

Moranbah South Exploration Activities

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# Regional Interests Development Approval Report

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for Anglo American Metallurgical  
Coal Pty Ltd

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19 July 2022



**HANSEN**  
ENVIRONMENTAL  
CONSULTING

## DOCUMENT CONTROL

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# 1 INTRODUCTION

Hansen Environmental Consulting has prepared this Regional Interests Development Approval (RIDA) Report on behalf of Anglo American Metallurgical Coal Pty Ltd. The document has been prepared in support of a RIDA application for the Moranbah South Exploration Activities for the impact of exploration activities on Strategic Cropping Land (SCL).

This section provides an introduction to the RIDA report and includes an overview of the proponent, the need for a RIDA approval and the structure of the RIDA Report.

## 1.1 THE PROPONENT

The proponent is a Joint Venture between Anglo Coal (Grosvenor) Pty Ltd and Exxaro Australia Pty Ltd. Anglo American Metallurgical Coal Pty Ltd is the manager and operator of the exploration activities within the Moranbah South exploration tenements on behalf of the Joint Venture parties.

## 1.2 RIDA APPROVAL

The proponent is proposing to undertake exploration activities within the Moranbah South exploration tenements. The exploration tenements are immediately south of Moranbah township in Central Queensland (Figure 1).

The exploration activities include seismic surveys and exploration bores, and associated access tracks. The aim of the exploration activities is to investigate the coal resources within the Moranbah South exploration tenements.

Both seismic surveys and exploration bores, and associated access tracks, are proposed to be located within Strategic Cropping Areas (SCAs) shown on the SCL trigger map (Figure 2). SCAs are an area of regional interest protected under the *Regional Planning Interests Act 2014* (RPI Act). The RPI Act requires a RIDA for any resource activities, including exploration activities, carried out within SCL.

The proponent held a pre-lodgement meeting in relation to the RIDA for the exploration activities with the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) and the Department of Resources (DoR) (the referral assessing agency) on 22 July 2021.

## 1.3 REPORT STRUCTURE

The RIDA report is structured as follows:

- Section 1: Introduction;
- Section 2: Proposed Exploration Activities;
- Section 3: Regional Planning Interests Assessment Criteria; and
- Section 4: Conclusion.

## 2 PROPOSED EXPLORATION ACTIVITIES

This section provides an overview of the Moranbah South exploration tenements and the proposed exploration activities.

### 2.1 OVERVIEW OF THE EXPLORATION TENEMENTS

This section describes the exploration tenements.

#### 2.1.1 LAND USE

The Moranbah South exploration tenements are Mineral Development Licence (MDL) 277 and MDL 377. Both tenements are situated directly south of the township of Moranbah (Figure 2). The exploration tenements cover an area of approximately 17,675 ha (13,548 ha for MDL 277 and 4,127 ha for MDL 377).

The land within the SCL areas in the exploration tenements is currently used for grazing and is traversed by a number of State controlled and council roads. Conrock Gully and a number of existing access tracks also traverse the SCL areas within the exploration tenements (Figure 2).

The land use in the area surrounding the SCL areas include agricultural activities, coal mining and a quarry (Figure 2).

#### 2.1.2 AREAS OF REGIONAL INTEREST

The RPI Act identifies and protects areas of regional interest throughout Queensland. The RPI Act outlines the requirements for a RIDA Application for resource activities carried out in areas of regional interest including SCAs.

Of the areas of regional interest protected by the RPI Act, only SCA is mapped within the exploration tenements. The exploration tenements and the extent of SCA are shown in Figure 2.

For the purpose of this application, the extent of the SCAs shown on the SCL trigger map within the exploration tenements has been assumed to be correct.

#### 2.1.3 PROPERTY TITLES

The properties and associated easements within the SCL in the MBS exploration tenements are shown in Figure 3. The land ownership details are provided in Figure 3a. The detailed title searches are provided in Appendix A.

There are four road reserves through the SCL areas in the MBS exploration tenements (Figure 3), including:

1. Peak Downs Highway;
2. Peak Downs Mine Road;
3. Moranbah Access Road; and
4. An unnamed road.

However, no exploration activities will be undertaken within these road reserves and therefore the SCL mapped within the road reserves will not be impacted.

## 2.2 PROPOSED EXPLORATION ACTIVITIES

The exploration activities that are located within the SCA in the exploration tenements (Figure 2) include:

- Eight (8) exploration borehole drill pads, and associated access tracks; and
- 3D seismic surveys over an area of approximately 425 ha.

The following sections provide an overview of the proposed exploration activities within the SCL.

### 2.2.1 DRILLING AND ACCESS TRACKS

The proposed exploration drilling activities within the SCA are as follows:

- Clearing 0.5 ha of vegetation for eight access tracks (each approximately 3 m wide), totalling approximately 1,774 m within SCL. During the construction of the access tracks, mature vegetation will be avoided as far as practicable, and no topsoil will be removed;
- Clearing for eight drill pads (each approximately 40 m x 40 m), totalling approximately 1.3 ha of disturbance within SCL. In accordance with the EA for the MBS exploration activities (EA EPPR00939813 approved 1 October 2021), topsoil must be removed and stockpiled separately from any overburden;
- Drilling of eight (8) large diameter (max 380 mm) exploration drill holes; and
- Rehabilitation following completion of drilling activities.
  - In accordance with the EA for the MBS exploration activities, drill holes must be decommissioned within 3 months following completion of drilling activities. Bore casing will be removed and the bore holes will be backfilled and sealed with grout. Drill pads will be regraded, as necessary, to match the natural terrain. The soil will be replaced in the reverse order to which it was removed (i.e. any overburden will be replaced first and then capped with the topsoil) and the area will be left to regenerate naturally from seedstock within the topsoil. Weed management will be applied, as necessary.
  - Access tracks will be left to regenerate naturally from seedstock within the topsoil and weed management will be applied, as necessary.

The precise location of the drill holes and associated access tracks within the SCL is still to be determined and will depend on the further interpretation of geological information by the proponent. Approximate drill hole locations are shown in Figure 2 however, these locations within the SCL are not fixed and may change. Any relocation of the drill holes within the SCL will not change the total number of drill holes or the total SCL disturbance area.

### 2.2.2 SEISMIC SURVEYS

This section describes how the seismic surveys will be conducted as well as the potential impacts of the seismic surveys on SCL.

## OVERVIEW

3D seismic surveys are conducted ahead of underground mining activities to investigate the geology of the coal resource, provide information on the technical and economic feasibility of mining the resource, and to enable optimisation of the mine design to maximise productivity and safety.

There is approximately 425 ha of proposed seismic surveys within the SCL in the MBS exploration tenements (Figure 2). The seismic surveys will be undertaken progressively over approximately two years.

The proponent will use the Envirovibe system to obtain seismic data. Envirovibe units are mounted on articulated vehicles (Photograph 1). The units emit ground penetrating sound waves generated by a 1 m diameter vibrating pad thumping the ground at regular intervals. The Envirovibe drives down source lines creating the ground penetrating sound waves. The source lines are a series of approximately 3 m wide lines on a parallel grid between 40 m and 80 m apart. The sound waves reflect off underlying geological structures and are detected by a grid of receptors, called geophones. The geophones are placed at regular intervals along the receiver lines to collect the data. The receiver lines are a series of approximately 3.5 m wide lines on a parallel grid between 50 m to 100 m apart and at 30 – 45° to the source lines. The information gathered from seismic surveys is used to prepare 3D maps of the underlying geological structure.

**PHOTOGRAPH 1: ENVIROVIBE UNIT**



## IMPACTS ON SCL

The impacts from seismic surveys will be limited to slashing the grass along the survey lines and clearing a limited number of mature trees. Slashing the grass will not impact the SCL as the soil will not be disturbed. The remainder of this section discusses the potential impacts on SCL from clearing trees.

