIC**) performance hurdle.

The ROIC hurdle measures statutory Earnings Before Interest and Taxes (**EBIT**), adjusted for the theoretical win rate in the VIP Rebate business, as a proportion of average Net Debt and average Shareholders Equity. That is:

$$\text{ROIC} = \frac{\text{EBIT adjusted for theoretical win rate in the VIP Rebate business}}{\text{average Net Debt} + \text{average Shareholders' Equity}}$$

The ROIC hurdle measures the efficiency of earnings generated from capital investments made by the Company and seeks to create alignment of incentive programs in driving the execution of the Company's capital intensive strategy to build new assets and improve existing properties, with the aim of generating additional revenue and ultimately sustainable value for shareholders.

The threshold hurdle is set by the Board by reference to the Company's present ROIC levels and the target hurdle is set by the Board by reference to the Company's Board approved five-year business plan. While the Board may exercise certain discretions under the Employee Performance Plan, the Board will only consider exercising its discretion with respect to adjustments to thresholds and targets at the time of testing for vesting purposes.

The table below sets out the percentage of the New Performance Rights that will vest depending on the Company's ROIC performance as at the Test Date.

ROIC performance	Percentage of New Performance Rights that will vest
Below threshold	0%
At threshold	50%
Between threshold and stretch	Pro-rata between threshold and stretch
Stretch target	100%

The Company will disclose the actual ROIC target on a retrospective basis to ensure that the Company's competitive position is not undermined.

In the event of a takeover offer for the Company or any other transaction resulting in a change of control of the Company, the Board is required to determine, in its absolute discretion, the appropriate treatment regarding any unvested New Performance Rights. Such a determination may involve the waiver (wholly or in part) of the performance hurdle applicable to the New Performance Rights, or the lapse of some or all of the New Performance Rights.

Vesting of New Performance Rights

Upon satisfaction of the performance hurdles, and provided that Mr Bekier remains employed with the Company on the Test Date, the relevant number of New Performance Rights will automatically vest, and the following (or a cash equivalent value) will be allocated to Mr Bekier:

- (a) Base Shares; and
- (b) Dividend Equalisation Shares.

Base Shares means such number of fully paid ordinary shares in the Company that are equal to the number of vested New Performance Rights (on a one-for-one basis).

Dividend Equalisation Shares means such number of additional fully paid ordinary shares in the Company having a value equal to the aggregate dividends (excluding franking credits) that would otherwise have been paid on the Base Shares for the dividend record dates occurring during the period between the Allocation Date and the date the Base Shares are allocated to Mr Bekier (**Dividend Equalisation Period**).

The number of Dividend Equalisation Shares to be allocated to Mr Bekier will be calculated by reference to the following formula:

$$\frac{\$ \text{ amount of Relevant Dividend} \times \text{Base Shares}}{\text{DRP Share Price}}$$

- **Relevant Dividend** means a dividend (excluding franking credits) having a record date during the Dividend Equalisation Period.
- **DRP Share Price** means:
 - the share price calculated in accordance with such other methodology adopted by the Board in the Company's Dividend Reinvestment Plan from time to time; or
 - where the Company does not have a Dividend Reinvestment Plan in operation, the average (rounded to the nearest cent) of the daily volume weighted average market price of Shares sold in the ordinary course of trading on the ASX over a

period of ten trading days beginning on the fourth trading day after the relevant dividend record date.

Lapsing of New Performance Rights

New Performance Rights that have not vested on the Test Date will ordinarily lapse.

Unless the Board determines otherwise in its discretion, upon cessation of the employment of Mr Bekier, all relevant unvested New Performance Rights will lapse immediately, subject to certain exceptions. Those exceptions are where (in broad terms) Mr Bekier:

- (i) retires (where he will retain a pro-rata number of New Performance Rights based on the time served between 25 September 2019 and the Test Date);
- (ii) is retrenched (where he will retain a pro-rata number of New Performance Rights based on the time served between 25 September 2019 and the Test Date, subject to certain criteria); or
- (iii) dies or is permanently disabled (where he will retain a pro-rata number of New Performance Rights based on the time served between 25 September 2019 and the Test Date, subject to certain criteria).