Conventionally, seismic survey programs involve straight receiver and source lines that have been completely cleared of all vegetation (i.e. shrubs and trees) to allow access for the survey vehicles and equipment. However, the articulated design of the Envirovibe Unit makes the vehicle highly manoeuvrable, enabling the vehicle to weave through woodland areas to minimise tree clearing and avoid mature trees (referred to as the tree weaving method). This method results in a substantial reduction in the tree clearing impact of seismic surveys compared to the clearing of linear grid pattern seismic lines. Firstly, the tree weaving survey method results in a significant reduction in the number of trees required to be cleared. For example, in dense woodland areas within the seismic survey area a range of 0.1% to 4.2% of the total trees would be cleared using the tree weaving survey method, compared to a range of 18% to 24.9% of total trees cleared for the

unmitigated linear survey grid pattern. Secondly, the tree clearing effect due to the tree weaving survey method is a random thinning of individual trees that does not result in any broad acre clearing areas, whereas the clearing of unmitigated linear grid pattern survey lines results in regular pattern clearing. Hence overall, the tree weaving survey method has a substantially reduced impact on tree clearing within woodland vegetation.

Within the SCL areas, there are likely to be very few mature trees present given SCL is defined as land that is, or is likely to be, highly suitable for cropping because of a combination of the land's soil, climate and landscape features, which by necessity cannot include densely vegetated areas. In addition, most of the SCL area is not mapped as containing either remnant or regrowth vegetation. Therefore, it is anticipated that, due to the tree weaving survey method and the low quantity of mature trees, only a small percentage of trees (< 1%) would be cleared within the SCL areas for the MBS seismic surveys.

### **2.2.3 MITIGATION MEASURES**

The proponent has committed to the following mitigation measures to help minimise the impacts of the exploration activities on SCL:

- No clearing of vegetation will be undertaken within riparian zones (i.e. within 20 m of the high bank of watercourses);
- Activities in the riparian zone will be limited to handheld geophones;
- Existing tracks and crossings will be used wherever possible;
- Any tree clearing within SCL will be conducted by a dozer using the blade up method to minimise the disturbance of topsoil. Any disturbed topsoil due to tree clearing within SCL will be respread immediately;
- Slashers will be used to mow grassland areas outside the riparian zone to no shorter than 20 cm in height, for vehicle/equipment access. This will ensure that there is no ground disturbance and ground cover will be maintained. Slashing will not take place between 1 January and 31 March when grasses are more likely to be in seed and/or flower;
- Erosion and sediment controls will be applied, where necessary;
- Weed management measures will be implemented, where necessary;
- Pre-clearing surveys will be undertaken prior to any disturbance to ensure the area to be disturbed is minimised and avoids any sensitive environmental features. The pre-clearing survey will ensure compliance with the EA for the MBS exploration activities including EA condition B13 which states that the area and duration of the disturbance to the land and vegetation is minimised.



## 3 REGIONAL PLANNING INTERESTS ASSESSMENT CRITERIA

This section provides an overview of the relevant legislation and guidelines for assessing impacts to SCL. It also provides the required outcomes and prescribed solutions of the SCA Assessment Criteria and the proponent's responses.

### 3.1 ASSESSMENT AGAINST GUIDELINES

The RIDA Application has been informed by the RPI Act, the RPI Regulation and the RPI Guidelines. The relevant RPI Guidelines for the MBS exploration activities conducted within SCA include:

- RPI Act guideline 01/14 - *How to make an assessment application for a regional interests development approval under the RPI Act;*
- RPI Act guideline 03/14 - *Carrying out resource activities in the Strategic Cropping Area;*
- RPI Act guideline 08/14 – *How to demonstrate that land in the Strategic Cropping Area does not meet the criteria for Strategic Cropping Land;*
- RPI Act guideline 09/14 - *How to determine if an activity has a permanent impact on strategic cropping land; and*
- *Resource activities in the Strategic Cropping Area and Priority Agricultural Area Factsheet.*

### 3.2 SCA ASSESSMENT

Schedule 2 of the RPI Regulation details the Required Outcomes (ROs) and Prescribed Solutions for impacts to areas of regional interest. Only the applicable required outcome/s and prescribed solution/s are required to be addressed. The ROs, prescribed solutions and demonstrated compliance with the proposed solutions for both drilling activities and seismic surveys, are provided in Table 1.

**TABLE 1 STRATEGIC CROPPING AREA ASSESSMENT**

Proposed activity	Required Outcomes and Prescribed Solutions	Demonstrated Compliance
The activity will not impact on SCL because it is confirmed that the land is not SCL.	<b>RO1</b> - The activity will not result in any impact on SCL in the SCA.	Not applicable.
The activity will, or is likely to, impact SCL and is being carried out on a property in the SCA.	<b>RO2</b> - The activity will not result in a material impact on SCL on the property; and <b>RO3</b> - The activity will not result in a material impact on SCL in an area in the SCA.	Not applicable as activities are carried out on more than one property.
The activity will, or is likely to, impact SCL, or, the activity is being carried out over more than one property in the SCA.	<b>RO4</b> - The activity will not result in a material impact on SCL in an area in the SCA. <b>Prescribed Solutions</b> - The applicant demonstrates: a) The activity cannot be carried out on other land in the area that is not SCL, including for example, land elsewhere on the property, on adjacent land or at another nearby location; b) Any regional outcome or regional policies stated in a regional plan for the area have been adequately addressed; c) The construction and operation footprint of the activity on SCL is minimised to the greatest extent possible; d) Either: (i) The activity will not have a permanent impact on the SCL in the area; or	a. The location of the activity has been selected based on geological modelling and the location of the resource. The seismic locations cannot be carried out elsewhere on the property or adjacent land. b. The <i>Central Queensland Regional Plan</i> dated October 2013 states that one of regional outcomes and policies is to protect priority agricultural land uses while supporting co-existence opportunities for the resources sector. The MBS exploration activities allow for agricultural activities to be undertaken within the SCL areas both prior to and immediately after the short-term exploration activities have been conducted. Hence, the MBS exploration activities and agricultural activities can co-exist. c. See Section 2.2. d. (i) An activity does not have a permanent impact on SCL, if:

Proposed activity	Required Outcomes and Prescribed Solutions	Demonstrated Compliance
	<p>(ii) The mitigation measures proposed to be carried out if the chief executive decides the approval and impose an SCL mitigation condition;</p> <p>e) Where the applicant is not the owner of the land and has not entered into a voluntary agreement with the owner, the application demonstrates the matters listed in Schedule 2, Section 11 of the RPI Regulation.</p>	<ul style="list-style-type: none"> <li>· The land is able (without constraints) to be restored to its pre-activity condition following the undertaking of the proposed activity; and</li> <li>· The impacted SCL has been restored to its pre-activity condition following the cessation of that activity.</li> </ul> <p>The land and the SCL disturbed by the drilling and seismic activities will both be able to be restored (without constraints) after the exploration activities are completed due to the limited nature of the disturbances and the mitigation measures which will be undertaken.</p> <p>e. The proponent has entered into agreements with all of the landowners.</p>

## 4 CONCLUSION

This application demonstrates that there will be no permanent impacts to mapped SCA from the Moranbah South exploration activities within the Moranbah South exploration tenements and the required outcomes and prescribed solutions under Schedule 2 of the RPI Regulation will be achieved.

# FIGURES



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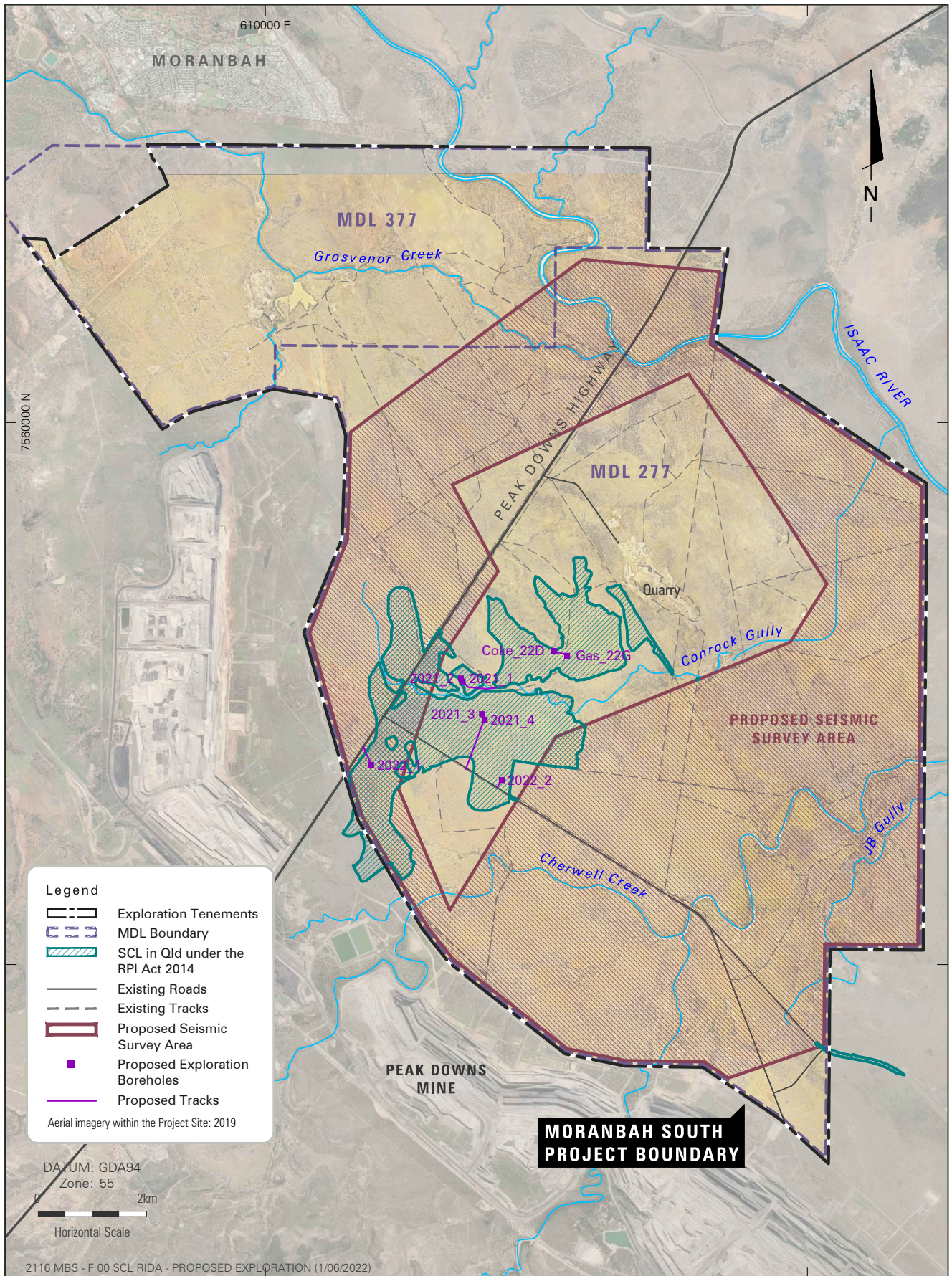