In addition, partial lapse of unvested New Performance Rights (based on the proportion of the period from 25 September 2019 to the Test Date during which leave was taken) may occur, subject to the Board's discretion, in circumstances where Mr Bekier takes parental leave or extended unpaid leave.

E. Directors who have received securities under the Employee Performance Plan

Mr Bekier is the only Director who has received securities under the Employee Performance Plan.

Details of performance rights previously granted to Mr Bekier with shareholder approval are set out below. Mr Bekier was not required to pay any amount on the grant or upon vesting of these performance rights.

Grant Date	Effective Allocation Date	Number of Performance Rights	Date of Shareholder Approval
21 December 2012	19 September 2012	227,272	25 October 2012
23 December 2013	1 October 2013	196,850	8 November 2013
25 November 2014	26 September 2014	352,112	31 October 2014
12 November 2015	21 September 2015	253,456	4 November 2015
15 November 2016	5 October 2016	548,204	28 October 2016
19 January 2018	2 October 2017	627,706	26 October 2017
3 February 2019	25 September 2019	668,203	1 November 2018

F. Directors who are eligible to participate in the Employee Performance Plan

Mr Bekier is presently the only Director entitled to participate in the Employee Performance Plan.

G. No loan scheme

There is no loan scheme in relation to the acquisition of the New Performance Rights or securities issued under the Employee Performance Plan.

H. Further information

Further information regarding the long term incentive component of the Employee Performance Plan is set out in the Remuneration Report.

Recommendation

The Board (other than Mr Bekier, given that he has a personal interest in the resolution and therefore abstains from making a recommendation) recommends that shareholders vote in favour of the resolution in relation to Item 5.

The Chairman of the Meeting intends to vote all available proxies in favour of the resolution.

LODGE YOUR VOTE



ONLINE

www.linkmarketservices.com.au



BY MAIL

The Star Entertainment Group Limited
C/- Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235 Australia



BY FAX

+61 2 9287 0309



BY HAND

Link Market Services Limited
1A Homebush Bay Drive, Rhodes NSW 2138; or
Level 12, 680 George Street, Sydney NSW 2000



ALL ENQUIRIES TO

Telephone: +61 1300 880 923



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VOTING FORM

To vote directly or to direct your proxy how to vote on any item, please insert ☒ in Box A or Box B below. Please read the voting instructions overleaf before marking any boxes.

I/We being a shareholder(s) of The Star Entertainment Group Limited (ABN 85 149 629 023) (the **Company**) and entitled to attend and vote hereby:

A VOTE DIRECTLY

elect to lodge my/our
vote(s) directly (mark box)



in relation to the Annual General Meeting of the Company to be held at **11:00am (Queensland time) on Thursday, 24 October 2019 at The Westin Brisbane, 111 Mary Street, Brisbane, Queensland (the Meeting)** and at any adjournment or postponement of the Meeting.

You must mark either "For" or "Against" for each item for a valid direct vote to be recorded. If you mark the "Abstain" box, your vote for that item will be invalid. **GO TO STEP 2.**

OR B APPOINT A PROXY

appoint the
Chairman of
the Meeting
(mark box)

OR if you are **NOT** appointing the Chairman of the Meeting as your proxy, please write the name of the person or body corporate (excluding the registered shareholder) you are appointing as your proxy here:

or failing the person or body corporate named, or if no person or body corporate is named, the Chairman of the Meeting, as my/our proxy to act on my/our behalf (including to vote in accordance with the following directions or, if no directions have been given and to the extent permitted by the law, as the proxy sees fit, subject to any applicable voting exclusion(s) at the Annual General Meeting of the Company to be held at **11:00am (Queensland time) on Thursday, 24 October 2019 at The Westin Brisbane, 111 Mary Street, Brisbane, Queensland (the Meeting)** and at any adjournment or postponement of the Meeting.

Important: If the Chairman of the Meeting is acting as my/our proxy and I/we have not provided voting directions below, I/we expressly authorise the Chairman of the Meeting to exercise my/our proxy to vote on an item, even though the item is connected directly or indirectly with the remuneration of a member of the Company's key management personnel.

The Chairman of the Meeting intends to vote undirected proxies in favour of each item of business. GO TO STEP 2.

VOTING DIRECTIONS

Voting directions will only be valid and accepted by the Company if they are signed and received no later than 48 hours before the Meeting.

Please read the voting instructions overleaf before marking any boxes with ☒

Items	For	Against	Abstain*	For	Against	Abstain*
2 Re-election of Mr Gerard Bradley as a Director				5 Grant of Performance Rights to the Managing Director & Chief Executive Officer		
3 Re-election of Mr Richard Sheppard as a Director						
4 Remuneration Report						



* If you mark the Abstain box for a particular Item, your direct vote will be invalid if you are voting under Box A or, if you are voting under Box B, you are directing your proxy not to vote on your behalf on a show of hands or on a poll and your votes will not be counted in computing the required majority on a poll.

SIGNATURE OF SHAREHOLDERS – THIS MUST BE COMPLETED

Shareholder 1 (Individual)

Joint Shareholder 2 (Individual)

Joint Shareholder 3 (Individual)

Sole Director and Sole Company Secretary

Director/Company Secretary (Delete one)

Director

This form must be signed by the shareholder. In the case of a joint holding, either shareholder may sign. If signed by the shareholder's attorney, the Power of Attorney must have been previously noted by the registry or a certified copy attached to this form. If executed by a company, the form must be executed in accordance with the company's constitution and the *Corporations Act 2001* (Cth).

HOW TO COMPLETE THIS VOTING FORM

YOUR NAME AND ADDRESS

This is your name and address as it appears on the Company's share register. If this information is incorrect, please make the correction on the form. Shareholders sponsored by a broker should advise their broker of any changes. **Please note: you cannot change ownership of your shares using this form.**

STEP 1

VOTING UNDER BOX A – DIRECT VOTE

If you marked the box under Box A you are indicating that you wish to vote directly. Please only mark either **"For"** or **"Against"** for each item, to record a valid direct vote on that item at STEP 2. If you mark the **"Abstain"** box for an item, your vote for that item will be invalid.

If no direction is given on any of the items, or if you complete both Box A and Box B, your vote may be passed to the Chairman of the Meeting as your proxy.

You may identify on the Voting Form the total number of shares to be voted on any item by inserting the percentage or number of shares in the **"For"** or **"Against"** boxes.

If you have lodged a direct vote, and you attend the Meeting, your direct vote remains valid and is not revoked by your attendance unless you instruct the Company's share registry prior to the Meeting that you wish to vote in person on any or all of the items to be put before the Meeting (in which case your direct vote is revoked).

The decision of the Chairman of the Meeting as to whether a direct vote is valid is conclusive.

VOTING UNDER BOX B – APPOINTMENT OF PROXY

If you wish to appoint the Chairman of the Meeting as your proxy, mark the first box in Box B. If you wish to appoint someone other than the Chairman of the Meeting as your proxy, please write the name of that individual or body corporate in Box B. If you leave this section blank, or your named proxy does not attend the Meeting, the Chairman of the Meeting will be your proxy. A proxy need not be a shareholder of the Company and may be an individual or a body corporate.

DEFAULT TO CHAIRMAN OF THE MEETING

Any directed proxies that are not voted on a poll at the Meeting will default to the Chairman of the Meeting, who is required to vote those proxies as directed. Any undirected proxies that default to the Chairman of the Meeting will be voted according to the instructions set out in this Voting Form, including where the item is connected directly or indirectly with the remuneration of a member of the Company's key management personnel. The Chairman of the Meeting intends to vote undirected proxies in favour of each item of business.

STEP 2

VOTES – PROXY APPOINTMENT

You can direct your proxy how to vote by placing a mark in one of the boxes opposite each item of business. All your shares will be voted in accordance with such a direction unless you indicate only a portion of voting rights are to be voted on any item by inserting the percentage or number of shares you wish to vote in the appropriate box or boxes. If you mark more than one box on an item your vote on that item will be invalid.