MORANBAH SOUTH EXPLORATION ACTIVITIES

Location Plan

**FIGURE 1**

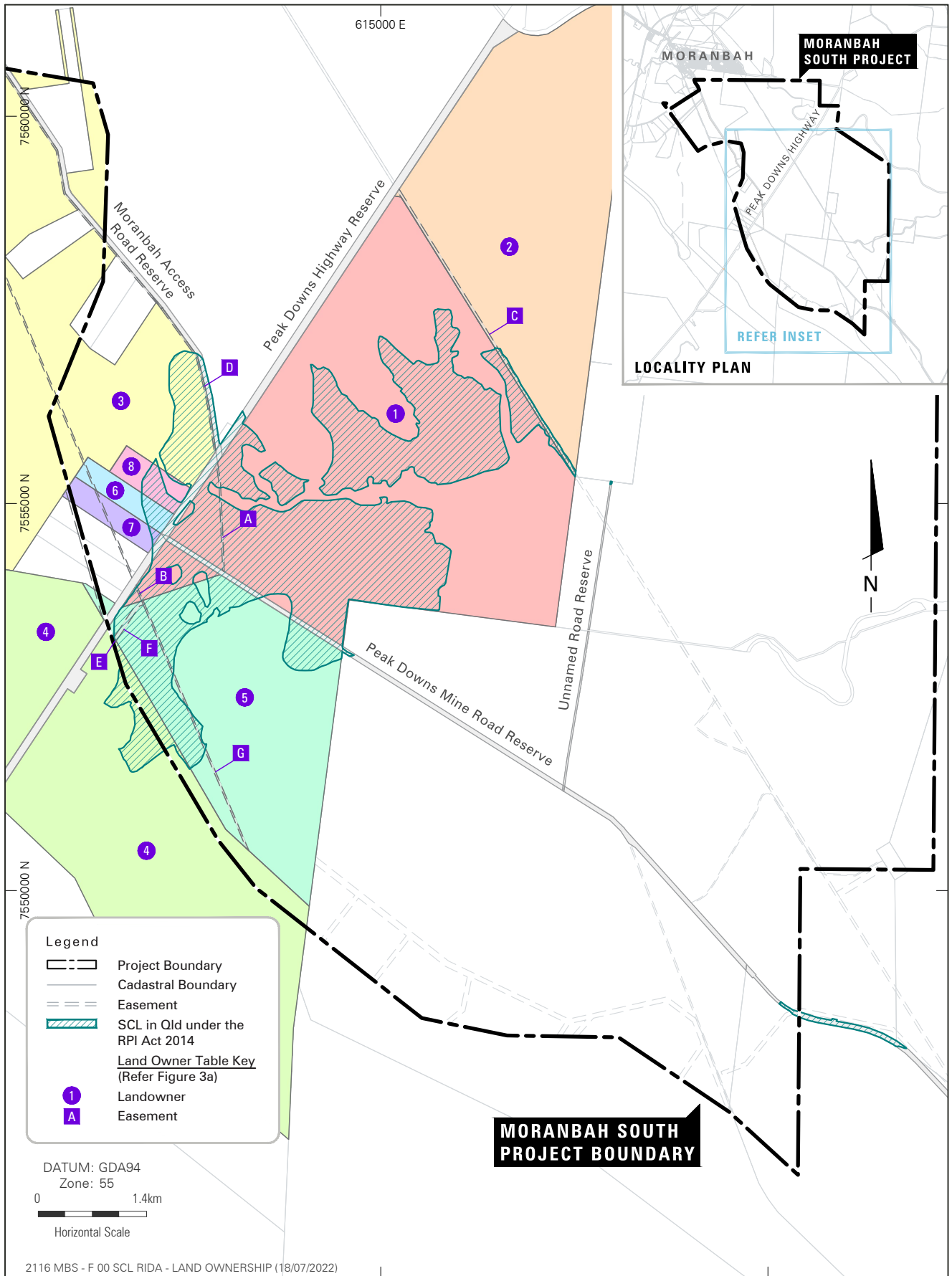




MORANBAH SOUTH EXPLORATION ACTIVITIES

Proposed Exploration Activities

**FIGURE 2**



MORANBAH SOUTH EXPLORATION ACTIVITIES

Land Ownership

**FIGURE 3**





**LAND OWNERSHIP TABLE**

No. Lot	Plan	Ownership Type	Landholders/Trustees/Lessees	Landholders'/Trustees'/ Lessees' Postal Addresses	Label	Easements and Encumbrances	
1	5	GV148	Freehold	Anglo Coal (Grosvenor) Pty Ltd Exxaro Australia Pty Ltd	<b>Coolibah Downs</b> Warren Connolly Stratford Station 1954 Stratford Rd Mt Coolon 4804 Qld wjconn@bigpond.com 0428415434	<b>A</b> <b>B</b>	Easement E on GV77 (601351571 (C561896H)) Easement B on GV80 (601351572 (C561897K))
2	23	GV148	Reserve	Crown Land Trustee: State of Queensland (represented by Department of Agriculture and Fisheries)	LANDHOLDER - State of QLD Jennifer Burgemeister Operations Manager Quarry Products 25 Yeppoon Road, Parkhurst, QLD 4701 PO Box 6014, Red Hill Rockhampton, QLD 4701 T 0439 530290 E jennifer.burgemeister@daf.qld.gov.au	<b>C</b>	Easement A on GV92
3	2	SP260061	Freehold	BHP Coal Pty Ltd UMAL Consolidated Pty Ltd BHP Queensland Coal Investments Pty Ltd Mitsubishi Development Pty Ltd QCT Investment Pty Ltd QCT Mining Pty Ltd QCT Resources Pty Ltd Lease No 601072118 to: Alwyn Charles Rogash and Jennifer Kathleen Rogash	LANDHOLDER Stuart Pilcher Specialist Land Management 25 Maitland St Moranbah, QLD 4744 Australia stuart.pilcher@bhp.com M +61 400 948 035	<b>D</b>	Easement F on GV77
4	14	GV116	Lands Lease	Crown Land Lessees: BHP Coal Pty Ltd QCT Mining Pty Ltd Mitsubishi Development Pty Ltd QCT Investment Pty Ltd BHP Queensland Coal Investments Pty Ltd QCT Resources Pty Limited UMAL Consolidated Pty Ltd Sub lease: Telstra Corporation Limited		<b>E</b>	Easement BW on SP233520 (713557970)
5	13	GV225	Freehold	BHP Coal Pty Ltd UMAL Consolidated Pty Ltd BHP Queensland Coal Investments Pty Ltd Mitsubishi Development Pty Ltd QCT Investment Pty Ltd QCT Mining Pty Ltd QCT Resources Pty Ltd		<b>F</b> <b>G</b>	Easement BV on SP233519 (713557966) Easement C on GV80 (601334226)
6	6	RP615467	Freehold	BHP Coal Pty Ltd UMAL Consolidated Pty Ltd BHP Queensland Coal Investments Pty Ltd Mitsubishi Development Pty Ltd QCT Investment Pty Ltd QCT Mining Pty Ltd QCT Resources Pty Ltd			
7	7	RP615467	Freehold	BHP Coal Pty Ltd UMAL Consolidated Pty Ltd BHP Queensland Coal Investments Pty Ltd Mitsubishi Development Pty Ltd QCT Investment Pty Ltd QCT Mining Pty Ltd QCT Resources Pty Ltd			
8	11	SP135741	Freehold	BHP Coal Pty Ltd UMAL Consolidated Pty Ltd BHP Queensland Coal Investments Pty Ltd Mitsubishi Development Pty Ltd QCT Investment Pty Ltd QCT Mining Pty Ltd QCT Resources Pty Ltd			

2116 MBS - F 00 SCL RIDA - LAND OWNERSHIP (19/07/2022)

MORANBAH SOUTH EXPLORATION ACTIVITIES



Land Ownership Table

**FIGURE 3a**

# APPENDIX A

## Title Searches



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Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b>	<b>49013358</b>
<b>Date Reserve Gazetted:</b>	28/10/1978
<b>Page:</b>	642

<b>Search Date:</b>	19/07/2022 08:52
<b>Request No:</b>	41712352

## DETAILS

Opening Ref: SLPF 815  
 Purpose: QUARRY  
 Sub-Purpose:  
 Local Name:  
 Address: PEAK DOWNS HWY, MORANBAH  
 County (R) No: R46  
 File Ref: RES 18008

## LAND DESCRIPTION

LOT 23 CROWN PLAN GV148 GAZETTED on 13/02/1998 Page 521-522  
 Local Government: ISAAC  
 LOT 7 CROWN PLAN 906162 GAZETTED on 13/02/1998 Page 521-522  
 Local Government: ISAAC  
 Area: 1112.400000 Ha. (SURVEYED)

## TRUSTEES

THE STATE OF QUEENSLAND (REPRESENTED BY DEPARTMENT OF AGRICULTURE AND FISHERIES) AMENDED on 12/07/2012

## EASEMENTS AND ENCUMBRANCES

- STATE LEASE No 711107775 22/10/2007 at 08:04  
 A State Lease has been created see Title Reference 40016661
- EASEMENT IN GROSS No 712201917 04/02/2009 at 15:40  
 burdening the land  
 EUNGELLA WATER PIPELINE PTY LTD A.C.N. 070 999 236  
 over  
 EASEMENT E IN LOT 7 ON CP906162 ON SP208640
- STATE LEASE No 718661101 28/03/2018 at 12:58  
 A State Lease has been created see Title Reference 40074867

## ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
709626310	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	25/05/2006 14:03	CURRENT
717803142	NT DETERM NATIVE TITLE ACT 1993 (CTH)	27/01/2017 14:34	CURRENT

## UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

Title Reference:	49013358
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\*\* End of Current Reserve Search \*\*

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b> 40058778	<b>Search Date:</b> 19/07/2022 08:52
<b>Date State Tenure Created:</b> 01/07/2009	<b>Request No:</b> 41712352
<b>Previous Title:</b> 17560077	

## DESCRIPTION OF LAND

Tenure Reference: TL 233440  
 Lease Type: TERM  
 LOT 14 CROWN PLAN GV116  
           Local Government: ISAAC  
 LOT 18 CROWN PLAN GV135  
           Local Government: ISAAC  
 LOT 47 CROWN PLAN GV226  
           Local Government: ISAAC  
 LOT 13 CROWN PLAN CNS102  
           Local Government: ISAAC  
 LOT 7 CROWN PLAN CNS144  
           Local Government: ISAAC  
 LOT 11 CROWN PLAN CNS394  
           Local Government: ISAAC  
 LOT 9 SURVEY PLAN 235297  
           Local Government: ISAAC  
 LOT 10 SURVEY PLAN 325345  
           Local Government: ISAAC  
 Area: 20829.794000 Ha. (SURVEYED)  
 No Land Description  
 No Forestry Entitlement Area  
 Purpose for which granted:  
 INDUSTRIAL

## REGISTERED LESSEE INTEREST

BHP COAL PTY LTD A.C.N. 010 595 721	163/400
QCT MINING PTY LTD A.C.N. 010 487 840	789/5000
MITSUBISHI DEVELOPMENT PTY LTD A.C.N. 009 779 873	1553/10000
QCT INVESTMENT PTY LTD A.C.N. 010 487 831	3/25
BHP QUEENSLAND COAL INVESTMENTS PTY LTD A.C.N. 098 876 825	17/200
QCT RESOURCES PTY LIMITED A.C.N. 010 808 705	669/10000
UMAL CONSOLIDATED PTY LTD A.C.N. 000 767 386	3/400

AS TENANTS IN COMMON

## TERM OF LEASE

Term and day of beginning of lease  
 Term: 22 years commencing on 17/06/2009  
 Expiring on 16/06/2031

## CONDITIONS

A131 SPECIFIED CONDITIONS FOR: Lease for a Term of Years  
 PURPOSE: Industrial

**CONDITIONS (Continued)****STATUTORY CONDITIONS:**

Statutory conditions are the mandatory conditions of a lease in accordance with Chapter 5 Part 2 Division 1 of the Land Act 1994 and other specific requirements of the Land Act 1994.