If you do not mark any of the boxes on a given item then, subject to the rest of this paragraph, your proxy may vote as he or she chooses. If you wish to appoint as your proxy a Director (other than the Chairman of the Meeting) or other member of the Company's key management personnel whose remuneration details are set out in the Remuneration Report, or their closely related parties, you must specify how they should vote on Items 4 and 5 by completing the **"For"**, **"Against"** or **"Abstain"** boxes on the Voting Form. If you do not do that, your proxy will not be able to exercise your vote on your behalf for those items. If you wish to appoint the Chairman of the Meeting as your proxy with a direction to vote against, or to abstain from voting on Items 4 and 5, you should specify this by marking the **"Against"** or **"Abstain"** boxes against the relevant item on the Voting Form.

APPOINTMENT OF A SECOND PROXY

You are entitled to appoint up to two persons as proxies to attend the Meeting and vote on a poll. If you wish to appoint a second proxy, an additional Voting Form may be obtained by telephoning the Company's share registry or you may copy this form and return them both together.

To appoint a second proxy you must:

- on each of the first Voting Form and the second Voting Form state the percentage of your voting rights or number of shares applicable to that form. If the appointments do not specify the percentage or number of votes that each proxy may exercise, each proxy may exercise half your votes. Fractions of votes will be disregarded; and
- return both forms together to the Company's share registry.

SIGNING INSTRUCTIONS

You must sign this form in the spaces provided, as follows:

Individual: where the holding is in one name, the shareholder must sign.

Joint Holding: where the holding is in more than one name, either shareholder may sign.

Power of Attorney: to sign under Power of Attorney, you must have previously lodged the Power of Attorney with the registry. If you have not previously lodged this document for notation, please attach a certified photocopy of the Power of Attorney to this form and return both documents by mail or by hand.

Companies: where the company has a Sole Director who is also the Sole Company Secretary, this form must be signed by that person. If the company (pursuant to section 204A of the *Corporations Act 2001* (Cth)) does not have a Company Secretary, a Sole Director can also sign alone. Otherwise this form must be signed by a Director jointly with either another Director or a Company Secretary. Please indicate the office held by signing in the appropriate place.

If you have appointed a proxy or an attorney, and you attend the Meeting, your proxy or attorney remains valid and is not revoked by your attendance unless you instruct the Company's share registry prior to the Meeting that you wish to vote in person on any or all of the items to be put before the Meeting (in which case your proxy or attorney is revoked entirely for the Meeting).

CORPORATE REPRESENTATIVES

If a representative of a corporate shareholder or proxy is to attend the Meeting the appropriate "Certificate of Appointment of Corporate Representative" must be produced prior to admission. A form of the certificate may be obtained from the Company's share registry or online at www.linkmarketservices.com.au.

HOW TO LODGE THIS VOTING FORM

This Voting Form (and any Power of Attorney under which it is signed) must be received at any address listed below by **11:00am (Queensland time) on Tuesday, 22 October 2019**, being not later than 48 hours before the commencement of the Meeting. Any Voting Form received after that time will not be valid for the scheduled Meeting.

Voting Forms may be lodged using the reply paid envelope or:



ONLINE

www.linkmarketservices.com.au

Login to the Link website using the holding details as shown on the Voting Form. Select 'Voting' and follow the prompts to lodge your vote. To use the online lodgement facility, shareholders will need their "Holder Identifier" (Securityholder Reference Number (SRN) or Holder Identification Number (HIN) as shown on the front of the Voting Form).



BY MAIL

The Star Entertainment Group Limited
C/- Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235
Australia



BY FAX

+61 2 9287 0309



BY HAND

Deliver to Link Market Services Limited*
1A Homebush Bay Drive
Rhodes NSW 2138
or
Level 12
680 George Street
Sydney NSW 2000

* During business hours (Monday to Friday, 9:00am–5:00pm)

IF YOU WOULD LIKE TO ATTEND AND VOTE AT THE MEETING, PLEASE BRING THIS FORM WITH YOU.

THIS WILL ASSIST IN REGISTERING YOUR ATTENDANCE.