1. Permitted Use: The lessee must use the land only for the purpose for which the tenure was issued under the Land Act 1994.
2. Duty of Care: The lessee has the responsibility for a duty of care, for the land under the Land Act 1994.
3. Rent/Instalment: The lessee must pay the annual rent/instalment in accordance with the Land Act 1994 and the Land Regulation 2020. For further information on how annual rent is determined, refer to the department's website at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au).
4. Noxious plants: The lessee must keep noxious plants on the land under control. If the lessee does not comply with this condition, the Chief Executive may bring the noxious plants under control, the cost of which will be recovered from the lessee.
5. Information to Chief Executive: The lessee must give the Chief Executive administering the Land Act 1994, information the Chief Executive asks for about the tenure.
6. Monies for Improvements: No money for improvements is payable by the State on the forfeiture, cancellation, surrender or expiry of this lease but money may be payable if the State receives payment from an incoming lessee or buyer for the improvements on the land. However, the previous lessee may apply to the Minister / Chief Executive administering the Land Act 1994 to remove the improvements that belong to the lessee, within a period of 3 months from the date of the forfeiture, surrender, or expiry of this lease. The lessee may only undertake the removal of the improvements in the presence of an authorised representative of the department, if required by the Minister / Chief Executive administering the Land Act 1994. The lessee may only remove those improvements if all monies due from the lessee to the department under this lease have been paid.
7. Conditions relating to buildings and other structures: The lessee must to the satisfaction of the Minister administering the Land Act 1994 keep all buildings and other structures on the land in a good and substantial state of repair and must not erect a building or other structure on the land that is not consistent with the purpose of the lease.

**REGULATORY CONDITIONS; OR IMPOSED CONDITIONS - SECTION 210:**

A regulatory condition relates to a lease, in accordance with the Land Regulation 2020 - Chapter 5 Part 2 Division 3A of the Land Act 1994. Section 210 of the Land Act 1994 provides for Imposed conditions to be changed. Where a lease is not subject to the regulated conditions, the (wording of the) regulated conditions may be included as imposed conditions under section 210.

1. Indemnity: The lessee indemnifies and agrees to keep indemnified the State, the Minister, and their representatives, (all the Indemnified parties) against all liability, costs, loss and expenses including claims in negligence (including any claims, proceedings or demands brought by any third party, and any legal fees, costs and disbursements on an indemnity basis) arising from or incurred in connection with:
  - a. the granting of this lease to the lessee; or
  - b. the lessee's use and occupation of the land subject to the lease; or
  - c. personal injury (including sickness and death) or property damage or loss in connection with the performance (or attempted or purported performance or non-performance) of the lease or a

**CONDITIONS (Continued)**

breach of the lease by the lessee.

The lessee hereby releases and discharges to the full extent permitted by law, the Indemnified parties from all actions, claims, proceedings or demands and in respect of any loss, death, injury, illness or damage (whether personal or property and whether special, direct, indirect or consequential, including consequential financial loss) arising out of the use and occupation of the lease.

To the full extent permitted by law, the State, the Minister and their representatives will not be liable to the lessee for any special, indirect or consequential damages, including consequential financial loss arising out of the use and occupation of the lease.

2. **Public Liability:** The lessee must take out a public liability insurance policy with a general insurer authorised under the Insurance Act 1973 (Cwlth) or, if not so authorised then only with the Minister's approval, which can be given or withheld in the Minister's sole discretion, naming the lessee as the insured covering legal liability for any loss of, or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the land or any improvements thereon and against all claims, demands, proceedings, costs, charges, and expenses whatsoever (including claims in negligence). The policy must:

- a. be for an amount of at least \$20 million or a higher amount as the Minister may reasonably require; and
- b. have no sublimit for each event; and
- c. be effected on a "claims occurring" basis; and
- d. be maintained at all times during the currency of the lease.

On receipt of any notice of cancellation, the lessee must immediately take out another public insurance policy in accordance with the terms of the lease

The lessee must, as soon as practicable, inform the Minister, in writing, of the occurrence of any event that the lessee considers is likely to give rise to a claim under the policy of insurance effected and must ensure that the Minister is kept fully informed of subsequent actions and developments concerning the claim.

The lessee must renew the policy, at the lessee's expense, each year during the currency of this lease.

This condition will be satisfied if the lessee is the State or a statutory authority eligible for insurance from the Queensland Government Insurance Fund and is insured, and continues to be insured, by the Queensland Government Insurance Fund.

This condition will be satisfied if the lessee is the Commonwealth or a statutory authority eligible for insurance from Comcover and is insured and continues to be insured by Comcover.

3. **Access:** The provision of access, further access or services to the land will not be the responsibility of the State.
4. **Survey Costs:** If the land needs to be surveyed or re-surveyed the lessee must do this at their own cost under the Survey and Mapping Infrastructure Act 2003. This survey plan must be lodged in the land registry within the specified time.
5. **Jurisdiction:** The lessee is subject to the Land Act 1994 and all other relevant Queensland and Commonwealth legislation.
6. **Compliance with Laws:** The lessee must comply with all lawful requirements of -
  - a. the local government for each local government area in which the land subject to the lease is situated; and
  - b. any department of the State or Commonwealth, or local authority or statutory instrumentality having jurisdiction over the land, or the development, use and occupation of the land, in regard to its use, occupation and development of the land.

**CONDITIONS (Continued)**

IMPOSED CONDITIONS:

These imposed conditions relate to this lease - Chapter 5 Part 2  
Division 2 of the Land Act 1994.

Improvements or development on or to the land

1. The lessee must , to the satisfaction of the relevant authorities, maintain improvements on the land in a good and substantial state of repair.
2. The lessee must remove the improvements and rehabilitate the area to the satisfaction of the Minister / Chief Executive of the Land Act 1994 within 3 months, from the date of termination of the tenure.
3. If the lessee fails to remove the improvements and rehabilitate the area as above, the Minister / Chief Executive administering the Land Act 1994 , can remove the improvements and is hereby authorised to do whatever is necessary to effect the said removal. The department may recover from the lessee the total cost incurred in the said removal.

Quarry Material and Forest Products

1. The lessee must allow any person authorised under the Forestry Act 1959 access to the land for the purpose of cutting and removing timber or removing other forest products, or quarry material, or other material from the land.  
The lessee must not interfere with any forest products or remove any quarry material (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of the Mineral Resources Act 1989) or other material upon the land without the permission of the Minister / Chief Executive administering the Land Act 1994 except under the authority of and in compliance in every respect with the requirements of a permit, licence, agreement or contract granted or made under the Forestry Act 1959.

**ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Lease No. 40058778
2. EASEMENT No 602809099 (FC100173) 30/03/1984  
THE WITHINDESCRIBED HOLDING DERIVES A BENEFIT FROM EACH OF THE SERVIENT TENEMENTS AS WERE CREATED PURSUANT TO REGISTERED IN GROSS EASEMENTS NOS. A783, A800, A803, A805, A813, A814, A815, A818, A819, A820, A821, A827, A850, A851, A1022, A1057, A1099, A1130, A1131, A1268, A1271 AND A1496.
3. EASEMENT IN GROSS No 711667955 23/05/2008 at 09:39  
burdening the land  
EUNGELLA WATER PIPELINE PTY LTD A.C.N. 070 999 236  
over  
EASEMENT C IN LOT 10 ON SP208611 ON CNS 63,  
EASEMENT IN LOT 7 ON CP CNS144 ON CNS 65 AND  
EASEMENT C IN LOT 7 ON CP CNS144 ON SP216045
4. EASEMENT No 711888334 28/08/2008 at 15:57  
benefiting  
LOT 7 ON CP CNS144 OVER  
EASEMENTS AA & AB ON SP215965
5. EASEMENT No 711888353 28/08/2008 at 16:00  
benefiting the land over  
EASEMENT AC ON SP215966



**ENCUMBRANCES AND INTERESTS (Continued)**

6. EASEMENT No 711888360 28/08/2008 at 16:05  
benefiting  
LOT 7 ON CP CNS 144 OVER  
EASEMENT AD ON SP215967
7. EASEMENT No 711888379 28/08/2008 at 16:09  
benefiting the land over  
EASEMENT AE ON SP215968
8. EASEMENT No 711888420 28/08/2008 at 16:11  
benefiting the land over  
EASEMENT AF ON SP215969
9. EASEMENT No 713510704 11/10/2010 at 15:19  
Benefiting  
LOT 14 ON CP GV116  
OVER EASEMENT BK ON SP233247
10. EASEMENT No 713510714 11/10/2010 at 15:22  
Benefiting  
LOT 14 ON CP GV116  
OVER EASEMENT BL ON SP233248
11. EASEMENT No 713510727 11/10/2010 at 15:24  
Benefiting  
LOT 14 ON CP GV116  
OVER EASEMENT BM ON SP233248
12. EASEMENT No 713510738 11/10/2010 at 15:26  
Benefiting  
LOT 14 ON CP GV116  
OVER EASEMENTS BN AND BO ON SP233249
13. EASEMENT No 713518976 15/10/2010 at 12:31  
benefiting the land over  
EASEMENT BE ON SP233243
14. EASEMENT No 713518985 15/10/2010 at 12:35  
benefiting the land over  
EASEMENT BH ON SP233245
15. EASEMENT No 713538233 27/10/2010 at 12:39  
benefiting  
LOT 14 ON CPGV116 OVER EASEMENT BB ON SP233241
16. EASEMENT No 713538257 27/10/2010 at 12:42  
benefiting  
LOT 14 ON CPGV116 OVER EASEMENT BP ON SP235255
17. EASEMENT No 713550915 03/11/2010 at 14:49  
benefiting the land over  
EASEMENTS BA AND BS ON SP233240
18. EASEMENT No 713557957 08/11/2010 at 12:52  
Benefiting  
LOT 14 ON CP GV116  
OVER EASEMENT BT ON SP233518
19. EASEMENT No 713557961 08/11/2010 at 12:54  
Benefiting  
LOT 14 CP GV116  
OVER EASEMENT BU ON SP233518
20. EASEMENT No 713557970 08/11/2010 at 13:00  
burdening  
LOT 14 ON CPGV116 TO LOT 12 ON SP151669 OVER EASEMENTS BW  
AND BZ ON SP233520

**ENCUMBRANCES AND INTERESTS (Continued)**

21. EASEMENT No 713557976 08/11/2010 at 13:06  
burdening  
PART OF LOT 47 ON CPGV226 TO LOT 12 ON SP151669 OVER  
EASEMENT BY ON SP233521
22. EASEMENT No 713565315 11/11/2010 at 12:29  
benefiting  
LOT 14 ON CPGV116 OVER EASEMENT BQ ON SP235256
23. EASEMENT No 713565333 11/11/2010 at 12:32  
benefiting  
LOT 14 ON CPGV116 OVER EASEMENT BR ON SP235257
24. EASEMENT No 713717217 16/02/2011 at 12:22  
benefiting the land over  
EASEMENTS BF AND BG ON SP233244  
SO FAR AS RELATES TO LOT 14 ON CP GV116
25. EASEMENT No 713844169 10/05/2011 at 11:53  
benefiting the land over  
EASEMENT BI ON SP233246
26. EASEMENT No 713844179 10/05/2011 at 11:55  
benefiting the land over  
EASEMENT BJ ON SP233246
27. SUB LEASE No 713891233 06/06/2011 at 14:35  
KALARI PTY LTD A.B.N. 14 004 595 395  
OF LEASE P ON SP235301 IN LOT 10 ON SP208611  
TERM: 01/01/2010 TO 31/12/2019 OPTION NIL
28. EASEMENT No 713950326 08/07/2011 at 15:18  
benefiting the land over  
EASEMENT BC ON SP233242
29. EASEMENT No 713950337 08/07/2011 at 15:19  
benefiting the land over  
EASEMENT BD ON SP233242
30. EASEMENT No 714040061 01/09/2011 at 11:55  
benefiting the land over  
EASEMENT CA ON SP233523
31. SUB LEASE No 714356337 12/03/2012 at 11:33  
DYNO NOBEL ASIA PACIFIC PTY LIMITED A.B.N. 38 003 269 010  
OF LEASE O ON SP235300 IN LOT 10 ON SP208611  
TERM: 01/01/2010 TO 31/12/2019 OPTION NIL
32. EASEMENT No 714884464 15/01/2013 at 12:29  
benefiting the land over  
EASEMENT CB ON SP233524
33. EASEMENT No 714884467 15/01/2013 at 12:30  
benefiting the land over  
EASEMENT CC ON SP233524
34. SUB LEASE No 715136968 13/06/2013 at 09:47  
TELSTRA CORPORATION LIMITED A.B.N. 33 051 775 556  
OF LEASE A ON SP256432 IN LOT 10 ON SP208611  
TERM: 14/12/2010 TO 13/12/2030 OPTION NIL
35. EASEMENT No 715143826 17/06/2013 at 11:28  
Benefiting  
LOT 47 ON GV226  
OVER EASEMENT CD ON SP233525
36. AMENDMENT OF LEASE CONDITIONS No 720554012 29/01/2021 at 05:00  
THE CONDITIONS OF THE WITHIN TENURE ARE HEREBY AMENDED.

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

 Title Reference: **40058778**
**ADMINISTRATIVE ADVICES**

Dealing	Type	Lodgement Date	Status
709626310	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	25/05/2006 14:03	CURRENT
709830297	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	04/08/2006 16:05	CURRENT
714290573	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2012 15:39	CURRENT
714592161	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	27/07/2012 08:57	CURRENT
719672860	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	14/10/2019 10:08	CURRENT
719672866	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	14/10/2019 10:09	CURRENT
719767646	EXEMPT CONS SEC 322AA LAND ACT 1994	02/12/2019 08:28	CURRENT

**UNREGISTERED DEALINGS**

NIL

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current State Tenure Search \*\*

Information provided under section 34 Land Title Act (1994) or section 281 Land Act (1994)

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b>	<b>30563082</b>	<b>Search Date:</b>	19/07/2022 08:52
<b>Date Title Created:</b>	03/09/1986	<b>Request No:</b>	41712352
<b>Creating Dealing:</b>			

**ESTATE AND LAND**

Estate in Fee Simple

 LOT 13 CROWN PLAN GV225  
 Local Government: ISAAC

**REGISTERED OWNER**
**INTEREST**

Dealing No: 713275635	04/06/2010	
BHP COAL PTY LTD A.B.N. 83 010 595 721		163/400
UMAL CONSOLIDATED PTY LTD A.B.N. 29 000 767 386		3/400
BHP QUEENSLAND COAL INVESTMENTS PTY LTD A.B.N. 56 098 876		
825		17/200
MITSUBISHI DEVELOPMENT PTY LTD A.B.N. 17 009 779 873		1553/10000
QCT INVESTMENT PTY LTD A.B.N. 45 010 487 831		3/25
QCT MINING PTY LTD A.B.N. 47 010 487 840		789/5000
QCT RESOURCES PTY LTD A.B.N. 74 010 808 705		669/10000