RTI 200256 File01 - Page 134

LODGE YOUR QUESTIONS



ONLINE
www.linkmarketservices.com.au



BY MAIL
The Star Entertainment Group Limited
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Sydney South NSW 1235 Australia



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Level 12, 680 George Street, Sydney NSW 2000



ALL ENQUIRIES TO
Telephone: +61 1300 880 923



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Please use this form to submit any questions about The Star Entertainment Group Limited (ABN 85 149 629 023) (the **Company**) that you would like us to respond to at the Annual General Meeting of the Company to be held at **11:00am (Queensland time) on Thursday, 24 October 2019 at The Westin Brisbane, 111 Mary Street, Brisbane, Queensland** (the **Meeting**). Your questions should relate to matters that are relevant to the business of the Meeting, as outlined in the accompanying Notice of Meeting and Explanatory Memorandum. If your question is for the Company's Auditor it should be relevant to the content of the Auditor's Report, or the conduct of the audit of the Financial Report.

This form must be received by the Company's share registrar, Link Market Services Limited, by **5:00pm (Queensland time) on Thursday, 17 October 2019**. Questions will be collated. During the course of the Meeting, the Chairman of the Meeting will endeavour to address as many of the more frequently raised shareholder topics as possible and, where appropriate, will give a representative of the Company's Auditor, the opportunity to answer written questions submitted to the Auditor. However, there may not be sufficient time available at the Meeting to address all topics raised. Please note that individual responses will not be sent to shareholders.

My question relates to (please mark the most appropriate box)

Performance or Financial Reports

A resolution in the Notice of Meeting

Future direction

Remuneration Report

Sustainability/Environment

Other

Please tick if this question is directed to the Auditor

QUESTIONS

My question relates to (please mark the most appropriate box)

Performance or Financial Reports

A resolution in the Notice of Meeting

Future direction

Remuneration Report

Sustainability/Environment

Other

Please tick if this question is directed to the Auditor



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 591732/1; 4971277; OGR-869345

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

28 OCT 2019

Ms Clare Craven
Secretariat and Shareholder Relations Manager
The Star Entertainment Group Ltd
PO Box 13348
George Street Post Shop
BRISBANE QLD 4000

Dear Ms Craven

Thank you for your letter dated 18 September 2019, providing the financial and reporting material on behalf of The Star Entertainment Group Limited (The Star).

I note that a copy of The Star's 2019 Annual Report was included with your letter.

I acknowledge the submission of this material satisfies the requirements of clauses 4 and 8 of Schedule 1 of the Echo Deed (Queensland) and I appreciate your ongoing compliance.

Should you require any further information regarding this matter, please contact Mr Nicholas Smyth, Acting Director, Gaming Services Branch, Office of Liquor and Gaming Regulation, Department of Justice and Attorney-General, on (07) 3738 8374 or at: nicholas.smyth@justice.qld.gov.au.

Yours sincerely

YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

DEPARTMENT OF JUSTICE AND ATTORNEY-GENERAL BRIEF FOR DECISION/ACTION

Date: 19 September 2019
To: Attorney-General and Minister for Justice
Leader of the House
From: Office of Liquor and Gaming Regulation – Liquor, Gaming and Fair Trading
Subject: The Star – Maximum number of table games for casinos
Requested by: Internally generated

RECOMMENDATION

That you **approve**:

1. an unlimited number of table games for all Queensland casinos, consistent with the unlimited number approved for the Queen's Wharf Brisbane casino licence; and
2. associated amendments to the Casino Control Regulation 1999, to prescribe this as a particular that can be specified on a casino licence.

BACKGROUND SUMMARY

1. On 3 December 2018, The Star Entertainment Group Limited (The Star) wrote to the Office of Liquor and Gaming Regulation (OLGR) seeking to remove the limit imposed on the number of gaming tables that can operate at their Gold Coast and Brisbane casinos.
2. The Star Gold Coast has recently undertaken a significant redevelopment and expansion of the hotel-casino complex, including licensed gaming areas. The Star advises that removing the gaming table limit would provide the necessary flexibility to fully utilise this new space and operate additional tables in response to growing market demand and competition, particularly at peak times (e.g. Chinese New Year).
3. As a matter of government policy, the maximum number of gaming tables that can be operated in each casino has been determined at the time the casino licence was issued, with these approvals being amended on an as needs basis, balancing commercial requests by the operators and the government's policy/prerogative at the time.
4. The *Casino Control Act 1982* (the Act) does not provide for a limit on the maximum number of gaming tables to be operated in a casino.
5. The last amendment to approved gaming table numbers for a Queensland casino occurred in 2011 NP_Sch3(2)(1)(b)
This resulted in an increase of an additional 50 gaming tables being split between The Star Gold Coast and Treasury Brisbane casinos.

6. NP_Sch3(2)(1)(b) The concessions included:

- an increase in gaming machine numbers;
- the replacement of a previous gaming machine to table game ratio policy with fixed caps for both products;
- a reduction in tax for premium junket revenue; and
- the reclassification of multi-terminal gaming machines from electronic gaming machines to 'electronic table games' (which also impacted tax).

ISSUES

7. The casino market has matured since limits on gaming table numbers were imposed. Other jurisdictions are of the view that the numbers of tables and mix of casino games is a commercial consideration for a casino operator. There is no limit placed on the number of gaming tables that can be operated at The Star Sydney, nor will there be any similar restrictions placed on Crown's Barangaroo casino or Queen's Wharf Brisbane once operational. However, Victoria's Crown Casino can operate no more than 440 gaming tables at one time, noting there is an exemption that allows up to a maximum of 100 additional tables to be operated for the playing of poker.
8. Most Queensland casinos are operating well under their maximum approved gaming table limit:

Venue	Approved tables	Operational (at 9 Sept 2019)
Treasury Brisbane	136	79
The Star Gold Coast	142	129
The Ville Resort Casino	37	21
The Reef Hotel Casino	50	37
Queen's Wharf Brisbane	Unlimited	N/A

9. The Star Gold Coast is the only Queensland casino at which the limit may cause issues, due to the recent opening of The Darling and its expansion plans under the approved Gold Coast Masterplan. The Star is reluctant to provide the precise additional number needed, as the preferred position is to have the cap removed – referring to the inconsistency across properties with Queen's Wharf Brisbane having no cap.
10. A policy shift regarding maximum table numbers will benefit The Star as it is the only property that has a corresponding demand for additional gaming tables.
11. The following three options are presented for your consideration:

Option 1 – remove the limit on table games for all Queensland casinos

12. This can be achieved as a policy decision and an 'unlimited number' of table games prescribed as a condition on each licence, as has occurred for the Queen's Wharf Brisbane casino licence.
13. An identical condition was imposed on the Queen's Wharf licence by the insertion of a new section 14A in the *Casino Control Regulation 1999* (Regulation) to prescribe this as a particular that could be specified on the licence. A similar amendment would need to be made to the Regulation for each other casino, or a blanket provision of this nature for all casinos prior to the conditions being imposed. This would provide the Minister with a regulatory safeguard to impose a fixed number in future, should an unforeseen issue arise in prescribing an 'unlimited' maximum.

14. The number of gaming tables in a casino is practically controlled through the physical constraints of the size of the casino gaming area, as the playing of games can only occur within this allocated section of the casino licensed area, which is subject to Ministerial approval under the Act.
15. There is also little risk in an exponential growth in gaming table numbers occurring as a result of a decision to allow an unlimited number of table games, as casino operators are not going to operate more tables than is commercially viable.
16. Should you support this option, the new limit could be applied administratively until amendments are made to the Regulation and the casino licence condition is imposed.
17. In accordance with sections 63(4) and (5) of the Act, Ministerial approval will continue for the maximum number of each of the games proposed to be played at a casino (e.g. roulette and baccarat). This requirement ensures a casino provides a reasonable mix of gaming products, and within the overall gaming table limit imposed.

Option 2 – increase the maximum number of gaming tables for The Star Gold Coast only