AS TENANTS IN COMMON

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

- Rights and interests reserved to the Crown by Deed of Grant No. 30563082 (Lot 13 on CP GV225)
- EASEMENT IN GROSS No 601334226 (C522007) 12/09/1986 BURDENING THE LAND TO PORTIONS 14 AND 18 IN THE PARISH OF MORANBAH, PORTIONS 10 AND 9 IN THE PARISH OF WINCHESTER AND PORTIONS 7, 11 AND 13 IN THE PARISH OF VERMONT OVER EASEMENT C ON CP GV80 UNDER SEC 285 OF THE LAND ACT
- EASEMENT No 713510738 11/10/2010 at 15:26 burdening the land to LOT 14 ON CP GV116 OVER EASEMENTS BN AND BO ON SP233249
- EASEMENT No 713557966 08/11/2010 at 12:57 burdening the land to LOT 12 ON SP151669 OVER EASEMENT BV ON SP233519
- EASEMENT No 713557973 08/11/2010 at 13:02 benefiting the land over EASEMENT BX ON SP233522
- EASEMENT No 721054208 31/08/2021 at 08:40 benefiting the land over EASEMENT N ON SP316951

**ADMINISTRATIVE ADVICES**

Dealing	Type	Lodgement Date	Status
721038387	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	24/08/2021 14:26	CURRENT

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>30563082</b>
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**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 50367353	<b>Search Date:</b> 19/07/2022 08:52
<b>Date Title Created:</b> 01/10/2001	<b>Request No:</b> 41712352
<b>Previous Title:</b> 50066756	

**ESTATE AND LAND**

Estate in Fee Simple

LOT 11 SURVEY PLAN 135741  
Local Government: ISAAC

**REGISTERED OWNER****INTEREST**

Dealing No: 709177696 30/11/2005	
BHP COAL PTY LTD A.B.N. 83 010 595 721	163/400
UMAL CONSOLIDATED PTY LTD A.B.N. 29 000 767 386	3/400
BHP QUEENSLAND COAL INVESTMENTS PTY LTD A.B.N. 56 098 876 825	17/200
mitsubishi development Pty Ltd A.B.N. 17 009 779 873	1553/10000
QCT INVESTMENT PTY LTD A.B.N. 45 010 487 831	3/25
QCT MINING PTY LTD A.B.N. 47 010 487 840	789/5000
QCT RESOURCES PTY LTD A.B.N. 74 010 808 705	669/10000

AS TENANTS IN COMMON

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by Deed of Grant No. 30574181 (Lot 10 on CP GV303)

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b> 30580008	<b>Search Date:</b> 19/07/2022 08:53
<b>Date Title Created:</b> 06/04/1988	<b>Request No:</b> 41712352
<b>Previous Title:</b> 30578009	

**ESTATE AND LAND**

Estate in Fee Simple  
 LOT 7 REGISTERED PLAN 615467  
 Local Government: ISAAC

**REGISTERED OWNER INTEREST**

Dealing No: 713241097 19/05/2010	
BHP COAL PTY LTD A.B.N. 83 010 595 721	163/400
UMAL CONSOLIDATED PTY LTD A.B.N. 29 000 767 386	3/400
BHP QUEENSLAND COAL INVESTMENTS PTY LTD A.B.N. 56 098 876 825	17/200
MITSUBISHI DEVELOPMENT PTY LTD A.B.N. 17 009 779 873	1553/10000
QCT INVESTMENT PTY LTD A.B.N. 45 010 487 831	3/25
QCT MINING PTY LTD A.B.N. 47 010 487 840	789/5000
QCT RESOURCES PTY LTD A.B.N. 74 010 808 705	669/10000

AS TENANTS IN COMMON

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

- Rights and interests reserved to the Crown by Deed of Grant No. 30574181 (Lot 10 on CP GV303)
- EASEMENT IN GROSS No 601198349 (C543277C) 14/12/1987  
 BURDENING THE LAND  
 TO UTAH DEVELOPMENT COMPANY, MITSUBISHI DEVELOPMENT PTY LTD  
 OVER EASEMENT A ON CP GV80  
 UNDER SECTION 285 OF THE LAND ACT
- EASEMENT No 713510714 11/10/2010 at 15:22  
 burdening the land to  
 LOT 14 ON CP GV116  
 OVER EASEMENT BL ON SP233248

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b>	<b>30580007</b>	<b>Search Date:</b>	19/07/2022 08:52
<b>Date Title Created:</b>	06/04/1988	<b>Request No:</b>	41712352
<b>Previous Title:</b>	30578009		

**ESTATE AND LAND**

Estate in Fee Simple  
 LOT 6 REGISTERED PLAN 615467  
 Local Government: ISAAC

**REGISTERED OWNER INTEREST**

Dealing No: 713241097	19/05/2010	
BHP COAL PTY LTD A.B.N. 83 010 595 721		163/400
UMAL CONSOLIDATED PTY LTD A.B.N. 29 000 767 386		3/400
BHP QUEENSLAND COAL INVESTMENTS PTY LTD A.B.N. 56 098 876		
825		17/200
MITSUBISHI DEVELOPMENT PTY LTD A.B.N. 17 009 779 873		1553/10000
QCT INVESTMENT PTY LTD A.B.N. 45 010 487 831		3/25
QCT MINING PTY LTD A.B.N. 47 010 487 840		789/5000
QCT RESOURCES PTY LTD A.B.N. 74 010 808 705		669/10000

AS TENANTS IN COMMON

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

- Rights and interests reserved to the Crown by Deed of Grant No. 30574181 (Lot 10 on CP GV303)
- EASEMENT IN GROSS No 601198349 (C543277C) 14/12/1987  
 BURDENING THE LAND  
 TO UTAH DEVELOPMENT COMPANY, MITSUBISHI DEVELOPMENT PTY LTD  
 OVER EASEMENT A ON CP GV80  
 UNDER SECTION 285 OF THE LAND ACT

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*



Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b>	<b>30584034</b>	<b>Search Date:</b>	19/07/2022 08:53
<b>Date Title Created:</b>	11/11/1988	<b>Request No:</b>	41712352
<b>Creating Dealing:</b>			

**ESTATE AND LAND**

Estate in Fee Simple  
 LOT 5 CROWN PLAN GV148  
 Local Government: ISAAC  
 For exclusions / reservations for public purposes refer to Plan CP GV148

**REGISTERED OWNER INTEREST**

Dealing No: 712889615 25/11/2009  
 ANGLO COAL (GROSVENOR) PTY LTD A.C.N. 081 022 344 1/2  
 EXXARO AUSTRALIA PTY LTD A.C.N. 063 427 369 1/2  
 AS TENANTS IN COMMON

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

- Rights and interests reserved to the Crown by Deed of Grant No. 30584034 (Lot 5 on CP GV148)
- EASEMENT IN GROSS No 601351571 (C561896H) 16/11/1988  
 BURDENING THE LAND  
 TO UTAH DEVELOPMENT COMPANY, MITSUBISHI DEVELOPMENT PTY LTD  
 OVER EASEMENT E ON CPGV77  
 UNDER SECTION 285 OF THE LAND ACT
- EASEMENT IN GROSS No 601351572 (C561897K) 16/11/1988  
 BURDENING THE LAND  
 TO UTAH DEVELOPMENT COMPANY, MITSUBISHI DEVELOPMENT PTY LTD  
 OVER EASEMENT B ON CPGV80  
 UNDER SECTION 285 OF THE LAND ACT