18. As The Star is the only licensee for which an imminent need for increased gaming table limits is being sought, you may prefer to support an increased maximum limit (as opposed to an unlimited number) for The Star Gold Coast only. This would address The Star's short and medium term capacity demands, and would not disadvantage any other casino given they are operating well under the maximum.
19. Allowing unlimited table games may be seen by the community, club and hotel sectors as supporting an unrestrained expansion of gambling products in casinos. However, an increased maximum table limit may be justified given:
 - The Star Gold Coast's new partnership with the World Poker Tour Series, which will see them host Australia's first event commencing 27 September 2019;
 - the increased licensed gaming area provided as part of the recent completion of The Star's Darling Hotel and its various private/VIP gaming facilities; and
 - the commencement of construction under the approved development plans for Stage 1 Gold Coast Master Plan 1. Although Stage 1 does not include additional licensed gaming areas, the development will attract a large number of permanent and temporary guests to the site, who in turn will be encouraged to make use of the available facilities.
20. Casino games played at gaming tables are generally considered to be lower risk than other gambling products such as gaming machines, due in part to their slower rate of play. As reported in the Queensland Household Gambling Survey 2016-17, the percentages of Queenslanders who participate in gaming table gambling (approximately 5%) is significantly lower than most other forms of legalised gambling, including keno, lotteries, raffles and race/sports betting. The survey also shows that a lower proportion of persons who gamble on gaming tables are likely to identify as problem gamblers in comparison to other forms of gambling.
21. A decision to increase the gaming table limit does not prevent a future decision to reduce or remove the limit altogether.
22. Should you agree to increase the limit, The Star would be requested to make a submission with details of the proposed numbers and justification (e.g. factors like available space and potential demand).

Option 3 – no change to the current position

23. Maintaining the status quo would have no impact on the northern casinos, which are operating well within their approved limits. However, this option would have an adverse impact on The Star Gold Coast. The Star's request is driven by the demand and capacity restraints now being experienced following the expansive refurbishment completed in the last 12 months, particularly the increase to the premium gaming area.
24. The recent \$375 million investment at The Star Gold Coast included the construction of The Darling hotel with premium gaming rooms and expansion of the main gaming floor of the existing property, which is now attracting increased visitation resulting in an increased demand for table games products, particularly through their VIP business.
25. This is evidenced through The Star's 2019 full year financial reporting, which confirms customers are continuing to respond strongly to the enlarged and upgraded offering at the Gold Coast, with the property reporting record domestic revenues and earnings that are being driven by their private gaming rooms. The performance of gaming machines and gaming tables in their private gaming rooms continues to outpace main gaming floor growth across all casino properties. The Star has also reported a corresponding increase in visitation from international VIP players, with rebate business volumes at the Queensland casino properties up 23.5% from the previous financial year.

Responsible gambling

26. The Star has confirmed that should the proposal be supported, they will continue to deliver upon their commitment to responsible gambling through their Responsible Gambling Policy and practices. In anticipation of further gaming growth, The Star has increased resources in its Responsible Gambling team, including appointing a Group Responsible Gambling Manager earlier this year. Additionally, The Star has introduced a Guest Support Centre at each of their casino properties in recent months to provide a more private environment for individuals who may be experiencing gambling related problems to interact with a Patron Liaison Representative, trained to provide Responsible Gambling support, information and referrals.

EMPLOYMENT IMPACT

27. Should The Star be granted an increase to gaming table numbers, it is expected that there would be increased employment opportunities for table game dealers and floor staff.

CONSULTATION WITH STAKEHOLDERS

28. The OLGR has consulted with The Star and the Office of Regulatory Policy.

FINANCIAL IMPLICATIONS

29. Not applicable.

POTENTIAL MEDIA

30. Unlikely.

NOTED or APPROVED / NOT APPROVED
 Attorney-General and Minister for Justice
 Leader of the House
 Comments

Option 2. I do not support option 1 at this stage, however this could be revisited in the future.

The brief doesn't adequately justify why Option 1 is recommended, despite the potential criticism.

Yvette D'ATH MP
 Attorney-General and Minister for Justice
 Leader of the House

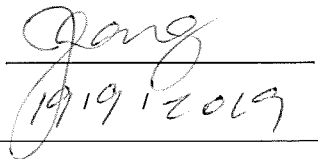
Chief of Staff

Policy Advisor

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Approved by:	Name: Brian Bauer Position: A/Executive Director, OLGR Phone: 3738 8568 (0409 578 400) Date: 16 September 2019	Endorsed:	Jennifer Lang A/Director-General  19/9/2019
<input type="checkbox"/> Election Commitment <input type="checkbox"/> CBRC / Cabinet related <input type="checkbox"/> ECM related			

Attorney-General Correspondence Cover Sheet
ESB Correspondence Completions Process

Edocs #	4950601	Surname/Briefing Topic
	570331/4	The Star – Maximum number of table games for casinos

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