**ADMINISTRATIVE ADVICES**

Dealing	Type	Lodgement Date	Status
709626310	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	25/05/2006 14:03	CURRENT
717918492	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	24/03/2017 09:45	CURRENT

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b>	<b>50935096</b>	<b>Search Date:</b>	19/07/2022 08:52
<b>Date Title Created:</b>	16/12/2013	<b>Request No:</b>	41712352
<b>Previous Title:</b>	50158356, 50904691		

## ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 260061  
 Local Government: ISAAC

## REGISTERED OWNER INTEREST

Dealing No: 715480681	10/12/2013	
BHP COAL PTY LTD A.B.N. 83 010 595 721		163/400
UMAL CONSOLIDATED PTY LTD A.B.N. 29 000 767 386		3/400
BHP QUEENSLAND COAL INVESTMENTS PTY LTD A.B.N. 56 098 876		
825		17/200
MITSUBISHI DEVELOPMENT PTY LTD A.B.N. 17 009 779 873		1553/10000
QCT INVESTMENT PTY LTD A.B.N. 45 010 487 831		3/25
QCT MINING PTY LTD A.B.N. 47 010 487 840		789/5000
QCT RESOURCES PTY LTD A.B.N. 74 010 808 705		669/10000

AS TENANTS IN COMMON

## EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by  
 Deed of Grant No. 30563093 (Lot 12 on CP GV274)  
 Deed of Grant No. 30574181 (Lot 10 on CP GV303)
- EASEMENT IN GROSS No 601198349 (C543277C) 14/12/1987  
 BURDENING THE LAND  
 TO UTAH DEVELOPMENT COMPANY, MITSUBISHI DEVELOPMENT PTY LTD  
 OVER EASEMENT A ON CP GV80  
 UNDER SECTION 285 OF THE LAND ACT
- EASEMENT No 601198350 (C543278E) 14/12/1987  
 BURDENING THE LAND  
 TO UTAH DEVELOPMENT COMPANY, MITSUBISHI DEVELOPMENT PTY LTD  
 OVER EASEMENT F ON CP GV77  
 UNDER SECTION 285 OF THE LAND ACT
- EASEMENT IN GROSS No 601295847 (C543280L) 14/12/1987  
 BURDENING THE LAND  
 TO QUEENSLAND ELECTRICITY COMMISSION  
 OVER EASEMENT C ON CPGV293  
 UNDER SECTION 285 OF THE LAND ACT
- TRANSFER No 703437096 07/07/1999 at 07:42  
 EASEMENT IN GROSS: 601295847 (C543280L)  
 QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED  
 A.C.N. 078 849 233
- EASEMENT IN GROSS No 601351201 (C549469P) 12/04/1988  
 BURDENING THE LAND  
 TO QUEENSLAND ELECTRICITY COMMISSION  
 OVER EASEMENT A ON RP613854

**EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)**

7. TRANSFER No 703437100 07/07/1999 at 07:52  
EASEMENT IN GROSS: 601351201 (C549469P)  
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED  
A.C.N. 078 849 233
8. EASEMENT No 601295848 (C555446W) 27/07/1988  
BENEFITING THE LAND  
OVER EASEMENT D ON RP620270  
OF PART OF THE LAND FORMERLY LOT 1 ON RP616897
9. EASEMENT No 601098887 (C575095D) 30/05/1989  
burdening the land to  
LOT 5 ON RP616898  
OVER EASEMENT B ON RP620008
10. LEASE No 601072118 (C623995V) 20/08/1991  
OF PART OF THE LAND  
TO ALWYN CHARLES ROGASH, JENNIFER KATHLEEN ROGASH  
COMMENCING 01 JUN 1991  
TERMINATING 31 MAY 2051
11. EASEMENT No 713510704 11/10/2010 at 15:19  
burdening the land to  
LOT 14 ON CP GV116  
OVER EASEMENT BK ON SP233247
12. EASEMENT No 713557966 08/11/2010 at 12:57  
benefiting the land over  
EASEMENT BV ON SP233519  
OF PART OF THE LAND FORMERLY LOT 12 ON SP151669
13. EASEMENT No 713557970 08/11/2010 at 13:00  
benefiting the land over  
EASEMENTS BW AND BZ ON SP233520  
OF PART OF THE LAND FORMERLY LOT 12 ON SP151669
14. EASEMENT No 713557976 08/11/2010 at 13:06  
benefiting the land over  
EASEMENT BY ON SP233521  
OF PART OF THE LAND FORMERLY LOT 12 ON SP151669
15. EASEMENT No 714040061 01/09/2011 at 11:55  
benefiting the land over  
EASEMENT CA ON SP233523.  
OF PART OF THE LAND FORMERLY LOT 12 ON SP151669
16. EASEMENT No 714361345 14/03/2012 at 12:05  
benefiting the land over  
LOT 314 ON CP USL39908  
OF PART OF THE LAND FORMERLY LOT 12 ON SP151669
17. EASEMENT No 714361420 14/03/2012 at 12:21  
benefiting the land over  
EASEMENTS CE & CF ON SP233526  
OF PART OF THE LAND FORMERLY LOT 12 ON SP151669
18. EASEMENT No 714361439 14/03/2012 at 12:23  
benefiting the land over  
EASEMENT CM ON SP233532  
OF PART OF THE LAND FORMERLY LOT 12 ON SP151669
19. EASEMENT No 714361449 14/03/2012 at 12:26  
benefiting the land over  
EASEMENT CG ON SP233527  
OF PART OF THE LAND FORMERLY LOT 12 ON SP151669

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b>	<b>50935096</b>
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**EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)**

20. EASEMENT No 714361454 14/03/2012 at 12:28  
benefiting the land over  
EASEMENT CJ ON SP233529  
OF PART OF THE LAND FORMERLY LOT 12 ON SP151669
21. EASEMENT No 714361460 14/03/2012 at 12:30  
benefiting the land over  
EASEMENT CL ON SP233531  
OF PART OF THE LAND FORMERLY LOT 12 ON SP151669
22. EASEMENT No 714361477 14/03/2012 at 12:32  
benefiting the land over  
EASEMENT CK ON SP233530  
OF PART OF THE LAND FORMERLY LOT 12 ON SP151669
23. EASEMENT No 714884464 15/01/2013 at 12:29  
burdening the land to  
LOT 12 ON SP151669 & LOT 47 ON CP GV226  
OVER EASEMENT CB ON SP233524
24. EASEMENT No 714884467 15/01/2013 at 12:30  
burdening the land to  
LOT 47 ON CP GV226  
OVER EASEMENT CC ON SP233524
25. EASEMENT IN GROSS No 716546052 10/06/2015 at 11:42  
burdening the land  
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062  
over  
EASEMENT G ON SP262634
26. EASEMENT No 716855592 30/10/2015 at 11:55  
benefiting the land over  
EASEMENT CR ON SP257454
27. EASEMENT No 718239386 29/08/2017 at 11:16  
burdening the land to  
LOT 1 ON SP282179  
OVER EASEMENTS J AND K ON SP291951

**ADMINISTRATIVE ADVICES**

Dealing	Type	Lodgement Date	Status
709626310	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	25/05/2006 14:03	CURRENT
711909972	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	09/09/2008 13:04	CURRENT
713568150	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	12/11/2010 12:46	CURRENT
714290587	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	31/01/2012 15:40	CURRENT
714592162	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	27/07/2012 08:58	CURRENT
718247233	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	01/09/2017 09:10	CURRENT
721038408	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	24/08/2021 14:33	CURRENT

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

<b>Title Reference:</b>	<b>50935096</b>
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\*\* End of Current Title Search \*\*